

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: Nancie A Allen**

Late of: Zelenople PA
 Executor: Daniel F Allen
 302 S Green Lane
 Zelenople PA 16063
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: March 14, 21 & 28, 2025

Estate of: Joseph E Archer

a/k/a: Joseph Edward Archer Jr
 Late of: Buffalo Township PA
 Executor: Kenneth Edward Archer
 341 Parker Road
 Sarver PA 16055
 Attorney: Joseph B Pisano
 Charlton Law
 617 S Pike Rd
 Sarver PA 16055
 BCLJ: March 14, 21 & 28, 2025

Estate of: David Allan Beveridge

a/k/a: David Allan Beveridge Sr
a/k/a: David A Beveridge
 Late of: Clay Township PA
 Administrator: David A Beveridge Jr
 2210 Gaston Street
 Winston Salem Nc 27103
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 14, 21 & 28, 2025

Estate of: Yvonne A Debacco

Late of: Chicora PA
 Executor: Dominic J Debacco II
 222 Kittanning Street
 Chicora PA 16025
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy

Allison Park PA 15101
 BCLJ: March 14, 21 & 28, 2025

Estate of: Elizabeth E Decrease

Late of: Butler Township PA
 Executor: Mark Christopher Decrease
 213 Euclid Road
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 14, 21 & 28, 2025

Estate of: Mary K Degler

a/k/a: Mary Kathryn Degler
a/k/a: Kathy Degler
 Late of: Center Township PA
 Administrator: Carol A Briney
 1052 Sandy Ridge Drive
 Sarver PA 16055
 Attorney: William T Woncheck
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065
 BCLJ: March 14, 21 & 28, 2025

Estate of: Elvira June English

a/k/a: June English
a/k/a: E June English
 Late of: Zelenople PA
 Executor: Dennis H English
 2359 Railroad Street Apt 2723
 Pittsburgh PA 15222
 Attorney: W Chad Pociernicki
 Sherrard German & Kelly PC
 535 Smithfield St Suite 300
 Pittsburgh PA 15222
 BCLJ: March 14, 21 & 28, 2025

Estate of: James Fogle

Late of: Penn Township PA
 Administrator: Nancy A Fogle
 344 Three Degree Road
 Renfrew PA 16053
 Attorney: Tyler S Heller
 Mechling And Heller LLP
 216 N Jefferson St
 Kittanning PA 16201
 BCLJ: March 14, 21 & 28, 2025

Estate of: Timothy A Giger

Late of: Middlesex Township PA
 Administrator: Logan A Giger
 121 Kyle Road
 Valencia PA 16059
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road

Sarver PA 16055
BCLJ: March 14, 21 & 28, 2025

Estate of: Joann P Matscherz
Late of: Mars PA
Executor: Rebecca Matscherz
406 Northview Drive
Harmony PA 16037
BCLJ: March 14, 21 & 28, 2025

Estate of: Patricia M McNutt
Late of: Harrisville PA
Administrator: Joseph E Bonetti
101 Sunrise Court
Harrisville PA 16038
Attorney: Alex Ostojich Esq
Strassburger McKenna Gutnick & Gefsky
444 Liberty Avenue Suite 2200
Pittsburgh PA 15222
BCLJ: March 14, 21 & 28, 2025

Estate of: Gerald H Smith
Late of: Winfield Township PA
Executor: Kristen M Macey
28 Alexis Street Apt 1
Pittsburgh PA 15207
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001
BCLJ: March 14, 21 & 28, 2025

Estate of: Darlene L Thompson
Late of: Penn Township PA
Executor: Donna I Musser
904 N Second Street
Apollo PA 15613
Executor: Connie M Sweeney
206 Decatur Drive
Butler PA 16002
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001
BCLJ: March 14, 21 & 28, 2025

Estate of: Jeffrey E Turnbull
Late of: Evans City PA
Administrator: Sandra Vancheri
279 Connoquenessing Main Street
Evans City PA 16033
Attorney: Elizabeth Eisenhauer
Julian Gray Associates
954 Greentree Rd
Pittsburgh PA 15220
BCLJ: March 14, 21 & 28, 2025

Estate of: David D Wiegand
a/k/a: David Dale Wiegand
Late of: Mars PA
Executor: David J Shaffer
601 La Peninsula Boulevard
Naples FL 34113
Attorney: Kristen L Behrens
Dilworth Paxson LLP
1650 Market St Suite 1200
Philadelphia PA 19103
BCLJ: March 14, 21 & 28, 2025

SECOND PUBLICATION

Estate of: William J Bajcz Jr
Late of: Butler Township PA
Executor: Maurice J Bajcz
1183 Brintell Street
Pittsburgh PA 15201
Attorney: Kyrie A Lokhaiser Esq
Stepanian & Menchyk LLP
222 S. Main St.
Butler PA 16001
BCLJ: March 7, 14 & 21, 2025

Estate of: Richard Patrick Bauer
a/k/a: Richard P Bauer
Late of: Butler Township PA
Administrator: Veronica A Andrews
141 Singleton Rd
Sarver PA 16055
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: March 7, 14 & 21, 2025

Estate of: Carl S Bemben Jr
a/k/a: Carl Bemben Jr
a/k/a: Carl Stanley Bemben Jr
a/k/a: Carl S Bemben
Late of: Prospect PA
Executor: Carol Fediaczko
380 Kennedy Road
Prospect PA 16052
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr PO Box 687
Grove City PA 16127
BCLJ: March 7, 14 & 21, 2025

Estate of: Paul R Czolba Sr
Late of: Cranberry Township PA
Executor: Michele L Johnson
312 Leatherbark Drive
Cranberry Twp PA 16066
Attorney: Jeffrey A Golvash
Golvash & Epstein LLC
9 Dewalt Avenue

Pittsburgh PA 15227
BCLJ: March 7, 14 & 21, 2025

Estate of: Doris Eileen Daugherty

Late of: Center Township PA
Executor: Angela L Beblo
105 Mark Drive
South Charleston WV 25309
BCLJ: March 7, 14 & 21, 2025

**Estate of: Duane G Duncan
a/k/a: Duane Duncan**

Late of: Cranberry Township PA
Executor: Jodi L Ketterer
5129 County Line Road
New Castle PA 16102
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: March 7, 14 & 21, 2025

Estate of: Mary J Elder

a/k/a: Mary Josephine Elder

Late of: Winfield Township PA
Executor: Deborah Brown
2012 Sonoma Valley Dr
Renfrew PA 16053
Executor: Carol McElhinney
3409 Amburg Lane
Glen Allen Va 23060
Attorney: Roger T Mechling Esq
Mechling & Heller LLP
216 N Jefferson Street
Kittanning PA 16201
BCLJ: March 7, 14 & 21, 2025

Estate of: Saeed Haider Farooq

a/k/a: Saeed H Farooq

Late of: Cranberry Township PA
Executor: Sharjeel Haider Farooq
172 Village Drive
Cranberry Twp PA 16066
Attorney: Nora Gieg Chatha
Eckert Seamand Cherin & Mellott LLC
600 Grant St 44th Fl
Pittsburgh PA 15219
BCLJ: March 7, 14 & 21, 2025

Estate of: James L Junk

Late of: Winfield Township PA
Administrator: Mildred T Junk
131 Sasse Road
Cabot PA 16023
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: March 7, 14 & 21, 2025

Estate of: Betty Jane Krepinevich

Late of: Penn Township PA
Executor: Karen Krepinevich-Wicke
335 Old Lincoln Highway
Malvern PA 19355
Attorney: Andrew J Bellwoar
126 West Miner Street
West Chester PA 19382
BCLJ: March 7, 14 & 21, 2025

Estate of: H Y McAllister

a/k/a: Homer Y McAllister

Late of: Center Township PA
Executor: Anita D Pepper
148 Oak Ridge Drive
Butler PA 16002
Attorney: James P Coulter
Dillon MCCandleless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: March 7, 14 & 21, 2025

Estate of: Robert B McFadden

Late of: Buffalo Township PA
Executor: Kevin R McFadden
491 Johns Road
Adrian PA 16210
Executor: Barry F McFadden
102 Stepp Road
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: March 7, 14 & 21, 2025

Estate of: John P McKallip

Late of: Jefferson Township PA
Executor: Margaret E McKallip
794 Schenley Road
Leechburg PA 15656
Attorney: Timothy R Miller
Debernardo Antoniono McCabe & Davis
PC
11 North Main Street
Greensburg PA 15601
BCLJ: March 7, 14 & 21, 2025

Estate of: George Mitchell

a/k/a: George R Mitchell

Late of: Jefferson Township PA
Executor: Lora S Berry
1008 Whitley Drive
Pittsburgh PA 15237
Attorney: Megan E Loftis
1650 Broadway Avenue
Pittsburgh PA 15216
BCLJ: March 7, 14 & 21, 2025

Estate of: Mary Nowakowski
a/k/a: Mary T Nowakowski
 Late of: Jefferson Township PA
 Executor: Mary Rene Nowakowski-Wilbert
 176 Rennick Rd
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: March 7, 14 & 21, 2025

Estate of: John Robert Riley
a/k/a: John Riley
 Late of: Slippery Rock PA
 Executor: Barbara J Simonsen
 158 Creek Drive
 Slippery Rock PA 16057
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Karen M Rott
a/k/a: Karen Rott
 Late of: Marion Township PA
 Executor: Michael Alan Rott
 208 Unity Road
 Harrisville PA 16038
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: March 7, 14 & 21, 2025

Estate of: Whilmer Shinn III
a/k/a: Whilmer Shinn
 Late of: Center Township PA
 Executor: Steven C Shinn
 11114 116th Avenue Court NW
 Gig Harbor WA 98329
 Attorney: Ted Isoldi Esq
 106 North Pitt Street
 PO Box 2
 Mercer PA 16137
 BCLJ: March 7, 14 & 21, 2025

Estate of: Cynthia Allene Devine-Slagle
 Late of: Butler PA
 Executor: Daniel Devine
 88 Briggs St
 Pittsburgh PA 15234
 Executor: Timothy Devine
 123 Dolphin Dr
 Butler PA 16002
 BCLJ: March 7, 14 & 21, 2025

Estate of: Eleda Catherine Snyder
a/k/a: Eleda C Snyder
 Late of: Harrisville PA
 Administrator: Neil M Snyder
 248 Boyers Road
 Harrisville PA 16038
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Wilda Lorraine Stroup
a/k/a: Wilda L Stroup
 Late of: Center Township PA
 Executor: Pearl E Walker
 101 Belleshire Drive
 Butler PA 16001
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: March 7, 14 & 21, 2025

Estate of: Betty Jean Edith Wunnenberg
a/k/a: Betty Jean Edith Gnuse
 Late of: Zellenople PA
 Executor: Linda J Rodenbeck
 2616 19th Street
 Beaver Falls PA 15010
 BCLJ: March 7, 14 & 21, 2025

Estate of: William George Yeager
 Late of: Saxonburg PA
 Executor: Thomas J Yeager
 505 Leslie Road
 Valencia PA 16059
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

THIRD PUBLICATION

Estate of: Joseph E Ball
 Late of: Cranberry Township PA
 Executor: Kathleen M Ball
 204 Crawford Court
 Mars PA 16046
 Attorney: S Craig Shamburg
 MacDonald Illig Jones & Britton LLP
 100 State St Suite 700
 Erie PA 16507
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Catherine I Bigler
 Late of: Butler PA
 Administrator: Janelle Touchtone

2812 Franklynn Drive
Allison Park PA 15101
Attorney: Michele P Conti
Conti Law
7880 Steubenville Pike
Oakdale PA 15071
BCLJ: February 28 & March 7, 14, 2025

Estate of: Cathy E Brinjak

Late of: Middlesex Township PA
Executor: Paul E Brinjak
287 State Rd
Valencia PA 16059
BCLJ: February 28 & March 7, 14, 2025

Estate of: Leona M Czerniak

Late of: Sarver PA
Executor: Kari L Skovira
114 Parrish Road
Aliquippa PA 15001
Executor: Diane C McDonough
1202 Sandy Ridge Drive
Sarver PA 16055
BCLJ: February 28 & March 7, 14, 2025

Estate of: Betty A Eisenbrow

Late of: Zelenople PA
Executor: Hazel A Kulbacki
17 Greenbriar Drive
Milton PA 17847
BCLJ: February 28 & March 7, 14, 2025

Estate of: Dolores E Grove**a/k/a: Dolores Grove**

Late of: Venango Township PA
Executor: Bradley W Grove
105 Cemetary Road
Hilliards PA 16040
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd Po Box 67
Slippery Rock PA 16057
BCLJ: February 28 & March 7, 14, 2025

Estate of: Nicoletta D Harrington

Late of: Forward Township PA
Administrator: Thomas J Harrington
610 Broadmore Lane
Wexford PA 15090
Attorney: Matthew A Fiscus
Fiscus & Ball, PC
1605 Carmody Ct Suite 102
Sewickley PA 15143
BCLJ: February 28 & March 7, 14, 2025

Estate of: Allen Robert Hawk

Late of: Butler Township PA
Administrator: Kathleen P Hawk
122 Thornwood Drive
Butler PA 16001

Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Robert F Hawk

Late of: Butler Township PA
Administrator: Kathleen P Hawk
122 Thornwood Drive
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Donald Heasley**a/k/a: Donald J Heasley**

Late of:
Struthers, Mahoning Co. Ohio
Ancillary Ancillary Executor: Bonnie
Rudzik
127 Schenley Avenue
Struthers OH 44471
Attorney: Christopher R Patrick
100 E Federal Street Suite 600
Youngstown OH 44503
BCLJ: February 28 & March 7, 14, 2025

Estate of: Claudia I Martin

Late of: Saxonburg PA
Administrator: Jeanette L Stephens
240 Sarver Road
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Shane T Nolan

Late of: Donegal Township PA
Executor: Amanda Lee Nolan
466 E Slippery Rock Rd
Chicora PA 16025
Attorney: Vincent J Restauri Jr
Vincent Restauri Law Offices
240 Executive Drive #1806
Cranberry Twp PA 16066
BCLJ: February 28 & March 7, 14, 2025

Estate of: Anthony L Platek Jr

Late of: Muddycreek Township PA
Executor: Berenice Grace Madjaric
145 Thunder Mountan Lane
Portersville PA 16051
Attorney: David A Crissman
Montgomery Crissman Pllc
518 North Main Street

Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Delores J Rape

Late of: Zelenople PA
Executor: Donald R Rape
623 Perry Way
Zelenople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063
BCLJ: February 28 & March 7, 14, 2025

Estate of: Monica Lee Resek

Late of: Slippery Rock PA
Administrator: Cassandra Shontz
118 North Street
Grove City PA 16127
Administrator: Alexis Vogan
240 North Main Street
Slippery Rock PA 16057
Attorney: Larry J Puntureri
2102 Wilmington Road
New Castle PA 16105
BCLJ: February 28 & March 7, 14, 2025

**Estate of: Carolyn E Riley
a/k/a: Carolyn Elaine Riley**

Late of: Zelenople PA
Executor: Carolyn E Riley
228 S Clay St
Zelenople PA 16063
Executor: John E Riley
709 Georgetown Ct
Wexford PA 15090
Attorney: Philip Klein Deily
Morella & Associates PC
706 Rochester Rd
Pittsburgh PA 15237
BCLJ: February 28 & March 7, 14, 2025

Estate of: Daniel Robert Rubottom Jr

Late of: Cranberry Township PA
Administrator: Daniel Robert Rubottom Sr
103 Maplehurst Drive
Aliquippa PA 15001
Attorney: Chad F McMillen
McMillen Urick Tocci & Jones
2131 Brodhead Road
Aliquippa PA 15001
BCLJ: February 28 & March 7, 14, 2025

**Estate of: Gerald Eugene Rudish
a/k/a: Gerald E Rudish**

Late of: Jefferson Township PA
Executor: Scott A Rudish
856 N Pike Rd
Cabot PA 16023
Attorney: Michael S Lazaroff Esquire

277 West Main St
Po Box 216
Saxonburg PA 16056
BCLJ: February 28 & March 7, 14, 2025

Estate of: John Lewis Sarver

Late of: Center Township PA
Administrator: Ralph Albert Sarver
102 Pine Aire Drive
Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Gary L Schaffer

Late of: East Butler PA
Executor: Judith I Kuebler
100 Whitestown Village
Apartment 2
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Elaine L Woodward

Late of: Adams Township PA
Executor: Debra A Robison
39577 West 80th Street
Richmond MO 64085
Attorney: Colin Adair Morgan Esquire
Julian Gray Associates
954 Greentree Road
Pittsburgh PA 15220
BCLJ: February 28 & March 7, 14, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH**

January 21, 2025 - January 24, 2025

Amanfo, Linda Ofori; Ofori, Francis--
PNC BK NATL ASSN--Cranberry Twp
Sub/Condo:Marshall Woods Ph I Lot:115
Street:9239 Marshall Rd Parcel:130-
S35-A115:\$75,000.00

Ault, Christopher; Deisner, Stefanie--
MOVEMENT MTG LLC--Jackson Twp
Sub/Condo:Creekside Manor Tnd 3 Prd
Ph 1 Lot:202E Street:126 Affinity Dr
Parcel:180-S14-A202E:\$345,398.00

Beneigh, Andrew J; Beneigh, Sara M--
S&T BK--Zelenople Boro Street:106-112
South Main Street Parcel:550-S2-
BI2:\$165,000.00

Bogan, Jennifer A--UNITED WHOLESAL
MTG LLC--Summit Twp Street:117 Geibel
Road Parcel:290-S5-F4:\$93,575.00

Busser, Sharla; Olszewski, Richard-

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA

UNITED STATES OF AMERICA,
Plaintiff
vs.

**MICHAEL WEBB and All Unknown Heirs
and/or Assigns of PATRICIA J. ISACCO
a/k/a PATRICIA J. WEBB, Deceased
Defendants**

CIVIL ACTION NO. 2:21-00890-AJS

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Butler County Instrument No. 200607030016596.

SAID SALE to be held at the Butler County Courthouse, Government Center, Public Meeting Room, 124 W. Diamond Street, Butler, PA 16001 at 10:00 a.m. prevailing standard time, on April 4, 2025.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Parcel No. 440-S1-B42 recorded in Butler County, Pennsylvania, commonly known as: 149 Olive Street, Karns City, PA 16041.

IDENTIFIED as Parcel No.: 440-S1-B42 in the Recorder of Deeds of Butler County, Pennsylvania. HAVING erected a dwelling thereon known as 149 Olive Street, Karns City, PA 16041. BEING the same premises conveyed to Patricia J. Isaaco, by deed dated June 23, 2006, and recorded on July 3, 2006 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania at Butler County Instrument No. 200607030016595. Seized and taken in execution as the property of Patricia J. Isaaco a/k/a Patricia J. Webb, and Michael Webb at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution at Civil Action No. 2:21-00890.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date

of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office, C/o Danielle Pindel, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30) days after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions filed thereto within ten (10) days thereafter. Purchaser must furnish state Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by the seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

BCLJ:March 7, 14, 21 & 28, 2025

IN THE UNITED STATES
DISTRICT COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA

UNITED STATES OF AMERICA, Plaintiff
vs.
**ELLEN BASILLY, KAREN LANSER, and
All Unknown Heirs and/or Assigns of
PAUL H. FAY, Deceased Defendants**

CIVIL ACTION NO. 2:21-cv-00703-CCW

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Butler County Instrument No. 199408120019471 2459/0542.

SAID SALE to be held at the Butler County Courthouse, Government Center, Public Meeting Room, 124 W. Diamond Street, Butler, PA 16001 at 10:00 a.m. prevailing standard time, on April 4, 2025.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Parcel No. 500-S4-26G recorded in Butler County, Pennsylvania, commonly known as: 190 Horne Avenue, Saxonburg, PA 16056.

IDENTIFIED as Parcel No.: 500-S4-26G in the Recorder of Deeds of Butler County, Pennsylvania. **HAVING** erected a dwelling thereon known as 190 Horne Avenue, Saxonburg, PA 16056. **BEING** the same premises conveyed to Paul H, by deed dated January 9, 2006, and recorded on July 3, 2006 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania at Butler County Instrument No. 200602210003890. Seized and taken in execution as the property of All Unknown Heirs of Paul H. Fay, Karen Lanser and Ellen Basilly at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution at Civil Action No. 2:21-cv-00703.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date

of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office, C/o Danielle Pindel, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

BCLJ:March 7, 14, 21 & 28, 2025

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

IN THE MATTER OF: Ms.D. No. 2025-40069

Notice is hereby given that on February 28, 2025, a Petition for Change of Name was filed in the above-named court, requesting an order to change the name of

Clair Dennis Bartley to Denny C. Bartley.

The Court has fixed the 27th day of May, 2025, at 9:45am in Courtroom No. 3 of the Butler County Government Center 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.

Gregory D. Metrick, Esquire
Stranahan, Stranahan & Cline
101 S. Pitt St., P. O. Box 206
Mercer, PA 16137-0206

BCLJ:March 14, 2025

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

IN THE MATTER OF: Ms.D. No. 2025-40058

Notice is hereby given that on February 24, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Lacrisha N. Mackalica, Parent, Natural Guardian, and Legal Guardian of Raeanna Elizabeth Mackalica, a minor, and David F. Hunter and Michelle A. Drusbasky, additional Legal Guardians of Raeanna Elizabeth Mackalica, a minor, requesting an order to change the name of

**Raeanna Elizabeth Mackalica to
Raeanna Elizabeth Drusbasky.**

The Court has fixed the 27th day of May, 2025, at 9:45am in Courtroom No. 3 of the Butler County Government Center 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.

S.R. LAW, LLC
Ross M. Thompson, Esquire
631 Kelly Blvd.,
P.O. Box 67
Slippery Rock, PA 16057

BCLJ:March 14, 2025

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

IN THE MATTER OF: Ms.D. No. 2025-40046

Notice is hereby given that on February 13, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Jackie Frishkorn, Parent, Natural Guardian, and Legal Guardian of Serenity Marie Frishkorn, a minor, requesting an order to change the name of

**Serenity Marie Frishkorn to
August Jude Frishkorn.**

The Court has fixed the 13th day of May, 2025, at 9:45am in Courtroom No. 3 of the Butler County Government Center 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:March 14, 2025

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

IN THE MATTER OF: Ms.D. No. 2025-40030

Notice is hereby given that on January 31, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Claudia Marie Montgomery, Parent, Natural Guardian, and Legal Guardian of Madilyn Hazel Mae Montgomery, a minor, requesting an order to change the name of

**Madilyn Hazel Mae Montgomery to
Madilyn Hazel Mae Bunnell**

The Court has fixed the 22nd day of April 2025, at 9:45am in Courtroom No. 3 of the Butler County Government Center 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:March 14, 2025

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

IN THE MATTER OF: Ms.D. No. 2025-40029

Notice is hereby given that on January 31, 2025, a Petition for Change of Name was filed in the above-named Court requesting an order to change the name of

**Claudia Marie Montgomery to
Claudia Marie Rivera**

The Court has fixed the 22nd day of April 2025, at 9:45am in Courtroom No. 3 of the Butler County Government Center 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:March 14, 2025

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

IN THE MATTER OF: Ms.D. No. 2025-40070
Notice is hereby given that on March 4, 2025,
a Petition for Change of Name was filed in
the above-named Court requesting an order
to change the name of

**Alivia AnnMarie Coddington to
Alivia AnnMarie Kirk**

The Court has fixed the 27th day of May,
2025, at 9:45am in Courtroom No. 3 of
the Butler County Government Center 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:March 14, 2025

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a
Certificate of Organization was filed with
and approved by the Department of State of
the Commonwealth of Pennsylvania, for a
Limited Liability Company which has been
formed under the Limited Liability Company
Law of 2016, as amended. The name of
the Limited Liability Company is **PJ'S
GUESTHOUSE LLC**. PJ'S GUESHOUSE,
LLC's initial registered office is located at
320 North Washington Street, Butler County,
Pennsylvania 16001.

Michael J Pater, Esq
Charlton Law
101 East Diamond St, Suite 202
Butler, PA 16001

BCLJ:March 14, 2025

Notice of Dissolution

NOTICE IS HEREBY GIVEN, by **Quality
Logging, Inc.**, with an address of 205 E.
Prairie Street, Harrisville, Pennsylvania
16038, a Pennsylvania business corporation,
that said corporation is winding up its affairs

in the manner prescribed by Section 1975
of the Business Corporation Law of 1988,
as amended from time to time, so that its
corporate existence shall cease upon the
filing of Articles of Dissolution with the
Department of State of the Commonwealth
of Pennsylvania.

Raymond H. Bogaty, Esquire
Bogaty Law Office, P.C.
101 S. Center Street
P.O. Box 825
Grove City, PA 16127

BCLJ:March 14, 2025

**ARTICLES OF INCORPORATION
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN, that
Articles of Incorporation were filed with
and approved effective for the 3rd day of
January, 2025 by the Department of State
in the Commonwealth of Pennsylvania at
Harrisburg, PA with respect to a business
corporation which has been organized under
the Business Corporation Law of 1988 of
the Commonwealth of Pennsylvania. The
name of the corporation is **BRIGHTLINK
INNOVATIONS, INC.**

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ:March 14, 2025

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a
Certificate of Organization was filed with
and approved by the Department of State of
the Commonwealth of Pennsylvania, for a
Limited Liability Company which has been
formed under the Limited Liability Company
Law of 1994, as amended. The name of
the Limited Liability Company is **SUNRISE
FARM BLUEBERRIES AND MORE LLC**
and it is organized effective January 23,
2025.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ:March 14, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Jaye Wilkinson & Associates, LLC**, and it is to be organized effective February 21, 2025.

S.R. LAW, LLC
Ross M. Thompson, Esquire
631 Kelly Blvd.,
P.O. Box 67
Slippery Rock, PA 16057

BCLJ:March 14, 2025



The results are in for the BCBA YLD executive board for 2025:

President: Alyson Landis
Vice President: Tyler Neyman
Secretary: Ashley Rundell
Treasurer: Joe Pisano



The YLD will be having a happy hour on March 20th at 5:00 p.m. at Johnny's Distillery (201 S. Main St., Butler). The BCBA will pay for two drinks and appetizers for any BCBA YLD member in attendance.

THE YLD plans to have monthly happy hours on the third Thursday of the month alternating between downtown Butler and Cranberry Township. The following happy hour will be on April 17th at 5:00 p.m. at Smiling Moose (8032 Rowan Road, Cranberry Twp.). The BCBA will once again be covering two drinks and appetizers for any BCBA YLD member in attendance.

The next YLD meeting will be held on March 28th virtually. A zoom link will be sent out as we get closer to that date. We hope to discuss potential events and the future of the YLD.

If you have any questions, please do not hesitate to contact Alyson: alandis@bpe-law.com.

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 16th day of May, 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 June 13, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 7, 14 & 21, 2025

No. 2025-30033

PNC BANK, NATIONAL ASSOCIATION
vs
FREDERICK W. BICKER

PROPERTY ADDRESS: 311 VIRGINIA AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER :
563-6-2190000

ALL THAT CERTAIN lot situate in the Third Ward, City of Butler, Butler County, Pennsylvania, known as Lot No. 123 in the John R. Cavanaugh Plan of Lots bounded and described as follows:

BEGINNING at a post 59.50 feet West from the Southwest corner of Upper Shore Street and Virginia Avenue; thence South along the line dividing Lot Nos. 122 and 123 a distance of 68.50 feet to a post on line of Lot No. 189; thence West along line of Lot No. 189 a distance of 25 feet to a post on line of Lot No. 124; thence North along line of Lot No. 124 a distance of 68.50 feet to a post on Virginia Avenue; thence East along said Virginia Avenue a distance of 25 feet to a post the place of beginning.

PARCEL NO. 563 6 2190000

Property Address (for informational purposes only): 311 Virginia Avenue, Butler, PA 16001

BEING the same premises which Gary C. Evitt and Theresa K. Evitt, his wife, by Deed dated 09/03/1996 and recorded 09/09/1996 in the Office of the Recorder of Deeds in and for the County of Butler in Deed Book 2665, Page 255, granted and conveyed unto Frederick W. Bicker.

No. 2025-30038

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL CITY BANK
vs
ALYCE COLLINS, JEFFREY L. COLLINS

PROPERTY ADDRESS: 143 MESA DRIVE, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER :
040-S13-B1190000

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 119 in the Buffalo Trails, PRD Phase I Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 200, pages 50-53.

SUBJECT to the Covenants affecting Buffalo Trails as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to the Agreement of Easement and Use, dated June 1, 1997 between Buffalo Trails Homeowner's Association and Buffalo Trail Condominium Association, as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights inidental thereto, etc., as the same appear in the above-recited deed and in prior instruments of record.

TOGETHER with a sewage and drainage easement over adjacent property now or formerly of Shuster on the existing natural water course, said easement to be 20 feet in width. The storm drainage to be underground only to the natural water course.

HAVING ERECTED THEREON A TWO STORY BRICK & FRAME DWELLING WITH

A TWO CAR CONTIGUOUS GARAGE, BEING KNOWN AS: 143 MESA DRIVE, FREEPORT, PA 16229 PROPERTY ID NUMBER: 040 S13 B1 190000

BEING THE SAME PREMISES WHICH BUFFALO ASSOCIATES, LTD. BY DEED DATED 4/23/1998 AND RECORDED 7/20/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2888 AT PAGE 0214, GRANTED AND CONVEYED UNTO JEFFREY L. COLLINS AND ALYCE J. COLLINS, HUSBAND AND WIFE.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30006

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs **STEVEN COZAD, LAUREN DECHELLIS**

PROPERTY ADDRESS: 603 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057 UPI/TAX PARCEL NUMBER: 070-3F31-13A10000

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

BEGINNING at the southeast corner of the tract herein described which point is on the center line of the Branchton Road, S.R. 4010 at a point distant 83 degrees 45 minutes 00 seconds West, a distance of 734.17 feet from the southwest corner of property now or formerly of W. Fuchs; thence from said place of beginning along the center line of Branchton Road aforesaid, the following courses and distances: (1) North 83 degrees 19 minutes 51 seconds West, 34.27 feet; (2) North 83 degrees 2 minutes

25 seconds West, 114.16 feet to a point; (3) North 82 degrees 8 minutes 15 seconds West, 74.03 feet to a point; (4) North 83 degrees 48 minutes 30 seconds West, 52.09 feet to a point; (5) South 86 degrees 45 minutes 23 seconds West, 52.18 feet to a point; (6) South 74 degrees 56 minutes 21 seconds West, a distance of 53.40 feet to a point at the southwestern corner of the tract herein described on line of land of property now or formerly of Butler Lime and Stone Company; thence along said line North 3 degrees 42 minutes 00 seconds West,

a distance of 215.15 feet to an iron pin at the northwestern corner of the tract herein conveyed; thence along the line of land now or formerly of Butler Lime and Stone Company, South 83 degrees 45 minutes 00 seconds East, a distance of 380 feet to an iron pipe; thence along line of property now or formerly of Butler Lime and Stone Company South 3 degrees 42 minutes 00 seconds East a distance of 190.46 feet to a point at the place of beginning.

BEING KNOWN AS: 603 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057 PROPERTY ID NUMBER: 070 3F31 13A10000

BEING THE SAME PREMISES WHICH LAUREN J. DECHELLIS, A SINGLE PERSON AND STEVEN COZAD, JR., A SINGLE PERSON BY DEED DATED 4/29/2019 AND RECORDED 4/29/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 201904290007542, GRANTED AND CONVEYED UNTO LAUREN J. DECHELLIS.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30018

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs **ROBERT D. DEFINIS A/K/A ROBERT D. DEFINIS**

PROPERTY ADDRESS: 107 KALTENBAUGH ROAD, RENFREW, PA 16053 UPI / TAX PARCEL NUMBER: 270-S1-45-0000 Tax ID Number(s): 270-S1-45-0000

Land Situated in the Township of Penn in the County of Butler in the State of PA

BEGINNING at a point on the southeast corner of the within described lot along the Cheat- Haven Railroad right of way: thence South 79° 47' 54" West, a distance of 112 feet to an iron pin; thence continuing along said Railroad right of way, North 89° 17' 03" West, a distance of 61.97 feet to an existing pipe; thence North 66° 19' West, a distance of 21.62 feet to an existing pipe at land now or formerly of F. W. Cubbison and North Street and Lincoln Avenue, a 33 foot right of way; thence along Lincoln Avenue, North 22° 30' East, a distance of 87.06 feet to a mark on wall of property now or formerly of

R. A. Cox: thence South 66° 10' 40" East a distance of 173.46 feet to the point at the place of beginning.

The above description was prepared in conformity with a survey made by R. B. Shannon & Associates, Inc., dated January 22,1990.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 107 Kaltenbaugh Rd, Renfrew, PA 16053

Being the same premises which Alan Timorothy Ankrom and Rhonda J. Ankrom, by Deed dated 07/30/1992 and recorded 08/04/1992, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2110, Page 218, granted and conveyed unto Robert D. DeFinis, in fee.

Tax Parcel: 2701 S1 450000 aka 270- S1-45-0000 aka 270-S1-45

Premises Being: 107 Kaltenbaugh Rd, Renfrew, PA 16053

BCLJ: March 7, 14 & 21, 2025

No. 2025-30029

NEXTIER BANK, N.A S/B/M/T MARS BANK vs **WILLIAM C. FEDUNOK**

PROPERTY ADDRESS: 1095 THREE DEGREE ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 160-3F53-A8A

ALL THAT CERTAIN piece, parcel and tract of land situated in Forward Township, Butler County, Pennsylvania, as shown on the Plan drawn by W.J. McGarvey, P.E., and recorded in PBV 106, Page 45, further bounded and described as follows:

BEGINNING at the Southeast corner of the within described lot at the center line of Township Road T-491, said point being the Southwest corner of lands of now or formerly of K. Creese; thence along the center line of said Township Road T-491, North 87° 54' 22" West a distance of 210.46 feet to a point in the center line of Legislative Route 10092; thence by the same the following courses and distances: North 27° 49' 31" East 154.35 feet; North 26° 33' 16" East 187.82 feet; North

19° 47' 28" East 114.07 feet; North 5° 17' 5" East 16.02 feet to a point on lands of now or formerly Creese; thence by same South 1° 25' 43" West a distance of 806.80 feet to a point in the center line of Township Road T-491, the place of beginning.

BEING THE SAME PREMISES which Ronald C. Gilliland, Jr., by Deed dated August 31, 2021 and recorded in the Office of the Recorder of Deeds of Butler County on September 16, 2021 at Instrument No. 202109160026417, granted and conveyed unto William C. Fedunok, unmarried.

Parcel No. 160-3F53-A8A

BCLJ: March 7, 14 & 21, 2025

No. 2025-30005

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs **DOROTHY M. GIESLER**

PROPERTY ADDRESS: 420 DUTCHTOWN ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 270-2F71-3-0000

ALL THAT CERTAIN lot of ground situate in Penn Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at the Northeast corner of the tract herein described, at a point in the center of a public road known as the Dutchtown Road, adjoining lands of Isabel Grant; thence South 3° 30' West along the center of said public road, 243.35 feet to a point; thence 86° 30' West along other lands of Sheppeck, 358 feet to a post; thence North 3° 30' East along lands of C. Lavery, 243.35 feet to an oak stump; thence South 86° 30' East along lands of Isabel Grant, 358 feet to a point, the place of BEGINNING.

CONTAINING 2 acres strict measure, as per survey of Lucas & Greenough, Registered Engineers, dated September, 1948.

Having thereon erected a seven-room frame dwelling house.

BEING KNOWN AS: 420 Dutchtown Road, Butler, PA 16002

BEING THE SAME PREMISES which Elizabeth V. Orlando and Michael Orlando, by Deed dated 5/26/1961 and recorded

6/1/1961 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 753, Page 581, granted and conveyed unto David A. Giesler and Dorothy M. Giesler.

David A. Giesler departed this life on August 19,1992.

PARCEL NO.: 270-2F71-3-0000

BCLJ: March 7, 14 & 21, 2025

No. 2025-30003

MARCELLA E MCCHESENEY
vs
DAVID L. HEROLD, APRIL C. HEROLD

PROPERTY ADDRESS: 401 NEWCASTLE STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-10-324-0000

ALL THAT certain piece, parcel, or tract of land situate in the City of Butler, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING AT the northwest corner, at the line of lot of now or formerly Harry Morrison and New Castle Street; thence East along New Castle Street, 50 feet to Chestnut Street; thence South along Chestnut Street, 85 feet, more or less, to an alley; thence West along said alley, 50 feet to lot of now or formerly Harry Morrison; thence North along line of said lot of Morrison, 85 feet, more or less.

HAYING THEREON erected a dwelling house and garage.

UNDER AND SUBJECT to reservations, restrictions, building lines, casements, and rights of way as recorded in prior instruments of record.

BEING more commonly known as 401 New Castle Street, Butler, PA 16001, and Butler County Tax Parcel No. 563-10-324-0000.

BEING the same property conveyed to David L. Herold and April C. Herold, husband and wife, by Deed of Marcella E. McChesney and Melvin McChesney, wife and husband, dated July 21, 2021, and recorded with the Butler County Recorder of Deeds on July 23, 2021, at Instrument No. 202107230021005.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30043

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-RPL2 TRUST

vs
ROBERT L. IMAN, JR

PROPERTY ADDRESS: 328 WEST PENN STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565-12-2390000

ALL THAT CERTAIN piece, parcel or tract of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northern side of West Penn Street, a 40-foot right-of-way, adjacent to the Southeast corner of lands of now or formerly P. M. Kienzle, and being the Southwest corner of the property herein conveyed; thence along line of lands of now or formerly Kienzle, North 02 degrees 30 minutes 00 seconds West, 100.00 feet to a point on line oflands of now or formerly Else A. Johnson; thence along line of lands of now or formerly Johnson, South 89 degrees 56 minutes 00 seconds East, 39.80 feet to a point on line of lands of now or formerly W. G. Polum; thence along line of lands of now or formerly Polum, South 02 degrees 30 minutes 00 seconds East, 100.00 feet to a point on the Northern side of West Penn Street; thence along the Northern line of West Penn Street, North 89 degrees 56 minutes 00 seconds West, 39.80 feet to a point, the place of beginning.

HAVING thereon erected a two-story dwelling and being known as 328 West Penn Street, Butler, PA, 16001.

SUBJECT, however, to the right of sewer use from the property now or formerly of Geist which fronts on Federal Street to the property described herein to West Penn Street as said sewer now exists.

BEING THE SAME PREMISES which Marc R. Barto and Laurie R. Barto, husband and wife, by Deed dated September 16,

2003 and recorded on September 18, 2003, in the Butler County Recorder of Deeds Office as Instrument No. 200309180042598, granted and conveyed unto Robert L. Iman, Jr.

Being Known as 328 West Penn Street,
Butler, PA 16001

Parcel I.D. No. 565 12 2390000

BCLJ: March 7, 14 & 21, 2025

No. 2024-30055

COMMUNITY BANK

vs

**PAUL MALONEY, DEPARTMENT OF
TREASURY INTERNAL REVENUE
SERVICE UNITED STATES OF AMERICA
C/O U.S. ATTORNEY FOR THE WESTERN
DISTRICT OF PENNSYLVANIA**

PROPERTY ADDRESS: 400 CHELSEA
COURT, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 10-S19-B12

ALL that certain lot situate in the Township of
Adams, County of Butler and Commonwealth
of Pennsylvania, being Lot No.

12 in the Meredith Glen Estates Plan as
recorded in the Recorder's Office of Butler
County in Plan Book Volume 281, page 5.

BEING designated as Tax Parcel No.
10-S19-B 12 in the Butler County Deed
Registry Office.

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

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

BEING the same property conveyed to Paul
Maloney, unmarried by deed dated May
24, 2006 and recorded in the Recorder's
Office of Butler County on May 30, 2006
at Instrument Number: 200605300012949.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30004

ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN LOANS INC.

vs

**RICHARD A. MCCLASKEY, IN HIS
CAPACITY AS HEIR OF MICHAEL D.
MCCLASKEY, DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,**

**AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MICHAEL D. MCCLASKEY, DECEASED**

PROPERTY ADDRESS: 400 W FULTON
STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER:
565-12-14-0000

ALL that certain piece, parcel or lot of land
situate in the Fifth Ward of the City of
Butler, Butler County, Commonwealth of
Pennsylvania, being bounded and described
as follows:

On the North by lands formerly owned by
Elvira G. Lyon; on the East by Chestnut
Street; on the South by West Fulton Street;
and on the West by Lot No. 9 in the same
plan; and being Lot No. 8 in the plan of lots
laid out for the said Elvira G. Lyon, by George
C. Pillow, C.E. in June 1887, which said plan
is recorded in the Register and Recorder's
Office in and for Butler County in Plan Book
2, page 9 (formerly Plan Book 2, page 52),
said lot having a frontage on said West
Fulton Street of 50 feet and extending back
by uniform width and parallel lines a distance
of 106 feet.

Being the same premises which Marilyn
Tynan, Executrix of the Estate of Arthur
C. Graham, a/k/a Arthur Graham by Deed
dated July 3, 2007 and recorded July 31,
2007 in Butler County in Instrument No.
200707310019906 conveyed unto Terry
J. Schnur, married, and Joshua Bowser,
unmarried, as joint tenants with right of
survivorship and not as tenants in common,
in fee.

Being the same premises which Terry J.
Schnur and Jody L. Schnur husband and
wife and Joshua Bowser, by Deed dated
05/22/2019 and recorded 05/29/2019, in the
Office of the Recorder of Deeds in and for
the County of Butler, in Deed Instrument No.
201905290009662, granted and conveyed
unto Michael D. McClaskey, in fee.

And the said Michael McClaskey has
departed this life on or about 01/18/2024,
thereby vesting title of the mortgaged
premises unto Richard A. McClaskey and
Unknown Heirs.

Tax Parcel: 565 12 140000 aka
565-12-14-0000

Premises Being: 400 W Fulton St, Butler, PA 16001

BCLJ: March 7, 14 & 21, 2025

No. 2025-30042

MANUFACTURERS AND TRADERES TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1997-4

vs

WILLIAM L. RACINE, PATRICIA A. RACINE

PROPERTY ADDRESS: 301 BELLWOOD COURT, CRANBERRY TOWNSHIP, PA 16066 UP! / TAX PARCEL NUMBER: 130-S4-CU3024-0000

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being part of Lot U in the Woodland Estates Park Plan as recorded in the Recorders Office of Butler County in Rack File 63 page 25, bounded and described as follows, to-wit: BEGINNING at a point on the westerly line of Bellwood Court at the dividing line between Parcel "U" and the northerly line of a parking area; thence from said point of beginning along the northerly line of the parking area S 52° 02' W a distance of 57.22 feet to a point on the dividing line between Units 3024 and 3025; thence thru Parcel "U" dividing the party wall between Units 3024 and 3025 N 37° 58' W a distance of 85.80 feet to a point on the southerly line of Parkwood Drive; thence along the southerly line of Parkwood Drive by the arc of a circle curving to the left in a northeasterly direction having a radius of 1625.00 feet for an arc distance of 29.30 feet; thence continuing by the arc of a circle curving to the right in a northeasterly direction having a radius of 25.00 for an arc distance of 39.01 feet to a point on the westerly line of Bellwood Court; thence along the westerly line of Bellwood Court by the arc of a circle curving to the right in a southerly direction having a radius of 296.00 feet for an arc distance of 67.08 feet to the point and place of Beginning.

SUBJECT TO grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instruments of record and in said recorded plan.

SUBJECT TO building line and easements on said recorded plan,

TOGETHER WITH an easement on and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc. recorded in the Recorder's Office of Butler County in Deed Book Volume 997, page 1060. UNDER AND SUBJECT TO the covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc. recorded in the Recorder's Office of Butler County in Deed Book Volume 995, page 749.

BEING KNOWN AS: 301 BELLWOOD COURT CRANBERRY, PA 16066 PROPERTY ID: 130-S4-CU3024-0000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM L. RACINE BY DEED FROM SHELLEY D. RACINE,

DATED MAY 22, 1990 RECORDED AUGUST 31, 1990 IN BOOK NO. 1645 PAGE 239

BCLJ: March 7, 14 & 21, 2025

Sheriff of Butler County, Michael T. Slupe