

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: Dennis M Bohatch**

Late of: Buffalo Township PA
 Executor: Shirley J Bohatch
 236 Howes Run Road
 Sarver PA 16055
 Attorney: Michael J Damico
 Damico Law Offices LLC
 310 Grant St Suite 825
 Pittsburgh PA 15219

BCLJ: December 15, 22 & 29, 2023

Estate of: Nancy J Daley**a/k/a: Nancy Daley**

Late of: Saxonburg PA
 Executor: James R Daley
 214 Itswambi Trail
 Mercer PA 16137
 Executor: Dolores M Edwards
 131 Crossland Road
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: December 15, 22 & 29, 2023

Estate of: Anna Dipaola**a/k/a: Anne Dipaola**

Late of: Cranberry Township PA
 Executor: Gerald A Dipaola
 1536 Haine School Road
 Cranberry Twp PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: December 15, 22 & 29, 2023

Estate of: Michael David Dobson**a/k/a: Michael D Dobson**

Late of: Center Township PA
 Administrator: Jason M Dobson

124 McBride Hill Rd
 Butler PA 16002
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: December 15, 22 & 29, 2023

Estate of: Henry L Dreshman**a/k/a: Henry Dreshman**

Late of: Cabot PA
 Administrator: Charles R Dreshman
 13147 Coventry Ave
 Pickerington Oh 43147
 Attorney: William E Hager III
 352 Broad Street
 New Bethlehem PA 16242

BCLJ: December 15, 22 & 29, 2023

Estate of: Bernard J Fell

a/k/a: Bernard Jerome Fell
 Late of: Center Township PA
 Executor: Debra Lynne Fritz
 121 Fritz Lane
 Valencia PA 16059

Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 15, 22 & 29, 2023

Estate of: David Fenstermaker

Late of: Prospect PA
 Administrator: Davina L Cox
 117 Doc Walker Rd
 Parker PA 16049
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: December 15, 22 & 29, 2023

Estate of: Louise F Fowler

Late of: Lancaster Township PA
 Executor: Sally Jo Weir
 470 Dutch Road
 Harmony PA 16037
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

BCLJ: December 15, 22 & 29, 2023

Estate of: Betty L Kittelmann

Late of: Zelienople PA
 Executor: Bonita Gavran

9327 Springfield Dr
 Allison Park PA 15101
 Executor: Brenda Wilson
 106 Foxchase Dr
 Canonsburg PA 15317
 Attorney: Christine Brown Murphy
 Zacharia Brown PC
 111 W McMurray Road
 McMurray PA 15317
 BCLJ: December 15, 22 & 29, 2023

Estate of: Beth S Leapline
 Late of: Middlesex Township PA
 Administrator: Justin Leapline
 241 Gabriel Drive
 Mars PA 16046
 Attorney: Thomas J May
 Dillon, McCandless, King, Coulter &
 Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: December 15, 22 & 29, 2023

Estate of: Diana L Over
a/k/a: Diana Over
a/k/a: Diana Lynn Over
 Late of: Mars PA
 Executor: Matthew J Over
 4030 Gibsonia Rd
 Gibsonia PA 15044
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055
 BCLJ: December 15, 22 & 29, 2023

Estate of: Frank R. Santamaria
 Late of: Zelenople PA
 Executor: Michael A Santamaria
 270 Strawberry Circle
 Cranberry Twp PA 16066
 Attorney: James R Fenchel II
 Fenchel Law Offices
 472 Constitution Blvd
 New Brighton PA 15066
 BCLJ: December 15, 22 & 29, 2023

Estate of: James Thompson
a/k/a: James W Thompson
 Late of: Clinton Township PA
 Executor: Pamela J Thompson
 259 Brewer Road
 Saxonburg PA 16056
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: December 15, 22 & 29, 2023

Estate of: Nancy R Tupper
a/k/a: Nancy Tupper
 Late of: Renfrew PA
 Executor: Joseph Mariani
 235 Beacon Light Rd
 Renfrew PA 16053
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055
 BCLJ: December 15, 22 & 29, 2023

Estate of: Patricia A Verner
a/k/a: Patricia Ann Verner
 Late of: Petrolia PA
 Executor: Samantha A Usher
 88 Craigy Lane
 Hinesburg Vt 05461
 Attorney: Mary Jo Dillon
 Dillon McCandless King Coulter & Graham
 LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: December 15, 22 & 29, 2023

SECOND PUBLICATION

Estate of: Ralph Merle Dambaugh
 Late of: Zelenople PA
 Executor: Rosalind Stack
 1011 Innisbrook Drive
 Greensburg PA 15601
 Attorney: Kelton Merrill Burgess
 Law Offices of Kelton M Burgess
 1300 Fifth Avenue Suite 201
 Pittsburgh PA 15219
 BCLJ: December 8, 15 & 22, 2023

Estate of: Anne Gallagher
 Late of: Buffalo Township PA
 Administrator: Angelo Quaranta
 227 Cole Road
 Sarver PA 16055
 Attorney: Janice H Chisnell
 140 Golden Gate Drive
 Verona PA 15147
 BCLJ: December 8, 15 & 22, 2023

Estate of: Richard L Ordy
 Late of: Center Township PA
 Executor: Stacie S Ridilla
 577 Bovard Luxor Road
 Greensburg PA 15601
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

**Estate of: Delsie Pink
a/k/a: Rouie Delsie Pink**

Late of: Slippery Rock Township PA
Executor: Carol A Snyder
2136 Scrubgrass Road
Grove City PA 16127
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: December 8, 15 & 22, 2023

Estate of: Allan E Randolph III

Late of: Beaufort County South Carolina
Ancillary Ancillary Executor: Allan E
Randolph IV
770 Warrendale Bayne Road
Wexford PA 15090
Ancillary Ancillary Executor: Keith J
Randolph
121 Wallace Rd
Portersville PA 16051
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

BCLJ: December 8, 15 & 22, 2023

Estate of: Wayne C Ruediger

Late of: Buffalo Township PA
Executor: Lorraine I Robinson
62 Bonniebrook Road
Cabot PA 16023
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

Estate of: Gerald R Shrum Sr

Late of: Penn Township PA
Administrator: Kathryn Ann Pivak
247 Inglewood Drive
Pittsburgh PA 15228
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

Estate of: Elizabeth M Stanek

Late of: Saxonburg PA
Executor: James L Stanek
257 Brewer Road
Saxonburg PA 16056

Executor: Robert J Stanek
2677 Hunters Point Drive
Wexford PA 15090
Attorney: Darcy M Dayton
Dayton & Kaikis PC
9688 Shirley Drive
Allisonpark PA 15101

BCLJ: December 8, 15 & 22, 2023

Estate of: Norma Jane Stanoski

Late of: Jefferson Township PA
Executor: Sandra Getty Sasson
131 South Butler Street
Saxonburg PA 16056
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

Estate of: Mary Lou Wagner

a/k/a: Mary L Wagner

a/k/a: Mary Louise Wagner

Late of: Summit Township PA
Executor: Amy L Schwalb
729 Heathergate Drive
Pittsburgh PA 15238
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: December 8, 15 & 22, 2023

THIRD PUBLICATION

Estate of: Charlene Barnett

a/k/a: Charlene R Barnett

Late of: Connoquenessing Township PA
Executor: Karen R Barnett
122 North Ridge Drive
Butler PA 16001
Executor: Thomas Roger Barnett
133 Plateau Street
Renfrew PA 16053
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 1, 8 & 15 2023

Estate of: Joann Beerhalter

Late of: Cranberry Township PA
Executor: Susannah Creen
304 Byron Circle
Cranberry Twp PA 16066
Attorney: Richard P Gainey

Difatta Law Offices LLC
PO Box 23
Tarentum PA 15084

BCLJ: December 1,8 & 15 2023

Estate of: Betty L Conn

Late of: Valencia PA
Executor: Ted Blendermann
404 Potomac Court
Wexford PA 15090
Attorney: Philip Klein Deily
Morella & Associates PC
706 Rochester Road
Pittsburgh PA 15237

BCLJ: December 1,8 & 15 2023

Estate of: Grace T Dennis

Late of: Zelienople PA
Executor: Philip P Lope
207 E Grandview Avenue
Zelienople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

BCLJ: December 1,8 & 15 2023

Estate of: Thomas V Haley

Late of: Zelienople PA
Executor: Deborah M Candiello
491 Demmier Drive
Pittsburgh PA 15237
Attorney: Carol Sikov Gross
Sikov & Love PA
310 Grant St Ste 1110
Pittsburgh PA 15219

BCLJ: December 1,8 & 15 2023

**Estate of: Raymond A Kramer
a/k/a: Ray Kramer**

a/k/a: Raymond Kramer
Late of: Winfield Township PA
Executor: Mark R Kramer
310 Primrose Drive
Sarver PA 16055
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

BCLJ: December 1,8 & 15 2023

Estate of: Glenn N McClintock

Late of: Adams Township PA
Executor: Wendy S Tabor
2818 Doe Creek Trail
Frisco Tx 75034
Attorney: Claire Johnson Saenz LLC
1000 Brooktree Rd Suite 209
Wexford PA 15090

BCLJ: December 1,8 & 15 2023

Estate of: Greta K Monnie

Late of: Center Township PA
Executor: Douglas Bruce Monnie
354 Sunset Drive
Butler PA 16001
Executor: Donna Cranmer
11050 Elliots Way
Brooksville Fl 34601
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 1,8 & 15 2023

Estate of: Joanne B Sergeant

Late of: Center Township PA
Executor: Anthony John Phillips
50 Harwood Street
Pittsburgh PA 15211
Attorney: Thomas W Shaffer
11 Pittsburgh Street
Uniontown PA 15401

BCLJ: December 1,8 & 15 2023

**Estate of: Joseph M Serventi Sr
a/k/a: Joseph M Serventi**

Late of: Butler PA
Executor: Anthony J Serventi
281 South Harwich Drive
Farmington Hills Mi 48334
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler PA 16001

BCLJ: December 1,8 & 15 2023

**Estate of: William Homer Swartzlander
a/k/a: William H Swartzlander**

Late of: Clearfield Township PA
Executor: Elaine S Swartzlander
316 Chestnut Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: December 1,8 & 15 2023

Estate of: Tricia L Voelzke

a/k/a: Tricia Louise Voelzke

a/k/a: Tricia Voelzke

Late of: Forward Township PA
Administrator: Richard M Wright
PO Box 55
Clune PA 15727

Attorney: Thomas A Kauffman
Kauffman & Billimoria, PLLC
52 South Ninth Street
Indiana PA 15701

BCLJ: December 1,8 & 15 2023

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MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH November 24 2023

A B R Rentals LLC; Abr Rentals LLC--
FIRST COMMONWEALTH BK--Butler
City Ward:3 Sub/Condo:Cavanaugh
Plan Lot:195 Street:318 Negley Ave
Parcel:563-6-207:\$50,000.00

Allen, Arthur R III; Allen, Jennifer C--PNC
BK NATL ASSN AKA--Adams Twp Sub/
Condo:Villages Camp Trees Ph 2 Lot:207
Street:251 Tamarack Dr Parcel:010-
3F66-A207:\$179,875.00

Amick, Amy; Miller, Robb A--GROVE
CITY AREA FED CRED UN--Marion Twp
Parcel:210-2F118-5C:\$168,000.00

**Atkison, Ronald M; Atkison, Sherry
P--**ARMCO CRED UN--Oakland Twp
Street:417 Thorn Run Road Parcel:250-
2F20-4Ca1:\$10,000.00

Barker, Elizabeth A; Barker, Gregory S--
RMC HOME MTG LLC--Buffalo Twp Sub/
Condo:Oak Creek Farms Plan 1 Lot:112
Street:126 Oak Creek Drive Parcel:040-
S18-A112:\$357,948.00

**Brodmerkel, Stephanie M; Brodmerkel,
William M--**SSB BK--Cranberry Twp
Street:7402 Franklin Road Parcel:130-
4F46-23Ea:\$130,000.00

**Bruggeman, Marilyn; Bruggeman,
Ronald--**FIRST NATL BK PA--Adams
Twp Sub/Condo:Gamble Plan Rev Lot:2
Street:292 Myoma Road Parcel:010-4F33-
19B1:\$200,000.00

**Brunot, Cindy L West; Brunot, John P;
Westbrunot, Cindy L--**PNC BK NATL
ASSN AKA--Seven Fields Boro Sub/
Condo:Northridge Ests Ph III Lot:823
Street:612 Cheshire Dr Parcel:505-
S4-B823:\$100,000.00

**Carson, James L; Carson, Vicky; Gaver,
Andrew; Gaver, Toyia--**PATRIOT FED
CRED UN--Buffalo Twp Sub/Condo:Allen
Family Tr Plan 1 Lot:1 Street:104 Hepler
Road Parcel:040-S1-J1:\$68,500.00

Cavallomagno, Marissa L--ROCKET
MTG LLC--Butler City Ward:5 Sub/
Condo:Schenck & Negley Plan
Lot:130 Street:443 Miller Ave
Parcel:565-22-97:\$146,955.00

Chickos, John R; Chickos, John R Trs;

**Chickos, Karen L; Chickos, Karen
L Trs; Chickos Family Tr By Trs--**
NEXTIER BK NA--Cranberry Twp Sub/
Condo:Cranberry Heights Prd Ph 2A
Lot:225 Street:116 Camelot Ct Parcel:130-
S31-A225:\$165,000.00

**Christofano, Joseph J Jr; Christofano,
Melinda--**CLEARVIEW FED CRED
UN--Butler Twp Sub/Condo:Campbell
Acres Plan Lot:73 Street:158 Seneca Dr
Parcel:056-12-E73:\$30,000.00

Cipkins, Lori A; Cipkins, Peter--CITIZENS
BK NA--Adams Twp Sub/Condo:Adams
Ridge Ph III Village Vii Lot:729
Street:740 Winter Park Dr Parcel:010-
S9-G729:\$360,000.00

**Dalcamo, Allison M; Dalcamo, David
A--**NEXTIER BK NA--Franklin Twp
Street:336 North Rd Parcel:170-3F82-
39G:\$35,000.00

Demarco, Ardis L; Demarco, John A--
NORTHWEST BK--Adams Twp Sub/
Condo:Sunrise Acres Plan Ph 2 Lot:206
Street:308 Stately Ct Parcel:010-
S10-D206:\$50,000.00

**Dematteis, Kimberly L; Dematteis,
Robert E--**SRU FED CRED UN--Marion
Twp Street:108 Oakwood Rd Parcel:210-
2F118-15A1:\$55,000.00

**Dillon, Morgan Lyn; Groves, Joshua
Robert--**HUNTINGTON NATL BK--
Forward Twp Sub/Condo:Hidden Acres
Ph 2 Lot:226 Street:221 Cornstalk Ct
Parcel:160-S8-B226:\$511,150.00

Dippold, Bradley J--HOLLAND MTG
ADVISORS--Middlesex Twp Sub/
Condo:Petruska Plan Lot:1 Street:114 Lilac
Lane Parcel:230-3F59-21/4A:\$309,000.00

Doijad, Nitin P; Doijad, Varsha N--
PNC BK NATL ASSN AKA--Adams
Twp Sub/Condo:Adams Ridge Ph II
Plan Lot:522 Street:570 Evergreen Ct
Parcel:010-S9-3522:\$384,000.00

Drissler, Anne Marie--UNIVEST BK & TR
CO--Jefferson Twp Sub/Condo:Forest
Glen Sub Lot:10 Street:112 May Drive
Parcel:190-S7-C10:\$170,000.00

**Drop, Aaron Patrick; Drop, Maura
Christine--**GUILD MTG CO LLC--
Cranberry Twp Sub/Condo:Blue Ridge
Ests Ph I Lot:83 Street:105 Blue Ridge Dr
Parcel:130-S20-B83:\$416,800.00

**Edwards, Christopher; Edwards,
Katherine--**WEST PENN FIN SERV
CTR INC--Cranberry Twp Sub/
Condo:Blue Ridge Ests Prd Ph I Lot:90
Street:119 Blue Ridge Dr Parcel:130-
S20-B90:\$345,000.00

Ehrman, Aaron D--HUNTINGTON NATL
BK--Summit Twp Street:278 Chicora Road

MARRIAGE LICENSE FILINGS

Application Date:
December 3 - December 9, 2023

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

- Dana Ann Paschke and Jiaan Paul Baghi :202300908
- Mariah Danielle Philips and Micheal Ryon Bergman :202300906
- Ashley Marie Wilbert and Richard Charles Brown :202300902
- Dana Anthony Malovich and Megan Nicole Burnett :202300905
- Jacob Thomas Walker and Tristen John Dermond :202300911
- Ashley Marie Kennedy and Brandon Oliver Haswell :202300910
- Chad Arthur Meier and Maissa Amanda Ishler :202300903
- Mark Alexander Zeiler and Kassandra Leigh Kefover :202300909
- Amber Love Mccoy and Darren Everett Monn :202300907
- Derrick Adam Hawk and Haily Paige Wagner :202300904

NOTICE OF TRUST

RE: Harry H. Pierce Irrevocable Trust dated November 16, 2015

Notice is hereby given that Susan E. Rapp is the Trustee of the above-named Trust. All persons indebted to the Harry H. Pierce Irrevocable Trust are requested to make payment and all those having claims against the Harry H. Pierce Irrevocable Trust are directed to present the same without delay to:

Harry H. Pierce Irrevocable Trust dated November 16, 2015

**c/o Susan E. Rapp
110 Mohawk Drive
Sarver, PA 16055**

Ronald W. Coyer, Esquire
S.R. LAW, LLC
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: December 15, 22 & 29, 2023

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE HELEN GRACE SHANNON REVOCABLE TRUST DATED JULY 5, 2013 AS AMENDED NOVEMBER 24, 2020**. HELEN GRACE SHANNON, Grantor of the Trust, of 465 Upper Harmony Road, Evans City, Pennsylvania, 16033 died on September 3, 2023. All persons having claims against the Trust are requested to make known the same to the Co-Trustees or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Co-Trustees or Attorney named below.

Terry C. Shannon, Co-Trustee
517 Scott Lane
Venetia, PA 15367

Cyntia J. Westerman, Co- Trustee
489 Upper Harmony Rd.
Evans City, PA 16033

Sarah G. Hancher, Esquire
Hancher Law Office
101 North Green Lane
Zelienople, PA 16063

BCLJ: December 8, 15 & 22, 2023

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

IN THE MATTER OF: Ms.D. 2023-40358

Notice is hereby given that, on November 16, 2023, the petition of Natasha Cervi and Joshua Palmier was filed in the above-named court, requesting an order to change the name of

**Israel Palmier to
Israel Ajani Cervi-Palmier**

The Court has fixed the 13th day of February, 2024, at 9:45 AM, in Court Room number 3, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: December 15, 2023

SHERIFF'S SALES

*** ADDITIONS TO THE**

November 24 - December 8, 2023 Run

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 19th day of January, 2024** 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 February 16, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: December 1,15, & 22, 2023

No. 2023-30093

NATIONSTAR MORTGAGE LLC vs

JUAN A. AGUIRRE

PROPERTY ADDRESS: 109 EAST BOYD AVENUE. BUTLER. PA 16001 UPI / TAX PARCEL NUMBER: 561-35-60A-0000

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

BOUNDED on the North by East Boyd Avenue, formerly known as East Street, a distance of 28 feet; bounded on the East a distance of 100 feet by lot now or formerly of Marbison; bounded on the South a distance of 33.8 feet by lot now or formerly Macefe; and bounded on the West a distance of 100 feet, more or (ess; by lot of now or formerly Bathman. Having thereon erected a frame dwelling house and cement block garage.

Parcel ID: 561-35-60A-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 109 East Boyd Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Lee R. Cichoski, by deed dated February 24, 2006 and recorded March 1, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instalment No. 200603010004656 granted and conveyed unto Juan A. Aguirre and Alitza G. Abner, in fee.

ALSO BEING THE SAME PREMISES which Alitza G. Aguirre f/k/a Alitza G. Abner, by Deed dated October 26, 2020 and recorded November 16, 2020 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 202011160046446 granted and conveyed unto Juan A. Aguirre in fee.

BCLJ: December 8, 15 & 22, 2023, 2023

No. 2023-30062

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

AVERY W. BEAMISH

PROPERTY ADDRESS: 205 BRYAN STREET. EVANS CITY. PA 16033 UPI / TAX PARCEL NUMBER: 400-G61A-0000

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN EVANS CITY BOROUGH. BUTLER COUNTY. PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF BRYAN STREET AT A POINT COMMON TO LOTS NO. 50 AND 51; THENCE IN AN EASTERLY DIRECTION ALONG SAID BRYAN STREET. 50 FEET TO A POINT AND THE NORTHWEST CORNER OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LOT NO. 52. 150 FEET TO A POINT ON THE NORTH SIDE OF A 16 FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG SAID 16 FOOT ALLEY. 50 FEET TO A POINT AND THE SOUTHEAST CORNER OF LOT NO. 50; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 50,150 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 51 IN THE O.G. IFFT PLAN OF LOTS (UNRECORDED) AND WITH THE IMPROVEMENTS THEREON.

BEING KNOWN AS: 205 BRYAN STREET. EVANS CITY. PA 16033 PROPERTY ID NUMBER: 400- SI- G61A-0000

BEING THE SAME PREMISES WHICH ERIC B. SMITH. EXECUTOR OF THE ESTATE OF JOYCE

A. BADER, AIKJA JOYCE ANN BADER. F/KJA JOYCE A. SMITH. DECEASED BY DEED DATED 6/8/2017 AND RECORDED 6/20/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #201706200012749. GRANTED AND CONVEYED UNTO AVERY W. BEAMISH. A MARRIED PERSON.

BCLJ: December 8, 15 & 22, 2023

No. 2023-30067

PENNYMAC LOAN SERVICES LLC vs

KRISTA DAVIS, BARBARA GRAHAM, TODD DAVIS

PROPERTY ADDRESS: 423 ISABELLA COURT, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 180-S8-A209

ALL THAT CERTAIN LOT OR PARCEL OF GROUND. SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA. BEING LOT NO. 209 AS SHOWN ON THE PLAN ENTITLED, "JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN" AND RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY. PENNSYLVANIA IN PUT BOOK 358. PAGES 14.15 & 16.

UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT AND DECLARATION OF EASEMENT AS RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA AS INSTRUMENT NUMBER 201608220017145.

BEING PARCEL NO.: 180 -S8 -A209

Having Erected thereon a dwelling known as 423 Isabella Court, Zeienopie, PA 16063

BEING THE SAME PREMISES which NVR Inc., a Virginia Corporation , by Deed dated

9/22/2017 and recorded in the Office of the Recorder of Deeds of Butler County on 09/26/2017 in Instrument 201709260020940, granted and conveyed unto Krista Davis and Todd Davis, Wife and Husband and Barbara Graham, Unmarried.

PARCEL NO.: 180-S8-A209.

BCLJ: December 8, 15 & 22, 2023

No. 2023-30044

SPECIALIZED LOAN SERVICING LLC vs CHRISTIAN DEGUTIS

PROPERTY ADDRESS: 312 LESLIE ROAD. VALENCIA. PA 16059 UPI / TAX PARCEL NUMBER: 230-2F90-38GD

ALL THAT CERTAIN piece, parcel or tract of land situate in MIDDLESEX TOWNSHIP. BUTLER COUNTY, PENNSYLVANIA, being bounded and described as follows:

BEGINNING at a point in the center line of L. R.10017, known locally as Leslie Road, a 33 foot right of way, said point being common to the northwest corner of lands of now or formerly W. T. Gardner and the northeast corner of the lot herein conveyed; thence South 5° 18' Wiest presently along a tree line and the western line of lands of W. T. Gardner, a distance of 304.20 feet; thence North 85° 42* West along the northern line of lands now or formerly of Paul J. Miller, a distance of 150.02 feet to a point, the southeast corner of a 1.155 acre tract being other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, thence North 5° 18' East along the easterly line of other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, a distance of 305.99 feet to a point in the center of L. R. 10017; thence South 85° 01' East along me center line of L. R. 10017, a distance of 150.00 feet to a point, the place of beginning.

BEING known as Parcel Number 230-2F30-38GD.

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA. PA 16059 PROPERTY ID: 230-2F90-38GD

TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN DEGUTIS BY DEED FROM REBECCA L. DEGUTIS. NOW KNOWN AS REBECCA L. LEMON AND CHRIS DEGUTIS

DATED 03/03/2017 RECORDED 03/10/2017
INSTRUMENT NO. 201703100005149.

BCLJ: December 8, 15 & 22, 2023

No. 2023-30046

PENNYMAC LOAN SERVICES LLC vs

AMOS GOOD

PROPERTY ADDRESS: 843 EAU CLAIRE ROAD. HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 210-2F120-12C-C0Ü0

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 IN THE PIERCE LOT LINE REVISION PLAN OF LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY. PENNSYLVANIA IN PLAN BOOK VOLUME 368, PAGE(S)20.

BEING THE SAME PREMISES which Paul E. Pierce and Shirley L. Pierce, Husband and Wife . by Deed dated 2/6/2018 and recorded in the Office of the Recorder of Deeds of Butler County on 2/ 1 5/2018 in Instrument No. 201802150002991. granted and conveyed unto Amos Good.

PARCEL NO.: 210-2F120-12C-COCO and Part of 210-2F120-12F-0000.

BCLJ: December 8, 15 & 22, 2023

No. 2023-30122

PNC BANK. NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK vs

MICHAEL S. GRENEK, DIANE L. GRENEK AJKJA DIANE GRENEK PROPERTY ADDRESS: 143 GREENHILL DRIVE, BUTLER. PA 16001 UPI / TAX PARCEL NUMBER: 053-6-C31-0000

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE BUTLER TOWNSHIP. BUTLER COUNTY. COMMONWEALTH OF PENNSYLVANIA, BOUNDED AD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT. SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREINAFTER DESCRIBED

AND BEING COMMON TO LINE OF LOTS NO'S. 23. 31 AND 32: THENCE ALONG LINE OF LOTS NO'S. 23 AND 24, NORTH 83° 25' EAST. A DISTANCE OF 86.00 FEET TO A POINT ON LINE OF LOT NO. 30; THENCE ALONG LINE OF LOT NO. 30 SOUTH 13° 38' EAST A DISTANCE OF 140 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE: THENCE ALONG THE NORTH SIDE OF GREENHILL DRIVE SOUTH 76° 22' WEST. A DISTANCE OF 18.35 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE; THENCE CONTINUING ALONG THE NORTH SIDE OF GREENHILL DRIVE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 1.679.61 FEET A TANGENT OF 143.99 FEET AND AN ANGLE OF 09° 48'. A DISTANCE OF 72. U FEET TO A POINT ON LINE OF LOT NO. 32: THENCE ALONG LINE OF LOT NO. 32.

NORTH 11 40* WEST A DISTANCE OF 149.12 FEET TO A POINT ON LINE OF LOT NO. 23. THE PLACE OF BEGINNING. AND BEING LOT NO. 31 IN THE BRANDE HILL PLAN OF LOTS AS LAID OUT BY GREENOUGH, MCMAHON AND GREENOUGH. REGISTERED ENGINEERS. DATED DECEMBER 1954, AND RECORDED IN RACK FILE 14. PAGE 25.

BEING DESIGNATED AS DISTRICT # 053: MAP # 6; PARCEL C 31: IN THE TAX ASESMENTT OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

TAX PARCEL I.D. NO. 053-6-C31-0000

BCLJ: December 8, 15 & 22, 2023

No. 2020-30071

21ST 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: 4FI 35*7B

All that certain, piece, parcel or tract of land situate in Muddycreek 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 6 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 formerty 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 formerty of Charles Eppingor, South 88 degrees West, a distance of 641 feet to a point and land now or formerty of John G. Stickel; thenoe along same. North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thenoe 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 ofland 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 2.65 acres.

BCLJ: December 8, 15 & 22, 2023

No. 2023-30001

THEBANKOFNEWYORKMELLONTRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, NA. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.

vs

DAVID E. SHAFFER A/K/A DAVID E. SHAFFER, JR., HEIDI L. SHAFFER

A/K/A HEIDI LYN SHAFFER PROPERTY ADDRESS: 211 SOUTH PITTSBURGH STREET, ZELIENOPLE, PA 16063 UPI / TAX PARCEL NUMBER: 420-S1-K25A-00DO

All that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the Abraham U. Rowers Plan of Lots, bounded and described as follows:

Beginning at an iron stake, corner of Flowers Avenue and Pittsburgh Street; thence West 140 feet along Flowers Avenue to a stake; thence North 43 feet along through the lands of Abraham U. Flowers to a stake; thence East 140 feet along through lands of Abraham U. Flowers to a stake on Pittsburgh Street; thence South 43 feet along Pittsburgh Street to an iron stake, the place of beginning.

The improvements thereon being known as 211 South Pittsburgh Street. Zelienville, Pennsylvania -16063 BEING KNOWN AS: 211 S PITTSBURGH ST ZELIENOPLE, PA 16063 PROPERTY ID: 420-SI-K25A-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AKA DAVID E. SHAFFER JR. AND HEIDI L. SHAFFER, HUSBAND AND WIFE BY DEED FROM ERICH. HUY AND KAREN HUY, HUSBAND AND WIFE, DATED AUGUST 4, 2004 RECORDED AUGUST 26, 2004 IN INSTRUMENT NO. 200408260028078

TO BE SOLD AS THE PROPERTY OF: DAVID E. SHAFFER AKA DAVID E. SHAFFER JR., AND HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER

BCLJ: December 8, 15 & 22, 2023

Sheriff of Butler County, Michael T. Slupe

**In the Court of Common Pleas of Butler County Pennsylvania
CIVIL DIVISION**

**IN RE: PROTHONOTARY SCHEDULE OF FEES AND COSTS
MsD No. 2023-40376**

AND NOW, this 6th day of December, 2023, upon due consideration of the Petition to Increase Prothonotary Fees and Costs Pursuant to 42 PS §21071.1(a) and (b), it is hereby ordered that, in accordance with 42 PS §21071.1(a) and (b), relating to the fees and costs of the Prothonotary's Office that the new fee schedule has been approved and shall become effective January 1, 2024

**BUTLER COUNTY PROTHONOTARY'S FEES
PROPOSED REVISED FEE SHEET - EFFECTIVE 1/1/2024**

AD Appearance Docket 1	
Civil Suits.....	200.00
Including: Mortgage Foreclosures, Debt Collection Complaints, Writ of Summons, Land Use Appeals, Quiet Title, Declaratory Judgment (relief), Zoning Appeals, Declarations of Taking, Mandamus, Replevin, Injunctions, Partitions, Specific Performances	
Writ of Revival.....	46.00
Appeal from District Justice (D.J. Limit \$12,000).....	202.00
Settle/Discontinue/Withdraw/Stricken.....	14.00
Statement of Intention to Proceed.....	25.00
Reinstate/Reissue (Complaint, Writ of Summons, Writ of Execution/Possession, Divorce, Custody).....	
Arbitration (Praceipe for Arbitration).....	45.00
Writ of Seire Facias.....	45.00
Addition or Substitution of Party.....	14.00
Motion to Intervene.....	14.00

CP Common Pleas Docket 2	
Judgment - Default.....	27.00
Judgment - Consent.....	27.00
Judgment - Confession.....	73.00
Writ of Revival.....	46.00
Exemplification of judgment.....	28.00
From another County to Butler County	
Exemplification of judgment.....	28.00
From Butler to another county	
District Justice Transcript Judgment.....	29.25
Vacate/Satisfaction of Judgment.....	14.00
(If satisfying a judgment that the case started as a Civil Complaint, it is an additional \$14.00 to discontinue the original civil case.)	
Satisfaction of Commonwealth Liens.....	13.50
May have additional costs if they have been revived	
Judgment – Assignment.....	14.00
(If writ of execution exists, must Amend and Re-issue Writ with assignment.)	
Amend/Reissue (Writ of Execution/Possession).....	11.00
Recognizance Bond.....	27.00
Petition to Open Judgment.....	202.00
Judgment Roll.....	27.00
Clerk of Courts Judgment.....	27.00
(Self-addressed stamped envelopes must be provided for both Plaintiff and Defendant for any pleading that we are mailing the Defendant a notice of judgment.)	

ED Execution Docket 3	
Writ of Execution/Writ of Possession.....	46.00
Add \$.50 for Garnishee, no matter how many	
Foreign Writ.....	43.00
Add \$.50 for Garnishee, no matter how many	
Dissolve attachment against garnishee.....	14.00
Assignment of Bid – Sheriff's Sale.....	14.00

MSD Miscellaneous Docket 4	
MSD Suits.....	200.00
Tax Assessment Appeals, Driver's License Suspension Appeals, Name Change, Petition for Unredeemed Real Estate, Petition to Confirm Arbitration Award.	
Petition for Issuance of Foreign Subpoena.....	200.00

MLD Mechanics Lien Docket 7	
Mechanics Lien Claim.....	27.00
No Lien Agreement.....	27.00

Municipal Lien 8	
Municipal Lien Claim.....	27.00

FC Family Court 9	
Divorce Complaint.....	215.25
One Count.....	255.50
Two Counts.....	295.75
Three Counts.....	336.00
Four Counts.....	376.25
(\$40.25 for each count as per Act 122 of 2002).	
Resume Maiden Name.....	27.00
Paternity.....	183.75
Custody Complaint/Modification.....	400.00
Custody Complaint/Modification- Divorce	
Pending.....	310.00
Custody Agreement (must have a Custody Complaint)	
With a divorce pending.....	108.00
With no divorce.....	210.00
Reinstate/Reissue (Divorce and Custody Complaints).....	11.00
Expungement.....	60.00

Exhibit A

Other Costs

Appeal of Arbitration	340.00
Appeals to Higher Court (Superior/Commonwealth)	
<i>(You must provide a separate check for each entity.)</i>	
To Butler County Prothonotary	94.00
To Higher Court Prothonotary	90.25
Certificate of Judgment (License-Harrisburg)..	14.00
Certificate of Authority	8.00
Certificates (Satisfaction/Discontinuance)	7.00
Certified Copy	8.00
Federal Tax Lien	24.00
Financial Statement	14.00
Judgment Postponement.....	14.00
Judgment Release	14.00
Notary Certificate (signature verification)	7.00
Notary Signature.....	7.00
Photocopies (per page)	25 cents
Power of Attorney (Insurance Companies)	14.00
Research Fee.....	10.00
Revocation of Power of Attorney	7.00
School Audit Report.....	14.00
Sheriff's Deed.....	14.00
Storage Retrieval	15.00
Subpoena	7.00

NSF CHECK 25.00

** Other Fees may be assessed by the Court **

ALL CHECKS MUST BE MADE PAYABLE TO BUTLER COUNTY PROTHONOTARY

All fees are subject to change due to Legislative fee increase and/or Judicial Orders.

This office accepts cash, money orders, business checks or credit cards. There is a service fee assessed for all credit card payments.

Checks are not accepted for payment of rent in Landlord/Tenant cases.

The Prothonotary will not docket for filing any suit or action or order of court or entry of any judgment thereon or perform any service whatsoever unless the proper fee is submitted with the instrument to be filed.

NO INCREASE IN THE REGISTER OF WILLS ORPHANS COURT SCHEDULE OF FEES AND COSTS

ORPHANS COURT AND REGISTER OF WILLS FEE SCHEDULES CAN BE FOUND AT

<https://www.butlercountypa.gov/316/Fee-Schedules>