

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: Pearl E Beach****a/k/a: Pearl E Jennewine****a/k/a: Pearl Estella Beach**

Late of: Clinton Township PA
 Executor: Karen Renee Allerton
 8977 Knoll Street
 Allison Park PA 15101
 Attorney: Jay R Hagerman
 Abernethy & Hagerman, LLC
 4927 William Flinn Hwy
 Allison Park PA 15101

BCLJ: January 13, 20, 27, 2023

Estate of: Albert Richard DeFoggi

Late of: Butler Township PA
 Administrator: Ann Marie Garing
 178 Garing Road
 Chicora PA 16025
 Administrator: Renee Brittner
 108 Renfrew Road
 Renfrew PA 16053
 Administrator: Brian DeFoggi
 561 Whitestown Road
 Butler PA 16001
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

Estate of: Sharon L Depenhart**a/k/a: Sharon Lee Depenhart**

Late of: Clay Township PA
 Administrator C.T.A.:
 Richard James Wagner Sr
 208 East State Street
 West Sunbury PA 16061
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

Estate of: Joseph DiBiase

Late of: Butler Township PA
 Executor: Gregory DiBiase
 2001 Sir Patrick Drive
 McDonald PA 15057
 Attorney: Mark Gubinsky
 1195 Washington Pike
 Bridgeville PA 15017

BCLJ: January 13, 20, 27, 2023

Estate of: Bernice Divers

Late of: Concord Township PA
 Executor: Walter L Divers
 147 S Argyle Street
 Petrolia PA 16050
 Attorney: Joseph M Kecskemethy
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

Estate of: Robert R Fiechuk**a/k/a: Robert Richard Fiechuk**

Late of: Butler Township PA
 Executor: Frances Ellen Schaffer
 120 Fiechuk Lane
 Butler PA 16001
 Attorney: Amy D Rees Esquire
 Sechler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066

BCLJ: January 13, 20, 27, 2023

Estate of: Leslie R Frantz

Late of: Clinton Township PA
 Executor: Wendy D Frantz
 288 Brewer Road
 Saxonburg PA 16056
 Attorney: Andrew M Menchky Jr
 Stepanian & Menchky LLP
 222 South Main Street
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

Estate of: Richard J Harris Jr

Late of: Mars PA
 Executor: Robert J Harris
 409 Lincoln Avenue Apt 3
 PO Box 201
 Mars PA 16046
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: January 13, 20, 27, 2023

Estate of: Guy M Rider

Late of: Concord Township PA
 Executor: Margaret G Rider
 114 Rider Road
 Chicora PA 16025
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

**Estate of: Robert M Schindler
a/k/a: Robert Michael Schindler**

Late of: Adams Township PA
 Executor: Karen L Schindler
 515 Jennifer Lane
 Gibsonia PA 15044
 Attorney: Shannon L Crew
 Houston Harbaugh, P.C.
 Three Gateway Center
 401 Liberty Avenue 22nd Flr
 Pittsburgh PA 15222

BCLJ: January 13, 20, 27, 2023

Estate of: Lawrence Elmer Sloan

Late of: Connoquenessing Township PA
 Executor: Ernest Oesterling
 4133 Highland Avenue
 Butler PA 16001
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

SECOND PUBLICATION
Estate of: John L Bracken**a/k/a: John Lloyd Bracken**

Late of: Adams Township PA
 Executor: PNC Bank National Association
 c/o Lisa L. Masi, PNC Bank, NA
 901 State Street
 Erie PA 16501
 Attorney: Samuel J Goncz
 Dentons Cohen & Grigsby PC
 625 Liberty Avenue 7th Fl
 Pittsburgh PA 15222

BCLJ: January 6, 13, 20, 2023

Estate of: Owen Thomas Haney Jr

Late of: Butler PA
 Administrator: Anthony L Rosner Esquire
 1300 Clay Pike
 North Huntington PA 15642
 Attorney: Anthony L Rosner
 1300 Clay Pike
 North Huntington PA 15642

BCLJ: January 6, 13, 20, 2023

Estate of: John Randall Link**a/k/a: John Link****a/k/a: John R Link**

Late of: Orange County Florida
 Ancillary Ancillary Executor: Paula Link
 9959 Kilgore Road
 Orlando FL 32836
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: January 6, 13, 20, 2023

Estate of: Robert C West

Late of: Cranberry Township PA
 Executor: Deborah L West
 425 Roebbling Ct
 Cranberry Twp PA 16066
 Attorney: Claire Johnson Saenz LLC
 1000 Brooktree Rd Suite 209
 Wexford PA 15090

BCLJ: January 6, 13, 20, 2023

THIRD PUBLICATION
Estate of: Beverly K Bowser**a/k/a: Beverly Kay Bowser**

Late of: Connoquenessing Township PA
 Executor: Marnie L Burkett
 342 Haldeman Drive
 Cranberry Twp PA 16066
 Attorney: Robert J Winters
 Goehring Rutter and Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143

BCLJ: December 30, 2022 & January 6, 13, 2023

**Estate of: Robert F Grabbe Jr
a/k/a: Robert Frederick Grabbe Jr**

Late of: Slippery Rock Township PA
 Executor: Ginger L Anderson
 321 Carbon Street
 Butler PA 16001
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Cynthia R Hammel

Late of: Penn Township PA
 Executor: Denise A Wolbert
 40 Montour St
 Imperial PA 15126
 Executor: William T Russell
 3849 Green Valley Dr
 Penn Hills PA 15235
 Attorney: Craig S O'Connor
 Ciao Torisky & O'Connor LLC
 7240 McKnight Road
 Pittsburgh PA 15237

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Robert James Lauric

Late of: Jefferson Township PA
 Executor: Cherie Lynn River
 3209 Waterford Ct
 Pittsburgh PA 15238

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: James M Marburger

Late of: Evans City PA
 Executor: Patricia A Marburger
 113 Crestview Drive
 Evans City PA 16033
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 30, 2022 & January 6, 13, 2023

**Estate of: Nancy C Mathews
a/k/a: Nancy Caryl Mathews**

Late of: Middlesex Township PA
 Executor: Mary Kay Dods
 121 Rolling Mills Drive
 Valencia PA 16059
 Attorney: Slade R Miller
 Miller & Miller Attorneys at Law PLLC
 4767 William Flynn Highway
 Allison Park PA 15101

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Joseph M Mattinat

Late of: Valencia PA
 Administrator: Elizabeth Millstine
 2430 Oakhill Road
 Gibsonia PA 15044
 Attorney: Harold A English
 H A English and Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101

BCLJ: December 30, 2022 & January 6, 13, 2023

**Estate of: Carol E Namendorf
a/k/a: Carol Elizabeth Namendorf**

Late of: Franklin Township PA
 Executor: Lois J Swigart
 1012 Bonniebrook Road
 Butler PA 16002
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: December 30, 2022 & January 6, 13, 2023

**Estate of: Beverley A Reeder
a/k/a: Beverley Ann Reeder**

Late of: Clay Township PA
 Executor: Carla J Boben
 115 Delu Road
 West Sunbury PA 16061
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Marda A Russell

Late of: Mars PA
 Executor: Trudy M Russell
 10543 Catalina Place
 White Plains MD 20695
 Attorney: Mallory L. Sikora
 Eckert Seamans Cherin & Mellott LLC
 600 Grant St 44th Floor
 Pittsburgh PA 15219

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Michael D Sherman

a/k/a: Michael Sherman
 Late of: Butler Township PA
 Administrator C.T.A.: Kathryn M Grelling
 121 Freeport Road
 Butler PA 16002
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216

BCLJ: December 30, 2022 & January 6, 13, 2023

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MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH December 9, 2022

Recorded December 5, 2022 - December 9, 2022

Arndt, Christopher W; Arndt, Hannah-
 -BANK AMERICA NA--Saxonburg
 Boro Sub/Condo:Goldscheitter Plan
 Lot:123 Street:106 Beatty Dr Parcel:500-
 S3-A123:\$62,800.00

Babcock, Elizabeth; Babcock, Jeffrey
aka; Babcock, Jeffrey J aka--
 HUNTINGTON NATL BK--Cranberry Twp
 Sub/Condo:Castle Brook Drive Lot:108
 Street:105 Castle Brook Drive Parcel:130-
 S40-A108:\$463,500.00

Ballon, Lori--CHURCHILL MTG HOME
 LOANS--Butler City Ward:5 Street:124 W
 Pearl Street Parcel:565-11-35:\$127,070.00

Beebe, Allen Willard; Beebe, Heather
Jo Ann--UNITED WHOLESAL MTG
 LLC--Adams Twp Street:116 Dobson Rd
 Parcel:010-3F68-26E:\$395,000.00

Beige, Trevor L; Livingstonard, Brittany
J; Ward, Brittany J Livingston--ARMCO
 CRED UN--Jefferson Twp Street:586 Great
 Belt Rd Parcel:190-S3-1:\$131,700.00

Bell, Antonetta N; Bell, Frederic C--
 ARMCO CRED UN--Franklin Twp Sub/
 Condo:Chestnut Grove II Condo Unit:621
 Street:621 Woodhawk Lane Parcel:170-
 S6-A621:\$259,900.00

Blue Hole LP; Sampson Morris Group Inc--
 S&T BK--Cranberry Twp Sub/Condo:Thorn

Hill Ind Park Plan Prope Lot:501
 Parcel:130-4F110-14C2A:\$6,000,000.00
Boben, Sydney E--CFSBANK--Clay
 Twp Sub/Condo:Boben Sub Lot:3
 Street:688 Halston Rd Parcel:080-2F112-
 30Da:\$25,000.00

Bracey, Patrick C Trs; Butler Arbors
Equities; G W M Holdings LP; GWM
Holdings LP; McAnallen, George
W Revocable Tr by Trs; Roddy,
Kelly Trs--CENTENNIAL MTG INC--
 Butler City Ward:1 Parcel:561-27-220
 Acre:1.35:\$6,228,500.00

Brannon, Robert A--ROYAL UNITED
 MTG LLC--Jackson Twp Street:342
 Lindsay Rd Parcel:180-4F104-6/7
 Acre:708:\$176,980.00

Bucknum, Susan L; Senita, Joseph
A--HOWARD HANNA MTG SERVS-
 -Middlesex Twp Street:112 Justice Dr
 Parcel:230-3F59-7E:\$490,000.00

Callihan, Dalton L--WEST PENN FIN SERV
 CTR INC--Summit Twp Street:685 Herman
 Road Parcel:290-S5-A6:\$178,600.00

Carless, Charles; Carless, Tina M--
 PREMIER BK--Cranberry Twp Sub/
 Condo:Laurel Pointe Ph 1 Lot:106
 Street:309 Spruce Ln Parcel:130-
 S18-H106:\$200,000.00

Carless, Charles; Carless, Tina M--
 PREMIER BK--Cranberry Twp Sub/
 Condo:Laurel Pointe Ph 1 Lot:106
 Street:309 Spruce Ln Parcel:130-
 S18-H106:\$707,873.00

Carr, Jason L; Carr, Olivia Nhien--
 WESBANCO BK INC--Adams Twp Sub/
 Condo:Amherst Villag Plan 1 Lot:121
 Street:110 Granite Ridge Cir Parcel:010-
 S12-D121:\$91,500.00

Carr, Jason L; Carr, Olivia Nhien--
 WESBANCO BK INC--Adams Twp Sub/
 Condo:Amherst Village Ph 1 Lot:121
 Street:110 Granite Ridge Cir Parcel:010-
 S12-D121:\$308,500.00

Carter, Samantha Christine; Knapp,
Nicholas Michael--NVR MTG FIN
 INC--Cranberry Twp Sub/Condo:Park
 Place Amendment No 52 Pla Lot:8-12B
 Street:342 Caledonia Place Parcel:130-
 S46-B126:\$379,527.00

Chickadee Perch LLC--S&T BK--
 Butler City Street:400 West Wayne St
 Parcel:563-6-28:\$214,000.00

Cranston, Jennifer Danette; Cranston,
Patrick Henry--HOWARD HANNA
 MTG SERVS--Cranberry Twp
 Street:106 Flamingo Dr Parcel:130-
 4F48-39-1:\$160,000.00

Cress, Jason P; Cress, Stephanie--PNC
 BK NA AKA--Clay Twp Street:108 Davis

MARRIAGE LICENSE FILINGS

Application Date: January 1, 2023 - January 7, 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.

- | | | | | | |
|----------------|---|----------------|--|----------------|--|
| 2023-202300001 | Lynsie Shannon Oborn and Joel Tyler Shaffer | 2023-202300003 | Shawn Michael Burns and Sue Ann Raimondi | 2023-202300005 | Zackery Alan Rodgers and Travis William Gill |
| 2023-202300002 | James Andrew Fernacz and Charity Lynn McDanel | 2023-202300004 | Sarah Anne Yousko and Duel Seth Thompson | | |

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **Michael Family Trust** dated June 26, 2000. Doris A. Michael, Grantor of the trust, of Cranberry Township, Butler County, Pennsylvania, died on November 16, 2022. All persons having claims against Doris A. Michael are requested to make known the same to the trustee or attorney named below. All persons indebted to Doris A. Michael are requested to make payment without delay to the trustee or attorney named below.

John H. Michael, Trustee
Lori R. Carnley, Trustee
c/o Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: December 30, 2022 & January 6, 13, 2023

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

In the Matter of MsD. No. 22-40300

Notice is hereby given that, on October 7, 2022, a Petition for Change of Name of a Minor was filed in the above-named Court by Jessica Cristalli and Jonathan Thomas Cristalli, Parent and Natural Guardians of Jacob William Cristalli, a minor, requesting an order to change the name of **Jacob William Cristalli**, a minor to Mason William Cristalli. The Court has fixed the 21st day of February, 2023 at 09:45 a.m. in Courtroom 3 of the Butler County Government Center, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioners should not be granted.

BCLJ: January 13, 2023

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **PARKS MOVING & STORAGE, INC.** is currently in the process of voluntarily dissolving.

Dixon R. Rich, Jr., Esquire
525 William Penn Pl.
28th Floor
Pittsburgh, PA 15219

BCLJ: January 13, 2023

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **WILLIAMS MOVING & STORAGE, INC.** is currently in the process of voluntarily dissolving.

Dixon R. Rich, Jr., Esquire
525 William Penn Pl.
28th Floor
Pittsburgh, PA 15219

BCLJ: January 13, 2023

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **PARKS PAYROLL PROCESSING, CO.** is currently in the process of voluntarily dissolving.

Dixon R. Rich, Jr., Esquire
525 William Penn Pl.
28th Floor
Pittsburgh, PA 15219

BCLJ: January 13, 2023

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **PARKS VAN & STORAGE, INC.** is currently in the process of voluntarily dissolving.

Dixon R. Rich, Jr., Esquire
525 William Penn Pl.
28th Floor
Pittsburgh, PA 15219

BCLJ: January 13, 2023

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 14, 2022 for **GSD Tech** at 711 Withers Park Dr., Cranberry Township, PA 16066. The name and address of each individual interested in the business is Timothy Nelson Fenton Mazzacua at 711 Withers Park Dr., Cranberry Township, PA 16066. This was filed in accordance with 54 PaC.S. 311.417

Penncorp Servicegroup, Inc.
600 North Second Street
Harrisburg, PA 17101

BCLJ: January 13, 2023

LEGAL NOTICE

IN THE MATTER OF THE ESTATE OF DENTON DANIEL POWELL, a/k/a DENTON D. POWELL, DECEASED. Butler County O.C. No. 10-22-0122

Andrew J. Hack, executor of the estate of **Denton Daniel Powell, a/k/a Denton D. Powell**, who died December 29, 2021, intends to convey the decedent's farm and residuary estate at 9600 Goehring Road, Cranberry Township, Butler County, Pennsylvania, comprised of 71.25 acres, to the Township of Cranberry. The Township of Cranberry will take title to the farm under and subject to the terms and conditions of an Agricultural Conservation Easement recorded in the office of the Recorder of Deeds of Butler County at Instrument No. 200707090017689.

Any non-profit organization that protects and preserves farm land in the United States of America with an interest in the farm may contact the undersigned counsel or appear in the Court of Common Pleas of Butler County on the 24th day of January, 2023, at 9:00 a.m., when a petition for approval of the transfer to the Township of Cranberry will be presented to the Court.

Philip P. Lope, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063
724-452-5020
lopep@lopecasker.com

BCLJ: January 6, 13, 2023

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: APPOINTMENT OF SHANE R. YARGER AS CONSTABLE

CRIMINAL DIVISION
No. 186 MsD 2022

Yeager, P.J. November 29, 2022

ORDER OF COURT

AND NOW, this 29th day of November, 2022, the hearing on the Petition by the qualified electors of the City of Butler, Precinct 5, Butler County, Pennsylvania, to appoint **Shane R. Yarger** to fill the vacancy in the Office of Constable for the City of Butler, Precinct 5, Butler County, Pennsylvania, scheduled for the 29th day of November, 2022, at 10:30 A.M. is continued and rescheduled for the 14th day of February, 2023, at 9:45 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center.

Shane R. Yarger is to cause Notice of the above scheduled hearing to be published one time in the Butler County Legal Journal and in the Butler Eagle newspaper at least thirty (3) days prior to the hereinabove scheduled hearing date. The costs for said publications are to be the sole responsibility of the said Shane R. Yarger.

BY THE COURT,
S. Michael Yeager
President Judge

BCLJ: January 13, 2023

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
BUTLER COUNTY**

Number 2021-10656

Lakeview Loan Servicing, LLC.

v.

Daniel J. King and Melissa J. King

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Daniel J. King and Melissa J. King

Your house (real estate) at 116 West Metzger Avenue, Butler, Pennsylvania 16001 is scheduled to be sold at Sheriff's Sale on March 17, 2023 at 11:00 a.m. at Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$197,910.01 obtained by Lakeview Loan Servicing, LLC. against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Lakeview Loan Servicing, LLC. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

ASSOCIATION DE LICENCIADOS
 Prothonotary
 Office of Prothonotary, Butler County
 Butler County Government Center
 124 West Diamond Street
 Butler, Pennsylvania 16001
 (724) 284-5214

McCABE, WEISBERG & CONWAY, LLC
 Attorneys for Plaintiff
 1420 Walnut St, Ste. 1501
 Philadelphia, PA 19102, 215-790-1010

BCLJ: January 13, 2023

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**CIVIL ACTION LAW
 COURT OF COMMON PLEAS
 BUTLER COUNTY**

Number 21-10852

Bank of America, N.A.
 v.
 Laura L. Morrow

NOTICE OF SHERIFF'S SALE
 OF REAL PROPERTY

TO: Laura L. Morrow

Your house (real estate) at **124 Country Club Road, Butler, PA 16002** is scheduled to be sold at Sheriff's Sale on **March 17, 2023** at 11:00 a.m. at Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$130,214.14 obtained by Bank of America, N.A. against the above premises.

NOTICE OF OWNER'S RIGHTS
 YOU MAY BE ABLE TO PREVENT
 THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Bank of America, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale

through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
 SAVE YOUR PROPERTY
 AND YOU HAVE OTHER RIGHTS
 EVEN IF THE SHERIFF'S
 SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Prothonotary
Office of Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, Pennsylvania 16001
(724) 284-5214

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
1420 Walnut St, Suite 1501
Philadelphia, PA 19102
215-790-1010

BCLJ: January 13, 2023

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 17th day of March 2023** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution April 14, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: January 13, 20, 27, 2023

No. 2022-30149

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
vs
ASHLEY L CONCELMAN

PROPERTY ADDRESS: 235 CONNOQUENESSING DRIVE, EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 120-S4-A394, A395, A396, A397

ALL THOSE CERTAIN OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER. AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. 394, 395, 396, & 397 IN THE CONNOQUENESSING WOODLANDS LANDS PLAN OF LOTS, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 45. PAGE 1.

BEING KNOWN AS: 235 CONNOQUENESSING DRIVE, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 120-S4-A394, 120-S4-A395,120-S4-A396,120-S4-A397

BEING THE SAME PREMISES WHICH SHAWN A/ KENNEDY AND ELIZABETH A. FLINT NOW KNOWN AS ELIZABETH A

FLINT-KENNEDY, HUSBAND AND WIFE BY DEED DATED 3/24/2009 AND RECORDED 4/7/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #200904070006866, GRANTED AND CONVEYED UNTO ASHLEY L. CONCELMAN.

BCLJ: January 13, 20, 27, 2023

No. 2022-30151

PNC BANK, NATIONAL ASSOCIATION vs **ROBERT J. EMMINGER, AS ADMINISTRATOR OF THE ESTATE OF FRANCIS R. HORNE**

PROPERTY ADDRESS: 312 CHEROKEE DRIVE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER : 060-S13-A57-0000

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being all of Lot No. 57 in the Timberley Heights Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 22, Page 17.

BEING known and numbered as 312 Cherokee Drive, Butler, PA 16001

Being the same property conveyed to Francis R. Horne who acquired title by virtue of a deed from Ronald C. Kienzle, Executor under the Last Will and Testament of Kimberly J. Kienzle, f/k/a Kimberly J. Hutchinson, deceased, and Ronald C. Kienzle, single, in his individual capacity, dated September 19,2016, recorded October 19,2016, at Instrument Number 201610190021858, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-S13-A57-0000

BCLJ: January 13, 20, 27, 2023

No. 2022-30158

THIRD FEDERAL SAVINGS & LOAN ASSOCIATION OF CLEVELAND vs **STEPHEN J. GEIBEL, CARA L. GEIBEL**

PROPERTY ADDRESS: 202 SHADY AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-B28-000

ALL THAT CERTAIN lot, piece or parcel of land situate in Township of Butler, Butler County, Pennsylvania, more particularly bounded and described as follows:

ALL THAT CERTAIN TWO PIECES, PARCELS OR TRACTS OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: FIRST: ON THE NORTH BY BOUNDARY STREET; ON THE EAST BY LOT NO. 29 IN THE SAME PLAN OF LOTS; ON THE SOUTH BY SHADY AVENUE; AND ON THE WEST BY LOT NO. 27 IN THE SAME PLAN OF LOTS. BEING LOT NO. 28 IN THE BUTLER HIGHFIELD PLAN OF LOU. HAVING THEREON ERECTED A ONE STORY FRAME DWELLING SECOND: ON THE NORTH BY BOUNDARY STREET; ON THE EAST BY LOT NO. 29B; ON THE SOUTH BY SHADY AVENUE; AND ON THE WEST BY LOT NO. 28. BEING LOT NO. 29A IN THE BUTLER HIGHFIELD PLAN OF LOTS. BEING PART OF THE SAME PREMISES CONVEYED TO GRANTOR BY DEED OF JAMES P. KALINA, ADMINISTRATOR OF THE ESTATE OF GEORGE J. KALINA, DECEASED, DATED SEPTEMBER 18,1997, AND RECORDED AT BUTLER COUNTY INSTRUMENT NO. 199709180021930. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. BEING THE SAME PREMISES CONVEYED TO STEPHEN J. GEIBEL FROM JAMES P. KALINA BY DEED DATED 8/4/2017, AND RECORDED ON 9/5/2017, DOCUMENT 201709050018839, IN BUTLER COUNTY, PA.

Commonly known as 202 Shady Avenue, Butler, PA 16001

Being Parcel No. 055-28-B28-0000

BEING the same premises which James P. Kalina, by Deed dated 08/04/2017, and recorded 09/05/2017, in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201709050018839 granted and conveyed unto Stephen J. Geibel, in fee.

HAVING erected thereon a Single Family Dwelling known as 202 Shady Avenue,

Butler, PA 16001.

BCLJ: January 13, 20, 27, 2023

No. 2022-30152

PENNYMAC LOAN SERVICES LLC
vs
JONATHON M. MONFREDI, JULIE A. MONFREDI

PROPERTY ADDRESS: 1202 POINTE VIEW DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S18-B14B-0000

All that certain lot or parcel of ground situate in Township of Adams , County of Butler, and Commonwealth of Pennsylvania, being known as Lot 14B as shown on the Plan entitled "Adams Pointe - PRD Amendment No. 12 - Lots 8 & 14", recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 353, page 48. Being Parcel No.: part of 10-S18-B14. Having erected thereon a dwelling known as 1202 Pointe View Drive, Mars, PA 16046. And Being the same property conveyed to NVR, Inc., a Virginia Corporation by Deed recorded as Instrument Number 20151 2140027232 in the Office of the Recorder of Deeds Butler County, Pennsylvania.

BEING THE SAME PREMISES which NVR Inc., a Virginia Corporation, by Deed dated 3/24/2016 and recorded in the Office of the Recorder of Deeds of Butler County on 4/4/2016 in Deed Book Volume , Page , granted and conveyed unto Jonathon M. Monfredi and Julie A Monfredi.

ARCEL NO.: 010-S18-B14B-0000.

BCLJ: January 13, 20, 27, 2023

No. 2022-30155

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
vs
EDWARD O'SCHE, GEORGENE O'SCHE

PROPERTY ADDRESS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI/ TAX PARCEL NUMBER: 130-S9-A216-0000

LAND SITUATED IN THE TOWNSHIP OF CRANBERRY IN THE COUNTY OF BUTLER IN THE STATE OF PA

BEING LOT NO. 216 IN THE MANOR LINE PLAN OF LOTS NO. 2, AS THE SAME IS RECORDER'S OFFICE IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE 60 AT PAGE 5.

BEING KNOWN AS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S9-A216-0000

BEING THE SAME PREMISES WHICH BY DEED DATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO .

BCLJ: January 13, 20, 27, 2023

No. 2022-30150

THE HUNTINGTON NATIONAL BANK
vs
KAYLA SARGESON, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DORIS J. BRASHEARS, AKA DORIS J. SKINNER, HANNAH SARGESON, KNOWN HEIR OF DORIS J. BRASHEARS, DECEASED, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DORIS J. BRASHEARS, AKA DORIS J. SKINNER

PROPERTY ADDRESS: 455 JEFFERSON STREET. EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 400-S2-F10-0000

The following lands and property, together with all improvements located thereon, lying in Evans City Borough, Butler County, PA to-wit:

Beginning at a point on the Northerly side of Jefferson Street, 60 feet wide, where said point is intersected by the dividing line between land herein described and land now or formerly of W. Lotz; thence along said dividing line north 05 degrees 30 minutes 00 seconds East a distance of 150.00 feet to a point on the Southerly side of Butler Alley, thence along said side of Butler Alley, South 84 degrees 30 minutes 00 seconds East, a distance of 50.00 feet to a point; thence from

said point south 05 degrees 30 minutes 00 seconds West a distance of 150.00 feet to a point on the Northerly side of Jefferson Street; thence along said side of Jefferson Street, North 84 degrees 30 minutes 00 seconds West A distance of 50.00 feet to a point at the place of beginning.

BEING known and numbered as 455 Jefferson Street, Evans City, PA 16033

Being the same property conveyed to Doris J. Brashears who acquired title by virtue of a deed from Doris J. Skinner, a single person, dated August 14, 2012, recorded August 20, 2012, at Instrument Number 201208200023689, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 400-S2-F10-0000

BCLJ: January 13, 20, 27, 2023

No. 2022-30132

CARRINGTON MORTGAGE SERVICES, LLC

vs

MICHAEL R SKILES, MICHAEL SILES, MELISSA E SKILES, MELISSA STEWART

PROPERTY ADDRESS: 201 KYLE ROAD, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-2F79-290000

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN MIDDLESEX TOWNSHIP, BUTLER COUNTY, AS MORE PARTICULARLY DESCRIBED IN A LOT LINE REVISION OF THE GEORGE SHAFFER PROPERTY WHICH IS OF RECORD IN PLAN BOOK VOLUME 272, PAGE 37 OF THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF KYLE ROAD, A 33' WIDE TOWNSHIP ROAD, AT THE INTERSECTION ON THE NORTHERN BOUNDARY OF PROPERTY NOW OR FORMERLY OF HALLOCK, AND PROPERTY NOW OR FORMERLY OF JACK LEON SHAFFER, THROUGH THE CENTER LINE OF KYLE ROAD, NORTH 31° 46" 44' WEST 164.77 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF A RIGHT OF WAY FOR THE CORACE

PLAN OF SUBDIVISION OF RECORD IN PLAN BOOK VOLUME 162, PAGE 11, THENCE CONTINUING ALONG THE SAID BOUNDARY LINE NORTH 88° 42" EAST 217.8 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF SHAFFER; THENCE ALONG SAID SHAFFER LAND SOUTH 1° 18" EAST, 72.60 FEET TO A POINT; THENCE NORTH 85° 42" EAST, 200 FEET TO A POINT ON LINE OF LANDS TO BE CONVEYED TO WILLIAM B. SHAFFER AND DEBORAH SHAFFER, HIS WIFE; THENCE CONTINUING ALONG SAID LAND SOUTH 1° 18" EAST, 75.40 FEET; THENCE SOUTH 31° 15' 22" WEST, 116.22 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF SUTTON; THENCE CONTINUING ALONG SAID LAND NORTH 32° 8' 17" WEST, 141.32 FEET TO A POINT ON THE NORTHEASTERN BOUNDARY OF PROPERTY NOW OR FORMERLY HALLOCK; THENCE CONTINUING ALONG SAID LAND SOUTH 83° 42" 43' WEST 200 FEET TO A POINT ON THE CENTER LINE OF KYLE ROAD AT THE PLACE OF BEGINNING.

Parcel No. 230 2F79 29000

BEING the same premises which HSBC Mortgage Services, Inc. by Deed dated 3/13/2008 and recorded 3/28/2008 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 200803280006408, granted and conveyed unto Michael R. Skiles and Melissa A. Skiles, husband and wife.

BCLJ: January 13, 20, 27, 2023

Sheriff of Butler County, Michael T. Slupe