

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: Christine B Ashton**

Late of: Zelenople PA
 Executor: Bruce M Ashton
 115 Victory Terrace
 Harmony PA 16037
 Attorney: Edward F Twomey
 Lynch Law Group
 501 Smith Drive Suite 3
 Cranberry Twp PA 16066

BCLJ: January 27 & February 3, 10, 2023

Estate of: Ronald G Basilone

Late of: Evans City PA
 Administrator: Giovanni J Basilone
 185 Lutz Road
 Zelenople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

BCLJ: January 27 & February 3, 10, 2023

Estate of: Hildegard Dabler

Late of: Cranberry Township PA
 Executor: Rosemarie Schmidt
 127 Kiowa Woods Lane
 Zelenople PA 16063

BCLJ: January 27 & February 3, 10, 2023

**Estate of: Raymond F Ernst
a/k/a: Raymond Ernst**

Late of: Jackson Township PA
 Executor: Arlene C Ernst
 107 Gregg Drive
 Harmony PA 16037
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063

BCLJ: January 27 & February 3, 10, 2023

Estate of: Ronald J Flynn

Late of: West Liberty PA
 Executor: George E Flynn
 104 Taggart Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: January 27 & February 3, 10, 2023

Estate of: Katherine J Graham

Late of: Summit Township PA
 Administrator: Paula J Willyard Esq
 347 N Pike Rd
 Sarver PA 16055
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: January 27 & February 3, 10, 2023

Estate of: Leslie Jean Hardy

Late of: Quincy, Plumas County, California
 Executor: Michael Ganahl
 PO Box 810
 Quincy CA 95971
 Attorney: Kevin J O'Hare
 The Waterfront Bldg Suite 100
 200 First Ave
 Pittsburgh PA 15222

BCLJ: January 27 & February 3, 10, 2023

Estate of: Mary Katherine Kozar

Late of: Jackson Township PA
 Administrator: Ann Marie Glass
 103 Townhill Drive
 Zelenople PA 16063
 Attorney: John D Perkosky
 Ogg Murphy & Perkosky, PC
 245 Fort Pitt Boulevard
 Pittsburgh PA 15222

BCLJ: January 27 & February 3, 10, 2023

Estate of: Gilbert D Mersheimer

Late of: Mercer Township PA
 Executor: Nancy L Morgan
 5954 Green Boulevard
 Naples FL 34116
 Attorney: Shawn A Sensky
 809 Wilmington Avenue
 New Castle PA 16101

BCLJ: January 27 & February 3, 10, 2023

Estate of: Mary Jacqueline Mohn

Late of: Butler PA
 Executor: Karen L Johnson
 2279 Cress Creek Drive
 Muskegon MI 49444
 Executor: Mark A Mohn
 3579 Cedarwood Lane
 Beavercreek OH 45430
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 27 & February 3, 10, 2023

Estate of: Carl E Neyman

a/k/a: Carl E Neyman Sr
 Late of: Center Township PA
 Executor: Judith A Neyman
 716 Joy Lane
 Butler PA 16001
 Attorney: McKenna Adams
 The Elder Law Offices of Shields and Boris
 1150 Old Pond Road
 Bridgeville PA 15017

BCLJ: January 27 & February 3, 10, 2023

Estate of: Robert F Radwan

Late of: Forward Township PA
 Administrator:
 Charlene B Wellington-Radwan
 4000 West Grove Way
 Gibsonia PA 15044
 Attorney: Nicolas J Sasso
 Dentons Cohen & Gribbsby PC
 625 Liberty Ave 7th Fl
 Pittsburgh PA 15222

BCLJ: January 27 & February 3, 10, 2023

Estate of: Ralph Warren Storm

Late of: Jefferson Township PA
 Executor: Naomi Ruth Howard
 3259 Hampton Oaks Drive
 Allison Park PA 15101

BCLJ: January 27 & February 3, 10, 2023

Estate of: Rafael Velazquez

a/k/a: Rafael G Velazquez
 Late of: Jefferson Township PA
 Executor: Deborah J Bender
 171 Saxonburg Road
 Butler PA 16002
 Attorney: Christine N Guthrie
 Gilliland Vanasdale Sinatra Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Twp PA 16066

BCLJ: January 27 & February 3, 10, 2023

SECOND PUBLICATION**Estate of: Carol DeMayo**

a/k/a: Carol A DeMayo
 Late of: West Sunbury PA
 Administrator: Michael DeMayo
 613 Mahood Rd
 West Sunbury PA 16061

BCLJ: January 20, 27 & February 3, 2023

Estate of: Zelma Marie Fisher

Late of: Butler Township PA
 Executor: Dawn Oesterling
 176 Church Rd
 Slippery Rock PA 16057

BCLJ: January 20, 27 & February 3, 2023

Estate of: Gary L Fleeger Sr

Late of: Connoquenessing Township PA
 Executor: Judith Ann Fleeger
 145 Doctor Lane
 Renfrew PA 16053
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Jason D Foster

a/k/a: Jason Douglas Foster
 Late of: Prospect PA
 Administrator: Sheigh Brooke Foster
 122 Church Street
 Prospect PA 16052
 Attorney: Nicole L Thurner
 Bench Law Limited
 240 Executive Drive Unit 1813
 Cranberry Twp PA 16066

BCLJ: January 20, 27 & February 3, 2023

Estate of: George E France

Late of: Jefferson Township PA
 Administrator: James E France
 28 Penntowne Drive
 Irwin PA 15642
 Attorney: Taylor J Johns
 Coulter & May PC
 3824 Northern Pike Suite 801B
 Monroeville PA 15146

BCLJ: January 20, 27 & February 3, 2023

Estate of: Linda G Hershey

Late of: Adams Township PA
 Executor: David L McCullough
 2024 Jamestown Court
 Valencia PA 16059
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Glenn W Jones

Late of: Cranberry Township PA
 Executor: Warren E Jones
 732 Gallion Ave
 Pittsburgh PA 15226
 Executor: Albert E Jones
 110 McGuire Road
 Sewickley PA 15143
 Attorney: Michael A Nahas
 Law Office of Michael A Nahas
 1631 Nolo Way
 Pittsburgh PA 15206

BCLJ: January 20, 27 & February 3, 2023

Estate of: Arthur L Kearns

Late of: Penn Township PA
 Executor: John D Kearns
 106 Smith Road
 Renfrew PA 16053
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Edith L Nuss**a/k/a: Edith Lorraine Nuss**

Late of: Butler Township PA
 Executor: Matthew S Nuss
 207 Oliver Drive
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Michael L Pedicone**a/k/a: Mike Pedicone****a/k/a: Michael Pedicone**

Late of: Harrisville PA
 Administrator: Guy Pedicone
 236 Haymont Drive
 Gibsonia PA 15044
 Attorney: John Linkosky
 John Linkosky & Assoc
 715 Washington Ave
 Carnegie PA 15106

BCLJ: January 20, 27 & February 3, 2023

Estate of: David L Raimondi

Late of: Butler Township PA
 Administrator: Sue Ann Raimondi
 101 W McQuiston Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Beverly F Shaffer**a/k/a: Beverly Jean Shaffer**

Late of: Cranberry Township PA
 Executor: Linda A Shaffer
 138 Dorsch Drive
 Cranberry Twp PA 16066
 Attorney: Lawrence P Lutz
 Lutz & Pawk
 The Morgan Center Bldg
 101 East Diamond St Suite 102
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Ralph A Stanisky

Late of: Clinton Township PA
Executor: Virginia M Stanisky
117 Rachel Drive
Saxonburg PA 16056
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Donald Lee Thompson

a/k/a: Donald Thompson
a/k/a: Donald L Thompson

Late of: Marion Township PA
Executor: Janice Berry
518 Boyers Road
Harrisville PA 16038
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: January 20, 27 & February 3, 2023

Estate of: Joseph Jennings Valensky

a/k/a: Joseph Valensky
a/k/a: Joseph J Valensky

Late of: Franklin Township PA
Administrator: Kirstin M Valensky
210 Rieger Road
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: January 20, 27 & February 3, 2023

Estate of: Grace F Wargo

a/k/a: Grace Falatic Wargo

Late of: Valencia PA
Executor: William Scott Wargo
2814 Autumnwood Drive
Glenshaw PA 15116
Attorney: Harold A English
H A English and Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101

BCLJ: January 20, 27 & February 3, 2023

THIRD 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 Menchyk Jr
 Stepanian & Menchyk 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

MARRIAGE LICENSE FILINGS

Application Date: January 15, 2023 - January 21, 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.

2023-202300011 Christopher Tanner Albert and Rebecca Corinne Nickerson	2023-202300014 Nicole Lynn Lamastro and Dustin Joshua Harvey	2023-202300017 Cortney Gaye Mohney and Kaleb Charles Tucker
2023-202300012 Vincent Dominick Thimons and Lourdes Juanita Rios	2023-202300015 Todd Joseph Harrison and Serenity Edelle Vincent	2023-202300018 Rebecca Lynn Russell and Brian Lee Shreve Jr
2023-202300013 Chad Edward Ruediger and Jenna Kathlene Horniacek	2023-202300016 Kenneth Keith Felitsky and Crystal Rose Morgan	2023-202300019 Joseph Emery Showalter and Lauren Marie Smilek

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

In the Matter of MsD. No. 2023-40014 Notice is hereby given that, on 13th day of January, 2023, a petition for a Change of Name of Tristen Cassidy Miller was filed in the above-named Court, requesting an order to change the name of **Tristen Cassidy Miller** to Tristen Cassidy Della Santa.

The court has fixed the 4th day of April, 2023, at 9:45 AM. in courtroom Number 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: January 27, 2023

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 **Uncle Bub's Hangout, LLC**, and it is to be organized effective January 20, 2023.

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

BCLJ: January 27, 2023

NONPROFIT ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 18, 2023, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Creekside Manor Townhomes HOA, Inc.**

The purpose for which it will be organized is: the ownership and operation of the "Common Elements" of Creekside Manor Townhomes, a planned community located in Jackson Township, Butler County, Pennsylvania, pursuant to a Declaration of Covenants, Conditions and Restrictions (the "Declaration") to be recorded in the Office of the Recorder of Butler County, Pennsylvania, as the same may be amended from time to time.

McNEES WALLACE & NURICK LLC
One Oxford Centre
301 Grant St., 11th Floor
Pittsburgh, PA 15219

BCLJ: January 27, 2023

**Notice of Incorporation
Eisler Farms, Inc.
Butler County Legal Journal**

Notice is given that Articles of Incorporation that will incorporate **Eisler Farms, Inc.**, have been delivered to the Secretary of State for filing in accordance with the Pennsylvania Business Corporation Law of 1988. The initial registered office of the corporation and the address of the registered agent is 1031 New Castle Road, Prospect, Pennsylvania, 16052.

BCLJ: January 27, 2023

**BUTLER COUNTY
COURT OF COMMON PLEAS
Number: 2022-10964
Notice of Action in
Mortgage Foreclosure**

Click N' Close, Inc. F/K/A Mid America Mortgage, Inc.,
Plaintiff

v.

Stella Smith, Known Surviving Heir of Cloyd Allen Smith, Debra Reep, Known Surviving Heir of Cloyd Allen Smith, Frank Smith, Known Surviving Heir of Cloyd Allen Smith, Cloyd Smith Jr., Known Surviving Heir of Cloyd Allen Smith, and Unknown Surviving Heir of Cloyd Allen Smith,
Defendants

TO: Unknown Surviving Heir of Cloyd Allen Smith. Premises subject to foreclosure: 224 Mercer Street, Butler, Pennsylvania 16001. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice 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. Prothonotary, Office of Prothonotary, Butler County, Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania 16001, (724) 284-5214, and Butler County Bar Association, 240 South Main Street, Butler, PA 16001, 724-841-0130 . McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

BCLJ: January 27, 2023

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA ORPHAN'S COURT DIVISION

**IN RE: K.J.S.
O.A. No. 16 of 2022
PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father,

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child:

**Name of Child: K.J.S.
DOB: November 19, 2020; Place of Birth: Butler County-Butler, PA; Gender: Male
Birth Mother's Last Name: Schlagel**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number **2** located at the Butler County Courthouse/ Government Center on the **8th day of March 2023 at 9:00 A.M.**

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

This notice is to inform you of an important option that may be available to you under **PENNSYLVANIA LAW ACT 101 OF 2010**, which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, child, a birth parent and/or a birth relative of the child. The agreement must be signed and approved by the court to be legally binding.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET

FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY COURT
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: January 27, 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

Lawyers Concerned for Lawyers

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