

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: Dolores J Anderson

Late of: Butler PA
Executor: Angela A Henry
817 East Brady Street
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Gayle Elizabeth Beers

a/k/a: Gayle E Beers
Late of: Callery PA
Executor: Stephen A Beers
852 Dick Road
Renfrew PA 16053
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Joan M Howenstein

Late of: Cranberry Township PA
Executor: Beth A Howenstein
103 Reel Avenue
Pittsburgh PA 15237
Attorney: Harold A English
H A English And Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Patricia Kathleen McDonald

Late of: Lancaster Township PA
Executor: Donald E McDonald
649 Perry Highway
Harmony PA 16037
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Gary C McMillan

a/k/a: Gary Chesley McMillan
Late of: Zelienople PA
Executor: Joseph B Julian
122 N Milton St
Zelienople PA 160163
Executor: Michael D Vandeusen
119 N Milton St
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Todd Jason Minnear

Late of: Butler PA
Administrator: Amy J Minnear
114 Kelly Road
Butler PA 16001
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Bruce James Schneider

a/k/a: Bruce J Schneider
Late of: Cranberry Township PA
Administrator: William Schneider
128 S 21st St
Pittsburgh PA 15203
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Eleanor Esther Soltesz

a/k/a: Eleanor E Soltesz
Late of: Zelienople PA
Executor: James J Soltesz
118 Pine St
Zelienople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Dylan David Tarbi

a/k/a: Dylan Tarbi
a/k/a: Dylan D Tarbi
Late of: Buffalo Township PA
Administrator: Keith Matthew Tarbi
131 Martin Road
Sarver PA 16055
Attorney: D Robert Marion Jr
Charlton Law
617 South Pike Road
Sarver PA 16055
BCLJ: July 25, & Aug 1 & 8, 2025

Estate of: Dennis Robert Wallace**a/k/a: George Wallace****a/k/a: Dennis R. Wallace**

Late of: Marion Township PA
 Administrator: Jacqueline M. Wallace
 335 Windy Point Road
 Harrisville PA 16038
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057
 BCLJ: July 25, & Aug 1 & 8, 2025

SECOND PUBLICATION**Estate of: Marie R Basehore**

Late of: Winfield Township PA
 Executor: Robert W Basehore Jr
 955 Greenridge Road
 Columbus OH 43235
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: July 18, 25 & August 1, 2025

Estate of: Sharyn Jean Carlquist**a/k/a: Sharyn Jean John**

Late of: Boyers PA
 Executor: Raymond E John
 2427 West Sunbury Rd
 Boyers PA 16020
 Attorney: John J Morgan
 300 North McKean St
 Butler PA 16001
 BCLJ: July 18, 25 & August 1, 2025

Estate of: John Edward Cornetti**a/k/a: J Edward Cornetti**

Late of: Hutchinson, Reno County Kansas
 Administrator: Terri D Graham
 201 Kisiwa Village Road
 Hutchinson KS 67502
 Attorney: Bradley S Kriley
 S.R. Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057
 BCLJ: July 18, 25 & August 1, 2025

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

Late of: Butler PA
 Administrator C.T.A.: Edward DeSantis
 259 S Main St
 Butler PA 16001
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001

BCLJ: July 18, 25 & August 1, 2025

Estate of: Diane Arlene Durnell**a/k/a: Diane A Durnell**

Late of: Evans City PA
 Administrator: Stephanie Thompson
 371 Nine Hill Road
 Harmony PA 16037
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117
 BCLJ: July 18, 25 & August 1, 2025

Estate of: Linda D Eckman

Late of: Valencia PA
 Executor: William D Eckman
 139 Old Route 8 S
 Valencia PA 16059
 Attorney: Jeanine M Franciscus
 Goehring Rutter & Boehm
 647 Allegheny Avenue Suite 100
 Oakmont PA 15139
 BCLJ: July 18, 25 & August 1, 2025

Estate of: Richard Oscar Fleeger

Late of: Butler Township PA
 Administrator: Kim A Bodnar
 304 Ross Street Suite 701
 Pittsburgh PA 15219
 Attorney: Kim A Bodnar
 304 Ross Street Suite 701
 Pittsburgh PA 15219
 BCLJ: July 18, 25 & August 1, 2025

Estate of: Senta A Gavula

Late of: Mars PA
 Executor: John Erik Gavula
 102 Curtis Ct
 Mars PA 16046
 Attorney: Melina Georgiades
 Elder Law Offices Of Shields And Boris
 1150 Old Pond Rd
 Bridgeville PA 15017
 BCLJ: July 18, 25 & August 1, 2025

Estate of: Glenn G Geisel

Late of: Cranberry Township PA
 Executor: Frances A Geisel
 553 Gallery Road
 Cranberry Twp PA 16066
 Attorney: Michael K Parrish Esq
 GRB Law Waterfront Corporate Park
 2100 Georgetown Drive Suite 300
 Sewickley PA 15143
 BCLJ: July 18, 25 & August 1, 2025

Estate of: Bernard F Leibach Jr

Late of: Clinton Township PA
 Executor: Kevin Hamilton

219 East Union Road
Cheswick PA 15024
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: July 18, 25 & August 1, 2025

Estate of: John F Lucy

Late of: Slippery Rock PA
Executor: Karen T Perry
307 Harmony Rd
Slippery Rock PA 16057
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057
BCLJ: July 18, 25 & August 1, 2025

Estate of: Margaret Moser

Late of: Cabot PA
Executor: Patricia E Prior
413 Winfield Road
Cabot PA 16023
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001
BCLJ: July 18, 25 & August 1, 2025

Estate of: Charles Warren Oesterling

Late of: Butler Township PA
Executor: Dana G Bonetti
101 Stratford Dr
Butler PA 16002
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: July 18, 25 & August 1, 2025

Estate of: James John Peck

Late of: Penn Township PA
Administrator: Michelle Lahey
207 Valencia Street
Butler PA 16002
BCLJ: July 18, 25 & August 1, 2025

**Estate of: Norma L Rodgers
a/k/a: Norma Lucille Rodgers**

Late of: Worth Township PA
Executor: Gloria I Bowser
7 W Vancourt Rd
Grove City PA 16127
Attorney: William D Kemper
7001 Forrest Trail
Butler PA 16002
BCLJ: July 18, 25 & August 1, 2025

Estate of: Edward C Schrecongost

Late of: Chicora PA
Executor: Gail A Schrecongost
211 East Drive
Chicora PA 16025
Attorney: Michael P Robb
Bailey & Glasser LLP
180 Swinderman Road Suite 450
Wexford PA 15090
BCLJ: July 18, 25 & August 1, 2025

Estate of: Laurel Lee Shimek

Late of: Buffalo Township PA
Executor: Roy D. Frazier
125 Old Belt Road
Charlotte NC 28270
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: July 18, 25 & August 1, 2025

**Estate of: William C Stewart
a/k/a: William Carney Stewart**

Late of: Center Township PA
Executor: Paula Brestensky
102 Ojibwa Drive
Butler PA 16001
Attorney: Edward P Wojnaroski Jr
Williams Coulson
420 Fort Duquesne Boulevard 16th Floor
Pittsburgh PA 15222
BCLJ: July 18, 25 & August 1, 2025

**Estate of: Cynthia Ann Sullivan-Theis
a/k/a: Cynthia Ann Theis**

a/k/a: Cynthia Ann Sullivan
Late of: Cranberry Township PA
Executor: John Howard Theis
4601 Old Route 19
Cranberry Twp PA 16066
BCLJ: July 18, 25 & August 1, 2025

THIRD PUBLICATION**Estate of: Sally Lynn Akers**

Late of: Cranberry Township PA
Administrator: Chelsea J Stragand
712 Audubon Drive
Mars PA 16046
Attorney: Jeremy S Stragand
Morascyzk & Polochak
81 Dutilh Road Suite 200
Cranberry Twp PA 16066
BCLJ: July 11, 18 & 25, 2025

**Estate of: Larry John Ball
a/k/a: Larry J. Ball**

Late of: Oakland Township PA

Executor: Christina M. Villaire
 125 Zion Church Road
 Chicora PA 16025
 Executor: Paula J. Traymar
 128 2nd Street
 McKnight PA 15237
 BCLJ: July 11, 18 & 25, 2025

Estate of: Chad N Blum

Late of: Center Township PA
 Administrator: Catherine J Kohlmeyer
 1400 Chicora Road
 Chicora PA 16025
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001
 BCLJ: July 11, 18 & 25, 2025

Estate of: James W Halstead

a/k/a: James Halstead

Late of: Cranberry Township PA
 Executor: Jamie Littell
 304 Trafalgar Sq
 Cranberry Twp PA 16066
 Attorney: Kate Cleary Lennen
 Myers Law Group LLC
 17025 Perry Hwy
 Warrendale PA 15086
 BCLJ: July 11, 18 & 25, 2025

Estate of: Gary Hughes

a/k/a: Gary L Hughes

a/k/a: Gary Lee Hughes

Late of: Faulkner County Arkansas
 Ancillary Administrator: Brittany R Hackbarth
 799 Jennie Lane
 Butler PA 16001
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001
 BCLJ: July 11, 18 & 25, 2025

Estate of: Michele Kristofik

Late of: Buffalo Township PA
 Executor: Paul R Kristofik
 212 Riemer Road
 Sarver PA 16055
 BCLJ: July 11, 18 & 25, 2025

Estate of: Phyllis McCrea

Late of: Cabot PA
 Executor: Kenneth J McCrea
 208 Neupert Road
 Cabot PA 16023
 BCLJ: July 11, 18 & 25, 2025

Estate of: Thamer L Sensenich

a/k/a: Thomas Louis Sensenich

a/k/a: Tom Sensenich

Late of: Cranberry Township PA
 Executor: Marc Sensenich
 610 Warwick Lane
 Cranberry Twp PA 16066
 Attorney: Kate Cleary Lennen
 Myers Law Group LLC
 17025 Perry Hwy
 Warrendale PA 15086
 BCLJ: July 11, 18 & 25, 2025

Estate of: Marion Russell Slater

Late of: Butler PA
 Executor: Matthew J Slater
 104 Reich Ave
 Butler PA 16001
 Attorney: Bradley S Kriley
 S.r. Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: July 11, 18 & 25, 2025

Estate of: Sandra Lee Thomas

a/k/a: Sandra Thomas

a/k/a: Sandra L Thomas

Late of: Cranberry Township PA
 Executor: Christine A Thomas
 499 12th Street
 Freedom PA 15042
 Attorney: Vanda Raszewski
 Raszewski Law PC
 1225 S Main Street Suite 304c
 Greensburg PA 15601
 BCLJ: July 11, 18 & 25, 2025

Estate of: Linda L Thompson

a/k/a: Linda Lou Thompson

Late of: Sarver PA
 Executor: Robert D Thompson
 179 Bonniebrook Road
 Butler PA 16002
 Attorney: William T Woncheck
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065
 BCLJ: July 11, 18 & 25, 2025

Estate of: Linda Lou Walters

a/k/a: Linda Walters

a/k/a: Linda L Walters

Late of: Winfield Township PA
 Executor: Daniel C Walters
 405 Painter Avenue
 Natrona Heights PA 15065
 Attorney: John N Paz
 Paz & Paz
 543 East Tenth Avenue
 Tarentum PA 15084

BCLJ: July 11, 18 & 25, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
June 1 - 6, 2025**

- Abate, Raymond**--ALLEGENT COMMUNITY FED CRED UN--Middlesex Twp Street:108 Spreng Ln Parcel:230-2F75-33B:\$30,353.75
- Abel, Cara; Abel, Zachary**--PENNIAN BK--Cranberry Twp Sub/Condo:Valley Brook Plan No 2 Lot:221 Street:206 Brookston Dr Parcel:130-S8-C221:\$323,679.00
- Ashbaugh, James P; Ashbaugh, Karen L**--PENNIAN BK--Saxonburg Boro Sub/Condo:Green Acres Plan Lot:2 Street:415 Aderhold Road Parcel:500-S1-F2:\$322,500.00
- Barton, Kelly S**--BANK AMERICA NA--Connoquenessing Boro Street:232 Main Street Parcel:370-S1-B18:\$100,000.00
- Bateman, Spencer E a/k/a; Capella, Spencer E a/k/a**--NORTHWEST BK--Butler City Ward:2 Street:318 Reeder St Parcel:562-43-112:\$29,400.00
- Beatty, Shawn**--FAIRWAY INDEPENDENT MTG CORP--Butler City Ward:2 Sub/Condo:Institute Hill Plan Lot:30 Street:503 Peach St Parcel:562-45-145:\$137,750.00
- Belfiore, Katie Frances; Belfiore, Michael Joseph**--NVR MTG FIN INC--Adams Twp Sub/Condo:Amherst Ph 6 Res Sub Lot:6001 Street:3001 Tremont Dr Parcel:010-4F35-9/6001:\$550,000.00
- Berger, Lynn M; Rosoff, Jay S**--GUARANTEED RATE AFFINITY LLC--Cranberry Twp Sub/Condo:Park Place Tnd Ph I Lot:144 Street:314 Tuscarora Dr Parcel:130-S31-B144:\$422,100.00
- Berger, Tyler A**--NORTHWEST BK--Buffalo Twp Sub/Condo:High Point Plan Rev Lot:111-R Street:113 High Point Rd Parcel:040-S13-C111:\$600,000.00
- Bird, Sarah E; Bird, Thomas S III**--CFSBANK--Middlesex Twp Street:212 Old Route 8 South Parcel:230-2F90-23A:\$380,000.00
- Blattenberger, Christian M**--FIRST COMMONWEALTH BK--Buffalo Twp Sub/Condo:Chesterfield Ests Plan No 2 Lot:212 Street:183 Heathfield Dr Parcel:040-S16-A212:\$100,000.00
- Boggs, Corey; Boggs, Seirria**--MORTGAGE RESEARCH CTR LLC DBA--Center Twp Sub/Condo:Timberly Heights Addn 1 Plan Lot:110 Street:433 Cherokee Drive Parcel:060-S13-A110:\$290,000.00
- Bonus Properties LLC**--NEXTIER BK NA--Penn Twp Street:297 Pittsburgh Rd Parcel:270-S2-58 Acre:1:\$440,000.00
- Bookamer, Luke Pierce; Steigerwald, Sarina Sophia**--NATIONS LENDING CORP--Portersville Boro Street:122 E Portersville Rd Parcel:480-S1-A20A:\$187,365.00
- Braddock, Emily; Braddock, Jake**--UNITED WHOLESALE MTG LLC--Cranberry Twp Sub/Condo:Settlers Grove Prd Ph II Lot:206 Street:420 Settlers Village Cir Parcel:130-S15-B206:\$557,750.00
- Bui, Thuy; Lucas, Paul**--PENNSYLVANIA STATE EMP CRED UN--Butler Twp Sub/Condo:Forest Hills Plan No 1 Lot:108 Street:213 Teakwood Road Parcel:053-6-A108:\$243,750.00
- Burke, Norman D; Burke, Tracy A a/k/a; Burke, Tracy Ann a/k/a**--ARMCO CRED UN--Clearfield Twp Street:218 Hardwood Rd Parcel:090-1F67-23A:\$50,000.00
- Calligan, Bryan; Calligan, Rachel**--RANDER PETER W--Cranberry Twp Sub/Condo:Meeder Unit:7 Street:710 Withers Park Drive Parcel:130-S45-A7:\$320,000.00
- Campbell, Jessica; Campbell, Jonathan**--ROCKET MTG LLC--Slippery Rock Twp Street:632 New Castle Rd Parcel:280-4F70-11E:\$226,393.00
- Carson, K a/k/a; Carson, Kristy Tingley a/k/a**--NVR MTG FIN INC--Adams Twp Sub/Condo:Amherst Ph 6 Res Sub Lot:6009 Street:3017 Tremont Drive Parcel:010-4F35-9/6009:\$476,000.00
- Carter, Douglas Scott**--NVR MTG FIN INC--Cranberry Twp Sub/Condo:Breckenridge Ph 1 Lot:17C Street:105 Breckenridge Court Parcel:130-4F110-36/17C:\$119,900.00
- Carter, Pearl June; Koehler, Pamela J**--STOCKON MTG CORP--Cranberry Twp Sub/Condo:Foxtloor Flats 1A Condo Unit:113 Street:901 Stockton Ridge Parcel:130-S34-E113:\$191,200.00
- Catena, Danielle J; Catena, Joseph M**--FAIRWAY INDEPENDENT MTG CORP--Seven Fields Boro Sub/Condo:Castle Creek Plan Ph III Lot:3405 Street:417 Georgetown Court Parcel:505-S1-L3405:\$276,000.00
- Churchinlang, Loren a/k/a; Churchinlang, Loren M a/k/a; Lang, Loren Churchin a/k/a; Lang, Loren M Churchin a/k/a; Lang, Nathan R**--NEW ALLIANCE FED CRED UN--Cranberry Twp Sub/Condo:Jordan Plan Lot:1 Street:143 Wiegand Drive Parcel:130-S6-F1:\$75,000.00
- Cousins, Chad R; Cousins, Kathleen**

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 19th day of September, 2025** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution October 17, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30132

THE PROGRESS FUND vs BUTLER BREW WORKS, LLC

PROPERTY ADDRESS: 101-107 SOUTH MAIN STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 562-7-16-0000

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING, AND BEING IN THE SECOND WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY EAST JEFFERSON STREET; ON THE EAST BY AN ALLEY; ON THE SOUTH BY LOT NOW OR FORMERLY OF GEORGE A. CYPHER; AND ON THE WEST BY MAIN STREET; SAID LOT FRONTING AND MEASURING 60-1/2 FEET ON MAIN STREET; THENCE EXTENDING EAST AND PRESERVING THE SAME WIDTH FOR 189 FEET TO THE AFORESAID ALLEY.

DISTRICT/MAP/PARCEL NO.: 562-7-16-0000

SAID PREMISES BEING KNOWN AS 101-107 SOUTH MAIN STREET, BUTLER, PA 16001

BEING THE SAME PREMISES WHICH ECKO GREEN TECHNOLOGIES, L.L.C. BY

DEED DATED DECEMBER 31, 2011, AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AT INSTRUMENT NO. 201201030000571 ON JANUARY 3, 2012 CONVEYED UNTO BUTLER BREW WORKS LLC.

BCLJ: July 18, 25 & August 1, 2025

No. 2023-30044

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs CHRISTIAN DEGUTIS

PROPERTY ADDRESS: 312 LESLIE ROAD, VALENCIA, PA 16059 UPI / TAX PARCEL NUMBER: 230-2F90-38GD-0000

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' West 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 the center line of L. R. 10017, a distance of 150.00 feet to a point, the place of beginning.

BEING known as Parcel number 230-2F90-38GD

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA, PA 16059

PROPERTY ID: 230-2F90-38GD-0000

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: July 18, 25 & August 1, 2025

No. 2025-30109

**NATIONS LENDING CORPORATION vs
JOSEPH H. HEIDKAMP, JR, MAXINE L.
HEIDKAMP**

PROPERTY ADDRESS: 114 KLEIN ROAD,
CRANBERRY TOWNSHIP, PA 16066 UPI /
TAX PARCEL NUMBER: 130-S5-C20000

ALL THAT CERTAIN LOT OR PIECE, OF
GROUND SITUATE IN THE TOWNSHIP OF
CRANBERRY, COUNTY OF BUTLER AND
COMMONWEALTH OF PENNSYLVANIA,
BEING LOT NO. 2 IN THE J.E. KELER
PLAN OF LOTS AS RECORDED IN THE
RECORDER'S OFFICE OF BUTLER
COUNTY IN RACK FILE 66, PAGE 49.

TAX I.D. #: 130-S5-C20000 EXHIBIT A

Being known as: 114 KLEIN ROAD,
CRANBERRY TOWNSHIP, PENNSYLVANIA
16066.

Title to said premises is vested in Joseph H.
Heidkamp Jr. and Maxine L. Heidkamp, his
wife, by deed from ROBERT J. PARKER,
SR AND KIMBERLY A. PARKER, HIS WIFE
dated August 3, 1996 and recorded August
26, 1996 in Deed Book 2660, Page 921
Instrument Number 020156.

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30133

**WHITESTOWN VILLAGE TOWNHOUSE
ASS. vs
DAVID P HUEBSCHEN, KIMBERLY
HUEBSCHEN**

PROPERTY ADDRESS: 129 WHITESTOWN
VILLAGE. APT D. BUTLER. PA
16001 UPI / TAX PARCEL NUMBER:
056-65-B356D-0000

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

ALL that certain unit designated as Unit 356-
D in Whitestown Village Townhouses, a unit

property project, submitted to the provisions
of the Unit Property act (Act of July 3, 1963,
P.L. 196) pursuant to Declaration recorded
in the Recorder's Office of Butler County,
Pennsylvania in Deed Book 963, Page 699;
the Declaration Plan entitled "Declaration
Plan for Whitestown Village Townhouses"
in the Whitestown Village Composite
Unit Property Plan and recorded in said
Recorder's Office in Rack File 63, Page 6a,
6b and 6c, including the Whitestown Village
Composite Unit Property Plan consisting
of the Subdivision Plan for Whitestown
Village and Subplan I entitled "Roadway
Easements and Utility Plan for Whitestown
Village" and Subplan II entitled "Title Plan
for Whitestown Village" all as recorded
in said Recorder's Office in Rack File
63, Page 4, 5a and 5b, and by reference
therein and thereto incorporated into the
Whitestown Village Townhouses and the
Codes of Regulations for Whitestown Village
Townhouses recorded in the Recorder's
Office in Deed Book Volume 963, Page 709
and the Amended Code of Regulations for
Whitestown Village Townhouses, recorded
in the Recorder's Office in Deed Book 968,
Page 549.

TOGETHER with its proportionate undivided
interest in the common elements including
its undivided interest in the easements
appurtenant to the above described tract of
land submitted to the provisions of the act, as
more specifically set forth in the Declaration
for Whitestown Village Townhouses recorded
as aforesaid in Deed Book 963, Page 699.
Said interest is 2.083 1/3%.

The title to the realty in which the Unit hereby
conveyed, constitutes an interest held subject
to the reservations, easements, conditions
and encumbrances more specifically set
forth in the Declaration and the Amended
Code of Regulations, above referred to,
recorded as aforesaid.

The Grantee, for and on behalf of the
Grantee's heirs, personal representatives,
successors and assigns, by the acceptance
of this deed, covenants and agrees to
pay such charges for the maintenance of,
repairs to, replacement of and expenses
in connection with the Common Elements
and other Common Expenses as may be
assessed from time to time by the Council
in accordance with the Unit Property Act
of Pennsylvania, and further covenant and
agree that the Unit conveyed by this Deed
shall be subject to a charge for all amounts so

assessed and that, except insofar as Section s705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments, this covenants shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof. HAVING erected thereon a dwelling known as 129 Whitestown D Vig, a/k/a 129D Whitestown Village, Butler, PA 16001 and designated as Tax/Map Parcel #056-65-B356D-0000.

UNDER and subject to all conditions, covenants and restrictions of record.

Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING the same premises which Paul W. Oleyar, by Deed dated June 24, 2005, and recorded with the Recorder of Deeds of Butler County, Pennsylvania on July 7, 2005, at Instrument No. 200507070017748, granted and conveyed unto David P. Huebeschen and Kimberly L. Huebschen.

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30131

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB vs MICHAEL D. KARNES, MILANN S. KARNES

PROPERTY ADDRESS: 306 CENTER DRIVE, CHICORA, PA 16025 UPI / TAX PARCEL NUMBER: 250-2F20-16A-0000

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN OAKLAND TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED AT A POINT COMMON TO THE WITHIN DESCRIBED TRACT AND LANDS CONVEYED TO DALE B. FLEMING, WHERE SAID PROPERTY LINE INTERSECTS THE CENTER LINE OF LEGISLATIVE ROUTE 10059: THENCE

ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 5° 28' WEST. 123.74 FEET, THENCE SOUTH 19° 03' WEST, 116.27 FEET; THENCE SOUTH 30° 27' WEST. 102.56 FEET: THENCE SOUTH 32° 56 WEST. 167.21 FEET: THENCE LEAVING THE SAID ROAD AND ALONG LANDS NOW OR FORMERLY OF W.P. WEITER. SOUTH 78° 10' WEST. 62.38 FEET TO A POINT IN THE CENTER LINE OF AN OLD LANE; THENCE ALONG THE CENTER LINE OF SAID LANE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 8° 24' EAST. 27.65 FEET; THENCE NORTH 27° 45' WEST, 46.75 FEET. THENCE NORTH 67° 54' WEST, 54.55 FEET, THENCE NORTH 76° 54' WEST. 180.65 FEET THENCE LEAVING SAID LANE AND ALONG LANDS NOW OR FORMERLY OF WELTER, NORTH 3° 59' 10" EAST, A DISTANCE OF 110 FEET TO A POINT: THENCE NORTH 76° 54' WEST. 60 FEET, THENCE NORTH 3° 59' 10" EAST. 251.31 FEET TO A STONE ON LINE OF LANDS CONVEYED TO DALE B. FLEMING; THENCE ALONG FLEMING, SOUTH 86° 48' 50" EAST. 532.04 FEET TO A POINT. THE PLACE OF BEGINNING. CONTAINING 4.35 ACRES ACCORDING TO THE SURVEY OF GREENOUGH & GREENOUGH. INC.. ENGINEERS AND SURVEYORS, DATED SEPTEMBER 1964.

BEING THE SAME REAL PROPERTY WHICH ROGER S. BARNHART & JANICE T. BURKHART, HUSBAND AND WIFE TRANSFERRED TO MICHAEL D. KARNES AND MILANN S. KARNES, WITH THE DEED BEING RECORDED ON OCTOBER 27, 2025. IN INSTRUMENT NO. 200510270031090

PARCEL NO.: 250- 2F20- 16A-0000

THE IMPROVEMENTS THEREON BEING KNOWN AS 306 CENTER DRIVE, CHICORA PA 16025

BCLJ: July 18, 25 & August 1, 2025

No. 2023-30091

FREEDOM MORTGAGE CORPORATION vs XAVIER A KNIGHT, KATE R KNIGHT

PROPERTY ADDRESS: 319 CHESTNUT DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S10-142-0000

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

LOT No. 142 on Chestnut Drive in the Northvue Farms Plan, and more fully shown in the Northvue Farms Plan in Rack 29, Page 26 as Addition No. 2 recorded March 18, 1960, in the records of Recorder of Deeds Office in Butler County, Pennsylvania.

THE above lot is described as follows:

BEGINNING at the Southwest corner at an iron pin where the dividing line between Lot Nos. 141 and 142 intersects Chestnut Drive, a 50 foot right-of-way: thence North 9° 33' 00" West, 80.00 feet along Chestnut Drive to an iron pin on the dividing line between Lot Nos. 142 and 143; thence by the dividing line between Lot Nos. 142 and 143, North 80° 27' 00" East, 218.21 feet to a concrete monument on line of land now or formerly J. Graham; thence along line of land now or formerly J. Graham, South 0° 41' 30" East, 80.97 feet to an iron pin on the dividing line between Lot Nos. 141 and 142; thence by dividing line between Lot Nos. 141 and 142, South 80° 27' 00" West, 205.74 feet to an iron pin where this dividing line intersects Chestnut Drive, a 50 foot right-of-way, the place of beginning.

Parcel No; 060-S10-142-0000

Being the same premises which Joseph L. Gray and Jacquelyn P. Gray, Husband and Wife, by Deed dated 09/06/2019 and recorded 09/11/2019, in the Office of the Recorder of Deeds in for the County of Butler, in Deed Instrument No. 201909110017877, granted and conveyed unto Xavier A. Knight and Kate R. Knight, Husband and Wife, in fee.

Tax Parcel: 060-S10-142-0000

Premises Being: 319 Chestnut Drive, Butler, PA 16001

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30127

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST vs NADINE MURPHY, INDIVIDUALLY AND AS BELIEVED HEIR AND/

OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, WENDY BEECROFT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, JEFF MCCLEARN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, SHELLEY MCCLEARN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN

PROPERTY ADDRESS: 189 DENNY ROAD, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-3F59-7GB0000

All that certain tract of land situate in the Middlesex Township, Butler County, Pennsylvania, being Lot No. 103 in a certain plan of lots recorded in the Recorder's Office of Butler County in Rack File No. 126, page 49, being bounded and described as follows: Beginning at a point in the centerline of Denny Road, T-395, said point being the intersection of the dividing line between Lots Nos. 103 and 102, same plan, and the said centerline; thence along said centerline North 86 deg. 36 min. 00 sec. West, a distance of 17.17 feet to a point; thence continuing along said centerline North 56 deg. 42 min. 00 sec. West, a distance of 137 feet to a point; thence North 1 deg. 57 min. 00 sec. East, a distance of 309.20 feet to a point; thence along line of lands now or formerly of G.M. Smith, Jr., South 85 deg. 05 min. 50 sec. East, a distance of 139.75 feet to a point; thence along the dividing line between Lots Nos. 103 and 102, South 2 deg. 46 min. 40 sec. East, a distance of 373.75 feet to a point in the centerline of Denny Road, the place of beginning.

BEING known and numbered as 189 Denny Road, Valencia, PA 16059

Being the same property conveyed to Janet L. McClearn who acquired title by virtue of a deed from Kenneth S. Burk and Rosemary V. Burk, husband and wife, dated July 24, 1989, recorded August 1, 1989, at Document ID 010429, and recorded in Book 1476, Page

252, Office of the Recorder of Deeds, Butler County, Pennsylvania.
Parcel No.: 230 3F59 7GB0000

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30111

LAKEVIEW LOAN SERVICING, LLC vs PAMELA M. NOBLIT

PROPERTY ADDRESS: 149 MCGREGOR ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 080-2F110-8A-0000

All that certain parcel or tract of land situate in Clay Township, Butler County, Pennsylvania, bounded, and described as follows:

Beginning at the northeast corner of said parcel at a White Oak Stump on the southern right of way of Township Road 460 on line of property of now or formerly John R. Henninger, thence South 1 degrees 35 minutes West, a distance of 140 feet along line of property of now or formerly John R. Henninger to a point; thence North 88 degrees 25 minutes West, a distance of 508 feet more or less, along other property of grantors herein to a point in the center line of Township Road 460; thence North 1 degrees 35 minutes East, a distance of 185 feet along the center line of Township Road 460 to a point; thence South 88 degrees 25 minutes East, a distance of 508 feet, more or less, along the southern right of way line of Township Road 460 to a white oak stump, the place of beginning.

BEING KNOWN AS: 149 MCGREGOR ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER : 080-2F110-8A-0000

BEING THE SAME PREMISES WHICH PAMELA M. NOBLIT, FORMERLY PAMELA M. MCGREGOR BY DEED DATED 4/15/2009 AND RECORDED 4/30/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 200904300008802, GRANTED AND CONVEYED UNTO JAMES E. NOBLIT, NOW DECEASED AND PAMELA M. NOBLIT.

BCLJ: July 18, 25 & August 1, 2025

No. 2022-30160

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 vs RHONDA A. SCHNITZKI

PROPERTY ADDRESS: 232 GRANDVIEW BOULEVARD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 051-38-7-110000

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

BEGINNING at the Southwest corner of the Lot herein described at the Northern line of Grandview Boulevard, a fifty-foot street, at the Southeast corner of Lot No. 12 in the same Plan now or formerly owned by Leon D. Radaker, etux; thence by said Lot No. 12 North 37° 49' West, 46.15 feet to a line of Lot No. 10 in the same Plan; thence by said Lot No. 10, North 49° 00' East, 126.94 feet to the Western edge of Grandview Boulevard aforementioned; thence by Grandview Boulevard, South 41° 00' East, 70.0 feet to a point; thence continuing by the same in a Southwesterly direction by a curve to the right having a radius of 31.9 feet, a distance of 72.94 feet; thence continuing by the same in a Westerly direction by a curve to the left, having a radius of 127.34 feet, a distance of 60.45 feet to the place of beginning. Being Lot No. 11 in the Grandview Plan of Lots as recorded in Butler County in Rack File 5 page 21.

SUBJECT TO THE FOLLOWING: EXCEPTING AND RESERVING, however, the right to lay or have laid, maintain or have maintained, replace or have replaced, such gas lines, water lines, sewer lines and electric and telephone lines and poles as the grantor, its heirs or assigns may deem necessary. SUBJECT TO THE restrictions as shown in Deed Book Volume 1053 page 349.

BEING THE SAME PREMISES which Rhonda A. Schnitzki, by Deed dated December 13, 2004 and recorded on December 30, 2004, in the Butler County Recorder of Deeds Office as Instrument No. 200412300040800, granted and conveyed unto Anthony M. Schnitzki and Rhonda A. Schnitzki, husband and wife. The said Anthony M. Schnitzki departed this life on or

about August 24, 2010, thereby vesting title solely in Rhonda A. Schnitzki, by operation of law.

Being Known as 232 Grandview Boulevard, Butler, PA 16001 Parcel I.D. No. 051-38-7-110000

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30099

WELLS FARGO BANK, N.A. vs JOSHUA W. SHULER, KATHY L. SHULER

PROPERTY ADDRESS: 142 SHERMAN AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 561-26-186-0000

ALL THAT CERTAIN piece, parcel or lot of land in the First Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, being known and designated as Lot 1R as set forth on the Property Subdivision for the Grenci Est/Louis E. Grenci Sr. POA recorded in Butler County, Pennsylvania at Plan Book 325 page 26 and being more specifically bounded and described as follows:

COMMENCING at an iron pin set on the northerly line of Sherman Avenue, a forty (40) foot right of way, at a point in common to lands of now or formerly Macefe, said point being the southeast corner of the property herein described; thence along the northerly line of Sherman Avenue, South 74 degrees 21' 22" West a distance of 70.00 feet to an iron pin set on line of Lot 2, the southwest corner of the property herein described; thence by line of Lot 2 North 25 degrees 00' 00" West a distance of 98.11 feet to an iron pin set on line of lands of now or formerly D. Bergbigler, the northwest corner of the property herein described; thence by line of lands of now or formerly D. Bergbigler and by line of lands of now or formerly R. Mancu, North 74 degrees 18' 35" East a distance of 70.00 to an iron pin set on line of lands of now or formerly Macefe, the northeast corner of the property herein described; thence by line of lands of now or formerly Macefe, South 25 degrees 00' 00" East a distance of 98.16 feet to a point, the place of beginning.

Tax Parcel: 561-29-186-0000 aka 561-29-186

Premises Being: 142 Shennan Ave, Butler, PA 16001

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30120

CROSSCOUNTRY MORTGAGE, LLC vs KIMBERLY L TORRES

PROPERTY ADDRESS: 701 EAST PEARL STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 564-45-8-0000

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE FOURTH WARD, CITY OF BUTLER, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED AT THE EASTERN LINE OF THIRD STREET AND THE NORTHERN LINE OF A 20 FOOT ALLEY; THENCE ALONG LINE OF THIRD STREET, NORTH 25° 35' 00" WEST, A DISTANCE OF 101.30 FEET TO A POINT ON A 50.00 FOOT RIGHT OF WAY BEING EAST PEARL STREET; THENCE ALONG THE SAME, NORTH 35° 25' 00" EAST, A DISTANCE OF 54.51 FEET TO A HUB ON LINE OF LANDS NOW OR FORMERLY OF C. J. SCHAFFER; THENCE ALONG THE SAME, SOUTH 28° 12' 34" EAST, A DISTANCE OF 119.99 FEET TO A HUB ON A 20.00 FOOT ALLEY; THENCE ALONG THE SAME, SOUTH 55° 45' 00" WEST, A DISTANCE OF 52.00 FEET TO A RAILROAD SPIKE ON A 50.00 FOOT RIGHT OF WAY BEING THIRD STREET, THE PLACE OF THE BEGINNING. THIS DESCRIPTION IS GTVEN PER SURVEY OF WAYNE R. CYPHER DATED JUNE 16, 1986.

HAYING ERECTED THEREON A DWELLING KNOWN AS 701 EAST PEARL STREET, BUTLER, PA 16001.

TAX PARCEL ID: 564-45-8-0000

UNDERAND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, PRIOR CONVEYANCES OF OIL, GAS, COAL AND/OR MINERALS, MINING RIGHTS AND WAVERS OF SURFACE DAMAGES, OUTSALES, EASEMENTS, RIGHTS OF WAY, LEASES, COVENANTS, CONDITIONS, BUILDING AND USE RESTRICTIONS, BUILDING LINES, ENCROACHMENTS, AND ALL OTHER INSTRUMENTS OF RECORD AFFECTING TITLE TO THE ABOVE-DESCRIBED

PROPERTY OR WHICH ARE VISIBLE ON THE PREMISES.

BEING KNOWN AS: 701 E PEARL ST BUTLER, PA 16001 PROPERTY ID: 564 45 80000

TITLE TO SAID PREMISES IS VESTED IN KIMBERLY L. TORRES, A SINGLE WOMAN BY DEED FROM THE ASHTON AND KELLI RUBY LIVING TRUST DATED MAY 10, 2021, ASHTON T. RUBY AND KELLI M. RUBY, TRUSTEES, DATED July 19, 2022 RECORDED July 20, 2022 IN INSTRUMENT NUMBER 202207200015619

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30129

PNC BANK, NATIONAL ASSOCIATION vs SETH STEINHEISER

PROPERTY ADDRESS: 300 HOOKER ROAD, WEST SUNBURY, PA 16061 UPI / TAX PARCEL NUMBER: 080-2F57-47-0000

All that certain piece, parcel or tract of land situate in Clay Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the Westerly boundary line of a fifty (50') foot right of way line and the Northerly boundary line of lands of Lillie M. Thompson, et al, said point being located North 52 degrees 57 minutes 03 seconds West from line of lands now or formerly of James McClimans, the Northeast corner of the tract herein described; thence South 1 Degrees 04 Minutes 45 Seconds East along a 50 foot right of way a distance of 580.00 feet to a point, the Southeast corner; thence North 58 degrees 57 Minutes 09 Seconds West along line of lands now or formerly of Lillie M. Thompson, et al a distance of 890.02 feet to a point; the Southwest corner, thence North 8 degrees 39 Minutes 30 Seconds East along line of lands of Lillie M. Thompson, et al a distance of 580.00 feet to a point in the center line of Legislative Route 10061, the Northwest corner; thence South 60 degrees 09 minutes 11 seconds East along the center line of Legislative Route 10061 a distance of 268.07 feet to a point; thence through the right of way of Legislative Route 10061 the following courses and distances: South 54 degrees 41 minutes 16 seconds East a distance of 179. 97 feet to a point; thence

South 52 degrees 57 minutes 03 Seconds East a distance of 356.97 feet to a point, the place of beginning.

CONTAINING 10.06 acres as per survey of A. Edward Shuty, Jr., Inc., dated April 20,1983.

BEING KNOWN AS: 300 HOOKER ROAD, WEST SUNBURY, PA 16061 PROPERTYIDNUMBER:080-2F57-47-0000

BEING THE SAME PREMISES WHICH VICTOR C. STEINHEISER AND DOROTHY E. STEINHEISER, HIS WIFE BY DEED DATED 4/17/1986 AND RECORDED 4/18/1986 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1273 AT PAGE 0705, GRANTED AND CONVEYED UNTO SETH STEINHEISER, A SINGLE MAN.

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30106

LAKEVIEW LOAN SERVICING, LLC vs ERIC L. STETTMIER, TERRIL. STETTMIER

PROPERTY ADDRESS: 640 SAXONBURG BOULEVARD, SAXONBURG, PA 16056 UPI / TAX PARCEL NUMBER: 100-1 FI 59-20F-0000

ALL that certain piece, parcel, or tract of land situate in Clinton Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route No. 10018 on line dividing lands of now or formerly W. George and Charles Ansell; thence along the center line of said Legislative Route No. 10018 North 89 degrees 03 minutes 10 seconds West 95 Feet to a point being the Southeast corner of the lands hereinafter described and the place of beginning; thence along line of lands of now or formerly Ansell, North 1 degrees 29 minutes East, 152.30 feet to a point on other lands of now or formerly Ansell's; thence along same, North 89 degrees 03 minutes 10 seconds West, 100 feet to a point on other lands of now or formerly Ansell; thence along same, South 1 degrees 29 minutes West 152.30 feet to a point in the center line of Legislative Route 10018; thence along said center line South 89 degrees 03 minutes 10 seconds East 100 feet to a point, the

place of beginning, this description is in accordance with the survey of Greenough and Greenough, Inc. dated July 1949. Having thereon erected one and one-half story frame dwelling house and garage. BEING KNOWN AS: 640 SAXONBURG BOULEYARD, SAXONBURG, PA 16056 PROPERTY ID NUMBER: 100-1 FI 59-20F-0000

BEING THE SAME PREMISES WHICH ERIC L. STETTMIER BY DEED DATED 10/21/2020 AND RECORDED 10/29/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 202010290024551, GRANTED AND CONVEYED UNTO TERRIL STETTMIER.

BCLJ: July 18, 25 & August 1, 2025

No. 2022-30126

PNC BANK, NATIONAL ASSOCIATION vs CHRISTOPHER A TOMSIK, MICHELE R. MILLER, AKA MICHELLE R. MILLER

PROPERTY ADDRESS: 110 STARK ROAD, SARVER, PA 16055 UPI / TAX PARCEL NUMBER: 100-1F90-13AB

All that certain lot or piece of ground situate on the Township of Clinton, County of Butler and Commonwealth of Pennsylvania being more particularly bounded and described as follows:

Beginning at the center line of Stark Road (formerly Pittsburgh-Kittanning Road), and intersection of line of lands of now or formerly John Klabnik; thence along line of lands now or formerly John Klabnik, South 1 degrees 38' East, a distance of 195.00 feet to a point; thence along line of other lands now or formerly of John Klabnik, North 89 degrees 33' West, a distance of 290.30 feet to a point; thence also along line of lands now or formerly of John Klabnik, North 1 degrees 38' West, a distance of 195.00 feet to a point at the center line of Stark Road; thence following along the center line of Stark Road, South 89° 33' East, a distance of 290.30 feet to a point being the place of beginning.

BEING known and numbered as 110 Stark Road, Sarver, PA 16055

Being the same property conveyed to Christopher A. Tomsik and Michele R. Miller

who acquired title, with rights of survivorship, by virtue of a deed from Chris J. Wilhelm and Leslie A. Wilhelm, husband and wife, dated August 30, 2000, recorded August 31, 2000, at Instrument Number 2000008310020456, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 100-1F90-13AB

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30093

FREEDOM MORTGAGE CORPORATION vs CHRISTIE ANN WAITS

PROPERTY ADDRESS: 275 EVANS CITY ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 056-19-25-0000 / 056-19-25D-0000 Premises A: Parcel No. 056-19-25-0000

ALL that certain lot or tract of land situate in the Sixth Ward of the Township of Butler, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 1, as shown on a certain plan entitled Subdivision of Property for Carol Weaver, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book 85, Page 48.

Premises B: Parcel No. 056-19-25D-0000 ALL that certain lot or tract of land situate in the Sixth Ward of the Township of Butler, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Subdivision of Property for Carol Weaver, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book 85, Page 48.

SUBJECT to coal and coal bed methane gas and mining rights and all rights incident to the extraction or development coal or coal methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

SUBJECT to oil and gas minerals and all rights incident to the extraction or development of oil and gas or mineral hereto conveyed, leased, excepted or reserved by instnmments of record.

BEING the same premises which Carol J. Weaver and Dennis L. Weaver, wife and

husband, by Deed dated 10/29/2021 and recorded 11/1/2021 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument Number 202111010030588, granted and conveyed unto Christie Ann Waits, in fee.

PROPERTY ADDRESS: 275 Evans City Road, Butler, PA 16001

PARCEL#: 056-19-25-0000 and 056-19-25D-0000

Tax Parcel: 056-19-25-0000 and 056-19-25D-0000

Premises Being: 275 Evans City Road, Butler, PA 16001

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30102

**VILLAGE CAPITAL & INVESTMENT, LLC vs
GEZA C. WEBER SOLELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF FRANK J. WEBER, DECEASED**

PROPERTY ADDRESS: 116 GREEN STREET, CHICORA, PA 16025 UPI / TAX PARCEL NUMBER: 460-S2-K11

All that certain piece, parcel or tract of land situate on Green Street in Chicora Borough (formerly Millerstown Borough), Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the Southeast corner of Green Street and an alley: thence West along said alley 180 feet to an alley; thence North along an alley 61 feet; thence East along the line of property of Christine Price 180 feet to Green Street; thence South along Green Street 61 feet to the place of beginning.

Having thereon erected a dwelling house. District/Map/Parcel No.: 460-S2-K11

Parcel Number: 460-S2-K11

Property Address: 116 Green Street, Chicora, PA 16025

BEING the same premises which Peter C. Schidemantle and Michele P. Schidemantle, Husband and Wife by Deed dated May 19, 2021 and recorded in the Office of Recorder of Deeds of Butler County on May 20, 2021 Instrument# 202105200014389 granted and conveyed unto Frank Weber. Frank Weber having departed this life on August 31, 2023.

BCLJ: July 18, 25 & August 1, 2025

Sheriff of Butler County, Michael T. Slupe

NOTICE OF DISSOLUTION

Notice is hereby given that **JMK3, LLC**, a Pennsylvania Limited Liability Company with its registered address at 210 White Oak Drive, Slippery Rock PA 16057, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

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

BCLJ: July 25, 2025

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a limited liability company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. The name of the limited liability company is **GHC Mechanical, LLC**.

Dennis M. Sloan, Esquire
Sloan & Associates, P.C.
106 S. Main Street, Suite 305
Butler, PA 16001.

BCLJ: July 25, 2025

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

In the Matter of MsD. No. 2025-40192

Notice is hereby given that, on 3rd day of June 2025, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of :

**Chase Jacob Amos to
Astra Primrose Amos.**

The Court has fixed the 2nd day of September, 2025, 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: July 25, 2025



**Bench Bar at
BC3 Founder's Hall**

Friday, September 19, 2025

Holiday Party at Treesdale

Friday, December 5, 2025