

**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: Marilyn Bickmore Bolecky**

Late of: Valencia PA  
 Executor: Christopher J. Morando  
 16473 N. 103rd Place  
 Scottsdale AZ 85255  
 Attorney: Wendy Denton Heleen  
 Goehring Rutter & Boehm  
 2100 Georgetowne Dr Ste 300  
 Sewickley PA 15143  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: Donald Richard Christie**

**a/k/a: Donald R Christie**  
 Late of: Butler Township PA  
 Administrator: Linda I Christie  
 129 West Christie Avenue  
 Butler PA 16001  
 Attorney: Thomas W King III  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: George Samuel Frost**

Late of: Butler Township PA  
 Executor: Carla E Frost  
 1407 Teal Trace  
 Pittsburgh PA 15237  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: Elizabeth F. Howard**

**a/k/a: Elizabeth Fitzgerald Howard**  
 Late of: Cranberry Township PA  
 Executor: Jane Howard-Martin  
 5316 Yacht Haven Grande  
 N104 Box 197  
 St Thomas VI 00802  
 Attorney: Julia O Varholla  
 Saul Ewing, LLP  
 One PPG Place, Suite 3010  
 Pittsburgh PA 15222  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: Alan Dale Lighthart**

**a/k/a: Alan D. Lighthart**  
 Late of: Mars PA  
 Executor: Janet L. Love  
 139 Buckingham Drive  
 Pittsburgh PA 15237  
 Attorney: Robert E Pendergast  
 Pendergast Law Firm  
 541 Lincoln Ave  
 Pittsburgh PA 15216  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: Phyllis C Neubert**

Late of: Cabot PA  
 Executor: Luther J Neubert  
 5113 Pinetree Drive  
 Fort Pierce FL 34982  
 Attorney: David M Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: John F Salopek**

Late of: Center Township PA  
 Executor: Jane Filetic  
 1550 Topanga Lane  
 Unit 201  
 Lincoln CA 95648  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: John F Sofko**

**a/k/a: John Frederick Sofko**  
 Late of: Buffalo Township PA  
 Executor: Beverly A Sofko  
 787 Howes Run Road  
 Sarver PA 16055  
 Attorney: Joseph B Pisano  
 Charlton Law  
 101 East Diamond St Suite 202  
 Butler PA 16001  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: Patricia Jean Strutt**

**a/k/a: Patricia J Strutt**  
 Late of: Harmony PA  
 Executor: Stephanie Pierret  
 8 Marlene Lane  
 Newton NJ 07860  
 Attorney: Melina Georgiades  
 Shields and Boris  
 1150 Old Pond Road  
 Bridgeville PA 15017  
 BCLJ: January 16, 23 & 30, 2026

**Estate of: Margery Louise Vossler**  
**a/k/a: Margery L Vossler**  
 Late of: Center Township PA  
 Executor: Terry E Vossler  
 148 Lyn Dale Drive  
 Butler PA 16001  
 Attorney: Julie C McCormick CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ: January 16, 23 & 30, 2026

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**SECOND PUBLICATION**

**Estate of: Carolyn Sue Allen**  
**a/k/a: Carolyn S Allen**  
 Late of: Center Township PA  
 Executor: Robert L Allen  
 143 Sportsman Lane  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 Sr Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Betty Jane Aquino**  
 Late of: Cranberry Township PA  
 Executor: Susan Renee Anderson  
 126 Blazing Star Drive  
 Butler PA 16002  
 Attorney: Mark S Riethmuller  
 Speakman Riethmuller & Allison  
 6 South Main Street Suite 614  
 Washington PA 15301  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Nancy L Holbein**  
**a/k/a: Nancy Lou Holbein**  
**a/k/a: Nancy Holbein**  
 Late of: Butler Township PA  
 Executor: Jennifer L Angert  
 123 Quetot Drive  
 Chicora PA 16025  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Charles Richard Johnson**  
**a/k/a: Charles R Johnson**  
 Late of: Mars PA  
 Executor: Sheryl Lynn Johnson  
 4061 Lilly Vue Ct  
 Mars PA 16046  
 Attorney: Charles R Reis  
 Reis Law Firm  
 5700 Corporate Dr Suite 510  
 Pittsburgh PA 15237  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Carol A Maly**  
**a/k/a: Carol Ann Maly**  
 Late of: Zelenople PA  
 Executor: Marc Neil Maly  
 104 Pebbleside Lane  
 Lancaster PA 17602  
 Attorney: Christopher C Straub  
 Pyfer Reese Straub Gray & Farhat PC  
 128 N Lime Street  
 Lancaster PA 17602  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Carol Jean Mendicino**  
**a/k/a: Carol Mendicino**  
**a/k/a: Carol J Mendicino**  
 Late of: Chicora PA  
 Executor: Christina M Oniboni  
 124 Hoon Rd  
 Butler PA 16001  
 Attorney: Samuel R Coury  
 1725 Fifth Ave  
 Arnold PA 15068  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Kevin L Mong**  
**a/k/a: Kevin Mong**  
 Late of: Clearfield Township PA  
 Administrator: Joyce E Mong  
 3015 Brandywine Blvd  
 Renfrew PA 16053  
 Administrator: Darin G Mong  
 569 Buena Vista Road  
 Karns City PA 16041  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Pennie Postler**  
**a/k/a: Pennie P Postler**  
**a/k/a: Penelope P Postler**  
**a/k/a: Penelope Postler**  
 Late of: Cranberry Township PA  
 Administrator: Kelly Wilson  
 403 Deerfield Drive  
 Cranberry Township PA 16066  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Peggy A Smith**  
**a/k/a: Peggy Ann Smith**  
 Late of: Chicora PA  
 Executor: Amy E Stevenson  
 202 Central Ave  
 PO Box 324  
 Chicora PA 16025  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Regis Traggiai****a/k/a: Regis D Traggiai**

Late of: Jefferson Township PA  
 Executor: Regina Jo Russo  
 125 Trempus Lane  
 Cabot PA 16023  
 Attorney: Michael S Lazaroff Esquire  
 277 West Main St  
 PO Box 216  
 Saxenburg PA 16056  
 BCLJ: January 9, 16 & 23, 2026

**Estate of: Edward J Yarolin**

Late of: Middlesex Township PA  
 Executor: Brian J Stein  
 187 State Road  
 Valencia PA 16059  
 Attorney: Jeffrey R Bellomo  
 Bellomo & Associates LLC  
 3198 East Market Street  
 York PA 17402  
 BCLJ: January 9, 16 & 23, 2026

**THIRD PUBLICATION****Estate of: Deretha E Barger****a/k/a: Deretha Barger**

Late of: Cabot PA  
 Executor: Debra Lee Puskar  
 1004 Lilac Street  
 Natrona Heights PA 15065  
 Attorney: William T Woncheck  
 Sikov & Woncheck PC  
 1625 Union Ave Suite 5  
 Natrona Heights PA 15065  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Diane Michelle Bowser**

Late of: Buffalo Township PA  
 Administrator: Richard R Bowser  
 348 Garrets Run Road  
 Kittanning PA 16201  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Robert J Grguras Sr**

Late of: Cranberry Township PA  
 Administrator: Joseph Grguras  
 47 Ehle Ave  
 Coraopolis PA 15108  
 Attorney: Nicole L Thurner  
 Sinatra & Istik Law Office PLLC  
 8050 Rowan Road Suite 403  
 Cranberry Twp PA 16066  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Linda Hays****a/k/a: Linda C Hays****a/k/a: Linda Claire Hays**

Late of: Butler PA  
 Executor: Daniel A Paul  
 1207 Prospect Road  
 Prospect PA 16052  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Patricia Anne Keller**

Late of: Cranberry Township PA  
 Executor: Steven C Keller II  
 123 Bucks Road  
 Cranberry Twp PA 16066  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Mary Jo McGrath**

Late of: Butler Township PA  
 Executor: Jeffrey A McGrath  
 245 Oakvale Boulevard  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King Coulter & Graham  
 LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Helen Lucille Painter****a/k/a: Lucy Painter**  
**a/k/a: Helen Painter**

Late of: Butler PA  
 Executor: Elizabeth A Painter  
 231 Oakvale Blvd  
 Butler PA 16001  
 Attorney: Joseph B Pisano  
 Charlton Law  
 101 East Diamond St Suite 202  
 Butler PA 16001  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Diane V Snyder**

Late of: Connoquenessing PA  
 Executor: Julie Lynn Snyder  
 1044 Silver Oak Drive  
 Renfrew PA 16053  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: January 2, 9 & 16, 2026

**Estate of: Virginia Anne Sorace**

Late of: Valencia PA  
 Executor: Domenic G Sorace  
 445 Fair Avenue  
 Beaver PA 15009  
 BCLJ: January 2, 9 & 16, 2026

**TRUST NOTICE**

**The Clouse Revocable Trust** Dated April 5, 2004, having a situs at this time of 245 Stoney Batter Road, Prospect, Butler County, Pennsylvania 16052.

The Successor Trustee, Debra Kennedy, of The Clouse Revocable Trust dated April 5, 2004, hereby gives notice that the Trust is in the legal process of dissolving. All persons having claims against The Clouse Revocable Trust dated April 5, 2004, are requested to make same known to the Successor Trustee or to the Attorney named below. All persons or entities indebted to The Clouse Revocable Trust dated April 5, 2004, are requested to make payment without delay to the Successor Trustee or the Attorney named below.

**Debra Kennedy, Successor Trustee  
245 Stoney Batter Road  
Prospect, Pennsylvania 16052**

ATTORNEY MICHAEL J PATER  
CHARLTON LAW  
101 East Diamond Street, Suite 202  
Butler, PA 16001

BCLJ: January 2, 9 & 16 2026

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**INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a professional corporation that has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the professional corporation is: **Psychology and Learning Center - Butler, P.C.**

Jonathan T. Krassenstein, Esq.,  
Strassburger McKenna Gutnick & Gefsky,  
6600 Brooktree Court, Suite 1200  
Wexford, PA 15090

BCLJ: January 16, 2026

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**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN that **Pennsylvania Volunteers, Inc.** a Pennsylvania nonprofit Corporation having its registered office located at 114 Summit Road Butler, PA 16001 is winding up its affairs and has filed Articles of Dissolution with the Pennsylvania Department of State in the manner prescribed by the Nonprofit Corporation Law so that its corporate existence shall be ended.

John R. Kardos, Jr., Esquire  
710 Fifth Avenue, Suite 2400  
Pittsburgh, PA 15219  
412-471-1990

BCLJ: January 16, 2026

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ATTACHMENT TO ORDER OF COURT  
DATED DECEMBER 30, 2025

IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA

CIVIL ACTION  
AD NO.: 2025-10961

JOHN J. STURM, JR., PLAINTIFF,  
V.  
**JAMES C. HALL, DEFENDANT**

This action was commenced in the Court of Common Pleas of Butler County, Pennsylvania, regarding a motor vehicle crash that occurred on or about September 19, 2023. Said motor vehicle crash is alleged to have been caused by the negligence of Defendant. Plaintiff was injured in the motor vehicle crash and is claiming damages for personal injuries.

**NOTICE**

**TO DEFENDANT JAMES C. HALL:**

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 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.

Office of Prothonotary, Butler County  
Butler County Government Center  
124 West Diamond Street  
Butler, PA 16001  
(724) 284-5214

Butler County Bar Association  
240 S. Main Street  
Butler, PA 16001  
(724) 841-0130

Ronald T. Elliott, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001  
(724) 283-2200

BCLJ: January 16, 2026

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA.**

In Re: Pennsylvania Housing Finance Agency Plaintiff,  
vs.

**KAREN C. BRYAN, individually and as co-borrower, ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST IN THE PROPERTY OF MICHAEL S. BRYAN, deceased, and DONNA BRYAN, heir of Michael S. Bryan, deceased, Defendants.**

Attorney for Plaintiff:  
Lois M. Vitti, Esquire,  
Vitti Law Group, Inc.,  
663 Fifth Street,  
Oakmont, PA 15139.  
(412) 281-1725.

**COMPLAINT IN MORTGAGE FORECLOSURE**

**CASE NO. 2025-11120**

You have been named as Defendants in a civil action instituted by Pennsylvania Housing Finance Agency. against you in this Court. This action has been instituted to foreclose on a Mortgage dated July 29, 2005, and recorded in the Recorder's Office of Butler County at Instrument No. 200508110021874 on August 11, 2005.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

**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 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 FOR OR NO FEE.

LAWYER REFERRAL SERVICE:  
Butler Co Prothonotary's Office  
Butler county government center  
124 West Diamond Street  
Butler, PA 16001  
724-284-5214

The Butler Co Bar Association  
240 South Main Street  
Butler, PA 16001  
724-841-013

BCLJ: January 16, 2026

**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 20th day of March, 2026** 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 17, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30246**

**TAMMAC HOLDINGS CORPORATION vs JASON L. ARMOUR**

PROPERTY ADDRESS: 474 SUNMINE ROAD, SARVER, PA 16055  
UPI / TAX PARCEL NUMBER: 100-1 F1 63-11G

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

BEGINNING at a point in the center line of T-568, a/k/a Sunmine Road, said point being the northeast corner of the property conveyed and being common to the southeast corner of Revised Lot 5 of the Stariha Plan 5; thence along T-568 a/k/a Sunmine Road the following courses and distances: South 39 degrees 04' 00" East, a distance of 79.44 feet to a point; thence South 33 degrees 54' 40" East, a distance of 54.99 feet to a point; thence South 28 degrees 02' 31" East, a distance of 55.00 feet to a point; thence South 18 degrees 25' 20" East, a distance of 78.00 feet to a point; thence South 73 degrees 41' 03" West along line of lands now or formerly J. Ebig, a distance of 256.60 feet to a point; thence North 78 degrees 00' 16" West along Lot 7 of this same plan, distance of 502.60 feet to a point; thence along the center line of T-572, a/k/a Anderson Road, the following courses and distances: North

08 degrees 50' 29" East, a distance of 47.62 feet to a point; thence North 08 degrees 50' 30" East, a distance of 153.10 feet to a point; thence North 14 degrees 22' 13" East, a distance of 76.28 feet to a point; thence along the Revised Lot 5 of the Stariha Plan 5 the following courses and distance: South 65 degrees 37' 17" East, a distance of 157.89 feet to a point; thence South 88 degrees 40' 27" East, a distance of 413.15 feet to a point, said point being the place of beginning.

BEING designated as Parcel No. 100-1 F1 63-11G.

BEING known as Sunmine Road, Sarver, PA 6055.

Parcel Number: 100-1 F1 63-11G-0000  
Property Address: 474 Sun Mine Road A/K/A Sunmine Rd, Sarver, PA 16055

BEING the same premises which Bonnie S. Stariha by Deed dated May 31, 2003 and recorded in the Office of Recorder of Deeds of Butler County on June 4, 2003 Instrument# 200306040024050 granted and conveyed unto Jason L. Armour.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30232**

**PARK PLACE CRANBERRY HOA vs SAMANTHA J BROCK**

PROPERTY ADDRESS: 219 AMON STREET, CRANBERRY TOWNSHIP, PA 16066  
UPI / TAX PARCEL NUMBER: 130-S46-A4D

All that certain lot or parcel of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being shown as Lot No. 7-4D in the Park Place Amendment No. 45 Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 399, page 3. Being Parcel No.: 130-S46-A4D

Having erected thereon a dwelling known as 219 Amon Street, Cranberry Township, PA 16066

And Being the same property conveyed to Samantha Jane Brock, unmarried, by Deed recorded at Instrument Number 202112280035757 in the Recorder's Office of Butler County, Pennsylvania.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30201**

**MIDFIRST BANK vs  
RYAN M CRISSMAN**

PROPERTY ADDRESS: 313 WEST PEARL STREET, BUTLER, PA 16001  
UPI / TAX PARCEL NUMBER : 565-12-1560000

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

Commencing at the Northeast corner of lot of Joseph Thompson, formerly on the South side of West Pearl Street; thence East along East Pearl Street, fifty-seven (57) feet to an alley laid out by Alexander Lowry; thence South along said alley way one hundred thirty-five (135) feet to an alley laid out by Jon F. Lowery; thence West along said alley, fifty-seven (57) feet to the Southeast corner of lot of Joseph Thompson, formerly; thence North along the East line of lot of Joseph Thompson formerly, one hundred thirty-five (135) feet to the place of beginning.

BEING known and numbered as 313 West Pearl Steet, Butler, PA 16001 »

Being the same property conveyed to Ryan M. Crissman who acquired title by virtue of a deed from David P. Todd and Carrie Todd, husband and wife, dated January 4, 2021, recorded January 6, 2021, as Instrument Number 202101060000465, Office of the Recorder of Deeds, Butler County, Pennsylvania.  
Parcel No.: 565 12 1560000

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30235**

**LAKEVIEW LOAN SERVICING, LLC vs  
JOSEPH GRESSANG AKA JOSEPH C.  
GRESSANG**

PROPERTY ADDRESS: 125 MANOR DRIVE, VALENCIA, PA 16059  
UPI / TAX PARCEL NUMBER : 230-S2-43CA35-0000

All that certain lot or piece of ground situate

in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Chan-Nowr Manor and the intersection of Lots Nos. 34 and 35 in the Chan-Nowr Manor Plan No. 2, and being the northwest corner of the within described tract of land; thence South 0 degree 56 minutes West, Eighty and 57/100 (80.57) feet along Chan-Nowr to a point; thence by a curve to the right in a southwesterly direction, having a radius of Thirty-five and 75/100 (35.75) feet, a distance of Fifty-five and 40/100 (55.40) feet to a point in Chan-Nowr Manor, thence North 89 degrees 43 minutes East along said Street and along the line of Lot No. 25 in said Plan, One Hundred Seventyone and 18/100 (171.18) feet to a point on lands not or late of F. Giesy; thence North 0 degree 56 minutes East, One Hundred Nineteen and 95/100 (119.95) feet to a point on line of Lot No. 34 in said Plan; thence South 89 degrees 4 minutes East along line of Lot No. 34, a distance of Two Hundred Six and 13/100 (206.13) feet to a point on Chan-Mowr Manor at the place of the beginning.

SAID described property being Lot No. 35 in the Chan-Mowr Manor Plan No. 2 as surveyed by Greenough-McMahon & Greenough, Inc., in June of 1955.

BEING KNOWN AS: 125 MANOR DRIVE, VALENCIA, PA 16059 PROPERTY ID NUMBER: 230-S2-43CA35-0000

BEING THE SAME PREMISES WHICH GARRICK D. OVER AND TRACY N. OVER HUSBAND AND BY DEED DATED 9/21/2020 AND RECORDED 9/28/2020 IN THE OFFICE OF RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 202009280021068, GRANTED AND CONVEYED UNTO JOSEPH C. GRESSANG, UNMARRIED MAN.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30227**

**CU MEMBERS MORTGAGE vs  
NATHAN JOHN GUTSHALL**

PROPERTY ADDRESS: 218 WEST FULTON STREET, BUTLER, PA 16001  
UPI/TAX PARCEL NUMBER: 565-11-2-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 5TH WARD

OF THE CITY OF BUTLER, COUNTY OF BUTLER, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 10 IN THE BERG PLAN OF LOTS AND IN THE NORTH MANOR PLAN OF LOTS, LAID OUT BY J. A. HENNINGER, JANUARY, 1927, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 11, PAGE 3, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH FIFTY-ONE (51) FEET BY AN ALLEY; ON THE EAST ONE HUNDRED TEN (110) FEET BY LOT NO. 11 IN THE SAME PLAN NOW OR FORMERLY OWNED BY OLIVER W. SCOTT; ON THE SOUTH FIFTY-ONE (51) FEET BY WEST FULTON STREET; ON THE WEST ONE HUNDRED TEN (110) FEET BY LOT NO. 9 NOW OR FORMERLY OWNED BY JOHN H. STEWART.

Property Address: 218 West Fulton Street, Butler, PA 16001

Parcel ID: 565-11-2-0000

Title is vested in Nathan John Gutshall, a single man, by deed from Paul W. Brown, unmarried, dated November 29, 2016 and recorded on December 1, 2016 in the Butler County Clerk's/Register's Office as Instrument No.: 201612010025231.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30224**

**WILMINGTON SAVINGS FUND SOCIETY, FSB vs LANCE L. HESS, TINA M. HESS**

PROPERTY ADDRESS: 179 HOFFMAN ROAD, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 250-1F147-2B ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN OAKLAND TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINE OF TOWNSHIP ROAD T-610, ALSO KNOWN AS HOFFMAN ROAD, AND LINE OF LANDS OF LOT NO. 2 IN THE RAYMOND A. AND MILDRED R. DROGOWSKI SUBDIVISION AND THE HEREIN DESCRIBED LOT;

THENCE ALONG LINE OF LANDS OF LOT NO. 2 IN THE RAYMOND A. AND MILDRED R. DROGOWSKI SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 37' 49" EAST, A DISTANCE OF 223.20 FEET; SOUTH 6 DEGREES 22' 11" EAST, A DISTANCE OF 136.87 FEET, SOUTH 48 DEGREES 21' 04" WEST, A DISTANCE OF 234 FEET TO THE CENTER LINE OF TOWNSHIP ROAD T-610, ALSO KNOWN AS HOFFMAN ROAD; THENCE ALONG THE CENTER LINE OF TOWNSHIP ROAD T-610, ALSO KNOWN AS HOFFMAN ROAD, THE FOLLOWING COURSES AND DISTANCES: NORTH 14 DEGREES 17' 00" WEST, A DISTANCE OF 163.09 FEET AND NORTH 11 DEGREES 26' 35" WEST, A DISTANCE OF 109.91 TO A POINT, AT THE PLACE OF BEGINNING SUBJECT TO ANY AND ALL PRIOR GRANTS AND RESERVATIONS OF COAL, GAS, OIL, MINING RIGHTS OF WAY AS THE SAME MAY BE AND APPEAR IN PRIOR INSTRUMENTS OF RECORD.

ALSO SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND BUILDING SET BACK LINES AS THE SAME MAY BE AND APPEAR IN PRIOR INSTRUMENTS OF RECORD OR AS SHOWN ON THE RECORDED PLAN.

BEING THE SAME PREMISES WHICH REBECCA M. MCCALMONT AND GARY F. MCCALMONT, HER HUSBAND, BY DEED DATED 08/23/2000 AND RECORDED 09/07/2000 IN BUTLER COUNTY IN DOCUMENT NUMBER 200009070021023, THEN GRANTED AND CONVEYED UNTO LANCE L. HESS AND TINA M. HESS, HIS WIFE, IN FEE.

PARCEL ID NUMBER: 250-1F147-2B

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30221**

**U.S. BANK TRUST NATIONAL ASSOCIATION vs HEATH KNOX**

PROPERTY ADDRESS: 103 KENNEDY ROAD, PROSPECT, PA 16052

UPI / TAX PARCEL NUMBER: 490-SI-41A-0000

All that certain lot or piece of ground situate in the Borough of Prospect, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of a street or road commonly k/a the Crab Run Road, at the intersection of lot of now or formerly Coulter and the land herein conveyed; thence along the center line of said street or road commonly k/a the Crab Run Road, a distance of 87.4 feet to a lot of now or formerly James H. Alexander; thence in a Southerly direction along said lot now or formerly James H. Alexander, a distance of 530 feet, more or less, to land of now or formerly Harvey; thence in a Westerly direction along land of now or formerly Harvey, a distance of 87.4 feet to land of now or formerly Coulter, thence along land of now or formerly Coulter, North 3 degrees 50' East a distance of 523.4 feet to the center line of said street or road commonly k/a the Crab Run Road, at the place of beginning.  
Being designated as Parcel Number: 490-S-1-41 A-0000

BEING the same premises which Heath Knox and Dana Knox by Deed dated August 30, 2005 and recorded in the Official Records of Butler County on September 9, 2005 as Instrument 200509090026555 granted and conveyed unto Heath Knox.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30231**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, OWNER TRUSTEE vs DONALD D. KREISBERG, MARY KREISBERG**

PROPERTY ADDRESS: 216 DORSAY VALLEY DRIVE, CRANBERRY TOWNSHIP, PA 16066  
UPI / TAX PARCEL NUMBER: 130-S34-B2130000

ALL that certain lot or piece of ground situate in Cranberry Township, Butler County,

Commonwealth of Pennsylvania, being Lot No. 213 in the Plan of Subdivision, The Preserve (erroneously cited as The Reserve in prior deed), Plan of Lots No. 2, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 243, page 30.

BEING known and numbered as 216 Dorsay Valley Drive, Cranberry Township, PA 16066 Being the same property conveyed to Donald Kreisberg and Mary Kreisberg, husband

and wife who acquired title, as tenants by the entirety, by virtue of a deed from Mark K. Mill and James L. Mill and William R. Dephillipo, dated March 18, 2020, recorded April 21, 2020, as Instrument Number 202004210007660, Office of the Recorder of Deeds, Butler County, Pennsylvania.  
Parcel No.: 130 S34 B2130000

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30226**

**PENNSYLVANIA HOUSING FINANCE AGENCY vs MICHAEL LAYDEN, KNOWN HEIR OF SUSAN E. LAYDEN, DECEASED, THE UNKNOWN HEIRS OF SUSAN E. LAYDEN, DECEASED**

PROPERTY ADDRESS: 811 BRANCHTON ROAD, BOYERS, PA 16020  
UPI / TAX PARCEL NUMBER: 070-3F31-19AA1-0000

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

BEGINNING at a point the Southeast corner of the parcel herein described on the center line of L.R. 10068, at the Southwest corner of lands of now or formerly Robert Bossick; thence by the center line of L.R. 10068, South 74 degrees 36' West, 410.10 feet to a point at the Southeast corner of land of now or formerly John Cardenas; thence by same, North 20 30' West, 224.81 feet to a point, the Southwest corner of land of now or formerly Donald Lavorini; thence by Lavorini the following three courses and distances: North 62 degrees 30' East, 209.00 feet to a point; thence North 2 0 30' West, 209.00 feet to a point; thence South 62 0 30' West, 209.00 feet to a point on the Eastern line of land of now or formerly John Cardenas; thence by same, North 2 degrees 30' West, 481.19 feet to a point; thence by lands of now or formerly Robert Weaver, North 89 degrees 25' 35" East, 399.98 feet to a point; thence by lands of now or formerly Robert Bossick, South 2 degrees 30' (erroneously 30" on some prior recorded documents) East a distance of 810.00 feet to a point on the center line of L.R. 10068, the place of BEGINNING.

THIS description is prepared in accordance with the survey of Michael R. Messina, R,S., dated June 28,1986.

UNDER AND SUBJECT to the Right-of-way Agreement with West Penn Power Company dated March 20, 2014, Butler County Instrument No. 201502110002941.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 811 BRANCHTON ROAD, BOYERS, PA 16020 PARCEL NO: 070-3F31-19AA1-0000 BEING THE SAME PREMISES WHICH John R. Branthoover, by Deed dated November 15, 2010 and recorded November 17, 2010 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, Instrument No. 2010-11170027180, granted and conveyed unto Susan E. Layden. Susan E. Layden died February 4, 2025. There is no known estate. Michael Layden, her brother, is the sole known heir of Susan E. Layden.

TO BE SOLD AS THE PROPERTY OF MICHAEL LAYDEN, KNOWN HEIR OF SUSAN E. LAYDEN, DECEASED ON JUDGMENT NO. No. 2025-10721

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30244**

**REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER vs JOANN MASON**

PROPERTY ADDRESS: 120 SUMMER AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 561-3-187-0000

ALL that certain piece, parcel or tract of land situate in Ward 1 of the City of Butler, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

ON the north, forty (40) feet by lot formerly

of Boozel, now Schuler; on the East, 80 feet by lot of now or formerly Hollefreud; and on the South 40 feet by Sumner Avenue; and on the west, 80 feet by Garfield Avenue.

BEING more particularly bounded and described per the survey of Bock & Clark, R. S. dated November 17, 1994.

BEGINNING at a point on the northern line of Sumner Avenue, 50 foot right of way, said point being common to Lot No. 21; thence along the northern line of Sumner Avenue, South 70 degrees 00 minutes 00 seconds West, a distance of 40.0 feet to a point where Sumner Avenue intersects with Garfield Avenue, a 40 foot right of way; thence along the eastern line of Garfield Avenue, North 13 degrees 30 minutes 00 seconds West, a distance of 80.0 feet to a point on part of Lot No. 22, said point being the northeast corner; thence along part of Lot No. 22, North 70 degrees 00 minutes 00 seconds East, a distance of 40.0 feet to a point on Lot No. 21; thence along Lot No. 21, South 14 degrees 00 seconds East, 00 minutes East, a distance of 80.0 feet to a point, the place of beginning. BEING designated as Tax Parcel Number: 561-3-187-0000, and known as 120 Sumner Avenue, Butler, PA 16001.

SUBJECT TO the encroachment of a wooden fence by 2.4 feet from the southerly side on to Sumner Avenue, a 40.00 foot right of way as shown on the survey of Bock & Clark, dated November 18, 1994.

BEING the same property conveyed to Jo Ann Mason, by Deed of Cindy Leavitte, dated February 23, 2007, and recorded with the Butler County Recorder of Deeds on February 27, 2007, at Instrument No. 200702270004524.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30241**

**PARK PLACE CRANBERRY HOA vs JAKE MCKENNA**

PROPERTY ADDRESS: 824 THEDA DORI STREET, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S31-TCC-0000

All that certain real property situated in the County of Butler, State of PA, described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY CRANBERRY TOWNSHIP, COUNTY OF BUTLER, STATE OF PA, DESCRIBED AS: ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING SHOWN AS LOT NO. 5C-C IN PARK PLACE AMENDMENT NO. 23 PLAN, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK 372, PAGE 6.  
 Assessor Parcel Number(s): 130 S31 TCC0000

Also known as: 824 Theda Dori Street, Cranberry Township, PA 16066.

And Being the same property conveyed to Jake McKenna, by Deed recorded at Instrument Number 202112210035249 in the Recorder's Office of Butler County, Pennsylvania, in fee.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30094**

**RONALD J. SCHELLER vs  
 BERNARD J. MCQUILLAN**

PROPERTY ADDRESS: 375 BREWER ROAD, SAXONBURG, PA 16056  
 UPI / TAX PARCEL NUMBER : 100-1F161-22F-0000

ALL THAT certain piece, parcel or lot of land situate in Clinton Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Township Road T-554, commonly referred to as Brewer Road, said point being common to the Northwest corner of lands now or formerly of B. Foust and being the Southwest corner of the lot herein conveyed; thence North 13 degrees 50' 35" West along the centerline of Brewer Road, a distance of 580.13 feet to a point; thence North 76 degrees 09' 25" East along lands of R. Coe, a distance of 256.20 feet to a point; thence South 73 degrees 45' East along Lot No. 1, a distance of 896.22 feet to a point; thence South 41 degrees 35' West, a distance of 261.60 feet to a point; thence North 79 degrees 43' 15" West, a distance of 403.66 feet to a point; thence South 9 degrees 23' 15" West, a distance of 125.00 feet to a point; thence South 71

degrees 23' 35" West, a distance of 399.47 feet to a point on the centerline of Brewer Road, at the place of beginning.

Tax Map Parcel No. 100-1F161-22F-0000. BEING the same premises that PNC Bank, National Association, by Deed dated the 13th day of November, 2009 and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on November 18, 2009, conveyed to Bernard J. McQuillan.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30238**

**CIRCLE OF WEALTH FUND III, LLC vs  
 M AND P HOLDINGS, L.L.C., PATRICK  
 MIRANDA, INDIVIDUALLY IN THEIR  
 CAPACITY AS GUARANTOR**

PROPERTY ADDRESS: 109 MESA DRIVE, FREEPORT, PA 16229 UPI / TAX PARCEL NUMBER: 040-S13-B111-0000

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. III in the Buffalo Trails, PRD Phase I Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 200, pages 50-53, and as shown on the Buffalo Trails Planned Community Phase I Plan of Lots, recorded in Plan Book Volume 206, pages 28-32.

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

BENG KNOWN AS: 109 MESA DRIVE, FREEPORT, PA 16229 PROPERTY ID NUMBER: 040-SI 3-B111-0000

BEING THE SAME PREMISES WHICH PAUL J. FEDER AND MICHELE L. FEDER, HUSBAND AND WIFE BY DEED DATED 2/25/2025 AND RECORDED 3/11/2025 THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT#: 202503110003266, GRANTED AND CONVEYED UNTO M AND P HOLDINGS, LLC.

BCLJ: January 16, 23 & 30, 2026

No. ED-2025-30247

**WELLS FARGO BANK, N.A. vs  
JEFFREY D. MORGAN AKA JEFFERY D.  
MORGAN, SANDRA A. MORGAN A/K/A  
SANDY A. MORGAN**

PROPERTY ADDRESS: 253 CHIPMUNK ROAD 254 CHIPMUNK ROAD, & 249 CHIPMUNK ROAD, EVANS CITY, PA 16033 UPI/ TAX PARCEL NUMBER: 120-S3-A249 & 120-S3-A253 & 120-S3-A254

PARCEL 1:

ALL that certain piece or lot of ground being Lot No. 253 in the Plan of Lots known as Connoquenessing Woodlands, Unit Two (2) and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 29, page 14. BEGINNING on the Northerly side of Connoquenessing Woodlands Plan No. 1 at a point on the dividing line between Lots No. 253 and 254 in said Plan; thence in a Northerly direction, North 0 degrees 29 minutes West, a distance of 125 feet to a point; thence in a Easterly direction, North 89 degrees 31 minutes East, a distance of 45 feet to a point of curvature; thence by said curve having a radius of 25 feet, an arc distance of 39.26 feet to the right; thence in a Southerly direction, South 0 degrees 29 minutes East, a distance of 100 feet along the Westerly side of Pheasant Drive, to a point; thence in a Westerly direction along Connoquenessing Woodlands Plan No. 1, South 89 degrees 31 minutes West, a distance of 70 feet to the point of beginning. For chain of title see Deed Book Volume 866, Page 260.

THE property address is 253 Chipmunk Road, Evans City, PA, with Tax Map # 120-S3-A253

PARCEL 2:

ALL THAT CERTAIN LOT in Connoquenessing Twp. Of piece of ground being Lot No. 254 in the plan of lots known as Connoquenessing Woodlands, Unit Two (2), and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 29, Page 14, and being bound and described as follows: BEGINNING on the southerly side of Chipmunk Road, at a point on the dividing line between lots No. 254 and 255 in said plan; thence in a southerly direction South 0 degrees 29 minutes East, a distance of 125 feet to a point; thence in an easterly direction North 89 degrees 31 minutes East, a distance of 70 feet to a point; thence in

a northerly direction North 0 degrees 29 minutes West, a distance of 125 feet to a point; thence in a westerly direction South 89 degrees 31 minutes West, a distance of 70 feet along the southerly side of Chipmunk Road to a point at the place of beginning. EXCEPTING AND RESERVING from the act and operation of this conveyance any coal with mining rights and privileges as heretofore conveyed and reserved in instruments of record.

EXCEPTING AND RESERVING all rights and privileges as have been excepted, reserved and conveyed by prior instrument of record.

SUBJECT TO all easements and rights of way affecting the above described premises as the same appear of record. SUBJECT TO all restrictions, reservations, building lines and easements as set forth and recorded in Deed Book 734, Page 97. Tax Map # 120-S3-A254.

PARCEL 3:

ALL that certain lot or piece of ground being Lot No. 249 in the plan of lots known as Connoquenessing Woodlands, Unit one (1) and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 29, page 6.

BEGINNING at a point, being the Northeast corner of property herein described and the Northeast corner of Lot No. 248, thence in a Southerly direction SO-29E for a distance of One hundred twenty-five feet (125') to a point, thence in an Easterly direction N89-31E along the North side of Connoquenessing Drive for a distance of Forty-five feet (45') to an arch, having a radius of Twenty-five feet (25') for a distance of Thirty-nine and twenty-seven one-hundredths feet (39.27') to a point, thence in a Northly direction NO-29W along the West side of Pheasant Drive for a distance of One hundred feet (100') to a point, thence in a Westerly direction of S89-31W for a distance of Seventy feet (70') to the place of beginning.

EXCEPTING AND RESERVING all rights and privileges as have been expected, reserved, and conveyed by prior instruments of record.

SUBJECT to all easements and rights of way affecting the above described premises as the same appear of record. SUBJECT to all restrictions, reservations, building lines, and

easements as set forth and recorded in Deed Book 734, page 97.

SAID parcel situated in Connoquenessing Township, Butler County, Pennsylvania. Tax Map # 120-S3-A249.

Parcel Number: 120-S3-A249 & 120-S3-A253 & 120-S3-A254  
Property Address: 253 Chipmunk Road, 254 Chipmunk Road and 249 Chipmunk Road, Evans City, PA 16033

BEING the same premises which John M. Baran, Frank S. Pistella and Katherine S. Pistella, Charlene Youngman Pronia a/k/a Charlene Y. Pronio day by Deed dated August 15,1997, June 28,1996 August 7, 1995 and recorded in the Office of Recorder of Deeds of Butler County on March 9, 1998 July 2, 1996 August 31, 1995 at Book 2834 at Book 2644 at Book 2535,Page 0731,Page 0249,Page 02410 granted and conveyed unto Jeffery D. and Sandy A. Morgan Jeffrey D. Morgan and Sandra A. Morgan Jeffrey D. Morgan and Sandra A. Morgan.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30234**

**LAKEVIEW LOAN SERVICING LLC vs KRISTEN M. NOBLIT, SOLELY IN HER CAPACITY AS HEIR OF PAMELA M. NOBLIT, DECEASED, DAVID M. MCGREGOR, SOLELY IN HIS CAPACITY AS HEIR OF PAMELA M. NOBLIT, DECEASED**

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. Herminger, thence South 1 degrees 35 minutes West, a distance of 140 feet along line of property of now or formerly John R. Herminger 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  
P R O P E R T Y I D N U M B E R : 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, NOW DECEASED.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30245**

**ARMCO CREDIT UNION vs ANDREW L. PALACE**

PROPERTY ADDRESS: 126 ELIZABETH DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 056-19-E17-0000

ALL that certain piece, parcel or tract of land lying, situate and being in Butler Township, Butler County, Pennsylvania, bounded and described as follows: to-wit:

BEGINNING at a point on line of land now or formerly Nelson Caldwell where the same is intersected by the North line of Lot No. 16 in the within plan, said point being the Southeast corner of the lot herein described; thence continuing on the North line of Lot No. 16 in the within plan, North 86 degrees 26' 40" West, 135.58 feet to a point on the Eastern line of Elizabeth Drive; thence continuing along the same, North 08 degrees 52' 30" East 85 feet to a point on line of Lot No. 18 in the within plan; thence continuing along the Southern line of Lot No. 18, South 86 degrees 26' 40" East, 135.58 feet to a point on line of land of now or formerly Nelson Caldwell, South 08 degrees 52' 30" West 85 feet to a point, the place of beginning. And being Lot No. 17 in the Northwest Manor Plan of Lots as recorded in the Recorder of Deeds Office in and for Butler County in Rack

File 29, Page 2, and Rack File 29, Page 25. This conveyance is made subject to the building conditions and restrictions of the Northwest Manor Plan of Lots as heretofore recorded in the Office of the Recorder of Deeds of Butler County and to a 40 foot right of way as previously reserved and shown on plot plan.

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30228**

**TOWD POINT MORTGAGE TRUST 2018-5 vs  
DEBORAH A. RICHARDS, GREGORY C. RICHARDS**

PROPERTY ADDRESS: 1109 SENECA DRIVE, HARMONY, PA 16037 UPI / TAX PARCEL NUMBER: 420-S2-1B240000

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, known as Lot No. 24 in the Seneca Heights Plan 2, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 52, page 20, A & B and being more particularly described as follows:

BEGINNING at a point said point being at the Southwest comer of land herein described and being formed by the intersection of the dividing line between Lots 24 and 25 in said Plan with the North line of a 50 foot right of way known as Seneca drive; thence along said dividing line North 21 degrees 52' 10" West a distance of 150 feet to a point; thence along the dividing line between Lots 4 and 24 in said Plan North 68 degrees 07' 50" East a distance of 90 feet to a point; thence along the dividing line between Lots 23 and 24 in the said Plan South 21 degrees 52' 10" East a distance of 150 feet to a point on the Northern line of Seneca Drive, thence along the Northern line of Seneca Drive South 68 degrees 07' 50" West a distance of 90 feet to a point being the place of beginning.

BEING THE SAME PREMISES which Burton O. White and Sharon L. White, husband and wife, by Deed dated October 1 7, 1995 and recorded on October 25, 1995, in the Butler County Recorder of Deeds Office at Deed Book Volume 2570 at Page 855, granted and conveyed unto Gregory C. Richards and Deborah A. Richards, husband and wife. Being Known as 1109 Seneca Drive, Harmony, PA 16037

Parcel I.D. No. 420-S2-1B240000

BCLJ: January 16, 23 & 30, 2026

**No. ED-2025-30218**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs  
TIMOTHY W. SHANNON A/K/A TIMOTHY SHANNON, AMY L. ALLEN A/K/A AMY MARCELLE ALLEN A/K/A AMY M. ALLEN A/K/A AMY ALLEN**

PROPERTY ADDRESS: 217 HIGHFIELD ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 055-28-B251-0000

ALL THAT CERTAIN piece, lot or parcel of ground situated in the Township of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeasterly line of Highfield Road, said point being fifty (50) feet East of the Southeasterly intersection of Highfield Road and Nixon Avenue; THENCE South sixty-nine degrees, forty-seven minutes, forty seconds (69 degrees 47' 40") East along the Southeasterly line of Highfield Road a distance of seventy-five (75) feet to a point; THENCE South twenty degrees, twelve minutes, twenty seconds (20 degrees 12' 20") West along the Westerly line of Lot No. 251-A a distance of one hundred seventy-two (172) feet to a point on the northerly line of a twenty foot alley named Arlington Way; THENCE North sixty-nine degrees, forty-seven minutes forty seconds (69 degrees 47' 40") West along the Northerly line of Arlington Way a distance of seventy-five (75) feet to a point; THENCE North twenty degrees, twelve minutes, twenty seconds (20 degrees 12' 20") East along the Easterly line of Lot No. 252-B a distance of one hundred seventy-two (172) feet to point of beginning.

BEING lots Nos. 251 -B and 252-A in the Butler Highfields Plan of Lots recorded in the Recorder's Office in and for Butler County in Plan Book "B", Page 16.  
PARCEL NO. 55-28 B251

Being the same premises which Christopher M. Ammon and Renee L. Ammon husband and wife, by Deed dated 05/10/2007 and recorded 05/17/2007, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No.

200705170012373, granted and conveyed unto Timorothy W. Shannon and Amy M. Allen as joint tenants with rights of survivorship. Tax Parcel: 055-28-B251-0000 A/K/A 55-28 B251

Premises Being: 217 Highfield Road, Butler, PA 16001-3118

BCLJ: January 16, 23 & 30, 2026

**No. ED-2024-30181**

**FREEDOM MORTGAGE CORPORATION vs VICTOR J. STIVASON**

PROPERTY ADDRESS: 121 SHANAHAN ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S3-C6A-0000 ALL that certain lot of ground situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of the property herein described at a point in the center of a forty-foot street: Thence North 1 deg. 14' West along Lot 7-A two hundred twenty-five (225) feet to lands of Vargo: Thence North 87 deg. 35 1 East one hundred twenty-five (125) feet; Thence by Lot 5-A in said Plan, South 1 deg. 14' East two hundred twenty-five (225) feet to the center of a forty-foot street: Thence by said Street South 87 deg. 35' West one hundred twenty-five (125) feet to the place of beginning. Containing .64 of an acre and being Lot No. 6-A in the Shanor Manor Plan No. 2 as corrected and re-recorded in Rack File 9, Page 29. BEING Parcel No.: 060-S3-C6A-0000

Being the same premises which Bridget L. Pierce, By Deed dated 07/17/2018 and recorded 07/18/2018, in the Office of the Recorder of Deeds in and ror the County of Butler, in Deed Instrument No. 201807180014317, granted and conveyed unto Victor J. Stivason, in fee.

Tax Parcel: 060-S3-C6A-0000 AKA 060 S3 C6A Premises Being: 121 Shanahan Road, Butler, PA 16001

BCLJ: January 16, 23 & 30, 2026

**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