

**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: Richard L Baird Sr**  
**a/k/a: Richard Lee Baird Sr**  
Late of: Concord Township PA  
Administrator C.T.A.: Diane G Baird  
356 North Washington Road  
West Sunbury PA 16061  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

**Estate of: Eleanor B Balta**  
Late of: Cranberry Township PA  
Executor: Cheryl A Pettes  
308 Riva Ridge Road  
Cranberry Twp PA 16066  
Attorney: Jay R Hagerman  
Abernethy & Hagerman, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

BCLJ: February 5, 12, 19, 2021

**Estate of: Bertha M Beblo**  
**a/k/a: Bertha Beblo**  
Late of: Center Township PA  
Administrator: Sherri J Zagurskie  
271 North Road  
Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

BCLJ: February 5, 12, 19, 2021

**Estate of: Laura Virginia Bintrim**  
**a/k/a: Laura V Bintrim**  
Late of: Lancaster Township PA  
Executor: Carol Ruth Brandon  
426 Sone Church Road  
Prospect PA 16052  
Attorney: Michael S Butler Esquire  
Heritage Elder  
Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

**Estate of: Richard D Deal**  
**a/k/a: Richard Dane Deal**  
Late of: Fairview PA  
Executor: Steven Deal  
115 Washington Street  
Petrolia PA 16050  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

**Estate of: Augusto Nicolas Delerme**  
**a/k/a: Augusto N Delerme-Martinez**  
Late of: Cranberry Township PA  
Executor: Carmen L Delerme  
1032 Feltham Lane  
Cranberry Twp PA 16066  
Attorney: Carl B Zacharia  
Zacharia Brown PC  
111 W McMurray Road  
Canonsburg PA 15317

BCLJ: February 5, 12, 19, 2021

**Estate of: Herbert F Evans**  
**a/k/a: Herbert Frank Evans**  
Late of: Muddycreek Township PA  
Executor: Kathy Ann Hallberg  
227 Arthur Street  
Zelienople PA 16063  
Attorney: James P Shields  
Shields & Boris  
1150 Old Pond Road  
Bridgeville PA 15017

BCLJ: February 5, 12, 19, 2021

**Estate of: Joseph E Ferderbar**

Late of: Middlesex Township PA  
Executor: Theresa A Melaragno  
113 Justice Drive  
Valencia PA 16059  
Attorney: John P Donovan  
John P Donovan & Associates LLC  
434 Allegheny River Blvd Suite 200  
Oakmont PA 15139

BCLJ: February 5, 12, 19, 2021

**Estate of: Marie S Grant**

Late of: Zelienople PA  
Executor: Sally Trump  
441 W High Street  
Womelsdorf PA 19567  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

**Estate of: Robert R Heaton**

Late of: Butler Township PA  
Executor: James P Coulter  
107 Pinecrest Court  
Butler PA 16001  
Executor: David L Travaglio  
365 Hooker Road  
West Sunbury PA 16061  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

**Estate of: Jerry R Huey**

Late of: Center Township PA  
Executor: Johanna L Napoletan  
461 North Chestnut Street  
Butler PA 16001  
Executor: Jeryl R Emigh  
104 Dakotah Drive  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

**Estate of: Eva A John**

Late of: Harmony PA  
Executor: James A John  
334 Second St  
Harmony PA 16037  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

**Estate of: Dorothy M Paul**

Late of: Cabot PA  
Executor: Robert M Paul  
315 Cobham Lane  
Cabot PA 16023  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: February 5, 12, 19, 2021

**Estate of: Walter H Schlag  
a/k/a: Walter Hearst Schlag**

Late of: Winfield Township PA  
Executor: Douglas Weating  
212 Palermo Place  
Lady Lake FL 32159  
Attorney: John T Richards III  
Richards & Richards LLP  
16020 Perry Highway  
Warrendale PA 15086

BCLJ: February 5, 12, 19, 2021

**Estate of: Paul Sterner  
a/k/a: Paul Sterner Jr**

Late of: Mars PA  
Executor: Patricia Ann Liersaph  
111 Concord Way  
Cranberry Twp PA 16066  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

**Estate of: Janet L Territ**

a/k/a: Janet Territ  
Late of: Cabot PA  
Executor: Thomas E Territ  
1035 Tapletop Dr  
Somerset PA 15501

BCLJ: February 5, 12, 19, 2021

**Estate of: Sherman A Wickline**

Late of: Center Township PA  
Executor: Robert Sherman Wickline  
122 Fontana Street  
Butler PA 16001  
Executor: Bruce Alan Wickline  
143 Mountain Laurel Drive  
Butler PA 16002  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

**SECOND PUBLICATION**

**Estate of: Shirley Jane Ambrose  
a/k/a: Shirley J Ambrose**

Late of: Winfield Township PA  
Administrator: Eileen J Geary  
438 South Pike Road  
Sarver PA 16055  
Administrator: Dale K Ambrose  
1150 Herman Road  
Butler PA 16002  
Attorney: Gary J Heim  
Mette Evans & Woodside  
3401 North Front Street  
Harrisburg PA 17110

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Irene Jean Bobby  
a/k/a: Irene J Bobby**

Late of: Center Township PA  
Executor: Cory J Milkovich  
155 Moore Road  
Butler PA 16001  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Evelyn M M Critchlow**

Late of: Butler PA  
Executor: Noel L Critchlow  
918 Paradise Rd  
New Bloomfield PA 17068  
Executor: Neal C Critchlow  
106 Wyoma Ave  
Butler PA 16001  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
340 N. Main Street, Suite 103  
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Mary Louise Endlich**

Late of: Winfield Township PA  
Executor: James J Endlich  
2987 Georgia Avenue  
New Kensington PA 15068  
Attorney: Charles J Jacques III  
Jacques & Jacques PC  
2125 Freeport Road  
Natrona Heights PA 15065

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Rita B Evans**

Late of: Middlesex Township PA  
Executor: Karen L Evans  
1019 Saxonburg Road  
Saxonburg PA 16056  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Marjorie E Gifford**

Late of: Cranberry Township PA  
Executor: Scott A Gifford  
112 Kirkwood Dr  
Cranberry Township PA 16066  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Ruth H Grubb**

Late of: Cranberry Township PA  
 Executor: Robert W Grubb  
 5418 Albermarle Ave  
 Pittsburgh PA 15217  
 Attorney: C Eric Pfeil  
 Dentons Cohen & Grigsby P.C.  
 625 Liberty Avenue  
 Pittsburgh PA 15222

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Robert H Hauer**

Late of: Cabot PA  
 Executor: Becky L Cook  
 34 Allen Drive  
 Pittsburgh PA 15214  
 Attorney: Dale P Frayer  
 Temple & Frayer  
 250 Mt. Lebanon Boulevard Suite 207  
 Pittsburgh PA 15234

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Jennifer Ashley Haux**

Late of: Butler PA  
 Administrator: Dillon Weidenhof  
 227 Keck Road  
 Butler PA 16001  
 Attorney: William J Schenck  
 Schenck & Long  
 610 North Main Street  
 Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Patrick Boyd Hayden Jr**

Late of: Penn Township PA  
 Administrator: David Hayden  
 PO Box 129  
 West Sunbury PA 16061  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Christopher D Jones**

Late of: Middlesex Township PA  
 Executor: Ashley Rae Good  
 218 North Trail  
 Butler PA 16002  
 Attorney: Anthony R Sosso  
 1310 Freeport Road  
 Pittsburgh PA 15238

BCLJ: January 29 and February 5, 12, 2021

**Estate of: John C Lovelace**

Late of: Jefferson Township PA  
 Executor: Carlita L Hines  
 1848 Rose St  
 Lower Burrell PA 15068  
 Attorney: Allan C Lundberg  
 Lower Burrell Professional Plaza  
 3058 Leechburg Road  
 Lower Burrell PA 15068

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Emily P Maffei**

Late of: Butler PA  
 Executor: Charles M Maffei  
 13722 Halliford Drive  
 Tampa FL 33624  
 Executor: Francis R Maffei III  
 7955 Contrails Drive  
 Colorado Springs CO 80920  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Harriet D Melvin**

Late of: Cranberry Township PA  
 Executor: William H Melvin Jr  
 20167 Avalon Court  
 Sterling VA 20165  
 Attorney: Robert J Winters  
 Goehring Rutter and Boehm  
 2100 Georgetowne Drive Suite 300  
 Sewickley PA 15143

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Mary Pauline Bonner Miller  
a/k/a: Mary B Miller**

Late of: Winfield Township PA  
 Executor: Calvin J Miller  
 186 Creekside Drive  
 Sarver PA 16055  
 Attorney: Richard L Osberg III  
 246 W Main Street  
 PO Box 451  
 Saxonburg PA 16056

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Joseph Rocco**

Late of: Cranberry Township PA  
 Executor: Charles A Rocco  
 144 Hampshire Drive  
 Cranberry Township PA 16066

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Lidia M Sabatini**

Late of: Winfield Township PA  
Executor: Judith S Damico  
125 Lincoln Drive  
Sarver PA 16055  
Attorney: Donald S Mazzotta  
Mazzotta Law  
1035 Boyce Road Suite 121  
Pittsburgh PA 15241

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Katherine L Scherder**

Late of: Center Township PA  
Executor: Rose M Pawluk  
136 Leslie Farms Drive  
Evans City PA 16033  
Executor: Mary Lou Scherder  
391 Mary Street  
Cranberry Twp PA 16066  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Joanne Swigart**

**a/k/a: Joan M Swigart**

Late of: Franklin Township PA  
Executor: Cecelia Dodds  
129 Whipporwill Road  
Butler PA 16001  
Executor: Mary Fisher  
604 Surrey Lane  
Butler PA 16001  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Melvin F Urschler**

**a/k/a: Melvin Francis Urschler**

Late of: Zelenople PA  
Executor: Pamela A Hernon  
216 West Grandview Avenue  
Zelenople PA 16063  
Attorney: John R Cook  
Cook & Associates  
9380 McKnight Road  
106 Arcadia Court  
Pittsburgh PA 15237

BCLJ: January 29 and February 5, 12, 2021

**THIRD PUBLICATION**

**Estate of: Raymond M Atkinson**

Late of: Butler Township PA  
Executor: Raymond J Atkinson  
435 Eagle Mill Road  
Butler PA 16001  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Ada L Book**

Late of: Cherry Township PA  
Executor: Rodger Stanley Smith  
706 Mercer Road  
Franklin PA 16323  
Attorney: Michael D Gallagher  
Gallagher Law Group  
110 East Diamond Street Suite 101  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Kathleen J Cadugan**

Late of: Penn Township PA  
Executor: David E Cadugan  
273 Rockdale Road  
Butler PA 16002  
Attorney: Jay R Hagerman  
Abernethy & Hagerman, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Chester Leroy Dellen**

**a/k/a: Chester L Dellen**

Late of: Butler PA  
Administrator: Martin E Dellen  
110 N Breezewood Drive  
Butler PA 16001  
Administrator: Jonann M Dellen  
110 N Breezewood Drive  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Eleanor Fulmer**

Late of: Mars PA  
 Executor: Russell C Miller  
 4767 William Flynn Highway  
 Allison Park PA 15101  
 Attorney: James H Limbaugh  
 Auld Miller LLC  
 4767 William Flynn Highway  
 Allison Park PA 15101

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Thomas A Joswick****a/k/a: Thomas Joswick**

Late of: Cabot PA  
 Administrator C.T.A.: Samuel R Coury  
 1725 Fifth Ave  
 Arnold PA 15068  
 Attorney: Samuel R Coury  
 1725 Fifth Ave  
 Arnold PA 15068

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Nancy S Keegan**

Late of: Center Township PA  
 Executor: Kevin M Keegan  
 310 W Cadence Court  
 Chesnee SC 29323  
 Attorney: Jeffrey D Banner  
 Heritage Elder  
 Law & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Samuel E Lawson**

Late of: Jefferson Township PA  
 Administrator: Amy Lawson  
 166 Rockdale Road  
 Butler PA 16002  
 Attorney: W David Slomski  
 210 Federal Street Suite 200  
 Pittsburgh PA 15212

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Beverly Ann McCarthy**

Late of: Cabot PA  
 Executor: William R McCarthy  
 708 Cherry Tree Way  
 Cranberry Twp PA 16066  
 Attorney: Rebecca A Auld  
 Auld Miller LLC  
 5349 William Flynn Highway  
 Gibsonia PA 15044

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Robert Joseph Miles Sr****a/k/a: Robert Miles****a/k/a: Robert J Miles**

Late of: Cranberry Township PA  
 Executor: Robert Miles  
 1019 North Negley Avenue #12  
 Pittsburgh PA 15206  
 Attorney: Claire Johnson Saenz LLC  
 Law Office of Claire Johnson Saenz, LLC  
 1000 Brooktree Rd Suite 209  
 Wexford PA 15090

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Michael David Monday****a/k/a: Michael D. Monday**

Late of: Butler PA  
 Executor: Karen Monday  
 407 W Pearl Street  
 Butler PA 16001  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 106 South Main St, Ste 603  
 Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Virginia L Parker**

Late of: Jefferson Township PA  
 Executor: David R Parker  
 126 Pine Ridge Drive  
 PO Box 225  
 Chicora PA 16025  
 Attorney: Amy E Molloy  
 SR Law LLC  
 631 Kelly Blvd POB 67  
 Slippery Rock PA 16057

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Laverne D Pennell****a/k/a: Laverne Pennell**

Late of: Zelenople PA  
 Executor: Susan L Hayson  
 2562 Aldon Drive  
 Sewickley PA 15143  
 Attorney: Claire Johnson Saenz LLC  
 Law Office of Claire Johnson Saenz, LLC  
 1000 Brooktree Rd Suite 209  
 Wexford PA 15090

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Marino J Quercio Sr**

Late of: Butler Township PA  
Executor: Frances Quercio  
2051 Village Crest Drive  
Atlanta GA 30318  
Attorney: William V Taylor  
Heritage Elder  
Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Patricia Ann Ragan**

Late of: Franklin Township PA  
Administrator: James R Ragan  
251 Ragan Road  
Prospect PA 16052  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Jane Carol Russell**

**a/k/a: Jane C Hogue**  
**a/k/a: Jane Russell**  
**a/k/a: Jane Carol Hogue**  
**a/k/a: Jane C Russell**

Late of: Franklin Township PA  
Executor: Joyce C Davies  
2194 Prospect Road  
Prospect PA 16052  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Regis I Schiebel**

Late of: Jefferson Township PA  
Executor: James K Beggs  
145 Dodds Road  
Sarver PA 16055  
Attorney: Eric D Levin  
Rishor Simone  
101 East Diamond St Suite 208  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: David A Schmid**

**a/k/a: David Alan Schmid**  
Late of: Fairview PA  
Executor: Jean Ann Horner  
438 Cherokee Dr  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Sara Jane Shaffer**

**a/k/a: Sara Sprenkle Shaffer**  
Late of: Butler PA  
Executor: Peter H Shaffer  
220 West Fulton Street  
Butler PA 16001  
Attorney: John J Morgan  
115 South Washington St  
Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Robert J Shaner**

Late of: Muddycreek Township PA  
Executor: Mark R Shaner  
100 Golf Avenue  
Ellwood City PA 16117  
Attorney: Edward Leymarie Jr  
Leymarie Clark Long PC  
423 Sixth Street  
Ellwood City PA 16117

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Margaret Tompsett**

**a/k/a: M Margaret Tompsett**  
Late of: Jefferson Township PA  
Executor: Russell C Miller  
4767 William Flynn Highway  
Allison Park PA 15101  
Attorney: James H Limbaugh  
Auld Miller LLC  
4767 William Flynn Highway  
Allison Park PA 15101

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Nancy Jane Toy****a/k/a: Nancy J Toy**

Late of: Center Township PA  
 Executor: Sally Ann Wolfe  
 210 Hardwood Road  
 Fenelton PA 16034  
 Executor: Karen Lee Bordick  
 470 Lemmon Hollow Road  
 Kittanning PA 16201  
 Attorney: Roger T Mechling Esq  
 Mechling & Heller LLP  
 216 N Jefferson Street  
 Kittanning PA 16201

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Charles J Trainor**

Late of: Penn Township PA  
 Executor: Maura E Brown  
 5501 Elgin Street  
 Pittsburgh PA 15206  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Dolores M Walther****a/k/a: Dolores Malley Walther**

Late of: Harmony PA  
 Executor: Catherine E Crawford  
 6083 Heatherfield Court  
 Harmony PA 16037  
 Attorney: Branden A Fulciniti  
 Jones Gregg Creehan & Gerace LLP  
 411 Seventh Avenue Suite 1200  
 Pittsburgh PA 15219

BCLJ: January 22, 29 and February 5, 2021

**Estate of: Susan Jane Weitzel**

Late of: Butler Township PA  
 Administrator: Kenneth Weitzel  
 121 Crosslands Road  
 Butler PA 16002  
 Attorney: Katrine M Erie  
 Erie Law Offices PC  
 316 West Jefferson Street  
 Butler PA 16001

BCLJ: January 22, 29 and February 5, 2021

**MORTGAGES**  
**RECORDINGS ARE VERIFIED**  
**THROUGH JANUARY 8, 2021**

Recorded January 4, 2021 - January 8, 2021

**10047 Virginia Owner LLC; 103 Vantage Owner LLC; 130 Edgartown Owner LLC; 1601 St Louis Owner LLC; 1637 Kingsview Owner LLC; 2001 Innerbelt Owner LLC**--CIBC BK USA--Cranberry Twp Sub/Condo:Thorn Hill Ind Park Lot:503-A Parcel:130-4F110-14E1A Acre:8.50:\$58,380,000.00

**Anderson, Amanda L; Anderson, Cole R**--LAKEVIEW LOANS SERVICING LLC--Connoquenessing Twp Sub/Condo:Guiher Coyle & Thienfeld Lot L Lot:B Street:1102 Whitestown Rd Parcel:120-3F78-9E Acre:11.12:\$327,780.00

**Andrzejewski, Paul D; Andrzejewski, Samantha L**--PENNYMAC LOAN SERVS--Butler Twp Street:427 Preston Drive Parcel:054-27-8 Acre:3.56:\$189,108.00

**Arvind, Nagarjuna Ezapa aka; Ezapa, Nagarjuna aka; Sripathi, Satya Tejaswini**--SISTAR MTG CO--Cranberry Twp Sub/Condo:Park Place Res Sub Ph 4 Lot:412 Street:909 Twilight St Parcel:130-S31-TM417:\$326,000.00

**Aviles, Walberto Enrique Lopez; Wolfe, Mary Elizabeth**--PENNSYLVANIA EQUITY RESOURCES INC--Cranberry Twp Sub/Condo:Woodland Ests Park Plan Lot:S Street:222 Parkwood Dr Parcel:130-S4-CS3023:\$153,000.00

**Balla, Deborah J; Balla, Donald Jr aka; Balla, Donald L aka; Club Leaf & Bean Cranberry LLC**--SSB BK--Cranberry Twp Street:371 Steeplechase Dr Parcel:130-S33-A521:\$350,000.00

**Barbe, Chris C; Barbe, Keir**--HOMESTEAD FUNDING CORP DBA--Cranberry Twp Sub/Condo:Settlers Grove Prd Ph 1 Lot:118 Street:706 Rustic Ridge Dr Parcel:130-S15-B118:\$447,700.00

**Barbish, Dawn M; Barbish, Kenneth W**--ARMCO CRED UN--Middlesex Twp Street:390 Browns Hill Rd Parcel:230-2F90-33:\$135,000.00

**Barnyk, John; Barnyk, Kristi L**--USX FED CRED UN--Lancaster Twp Street:107 Hazel Ln Parcel:200-S3-D4:\$81,500.00

**Battistiburtner, Desiree aka; Burtner, Desiree aka; Burtner, Desiree Battisti aka; Burtner, William aka; Burtner, William F IV aka**--QUICKEN LOANS LLC--Slippery Rock Boro Sub/Condo:Parklane Extension Plan Lot:17 Street:115 Evergreen Court Parcel:510-S2-CG:\$235,130.00



REGISTER'S NOTICE

I, SARAH E. EDWARDS M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on MONDAY, FEBRUARY 8, 2021, at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
ANTOSZEWSKI, Leonard F.	Gerard F. Antoszewski, Executor	12/28/2020
FOHL, George C.	Rose Brunner-Fohl, Executrix	12/09/2020
MILLER, Paul D. a/k/a Paul Miller	Denise M. Miller, Administratrix	12/17/2020
SMITH, Merton A.	David J. Kuza, Executor	12/23/2020

BCLJ: January 29 and February 5, 2021

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the ALMA CONDON FAMILY TRUST DATED DECEMBER 12, 2014 and as amended. ALMA MAE CONDON, Settlor of the Trust, died on December 14, 2020. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Rhiannon W. Condon, Trustee  
115 Mar-Vel Drive  
Butler, PA 16001

David A. Crissman, Esquire  
Montgomery, Crissman, Kubit LLP  
518 North Main Street  
Butler, PA 16001

BCLJ: January 22, 29 and February 5, 2021

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. 7755(c)

NOTICE is hereby given of the administration of the JANET M. POTTER REVOCABLE TRUST dated December 3, 2012. JANET M. POTTER, grantor of the trust, of Cranberry Township, County of Butler, and Commonwealth of Pennsylvania, died on October 20, 2020. All persons having claims against Janet M. Potter are requested to make known the same to the trustee or attorney named below. All persons indebted to Janet M. Potter are requested to make payment without delay to the trustee or attorney named below.

Polly Potter Ferringger, Co Trustee  
2354 Kuhlview Drive  
Pittsburgh, PA 15237

James M. Novak, Esq.  
P.O. Box 1394  
Wexford, PA 15090

BCLJ: January 29 and February 5,12, 2021

**NOTICE OF TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of the REVOCABLE LIVING TRUST AGREEMENT OF **HOWARD W. WILHELM, JR.**, DATED MAY 18, 2003, AS AMENDED. Settlor of the Trust died on September 19, 2020. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Cynthia Jeanne Mellott, Trustee  
201 E. Washington Street  
Harrisville, PA 16038

Joseph R. "Jay" West, Esquire  
West & Zuberbuhler, PC  
2605 Nicholson Road, Suite 3200  
Sewickley, PA 15143

BCLJ: February 5, 12, 19, 2021

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

**NOTICE OF FILING OF PETITION FOR NAME CHANGE**

IN THE MATTER OF: Petition for change of Name of Matthew Richard Shepherd, Notice is hereby given that, on January 8, 2021, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Matthew Richard Shepherd** to Sarah Madelon Shepherd.

The Court has fixed the 25th day of March, 2021, at 2:00 PM, in Court Room number 3, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: February 5, 2021

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **FFAM Home Solutions, LLC** and it is to be organized effective January 8, 2021.

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

BCLJ: February 5, 2021

**FICTITIOUS NAME REGISTRATION**

An application for registration of the fictitious name **Junk Gypsy**, 213 Cashdollar Rd, MARS, PA 16046 has been filed in the Department of State at Harrisburg, PA, File Date 11/12/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Tiffany Witt, 213 Cashdollar Rd, Mars, PA 16046.

Business Name Publishing  
11705 Boyette Road  
Suite #406  
Riverview, FL 33569

BCLJ: February 5, 2021

**CERTIFICATE OF ORGANIZATION  
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Anvil Rods LLC** with a registered address of 169 Becker Road, Butler, PA 16002

MONTGOMERY, CRISSMAN, KUBIT, L.L.P.  
David M. Crissman, Esquire  
518 North Main Street  
Butler, PA 16001  
(724) 285-4776

BCLJ: February 5, 2021

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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
IN RE: S.F.L. - O.A. No. 30 of 2020**

**PETITION FOR INVOLUNTARY  
TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

To: Unknown Father,  
A Petition has been filed asking the Court to put an end to all rights/duties you have to your child. **S.F.L. - Date of Birth: January 12th, 2011.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held at the Butler County Courthouse/Government Center, Butler, Pennsylvania on the 25th day of March, 2021 at 9:00 A.M.

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

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724-284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724-284-5200

BCLJ: February 5, 2021

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**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
IN RE: T.S.L. - O.A. # 31 of 2020**

**PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

To: Unknown Father,  
A Petition has been filed asking the Court to put an end to all rights/duties you have to your child, **T.S.L. - Date of Birth: May 10th, 2009.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held at the Butler County Courthouse/Government Center, Butler, Pennsylvania on the 25th day of March, 2021 at 9:00 A.M.

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

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724-284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724-284-5200

BCLJ: February 5, 2021

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

**Administrative Docket No. 1-2021**

**IN RE: CLERK OF COURTS' SCHEDULE OF FEES AND COSTS**

**ORDER OF COURT**

AND NOW, this 19 day of January, 2021, upon consideration of the Clerk of Courts' Petition to Increase Fees and Costs Pursuant to 42 Pa.C.S.A. § 1725.4 IT IS HEREBY ORDERED, ADJUDGED and DECREED, that:

1. The revised fee schedule submitted by the Clerk of Courts of Butler County, Pennsylvania, a copy of which is attached hereto and incorporated herein, is approved.
2. The revised fee schedule approved by this Order of Court shall be effective on May 1, 2021.
3. The Clerk of Courts is hereby directed to immediately cause the publication of the revised fee schedule in the Butler County Legal Journal once a week for two (2) successive weeks, and to file a copy of the Proof of Publication of the advertisement at the above term and docket number.
4. The Clerk of Courts shall file one (1) certified copy hereof with AOPC and distribute two (2) certified copies plus a diskette to the Legislative Reference Bureau for publication in the PA Bulletin.
5. The Clerk of Courts is to distribute a copy of the fee schedule to each of the Judges of the Court of Common Pleas of Butler County and to the Butler County Bar Association.
6. Nothing contained herein shall prevent this Court to further revise the fee schedule approved by this Order of Court upon proper application made in accordance with law.

BY THE COURT:  
William R. Shaffer  
Judge

BCLJ: January 29 and February 5, 2021

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**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 March 2021** 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 16, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30002  
C.P. 2019-22373  
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **WILLIAM J. BANASZEWSKI AND W.J. BANASZEWSKI** at the suit of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2017-8 MORTGAGE-BACKED NOTES, SERIES 2017-5, Being:-

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

Beginning at a point in the center of an improved public road leading from Chicora to Karns City, Pennsylvania, and known as Spur 214, said point being the Northwest corner of the herein described tract; thence by lands of Lee Parker, North 73 degrees 36' East, Five Hundred Eighty Four and Fifty Eight Hundredths (584.58) feet to an iron pin comer; thence by lands of Lee Parker and A.M. McCullough, North 88 degrees 36' East, Five Hundred and Forty Sue Hundredths (500.46) feet to an iron pin comer on line of land of A.M. McCullough at line of land of Nolan Heirs, the Northeast comer hereof; thence by land of Nolan Heirs, South 2 degrees 19' West, Eighty One and Twenty Four Hundredths (81.24) feet to an iron pin comer on line of land of Nolan Heirs and

other lands of Rachel L. Fair and Margaret L. Cowley, the Southeast comer hereof thence by lands now or formerly of Rachel L. Fair and Margaret L. Cowley, South 88 degrees 53\* West Four Hundred Seventy Four and Forty Eight Hundredths (474.48) feet to an iron pin comer, thence by same South 73 degrees 36' West, Five Hundred Ninety Four and Sixty Six Hundredths (594.66) feet to a point in the center of an improved public road known as Spur 214, the Southwest comer hereof; thence along center of said public road, North 9 degrees 21' West Eighty One and Fifty Five Hundredths (81.55) feet to a point, the place of beginning.

Containing 1.97 acres, more or less, as Survey by E.J. Weibel, Registered Engineer, on September 4,1964.

BEING known and numbered as 315 Fairmont Road, Chicora, PA 16025»

Being the same property conveyed to William J. Banaszewski and Diane L. Ledkins, no marital stats shown who acquired title, as joint tenants with rights of survivorship, by virtue of a deed from James F. Matthews and Vicki L. Matthews, husband and wife, dated May 27,1994, recorded June 9,1994, at Document ID 013988, and recorded in Book 2440, Page 0S74, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Diane L. Ledkins died June 15,2013, and pursuant to the survivorship language in the above deed, all her interest passed to William J. Banaszewski.

Parcel No.: 150-1F59-18J

BCLJ: February 5, 12, 19, 2021

**E.D. 2019-30162  
C.P. 2019-21219  
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M. CYPHER** at the suit of BANK OF AMERICA N A, Being:-

TAX I.D. #: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2 (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14,

1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Sheila M. Cypher by deed from Brenda M Wyant dated December 16, 2005 and recorded December 19,2005 in Instrument Number 200521190035991.

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30028  
C.P. 2020-20206  
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **DEBBIE DUNKLE, HEIR ADMR, ELLIE SULLIVAN EST BY ADMR, EDWARD PAGO JR, HEIR ADMR, AND UNKNOWN HEIRS AND UNKNOWN ADMRS** at the suit of WELLS FARGO BANK NA, Being:-

All that certain piece, parcel or tract of land situate partially in Washington and Venango Township bounded and described as follows, to-wit:

Being the same property described as Lot No. 4A containing 1.61 acres in the W.J. McGarvey P.E. of The Sullivan Subdivision as recorded in the Butler County Office of the Recorder of Deeds at Plan Book Volume 278, pages 8.

BEING known and numbered as 2257 Branchton Road, Hilliards, PA 16040.

Being the same property conveyed to Richard D. Sullivan and Ellie Sullivan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Richard D. Sullivan and Ellie Sullivan, husband and wife, dated March 29, 2005, recorded March 30, 2005, at Instrument Number 200503300007511, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Richard D. Sullivan died August 3, 2010, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Ellie Sullivan.

ParcelNo.:310-1F118-A1G

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30112  
C.P. 2020-20786  
ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of **JOHN HAGGERTY** at the suit of US BANK TRUST NATL ASSN, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 11A in the Brookside Village in the Adams Ridge Phase 1 Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 166, pages 3 through 7.

SUBJECT TO a 40 foot building line along Brookhaven Boulevard

SUBJET TO a 10 foot utility easement along Brookhaven Boulevard

SUBJECT to the Adams Ridge Declaration of Covenants, Conditions and Restrictions as the same are record in the Office of the Recorder of Deeds of Butler County at Record Book Volume 2369, page651.

UNDER and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

HAVING ERECTED THEREON a dwelling known as 124 Brookhaven Boulevard, Mars, Pennsylvania 16046

Tax Parcel No. 010-S9-A11

BEING the same property which Timothy D. Kelly and Terri L. Wayne, Husband and Wife, by Deed dated August 1, 2003 and recorded August 5, 2003 in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Instrument No. 200308050034844, granted and conveyed unto John Haggerty.

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30111  
C.P. 2020-21379  
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **WILLIAM JORDAN** at the suit of **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1**, Being:-

ALL THAT CERTAIN lot, piece, or tract of land, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

COMMENCING at a point at the center line of Township Road 579, said point being the northwest corner of a tract of land now owned by Thomas M. Ferraro; thence from said point and continuing along the western boundary line of lands of Thomas M. Ferraro, South 25° 41' 20" East a distance of 329.15 feet to a point at the southwest corner of lands of said Thomas M. Ferraro, said point also being common with the northwest corner of the tract herein described and being the place of beginning; thence from said beginning and continuing along the southern boundary of lines now or formerly of Thomas M. Ferraro, North 61° 45' East a distance of 212 feet to a point on line of lands now or formerly of Paule; thence from said point and continuing along line of other lands now or formerly of Paule, South 23° 25' 20" East a distance of 398.50 feet, more or less to a point on line of lands now or formerly of Grelling; thence continuing along line of other lands of R. Grelling, South 59° 49' 44" West a distance of 212.56 feet, more or less, to a point on line of lands now or formerly of H. H. Turner; thence from said point and continuing along line of lands now or formerly of H. H. Turner, North 23° 25' 20" West a distance of 406.15 feet to a point, the place of beginning.

SAID tract containing two (2.00) acres, more or less.

EXCEPTING THEREOUT AND THEREFROM a one (1.00) acre tract of land conveyed to Gary Wissinger et ux by deed recorded at Deed Book 1132, Page 202. [Map 1F155, Parcel 3C4A).

TOGETHER WITH AND SUBJECT TO the free and uninterrupted use, liberty and privilege of passage in and along a certain

right-of-way granted by Thomas M. Ferraro and recorded at Deed Book 1132, Page 190.

SUBJECT TO a Disclaimer from M.M. Thomas and Betty J. Thomas for themselves, their heirs and assigns in which the owner of this property accepts full responsibility for the septic system over which a right of-way granted to Gary Wissinger et ux [see Deed Book 1132, Page 194] extends and in which Jefferson Township is released from liability in the event the septic system malfunctions.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Michael M. Thomas, by Deed dated March 22,2006, and recorded on March 23, 2006, by the Butler County Recorder of Deeds as Instrument No. 200603230006514, granted and conveyed unto William Jordan, an Individual.

BEING KNOWN AND NUMBERED AS 109 Betty Lane, Butler, PA 16002.

TAX PARCEL NO. 190-1F155-3C4-0000.

BCLJ: February 5, 12, 19, 2021

**E.D. 2019-30235  
C.P. 2019-21797  
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **JAMES K. LAUTENBACHER, SUSAN L. LAUTENBACHER, JAMES LAUTENBACHER, AND SUSAN LAUTENBACHER** at the suit of **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1**, Being:-

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 115, page 26.

Having erected thereon a dwelling known as 463 Monmouth Drive, Mars, Pennsylvania.

SUBJECT to coal and mining rights and all rights relating thereto; rights-of-way, building and use restrictions, easements and covenants and the rights of others therein, as set forth on the recorded plan and in any other prior instruments of record and any



covenants and conditions as set forth in the Declaration and By-Laws above recited

BEING KNOWN AS: 463 MONMOUTH DRIVE, CRANBERRY TOWNSHIP PA 16066

PROPERTY ID: 130-S19-A245-0000

TITLE TO SAID PREMISIS IS VESTED IN JAMES KLAUTENBACHER AND SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER, HUSBAND AND WIFE BY DEED FROM RAYMOND H. SMITH JR. AND MARY JO SMITH, HIS WIFE, DATED 08/18/1988 RECORDED 08/29/1988 IN BOOK NO. 1420 PAGE 0284

TO BE SOLD AS PROPERTY OF: JAMES K. LAUTENBACHER A/K/A JAMES LAUTENBACHER; SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER

BCLJ: February 5, 12, 19, 2021

**E.D. 2017-30378  
C.P. 2017-21941  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **STACEY J. REYNOLDS** at the suit of U S BANK NATIONAL ASSN, Being:-

ALL that certain parcel or lot of land situate in the Fourth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the corner of Howard and North Cliff Streets; thence running East along said Howard Street a distance of 47.5 feet, more or less, to lot now or formerly of Oswald; thence running South along said lot now or formerly of Oswald a distance of 92.68 feet, more or less, to lot of formerly Blymiller, now or formerly Welsh; thence running West along lot now or formerly of Welsh, formerly Blymiller, a distance of 49.15 feet, more or less, to North Cliff Street, the southwest corner; thence running North along North Cliff Street a distance of 89.48 feet, more or less, to a point at the corner of Howard Street and North Cliff Street, the place of beginning.

HAVING THEREONERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 215 HOWARD STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-11-160-0000

BEING THE SAME premises which Janice Louise Oberdorf, Executrix of the Estate of Andrew L. Gorencic, by deed dated May 18, 2010 and recorded May 19, 2010, Butler County Instrument No. 201005190010641, granted and conveyed unto Stacey J. Reynolds. Stacey J. Reynolds died intestate on May 21, 2019. Her only known heir was her minor son, Hayden C. Miller. On November 26, 2019, an Order was entered appointing R.E. Miller and Sharon King as Guardians Ad Litem for the minor, Hayden C. Miller. R.E Miller died January 21, 2019. On February 18, 2020, Lynn S. Patterson, Esquire, as appointed Guardian Ad Litem to replace the deceased Guardian Ad Litem, R.E. Miller.

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.

TO BE SOLD AS THE PROPERTY OF STACEY J. REYNOLDS UNDER BUTLER COUNTY JUDGMENT NO. 2017-10450.

BCLJ: February 5, 12, 19, 2021

**E.D. 2019-30312  
C.P. 2019-22242  
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **GINA M. WOLF AND GINA M. SZEGHO** at the suit of BANK OF AMERICA, N A, Being:-

TAX I.D. #: 270-3F49-14-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE VILLAGE OF RENFREW, PENN TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;



BEGINNING AT A POINT IN THE CENTER LINE OF L.R. 10015 AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT OF BEGINNING IS INTERSECTED BY THE CENTER LINE OF T-450; THENCE BY SAME, NORTH 66° 05' 40" WEST A DISTANCE OF 274.61 FEET; THENCE CONTINUING BY SAME, NORTH 69° 57' 20" WEST A DISTANCE OF 20.42 FEET TO A POINT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF K.L. DONALDSON; THENCE BY SAME, NORTH 40° 13' 40" EAST A DISTANCE OF 191.17 FEET TO A POINT IN THE CENTER OF LINE OF L.R. 1015; THENCE BY SAME THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 26° 06'00" EAST A DISTANCE OF 112.05 FEET; THENCE SOUTH 30° 47' 10" EAST A DISTANCE OF 190.46 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

BEING PARCEL NUMBER: 270-3F49-14-0000

BEING THE SAME PREMISES CONVEYED TO GINA SZEGHO FROM LOYAL J. MCCORMICK, JR. AND MARCIA A. MCCORMICK BY DEED DATED 11/30/1994 AND RECORDED 12/5/1994 IN BOOK 2488 PAGE 348

BCLJ: February 5, 12, 19, 2021

Sheriff of Butler County, Michael T. Slupe