

**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: Michael C Baptiste  
a/k/a: Michael Baptiste  
a/k/a: Michael Charles Baptiste**

Late of: Clearfield Township PA  
Administrator: Karen S Hodak  
333 S Duffy Road  
Butler PA 16001  
Attorney: Amy E Molloy  
Molloy Law LLC  
15 Woodland Center Dr PO Box 687  
Grove City PA 16127  
BCLJ: May 17, 24, 31, 2024

**Estate of: Frances Dorothy Dillon  
a/k/a: Frances Dillon**

Late of: Butler Township PA  
Administrator: Debra Daniels  
207 First Street  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: May 17, 24, 31, 2024

**Estate of: Bonnie D Fry**

Late of: Concord Township PA  
Executor: Jack A Fry  
253 Zion Church Road  
Chicora PA 16025  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001  
BCLJ: May 17, 24, 31, 2024

**Estate of: Lewis E Gates**

Late of: Jefferson Township PA  
Executor: Cathy Stewart  
1419 Springhill Road  
Natrona Heights PA 15065  
Executor: Kelley Carr  
447 Cemetary Rd

Boyers PA 16020  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056  
BCLJ: May 17, 24, 31, 2024

**Estate of: David A Imhof**

Late of: Butler Township PA  
Administrator: Luann M Imhof  
118 Elizabeth Dr  
Butler PA 16001  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: May 17, 24, 31, 2024

**Estate of: Stephen M Kensky  
a/k/a: Stephen Martin Kensky**

Late of: Jefferson Township PA  
Executor: Kathleen J Weber  
228 Grandview Boulevard  
Butler PA 16001  
Executor: Ronald L Kensky  
9415 Hunt Club Trail  
Warren Oh 44484  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001  
BCLJ: May 17, 24, 31, 2024

**Estate of: Wanda F Kesner  
a/k/a: Wanda Faye Kesner**

Late of: Slippery Rock Township PA  
Executor: Brenda R Loomis  
2564b Grouse Ridge  
Wexford PA 15090  
Attorney: Philip D Luciano II  
Abernethy & Hagerman LLC  
4927 William Flinn Hwy  
Allison Park PA 15101  
BCLJ: May 17, 24, 31, 2024

**Estate of: Frank Michael Kuriluk**

Late of: Butler PA  
Administrator: Dennis Joseph Kuriluk  
508 Cribbs Street  
Greensburg PA 15601  
Attorney: Matthew A Curiale  
124 Vanneer Avenue  
Greensburg PA 15601  
BCLJ: May 17, 24, 31, 2024

**Estate of: Dean I McGregor**

Late of: Clay Township PA  
Executor: Robert E McGregor  
110 Kildoo Road  
Butler PA 16001

Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001  
BCLJ: May 17, 24, 31, 2024

**Estate of: Edward B Sulkoske Jr**  
Late of: Jackson Township PA  
Administrator: Michael D Sulkoske  
104 McDonnell Lane  
Butler PA 16002  
BCLJ: May 17, 24, 31, 2024

**SECOND PUBLICATION**

**Estate of: Robert D Badger**  
**a/k/a: Robert Douglas Badger**  
Late of: Long Beach, Los Angeles County,  
California  
Ancillary Ancillary Executor: Holly Madrid  
1617 Prairie Falcon Lane  
Broomfield CO 80020  
Attorney: Michael L Daiello  
2 W Market St  
West Chester PA 19382  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Mercedes L Cowen**  
Late of: Concord Township PA  
Administrator: Darin M Cowen  
262 Morgan Road  
Hilliards PA 16040  
Attorney: Michael S Butler Esquire  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Holley Dee Haugh**  
Late of: Butler PA  
Administrator: Crystal Haugh  
115 Osche Rd  
Butler PA 16002  
Attorney: Roger T Mechling Esq  
Mechling & Heller LLP  
216 N Jefferson Street  
Kittanning PA 16201  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Norma L Kamerer**  
**a/k/a: Norma Lee Kamerer**  
Late of: Butler Township PA  
Executor: Bruce A Fair  
203 Sw 3rd Avenue  
Clearfield PA 16830  
Attorney: John R Ryan  
Kubista Ryan & Valenza LLP  
202 South Front Street  
Clearfield PA 16830

BCLJ: May 10, 17 & 24, 2024

**Estate of: Miriam J Lippi**  
Late of: Butler PA  
Executor: Sandra L Pontius  
104 Hickory Street  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Aiden Miles Lutz**  
Late of: Butler Township PA  
Administrator: Benjamin Lutz  
123 Hampton Court  
Butler PA 16002  
Attorney: John J Bench  
Bench Law Limited  
8050 Rowan Road Suite 403  
Cranberry Twp PA 16066  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Margaret Elizabeth Mawhinney**  
**a/k/a: Margaret E Mawhinney**  
Late of: Zelenople PA  
Executor: John R Mawhinney  
9316 Almar Place  
Pittsburgh PA 15237  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelenople PA 16063  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Helen Joanne McLafferty**  
**a/k/a: Helen J McLafferty**  
Late of: Saxonburg PA  
Executor: Bruce H McLafferty  
189 Cooper Road  
Cabot PA 16023  
Executor: Sharon A McLafferty  
280 Thelma Drive  
Saxonburg PA 16056  
Attorney: Richard L Osberg III  
Law Offices Of Richard L. Osberg, III,  
PLLC  
1900 Main Street, Suite 225  
Canonsburg PA 15317  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Ruth Nickle**  
**a/k/a: Ruth A Nickle**  
Late of: Butler PA  
Administrator: Angela J Nickle  
121 Le Donne Lane  
Butler PA 16001  
Attorney: Ross M Thompson  
S R Law LLC

631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Robert A Rakarich**

Late of: Summit Township PA  
Executor: Rebecca A Jackman  
943 New Castle Road  
Slippery Rock PA 16057  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Lawrence J Schaffer**

Late of: Jefferson Township PA  
Executor: Jeffrey L Schaffer  
555 Sarver Road  
Sarver PA 16055  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Richard Steiner Sickle**

Late of: Muddycreek Township PA  
Administrator: Stacy Croll  
150 Wolf Creek Lane  
Slippery Rock PA 16057  
Attorney: Joseph John Nash  
The Nash Law Office  
164 S Main St PO Box 673  
Slippery Rock PA 16057  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Samuel Joseph Smith****a/k/a: Samuel J Smith**

Late of: Winfield Township PA  
Executor: Caitlyn J Smith  
407 Husky Drive  
Sarver PA 16055  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: May 10, 17 & 24, 2024

**Estate of: Theresa M Ziegler**

Late of: Cranberry Township PA  
Administrator: Michael Ziegler  
2883 Hawkins Lane  
Twinsburg OH 44087  
Attorney: Nora Gieg Chatha  
Tucker Arensberg PC  
1500 One PPG Place  
Pittsburgh PA 15222  
BCLJ: May 10, 17 & 24, 2024

**THIRD PUBLICATION****Estate of: Frank F Conte**

Late of: Cranberry Township PA  
Executor: Theresa C Becht  
8741 Cold Plain Court  
Springfield VA 22153  
Attorney: James J Conte  
1004 Ligonier Street  
Latrobe PA 15650  
BCLJ: May 3, 10 & 17, 2024

**Estate of: Leara B Davis****a/k/a: Leara Belle Davis**

Late of: Butler PA  
Administrator: Julia M Bell  
237 S Eberhart Rd  
Butler PA 16001  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053  
BCLJ: May 3, 10 & 17, 2024

**Estate of: Gary Glew****a/k/a: Gary D Glew**

Late of: Melbourne, Brevard County,  
Florida  
Executor: Casey V Glew  
681 Hibiscus Drive  
Satellite Beach FL 32937  
Attorney: David M Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: May 3, 10 & 17, 2024

**Estate of: Lynda L Jennings**

Late of: Cherry Township PA  
Administrator: Jessica Candito  
108 Ada Drive  
Ellwood City PA 16117  
Attorney: Gregory S Fox  
Fox & Fox PC  
323 Sixth Street  
Ellwood City PA 16117  
BCLJ: May 3, 10 & 17, 2024

**Estate of: Lois M Kaufman**

Late of: Adams Township PA  
Executor: David M Kaufman  
648 Sunset Circle  
Cranberry Twp PA 16066  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001  
BCLJ: May 3, 10 & 17, 2024

**Estate of: Shirley Jean Krasovec**

Late of: Summit Township PA  
 Executor: Keith Comer  
 115 Katie Lane  
 Fenelton PA 16034  
 Attorney: Mark R Morrow  
 Attorney at Law  
 204 East Brady Street  
 Butler PA 16001  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: James D. Lamison**

Late of: Connoqueenessing PA  
 Executor: Karen L. Ford  
 500 Kelly Boulevard  
 Slippery Rock PA 16057  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Patricia L Lese**

Late of: Cranberry Township PA  
 Executor: Linda E Lese  
 207 Bentbrook Circle  
 Cranberry Township PA 16066  
 Attorney: James S Vergotz Esq  
 106 Arcadia Court  
 9380 McKnight Road  
 Pittsburgh PA 15237  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Sharron Arlene Lutz****a/k/a: Sharron A Lutz**

Late of: Harmony PA  
 Executor: Kerry S Lutz  
 739 Spring St  
 Harmony PA 16037  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Thomas O Molnar**

Late of: Summit Township PA  
 Executor: Rochelle Comer  
 634 Means Avenue  
 Pittsburgh PA 15202  
 Executor: Keith A Comer  
 115 Katie Lane  
 Fenelton PA 16034  
 Attorney: Mark R Morrow  
 Attorney at Law  
 204 East Brady Street  
 Butler PA 16001  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Mary Birdie Morgan**

Late of: Marion Township PA  
 Administrator: C.T.A.: Karen A Morgan-  
 Windisch  
 362 Black Road  
 Harrisville PA 16038  
 Attorney: Andrea C Parenti  
 Dillon Mccandless King  
 Coulter & Graham LLP  
 600 Cranberry Woods Drive Suite 175  
 Cranberry Twp PA 16066  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Jenny Lou Patch**

Late of: Middlesex Township PA  
 Executor: Donald A Sclorza  
 220 Old Route 8 South  
 Valencia PA 16059  
 Attorney: William J Schenck  
 Schenck & Long  
 297 Pittsburgh Rd Suite 2b  
 Butler PA 16002  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Marcia L Segraves**

Late of: Jefferson Township PA  
 Executor: Jill Segraves  
 1020 Shore Drive  
 West River MD 20778  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Robert Smith**

Late of: Portersville PA  
 Administrator: Cindy Dunlap Hinkle  
 1145 Perry Highway  
 Portersville PA 16051  
 Attorney: Louis Pomerico Esq  
 2910 Wilmington Rd  
 New Castle PA 16105  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Robert A Thomas**

Late of: Concord Township PA  
 Executor: Mary Ann Townsend  
 735 Howes Run Road  
 Sarver PA 16055  
 Attorney: Jillian F Zacks  
 Zacks Trust & Estate LLC  
 4927 William Flinn Hwy  
 Allison Park PA 15101  
 BCLJ: May 3, 10 & 17, 2024

**Estate of: Catherine T Zarra**

Late of: Adams Township PA  
 Executor: Anthony P Zarra  
 9010 Audubon Drive  
 Gibsonia PA 15044

Attorney: Patrick F Lawlor  
Lawlor and Lawlor PC  
979 Perry Highway  
Pittsburgh PA 15237  
BCLJ: May 3, 10 & 17, 2024

**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH  
April 13 - 19, 2024**

**Altmann, Helene; McMahon, Justin**--TD BK NA--Cranberry Twp Sub/Condo:Crescent Unit:34 Street:208 Limehouse Road Parcel:130-S47-A34:\$451,820.00

**Behrens, Theresa**--AMERICAN MTG FIN INC--Center Twp Sub/Condo:Duffy Highlands Ph 2 Lot:215 Street:324 Gleneagles Dr Parcel:060-S7-Ba215:\$175,500.00

**Birckbichler, John R**--BRITISH MOTOR CAR SALES LTD--Slippery Rock Twp Sub/Condo:Weathervane Hill Sub Ph II Lot:45 Parcel:280-S14-A45:\$279,900.00

**Bonelli, Michael A; Bonelli, Renee Michele**--DOLLAR BK FED SAV BK--Cranberry Twp Street:200 St Andrew Ct Parcel:130-S24-A115:\$50,000.00

**Booth, Scott A**--NAVY FED CRED UN-Callery Boro Sub/Condo:Booth Lot Line Rev Lot:1 Street:216 Main St Ext Parcel:350-S1-A9 Acre:46:\$100,000.00

**Botkin, Candace; Botkin, Terrance**--CFSBANK--Forward Twp Sub/Condo:Hermann Kirmeyer Plan Lot:5B Street:121 Hillvue Lane Parcel:160-S3-C5:\$99,460.00

**Braun, Vivien L; Braun, Vivien L Trs; Braun, William G; Braun, William G Trs; Braun Family Tr By Trs**--DOLLAR BK FED SAV BK--Adams Twp Street:1041 Cobblestone Lane Parcel:010-S17-B1041:\$150,000.00

**C N C LLC; Cnc LLC; J M C 4 Cranberry LLC; Jmc4 Cranberry LLC**--PNC BK NATL ASSN--Cranberry Twp Parcel:130-S7-J17 Acre:3.88:\$2,294,423.25

**Cantella, Megan P**--STOCKTON MTG CORP--Cranberry Twp Sub/Condo:Crescent Unit:35 Street:206 Limehouse Road Parcel:130-S47-A35:\$249,900.00

**Carlson, Cassidy; Sanjari, Saied**--NVR MTG FIN INC--Middlesex Twp Sub/Condo:Hawkins Crest Plan No 1 Lot:133 Street:5005 Artemis Court Parcel:230-S19-A133:\$904,600.00

**Cavucci, Jennifer; Goucher, Eric C**--NVR MTG FIN INC--Jackson Twp Sub/

Condo:Seneca Trails Planned Res Sub Lot:254 Street:508 Blake Drive Parcel:180-S13-A254:\$493,195.00

**Chappel, Geraldine; Chappel, Stephen**--FIRST NATL BK PA--Adams Twp Sub/Condo:Caloma Plan Lot:10 Street:1284 Mars Evans City Rd Parcel:010-S1-A10:\$189,000.00

**Charles, Amanda; Gilga, John D**--WASHINGTON FIN BK--Cranberry Twp Sub/Condo:Laurel Pointe Planned Communit Lot:108 Street:305 Spruce Lane Parcel:130-S18-H108:\$30,000.00

**Cidda, Manasa; Manda, Prashanth**--BETTER MTG CORP--Cranberry Twp Sub/Condo:Meeder Unit:318 Street:223 Min Street Parcel:130-S45-B318:\$281,792.00

**Clarke, John W; Clarke, Patricia A**--NORTHWEST BK--Adams Twp Sub/Condo:Adams Ridge Condo Unit:10D Street:81042 Lost Valley Drive Parcel:010-S9-Ha10D:\$175,000.00

**Claypool, Monica a/k/a; Claypool, Monica M a/k/a; Claypool, Ronald G**--ARMCO CRED UN--Butler Twp Ward:1 Street:112 W McQuiston Rd Parcel:051-39-V9:\$185,000.00

**Cranmer, Deborah A a/k/a; Cranmer, Deborah Ann a/k/a; Cranmer, Edward L a/k/a; Cranmer, Edward Lamont a/k/a**--BANKERS INSUR CO--Concord Twp Lot:3 Street:324 Cranmer Ln Parcel:110-3A04-A4Cc Acre:6.77:\$185,000.00

**Crawford, Lisa A a/k/a; Cushenbery, Lisa A a/k/a**--ARMCO CRED UN--Washington Twp Street:1831 Branchton Rd Parcel:310-3F12-1Da:\$41,221.66

**Crissman, Gage E**--ROCKET MTG LLC--Butler Twp Sub/Condo:Marchyshyn Plan Lot:1 Street:130 Wyncrest Dr Parcel:056-2-46:\$0.00

**Cummings, Jason Fredrick; Cummings, Jill L**--ALLY BK CORP--Butler Twp Sub/Condo:Meadowood Plan Lot:F-17 Street:124 Thornwood Dr Parcel:051-47-F17:\$257,600.00

**Delvalle, Daniel David Barrios; Valle, Daniel David Barrios Del**--ARMCO CRED UN--Butler City Ward:3 Street:316 Hazel Ave Parcel:563-8-215:\$50,000.00

**Devireddy, Sainath Reddy; Nyalamadugu, Sruthi**--MEGA CAP FUNDING INC--Jackson Twp Sub/Condo:Walnut Ridge Plan Lot:139 Street:132 Grove Hill Lane Parcel:180-S10-A139:\$524,000.00

**Dindinger, Gregory A; Dindinger, Tiffany A**--FREEDOM UNITED FED CRED UN--Zelenople Boro Sub/Condo:Wilson Farm Plan Lot:82 Street:27 Marion Drive Parcel:550-S3-A82:\$50,000.00

**MARRIAGE LICENSE FILINGS**

**Application Date:  
May 5 - May 11, 2024**

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

- Jesse Lisle Mikita and Eden Catherine Cochran :202400250
- Jonus C Fair and Madison Elysse Crytzer :202400227
- Carrie Iola Sander and Jason John Dembowski :202400247
- Benjamin Levi Hassler and Mikaela Marie Dunkle :202400236
- Bernard Scott Mckinney and Janet Gearhart Fortino :202400233
- Dennis David Defranciscis and Lorie Kay Frederick :202400249
- Marcus Patrick Crawford and Sarah Louise Goldscheitter :202400252
- Wesley Michael Fichter and Justina Nicole Gombos :202400228
- Lauren Elizabeth Ferguson and Matthew James Gregory :202400240
- Steven Blake Gierlack and Ashley Maria Jacobs :202400238
- William Corey Saunders and Nicole Marie Jenkins :202400245
- Ryan James Markel and Holly Ann Keefer :202400242
- Cody James Davanzati and Rachel Lynn Lee :202400246
- Joel David Broad and Emily Jane Leith :202400243
- Maggie Elizabeth Reimers and Logan Paul Maxwell :202400251
- Frank Louis Knight III and Donna Sue McGraw :202400231
- Jason Paul Alexander and Michelle Lynn Means :202400255
- Gabriella Marie Stewart and Matthew Edward Novad :202400253
- Lucas Frederick Carter and Kimberly Nicole Nutter :202400235
- Evan Joseph Gray and Katherine Ester Araya Rizzo :202400237
- Dylan Bryan Keith Young and Sarah Ann Rodgers :202400234
- Morgan Jean Snyder and Eric Edward Rodriguez :202400229
- Brian Michael Donnelly and Kristin Margaret Romutis :202400226
- Brendan John Thomas and Ashlee Jean Rua :202400244
- Henry Lawrence May and Allison Leigh Salt

- :202400241
- Mason William Joseph Peters and Kalyssa Ann Sanders :202400256
- Nathen Kay Russell Kuriger and Kayla Marie Seybert :202400239
- James Edward Frances and Shannon Riley Simpson :202400248
- Joshua Blair Schreiber and Grace Elizabeth Sines :202400257
- Troy Daniel Arlof and Grace Emily Strobel :202400232
- Brandon Thomas Stadelmyer and Rachel Renee Welch :202400254
- Megan Nicole Carnahan and Trevor Allan Young :202400230

**NOTICE OF TRUST ADMINISTRATION  
PURSUANT TO 20Pa.C.S. Section 7756(c)**

NOTICE is hereby given of the administration of the **EDNA G. WELLS REVOCABLE TRUST** dated December 10,1996. EDNA G. WELLS, Settlor/Trustee of the Trust, of P.O. Box 35, Elderton, Butler County, Pennsylvania, died on January 25, 2024. All persons having claims against the **EDNA G. WELLS REVOCABLE TRUST** dated December 10,1996, are requested to make known the same to the Successor Co-Trustees named below. All persons indebted to the **EDNA G. WELLS REVOCABLE TRUST** dated December 10, 1996, are requested to make payment without delay to the Successor Co-Trustees named below:

**SUCCESSOR CO-TRUSTEES:**

**D. KAYE CROWNOVER**  
60 David Drive  
Lower Burrell, PA 15068

**PATRICIA S. THROCKMORTON**  
288 Smeltzers Flats Road  
Ford City, PA 16226

**ATTORNEY:**  
**TIMOTHY C. LEVENTRY, Esquire**  
**LEVENTRY, HASCHAK & RODKEY, LLC**  
1397 Eisenhower Boulevard Richland Square III, Suite 202 Johnstown, Pennsylvania 15904

BCLJ: May 10, 17 & 24, 2024

**NOTICE OF REVOCABLE TRUST**

NOTICE is hereby given of the administration of the **GEORGE T. AND MARY F. CUDOC REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 3, 1997.**

Mary F. Cudoc, Surviving Settlor of the Trust, of 120A Blossom Drive, Butler, Pennsylvania 16001, died on March 25, 2024. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below

Patricia A. Cudoc-Gray, Trustee  
120A Blossom Drive  
Butler, PA 16001

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

BCLJ: May 17, 24 & 31, 2024

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

**CIVIL DIVISION  
No. 23-11096**

IN RE: DENNIS ZOTTER AND  
MARY ZOTTER, his wife,  
Individually, and as Z & S PROPERTIES,  
Plaintiffs

vs.

DAVID M. STIRLING, individually  
And as Z&B S PROPERTIES, :  
Defendant

TO: David M. Stirling, individually and  
As Z & S Properties, Defendant

Date of Notice: Publication Date

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT

WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

Prothonotary of Butler County  
Butler County Government Center  
124 W. Diamond Street, Butler, PA. 16001  
(724) 285-5214

Lynn M. Patterson, Esq.  
Stock & Patterson  
1202 Oakridge Drive  
Butler, PA 16001  
(724) 283-3370

BCLJ: May 17, 2024

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**CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
BUTLER COUNTY  
Number 2021-10697**

Citizens Bank, N.A. v. John T.  
Dey and Anne M. Dey

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

TO: John T. Dey and Anne M. Dey

Your house (real estate) at **532 Chaparral Drive, Cranberry Township, PA 16066** is scheduled to be sold at Sheriff's Sale on **May 17, 2024** at 11:00AM, at a public on-line auction conducted by Real Foreclose, <https://butler.pa.realforeclose.com/> to enforce the court judgment of \$340,216.73 obtained by Citizens Bank, N.A. against the above premises.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Citizens Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed

schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.  
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Prothonotary**

**Office of Prothonotary, Butler County  
Butler County Government Center  
124 West Diamond Street  
Butler, PA 16001**

(724) 284-5214

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400,  
Phila., PA 19109, 215-790-1010  
Matter # 21-100368

BCLJ: May 17, 2024

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**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN by EL-JEAN LOGISTICS, Incorporated, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

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

BCLJ: May 17, 2024  
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IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA

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

**In the Matter of MsD. No. 2024-40110**

Notice is hereby given that, on April 22, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**JULIA ANN SPELLMAN  
to JULIA ANN EICHENLAUB.**

The Court has fixed the 23 rd day of July, 2024, at 9:45 A.M. in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: May 17, 2024

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

**IN RE: 2005 FORD F150-FX4  
VEHICLE IDENTIFICATION  
NUMBER 1FTFW1EV8AFA51182**

CIVIL DIVISION  
MsD No. 2023-40381

Notice is hereby given that, on March 20, 2024, a Petition was filed by Daniel P. DeMarco in the above named Court, relative to a certain Blue Color 2005 Ford F150-FX4 VIN: 1FTFW1EV8AFA51182 The Court has set June 18, 2024 at 10:00 AM in Courtroom number 3 of the Butler County Government Center as the time and place for a 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: May 17, 2024

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

**IN RE:1978 FORD THUNDERBIRD  
VEHICLE IDENTIFICATION  
NUMBER 7Y84Z165074**

CIVIL DIVISION  
MsD No. 2023-40380

Notice is hereby given that, on March 20, 2024, a Petition was filed by Daniel P. DeMarco in the above named Court, relative to a certain Cream Color 1978 Ford Thunderbird VIN: 7Y84Z165074 The Court has set June 18, 2024 at 10:00 AM in Courtroom number 3 of the Butler County Government Center as the time and place for a 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: May 17, 2024

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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 July, 2024** 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 August 16, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: May 17, 24, 31, 2024

**No. 2024-30035**

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC**  
**vs**  
**ROBERT BALAS ADMINISTRATOR OF THE ESTATE OF ROBERTA L. BALAS, DECEASED**

PROPERTY ADDRESS: 457 GEORGETOWN COURT, SEVEN FIELDS, PA 16046 UPI / TAX PARCEL NUMBER: 505-S1-L3902-0000

Land Situated i.11 the Borough of Seven Fields in the County of Butler in the State of PA

ALL that certain lot or piece of ground, being Unit No. 3902 in Lot No. 39 of the Castle Creek Townhouses Plan of Lots Phase III, recorded in the Butler County Recorder of Deeds Office in Plan Book Volume 224, page(s) 8-10.

BEING KNOWN AS: 457 GEORGETOWN COURT, SEVEN FIELDS, PA 16046

PROPERTY ID NUMBER: 505-S1-L3902-0000

BEING THE SAME PREMISES WHICH SEVEN FIELDS DEVELOPMENT COMPANY, A PENNSYLVANIA TRUST, AS SUCCESSOR BY MERGER

TO SEVEN FIELDS DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION, AS SUCCESSOR BY MERGER TO CANTERBURY VILLAGE, INC. BY DEED DATED 10/20/2000 AND RECORDED 10/24/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 200010240025090, GRANTED AND CONVEYED UNTO ROBERTA L. BALAS, NOW DECEASED.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30026**

**MORTGAGE ASSETS MANAGEMENT, LLC**  
**vs**  
**KATHLEEN M. CAROTHERS A/K/A KATHLEEN CAROTHERS**

PROPERTY ADDRESS: 105 SAINT WENDELIN ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 250-S4-C50000

ALL that certain lot or piece of ground situate in the Township of Oakland, Butler County, Pennsylvania, being Lot #5 in the Bonnie Brook Highlands, Plan of Lots as recorded in the Recorder of Deed's Office of Butler County, Pennsylvania in Plan Book Volume 97, Page 38.

Parcel Number. 250 S4 C50000

Property Address: 105 Saint Wendelin Road, Butler, PA 16002

BEING the same premises which MARIE FRIEL TRUST, DEBORAH MACHESTY, TRUSTEE AND MARIE M. FRIEL, WIDOW by Deed dated November 16, 1993, and recorded in the Office of Recorder of Deeds of Butler County on November 17, 1993, at Book 2378, Page 0009 granted and conveyed unto KATHLEEN M. CAROTHERS, SINGLE. Kathleen M. Carothers A/K/A Kathleen Carothers.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30053**

**J.P. MORGAN ACQUISITION CORP. C/O NEWREZ LLC FKA NEW PENN FINANCIAL LLC, DBA SHELLPOINT MORTGAGE SERVICING**  
**vs**  
**REBECCA DEVORE**

PROPERTY ADDRESS: 2810 EAST OLD 422, FENELTON, PA 16034 UPI / TAX PARCEL NUMBER: 090-1F67-26A0000

ALL that certain piece, parcel or lot of land situate in the Township of Clearfield, Butler County, Pennsylvania, being bound and described as follows:

BEGINNING at a point at the intersection of the centerline of Legislative Route 10125 (Old Route 422) and the East line of land of now or formerly McBride, said point being the Northwest comer; thence South 73° 08' East along the centerline of Old Route 422 a distance of 319.41 feet to a point, the Northwest comer; thence South 16° 52' West through land of Muir a distance of 533.83 feet to a point, the Southeast comer; thence North 56° 14' 24" West through land of Muir a distance of 202.02 feet to a point, the Southwest comer; thence North 2° East along the East line of land of McBride a distance of 491.03 feet to a point, the place of beginning. Containing 2.93 acres as per survey of Lucas Engineering Company dated June 25, 1986.

PARCEL IDENTIFICATION NO: 090 1F67 26A0000

BCLJ: May 17, 24, 31, 2024

**No. 2024-30033**

**NATIONSTAR MORTGAGE LLC**  
**vs**  
**CRAIG A. DRUSBASKY, MICHELLE A. DRUSBASKY**

PROPERTY ADDRESS: 357 CREEK ROAD, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 280-S4-A500000; 280-S4-A520000

ALL those certain lots or parcels of land situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, being Lot Numbers 49, 50 and 51 in the Slippery Rock Park Plan of Lots as laid out for O.H. Nicolas and Ralph A. Nicolas according to a survey of Aiken and Greenough Engineers, dated January 1929 and recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 5, Page 16.

ALL that certain lot of ground situated in Slippery Rock Township, Butler County, Pennsylvania, consisting of a lot.

The map code S4 A52

BEING KNOWN AS: 357 CREEK RD SLIPPERY ROCK, PA 16057 PROPERTY ID: 280 S4 AS00000; 280 S4 A520000

TITLE TO SAID PREMISES IS VESTED IN MICHELLE A. DRUSBASKY AND CRAIG A. DRUSBASKY, HUSBAND AND WIFE BY DEED FROM MARION J. LAUKIS, A/K/A MARIAN J. LAUKIS, A WIDOW DATED 05/07/2004 RECORDED 05/13/2004 INSTRUMENT NO.: 200405130015271

TO BE SOLD AS PROPERTY OF: MICHELLE A. DRUSBASKY AND CRAIG A. DRUSBASKY, HUSBAND AND WIFE

BCLJ: May 17, 24, 31, 2024

**No. 2024-30024**

**CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A.**  
**vs**  
**NATHAN J GUTSHALL**

PROPERTY ADDRESS: 218 WEST FULTON STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565-11-20000

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.

BEING KNOWN AS: 218 WEST FULTON STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565 11 20000

BEING THE SAME PREMISES WHICH PAUL W. BROWN, UNMARRIED BY DEED DATED 11/29/2016 AND RECORDED

12/1/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201612010025231, GRANTED AND CONVEYED UNTO NATHAN JOHN GUTHSALL, A SINGLE MAN.

BCLJ: May 17, 24, 31, 2024

**No. 2023-30091**

**FREEDOM MORTGAGE CORPORATION  
vs  
XAVIER A KNIGHT, KATE R KNIGHT**

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

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

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

THE above lot is described as follows:

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

Parcel No; 060-S10-142-0000

Being the same premises which Joseph L. Gray and Jacquelyn P. Gray, Husband and Wife, by Deed dated 09/06/2019 and recorded 09/11/2019, in the Office of the Recorder of Deeds in for the County of Butler,

in Deed Instrument No. 201909110017877, granted and conveyed unto Xavier A. Knight and Kate R. Knight, Husband and Wife, in fee.

Tax Parcel: 060-S110-142-0000

Premises Being: 319 Chestnut Drive, Butler, PA 16001

BCLJ: May 17, 24, 31, 2024

**No. 2024-30052**

**FANNIE MAE  
vs  
LOWRIE AID PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY  
PROPERTY**

ADDRESS: 100 STIRLING VILLAGE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 056-18-8BE-0000

All that certain lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. B-4 of the Stirling Village R.H.G.L., Inc. Subdivision No. 2, recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 202 Page 32, and containing 2.354 acres.

Together with that certain drainage easement as set forth in Agreement between Clair E. Altemus et ux. and R.H.G.L., Inc., dated June 2,1997 and recorded in Record Book Volume 2744 Page 166.

Together with that certain access, utility and drainage easement set forth in Cross-Easement Agreement by R.H.G.L., Inc. dated July 31, 1996 and recorded in Record Book Volume 2664 Page 158, as amended by Cross-Easement Agreement by R.H.G.L., Inc. dated June 2,1997 and recorded in Record Book Volume 2749 Page 722.

BEING Tax Parcel 056-18-8BE-0000

BEING the same premises which ALC Properties II, LLC., a Nevada limited liability company, by Deed dated- 07/01/2013 and recorded 07/26/2013 in Butler County at Instrument No. 201307260021886, granted and conveyed unto Lowrie Aid Propco, LLC, a Delaware limited liability company, in fee.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30055**

**COMMUNITY BANK  
vs  
PAUL MALONEY**

PROPERTY ADDRESS: 400 CHELSEA COURT, MARS, PA 16046 UPI / TAX PARCEL NUMBER: 10-S19-B12

ALL that certain lot situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 12 in the Meredith Glen Estates Plan as recorded in the Recorder's Office of Butler County in Plan Book Volume 281, page 5.

BEING designated as Tax Parcel No. 10-S19-B12 in the Butler County Deed Registry Office.

HAVING erected thereon a dwelling known as 400 Chelsea Court, Mars, PA 16046. SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

BEING the same property conveyed to Paul Maloney, unmarried by deed dated May 24, 2006 and recorded in the Recorder's Office of Butler County on May 30, 2006 at Instrument Number: 200605300012949.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30025**

**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1, ASSET BACKED CERTIFICATES, SERIES 2003-1  
vs  
CINDY A. MCCALL A/K/A CYNTHIA A. MCCALL, DENNIS W. MCCALL**

PROPERTY ADDRESS: 127 FOURTH AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-24-316

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

Beginning at a point, said point being the

northwesterly portion of the property therein described and in common with a point being the Southwesterly portion of Lot 74; thence along Lot 74, South 69 degrees 36 30 East a distance of 90 feet to a point on the Westerly side of a 15 foot alley; thence South 20 degrees 23' 30' West, and distance of 30 feet to a point on the Northern side of 2 intersecting 15 foot alleys; thence North 69 degrees 36, 30" West, a distance of 90 feet right of way; thence North 20 degrees 23 30" East a distance of 30 feet to a point and the original place of beginning.

Hazardous Waster Provision: The grantor herein certify that the land hereby conveyed has, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act. No. 97 of 1980. This notice is give pursuant to requirements of Section No. 405 of said Act (35p.s. 6018-101, et seq.)

Parcel Number: 563-24-316

Property Address: 127 Fourth Avenue, Butler, PA 16001-5607

BEING the same premises which Christopher Charles Reep and Katherine Sue Reep, Husband and Wife by Deed dated November 22, 2002 and recorded in the Office of Recorder of Deeds of Butler County on November 27, 2002 Instrument#200211270040158 granted and conveyed unto Dennis W. McCall and Cynthia A. McCall, Husband and wife.

BCLJ: May 17, 24, 31, 2024

**No. 2022-30004**

**NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING  
vs  
KATHLEEN MEINERT**

PROPERTY ADDRESS: 128 CRYSTAL SPRINGS DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S26-B15

ALL THAT CERTAIN lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 15 in the Crystal Springs Plan of Lots Phase 2 Planned Residential Development, as same is recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 178

Page 16.

Parcel Number: 130-S26-B15

Property Address: 128 Crystal Springs Drive, Cranberry Township, PA 16066

BEING the same premises which Scott R. Sutterlin and Kathleen T. Sutterlin, n/k/a Kathleen T. Meinert by Deed dated April 21, 2010, and recorded in the Office of Recorder of Deeds of Butler County on April 28, 2010, Instrument#201004280008794 granted and conveyed unto Kathleen T. Meinert.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30050**

**UNITED WHOLESALE MORTGAGE, LLC  
vs  
BENJAMIN JOSEPH NAGY**

PROPERTY ADDRESS: 125 MERRY LANE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S10-880000

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Center, County of Butler, Commonwealth of Pennsylvania, being Lot No. 88 in the Northvue Farms Addition #1 as recorded in Rack File 7, Page 23, bounded and described as follows:

BEGINNING at the Northeast corner of the property herein described on the West side of Chestnut Drive at a point common to Lot 89; thence by the West side of Chestnut Drive, South 1° 57' West 80 feet; thence by Lot 87, North 88° 03' West 203.78 feet to a point; thence by Lot 79 North 1° 57' East 80 feet; thence by Lot No. 89 South 88° 03' East, 203.78 feet to the place of BEGINNING.

PROPERTY ADDRESS: 125 MERRY LANE, BUTLER, PA 16001 PARCEL NUMBER: 060-S10-880000

TITLE TO SAID PREMISES IS VESTED IN BENJAMIN JOSEPH NAGY BY DEED FROM BARBARA M. SNYDER RECORDED 03/08/2011 DATED 02/25/2011 INSTRUMENT NO. 201103080006108

BCLJ: May 17, 24, 31, 2024

**No. 2023-30206**

**MIDFIRST BANK**

**vs  
THE UNKNOWN HEIRS OF JOSHUA S. NIXON DECEASED**

PROPERTY ADDRESS: 220 KITTANNING STREET, CHICORA, PA 16025 UPI / TAX PARCEL NUMBER: 460-S1-F32HJ0000

ALL that certain piece, parcel or lot of land situate in the Borough of Chicora, Butler County, Pennsylvania, being known and designated as Lot No. 9 (0.2697 acres) as set forth on the Casa-Bella Heights Subdivision-recorded in Butler County, PA at Plan Book 220 Page 9.

BEING KNOWN AS: 220 KITTANNING STREET, CHICORA, PA 16025 PROPERTY ID NUMBER: 460 S1 F32HJ0000

BEING THE SAME PREMISES WHICH DUSTIN A. SHOKOOHEE BY DEED DATED 5/6/2019 AND RECORDED 5/8/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201905080008135, GRANTED AND CONVEYED UNTO JOSHUA S. NIXON, NOW DECEASED.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30019**

**ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A QUICKEN  
LOANS INC.**

**vs  
EDWARD O'SCHE, GEORGENE O'SCHE**

PROPERTY ADDRESS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S9-A216-0000

Land Situated in the Township of Cranberry in the County of Butler in the State of PA Being Lot No. 216 in the Manor Line Plan of Lots No. 2, as the same is Recorder's Office in the Recorder's Office of Butler County in Rack File 60 at Page 5.

BEING KNOWN AS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066 PROPERTY ID NUMBER: 130-S9-A216-0000

BEING THE SAME PREMISES WHICH THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED DATED 1/27/1999

AND RECORDED 2/8/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2965 AT PAGE 0907, GRANTED AND CONVEYED UNTO EDWARD 01SCHE AND GEORGENE 01SCHE, HIS WIFE.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30051**

**CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA  
vs  
JOAN T. RHODES**

PROPERTY ADDRESS: 427 EUCLID ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 080-S4-E5-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Clay, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 5 of the Yohe Plan as recorded in the Recorder's Office of Butler County in Rack File 86, page 23.

Having erected a dwelling known as R.D. 1, Route 138.

UNDER AND SUBJECT to all reservations, restrictions, easements, covenants, conditions, building lines, oil and gas leases, if any, rights of way, as recorded in prior instruments of record and on the recorded plan.

BEING KNOWN AS: 427 Euclid Road, Butler; PA 16001

BEING THE SAME PREMISES which Kenneth D. Rhodes and Joan T. Rhodes, by Deed dated 4/1/2003 and recorded 4/3/2003 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200304030013728, granted and conveyed unto Joan T. Rhodes.

PARCEL NO.: 080-S4-E5-0000

BCLJ: May 17, 24, 31, 2024

**No. 2024-30038**

**NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING  
vs  
MICHAEL T.SCHOEDEL**

PROPERTY ADDRESS: 305 CENTRAL AVENUE, CHICORA, PA 16025 UPI / TAX

PARCEL NUMBER: 460-S1-B32-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE BOROUGH OF CHICORA, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 160 FEET BY LOT FORMERLY OF SCHULTZ NOW IVAN ALABAUGH; ON THE EAST 60 FEET BY THE WEST LINE OF AN ALLEY, ON THE SOUTH 140 FEET BY LOT FORMERLY OF LARKINS NOW ALVIN G. KING, AND ON THE WEST 60 FEET BY THE EAST LINE OF CENTRAL AVENUE EXTENSION. HAVING THEREON ERECTED A ONE AND ONE-HALF STORY DWELLING HOUSE.

BEING THE SAME PREMISES which Dennis P. King, single, by Deed dated 9/22/1998 and recorded in the Office of the Recorder of Deeds of Butler County on 9/25/1998 in Deed Book Volume 2914, Page 07 I 0, Instrument I 99809250027 I 68 granted and conveyed unto Michael T. Schoedel and Yvette S. Schoedel, Husband and Wife.

Yvette S. Schoedel departed this life on 8/17/2023.

PARCEL NO.: 460-S1-B32-0000

BCLJ: May 17, 24, 31, 2024

**No. 2024-30049**

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST**

**vs  
HEATHER SLIVAN, SOLELY IN HER CAPACITY AS HEIR OF JAMES D. HOOK, DECEASED**

PROPERTY ADDRESS: 118 GERNER ROAD, CABOT, PA 16023 UPI / TAX PARCEL NUMBER: 320-S6-B90000

ALL that certain lot or parcel of ground situate in Winfield Township, County of Butler and Commonwealth of Pennsylvania, being Lot No. 9 in the Plan of Subdivision for Barry L. Gross and Deborah J. Gross of record in the Recorder's Office of Butler County in Rack File 9, page 28 (Plan Book Volume 159, page 28).

BEING KNOWN AS: 118 GERNER ROAD,

CABOT, PA 16023

PROPERTY ID NUMBER: 320 S6 B90000

BEING THE SAME PREMISES WHICH RICHARD L. LUCAS AND CINDY LUCAS, HUSBAND AND WIFE BY DEED DATED 6/11/2005 AND RECORDED 6/21/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200506210016037, GRANTED AND CONVEYED UNTO JAMES D. HOOKS, UNMARRIED, NOW DECEASED.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30036**

**COLONIAL SAVINGS F.A.  
vs  
RAYNE M. STOUGHTON AKA RAYNE  
STOUGHTON**

PROPERTY ADDRESS: 126 STOUGHTON ROAD, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 280-4F11-21A0000

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

On the North 125 feet by a public road, also known as Stoughton Road; on the East 250 feet by lands now or formerly of Howard Stoughton; on the South 125 feet by lands now or formerly of George A. Glessner; and on the West 250 feet by lands now or formerly of Walker and the Northern and Southern lines being parallel.

Excepting and reserving therefrom a right-of-way from the above-mentioned public road, leading through the above-described property to lands now or formerly of George A. Glessner; Said right-of-way to be 16 feet wide and to be along the West side of the above-described property.

BEING KNOWN AS: 126 STOUGHTON ROAD, SLIPPERY ROCK, PA 16057

PROPERTY ID NUMBER: 280 4FII 21A0000

BEING THE SAME PREMISES WHICH MITCHELL STOUGHTON AND KIMBERLY STOUGHTON, HIS WIFE BY DEED DATED 7/23/2021 AND RECORDED 7/28/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT

NO. 202107280021402, GRANTED AND CONVEYED UNTO RAYNE M. STOUGHTON, MARRIED.

BCLJ: May 17, 24, 31, 2024

**No. 2024-30037**

**FREEDOM MORTGAGE CORPORATION  
vs  
BRIAN J SYSKA, JR, KATHRYN LYNNE  
SYSKA**

PROPERTY ADDRESS: 3908 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 280-3F94-A3J-0000

ALL that certain tract of land situate in Slippery Rock Township, Butler County and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by lands of Harry Osborne; on the East by Pittsburgh and Franklin Road; on the South by Slippery Rock-New Castle Road; on the West by lands now or formerly of Bethel Church, and formerly McIntosh and Bingham heirs.

LESS AND EXCEPTING ALL THAT CERTAIN tract, piece or parcel of land conveyed in Deed Book Volume 894, Page 96 and Deed Book Volume 94, Page 96 and at Instrument No. 201205170014187.

PARCEL NO. 280-3F94-A3J-0000

BEING the same premises which Cameron R. Daugherty, by Deed dated 5/25/2018 and recorded 5/30/2018 in the Office of the Recorder of Deeds in and for the County of Butler in Deed Instrument Number 201805300010497, granted and conveyed unto Brian J. Syska, Jr., and Kathryn Lynne Syska, husband and wife, in fee.

Tax Parcel: 280-3F94-A3J-0000

Premises Being: 3908 William Flynn Hwy, Slippery Rock, PA 16057

BCLJ: May 17, 24, 31, 2024

Sheriff of Butler County, Michael T. Slupe