

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: Marie R Basehore**

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

Estate of: Sharyn Jean Carlquist

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

Estate of: John Edward Cornetti

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

Estate of: John Charles Davey

a/k/a: John C Davey
 Late of: Butler PA
 Administrator C.T.A.: Edward DeSantis
 259 S Main St
 Butler PA 16001
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001
 BCLJ: July 18, 25 & August 1, 2025

Estate of: Diane Arlene Durnell

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

Estate of: Linda D Eckman

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

Estate of: Richard Oscar Fleeger

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

Estate of: Senta A Gavula

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

Estate of: Glenn G Geisel

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

Estate of: Bernard F Leibach Jr

Late of: Clinton Township PA
 Executor: Kevin Hamilton
 219 East Union Road
 Cheswick PA 15024

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

Estate of: John F Lucy

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

Estate of: Margaret Moser

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

Estate of: Charles Warren Oesterling

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

Estate of: James John Peck

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

Estate of: Norma L Rodgers

a/k/a: Norma Lucille Rodgers

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

Estate of: Edward C Schrecongost

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

Estate of: Laurel Lee Shimek

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

Estate of: William C Stewart

a/k/a: William Carney Stewart

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

Estate of: Cynthia Ann Sullivan-Theis

a/k/a: Cynthia Ann Theis

a/k/a: Cynthia Ann Sullivan

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

SECOND PUBLICATION

Estate of: Sally Lynn Akers

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

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

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

Estate of: Chad N Blum

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

Estate of: James W Halstead**a/k/a: James Halstead**

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

Estate of: Gary Hughes**a/k/a: Gary L Hughes****a/k/a: Gary Lee Hughes**

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

Estate of: Michele Kristofik

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

Estate of: Phyllis McCrea

Late of: Cabot PA
 Executor: Kenneth J McCrea
 208 Neupert Road
 Cabot PA 16023

BCLJ: July 11, 18 & 25, 2025

Estate of: Thamer L Sensenich**a/k/a: Thomas Louis Sensenich****a/k/a: Tom Sensenich**

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

Estate of: Marion Russell Slater

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

Estate of: Sandra Lee Thomas**a/k/a: Sandra Thomas****a/k/a: Sandra L Thomas**

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

Estate of: Linda L Thompson**a/k/a: Linda Lou Thompson**

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

Estate of: Linda Lou Walters**a/k/a: Linda Walters****a/k/a: Linda L Walters**

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

543 East Tenth Avenue
Tarentum PA 15084
BCLJ: July 11, 18 & 25, 2025

THIRD PUBLICATION

**Estate of: Patricia J Bowser
a/k/a: Patricia Bowser**

Late of: Jefferson Township PA
Executor: Slade R Miller
4767 William Flynn Highway
Allison Park PA 15101
Attorney: Slade R Miller
Miller & Miller Attorneys At Law PLLC
4767 William Flynn Highway
Allison Park PA 15101
BCLJ: July 4,11 &18, 2025

Estate of: Patrick J Cannon

Late of: Clinton Township PA
Executor: William E Cannon
329 Saxonburg Blvd
Saxonburg PA 16056
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: July 4,11 &18, 2025

Estate of: Jeffrey Lee Coffin

Late of: Sarasota County Florida
Ancillary Ancillary Executor: John A Moran
22 South Links Avenue Suite 300
Sarasota FL 34236
Ancillary Ancillary Executor:Geoffrey A
Frazier
6000 Cattleridge Drive
Sarasota FL 34232
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: July 4,11 &18, 2025

Estate of: Roger D. Davis Jr

Late of: Lyndora PA
Administrator: Roger Davis
3753 37th Street Extension
Beaver Falls PA 15010
Administrator: Kelly Davis
422 Federal Street
Butler PA 16001
Attorney: Adam G Anderson Esq
Anderson & Labovitz, LLC
429 Fourth Avenue Suite 602
Pittsburgh PA 15219
BCLJ: July 4,11 &18, 2025

**Estate of: James A Gabster
a/k/a: James Anthony Gabster**

Late of: Clay Township PA
Executor: Robert Kosmus
34 Church Street PO Box 3
Lawrence PA 15055
Attorney: James P Liekar
38 West Pike Street
Canonsburg PA 15317
BCLJ: July 4,11 &18, 2025

**Estate of: Margaret C Hoffman
a/k/a: Margaret Marie Chaney Hoffman**

Late of: Franklin Township PA
Executor: Larry Hoffman
140 Whipporwill Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: July 4,11 &18, 2025

**Estate of: William A Hower
a/k/a: William Hower**

Late of: Mars PA
Executor: Johanna Hower
114 Alder Dr
Wexford PA 15090
Executor: Jonathan Hower
203 Kenrich Dr
Moon Twp PA 15108
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068
BCLJ: July 4,11 &18, 2025

Estate of: Gilbert H. Isaacs

Late of: Valencia PA
Executor: Maxine G Isaacs
3020 Fairpoint Lane Apt #2012
Cranberry Twp PA 16066
Attorney: Emily N Masotto
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp PA 16066
BCLJ: July 4,11 &18, 2025

Estate of: Merrill A Moses

Late of: Butler PA
Executor: Timothy R Moses
415 Preston Drive
Butler PA 16001
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: July 4,11 &18, 2025

Estate of: Dolores Musher

Late of: Jackson Township PA
 Executor: Donna Marie Musher
 140 Kiowa Woods Lane
 Zelenople PA 16063
 Executor: Jeffrey J Musher
 2525 Moores Corner Road
 Volant PA 16156
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: July 4,11 &18, 2025

Estate of: Jo Ann Patrick

Late of: Buffalo Township PA
 Executor: Shawn William Patrick
 149 Brose Road
 Cabot PA 16023
 Attorney: James P Coulter
 Dillon McCandless King Coulter & Graham
 LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: July 4,11 &18, 2025

Estate of: John C Sigmund

Late of: Cranberry Township PA
 Executor: Cathy Pascarella
 814 Kira Circle
 Cranberry Twp PA 16066
 Attorney: Harold A English
 H A English And Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101
 BCLJ: July 4,11 &18, 2025

Estate of: Edward L Smith

Late of: Jackson Township PA
 Executor: Audrey R Smith
 568 Lindsay Road
 Zelenople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: July 4,11 &18, 2025

Estate of: Patricia Eileen Smith

a/k/a: Patricia E Smith
 Late of: Zelenople PA
 Administrator C.T.A.: Amy J Smith
 646 Waterview Drive
 Cranberry Twp PA 16066
 Attorney: Bradley S Kriley
 S.R. Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: July 4,11 &18, 2025

THIRD PUBLICATION**Estate of: Nancy H Baker**

Late of: Cranberry Township PA
 Executor: Bonny J Eppelheimer
 11901 Kings Ct
 Conifer Co 80433
 Attorney: Wendy Denton Heleen
 Goehring Rutter & Boehm
 2100 Georgetown Drive Suite 300
 Sewickley PA 15143
 BCLJ: June 27 & July 4 & 11, 2025

Estate of: Aiden Richard Bartley

Late of: Butler PA
 Administrator: Michael Bartley
 111 Fairview Avenue
 Butler PA 16001
 Administrator: Megan Bartley
 111 Fairview Avenue
 Butler PA 16001
 BCLJ: June 27 & July 4 & 11, 2025

Estate of: Robert J Christy

Late of: Oakland Township PA
 Administrator: Terry L Christy
 239 Hardwood Road
 Fenelton PA 16034
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: June 27 & July 4 & 11, 2025

Estate of: Beatrice S Delozier

Late of: Zelenople PA
 Executor: Debra Delozier Gross
 1013 South Washington St
 Evans City PA 16033
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: June 27 & July 4 & 11, 2025

Estate of: Valerie Eastgate

Late of: Cranberry Township PA
 Executor: Paul G Eastgate
 104 Buckingham Trail
 Cranberry Twp PA 16066
 Attorney: David J Delfiandra
 Leech Tishman Fuscaldo & Lampl LLC
 525 William Penn Place 28th Fl
 Pittsburgh PA 15219
 BCLJ: June 27 & July 4 & 11, 2025

Estate of: Kaleb A Fleeson

a/k/a: Kaleb Fleeson
 Late of: Middlesex Township PA
 Administrator: Gerald B Fleeson Jr

4023 Weatherburn Dr
Valencia PA 16059
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Mabel Freeman
a/k/a: Louise Freeman
a/k/a: Mabel Louise Freeman
Late of: Harrisville PA
Executor: Dollores L Doyle
4154 Dowling Road
Middleburg FL 32068
Attorney: Timothy R Bonner
McNickle & Bonner LLP
209 West Pine Street
Grove City PA 16127
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Sylvia M Hinchberger
Late of: Butler PA
Executor: Kirk P Hinchberger
373 Golden Grove Road
Baden PA 15005
Attorney: Ronald S Jones
309 Smithfield Street
6th Floor
Pittsburgh PA 15222
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Sharon Ann Hofmann
Late of: Seven Fields PA
Administrator: Meghan Steele
185 Woodhaven Drive
Seven Fields PA 16046
Attorney: Gabrielle N Morella
Morella & Associates PC
706 Rochester Road
Pittsburgh PA 15237
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Nolan Hoshak
a/k/a: Nolan J Hoshak
Late of: Butler PA
Executor: Tina M Sutton
248 South Trail
Butler PA 16002
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Susan E Jacobs
Late of: Cranberry Township PA
Executor: Elizabeth Clerkin
600 Bilyue Street #221

Raleigh NC 27606
Attorney: Kate Cleary Lennen
Myers Law Group LLC
17025 Perry Hwy
Warrendale PA 15086
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Gino Johnson
a/k/a: Gino J Johnson
a/k/a: Gino Juliano Johnson
Late of: Mars PA
Administrator: Diana Johnson
510 Foxwood Drive
Mars PA 16046
Attorney: Gary Milnes Esquire
Brandt Milnes & Rea PC
310 Grant Street Suite 1109
Pittsburgh PA 15219
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Robert E Lumley Sr
a/k/a: Robert E Lumley
Late of: Petrolia PA
Executor: Michelle R McFadden
137 Ross Lane
Hilliards PA 16040
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Vivas May MaCoskey
a/k/a: Vivas M MaCoskey
Late of: Franklin Township PA
Executor: Eric W MaCoskey
101 Miit Miller Road
Renfrew PA 16053
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Mary M Parks
a/k/a: Mary Margaret Parks
Late of: Winfield Township PA
Executor: Maureen L Strawn
174 Truver Road
Valencia PA 16059
Attorney: Robert Domenick
826 Lowry Avenue
Jeannette PA 15644
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Kim M Saul
a/k/a: Kim Marie Saul
Late of: Clay Township PA
Administrator C.T.A.: Steven A Saul

1132 Euclid School Rd
Butler PA 16001
Administrator C.T.A.: David M. Saul
469 Isle Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Randall D Scheidemantle

Late of: Lancaster Township PA
Executor: Lisa M Scheidemantle
214 Golf Avenue
Ellwood City PA 16117
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Walter H Sell

a/k/a: Walter Harrison Sell

a/k/a: Walter H Sell Jr

Late of: Cabot PA
Executor: Roger A Sell
1165 Cornplanter Road
Cabot PA 16023
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065
BCLJ: June 27 & July 4 & 11, 2025

Estate of: Richard Francis Weleski

a/k/a: Richard Weleski

a/k/a: Richard F Weleski

Late of: Jefferson Township PA
Executor: Diana L Weleski
252 Stoneybrook Drive
Cabot PA 16023
Attorney: Michael E Fiffik
Welch Gold Siegel And Fiffik
428 Forbes Avenue 1240 Lawyers Bldg
Pittsburgh PA 15219
BCLJ: June 27 & July 4 & 11, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
May 24 - May 31, 2025**

**Amato, Jennifer Bluma--HOWARD
HANNA MTG SERVS--Cranberry Twp
Sub/Condo:Woodland Ests Park Plan Ph I
Lot:D Street:217 Parkwood Dr Parcel:130-
S4-Cd3008:\$223,100.00**

Amato, Jennifer Bluma--PENNA

**HOUSING FIN AGENCY--Cranberry Twp
Sub/Condo:Woodland Ests Park Plan Ph I
Lot:D Street:217 Parkwood Dr Parcel:130-
S4-Cd3008:\$11,500.00**

**Anderson, Oshea Z; Scalise, Kristina--
VICTORIAN FIN LLC--Adams Twp Sub/
Condo:Southern Valley Commons Plan
T Lot:19-E Street:204 Southern Valley Ct
Parcel:010-S12-B19E:\$309,784.00**

**Andring, Melissa K--FIRST
COMMONWEALTH BK--Butler Twp
Street:818 Bullcreek Rd Parcel:051-56-
8Aa Acre:1.067:\$25,000.00**

**Barnhart, Charyl H; Barnhart, Howard
J--PNC BK NATL ASSN--Oakland Twp
Street:331 Stein Rd Parcel:250-1F106-
1C:\$25,000.00**

**Bazy, Arianna L; Porco, Alexander--
HOLLAND MTG ADVISORS--Adams
Twp Sub/Condo:Stoneridge Farms Prd
Consolid Lot:123 Street:212 Stoneridge Ln
Parcel:010-S24-A123:\$450,000.00**

**Bench, Janelle E; Bench, Joshua J--
HOWARD HANNA MTG SERVS--Adams
Twp Sub/Condo:Amherst Village Ph 2
Plan Lot:213 Street:209 Shadow Rock Ln
Parcel:010-S12-D213:\$544,000.00**

**Bench, Janelle; Bench, Joshua--HOWARD
HANNA MTG SERVS--Cranberry Twp
Sub/Condo:Park Place Amend No 26
Plan Lot:5B-D Street:816 Theda Dori St
Parcel:130-S31-Tbd:\$76,500.00**

**Benko, Matthew D; Holdren, Jessica
L--ROCKET MTG LLC--Mars Boro
Street:216 Crowe Ave Parcel:450-
S2-F38:\$465,000.00**

**Bishop, Gretchen M; Bishop, Matthew
S--ARMCO CRED UN--Chicora Boro
Street:107 Oak Drive Parcel:460-
S3-A43:\$100,000.00**

**Bolton, Heather; Martin, Michael--
CAKE MTG CORP--Adams Twp Sub/
Condo:Indian Meadow Prd Ph 1 Rev Pla
Lot:128 Street:107 Indian Meadow Dr
Parcel:010-S19-C128:\$1,444,150.00**

**Buzza Inc--PNC BK NATL ASSN--Forward
Twp Sub/Condo:Miller Sub Lot:1 Street:0
Brownsdale Road Parcel:160-3F51-
A7E2:\$515,374.55**

**Campbell, Juliet Mary; Campbell,
Nicholas John--RMC HOME MTG LLC--
Adams Twp Sub/Condo:Amherst Ph 6 Res
Sub Lot:6034 Street:1010 Whistler Way
Parcel:010-4F35-6/6034:\$462,895.00**

**Carnahan, Dianne C; Carnahan, Matthew
M--UNION HOME MTG CORP--Fairview
Twp Street:117 Willow Rd Parcel:150-
1F27-19A:\$215,000.00**

**Clarke, Nicholas Alexander; Luplow,
Riley Helene--RMC HOME MTG LLC--**

marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

- Lisa Michelle Kandel and Robert Leslie Bowser :25-00399
- Chance Jarred Lee Blackard and Kirsten Ariel Brown :25-00410
- Benjamin Blake Dennis and Michaela Rose Curfman :25-00405
- Jarrett Thomas Rosencrance and Teresa Ann Donaldson :25-00403
- Angela Dawn Zarnick and Mark William Edwards Jr :25-00412
- Joseph Louis Caffardo and Ada Marie Ferguson :25-00407
- Tyler John Tebay and Megan Christine Grossman :25-00417
- Zachary Eric Paris and Autumn Lynn Humes :25-00416
- Kelton Joseph Oakley and Mia Ann Ingram :25-00414
- Nicole Elizabeth Gazzo and Richard Michael Kaminski :25-00415
- Jaden Anna Miller and Stephen Andrew Mackneer :25-00409
- Brett Stephen Schoeffel and Jordan Marie Mazzanti :25-00418
- Jaymie Rae Conrad and Jake Patton Mcdougal :25-00419
- Skyler Matthew Huskins and Christina Leann Messer :25-00404
- Stefany Lynne Barnett and Christian David Meyer :25-00411
- Douglas James Drab and Jessica Marie Paris :25-00408
- Stephanie Elaine Egal and Matthew Joseph Rose :25-00400
- Michelle Christine Roos and Alexander Eric Shreder :25-00413
- Blake Michael Bower and Madison Victoria Veri :25-00402
- Allyson Ann Riley and Spencer Alexander Voltz :25-00401
- Austin Michael Goepfert and Jade Lynn Wagner :25-00406

**TRUSTEE'S NOTICE OF TRUST
PURSUANT TO 20 PA. C.S. §7755(c)**

**THE EDWARD D. STEPHENS
REVOCABLE LIVING TRUST
DATED 10/03/2012
EDWARD D. STEPHENS, DECEASED
DATE OF DEATH: NOVEMBER 23, 2024**

Edward D. Stephens, late of Jefferson Township, Butler County, Pennsylvania, now

deceased, having created **THE EDWARD D. STEPHENS REVOCABLE LIVING TRUST** dated October 3, 2012, and any amendments thereto, and having appointed Michael E. Stephens, Successor Trustee.

Notice is hereby given to all persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them to the undersigned, duly authenticated for settlement to:

Michael E. Stephens, Successor Trustee
171 Bear Creek Road
Sarver, PA 16055
or to William T. Woncheck, Esquire
Sikov & Woncheck, P.C.
1625 Union Avenue, Suite 5
Natrona Heights, PA 15065

BCLJ: July 4, 11 & 18, 2025

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN, by **Kaleido Kone Creamery, Inc.**, with an address of 2037 New Castle Road, Portersville, PA 16051, 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.

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

BCLJ: July 18, 2025

Notice of Dissolution

Notice is hereby given that **Back Forty at Wolf Creek, LLC**, a Pennsylvania Limited Liability Company with its registered address at 239 Normal Avenue, Slippery Rock PA 16057, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016,

as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

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

BCLJ: July 18, 2025

NOTICE OF DISSOLUTION

Notice is hereby given that **Harmony Invitations, LLC**, a Pennsylvania Limited Liability Company with its registered address at 352 Fanker Road, Harmony PA 16037, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

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

BCLJ: July 18, 2025

Notice of Dissolution

Notice is hereby given that **XY Paper & Printing, LLC**, a Pennsylvania Limited Liability Company with its registered address at 352 Fanker Road, Harmony PA 16037, has

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

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

BCLJ: July 18, 2025

Notice of Dissolution

Notice is hereby given that **Mahoningtown Rentals and Management, LLC**, a Pennsylvania Limited Liability Company with its registered address at 336 Sandy Point Road, Emlenton PA 16373, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

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

BCLJ: July 18, 2025

Notice of Dissolution

Notice is hereby given that **The McCandless Family Resources, G.P., LLC**, a Pennsylvania Limited Liability Company with its registered address at 114 Muddy Creek Drive, Butler PA 16001, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

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

BCLJ: July 18, 2025

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 19th day of September, 2025** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

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

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30132

THE PROGRESS FUND vs BUTLER BREW WORKS, LLC

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

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

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

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

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

BEING THE SAME PREMISES WHICH ECKO GREEN TECHNOLOGIES, L.L.C. BY DEED DATED DECEMBER 31, 2011, AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AT INSTRUMENT NO. 201201030000571 ON JANUARY 3, 2012 CONVEYED UNTO BUTLER BREW WORKS LLC.

BCLJ: July 18, 25 & August 1, 2025

No. 2023-30044

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

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

ALL THAT CERTAIN piece, parcel or tract of land situate in MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, being

bounded and described as follows:

BEGINNING at a point in the center line of L. R. 10017, known locally as Leslie Road, a 33 foot right of way, said point being common to the northwest corner of lands of now or formerly W. T. Gardner and the northeast corner of the lot herein conveyed; thence South 5° 18' West presently along a tree line and the western line of lands of W T. Gardner, a distance of 304.20 feet; thence North 85° 42' West along the northern line of lands now or formerly of Paul J. Miller, a distance of 150.02 feet to a point, the southeast corner of a 1.155 acre tract being other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, thence North 5° 18' East along the easterly line of other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, a distance of 305.99 feet to a point in the center of L. R. 10017; thence South 85° 01' East along the center line of L. R. 10017, a distance of 150.00 feet to a point, the place of beginning.

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

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA, PA 16059

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

TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN DEGUTIS BY DEED FROM REBECCA L. DEGUTIS, NOW KNOWN AS REBECCA L. LEMON AND CHRIS DEGUTIS DATED 03/03/2017 RECORDED 03/10/2017 INSTRUMENT NO: 201703100005149

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30109

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

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

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

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

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

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

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30133

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

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

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

ALL that certain unit designated as Unit 356-D in Whitestown Village Townhouses, a unit property project, submitted to the provisions of the Unit Property act (Act of July 3, 1963, P.L. 196) pursuant to Declaration recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book 963, Page 699; the Declaration Plan entitled "Declaration Plan for Whitestown Village Townhouses" in the Whitestown Village Composite Unit Property Plan and recorded in said Recorder's Office in Rack File 63, Page 6a, 6b and 6c, including the Whitestown Village Composite Unit Property Plan consisting of the Subdivision Plan for Whitestown Village and Subplan I entitled "Roadway Easements and Utility Plan for Whitestown Village" and Subplan II entitled "Title Plan for Whitestown Village" all as recorded in said Recorder's Office in Rack File 63, Page 4, 5a and 5b, and by reference therein and thereto incorporated into the Whitestown Village Townhouses and the Codes of Regulations for Whitestown Village Townhouses recorded in the Recorder's Office in Deed Book Volume 963, Page 709

and the Amended Code of Regulations for Whitestown Village Townhouses, recorded in the Recorder's Office in Deed Book 968, Page 549.

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

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

The Grantee, for and on behalf of the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements and other Common Expenses as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except insofar as Section s705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments, this covenants shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof. HAVING erected thereon a dwelling known as 129 Whitestown D Vig, a/k/a 129D Whitestown Village, Butler, PA 16001 and designated as Tax/Map Parcel #056-65-B356D-0000.

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

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

BEING the same premises which Paul W. Oleyar, by Deed dated June 24, 2005, and recorded with the Recorder of Deeds of

Butler County, Pennsylvania on July 7, 2005, at Instrument No. 200507070017748, granted and conveyed unto David P. Huebschen and Kimberly L. Huebschen.

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30131

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

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

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

BEGINNING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED AT A POINT COMMON TO THE WITHIN DESCRIBED TRACT AND LANDS CONVEYED TO DALE B. FLEMING, WHERE SAID PROPERTY LINE INTERSECTS THE CENTER LINE OF LEGISLATIVE ROUTE 10059: THENCE ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 5° 28' WEST. 123.74 FEET, THENCE SOUTH 19° 03' WEST, 116.27 FEET; THENCE SOUTH 30° 27' WEST. 102.56 FEET: THENCE SOUTH 32° 56 WEST. 167.21 FEET: THENCE LEAVING THE SAID ROAD AND ALONG LANDS NOW OR FORMERLY OF W.P. WEITER. SOUTH 78° 10' WEST. 62.38 FEET TO A POINT IN THE CENTER LINE OF AN OLD LANE; THENCE ALONG THE CENTER LINE OF SAID LANE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 8° 24' EAST. 27.65 FEET; THENCE NORTH 27° 45' WEST, 46.75 FEET. THENCE NORTH 67° 54' WEST, 54.55 FEET, THENCE NORTH 76° 54' WEST. 180.65 FEET THENCE LEAVING SAID LANE AND ALONG LANDS NOW OR FORMERLY OF WELTER, NORTH 3° 59' 10" EAST, A DISTANCE OF 110 FEET TO A POINT: THENCE NORTH 76° 54' WEST. 60 FEET, THENCE NORTH 3° 59' 10" EAST.

251.31 FEET TO A STONE ON LINE OF LANDS CONVEYED TO DALE B. FLEMING; THENCE ALONG FLEMING, SOUTH 86° 48' 50" EAST. 532.04 FEET TO A POINT. THE PLACE OF BEGINNING. CONTAINING 4.35 ACRES ACCORDING TO THE SURVEY OF GREENOUGH & GREENOUGH. INC.. ENGINEERS AND SURVEYORS, DATED SEPTEMBER 1964.

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

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

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

BCLJ: July 18, 25 & August 1, 2025

No. 2023-30091

FREEDOM MORTGAGE CORPORATION vs XAVIER A KNIGHT, KATE R KNIGHT

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

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

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

THE above lot is described as follows:

BEGINNING at the Southwest corner at an iron pin where the dividing line between Lot Nos. 141 and 142 intersects Chestnut Drive, a 50 foot right-of-way: thence North 9° 33' 00" West, 80.00 feet along Chestnut Drive to an iron pin on the dividing line between Lot Nos. 142 and 143; thence by the dividing line between Lot Nos. 142 and 143, North 80° 27' 00" East, 218.21 feet to a concrete

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

Parcel No; 060-S10-142-0000

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

Tax Parcel: 060-S10-142-0000

Premises Being: 319 Chestnut Drive, Butler, PA 16001

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30127

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST vs NADINE MURPHY, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, WENDY BEECROFT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, JEFF MCCLEARN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, SHELLEY MCCLEARN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN

PROPERTY ADDRESS: 189 DENNY ROAD, VALENCIA, PA 16059

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

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

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

Being the same property conveyed to Janet L. McClearn who acquired title by virtue of a deed from Kenneth S. Burk and Rosemary V. Burk, husband and wife, dated July 24, 1989, recorded August 1, 1989, at Document ID 010429, and recorded in Book 1476, Page 252, Office of the Recorder of Deeds, Butler County, Pennsylvania.
Parcel No.: 230 3F59 7GB0000

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30111

LAKEVIEW LOAN SERVICING, LLC vs PAMELA M. NOBLIT

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

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

Beginning at the northeast corner of said parcel at a White Oak Stump on the southern right of way of Township Road 460 on line of property of now or formerly John R. Henninger, thence South 1 degrees 35

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

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

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

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

BCLJ: July 18, 25 & August 1, 2025

No. 2022-30160

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

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

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

BEGINNING at the Southwest corner of the Lot herein described at the Northern line of Grandview Boulevard, a fifty-foot street, at the Southeast corner of Lot No. 12 in the same Plan now or formerly owned by Leon D. Radacker, etux; thence by said Lot No. 12 North 37° 49' West, 46.15 feet to a line of Lot No. 10 in the same Plan; thence by said Lot

No. 10, North 49° 00' East, 126.94 feet to the Western edge of Grandview Boulevard aforementioned; thence by Grandview Boulevard, South 41° 00' East, 70.0 feet to a point; thence continuing by the same in a Southwesterly direction by a curve to the right having a radius of 31.9 feet, a distance of 72.94 feet; thence continuing by the same in a Westerly direction by a curve to the left, having a radius of 127.34 feet, a distance of 60.45 feet to the place of beginning. Being Lot No. 11 in the Grandview Plan of Lots as recorded in Butler County in Rack File 5 page 21.

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

BEING THE SAME PREMISES which Rhonda A. Schnitzki, by Deed dated December 13, 2004 and recorded on December 30, 2004, in the Butler County Recorder of Deeds Office as Instrument No. 200412300040800, granted and conveyed unto Anthony M. Schnitzki and Rhonda A. Schnitzki, husband and wife. The said Anthony M. Schnitzki departed this life on or about August 24, 2010, thereby vesting title solely in Rhonda A. Schnitzki, by operation of law.

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

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30099

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

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

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

325 page 26 and being more specifically bounded and described as follows:

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

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

Premises Being: 142 Shennan Ave, Butler, PA 16001

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30120

CROSSCOUNTRY MORTGAGE, LLC vs KIMBERLY L TORRES

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

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

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED AT THE EASTERN LINE OF THIRD STREET AND THE NORTHERN LINE OF A 20 FOOT ALLEY; THENCE ALONG LINE OF THIRD STREET, NORTH 25° 35' 00" WEST, A DISTANCE OF 101.30 FEET TO A POINT ON A 50.00 FOOT RIGHT OF WAY BEING

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

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

TAX PARCEL ID: 564-45-8-0000

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

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

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

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30129

PNC BANK, NATIONAL ASSOCIATION vs SETH STEINHEISER

PROPERTY ADDRESS: 300 HOOKER ROAD, WEST SUNBURY, PA 16061 UPI /

TAX PARCEL NUMBER: 080-2F57-47-0000

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

BEGINNING at a point at the intersection of the Westerly boundary line of a fifty (50') foot right of way line and the Northerly boundary line of lands of Lillie M. Thompson, et al, said point being located North 52 degrees 57 minutes 03 seconds West from line of lands now or formerly of James McClimans, the Northeast corner of the tract herein described; thence South 1 Degrees 04 Minutes 45 Seconds East along a 50 foot right of way a distance of 580.00 feet to a point, the Southeast corner; thence North 58 degrees 57 Minutes 09 Seconds West along line of lands now or formerly of Lillie M. Thompson, et al a distance of 890.02 feet to a point; the Southwest corner, thence North 8 degrees 39 Minutes 30 Seconds East along line of lands of Lillie M. Thompson, et al a distance of 580.00 feet to a point in the center line of Legislative Route 10061, the Northwest corner; thence South 60 degrees 09 minutes 11 seconds East along the center line of Legislative Route 10061 a distance of 268.07 feet to a point; thence through the right of way of Legislative Route 10061 the following courses and distances: South 54 degrees 41 minutes 16 seconds East a distance of 179. 97 feet to a point; thence South 52 degrees 57 minutes 03 Seconds East a distance of 356.97 feet to a point, the place of beginning.

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

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

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

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30106

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

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

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

BEGINNING at a point in the center line of Legislative Route No. 10018 on line dividing lands of now or formerly W. George and Charles Ansell; thence along the center line of said Legislative Route No. 10018 North 89 degrees 03 minutes 10 seconds West 95 Feet to a point being the Southeast corner of the lands hereinafter described and the place of beginning; thence along line of lands of now or formerly Ansell, North 1 degrees 29 minutes East, 152.30 feet to a point on other lands of now or formerly Ansell; thence along same, North 89 degrees 03 minutes 10 seconds West, 100 feet to a point on other lands of now or formerly Ansell; thence along same, South 1 degrees 29 minutes West 152.30 feet to a point in the center line of Legislative Route 10018; thence along said center line South 89 degrees 03 minutes 10 seconds East 100 feet to a point, the place of beginning, this description is in accordance with the survey of Greenough and Greenough, Inc. dated July 1949. Having thereon erected one and one-half story frame dwelling house and garage. BEING KNOWN AS: 640 SAXONBURG BOULEYARD, SAXONBURG, PA 16056 PROPERTY ID NUMBER: 100-1 FI 59-20F-0000

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

BCLJ: July 18, 25 & August 1, 2025

No. 2022-30126

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

MILLER, AKA MICHELLE R. MILLER

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

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

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

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

Being the same property conveyed to Christopher A. Tomsik and Michele R. Miller who acquired title, with rights of survivorship, by virtue of a deed from Chris J. Wilhelm and Leslie A. Wilhelm, husband and wife, dated August 30, 2000, recorded August 31, 2000, at Instrument Number 2000008310020456, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 100-1F90-13AB

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30093

FREEDOM MORTGAGE CORPORATION vs CHRISTIE ANN WAITS

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

ALL that certain lot or tract of land situate

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

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

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

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

BEING the same premises which Carol J. Weaver and Dennis L. Weaver, wife and husband, by Deed dated 10/29/2021 and recorded 11/1/2021 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument Number 202111010030588, granted and conveyed unto Christie Ann Waits, in fee.

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

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

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

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

BCLJ: July 18, 25 & August 1, 2025

No. 2025-30102

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

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

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

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

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

Parcel Number: 460-S2-K11

Property Address: 116 Green Street, Chicora, PA 16025

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

Frank Weber having departed this life on August 31, 2023.

BCLJ: July 18, 25 & August 1, 2025

Sheriff of Butler County, Michael T. Slupe