

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: Jeffrey Clyde Busi**

Late of: Cherry Township PA
 Administrator: Karen S Busi
 157 Coaltown Road
 Slippery Rock PA 16057
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

Estate of: Sara Jane Emerick

Late of: Winfield Township PA
 Executor: Deborah J Emerick
 328 Reimer Rd
 Sarver PA 16055
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: October 28 & November 4, 11, 2022

Estate of: John W Foester

Late of: Winfield Township PA
 Executor: Deborah Lou Sarver
 107 Second Street
 Freeport PA 16229
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

Estate of: Louise Edna Frame**a/k/a: Louise E Frame**

Late of: Cranberry Township PA
 Executor: Michael P Bates
 2650 Weinman Road
 Wexford PA 15090
 Attorney: Robert J Winters
 Goehring Rutter and Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143

BCLJ: October 28 & November 4, 11, 2022

Estate of: John B Keegan

Late of: Forward Township PA
 Executor: Kevin B Keegan
 109 Turkey Degree Road
 Sewickley PA 15143
 Executor: Padraic B Keegan
 1145 Three Degree Road
 Butler PA 16002
 Attorney: Lorna A McGeorge
 Harrison & Held LLP
 801 Laurel Oak Drive, Suite 403
 Naples FL 34108

BCLJ: October 28 & November 4, 11, 2022

Estate of: Louise A McCune

Late of: Center Township PA
 Executor: Timothy F McCune
 104 Stratford Drive
 Butler PA 16002
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

Estate of: Beatrice K Moore

Late of: Cranberry Township PA
 Executor: Samuel S Moore II
 243 Courtney Place
 Wexford PA 15090
 Attorney: Karen E Mathias
 Lange Legal Group
 2212 Murray Avenue
 Pittsburgh PA 15217

BCLJ: October 28 & November 4, 11, 2022

Estate of: Anne M Nissley

Late of: Adams Township PA
 Administrator: Cheryl A Stasiowski
 222 Tamarack Drive
 Mars PA 16046
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: October 28 & November 4, 11, 2022

Estate of: Joan Piela

Late of: Jackson Township PA
 Executor: Kenneth A Piela
 126 Piela Lane
 Zelienople PA 16063
 Executor: Edward J Piela
 128 Piela Lane
 Zelienople PA 16063
 Executor: Sharon McKee
 146 Liberty Road
 Harmony PA 16037
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: October 28 & November 4, 11, 2022

Estate of: Debra Lee Pincek**a/k/a: Debra Pincek****a/k/a: Debra L Pincek**

Late of: Center Township PA
 Executor: Elizabeth A Stevens
 111 Oberlin Drive
 Center Township PA 16001
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 340 N. Main Street, Suite 103
 Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

SECOND PUBLICATION
Estate of: Anthony Barton

Late of: Valencia PA
 Administrator: Jodi E Maker Barton
 137 Autumn Drive
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: October 21, 28 & November 4, 2022

Estate of: David Bortmes

Late of: Karns City PA
 Administrator: Rena Bortmes
 1632 Hooker Road
 Karns City PA 16041
 Attorney: Finnian Carstens
 Porta Clark & Ward LLC
 100 Fleet Street Suite 101
 Pittsburgh PA 15220

BCLJ: October 21, 28 & November 4, 2022

Estate of: Delbert Eugene Clark

Late of: Helena, Lewis & Clark County MT
 Ancillary Ancillary Executor:
 Kimberly Jean Carley
 4896 Ten Mile View Rd
 Helena MT 59601
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: October 21, 28 & November 4, 2022

**Estate of: Frederick L Claypoole
a/k/a: Frederick Leroy Claypoole**

Late of: Summit Township PA
 Executor: Toni A Claypoole
 105 Harris Rd
 Butler PA 16002
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: October 21, 28 & November 4, 2022

Estate of: Dolores Joan Davidson

Late of: Zelienople PA
 Executor: Donald E Davidson
 312 Belle Street
 Evans City PA 16033

BCLJ: October 21, 28 & November 4, 2022

Estate of: Deborah W Douglas

Late of: East Butler PA
 Executor: Richard W Douglas
 1023 Broadway Avenue
 East Butler PA 16029
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: October 21, 28 & November 4, 2022

Estate of: Leonard L Haney**a/k/a: Leonard L Haney Jr**

Late of: Clinton Township PA
 Executor: Jeffrey L Haney
 142 McKay Rd
 Saxonburg PA 16056
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: October 21, 28 & November 4, 2022

Estate of: Melvin H Judkis

Late of: Cranberry Township PA
 Executor: James C Judkis
 1602 King James Drive
 Pittsburgh PA 15237
 Attorney: Donald J Strunk
 304 Ross St
 Suite 601
 Pittsburgh PA 15219

BCLJ: October 21, 28 & November 4, 2022

Estate of: Ellen L Nye**a/k/a: Ellen Nye**

Late of: Portersville PA
 Executor: Calvin W Nye
 144 Pfeifer Road
 Portersville PA 16051
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117

BCLJ: October 21, 28 & November 4, 2022

Estate of: Robert P Oleksak

Late of: Butler PA
 Executor: Paula C Oleksak
 c/o 554 Kohler Ave Ext
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: October 21, 28 & November 4, 2022

Estate of: Richard Orlando Pilardi**a/k/a: Richard O Pilardi**

Late of: Adams Township PA
 Executor: Diana L Stritzinger
 115 Dwellington Dr
 Valencia PA 16059
 Attorney: Chris A Dumbroski
 The Law Office of
 Chris A Dumbroski Esquire
 430 N Broad St
 Grove City PA 16127

BCLJ: October 21, 28 & November 4, 2022

Estate of: Albert P Rosenberger

Late of: Winfield Township PA
 Executor: Janice R Derby
 2442 Saddle Drive
 Allison Park PA 15101
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4499 Mount Royal Blvd
 Allison Park PA 15101

BCLJ: October 21, 28 & November 4, 2022

Estate of: Lindsay Rose Scott

Late of: Bruin PA
 Administrator: Amber Dawn Wolfe
 125 Meadowlark Lane
 Bruin PA 16022

BCLJ: October 21, 28 & November 4, 2022

Estate of: Alice Stauffer**a/k/a: Alice Kristufek**

Late of: Slippery Rock PA
 Executor: Christine M K Crabtree
 1007 Windsor Drive
 Gallatin TN 37066
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: October 21, 28 & November 4, 2022

Estate of: James Patrick Wallace Jr.

Late of: Clay Township PA
 Administrator: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001

BCLJ: October 21, 28 & November 4, 2022

THIRD PUBLICATION**Estate of: Alexander Barna
a/k/a: Alex Barna**

Late of: Cranberry Township PA
 Executor: Juanita Barna
 8605 Peters Road
 Cranberry Twp PA 16066
 Attorney: Kristen L Behrens
 Dilworth Paxson LLP
 457 Haddonfield Rd Suite 700
 Cherry Hill NJ 08002

BCLJ: October 14, 21, 28, 2022

**Estate of: Richard G Brown
a/k/a: Richard Brown**

Late of: Zelenople PA
 Executor: Jeffrey Brown
 321 Hutchman Road
 Mars PA 16046
 Executor: Jennifer Mittereder
 208 Summit Drive
 PO Box 213
 Buck Hill Falls PA 18323
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 340 N. Main Street, Suite 103
 Butler PA 16001

BCLJ: October 14, 21, 28, 2022

Estate of: Joseph Green

Late of: Clearfield Township PA
 Executor: Shirley K Green
 277 Spiker Road
 Cabot PA 16023
 Attorney: Andrew J Cypher
 Mechling & Heller LLP
 216 N Jefferson Street
 Kittanning PA 16201

BCLJ: October 14, 21, 28, 2022

**Estate of: Roberta Lee Hartman
a/k/a: Roberta L Hartman**

Late of: Penn Township PA
 Executor: Jeanette Lynn Lester
 224 Wahl Ave
 Evans City PA 16033
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

BCLJ: October 14, 21, 28, 2022

**Estate of: Barbara Jean Kelly
a/k/a: Barbara J Kelly**

Late of: Slippery Rock Township PA
 Administrator: Colleen Anne Dyback
 523 Grove City Road
 Slippery Rock PA 16057
 Administrator: Sheryl A Kelly
 615 N Liberty Road
 Grove City PA 16127
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: October 14, 21, 28, 2022

Estate of: Kerin A LaCoe

Late of: Valencia PA
 Administrator: Lauri A Pass
 3271 State Route 106
 Clifford Twp PA 18470
 Attorney: Richard A Fanucci PC
 1711 Main Street
 Blakely PA 18447

BCLJ: October 14, 21, 28, 2022

Estate of: Marilyn Edith Smedley

Late of: Connoquenessing PA
 Administrator: Sharon S Schaming
 898 A Evans City Road
 Renfrew PA 16053
 Attorney: David A Crissman
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: October 14, 21, 28, 2022

Estate of: John M Thomas

Late of: Butler Township PA
 Executor: Albert P Thomas
 516 Muddy Creek Drive
 Slippery Rock PA 16057
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216

BCLJ: October 14, 21, 28, 2022

Estate of: Agnes M Watson

Late of: Zelenople PA
 Executor: Dennis A Watson
 Wellington Drive
 Pittsburgh PA 15229
 Attorney: Samantha R Cavalier
 Dickie McCamey & Chilcote PC
 2 PPG Place Suite 400
 Pittsburgh PA 15222

BCLJ: October 14, 21, 28, 2022

Estate of: Sharon Kay Winterhalter

Late of: Connoquenessing Township PA
 Administrator: Cheryl Moore
 290 Boy Scout Road
 Evans City PA 16033
 Attorney: Nathan L Bible Esq
 NBMS Law PC
 650 Corporation St Suite 304
 Beaver PA 15009

BCLJ: October 14, 21, 28, 2022

Estate of: Hiroko Zang

Late of: Butler PA
 Executor: Robert A Zang
 119 Sumner Avenue
 Butler PA 16001

BCLJ: October 14, 21, 28, 2022

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MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH September 23, 2022

Recorded September 19, 2022 - September 23, 2022

690 Perry Highway LLC--FIRST NATL BK PA--Lancaster Twp Parcel:200-4F98-5:\$5,011,990.00

Albert, Francis J; Albert, Melinda M--PNC BK NATL ASSN AKA--East Butler Boro Sub/Condo:Butler Land & Improvement Co P Lot:114 Street:108 4Th St Parcel:380-S4-A116:\$13,400.00

Apel, Brian; Apel, Heather--PNC BK NA--Cranberry Twp Sub/Condo:Park Place Res Sub Ph 3 & 5 Lot:328 Street:194 Bucktail Dr Parcel:130-S31-B328:\$422,800.00

Baez, Fermin Rafael Calderon; Lehman, Nicole J aka; Lehman, Nicole Taylor aka--NVR MTG FIN INC--Jackson Twp Sub/Condo:Foxwood Trails Res Dev Ph 1 Lot:121 Street:206 Bengal Fox Court Parcel:180-S12-A121:\$467,500.00

Bali, Nimish Puranchand; Vichare, Shivani Rajan--NVR MTG FIN INC--Adams Twp Sub/Condo:Whitetail Meadows Amendment No Lot:47-C Street:130 Lupine Dr Parcel:010-S25-Ae47:\$349,280.00

Barney, Walter W--ARMCO CRED UN--Petrolia Boro Sub/Condo:Jbe Properties LLC Plan #1 Rev Lot:1 Street:205 Reimer St Parcel:470-S1-B53 Acre:.21:\$82,450.00

Barr, Sydney Renee; Pasquale, Caleb William--NVR MTG FIN INC--Lancaster Twp Sub/Condo:Arden Wood Res Plan Ph 3 Lot:314 Street:326 Arden Drive Parcel:200-S7-A314:\$340,352.00

Benjamin Marcus Homes LLC; Marcus

Homes LLC, Benjamin--SHANLEY THOMAS--Cranberry Twp Sub/Condo:Eagle Ridge Plan Lot:20 Parcel:130-S8-F20:\$400,000.00

Bergbigler, Brookelle--SECRETARY HOUSING & URBAN DEV--Evans City Boro Sub/Condo:Wahl Plan Lot:62 Street:238 Elizabeth Ave Parcel:400-S1-B62:\$31,141.78

Blair, Ashley Nicole aka; Pegher, Ashley N aka--WASHINGTON FIN BK--Cranberry Twp Sub/Condo:Dewald Plan No 1 Lot:4 Street:7271 Franklin Rd Parcel:130-4F46-53Vc:\$75,000.00

Blystone, Darla L--ROCKET MTG LLC AKA--Clearfield Twp Sub/Condo:Hayden Sub No 1 Lot:1 Street:556 S Clearfield Rd Parcel:090-1F69-21B Acre:1.46:\$232,000.00

Breslawski, Dolores A; Breslawski, Terry--WELLS FARGO BK NA--Clinton Twp Lot:5R Street:117 Spring Valley Rd Parcel:100-2F08-15A5A:\$143,000.00

Burneisen, Jesse R; Weick, Katelyn G--PREMIER BK--Seven Fields Boro Sub/Condo:Northridge Ests Plan Ph III Lot:885 Street:527 Dorchester Dr Parcel:505-S5-A885:\$112,944.00

Burneisen, Jesse R; Weick, Katelyn G--PREMIER BK--Seven Fields Boro Sub/Condo:Northridge Ests Plan Ph III Lot:885 Street:527 Dorchester Dr Parcel:505-S5-A885:\$395,500.00

Chapman, David--THIRD FED S&L ASSN CLEVELAND--Connoquenessing Twp Sub/Condo:Timberlee Farms Plan Ph II Lot:203 Street:115 Timberlee Dr Parcel:120-S9A2-030:\$50,000.00

Charlton, Joseph V; Charlton & Charlton Inc--CFSBANK--Buffalo Twp Street:617 S Pike Road Parcel:040-1F05-2G1:\$100,000.00

Charlton, Joseph V; Charlton & Charlton Inc--CFSBANK--Buffalo Twp Street:617 S Pike Road Parcel:040-1F05-2G1:\$328,000.00

Cherry, Melissa F--ARMCO CRED UN--Butler Twp Ward:6 Street:105 Greenwood Dr Parcel:056-2-39:\$45,000.00

Cheryba, Laura Lynn--HOMETAP EQUITY PARTNERS LLC--Butler City Ward:1 Street:210 Highland Ave Parcel:561-3-145A:\$19,000.00

Cicciarelli, Lanae; Fox, Jason--US BK NATL ASSN--Middlesex Twp Sub/Condo:Weatherburn Heights Prd Ph 2 Lot:258 Street:1005 Weatherburn Dr Parcel:230-S16-E258:\$505,800.00

Coffman, Crystal Y; Coffman, Heath E--HOWARD HANNA MTG SERVS--Winfield Twp Sub/Condo:Szmyd Plan

MARRIAGE LICENSE FILINGS

Application Date: October 16, 2022 - October 22, 2022

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.

- | | | |
|--|---|---|
| 2022-202200773 Anna Marie Schnur and Brodie Joseph Macurak | 2022-202200778 Yuval Biran and Michael Raymond Rykaczewski Jr | 2022-202200783 Troy Angelo Schall and Samantha Diana Woodward |
| 2022-202200774 Ryan Jonathan Sacco and Kathryn Page Greggerson | 2022-202200779 Anna Marie Beatty and Jeffrey Michael Smith | 2022-202200784 Roman Lee Black and Natalie Marie Pribila |
| 2022-202200775 Nathan R Coe and Angela Nicole Cantlon | 2022-202200780 Erik Daniel Wehner and Courtney Lynn Schilling | 2022-202200785 Edward John Gaynor and Taylor Nicole McElroy |
| 2022-202200776 Gabrielle Alexis Hirz and Stephen Michael Wolfe | 2022-202200781 Joel Jerome Rieger and Patricia Ann Wachter | |
| 2022-202200777 Matthew Ryan Archibald and Kierra Ann Wood | 2022-202200782 Rachel Anne McCandless and Shannon Dawn McCall | |

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

IN THE MATTER OF: Ms.D. 2022-40285
Notice is hereby given that, on October 5, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Duke Tela** to Duke Faaleveleve Tago.

The Court has fixed the 27th day of December, 2022, at 9:45 A.M., in Court Room number 3, in the Butler County Courthouse, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: October 28, 2022

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, on October 7, 2022, for the purpose of obtaining a Certificate of Incorporation of an approved non-profit corporation organized pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The purpose of the corporation is to engage in any and all lawful non-profit activities for which corporations may be incorporated under said law. The name of the corporation is **Butler Coffee Lab**, 263 Pittsburgh Road, Butler, PA 16002.

Leo M. Stepanian II
STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001

BCLJ: October 28, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

PLANET HOME LENDING, LLC
321 Research Parkway, Suite 303
Meriden, Connecticut 06450
Plaintiff
vs.

GABRIEL MICHAEL VARRENTI
781 Norwegian Spruce Drive
Mars, PA 16046
Defendant

CIVIL DIVISION NO.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Butler County Bar Association
240 South Main St
Butler, PA 16001
(724) 841-0130

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o

en persona o con un abogado y entregara la corte en forma escrita sus defensas o sus objeciones a las d mandas en contra de su persona. Se a visado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta de manda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IN MEDIATAMENTE SI NO TIENE ABOGADO OO SI NO TIENE EL DINEROSUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUY DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERICUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

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

Butler County Bar Association
240 South Main St Butler, PA 16001
(724) 841-0130
Fax: (215) 238-1159

BY: MICHAEL J. SHAVEL, ESQUIRE
JILL M. FEIN, ESQUIRE
KAITLIN D. SHIRE, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

BCLJ: October 28, 2022

**COURT OF COMMON PLEAS
BUTLER COUNTY
No. 2020-10136**

**CIVIL ACTION
MORTGAGE FORECLOSURE**

Bayview Loan Servicing, LLC
4425 Ponce de Leon Boulevard
Coral Gables, FL 33146,
Plaintiff,
vs.
Douglas A. Cihonski
PO Box 104

Harrisville, PA 16038
and
Teresa Wilson
PO Box 104
Harrisville, PA 16038,
Defendants

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Butler County Notice to Defend
The Butler County Prothonotary Office
300 South Main Street
Butler, PA 16001
(724) 284-5214

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

Milstead & Associates, LLC
Roger Fay, Esquire, ID No. 315987
Nelson Diaz, Esquire, ID No. 48624
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 229748-1

BCLJ: October 28, 2022

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of January 2023 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 February 17, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30100

PENNYMAC LOAN SERVICES LLC
vs
ATWAN BROWN, CARLA J. BROWN

PROPERTY ADDRESS: 516 VILLAGE GREEN BOULEVARD WEST, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 130-S18-F3E-0000

ALL THAT CERTAIN piece or parcel of land situate in Cranberry Township, Butler County, Pennsylvania, being unit 3-C-E in amended Parcel 3-C, Glen Eden Phase 111-C Multi Family Site Subdivision recorded at Plan Book Volume 176, page 23 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING THE SAME PREMISES which Paul M. Buckwalter and Kelly L. Buckwalter, by Deed dated 8/17/2016 and recorded in the Office of the Recorder of Deeds of Butler County on 9/6/2016 in Instrument No. 201609060018215, granted and conveyed unto Atwan Brown and Carla J. Brown.

PARCEL NO.: 130-S18-F3E-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30106

ASO EQUITY PARTNERS LLC
vs
DANIEL BURNS

PROPERTY ADDRESS: 109 NORTH STREET, CHICORA, PA 16025

UPI/ TAX PARCEL NUMBER: 460-S1-E14D-0000

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

BEGINNING AT A POINT ON THE EDGE OF A PUBLIC ALLEY, SAID POINT BEING THE NORTHWEST CORNER OF THE LOT BEING CONVEYED AND PROCEEDING IN AN EASTERLY DIRECTION ALONG LINE OF LANDS OF PAUL MCGINNIS, A DISTANCE OF 178 FEET, MORE OR LESS, TO A POINT AT LINE OF LANDS OF JOSEPH MORROW; THENCE SOUTH ALONG LINE OF LANDS OF JOSEPH MORROW, A DISTANCE OF 30 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SAME COURSE THROUGH THE SAME TRACT OF WHICH THIS IS A PART, A DISTANCE OF 133 FEET, MORE OR LESS TO APOINT AT THE PROPERTY LINE OF RALPH SWARTZLANDER; THENCE WEST ALONG THE LINE OF LANDS OF RALPH SWARTZLANDER, A DISTANCE OF 120 FEET TO A POINT AT THE EDGE OF THE ALLEY, THENCE PROCEEDING IN A NORTHERLY DIRECTION ALONG THE EDGE OF THE ALLEY, A DISTANCE OF 193 FEET, MORE OR LESS, TO A POINT, SAID BEING THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH HP MORGAN CHASE BANK, AS TRUSTEE FOR EQUITY ONE, ABS, INC. MORTGAGE PASS THROUGH CERTIFICATES SERIES 2000-1, BY DEED DATED DECEMBER 30, 2003, AND RECORDED ON JANUARY 30, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. 200401300003247, GRANTED AND CONVEYED UNTO DANIEL BURNS, UNMARRIED.

Parcel ID: 460 S1 E14D0000

HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOW AS 109 NORTH STREET, CHICORA, PENNSYLVANIA 16025.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30118

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA
vs

JOSEPH BURR, JR., INDMDUALLY JOSEPH A BURR JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROL ANN BURR A/K/A CAROL A BURR, DECEASED

PROPERTY ADDRESS: 210 DOBSON ROAD, MARS PA, PA 16046

UPI / TAX PARCEL NUMBER: 010-3F68-23A3-0000

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

BEGINNING at the Northeast comer of the tract herein described at a point in the Dobson public road on line of land now or formerly of Joseph CashdoUar; thence in said Dobson public road, South 1° 30' West, 142.05 feet to a point in said road; thence along other land now or formerly of Momeyer, South 74° 26' 30" West, 262.32 feet to a point; thence along other land now or formerly of Momeyer, North 5° 30' East, 186.86 feet to a point on line of land now or formerly of Joseph CashdoUar; thence along land now or formerly of CashdoUar, North 84° 30' East, 275.59 feet to a point in the Dobson public road, the place of BEGINNING.

CONTAINING 1 acre.

XCEPTING and reserving therefrom a strip of ground 20 feet wide located along the Southerly boundary of the within described tract, running from the Dobson public road on the East to lands now or formerly of Momoyer on the West.

SUBJECT TO reservations, restrictions, limitations, conditions, exceptions and rights of way including oil, gas, coal and other mineral rights as may appear in prior instruments of record and all matters that

could be ascertained by making a visual inspection of the property.

BEING KNOWN AS: 210 Dobson Road, Mars, PA 16046

BEING THE SAME PREMISES which Joseph A. Burr, Jr. and Carol Ann Burr, by Deed dated 1/23/2017 and recorded 1/26/2017 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201701260001859, granted and conveyed unto Carol Ann Burr.

Carol Ann Burr departed this life on May 11, 2017.

PARCEL NO.: 010-3F68-23A3-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2019-30266

NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

BRANDI RAQUEL COYLE

PROPERTY ADDRESS: 217 EAST PENN STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 564-11-183-00000

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

BOUNDED on the North by East Penn Street; on the East by lot of now or formerly Irvin Braun; on the South by lot of now or formerly Luther M. Bush; and on the West by an alley; having a frontage of 45 feet on East Penn Street and extending back, in parallel lines, preserving the same width, a distance of 65 feet, more or less.

Said premises being known as 217 East Penn Street, Butler, PA 16001.

BEING the same premises which Brandi Raquel Coyle by Deed dated September 26, 2014 and recorded in the Office of Recorder of Deeds of Butler County on September 26, 2014 at Book 0, Page 0 granted and conveyed unto Brandi Raquel Coyle.

Block and Lot No. 564-11-183-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30130

PENNYMAC LOAN SERVICES, LLC

vs

MARCI LYNN CRAIG A/K/A MARCI LYNN CRAIG WEST, EXECUTRIX OF THE ESTATE OF L. THOMAS CRAIG A/K/A LOYAL THOMAS CRAIG, DECEASED

PROPERTY ADDRESS: 230 EAST PATTERSON AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-1-82-0000

All that certain piece, parcel or tract of land situate in the First Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 37 in the Jahnig Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 4, Page 21.

BEING THE SAME PREMISES which L. Thomas Craig, by Deed dated 12/15/2020 and recorded in the Office of the Recorder of Deeds of Butler County on 12/24/2020 in Instrument No. 202012240030926, granted and conveyed unto L. Thomas Craig.

PARCEL NO.: 561 1 82000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30104

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

JAMES D. HOOKS

PROPERTY ADDRESS: 118 GERNER ROAD, CABOT, PA 16023

UPI / TAX PARCEL NUMBER: 320-S6-B9000

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.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30019

ADAMS RIDGE CONDOMINIUM ASSOCIATION

vs

MICHAEL P KENNEDY

PROPERTY ADDRESS: 81202 LOST VALLEY DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S9-HA1202-0000

ALL THAT CERTAIN unit located in the property known, named and identified as Adams Ridge Condominium, located in Adams Township, Butler County, and the Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording of a Dedaration of Condominium in the office of the Recorder of Deeds in and for the County of Butler, Pennsylvania, on 12/12/1996, at Deed Book Volume 2693, Page 959, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 1202, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING known and numbered as 81202 Lost Valley Drive, Mars, PA 16046.

PARCEL NO. 010-S9-HA1202-0000

BEING the same premises which Weichert Relocation Resources, Inc. by Deed dated 8/12/2009 and recorded 8/25/2009 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No.200908250020013, granted and conveyed unto Michael P. Kennedy.

BCLJ: October 28 & November 4, 11, 2022

No. 2019-30026

ADAMS POINTE SOUTH VILLAGE OWNERS ASSN

vs

ROBERT M KOLACZVNKSI, JR

PROPERTY ADDRESS: 1401 POINTE VIEW DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S18-B12A-0000

ALL THAT CERTAIN lot or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 12-A, as shown on a certain plan entitled Adams Pointe - PRO Revised Amendment No. 5 - Lot 12. as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 343, Page 34 which lot is the same as designated in the Declaration Planned Community recorded in Instrument No. 201302280006087 and any Amendments thereto, as the same may change from time to time.

BEING known and numbered as 1401 Pointe View Drive, Mars, PA 16046.

PARCEL NO. 010-S18-B12A-0000.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated 09/09/2014 and recorded 10/21/2014 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201410210025334, granted and conveyed unto Robert M. Kolaczynski, Jr.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30126

PNC BANK, NATIONAL ASSOCIATION

vs

MICHELE R. MILLER, AKA MICHELLE R. MILLER, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, CHRISTOPHER A TOMSIK

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 formerty 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 formerty 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: October 28 & November 4, 11, 2022

No. 2022-30102

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

vs

HOWARD NEFF, EXECUTOR OF THE ESTATE OF RICHARD LEE STEHLE A/K/A RICHARD L. STEHLE

PROPERTY ADDRESS: 1267 NORBERRY COURT, APT 33, CRANBERR TWP, PA 16066

All that certain unit designated as Unit 33 in Building 10 in the Norberry Court Condominium, being situated on Dutilh Road, Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, as designated in the Declaration of

Condominium recorded in Deed Book Volume 1220, Page 438, as amended in Deed Book Volume 1250, Page 894 and Deed Book Volume 1256, Page 416 and the Plates and Plans as recorded in Plan Book Volume 76, Page 38.

Together with a 2.778 percent interest of, in and to the Common Elements, as set forth in the Declaration of Condominium and Plats and Plans aforesaid.

The improvements thereon being known as 1267 Norberry Court, Apt. 33, Cranberry Township, PA 16066

Tax ID: 130-S12-E33-0000

Being the same premises that Howard Neff, an unmarried man, by deed dated 12/29/2017 and recorded 1/5/2018 in the office of the Recorder of Deeds in the County of Butler, Commonwealth of Pennsylvania as Instrument No. 201801050000254

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30131

PNC BANK, NATIONAL ASSOCIATION vs

LUCAS RAIKES

PROPERTY ADDRESS: 111 WAYNE DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S9-C304-0000

ALL that certain lot or piece of ground

situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 304 in the Manor Line Plan of Lots No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Rack No. 60, page 22.

BEING KNOWN AS: 111 WAYNE DR, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S9-C304-0000

BEING THE SAME PREMISES WHICH TAMMY R. SCHWEIGER, EXECUTRDC OF THE ESTATE OF RITA M. SCHWEIGER, A/K/A RITA MAE SCHWEIGER, DECEASED BY DEED DATED 7/17/2015 AND RECORDED 7/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201507210015957, GRANTED AND CONVEYED UNTO LUCAS RAIKES, A MARRIED MAN.

BCLJ: October 28 & November 4, 11, 2022

No. 2017-30225

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF DWELLING SERIES IV TRUST

vs

ERIC J SCARBOROUGH, ERIC SCARBOROUGH, TINA M SCARBOROUGH, TINA SCARBOROUGH

PROPERTY ADDRESS: 616 SPRING AVENUE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 450-S2-K12

ALL that certain piece, parcel and tract of land situate in the Borough of Mars? County of Butler and Commonwealth of Pennsylvania/ being bounded and described as follows, to-wit:

BEGINNING at the northeast corner of the tract herein conveyed at a point on the West lino of Spring Street; thence South 26 decrees 52' West along the water aide of Spring Street; a distance of 54.10 feet to a point on the Mars Borough line? thence North 85 degrees 16' West along the Kars Borough Line, a distance of 8H.09 feet to a point on the fonner right of way of the Pittsburgh and Butler Street Railroad Company; thence along said right of way North 16 degrees 29' West, a distance of 53.90 feet to a point on the southerly line of lot now of Milton H. Shaw and Lucretia Shaw; thence South 85 degrees

16' East along said Shaw lot 58.54 feet to a point on the West Side of Spring Street, the place of beginning.

AND

ALL that certain piece, parcel or tract of land situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at northeast corner of the tract of land herein conveyed on a line separating Mars Borough from Adams Township at a point in the center of spring Street of the Borough of Mars? thence South 35 degrees 52' West along the center line of Spring Str&et and lands of August Princz, a distance of 115.00 feet to a point on the fonner right of way of the Pittsburgh and Butler Railroad Company; thence North 16 degrees 23' West along the line separating Mars Borough from Adams Township; thence South 85 degrees 16' East along said line separating the Borough of Mars from Adams Township and the first tract above described, a distance of 98.9C feet to a point, the place of beginning. MAP S2 PARCEL K12 INSTRUMENT #200004070007543

BEING the same premises which Janet L. Ballentine, unmarried by Deed dated March 31, 2000 and recorded in the Official Records of Butler County on April 7, 2000 as Instrument 200004070007543 granted and conveyed unto Eric J. Scarborough, unmarried.

616 Spring Avenue, Mars, PA 16046

Tax Parcel Number: 450 S2 K12

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30031

MIDFIRST BANK

vs

THERESA L SKAL

PROPERTY ADDRESS: 301 NORTH MONROE STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 564-21-199-0000

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

Beginning at the Southwest corner of the lot hereby conveyed, at the intersection of

East Penn Street and Monroe Street; thence Northwardly along East line of Monroe Street, thirty-four and one-half (34-1/2) feet to lot now or formerly of Mrs. Catherine Miller, thence Eastwardly along the South line of said now or formerly Miller Lot, one hundred ten (110) feet to a stake; thence Southwardly in a line parallel with the East line of Monroe Street, thirty-four and one-half {34-1/2} feet to North line of East Penn Street; thence Westwardly along the North line of East Penn Street, one hundred ten (110) feet to Monroe Street, at the place of beginning.

BEING known and numbered as 301 North Monroe Street, Butler, PA 16001

Being the same property conveyed to Theresa L. Skal, unmarried who acquired title by virtue of a deed from Jason M. Minerich and Katie M. Minerich, both unmarried, dated April 25,2017, recorded May 1,2017, at Instrument Number 201705010009047, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 564-21-199-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30110

EQUITY RESOURCES, INC.
vs
KYLER MICHEAL STARK, KYLER MICHAEL STARK

PROPERTY ADDRESS: 3007 WEST SUNBURY ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 300-2F38-33D-0000

All that certain piece, parcel or tract of land situate in the Township of Venango, Butler County, Pennsylvania, being known and designated as Lot No. 2 in the property subdivision known as Judy Marie Estates II as recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 208 page 12.

Including that manufactured home more specifically described as a 1999 Fall Creek Housing Corp., Serial No. FC01 1833 99 A/B, HUD Label No.(s) RAD 1188656 & RAD 1188657.

BEING known and numbered as 3007 West Sunbury Road, Boyers, PA 16020

Being the same property conveyed to Kyler Michael Stark, unmarried man who acquired title by virtue of a deed from Charles A. Hartle, Jr. and Rochelle Jo Hartle, husband and wife, dated November 8,2019, recorded November 26, 2019, at Document Number 201911260023961, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 300-2F38-33D-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30108

PENNYMAC LOAN SERVICES, LLC
vs
MICHAEL W. TILLERY, ALESHA A. TILLERY

PROPERTY ADDRESS: 148 WESTWOOD MANOR, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-2-A92

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE WEST LINE OF A 40 FOOT STREET AND LINE OF LOTS NOS. 92 AND 93; THENCE BY THE WEST LINE OF SAID 40 FOOT STREET, SOUTH 9° 46' EAST, A DISTANCE OF 90.0 FEET TO A POINT ON LINE OF LOT NO. 91; THENCE CONTINUING BY THE SAME SOUTH 80° 14' WEST, A DISTANCE OF 198.75 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY MILLER; THENCE CONTINUING BY THE SAME NORTH 9° 46' WEST, A DISTANCE OF 90.0 FEET TO A POINT ON LINE OF LOT NO. 93; THENCE CONTINUING BY THE SAME NORTH 80° 14' EAST A DISTANCE OF 198.75 FEET TO A POINT ON THE WEST SIDE OF A 40 FOOT STREET, THE PLACE OF BEGINNING. AND BEING LOT NO. 92 IN THE WESTWOOD MANOR PLAN OF LOTS AS RECORDED IN RACK FILE SECTION 30, PAGE 1, ON NOVEMBER 16, 1960.

SUBJECT TO THE BUILDING RESTRICTIONS AS DATED OCTOBER 1, 1964 AND RECORDED OCTOBER 22, 1964 IN DEED BOOK 823, PAGE 556.

ALSO KNOWN AS PARCEL NUMBER 056-2-A92

BEING KNOWN AS: 148 WESTWOOD MANOR, BUTLER, PENNSYLVANIA 16001.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL W. TILLERY AND ALESHA A. TILLERY, HUSBAND AND WIFE, BY DEED FROM RAYMOND J. BLACK AND FRANCES N. BLACK. HUSBAND AND WIFE, DATED JUNE 1, 2015 AND RECORDED JUNE 8, 2015 IN INSTRUMENT NUMBER 201506080012188.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30107

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

vs

JOHN F TOBACK, JOHN FRANCIS TOBACK, JOHN F TOBACK, III

PROPERTY ADDRESS: 3104 ONEIDA VALLEY ROAD, HILLIARDS, PA 16040

UPI / TAX PARCEL NUMBER: 300-3F16-31BB-0000

TAX I.D. #: 300-3F16-31BB-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 2 IN THE LOT LINE REVISION FOR JOHN O. BEATTY, SR. & ETHEL I. BEATTY, HAROLD G. MOORE & PAMELA ANN MOORE, RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 271 PAGE 32.

CONTAINING 1.25 ACRES AS PER SURVEY OF JOHN E. DUSHEK, SURVEYOR, DATED JANUARY 22, 2004.

BEING KNOWN AS: 3104 ONEIDA VALLEY ROAD, HILLIARDS, PENNSYLVANIA 16040.

TITLE TO SAID PREMISES IS VESTED IN JOHN F. TOBACK A/K/A JOHN FRANCIS TOBACK A/K/A JOHN F. TOBACK, III BY DEED FROM JOHN F TOBACK AND LORI

ANN TOBACK, HUSBAND AND WIFE, DATED MAY 14, 2019 AND RECORDED MAY 14, 2019 IN INSTRUMENT NUMBER 201905140008600.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30109

PENNYMAC LOAN SERVICES, LLC

vs

ROBERT D. WROBEL

PROPERTY ADDRESS: 315 KOHLER AVENUE, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-29-A158-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY FORMERLY P. H. B. & N. C. RAILROAD RIGHT OF WAY 63.7 FEET; ON THE EAST BY THE EASTERN HALF OF LOT #157 IN THE SAME PLAN, 132 FEET, MORE OR LESS; ON THE SOUTH 60 FEET BY KOHLER AVENUE; AND ON THE WEST 155 BY LOT #159 IN THE SAME PLAN. BEING LOT #158 AND THE WESTERN HALF OF LOT #157 IN THE KOHLER PLAN OF LOTS AS RECORDED IN DEED BOOK 424, PAGE 391.

District/Map/Parcel Number: 052-29-A158

BEING THE SAME PREMISES which Lee Ann Kradei, Executrix of the Estate of Martha L. Sychak, by Deed dated 12/19/2019 and recorded in the Office of the Recorder of Deeds of Butler County on 12/20/2019 in Instrument No. 201912200025929, granted and conveyed unto Robert D. Wrobel.

PARCEL NO.: 052-29-A158-0000.

BCLJ: October 28 & November 4, 11, 2022

Sheriff of Butler County, Michael T. Slupe