

**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: Darl L Beer**

Late of: Buffalo Township PA  
 Executor: Melanie J Waddell  
 403 Ford City Road  
 Freeport PA 16229  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Betty O Bloser  
a/k/a: Betty Ohl Bloser**

Late of: Winfield Township PA  
 Executor: Barbara S Binder  
 15 Waverly Place  
 Cranford NJ 07016  
 Attorney: Charles J Jacques III  
 Jacques & Jacques PC  
 2125 Freeport Road  
 Natrona Heights PA 15065

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Theodore A Boyce**

Late of: Buffalo Township PA  
 Executor: Danielle T Czegan  
 118 Pasture Crossing Dr  
 Sarver PA 16055  
 Attorney: Rebecca A Auld  
 Auld Brothers Law Group  
 5349 William Flynn Highway  
 Gibsonia PA 15044

BCLJ: March 25 & April 1, 8, 2022

**Estate of: William Edward Buchanan  
a/k/a: William E Buchanan**

Late of: West Liberty PA  
 Administrator: Amy S Sedwick  
 9502 W 141st Place  
 Cedar Lake IN 46303  
 Administrator: Michelle R Slater  
 110 Taggart Road  
 Slippery Rock PA 16057  
 Administrator: Matthew J Buchanan  
 23 Brenckle Lane  
 Grove City PA 16127  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: March 25 & April 1, 8, 2022

**Estate of: George H Clark**

Late of: Jackson Township PA  
 Executor: Bruce D Clark  
 133 Rolling Hill Drive  
 Zelenople PA 16063  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Raymond E Delfosse Sr  
a/k/a: Raymond E Delfosse**

Late of: Forward Township PA  
 Administrator: Gayle Walters  
 208 W Wabash Ave  
 New Castle PA 16102  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Carol R Guenther**

Late of: Middlesex Township PA  
 Executor: Kevin G Guenther Sr  
 148 Ashemont Road  
 Aberdeen NC 28315  
 Attorney: Scott E Kasbee  
 Scott Kasbee Law, PLLC  
 3371 Babcock Boulevard  
 Pittsburgh PA 15237

BCLJ: March 25 & April 1, 8, 2022

**Estate of: George A Hazlet Jr**  
**a/k/a: Jerry Hazlet**  
**a/k/a: George Alexander Jerry Hazlet Jr**  
Late of: Concord Township PA  
Executor: Jeffrey M Banks  
2035 Oneida Valley Road  
Karns City PA 16041  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Thomas S Kober**  
Late of: Slippery Rock Township PA  
Executor: Megan R Kober  
119 Hilltop Acres  
Slippery Rock PA 16057  
Executor: Thomas P Kober  
119 Hilltop Acres  
Slippery Rock PA 16057

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Carol Frances Kriberney**  
**a/k/a: Carol B Kriberney**  
Late of: Concord Township PA  
Administrator: Ann Craig  
925 Center Church Road  
New Castle PA 16101  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Esther A Kuchera**  
Late of: Penn Township PA  
Executor: Joyce Titus  
233 South Trail  
Butler PA 16002  
Attorney: Mark R Morrow  
Attorney at Law  
204 East Brady Street  
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Larry D Markowski**  
**a/k/a: Larry Markowski**  
Late of: Butler PA  
Administrator: Lori A Markowski  
211 Great Belt Rd  
Butler PA 16002  
Attorney: Samuel R Coury  
1725 Fifth Ave  
Arnold PA 15068

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Joanne M Morrow**  
Late of: Butler Township PA  
Executor: Richard L Morrow Jr  
27572 Paddock Trail Place  
Chantilly VA 20152  
Attorney: Mark R Morrow  
Attorney at Law  
204 East Brady Street  
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Patrick James Oleksak**  
**a/k/a: Patrick J Oleksak**  
Late of: Butler Township PA  
Administrator: Joyce Osche Schnur  
1 Oakhurst Drive  
Butler PA 16002  
Administrator: Jade P Oleksak  
106 Shady Drive  
Butler PA 16001  
Administrator: Jace P Oleksak  
106 Shady Drive  
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Doris Jean Ortmann**  
**a/k/a: Doris J Ortmann**  
Late of: Cabot PA  
Executor: Joyce A Eich  
48 Shephard Road  
Gibsonia PA 15044  
Attorney: Richard J Freyvogel Jr  
1704 Law and Finance Building  
429 Fourth Avenue  
Pittsburgh PA 15219

BCLJ: March 25 & April 1, 8, 2022

**Estate of: M Agnes Peebles**  
**a/k/a: Margaret Agnes Peebles**  
 Late of: Cranberry Township PA  
 Executor: Dale A Johnson  
 823 Aunt Clara Road  
 Burgettstown PA 15021  
 Attorney: Robert J Winters  
 Goehring Rutter and Boehm  
 2100 Georgetowne Drive Suite 300  
 Sewickley PA 15143

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Jo Ann Wagner**  
 Late of: Winfield Township PA  
 Executor: William Thompson  
 996 Gabby Avenue  
 Washington PA 15301  
 Executor: Ronald Thompson  
 133 Maple Street  
 Sarver PA 16055  
 Attorney: William T Woncheck  
 Sikov & Woncheck PC  
 1625 Union Ave Suite 5  
 Natrona Heights PA 15065

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Carmen P Wurdack**  
 Late of: Zelienople PA  
 Administrator: Karl Wurdack  
 111 Shadyhill Road  
 Pittsburgh PA 15205  
 Attorney: Robert K. Schweitzer  
 Julian Gray Associates  
 954 Greentree Road  
 Pittsburgh PA 15220

BCLJ: March 25 & April 1, 8, 2022

## SECOND PUBLICATION

**Estate of: Marjorie Ann Blum**  
 Late of: Butler PA  
 Executor: Constance A Minor  
 105 Shanahan Road  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Charles E Eaton**  
**a/k/a: Charles Eaton**  
 Late of: Cherry Township PA  
 Executor: Brian E Eaton  
 311 Redbrush Road  
 Boyers PA 16020  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Robert J Fornadley**  
 Late of: Cranberry Township PA  
 Admr. D.B.N. C.T.A.:  
 Robert D Fornadley  
 1603 E Pearl Street  
 Butler PA 16001  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Aylmer Hunter Girdwood III**  
**a/k/a: Aylmer H Girdwood**  
**a/k/a: Aylmer Girdwood**  
**a/k/a: Aylmer H Girdwood III**  
 Late of: Middlesex Township PA  
 Executor: Dennis Scott Girdwood  
 1236 Maple Street  
 Glenshaw PA 15116  
 Attorney: Lloyd A Welling  
 American Wills & Estates  
 2100 Wharton St Suite 302  
 Pittsburgh PA 15203

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Helen Gladis**  
**a/k/a: Helen R Gladis**  
 Late of: Butler Township PA  
 Admr. D.B.N. C.T.A.: Marjorie F Bezilla  
 2942 Allen Bridge Road  
 Indiana PA 15701  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Jill Joan Linsz  
a/k/a: Jill J Linsz**

Late of: Evans City PA  
Administrator: Judy Linsz Ross  
230 Westmoreland Avenue  
Greensburg PA 15601  
Attorney: Kenneth B Burkley  
35 West Pittsburgh Street  
Greensburg PA 15601

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Charles D Long  
a/k/a: Charles Long  
a/k/a: Charles Duane Long**

Late of: Harrisville PA  
Executor: Patricia L Edwards  
482 Bramson Court  
Mount Pleasant SC 29464  
Executor: Cindy J Stemper  
12925 54th Avenue N  
Plymouth MN 55442  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Ellen A Lubinsky**

Late of: Cranberry Township PA  
Executor: Wendy G Lubinsky  
518 Cambridge Court  
Wexford PA 15090  
Attorney: Colleen D Bratkovich  
Zacharia Brown PC  
4500 Walnut Street  
McKeesport PA 15132

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Lucille M Martino  
a/k/a: Lucille Martino**

Late of: Cabot PA  
Executor: Alan Dane Martino  
3618 Patricia Lane  
Gibsonia PA 15044  
Executor: Marina Martino Anania  
1274 Pennsbury Blvd  
Pittsburgh PA 15205  
Attorney: Slade R Miller  
Auld Miller LLC  
4767 William Flynn Highway  
Allison Park PA 15101

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Bruce Edward Matthews  
a/k/a: Bruce E Matthews**

Late of: Jackson Township PA  
Executor: Melinda J Matthews  
147 Nickle Road  
Harmony PA 16037  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Ronald D McPherson  
a/k/a: Ronald McPherson**

Late of: Center Township PA  
Executor: Susan J Voorhees  
32 Glacial Till Road  
Grove City PA 16127  
Executor: Shanna N Mohney  
312 Oak St  
Butler PA 16001  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
340 N. Main Street, Suite 103  
Butler PA 16001

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Wilber C Nelson**

Late of: Zelienople PA  
Executor: Philip P Lope  
207 E Grandview Ave  
Zelienople PA 16063  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Mary Jane Osial**

Late of: Cranberry Township PA  
Executor: Thaddeus A Osial Jr  
100 Gatehouse Drive  
Moon Township PA 15108  
Attorney: Meg L Burkardt  
Cafardi Ferguson Wyrick Weis Gabriel LLC  
647 Allegheny Avenue  
Oakmont PA 15139

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Donald Alan Ostrum  
a/k/a: Donald A Ostrum**

Late of: Muddycreek Township PA  
Executor: Jamie Ostrum  
35 Revere Way Apt 3  
Pittsburgh PA 15219

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Doris J Sell**

Late of: Winfield Township PA  
Executor: Walter H Sell Jr  
1068 Butler Road  
Kittanning PA 16201  
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: March 18, 25 & April 1, 2022

**Estate of: Ronald A Watterson**

Late of: Franklin Township PA  
Executor: Patricia Brunton  
231 East Metzger Avenue  
Butler PA 16001  
Attorney: Kelley I Harley  
Jaffe & Kecskemethy PC  
101 East Diamond Street Suite 204  
Butler PA 16001

BCLJ: March 18, 25 & April 1, 2022

**Estate of: Christine M Zerba**

Late of: Seven Fields PA  
Executor: Mimi E Zerba  
306 Miramar Drive  
Green Bay WI 54301  
Attorney: Edwin W Russell  
Meyer Unkovic Scott  
535 Smithfield Street Suite 1300  
Pittsburgh PA 15222

BCLJ: March 18, 25 & April 1, 2022

**THIRD PUBLICATION**

**Estate of: Emmylou P Conley  
a/k/a: Emmylou Porter  
a/k/a: Emmylou Conley**

Late of: Mars PA  
Executor: Joy E James  
512 Pearl Ave  
PO Box 366  
Mars PA 16046  
Executor: Ross W Conley  
101 W School St  
PO Box 92  
Mars PA 16046  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: March 11, 18, 25, 2022

**Estate of: Lydia Garritano**

Late of: Adams Township PA  
Administrator: Darlene Mappin  
190 Silvercreek Drive  
Mars PA 16046  
Attorney: James L Nardelli Jr  
2120 Freeport Rd Suite 4  
New Kensington PA 15068

BCLJ: March 11, 18, 25, 2022

**Estate of: Henry Gizienski**

Late of: Clinton Township PA  
Administrator: Jesse J Gizienski  
246 Victory Road  
Saxonburg PA 16056  
Administrator: Sean M Gizienski  
1058 Saxonburg Road  
Saxonburg PA 16056  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001

BCLJ: March 11, 18, 25, 2022

**Estate of: Loretta Dian Graham**

Late of: Washington Township PA  
Administrator: Lori Dulaney  
124 Harvard Street  
Grove City PA 16127  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: March 11, 18, 25, 2022

**Estate of: Donald Exline Hixon II  
a/k/a: Donald E Hixon II**

Late of: Forward Township PA  
Executor: Tammy Annette Hixon  
214 Critchlow School Road  
Renfrew PA 16053  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: March 11, 18, 25, 2022

**Estate of: Veronica Hotkowski  
a/k/a: Veronica G Hotkowski**

Late of: Buffalo Township PA  
Executor: Ronald Lee Holland  
506 Hunter Drive  
Pittsburgh PA 15237  
Executor: Leonard C Hotkowski  
100 Oxford Drive Apt 223  
Monroeville PA 15146  
Attorney: Jay R Hagerman  
Abernethy & Hagerman, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

BCLJ: March 11, 18, 25, 2022

**Estate of: Raymond P Kienzl**

Late of: Cranberry Township PA  
Executor: Kristine Kienzl  
4501 Ridge Crest Drive  
Copley OH 44321  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066

BCLJ: March 11, 18, 25, 2022

**Estate of: Edward C Kuslock**

Late of: Jackson Township PA  
Administrator: Jane F Hartman  
1758 Locust Road  
Sewickley PA 15143  
Attorney: Scott E Kasbee  
Scott Kasbee Law, PLLC  
3371 Babcock Boulevard  
Pittsburgh PA 15237

BCLJ: March 11, 18, 25, 2022

**Estate of: John E Lacher**

Late of: Butler Township PA  
Executor: John P Lacher  
4686 Hidden Pond Drive  
Allison Park PA 15101

BCLJ: March 11, 18, 25, 2022

**Estate of: Stanley C Langston**

Late of: Winfield Township PA  
Executor: Gregory L Langston  
363 Mitchell Hill Road  
Butler PA 16002

BCLJ: March 11, 18, 25, 2022

**Estate of: Ralph J Maffei Jr**

Late of: Summit Township PA  
Executor: Rebecca E Maffei  
625 Bonniebrook Rd  
Butler PA 16002  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: March 11, 18, 25, 2022

**Estate of: Ines S Miller**

Late of: Cranberry Township PA  
Executor: Anthony T Schiavone  
50 Ashford Drive  
Cranberry Twp PA 16066  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: March 11, 18, 25, 2022

**Estate of: Wayne G Negley**

Late of: Winfield Township PA  
Executor: Thomas H McCracken  
201 Cliff Lane  
Sarver PA 16055  
Attorney: Michael W Sloat  
Lynn, King & Schreffler, P.C.  
606 Main Street P.O. Box 99  
Emlenton PA 16373

BCLJ: March 11, 18, 25, 2022

**Estate of: Marion E Parker**

Late of: Butler Township PA  
 Executor: Ryan P Parker  
 234 Overbrook Road  
 Valencia PA 16059  
 Attorney: Wendy Denton Heleen  
 Goehring Rutter & Boehm  
 437 Grant St Suite 1424  
 Pittsburgh PA 15219

BCLJ: March 11, 18, 25, 2022

**Estate of: Norma Sharon Pfeifer a/k/a: Norma S Pfeifer**

Late of: Summit Township PA  
 Administrator: Michael F Pfeifer  
 308 Evans City Road  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: March 11, 18, 25, 2022

**Estate of: Josephine J Pisacane**

Late of: Butler PA  
 Administrator: Carmel Leek  
 927 Deer Lane  
 Rochester PA 15074  
 Attorney: Allen Andrascik  
 2777 Darlington Road  
 Suite1010  
 Beaver Falls PA 15010

BCLJ: March 11, 18, 25, 2022

**MORTGAGES  
 RECORDINGS ARE VERIFIED  
 THROUGH February 18, 2022**

Recorded February 14, 2022 - February 18, 2022

**Adrian, Aaron M; Adrian, Chelsea J**--PNC BK NATL ASSN AKA--Cranberry Twp Sub/Condo:Timberline Plan No 2 Lot:230 Street:663 Huntington Dr Parcel:130-S14-A230:\$233,600.00

**Ammons, Ashley Duane; Ammons, Lindsey Pavlik**--PREMIA MTG LLC DBA--Adams Twp Sub/Condo:Gabriels Crest Sub Lot:11 Street:320 Crest Lane Parcel:010-S10-E11:\$564,564.00

**Antonetti, Mary; Antonetti, Michael D; Nautilus Holdings LLC**--FARMERS NATL BK EMLENTON--Harmony Boro Street:228 Bluff Street Parcel:420-S1-K26Aa:\$240,000.00

**Arab, Sara Mohamed Fouad Ahmed Ahmed; Hanafy, Ahmed Mohamed Mahmoud**--CLEARVIEW FED CRED UN--Cranberry Twp Sub/Condo:Park Place Amendment No 46 Lot:7-6A Street:207 Amon St Parcel:130-S46-A6A:\$55,300.00

**Arab, Sara Mohamed Fouad Ahmed Ahmed; Hanafy, Ahmed Mohamed Mahmoud**--NVR MTG FIN INC--Cranberry Twp Sub/Condo:Park Place Amendment No 46 Lot:7-6A Street:207 Amon St Parcel:130-S46-A6A:\$295,500.00

**Arlaster, Ronald L**--FIRST NATL BK PA--Slippery Rock Twp Street:218 Hines Rd Parcel:280-4F68-A4E:\$77,000.00

**Arnold, Amy B; Arnold, Gregory J**--HUNTINGTON NATL BK--Buffalo Twp Sub/Condo:Grandview Ests Plan Lot:50 Street:231 Primrose Dr Parcel:040-S9-A5:\$209,746.00

**Asencio, Diana Yesica Garciafigueroa; Garciafigueroaasencio, Diana Yesica; Olivares, Raymundo Ordenez**--PROVIDENT FUNDING ASSOC LP--Jackson Twp Sub/Condo:Tollgate Prd Ph I Lot:138 Street:105 Hermitage Ct Parcel:180-S7-D138:\$522,500.00

**Baker, Jessica Jean; Baker, Jordan aka; Baker, Jordan Thomas aka**--NVR MTG FIN INC--Adams Twp Sub/Condo:Gabriels Crest Lot:30 Street:361 Crest Lane Parcel:10-S10-E30:\$819,218.00

**Balfour, Robert L Jr; Balfour, Susan M**--PENNYMAC LOAN SERVS LLC--Adams Twp Sub/Condo:Fulton Crossing Ph 2 Lot:214 Street:235 Gabriel Dr Parcel:010-S11-Fc214:\$402,000.00

**Balint, Jonathan; Balint, Megan Rose**--CROSSCOUNTRY MTG LLC--Lancaster Twp Sub/Condo:Kingerski Sub Lot:1 Street:147 Schmitt Rd Parcel:200-4F96-11Ba:\$340,000.00

**Bartolomeo, Joseph; Bartolomeo, Princess Aurora**--WASHINGTON FIN BK--Forward Twp Sub/Condo:Peachment Plan Ph 1 Lot:101 Street:100 June Bug Dr Parcel:160-S7-A101:\$30,000.00

**Bartolomeo, Joseph; Bartolomeo, Princess Aurora**--WASHINGTON FIN BK--Forward Twp Sub/Condo:Peachment Plan Ph 1 Lot:101 Street:100 June Bug Dr Parcel:160-S7-A101:\$35,000.00

**Basel, Phillip**--KENNEDY DAVID D--Prospect Boro Sub/Condo:Kennedy Plan Lot:10 Street:Kennedy Rd Parcel:490-S1-36M:\$29,000.00

**Bianucci, Shauna M**--ARMCO CRED UN--Center Twp Sub/Condo:Grandview Acres Revised Plan Lot:E Street:358 Sunset Dr Parcel:060-S4-Ce Acre:0.52:\$179,450.00

**NOTICE OF NONPROFIT INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - NonProfit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania with respect to a Nonprofit Corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of the Commonwealth of Pennsylvania of 1988 as amended. The name of the Nonprofit Corporation is **Ashmont Owners' Association**.

S.R. LAW, LLC  
Amy E. Molloy, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: March 25, 2022

**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about February 22, 2022, for:

**Walk in Faith Ministries**  
301 Penn Ave.  
Lyndora, PA 16045

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Esquire Assist, Ltd.  
125 Locust Street  
Harrisburg, PA 17101

BCLJ: March 25, 2022

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **DANIEL'S TOTAL LAWN CARE, LLC** and

it is organized effective February 1, 2022.

Joseph V. Charlton, Esquire  
Charlton Law  
617 South Pike Road  
Sarver, PA 16055

BCLJ: March 25, 2022

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

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

IN THE MATTER OF: Ms.D. 22-40058

Notice is hereby given that, on February 28th, 2022, the petition of Meghan Elizabeth Dickerson was filed in the above-named court, requesting an order to change the name of **Liam Carter Dickerson** to Liam Carter Hurd.

The Court has fixed the 12th day of May, 2022, at 9:00 A.M., in Court Room number 3, Butler County Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: March 25, 2022

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

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

IN THE MATTER OF: Ms.D. 22-40056

Notice is hereby given that, on February 28th, 2022, the petition of Meghan Elizabeth Dickerson was filed in the above-named court, requesting an order to change the name of **Lillianna Vittoria Dickerson** to Lillianna Vittoria Hurd.

The Court has fixed the 12th day of May, 2022, at 9:00 A.M., in Court Room number 3, Butler County Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: March 25, 2022



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

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

IN THE MATTER OF: Ms.D. 22-40057  
Notice is hereby given that, on February 28th, 2022, the petition of Meghan Elizabeth Dickerson was filed in the above-named court, requesting an order to change the name of **Lilah Avonlea Dickerson** to Lilah Avonlea Hurd.

The Court has fixed the 12th day of May, 2022, at 9:00 A.M., in Court Room number 3, Butler County Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: March 25, 2022

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

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

IN THE MATTER OF: Ms.D. 2022-40067  
Notice is hereby given that, on March 2nd, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Tonya Lee Barto** to Evelyn Lilith Green.

The Court has fixed the 12th day of May, 2022, at 11:00 A.M., in Court Room number 3, Court House, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: March 25, 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 May 2022** 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 June 17, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 25 & April 1, 8, 2022

**No. 2019-30133**

UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE

vs

**LAYTH F ABDELQADER, LAYTH ABDELQADER**

PROPERTY ADDRESS: 1011 STOCKTON RIDGE, CRANBERRY TWP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S34-M133-0000

ALL THAT CERTAIN condominium Unit in Cranberry Township, Butler County, Pennsylvania as more specifically shown and described in the Declaration of Condominium for Foxmoor Flats, a Condominium, dated November 17, 2003 and recorded November 25, 2003 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time to time, and as shown on Phase 2 Declaration Plan for Foxmoor Flats, a Condominium, dated September 29, 2005 and recorded October 24, 2005 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200510240030727, at Plat Book 288 Pages 1-35, which condominium unit is more particularly described as:

Unit 133 in Building 11 in Foxmoor Flats IA, a Condominium.

TOGETHER WITH all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration of Condominium, Article n, Section 2.2, and the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDERAND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the Declaration of Condominium.

The Grantee, for Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed covenant and agree to pay such charges for the maintenances of, repairs to, replacements of and expenses in connection with the common elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S.A. 3101 et seq., 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 this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

BEING Tax Parcel 130-S34-M133-0000

More commonly known as 1011 Stockton Ridge, Cranberry Township, PA 16066

PROPERTY ADDRESS: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066-2238

PARCEL#130-S34-M133-0000

BEING KNOWN AS: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S34-M133

BEING THE SAME PREMISES WHICH SANDRA K. TAYLOR BY DEED DATED 4/30/2018 AND RECORDED 5/3/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO LAYTH ABDELQADER.

BCLJ: March 25 & April 1, 8, 2022

**No. 2019-30216**

BANK OF AMERICA, N.A.  
vs  
**ROBERT S ANDREWS, JR, AMY JO**

**ANDREWS, ROBERT S ANDREWS, AMY J ANDREWS**

PROPERTY ADDRESS: 26 BURKE ROAD, CRANBERRY TWP, PA 16066

UPI / TAX PARCEL NUMBER: 130-4F46-56H

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 6 in the Walden Pond Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 268, page 5.

AND ALSO ALL that certain parcel of land situate in Cranberry Township, Butler County, Pennsylvania, being Parcel B in the Raymond D. McCleary Subdivision Plan dated May 28,2008, and recorded in the Recorder's Office of Butler County in Plan Volume 309 Page 36. The said Parcel B upon the recording hereof shall become part of Lot 6 Revised in the Walden Pond Plan heretofore of record.

Being part of the same premises conveyed to the Grantors herein by deed recorded in the Recorders Office of Butler County in DeedBookI016Page85.

BEING KNOWN AS: 26 BURKE ROAD, CRANBERRY, PA 16066-3904

PROPERTY ED NUMBER: 130-4F46-56H

BEING THE SAME PREMISES WHICH RAYMOND D. MCCLEARY AND LINDA E. MCCLEARY, HUSBAND AND WIFE, BY DEED DATED 2/28/2009 AND RECORDED 3/19/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 200903190005109, GRANTED AND CONVEYED UNTO ROBERT S. ANDREWS, JR. AND AMY JO ANDREWS, HUSBAND AND WIFE.

BCLJ: March 25 & April 1, 8, 2022

**No. 2020-30002**

CHIMERA REO 2020-NR1 LLC  
vs  
**WILLIAM J BANASZEWSKI, W J BANASZEWSKI**

PROPERTY ADDRESS: 315 FAIRMONT ROAD, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 150-1F59-18J

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

Beginning at a point in the center of an improved public road leading from Chicora to Kams City, Pennsylvania, and known as Spur 214, said point being the Northwest corner of the herein described tract; thence by lands of Lee Parker, North 73 degrees 36' East, Five Hundred Eighty Four and Fifty Eight Hundredths (584.58) feet to an iron pin corner; thence by lands of Lee Parker and A.M. McCullough, North 88 degrees 36' East, Five Hundred and Forty Six Hundredths (500.46) feet to an iron pin corner on line of land of A.M. McCullough at line of land of Nolan Heirs, the Northeast corner hereof; thence by land of Nolan Heirs, South 2 degrees 19' West, Eighty One and Twenty Four Hundredths (81.24) feet to an iron pin corner on line of land of Nolan Heirs and other lands of Rachel L. Fair and Margaret L. Cowley, the Southeast corner hereof thence by lands now or formerly of Rachel L. Fair and Margaret L. Cowley, South 88 degrees 53' West Four Hundred Seventy Four and Forty Eight Hundredths (474.48) feet to an iron pin corner; thence by same South 73 degrees 36' West, Five Hundred Ninety Four and Sixty Six Hundredths (594.66) feet to a point in the center of an improved public road known as Spur 214, the Southwest corner hereof; thence along center of said public road, North 9 degrees 21' West Eighty One and Fifty Five Hundredths (81.55) feet to a point, the place of beginning.

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

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

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30022**

RESIDENTIAL MORTGAGE LOAN TRUST 2012-TT2, BY U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE  
vs  
**AMY E DELUNE**

PROPERTY ADDRESS: 114 WAYNE DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S9-A239-000

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. 239 in the Manor Line Plan of Lots No. 2, as recorded by the Butler County Recorder of Deeds in Plan Rack No. 60, at Page 5.

SUBJECT TO the same Building and Use Restrictions as set forth in the Agreement between Virginia Manor Trotwood Corp. and ALL Purchasers of lots in the Manor Line Plan of Lots No. 2 which Agreement is recorded by the Butler County Recorder of Deeds in Deed Book Volume 914, at Page 514.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Amy E. Detune, by Deed dated February 17, 2000, and recorded on February 24, 2000, by the Butler County Recorder of Deeds as Instrument No. 200002240003968, granted and conveyed unto Amy E. Delune, an Individual.

BEING KNOWN AND NUMBERED AS 114 Wayne Drive, Cranberry Township, PA 16066.

TAX PARCEL NO. 130-S9-A239-0000.

BCLJ: March 25 & April 1, 8, 2022

**No. 2019-30291**

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
vs  
**JOHN ESSENWEIN, JESSICA M ESSENWEIN**

PROPERTY ADDRESS: 620 WEST PENN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-22-190-0000

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being

Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No. Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, of, in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN, SINGLE AND JOHN ESSENWEIN AND JESSICA ESSENWEIN, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JESSICA M. ESSENWEIN AND JOHN ESSENWEIN, WIFE AND HUSBAND.

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30020**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA vs

**STEVEN J FAIR, SR., APRIL M FAIR**

PROPERTY ADDRESS: 120 HICKORY STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-37-83-0000

All that lot of ground having thereon erected a two-story frame dwelling house and out-buildings, situate at Number 120 Hickory Street, First Ward, City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a pin on Hickory Street at the Northeast corner of Lot No. 21 in same plan; thence East along line of Hickory Street, a distance of forty (40) feet to a pin at the Northwest corner of Lot No. 19 in same plan; thence South one-hundred twenty-five (125) feet to pin on twenty (20) foot alley; thence west along line of said alley, a distance of forty (40) feet to a pin at the corner of Lot No. 21 in same plan; thence North along line of said Lot No. 21a distance of one hundred twenty-five (125) feet to a pin, the place of beginning. Being Lot Numbered twenty in Phillip Daubenspeck's Plan of Lots of Springdale, formerly Borough of Butler, now City of Butler, Pa, as found of record in deed Book 181, Page 497.

BEING KNOWN AS: 120 HICKORY STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 561-37-83-0000

BEING THE SAME PREMISES WHICH TORRE A. MOORE AND HEATHER M. MOORE, HUSBAND AND WIFE BY DEED DATED 4/15/2005 AND RECORDED 4/25/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 20050426001078, GRANTED AND CONVEYED UNTO STEVEN J. FAIR, SR AND APRIL M. FAIR

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30021**

FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST

vs

**REGINA M GERARD, DAVID J GERARD**

PROPERTY ADDRESS: 88 OLD PLANK ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 051-38-C139-0000

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

BEGINNING at the southeast corner of the tract herein conveyed, said point being common to the west side of SR 3003 (Old Plank Road) and the northeast corner of Lands of Rudiak; thence from said place of beginning by a line other Lands of Rudiak, North 75 degrees 16' 10" West 135.43 feet to an iron pin; thence by a line North 57 degrees 07' 50" West 146.57 feet to an iron pin; thence by a line North 51 degrees 15; East 236.53 feet to a point; thence by a line South 28 degrees 30' 38" West 31.19 feet to an existing iron pin; thence by line South 18 degrees 34' West 97.56 feet to a point; thence South 14 degrees 54' 40" West 53.88 feet to a point, the place of beginning.

BEING THE SAME PREMISES that Alice A. Rudiak, by deed dated June 26, 1992 and recorded June 29, 1992, in Butler County Record Book 2077, page 225 granted and conveyed unto David J. Gerard and Regina M Gerard, husband and wife.

Having erected thereon a dwelling commonly known as 88 Old Plank Road, Butler, Pennsylvania 16001.

Tax Parcel ID. 051-38-C139-0000

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30028**

CITIZENS BANK, N.A.  
vs  
**HILLARI F. HAYWISER, GARY D. HAYWISER**

PROPERTY ADDRESS: 437 HIGHLAND AVENUE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 420-SI-G23-0000

ALL THOSE TWO CERTAIN lots or parcels of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania being known as Lots Nos. 23 and 24 in the Harmony Common's Plan of Lots as the same is recorded in the Recorder's Office of Butler County in Plan Book Volume 4, Page 14.

SUBJECT to the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

BEING KNOWN AS: 437 Highland Avenue,

Zelienople, PA 16063

BEING THE SAME PREMISES which Barbara E. Cheetham n/k/a Barbara E. Osterrieder, by Deed dated 1/30/2016 and recorded 2/4/2016 in the Office of the Recorder of Deeds in and for Butler County in Document No. 201602040002331, granted and conveyed unto Gary D. Hay wiser and Hillari F. Haywiser.

PARCEL NO.: 420-SI-G23-0000

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30005**

CITIZENSBANK, N.A. F/K/A RBS CITIZENS, N.A. S/B/M TO CCO MORTGAGE CORP.  
vs  
**PAMELA IMAN, STEVEN J IMAN**

PROPERTY ADDRESS: 508 EAU CLAIRE STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-45-151-0000

ALL THAT CERTAIN piece, parcel or lot of land situate in the 2nd Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of the within described property at an iron pin at the intersection of the North line of Eau Claire Street with the West line of Stewart Street; thence along the North line of Eau Claire Street South 78° 30' West, a distance of 30 feet to lands, now or formerly of D.V. Burrner; thence along said lands, North 12° 30' West, 50 feet to an existing iron pin at lands now or formerly of R.D. Domanski; thence along said lands North 78° 30' East, 30 feet to an existing iron pin on the West line of Stewart Street; thence along the West line of Stewart Street, South 12° 30' East, a distance of 50 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 508 Eau Claire Street, Butler, PA 16001

BEING THE SAME PREMISES which Douglas P. Lawson and Lori L. Lawson, by Deed dated 10/3/2005 and recorded 10/7/2005 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200510070028862, granted and conveyed unto Steven J. Iman and

Pamela Iman.

PARCEL NO.: 562-45-151-0000

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30025**

WVRB 2018-1  
vs

**MARK C JOHNSTON, LESA S JOHNSTON**

PROPERTY ADDRESS: 577 EUCLID ROAD, WEST SUNBURY, PA 16061

ALL THAT CERTAIN piece, parcel, or tract of land, situate in the Township of Clay, County of Butler and Commonwealth of Pennsylvania, being a part of Lot No. 8 and a part of Lot No. 1 in the Warman Plan of Lots, hereinafter known as Lot No. 1 revied (Plan Book 118, Page 1), and being more particularly bounded and described as follows, to-wit;

BEGINNING at a point on the Southwest corner of Lot No. 8, said point being common to the Southeast comer of Lot No. 7, now or formerly owned by D. Rasely; thence by Rasely, North 9° 24' 00" East 834.27 feet to a point; thence through Lot No. 8 and Lot No. 1 the following three courses and distances: South 77° 08' 42" East 283.42 feet to a point; thence South 31° 23' 51" East 139.50 feet to a point; thence South 0° 41' 24" West 517.13 feet to a point, (he Southwest corner of Lot No. 2, now or formerly owned by Ken Rumbarger and being the center line of Route 138 thence by the center line of Roulh 138, the following three courses and distances: South 77° 6' 46" West 22.39 feet; thence South 74° 36' 30" West 217.78 feet; thence South 75° 9' 30" West 255.77 feet to a point, the place of beginning.

CONTAINING 6.7684 acres, more or less.

HAVING ERECTED THEREON a dwelling house and outbuildings.

BEING THE SAME PREMISES AS William B. Tack and Donna M. Tack, by Deed dated August 17, 2006, and recorded on August 25, 2006, by the Butler County Recorder of Deeds as Instrument No. 200608250021841, granted and conveyed unto Mark C. Johnston and Lésa S. Johnston, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 577

Euclid Drive, West Sunbury, PA 16061.

TAX PARCEL NO. 080-SI -G1 -0000

BCLJ: March 25 & April 1, 8, 2022

**No. 2016-30279**

TRUIST BANK FKA BRANCH BANKING & TRUST

vs

**AARON J LEDDON, RHIANNON MORIN**

PROPERTY ADDRESS: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S3-A88

TAX I.D. #: 130 S3A88

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-Aand 29-B.

UNDER AND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property, or as recorded in prior instruments of record.

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

Subject to a SO foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

Being known as: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Aaron J. Leddon and Rhiannon Morin by deed from Donald C. Tusa and Bobette C. Tusa, ERRORNEOUSLY SPELLED AS BABETTE C TUSA, AT PRIOR DEED, HIS WIFE, husband and wife, dated April 1,2014 and recorded May 5,2014 in Instrument Number 201405050009706.

PERSON BY DEED DATED 2/8/2002 AND RECORDED 2/14/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 200202140005584, GRANTED AND CONVEYED UNTO WILLIAM LAWSON, JR., A SINGLE PERSON.

BCLJ: March 25 & April 1, 8, 2022

BCLJ: March 25 & April 1, 8, 2022

**No. 2019-30289**

**No. 2022-30006**

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN GROWTH IV TRUST

vs

vs  
**JEFFREY J MATTYS, MICHELLE MATTYS, UNITED STATES OF AMERICA**

**ALYSSA MARANATHA LAWSON, WILLIAM E LAWSON, WILLIAM LAWSON, WILLIAM E LAWSON, JR**

PROPERTY ADDRESS: 228 EAST PENN STREET, APT T, BUTLER, PA 16001

PROPERTY ADDRESS: 104 OAKRIDGE TRAIL, EVANS CITY, PA 16033

All That Certain Lot or Piece of Ground Situate In The 4th Ward of The City of Butler, County of Butler and Commonwealth Of Pennsylvania, Being Bounded And Described As Follows:

UPI / TAX PARCEL NUMBER: 130-S11-A1-0000

Beginning At A Point On The Northern Right of Way Line Of East Penn Street, Said Point Being Countered To The Southwest Corner Of Lot Of New Or Formerly Zalepos; Thence By East Penn Street, South 86 Degrees 13 Feet 34 Inches West, 43.62 Feet To A Point, The Southeast Corner Of Lot of Now or Formerly McChesney, Thence By McChesney, North 3 Degrees 21 Feet 18 Inches West 120.95 Feet To An Iron Pipe on The Southern Line Of Lands Of Now Or Formerly Fulton: Thence By Same And A Portion Of The Lands Of Now or Formerly Beck, North 83 Degrees 48 Feet 23 Inches, East, 43.67 Feet To A Point, The Northwest Corner Of Lands of Zalepos; Thence Be Zalepos, South 3 Degrees 21 Feet 18 Inches East, 122.79 Feet To An Iron Pin, The Place of Beginning.

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT #306 IN THE TIMBERVIEW PLAN 3, RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY IN RACK RILE 138, PAGE 4 ON APRIL 23,1990.

Commonly Known As 104 Oakridge Trail, Evans City, PA 16033

Right Of Way Agreement Dated November 22,1996 And Of Record In RBV2689, Page 583, For A Common Driveway.

BEING THE SAME PREMISES which Thomas R. Murray, Jr., by Deed dated 12/22/1997 and recorded 1/5/1998 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 000250, granted and conveyed unto Jeffrey J. Mattys and Michelle Mattys.

PARCEL ID #: 130-S11-A1-0000

BEING KNOWN AS: 228 EAST PENN STREET, APTT, BUTLER, PA 16001

BCLJ: March 25 & April 1, 8, 2022

**No. 2019-30151**

PROPERTY ID NUMBER: 564-11-156

NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING

vs

**JAMES R. MCCUNE**

BEING THE SAME PREMISES WHICH DAVID J. FETTER, JR., A SINGLE

PROPERTY ADDRESS: 115 Lyndale Dr, Butler, PA 16001

UPI / TAX PARCEL NUMBER :  
060-S14-D115-0000

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being Lot No. 115 in the Windward Heights Plan of Lots No. 4 as recorded January 16,1969 in Rack File 58, page 11.

BEING KNOWN AS: 115 LYN DALE DR  
BUTLER, PA 16001

PROPERTY ED: 060-S14-D115-0000

TITLE TO SAID PREMISES IS VESTED IN JAMES MCCUNE BY DEED FROM RICHARD A. DAY, EXECUTOR OF THE ESTATE OF BARBARA D. MARTIN, ALSO KNOWN AS BARBARA ELLEN KRINER, ALSO KNOWN AS BARBARA D. KRINER, DECEASED, DATED 01/02/2018 RECORDED 01/08/2018 INSTRUMENT #201801080000328.

BCLJ: March 25 & April 1, 8, 2022

**No. 2019-30071**

PNC BANK NATL ASSN  
vs  
**GERALD B MCNALLY, PATRICIA MCNALLY**

PROPERTY ADDRESS: 2084 SILVERVILLE ROAD, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-1F05-17BE-0000

All that certain parcel or tract of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being particularly described as follows:

To arrive at the true point of beginning, begin at a point which is the intersection of the Saxonburg to Freeport Road and a public road known as the Silverville Road; thence along the center of said Silverville Road, South 2° 53' West, a distance of 797.43 feet to a point in the center of said Silverville Road, also being the true point of beginning; thence continuing along the center line of the aforesaid Silverville road, South 2° 53' West, a distance of 109 feet to a point in the center line of the aforesaid Silverville Road; thence through other lands of Steve Behrik and Mary Behrik, his wife. North 87° 54\* 30" West, a distance of 303.16 feet to a point; thence

through other lands of the aforesaid Behriks, North 2° 53\* East, a distance of 109 feet to a point, said point being common to the aforesaid Behriks and lands simultaneously conveyed by them to Stephen Behrik, Jr., et ux., thence through land being conveyed to Stephen Behrik, Jr., et ux., and the within described tract, South 87° 54' 30" East, a distance of 303.16 feet to a point in the center line of the aforesaid Silverville Road and the true point of beginning. Under and subject to coal and mining rights; rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Silverville Road; reservation of gas, coal and rights incident thereto as set forth in deed from Peter G. Doyle et ux. and Kerr Coal Company and in deed from Robert Joseph Behrik et ux. to Robert Joseph Behrik et ux.; and right of way; as all appear in prior instruments of record.

BEING known and numbered as 2084 Silverville Road, Freeport, PA 16229»

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30004**

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

PROPERTY ADDRESS: 128 CRYSTAL SPRINGS DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI/ TAX PARCEL NUMBER: 130-S26-B15

ALL THAT CERTAIN lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 15 in the Crystal Springs Plan of Lots Phase 2 Planned Residential Development, as same is recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 178 Page 16.

Being the same land and premises which Scott R. Sutterlin and Kathleen T. Sutterlin, n/k/a Kathleen T. Meinert by Deed dated 04/21 /2010 and recorded 04/28/2010 in the Butler County Clerk's Office in Instrument No. 201004280008794, granted and conveyed unto Kathleen T. Meinert.

ALSO KNOWN AS 128 Crystal Springs Drive, Cranberry Township, PA 16066



PARCEL ID 130-S26-B15

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30003**

ASO EQUITY PARTNERS LLC  
vs  
**JOSEPH M NALEPA**

PROPERTY ADDRESS: 232 BROWNS  
MILL ROAD, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 160 4F31 4A2

ALL THAT CERTAIN TRACT OF LAND  
SITUATE IN THE TOWNSHIP OF  
FORWARD, COUNTY OF BUTLER AND  
COMMONWEALTH OF PENNSYLVANIA,  
BEING BOUND AND DESCRIBED AS  
FOLLOWS, TO WIT:

BEGINNING AT A POINT ALONG  
BROWNSMILL ROAD, A 33.00 FOOT  
RIGHT OF WAY, ALSO KNOWN AS  
T-954 AT THE INTERSECTION OF THE  
WITHIN PROPERTY AND PROPERTY  
NOW OR FORMERLY OF DETTMAN;  
THENCE ALONG SAID BROWNSMILL  
ROAD, SOUTH 01 ° 00' 00" WEST, A  
DISTANCE OF 132.00 FEET TO A POINT  
ALONG LAND NOW OR FORMERLY OF  
BURCHARDT; THENCE ALONG LANDS OF  
BURCHARDT, SOUTH 89° 30' 50" WEST, A  
DISTANCE OF 334.82 FEET TO A POINT  
ALONG OTHER LANDS OF BURCHARDT;  
THENCE NORTH 01° 00' 00" EAST, A  
DISTANCE OF 132.00 FEET TO A POINT  
ALONG LANDS NOW OR FORMERLY OF  
DETTMAN; THENCE ALONG LANDS OF  
DETTMAN NORTH 89° 30' 50" EAST, A  
DISTANCE OF 334.82 FEET TO A POINT  
ON BROWNSMILL ROAD, THE PLACE OF  
BEGINNING. THIS DESCRIPTION IS MADE  
IN ACCORDANCE WITH THE SURVEY OF  
JAMES A. SPERDUTE ON DECEMBER  
29, 1993.

BEING THE SAME PREMISES WHICH  
LARRY G. BRADY AND MYRA JEAN  
BRADY, HUSBAND AND WIFE, BY  
DEED DATED JANUARY 7, 1994, AND  
RECORDED ON JANUARY 11, 1994 IN THE  
OFFICE OF THE RECORDER OF DEEDS  
OF BUTLER COUNTY, PENNSYLVANIA,  
DEED BOOK 2394 PAGE 0787, GRANTED  
AND CONVEYED UNTO JOSEPH M.  
NALEPA, UNMARRIED.

Parcel ID: 160 4F31 4A2

Having erected thereon a residential dwelling  
known as 232 Browns Mill Road, Evans City,  
PA 16033.

BCLJ: March 25 & April 1, 8, 2022

**No. 2022-30019**

WELLS FARGO BANK, N.A.  
vs  
**GARY NICKLAS, EST, GLENN F NICKLAS,  
HEIR, GLENN F NICKLAS, ADMR,  
UNKNOWN HEIRS AND ADMR OF GARY  
NICKLAS EST**

PROPERTY ADDRESS: 201 NORTH  
WASHINGTON STREET, EVANS CITY,  
PA 16033

UPI / TAX PARCEL NUMBER: 400-SI-  
B75-0000

ALL that certain lot or piece of ground situate  
in the Borough of Evans City, formerly  
known as Evans City, County of Butler, and  
Commonwealth of Pennsylvania, being  
bounded and described as follows:

On the North by an alley known as Sarah  
Alley forty-five (45) feet; on the East by  
lot now or formerly of Charles Emery, now  
or formerly of Walter Fehl, one hundred  
forty-five feet; on the South by formerly  
Elizabeth Street, now or formerly Elizabeth  
Avenue forty-five (45) feet; on the West by  
Washington Street, one hundred forty-five  
(145) feet.

BEING known and numbered as 201 North  
Washington Street, Evans City, PA 16033.

Being the same property conveyed to Gary  
Nicklas, unmarried who acquired title by  
virtue of a deed from Gary Nicklas and Debra  
Wicks, formerly husband and wife, dated  
January 31, 2011, recorded February 9, 2011,  
at Instrument Number 201102090003892,  
Office of the Recorder of Deeds, Butler  
County, Pennsylvania.

Parcel No.: 400-SI-B75-0000

BCLJ: March 25 & April 1, 8, 2022

Sheriff of Butler County, Michael T. Slupe