

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: Shirley M Bishop**

Late of: Butler Township PA
 Executor: Scott A Bishop
 4337 Wing Street
 Newport Mi 48166
 Executor: Aaron L Bishop
 313 W Danville Road
 Chicora PA 16025
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Catherine Boyle

a/k/a: Catherine A Boyle
 Late of: Cranberry Township PA
 Executor: Jennifer S Cervone
 811 Camp Horne Road
 Pittsburgh PA 15237
 Attorney: James M Novak
 PO Box 1394
 Wexford PA 15090
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Evelyn O Cypher

a/k/a: Evelyn M Cypher
 Late of: Center Township PA
 Administrator: Wesley R Cypher
 115 Ramsey Road
 Evans City PA 16033
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Barbara L Dermitt

Late of: Mars PA
 Executor: John E Dermitt
 167 Broadstone Drive
 Mars PA 16046
 Attorney: Emily L Davidson
 Sutterwilliams LLC
 850 Ridge Avenue Suite 300
 Pittsburgh PA 15212
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Robert G Hile Sr

Late of: Chicora PA
 Executor: Tamara K Croyle
 907 Hooker Road
 Karns City PA 16041
 Attorney: Adam K Hobaugh
 Murtagh Hobaugh & Cech
 110 Swinderman Road PO Box 816
 Wexford PA 15090
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Elinor A Hinchberger

a/k/a: Elinor Hinchberger
 Late of: Butler Township PA
 Executor: Charles W Hinchberger
 109 Green Manor Drive
 Butler PA 16002
 Executor: Timothy L Hinchberger
 135 Wise Road
 Butler PA 16002
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Bradley Calvin Isanogle

a/k/a: Bradley C Isanogle
 Late of: West Sunbury PA
 Executor: Cara D Roenigk
 412 Saxonburg Blvd
 Saxonburg PA 16056
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Paul Krauchuk

Late of: Slippery Rock PA
 Administrator: Joyce Krauchuk
 208 Hines Road
 Slippery Rock PA 16057
 Attorney: Jason F Adams
 Adams Law Offices PC
 55 E Church St Suite 101
 Uniontown PA 15401
 BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Robert John Mroch Jr

Late of: Cranberry Township PA
 Administrator: Robert J Mroch Sr
 218 Cameron Dr
 Cranberry Twp PA 16066
 Attorney: Amy D Rees Esquire
 Sechler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066
 Attorney: Emily N Masotto
 Sechler Law Firm LLC

20206 Route 19, Suite 300
Cranberry Twp PA 16066
BCLJ: Nov. 29 & Dec. 6 & 13, 2024

**Estate of: Mary Frances O'Mara
a/k/a: Mimi O'Mara**

Late of: Cranberry Township PA
Administrator: Mackenna O'mara
725 Churchill Court
Cranberry Twp PA 16066
BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Kristin A Sawicki

Late of: Middlesex Township PA
Executor: Glenda S Comley
169 Browns Hill Road
Valencia PA 16059
Attorney: Julie C McCormick Cela
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: Nov. 29 & Dec. 6 & 13, 2024

Estate of: Kenneth G White

Late of: Sarver PA
Executor: Karen E Tomiczek
PO Box 333
North Apollo PA 15673
Attorney: Christopher L Harkins Jr
Harkins Elder Law
2760 Leechburg Road
Lower Burrell PA 15068
BCLJ: Nov. 29 & Dec. 6 & 13, 2024

SECOND PUBLICATION

Estate of: Nancy J Baker

a/k/a: Nancy Baker

a/k/a: Nancy Jeane Baker

Late of: Slippery Rock PA
Executor: Nathan Dwight Smith
357 Franklin Street
Slippery Rock PA 16057
Attorney: Raymond H Bogaty
Bogaty Law Office
101 S Center Street PO Box 825
Grove City PA 16127
BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Joanne L Candiello

Late of: Cranberry Township PA
Administrator: Lynn A Komoroski
100 Bucks Road
Cranberry Twp PA 16066
Attorney: Bradley G Olson JR
109 Mercer Street
New Castle PA 16101
BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Louis L Farkos

Late of: Cranberry Township PA
Executor: Dennis Farkos
2405 Willow Oak Drive
Allison PA 15101
Attorney: Karen E Bononi
Cafardi Ferguson Wyrick LLC
2605 Nicholson Road, Suite 2201
Sewickley PA 15143
BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Donald Elmer Gowan

a/k/a: Donald E Gowan

Late of: Cranberry Township PA
Executor: Douglas Gowan
322 N 18th Avenue
Beech Grove In 46107
Attorney: Patrick J Felix III
Patrick J Felix III LLC
213 East Main Street
Carnegie PA 15106
BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Jeffrey W Hnat

Late of: Mars PA
Executor: Debra L Hnat
209 Patriots Way
Mars PA 16046
Attorney: David L Harnish
Brooktree Office Park
7500 Brooktree Road Suite 118
Wexford PA 15090
BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Carol Joan Benjamin Kaufman

a/k/a: Carol Benjamin Kaufman

Late of: Cranberry Township PA
Executor: Ann P Kaufman
327 Montoya Street
Taos Nm 87571
Attorney: Rebecca A Winge
Houston Harbaugh
Three Gateway Center,
401 Liberty Avenue 22nd Floor
PA 15222
BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Leslie A Lawther

Late of: Middlesex Township PA
Executor: Tracy L Gualtieri
938 McIlhaney Road
Freedom PA 15042
Attorney: Craig S O'Connor
Ciao Torisky & O'Connor LLC
7240 McKnight Road
Pittsburgh PA 15237
BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Robert Keith Leighton**a/k/a: Robert K Leighton**

Late of: Evans City PA
 Executor: Ronald C Leighton
 1402 Old Larkinsville Road
 Scottsboro AL 35768
 Attorney: John R Owen
 Sherrard German & Kelly PC
 535 Smithfield St Suite 300
 Pittsburgh PA 15222
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Richard F Lipnichan

Late of: Parker Township PA
 Executor: Joyce A Lipnichan
 150 Lipnichan Lane
 Bruin PA 16022
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: David L McCall**a/k/a: David McCall**

Late of: Brady Township PA
 Executor: Kathryn A Weir
 214 Muntz Road
 Rochester PA 15074
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Nicholas M Melnick III

Late of: Cranberry Township PA
 Administrator: Michael J Melnick
 133 Darnley Drive
 Moon Township PA 15108
 Attorney: Glenn A Smith
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Lawrence Moculski**a/k/a: Larry Moculski**

Late of: Butler Township PA
 Executor: Julie A Hoover
 499 Mercer-New Wilmington Road
 Mercer PA 16137
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Evelyn J Scioscia

Late of: Adams Township PA
 Executor: Eugene A Scioscia Jr
 606 Grandview Dr
 Gibsonia PA 15044
 Attorney: Jennifer L Rawson
 Eckert Seamans Cherin & Merlott LLC
 600 Grant St 44th Floor
 Pittsburgh PA 15219
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Gloria Shaffer

Late of: Butler PA
 Executor: Nicole Leight
 439 Brown Avenue
 Butler PA 16001
 Attorney: Timothy J Giltinan
 John W Giltinan Esq PC
 603 Stanwix St Suite 1679
 Pittsburgh PA 15222
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Samuel E Williams

Late of: Bruin PA
 Executor: Stacie L Williams
 130 Hook City Road
 Bruin PA 16022
 Attorney: Timothy C Leckenby
 Bailey And Glasser, LLP
 180 Swinderman Road Suite #100
 Wexford PA 15090
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Nancy M Zavacky

Late of: Lyndora PA
 Executor: Stephen J Zavacky
 16 Banner Lane
 Palm Coast FL 32137
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

THIRD PUBLICATION**Estate of: Arcangelo Carosi**

Late of: Butler Township PA
 Executor: Paul Carosi
 153 Sleepy Hollow Road
 Pittsburgh PA 15216
 Attorney: Jeffrey A Golvash
 Golvash & Epstein LLC
 9 Dewalt Avenue
 Pittsburgh PA 15227
 BCLJ: November 15, 22, & 29, 2024

Estate of: Lisa M Grubbs

Late of: Sarver PA
 Administrator: Rachel Amerson
 337 Evans City Road
 Butler PA 16001
 Attorney: Lynn M Patterson

Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: November 15, 22, & 29, 2024

Estate of: Margaret A Irwin

a/k/a: Margaret Irwin

Late of: Mars PA
Administrator C.t.a.: John Kraus
212 Warrendale Rd
Mars PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: November 15, 22, & 29, 2024

Estate of: Joan Jewert

a/k/a: Joan Jewert

a/k/a: Joan M Jewert

a/k/a: Joan M Jewert

Late of: Butler PA
Administrator: Barbara Pickerd
110 Grohman Road
Butler PA 16002
BCLJ: November 15, 22, & 29, 2024

Estate of: Nancy A Johnson

Late of: Adams Township PA
Executor: Gregg Johnson
1909 Edgewater Place
Apt 137
Pittsburgh PA 15222
Attorney: Weston P Pesillo
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222
BCLJ: November 15, 22, & 29, 2024

Estate of: Mary Jean Josefczyk

a/k/a: Jean T Josefczyk

a/k/a: Jeanne T Josefczyk

a/k/a: Mary Jean Terese Josefczyk

a/k/a: Mary Jean T Josefczyk

Late of: Buffalo Township PA
Executor: Ronald J Josefczyk
545 Parker Road
Sarver PA 16055
Attorney: Robert B Liotta
Liotta Law Offices PLLC
3058 Leechburg Rd Suite 9, 10, & 11
Lower Burrell PA 15068
BCLJ: November 15, 22, & 29, 2024

Estate of: George J Lewandowski

Late of: Jackson Township PA
Administrator: Heather Rollant
9059 Pine Heights Place
Pittsburgh PA 15237
Attorney: Branden A Fulciniti

Jones Gregg Creehan & Gerace LLP
20 Stanwix Street Suite 1100
Pittsburgh PA 15222
BCLJ: November 15, 22, & 29, 2024

Estate of: Rachel Opp

Late of: Worth Township PA
Executor: Dana L Opp
2923 Old Plank Road
New Castle PA 16105
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: November 15, 22, & 29, 2024

Estate of: Allen D Ruben

Late of: Jefferson Township PA
Administrator: Linda F Ruben
117 W Redoak Court
Saxonburg PA 16056
Attorney: Richard L Osberg III
Law Offices Of Richard L. Osberg, III,
PLLC
1900 Main Street, Suite 225
Canonsburg PA 15317
BCLJ: November 15, 22, & 29, 2024

Estate of: Judy K Scott

Late of: Cranberry Township PA
Executor: Shawn Scott
129 Brighton Lane
Mars PA 16046
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116
BCLJ: November 15, 22, & 29, 2024

Estate of: John Wilfred Sylvester

Late of: Zelenople PA
Executor: Virginia E Sylvester
2000 May Drive Apt 406
Zelenople PA 16063
Attorney: J Philip Colavincenzo
255 College Ave
Beaver PA 15009
BCLJ: November 15, 22, & 29, 2024

Estate of: Julia Walek

Late of: Butler Township PA
Executor: George Olenic
102 Lyn Dale Drive
Butler PA 16001
Attorney: Sean M Gallagher
Gallagher Law Group
110 E Diamond Street Suite 101
Butler PA 16001
BCLJ: November 15, 22, & 29, 2024

REGISTER'S NOTICE

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **on MONDAY DECEMBER 9, 2024, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BASTA, Michael Jr.	Kevin W. Kohl, Administrator D.B.N. C.T.A	10/23/2024
FLATT, John	R. Andrew J. Flatt, Administrator	10/28/2024
LUTERAN, Helen a/k/a Helen D. Luteran	Cynthia Lynn Johnson, Executrix	10/23/2024
THOMPSON, Esther M. a/k/a Ester M. Thompson	Lynn P. Patterson, Esquire, Administrator D.B.N. C.T.A	10/28/2024
YOVANOVICH, Raymond S. a/k/a Ray Yovanovich	Dorothy J. Petrancosta, Executrix	10/17/2024

NAME	GUARDIAN/TRUSTEE/POA	FILED
KIRK, Ann C.	Mark A. Kirk, Guardian	10/04/2024
HELEN LUTERAN REVOCABLE LIVING TRUST (NOW IRREVOCABLE) DTD. 10-26-16, AS AMENDED	Laura Long and Cynthia Lynn Johnson, Co-Trustees	10/23/2024

BCLJ:November 29 & December 6, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NOTICE OF FILING OF PETITION FOR NAME CHANGE

In the Matter of MsD. No. 2024-40244

Notice is hereby given that, on August 21, 2024, the Petition of Gerri Yun a/k/a Geraldine Yun for Change of Name was filed in the above-named court, requesting an Order to change

Gerri Yun a/k/a Geraldine Yun to Gerri Yun.

The Court has fixed the 24th day of December 2024, at 09:45 a.m., in Courtroom 3, Butler County Government Center, 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: November 29, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NOTICE OF FILING OF PETITION FOR CHANGE OF NAME

In the matter of MsD No. 2024-40326

Notice is hereby given that, on November 14, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

KRISTINA BRYN GANNAWAY to KRISTINA JOY STEVENSON.

The Court has fixed the 28th day of January, 2025 at 9:45 o'clock AM in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: November 29, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NOTICE OF FILING OF PETITION FOR CHANGE OF NAME

In the matter of MsD No. 2024-40209

Notice is hereby given that, on October 15, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

Alyssa Jo-Lynn VanTine to JC Alex Jace VanTine

The Court has fixed the 24th day of December, 2024 at 9:45 o'clock AM in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: November 29, 2024

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 17th day of January, 2025** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution February 14, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30157

**KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA vs
ANGELA J. BIANCHI, A/K/A ANGELA
BLANCHI, PAUL J BIANCHI**

PROPERTY ADDRESS: 135 JEFFERSON STREET, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 400-S2-D28A-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BORO OF EVANS CITY, (FORMERLY KNOWN AS THE BORO OF EVANSBURG, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING LOT NO. 28 BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE NORTHERLY SIDE OF JEFFERSON STREET, 60 FEET WIDE, WHERE THE PROPERTY HEREIN DESCRIBED INTERSECTS WITH PROPERTY NOW OR FORMERLY OF J. BENN; THENCE FROM SAID POINT OF BEGINNING, NORTH 09 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 60 FEET TO A POINT, THENCE ALONG THE DIVIDING LINE OF LANDS NOW OR FORMERLY OF M. J. CHROSTOWSKI AND THE PROPERTY HEREIN DESCRIBED, NORTH 80 DEGREES 30 MINUTES 07 SECONDS EAST, A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG THE DIVIDING

LINE OF THE HEREIN DESCRIBED PROPERTY AND PROPERTIES NOW OR FORMERLY OF C. S. RABLE AND E. F. KEITH, SOUTH 09 DEGREES 27A MINUTES 07 SECONDS EAST, A DISTANCE OF 60 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION RUNNING ALONG JEFFERSON STREET, 60 FEET WIDE, SOUTH 80 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 60 FEET TO A POINT, THE PLACE OF BEGINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING the same premises which William E. Sales, by Deed dated 3/30/2007 and recorded 4/2/2007 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument Number 200704020007614, granted and conveyed unto Paul J. Bianchi and Angela J. Bianchi, husband and wife, in fee.

Tax Parcel: 400-S2-D28A-0000

Premises Being: 135 Jefferson St, Evans City, PA 16033

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30172

**CITIZENS BANK, N.A. vs
WILLIAM H. CONNER JR**

PROPERTY ADDRESS: 310 EAST PENN STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 564-21-156 TAX I.D. #: 564-21-156

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

ON THE NORTH BY LOT NOW OR FORMERLY OF GEORGE MCCREA; ON THE EAST BY LOT OF LAND NOW OR FORMERLY OF JESSIE CADMAN; ON THE SOUTH BY EAST PENN STREET; AND ON THE WEST BY LOT NOW OR FORMERLY OF IDA MOORE, SAID LOT HAVING A FRONTAGE OF FORTY (40) FEET ON EAST PENN STREET AND EXTENDING NORTH, PRESERVING THE SAME WIDTH, A DISTANCE OF ONE HUNDRED AND

FORTY-SEVEN (147) FEET.

Being known as: 310 EAST PENN STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in William H. Conner Jr by deed from James R. Wright and Cathy L. Wright, Husband and Wife dated August 15, 2023 and recorded September 12, 2023 in Instrument Number 202309120013424.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30167

SELENE FINANCE, LP vs WILLIAM D. CORNELIUS

PROPERTY ADDRESS: 906 NEWCASTLE ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 170-3F80-26B-0000

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING SHOWN ON A SURVEY BY NORTHERN SURVEYORS AND ASSOCIATES, DATED MAY 30, 2023 AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF NEW CASTLE ROAD (S.R. 0422) ON LINE OF LAND NOW OR FORMERLY OF M. TWENTIER, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF GROUND; THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 27°37'33" EAST 212.27' TO A POINT; THENCE NORTH 54°30'27" WEST 45.00' TO A POINT; THENCE NORTH 02°15'27" WEST 600.00' TO A POINT ON LAND NOW OR FORMERLY B. SAWYER; THENCE BY SAID LAND NORTH 89°11'3311 EAST 106.78' TO AN IRON PIN ON LAND NOW OR FORMERLY OF G. RUMBURG. THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 02°15'2711 EAST 599.58' TO AN IRON PIN; THENCE SOUTH 35°47'12711 EAST 63.50' TO AN IRON PIN; THENCE SOUTH 12°30'33" WEST 284.24' TO A POINT IN THE CENTER OF SAID NEW CASTLE ROAD; THENCE BY THE CENTER OF SAID ROAD; NORTH 51°55'14211 WEST 183.06' TO A POINT BEING THE PLACE OF BEGINNING.

CONTAINING 2.35 ACRES MORE OR LESS.

EXCEPTING AND RESERVING all Oil and Gas as conveyed by Deed dated July 9, 2018 and Recorded in the Butler County Recorder of Deeds Office at instrument No. 201807120013870.

BEING THE SAME PREMISES which William R. Martin. Executor of the Estate of Charles Francis Martin a/k/a Charles F. Martin, Deceased Late, by Deed dated 6/1/23 and recorded in the Office of the Recorder of Deeds of Butler County on 6/6/23 in Instrument 202306060007859, granted and conveyed unto William D. Cornelius. PARCEL NO.: 170-3F80-26B-0000.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30171

CASTLE CREEK HOMEOWNERS ASSOCIATION, INC. vs RICHARD DAVIES, CHRISTINE DAVIES, JEFFREY ALAN DAVIES

PROPERTY ADDRESS: 421 BROOKSIDE COURT, SEVEN FIELDS, PA 16046 UPI / TAX PARCEL NUMBER: 505-S1-2B-211

ALL that certain lot or piece of ground situate in the Borough of Seven Fields, County of BUTLER and Commonwealth of Pennsylvania, being Unit/Lot No. 211 in the Phase 2 Lot 2 of the Castle Creek Plan of Lots as recorded in the Recorder of Deeds of BUTLER County, Pennsylvania in Plan Book Volume 163, Page 46-50.

BUTLER COUNTY TAX PARCEL NUMBER: 505-S1-2B-211

Defendants: Richard Davies, Jeffrey Davies & Christine Davies

BCLJ: Nov. 15, 22 & 29, 2024

No. 2023-30044

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

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

ALL THAT CERTAIN piece, parcel or tract of land situate in MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, being bounded and described as follows:

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

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA, PA 16059

PROPERTY ID: 230-2F90-38GD-0000
TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN DEGUTIS BY DEED FROM REBECCA L. DEGUTIS, NOW KNOWN AS REBECCA L. LEMON AND CHRIS DEGUTIS DATED 03/03/2017 RECORDED 03/10/2017 INSTRUMENT NO: 201703100005149

TO BE SOLD AS PROPERTY OF:
CHRISTIAN DEGUTIS

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-21403

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY vs
MARK EILER AND THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT**

PROPERTY ADDRESS: 984 CARBON CENTER ROAD, FENELTON, PA 16034 UPI / TAX PARCEL NUMBER: 090-S1-B90000

ALL THAT CERTAIN lot of ground situate in the Village of Fenelton, Clearfield Township (Township erroneously omitted on some

prior recorded documents), Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at the northwesterly comer of said tract herein conveyed: thence along Carbon Center Road, North 87°28' 34" East a distance of 100.00 feet to a point; thence along lands now or formerly of Carson, South 02° 31' 26" East a distance of 200.00 feet to a point; thence along lands now or formerly of Keene, South 87° 28' 34" West a distance of 100.00 feet to a point; thence along lands now or formerly of Carson, North 02° 31' 26" West a distance of 200.00 feet to a point, the place of beginning.

THIS DESCRIPTION is made in accordance with survey dated June 24, 2002, by Bock and Clark registered surveyors, for Philip Michel.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING ERECTED THEREON A TWO-STORY FRAME AND BRICK DWELLING HOUSE WITH TWO STALL INTEGRAL GARAGE KNOWN AND NUMBERED AS: 984 CARBON CENTER ROAD, FENELTON, PA 16034

PARCEL NO: 090 S1 B90000

BEING THE SAME PREMISES WHICH Philip Michel, by Deed dated June 2, 2017 and recorded June 5, 2017 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, Instrument No. 2017-06050011597, granted and conveyed unto Mark Eiler.

TO BE SOLD AS THE PROPERTY OF MARK EILER ON JUDGMENT NO. 24-10545

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30168**BANK OF AMERICA, N.A. vs
DINA LYNN FLAHERTY, KEVIN P.
FLAHERTY**

PROPERTY ADDRESS: 109 ONTARIO COURT, GIBSONIA, PA 15044 UPI / TAX PARCEL NUMBER: 010-S13-A614-0000 TAX I.D. #: 010-S13-A614-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 614, IN THE TREESDALE-FOUR LAKES NEIGHBORHOOD PHASE 6, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY PENNSYLVANIA, IN PLAN BOOK VOLUME 219, PAGE 11-14.

UNDER AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREESDALE OF RECORD IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK VOLUME 1980 PAGE 251 AS THE SAME MAY BE SUPPLEMENTED OR AMENDED.
Being known as: 109 ONTARIO COURT, GIBSONIA, PENNSYLVANIA 15044.

Title to said premises is vested in Dina Lynn Flaherty and Kevin P. Flaherty, husband and wife, by deed from 1999 Between Trees Development Company, A Pennsylvania Joint Venture General Partnership dated October 27, 1999 and recorded November 10, 1999 in Instrument Number 199911100031984.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30190**PENNSYLVANIA EQUITY RESOURCES,
INC. vs
SHAWN HELLER**

PROPERTY ADDRESS: 224 BOYERS ROAD, HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 220-S1-A2-0000

ALL that certain piece or parcel of land with frame dwelling house thereon erected, situated in Mercer Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the Northeast corner on South

side of public road; thence North eighty-three degrees, twenty-five minutes (83° 2') West along South side of Public Road eighty (80) feet; thence South four degrees, thirty-nine minutes (4° 39') West along other land now or formerly of J.C. Snyder, et ux., one hundred eighty (180) feet to a corner; thence South eighty-three degrees, twenty-five minutes (83° 25') East and parallel with the Northern boundary eighty (80) feet to the Southeast corner of land herein described; thence North four degrees, thirty-nine minutes (4° 39') East along land now or formerly of Isaac one hundred eighty (180) feet to the place of beginning.

BEING known and numbered as 224 Boyers Road, Harrisville, PA 16038

Being the same property conveyed to Shawn M. Heller, a single man who acquired title by virtue of a deed from Ruth A. Klingensmith, a married woman, dated August 31, 2016, recorded September 1, 2016, as Instrument Number 201609010018005, Office of the Recorder of Deeds, Butler County, Pennsylvania.
Parcel No.: 220-S1-A2-0000

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30163**U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
TREEHOUSE SERIES V TRUST vs
SIGNORA L. KIRMEYER**

PROPERTY ADDRESS: 227 WOODLANDS ROAD, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 120-S3-A860000

BEGINNING at a certain point of Township Road T-433, known as Woodland Road, on the Southwest corner of the within described property; thence south 89° 31' 00" West, along the center line of Township T-433, known as Woodland Road. 140.00 feet to a point; thence North 0° 29' 00" West along a lot No. 88 in the Connoquenessing Woodlands Road Plan of Lots, 163.50 feet to an existing pipe: thence North 89° 31' 00" East, along a 40-foot right of way known as Pine Tree Road, 140.00 feet to an existing axle; thence south 0° 29' 00" East along Lot No. 85 in the Connoquenessing Woodlands Plan of Lots, 163.50 feet to a point at the place of beginning.

BEING the same premises, which Mark S.

Sandala and Debra A. Sandala, his wife, by Deed dated November 29, 1985, and recorded in the Official Records of Butler County on November 29, 1985 in Deed Book Volume 1256, Page 0865, conveyed unto William F. Kirmeyer Jr. and Signora L. Kirmeyer.
227 Woodlands Road, Evans City, PA 16033

Tax Parcel Number: 120-S3-A860000
BCLJ: Nov. 15, 22 & 29, 2024

No. 2022-30067

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs
BRAD T. LABARBERA, COLLEEN A. LABARBERA**

PROPERTY ADDRESS: 125 SHADY OAK DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S28-B2180000

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 218 in the BRISTOL CREEK P.R.D. PLAN OF SUBDIVISION PHASE - II & III, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 185, pages 26-28, inclusive.

UNDER AND SUBJECT TO Declaration of Covenants, Conditions and Restrictions Governing Bristol Creek Homeowners Association and Open Space, dated January 9, 1995 and recorded in Record Book 2497, page 292; First Amendment dated October 10, 2000 and recorded at Instrument No. 200010120024136; Second Amendment dated January 11, 2005 and recorded at Instrument No. 200502070003128 and any other Amendments thereto.

BEING THE SAME PREMISES which Anthony A. Poleit and Jeanine C. Poleti, husband and wife, by Dee dated 08/09/2016 and recorded 08/11/2016 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201608110016364, granted and conveyed unto Brad T. Labarbera and Colleen A. Labarbera, husband and wife.

Identified as Lot and Block/ Parcel ID #130-S28-B218 in the Deed Registry Office

of Butler County, Pennsylvania.

Having erected thereon a dwelling known as 125 Shady Oak Drive, Cranberry Township, PA, 16066.

Tax Parcel: 130-S28-B2180000

Premises Being: 125 Shady Oak Drive, Cranberry Township, PA 16066

BCLJ: Nov. 15, 22 & 29, 2024

No. 2017-30047

**DU MORTGAGE CAPITAL, INC. vs
BEVERLEY J MCCANCH**

PROPERTY ADDRESS: 626 RAILROAD STREET, CABOT, PA 16023 UPI / TAX PARCEL NUMBER: 320-S4-A17A-0000

All those certain lots of ground situated in the Village of Marwood, Formerly Delano, Winfield Township, Butler County, Pennsylvania, being bounded and described as follows, to-wit;

On the North by Locust Street: on the East Rail Road Street: on the south by Peach Alley; and on the West by center alley: having a frontage along South side of Locust Street 130 feet; from Rail Road street to Center Avenue being lots 24, 25 and 26 as per survey of George C. Pillow, C.E., dated October 14,1301.

Parcel Number: 320-S4-A1 7A-0000

Property Address: 626 Railroad Street, Cabot, PA 16023

BEING the same premises which McCurdy N. Cypher and Pearl V, Cypher by Deed dated November 17, 1978 and recorded in the Office of Recorder of Deeds of Butler County on January 4, 1979 at Book 1085, Page 167 granted and conveyed unto George McCanch and Beverley McCanch. George McCanch departed this life on 07/17/2020.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30184

**THE HUNTINGTON NATIONAL BANK vs
CHARLES DAVID MILLER**

PROPERTY ADDRESS: 174 LIBERTY ROAD, HARMONY, PA 16037 UPI / TAX PARCEL NUMBER: 200-4F127-A6A-0000
TAX I.D. #: 200-4F127-A6A-0000

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

BEGINNING for the same on the West side of the public road running along the east side of the entire tract at a point distant North 15° 39' East, 480.36 feet measured along the west side of said road from land of Ira Rice; thence three new lines: South 88° 30' West, 298.40 feet, North 01°30' West, 136.36 feet, and North 88° 30' East, 340.48 feet to the west side of said public road; thence along the west side thereof South 15° 39' West, 142.70 feet to the place of beginning, containing one (1) acre.

BEING the same property that David W. Miller and Nancy R. Warner, Co-Executors of the Estate of Ruth M. Miller, Deceased, by deed dated January 19, 1999, and recorded in the Office of the Recorder of Deeds of Butler County in RBV 936, Page 0006, granted and conveyed to the Grantors herein.

The improvements thereon being known as 174 Liberty Road, Harmony, Pennsylvania 16037.

Title to said premises is vested in Charles David Miller by deed from Sue E. Miller, n/k/a Sue E. Hockenberry dated October 12, 2018 and recorded November 26, 2018 in Instrument Number 201811260023800.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30191

CAG NATIONAL FUND I LLC vs ESTATE OF VITO MORABITO, DECEASED, LAST RECORD OWNER/MORTGAGOR C/O JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, KEEFE MORABITO, KNOWN HEIR OF VITO MORABITO, UNKNOWN HEIRS, DEVISES AND PERSONAL REPRESENTATIVES OF VITO MORABITO AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, TIMOTHY MORABITO, KNOWN HEIR OF VITO MORABITO

PROPERTY ADDRESS: 207 MIDDLE TRAIL, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-S5-A550000

ALL THAT CERTAIN piece, parcel or lot of land situate in Penn Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Middle Trail in Steppland Plan of Lots No. 2, on line of Lot No. 49 in the same plan of lots; thence South 0° 14' 30" East 77.90 feet to a point in the center line of a twenty (20) foot easement; thence along the center line of said twenty foot easement, South 50° 51' West 160.66 feet to a point; thence North 0° 14' 30" West 178.81 feet to a point in the center line of Middle Trail; thence along the center line of Middle Trail, North 89° 45' 30" East 125 feet to a point, the place of beginning. BEING the Easterly one-half of Lot No. 55 in Steppland Plan No. 2, recorded in the Recorder's Office in and for Butler County in Plan Rack 14, Section 18. the within description is in conformity with a survey made by Greenough, McMahan & Greenough, Inc., R. ES., dated April 2,1956

PARCEL#: 270 S5 A550000

BEING Known As: 207 Middle Trail, Butler, PA 16002

BEING the same premises which William J. Carts and Grace E. Carts, husband and wife, by Deed dated May 6, 1960 and recorded May 6, 1960, in the Recorder's Office of Butler County, Pennsylvania, as Book No. 740, Page 424, granted and conveyed unto Vito C. Morabito, Jr. and Billie J. Morabito, husband and wife.

HAVINGERECTED THEREONADWELLING BEING KNOWN AND NUMBERED AS 207 MIDDLE TRAIL, BUTLER, PENNSYLVANIA 16002, BOOK 740, PAGE 424, PARCEL NUMBER 270-SS-ASS0000

BCLJ: Nov. 15, 22 & 29, 2024

No. 2019-30284

WELLS FARGO BANK, N.A. vs DARON J PFAB

PROPERTY ADDRESS: 3705 GRAHAM SCHOOL ROAD, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S6-DA-2-0000

ALL THAT CERTAIN lot or piece of ground situated in the township of Cranberry, county of Butler and commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the center line of the Graham School road where the same is intersected by the northerly line of land now or formerly of M & E Graham; thence along said Graham line north 85 degrees 54' 10" west distance of 83.98 feet to a point on the easterly right of way line of the Pennsylvania Turnpike; thence along the same north 36 degrees west a distance of 330.52 feet to a point on line of lands now or formerly of E. F. Geyer; thence along the same north 39 degrees 38' east a distance of 177.72 feet to a point; thence continuing along the same north 21 degrees 38' east a distance of 100 feet to a point; thence by a line along line of lands now or formerly of Robert H. Wanker, et ux. South 56 degrees 19' 55" east a distance of 266.69 feet to a point on the center line of Graham School road aforesaid; thence along the same south 24 degrees 20' 30" west a distance of 200.40 feet to a point; thence continuing along the same south 17 degrees 54' 30" west a distance of 59.16 feet to a point; thence continuing along the same south 0 degrees 29' west a distance of 54.88 feet to a point; thence continuing along the same south 19 degrees 29' east a distance of 46.03 feet to the point at the place of beginning.

CONTAINING 2.257 acres according to a survey made by Richard G. Bach and Associates dated June, 1970.

HAVING erected thereon a dwelling house with integral garage.

UNDER AND SUBJECT to any and all oil and gas leases which may have been conveyed by prior instruments of record and also to any rights of way which may have been conveyed by prior instruments of record.

BEING the same premises which Janice Pfab, by Deed dated 08/16/2013 and recorded 02/24/2014, in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201402240003803, granted and conveyed unto Janice Pfab and Daran J. Pfab, mother and son.

AND the said Janice Pfab passed away on or about June 28, 2021, thereby vesting

title of the mortgaged premises solely unto Daran J. Pfab.

Tax Parcel: 130-S6-DA-2-0000
Premises Being: 3705 GRAHAM SCHOOL RD, Cranberry Township, PA 16066

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30148

PENNSYLVANIA HOUSING FINANCE AGENCY vs CHRISTOPHER J. PISOR

PROPERTY ADDRESS: 144 ARMSTRONG AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-4-114A-0000

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

On the North 54.91 feet by lot now or formerly Bole; On the East 80 feet by the lot now or formerly Douglas and Jennifer Easley; On the South 68 feet by Armstrong Avenue; On the West 80 feet by now or formerly Theresa Zitman. Being the Southern half of Lot. 68 in the John Negley Plan of Lots.

Parcel No. 563-4-114A-0000

Being the same property which Bryan Byers, unmarried by deed dated March 5, 2020 and recorded on March 10, 2020 at Instrument No. 202003100004904 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Christopher J. Pisor.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30170

CSMC 2020-RPL3 TRUST vs CHRISTINE SANDERSON, TROY BELLIS

PROPERTY ADDRESS: 1008 MADISON AVENUE, EAST BUTLER, PA 16029 UPI / TAX PARCEL NUMBER: 380-S2-A8980000
ALL that certain lot or piece of ground situate in the Borough of East Butler, County of Butler and Commonwealth of Pennsylvania being Lot No. 898 in the Butler Land and Improvement Company's Plot of Lots bounded and described as follows:

BOUNDED on the north by an alley, on the

East by Lot No. 899 in the same plot; on the South by Madison Avenue; and on the West by Lot No. 897 in the same plot, fronting 30 feet on Madison Avenue and extending back by parallel line 120 feet to the alley.

HAVING erected thereon a dwelling. Parcel ID: 380 S2 A8980000

Property Address (for informational purposes only): 1008 Madison Avenue, East Butler, PA 16029

BEING the same premises which James E. Bellis and Colleen F. Bellis, by deed dated February 14, 2007 and recorded February 15, 2007 at Inst. No. 200702150003600 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Troy Bellis and Christine Sanderson, as joint tenants with the right of survivorship, in fee.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30182

FREEDOM MORTGAGE CORPORATION vs DAVID T. SMILEY, VIRGINIA SMILEY

PROPERTY ADDRESS: 2803 ONEIDA VALLEY ROAD, PARKER, PA 16049 UPI / TAX PARCEL NUMBER: 310-S3-A23 & 310-S3-A24A

ALL THOSE CERTAIN parcels of land situate in Washington Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: BEGINNING at an iron pin on the West side of State Highway Route 38 on line of Lot 25, said point being the Northeastern corner of the tract herein described; thence by the West line of Route 38 South 28° 08' West a distance of 160 feet to an iron pin on the Northern side of a 30 foot driveway; thence along line of said driveway North 61° 52' West a distance of 200 feet to an iron pin on a 30 foot road way; thence along said roadway North 28° 08' East a distance of 160 feet to an iron pin; thence along line of Lot 25 South 61° 51' East a distance of 200 feet to an iron pin on the West side of Route 38, the place of beginning.

BEING Lots 23 and 24 in the Washington Plan of Lots as surveyed by R. L. Pfaff, R. E., in June, 1952.

SECOND: COMMENCING at a point which is located North 61° 52' West a distance of 30 feet from the Southwest corner of Lot No. 23 in the Washington Plan of Lots as surveyed in June, 19 52, by R. L. Pfaff, R. E.; thence along lands of formerly Washington Township School Board, now or formerly Moniteau School District, North 61° 52' West a distance of 272 feet to a point; thence by same North 28° 08' East a distance of 160 feet to a point; thence by same South 61° 52' East a distance of 272 feet to a point; thence along a 30 foot roadway in the Washington Plan of Lots, South 28° 08' West a distance of 160 feet to the place of beginning.

Tax ID/ Parcel No. 310-S3-A23 and 310-S3-A24A

Being the same premises which Haydon L. Grasha and Brittany N. Grasha F/K/A Brittany N. Boring, husband and wife, by Deed dated 07/29/2022 and recorded 08/02/2022, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202208020016644, granted and conveyed unto David T. Smiley and Virginia Smiley, husband and wife, in fee. Tax Parcel: 310-S3-A23-0000; 310-S3-A24A-0000 Premises Being: 2803 Oneida Valley Rd, Parker, PA 16049

BCLJ: Nov. 15, 22 & 29, 2024

No. 2023-30025

FREEDOM MORTGAGE CORPORATION vs TIMOTHY S. STEWART, KATHERIN STEWART

PROPERTY ADDRESS: 1174 BOYERS ROAD, BOYERS, PA 16020 UPI / TAX PARCEL NUMBER: 210-S1-B32

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

BEGINNING AT THE SOUTHWESTERN CORNER AT A POINT; THENCE BY LANDS OF WILLIAM MAYBOLD, FORMERLY, NOW G. VIZLOLT, NORTH 1-1/4 EAST FEET (4) PERCHES TO A POST; THENCE BY LANDS OF SAME AND ALONG MIDDLE OF PUBLIC ROAD, SOUTH 88 DEGREES, NINE AND 11/100 (9.11) PERCHES TO A POST;

THENCE BY LANDS OF J.Z. MORRIS, FORMERLY, NOW BISHOP HUGH C. BOYLE, TRUSTEE, SOUTH 1-1/4 WEST, FIVE AND 15/100 (5.15) PERCHES TO A POST;

THENCE BY RIGHT OF WAY OF S. AND A. R.R., NORTH 79 DEGREES WEST, NINE AND 12/100 (9.12) PERCHES TO THE PLACE OF BEGINNING, CONTAINING ONE- FOURTH OF AN ACRE, MORE OR LESS, WITH DWELLING HOME THEREON ERECTED.

PARCEL ID: 210-S1-B32

BEING THE SAME PREMISES WHICH THOMAS REDDY AND TIMOTHY S STEWART, BY DEED DATED 09/03/2016 AND RECORDED 03/06/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 201703060004734, GRANTED AND CONVEYED UNTO TIMOTHY S STEWART AND KATHERIN STEWART, HUSBAND AND WIFE, IN FEE.

Tax Parcel: 210-S1-B32-0000

Premises Being: 1174 Boyers Road, Boyers, PA 16020

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30181

FREEDOM MORTGAGE CORPORATION vs VICTOR J. STIVASON

PROPERTY ADDRESS: 121 SHANAHAN ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S3-C6A-0000

ALL that certain lot of ground situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of the property herein described at a point in the center of a forty-foot street; Thence North 1 deg. 14' West along Lot 7-A two hundred twenty-five (225) feet to lands of Vargo: Thence North 87 deg. 35' East one hundred twenty-five (125) feet; Thence by Lot 5-A in said Plan, South 1 deg. 14' East two hundred twenty-five (225) feet to the center of a forty-foot street; Thence by said Street South 87 deg. 35' West one hundred twenty-five (125) feet to the place of beginning. Containing .64 of an acre and being Lot No. 6-A in the Shanor Manor Plan No. 2 as corrected and

re-recorded in Rack File 9, Page 29.

BEING Parcel No.: 060-S3-C6A-0000

Being the same premises which Bridget L. Pierce, By Deed dated 07/17/2018 and recorded 07/18/2018, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201807180014317, granted and conveyed unto Victor J. Stivason, in fee.

Tax Parcel: 060-S3-C6A-0000 AKA 060 S3 C6A

Premises Being: 121 Shanahan Rd, Butler, PA 16001

BCLJ: Nov. 15, 22 & 29, 2024

Sheriff of Butler County, Michael T. Slupe