

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: Lee A Adamiec
a/k/a: Lee Adamiec**

Late of: Butler Township PA
Executor: Barbara Peck
2212 Fairmont Ave
Clovis CA 93611
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Jack R Arthurs

Late of: Center Township PA
Executor: Richard P Musko
1650 North Main Street Ext
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

**Estate of: Robert A Black
a/k/a: Robert Arthur Black**

Late of: Butler PA
Administrator: Richard B Black
120 Oak Forest Lane
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Regis S Blahut

Late of: Cranberry Township PA
Executor: Tracy A Slater
174 Union Church Road
Mars PA 16043
Executor: Jean M Biermeyer
409 Forest Highlands Drive
Pittsburgh PA 15238
Attorney: Neal R Cramer
Jubelirer, Pass & Intriery P.C.
219 Fort Pitt Boulevard First Floor
Pittsburgh PA 15222

BCLJ: February 19, 26 & March 5, 2021

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

a/k/a: Dorothy Jean Bowser
Late of: Butler Township PA
Executor: Linda A Kubiak
10 Beacon Lane
Amherst NH 03031
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

BCLJ: February 19, 26 & March 5, 2021

Estate of: Jackie E Campbell

a/k/a: Jacquelyn E Campbell
Late of: Butler Township PA
Executor: Jeffrey W Campbell
115 Grandview Blvd
Butler PA 16001
Attorney: Gene G Dimeo
Dimeo Law Group LLC
120 Fourth St
Ellwood City PA 16117

BCLJ: February 19, 26 & March 5, 2021

Estate of: Wade K Couch

Late of: Summit Township PA
Executor: Karen Hepler
106 Avon Drive
Butler PA 16001
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Jeanne Cupps**a/k/a: Jeanne Mae Cupps**

Late of: Sarver PA
 Executor: Ashlee Snow
 457 South Meadowcroft Avenue
 Pittsburgh PA 15228
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

BCLJ: February 19, 26 & March 5, 2021

Estate of: Mary R Dawson

Late of: Middlesex Township PA
 Administrator: John E Dawson
 1723 West Alameda Street
 Santa Fe NM 87501
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Ethel L Dunlap

Late of: Butler PA
 Executor: Diane L McDavid
 21102 Alexa Drive
 Walled Lake MI 48390
 Attorney: Eric D Levin
 Rishor Simone
 101 East Diamond St Suite 208
 Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Elvina M Gebhart

Late of: Middlesex Township PA
 Executor: Mary Lou Gebhart Shulik
 107 Green Manor Drive
 Butler PA 16002
 Executor: Robert L Gebhart Jr
 147 Harrisville Road
 West Sunbury PA 16061
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Rudolph James Hageter

Late of: Middlesex Township PA
 Executor: Cindy J Wimer
 907 Pittsburgh Road
 Butler PA 16002
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Joyce Mabel Hermann

Late of: Jackson Township PA
 Administrator: Beth Smolic
 100 Old Hickory Road
 Zelienople PA 16063

BCLJ: February 19, 26 & March 5, 2021

Estate of: Patricia Hodder

Late of: Cranberry Township PA
 Executor: Barbara L Moeller
 117 Woodbridge Drive
 Cranberry Twp PA 16066
 Attorney: Edward F Twomey
 651 Andersen Dr
 Foster Plaza Suite 315
 Pittsburgh PA 15220

BCLJ: February 19, 26 & March 5, 2021

Estate of: Richard J Kamienski

Late of: Muddycreek Township PA
 Executor: Laura A Kamienski
 311 W Park Road
 Portersville PA 16051
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: February 19, 26 & March 5, 2021

Estate of: Rose Marie Kuniak

Late of: Saxonburg PA
 Executor: Christina D Hosler
 1028 Plazak Street
 West Leechburg PA 15656
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Richard C Lehman

Late of: Adams Township PA
Executor: Joseph E Lehman
811 Strasburg Drive
Mars PA 16046
Attorney: Nicole L Phatak
Clark Hill Plc
One Oxford Centre
301 Grant St 14th Fl
Pittsburgh PA 15219

BCLJ: February 19, 26 & March 5, 2021

Estate of: Shirley M Lehman

Late of: Adams Township PA
Executor: Joseph E Lehman
811 Strasburg Drive
Mars PA 16046
Attorney: Nicole L Phatak
Clark Hill Plc
One Oxford Center
301 Grant St 14th Fl
Pittsburgh PA 15219

BCLJ: February 19, 26 & March 5, 2021

**Estate of: Ruth I Luginbihl
a/k/a: Ruth B Luginbihl**

Late of: Jefferson Township PA
Executor: F Jeanne Beatty
128 Artlee Avenue
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

Estate of: Howard E McCandless Jr

Late of: Center Township PA
Administrator C.T.A.:
Mary Ann McCandless
110 Belleshire Drive
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

**Estate of: Hazel Virginia Myers
a/k/a: Hazel Myers
a/k/a: Hazel V Myers**

Late of: Jefferson Township PA
Executor: Roy E Myers
230 Denali Drive
Latrobe PA 15650
Attorney: Richard James Bosco
512 Market Street
PO Box 309
Freeport PA 16229

BCLJ: February 19, 26 & March 5, 2021

Estate of: Jeri Dawn Ramsey

Late of: Forward Township PA
Administrator: Antoinette Walton
135 Railroad Street
Evans City PA 16033
Attorney: Edward Leymarie Jr
Leymarie Clark Long PC
423 Sixth Street
Ellwood City PA 16117

BCLJ: February 19, 26 & March 5, 2021

Estate of: Elvera Boyd Wahl

Late of: Evans City PA
Executor: William F Wahl
1012 S Washington Street
Evans City PA 16033
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

**Estate of: Genevieve P Zach
a/k/a: Genevieve Zacharewski**

Late of: Butler Township PA
Executor: Carol Godot
226 Campbell Avenue
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 19, 26 & March 5, 2021

SECOND PUBLICATION**Estate of: Margaret Louise Budz****a/k/a: Margaret Budz**

Late of: Valencia PA
 Executor: Joseph A Budz
 110 Dunedin Drive
 Cheswick PA 15024
 Attorney: Susan Digirolamo
 1386 Old Freeport Road
 Suite 3B
 Pittsburgh PA 15238

BCLJ: February 12, 19, 26, 2021

Estate of: Rowena J Carrier

Late of: Jefferson Township PA
 Executor: Joan L Hilliard
 145 Hannastown Road
 Butler PA 16002
 Attorney: Kenneth Ficerai
 Mears Smith Houser & Boyle PC
 127 North Main Street
 Greensburg PA 15601

BCLJ: February 12, 19, 26, 2021

Estate of: Dorothy H Chandler

Late of: Butler Township PA
 Executor: Clark John Chandler
 4481 Allegiant Street
 Center Valley PA 18034
 Attorney: Peter E Iorio
 Fitzpatrick Lentz & Bubba PC
 Two City Center
 645 W Hamilton St Suite 800
 Allentown PA 18101

BCLJ: February 12, 19, 26, 2021

Estate of: Mary Mae Craft**a/k/a: Mary Craft****a/k/a: Mary M Craft**

Late of: Harmony PA
 Executor: Candice Askew
 132 Bhame Lane
 Harmony PA 16037
 Attorney: Jamie C Stello Esquire
 103 North Gilpin Street
 Punxsutawney PA 15767

BCLJ: February 12, 19, 26, 2021

Estate of: Margie J Dye

Late of: Adams Township PA
 Executor: Tracey M Hannon
 9108 Cherry Blossom Drive
 Mars PA 16046
 Attorney: Patrick F Lawlor
 Lawlor and Lawlor PC
 979 Perry Highway
 Pittsburgh PA 15237

BCLJ: February 12, 19, 26, 2021

Estate of: Charles D Eshenbaugh**a/k/a: Charles Dixon Eshenbaugh**

Late of: Clay Township PA
 Executor: Karen S Eshenbaugh
 1206 West Sunbury Road
 West Sunbury PA 16061
 Attorney: Matthew E Fischer
 114 West Cunningham Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Gary L Gates

Late of: Penn Township PA
 Executor: Shellie S Matteoni
 107 Dolphin Drive
 Butler PA 16002
 Attorney: David A Crissman
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: June A Golojuh

Late of: Jefferson Township PA
 Executor: Debra J Karastury
 108 Old Pike Lane
 Cabot PA 16023
 Executor: Denise J Pogue
 123 Muddy Creek Drive
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Gladys A Gross

Late of: Butler Township PA
Executor: Charles E Gross
116 Balboa Court
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Thomas J Hooke

Late of: Queen Creek
Maricopa County Arizona
Ancillary Ancillary Executor:
Keith Maley
20242 E Quintero Road
Queen Creek AZ 85142
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Lloyd Charles Johnston Jr

a/k/a: Lloyd C Johnston
a/k/a: Lloyd C Johnston Jr

Late of: Middlesex Township PA
Executor: Renee L Tatalovich
104 Darlington Rd
Beaver Falls PA 15010
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: February 12, 19, 26, 2021

Estate of: Mary Ellen Kelley

a/k/a: Mary Ellen Athorn

Late of: Butler Township PA
Administrator: Shawn Michael Kelley
121 Whippo Ave
Butler PA 16001
Administrator: Rachel Leanne Kelley
102 Muddy Ln
Karns City PA 16041
Administrator: Adam Richard Kelley
306 Bessemer Ave
Lyndora PA 16045

BCLJ: February 12, 19, 26, 2021

Estate of: Regis Francis Klingensmith Jr

a/k/a: Regis F Klingensmith
a/k/a: Regis Klingensmith
a/k/a: Regis F Klingensmith Jr

Late of: Penn Township PA
Executor: Gail A Klingensmith
112 Dinnerbell Road
Butler PA 16002
Attorney: Margaret C Abersold
200 Hickory Lane
Valencia PA 16059

BCLJ: February 12, 19, 26, 2021

Estate of: Daniel P Morgan Sr
a/k/a: Daniel P Morgan

Late of: Valencia PA
Executor: Cynthia M Simmons
55 Loffert Street
McDonald PA 15057
Attorney: Craig S O'Connor
Ciao, Torisky & O'Connor, LLC
7240 McKnight Road
Pittsburgh PA 15237

BCLJ: February 12, 19, 26, 2021

Estate of: Marian June Neff

Late of: Fairview Township PA
Executor: Jason C Neff
3270 Aberdeen Avenue
Erie PA 16506
Executor: Scott E Neff
2218 Rochester Road
Pittsburgh PA 15237

BCLJ: February 12, 19, 26, 2021

Estate of: David G Pacoe

Late of: Butler Township PA
Executor: Darrell R Pacoe
420 Vista Drive
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchuk LLP
222 South Main St
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Charles F Schott

Late of: Zelienople PA
 Executor: Cinthia P Kolarich
 519 S Main Street
 Zelienople PA 16063
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: February 12, 19, 26, 2021

Estate of: Glenn M Spithaler

Late of: Adams Township PA
 Administrator: Martin G Spithaler
 112 Angeloff Lane
 Valencia PA 16059
 Attorney: Joseph E Kubit
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Marlene J Winters

Late of: Butler Township PA
 Executor: Grant Winters
 118 Clarks Lane
 Mars PA 16046
 Attorney: William J Schenck
 Schenck & Long
 610 North Main Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

THIRD PUBLICATION
Estate of: Richard L Baird Sr

a/k/a: Richard Lee Baird Sr
 Late of: Concord Township PA
 Administrator C.T.A.: Diane G Baird
 356 North Washington Road
 West Sunbury PA 16061
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Eleanor B Balta

Late of: Cranberry Township PA
 Executor: Cheryl A Pettes
 308 Riva Ridge Road
 Cranberry Twp PA 16066
 Attorney: Jay R Hagerman
 Abernethy & Hagerman, LLC
 4499 Mount Royal Blvd
 Allison Park PA 15101

BCLJ: February 5, 12, 19, 2021

Estate of: Bertha M Beblo

a/k/a: Bertha Beblo
 Late of: Center Township PA
 Administrator: Sherri J Zagurskie
 271 North Road
 Butler PA 16001
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

BCLJ: February 5, 12, 19, 2021

Estate of: Laura Virginia Bintrim

a/k/a: Laura V Bintrim
 Late of: Lancaster Township PA
 Executor: Carol Ruth Brandon
 426 Sone Church Road
 Prospect PA 16052
 Attorney: Michael S Butler Esquire
 Heritage Elder
 Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Richard D Deal

a/k/a: Richard Dane Deal
 Late of: Fairview PA
 Executor: Steven Deal
 115 Washington Street
 Petrolia PA 16050
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 5, 12, 19, 2021

**Estate of: Augusto Nicolas Delerme
a/k/a: Augusto N Delerme-Martinez**

Late of: Cranberry Township PA
Executor: Carmen L Delerme
1032 Feltham Lane
Cranberry Twp PA 16066
Attorney: Carl B Zacharia
Zacharia Brown PC
111 W McMurray Road
Canonsburg PA 15317

BCLJ: February 5, 12, 19, 2021

**Estate of: Herbert F Evans
a/k/a: Herbert Frank Evans**

Late of: Muddycreek Township PA
Executor: Kathy Ann Hallberg
227 Arthur Street
Zelienople PA 16063
Attorney: James P Shields
Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: February 5, 12, 19, 2021

Estate of: Joseph E Ferderbar

Late of: Middlesex Township PA
Executor: Theresa A Melaragno
113 Justice Drive
Valencia PA 16059
Attorney: John P Donovan
John P Donovan & Associates LLC
434 Allegheny River Blvd Suite 200
Oakmont PA 15139

BCLJ: February 5, 12, 19, 2021

Estate of: Marie S Grant

Late of: Zelienople PA
Executor: Sally Trump
441 W High Street
Womelsdorf PA 19567
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

Estate of: Robert R Heaton

Late of: Butler Township PA
Executor: James P Coulter
107 Pinecrest Court
Butler PA 16001
Executor: David L Travaglio
365 Hooker Road
West Sunbury PA 16061
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Jerry R Huey

Late of: Center Township PA
Executor: Johanna L Napoletan
461 North Chestnut Street
Butler PA 16001
Executor: Jeryl R Emigh
104 Dakotah Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Eva A John

Late of: Harmony PA
Executor: James A John
334 Second St
Harmony PA 16037
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

Estate of: Dorothy M Paul

Late of: Cabot PA
Executor: Robert M Paul
315 Cobham Lane
Cabot PA 16023
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: February 5, 12, 19, 2021

Estate of: Walter H Schlag
a/k/a: Walter Hearst Schlag
 Late of: Winfield Township PA
 Executor: Douglas Weating
 212 Palermo Place
 Lady Lake FL 32159
 Attorney: John T Richards III
 Richards & Richards LLP
 16020 Perry Highway
 Warrendale PA 15086

BCLJ: February 5, 12, 19, 2021

Estate of: Paul Sterner
a/k/a: Paul Sterner Jr
 Late of: Mars PA
 Executor: Patricia Ann Liersaph
 111 Concord Way
 Cranberry Twp PA 16066
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

Estate of: Janet L Territ
a/k/a: Janet Territ
 Late of: Cabot PA
 Executor: Thomas E Territ
 1035 Tapletope Dr
 Somerset PA 15501

BCLJ: February 5, 12, 19, 2021

Estate of: Sherman A Wickline
 Late of: Center Township PA
 Executor: Robert Sherman Wickline
 122 Fontana Street
 Butler PA 16001
 Executor: Bruce Alan Wickline
 143 Mountain Laurel Drive
 Butler PA 16002
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

BCLJ: February 5, 12, 19, 2021

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH JANUARY 22, 2021

Recorded January 18, 2021 - January 22, 2021

Abad, Jose F; Abad, Raquel J--JLB CORP
 DBA--Adams Twp Sub/Condo:Vista Ridge
 Plan Lot:114 Street:128 Vista Ridge Ln
 Parcel:010-S8-E114:\$460,000.00

Abbott, Mary Sydney--LOANDEPOT COM
 LLC--Clay Twp Street:727 Mahood Rd
 Parcel:80-2F108 Acre:1.44:\$170,000.00

Aber, Carol A; Pustay, Clyde E--
 CITIZENS BK NA--Middlesex Twp Sub/
 Condo:Middlesex Crossing Ph 4 Lot:412
 Street:3058 Humbolt Place Parcel:230-
 S18-A412:\$100,000.00

Ali, Shaista; Hamed, John Phillip--
 PROVIDENT FUNDING ASSOC LP--
 Cranberry Twp Sub/Condo:Southridge
 Plan Lot:21 Street:202 Crawford Court
 Parcel:130-S37-A21:\$472,500.00

Allday, Justin; Stefanelli, Brandi--
 WELCOME HOME FIN LP--Center
 Twp Sub/Condo:Margate Manor Lot:12
 Street:129 Margate Dr:\$163,400.00

Allison, Natalie J; Allison, Shane P--BNC
 NATL BK--Butler Twp Sub/Condo:Artlee
 Heights Plan Lot:33 Street:139 Artlee Ave
 Parcel:056-19-B33:\$183,600.00

America First Enter LLP; Oliver,
Jerome P--NVR INC--Forward Twp
 Acre:38.66:\$151,600.00

America First Enter LLP; Oliver,
Jerome P--NVR INC--Forward Twp
 Acre:38.66:\$32,900.00

Andolina, Tyler Hannah Marie--NVR
 MTG FIN INC--Cranberry Twp Sub/
 Condo:Reserve @ Eagle Hill Amendment
 Lot:113-C Street:151 Moyer Hill Dr
 Parcel:130-S1-A113:\$284,800.00

Armes, Samantha; Gurwin, Gabriel--
 NVR MTG FIN INC--Cranberry Twp Sub/
 Condo:Reserve @ Eagle Hill Amendment
 Lot:113-B Street:153 Moyer Hill Rd
 Parcel:130-S1-A113:\$261,100.00

Aubrey, George G Family Irrevocable Tr by
Trs; Aubrey, George G Jr; Aubrey, John
M Trs--FARMERS NATL BK EMLINTON-
 Butler Twp Street:157 Aubrey Drive
 Parcel:056-4-1A Acre:.87:\$350,000.00

Bae, Jung Eun aka; Bae, Jungeun
aka; Shin, June--FIRST FED S&L
 ASSN LAKEWOOD--Adams Twp Sub/
 Condo:Kennedy Plan No 2 Lot:102
 Street:159 Lori Ln Parcel:010-3F68-
 34BA:\$220,000.00

Barkley, Michelle; Barkley, Timothy
Daniel--QUICKEN LOANS LLC--Forward

MARRIAGE LICENSE FILINGS

Application Date: February 8, 2021 - February 12, 2021

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

- 2021-202100041 Mary Elizabeth McGill and Jeffrey Thomas Chapman
- 2021-202100045 Hannah Marie Blake and Nathan Chester Bowser
- 2021-202100049 John Francis Harvey and Brandy Lynn Daufen
- 2021-202100042 Ricky Alan Hoak and Lori Ann Hoak
- 2021-202100046 Madison Nicole Harriett and Justin Matthew Hey
- 2021-202100050 Donald Nevin Lemesh and Joyce Lynne Todd
- 2021-202100043 Alex Robert Lowe and Marlene Lynn Gustafson
- 2021-202100047 Yuri Stephen Grossman and Rachael Elizabeth Watts
- 2021-202100044 Faye Ellen Colonello and Bruce Roland Lawrence Jr
- 2021-202100048 Carl Jacob Gardner and Amanda Lynn Bacus

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the REVOCABLE LIVING TRUST AGREEMENT OF **HOWARD W. WILHELM, JR.**, DATED MAY 18, 2003, AS AMENDED. Settlor of the Trust died on September 19, 2020. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Cynthia Jeanne Mellott, Trustee
201 E. Washington Street
Harrisville, PA 16038

Joseph R. "Jay" West, Esquire
West & Zuberbuhler, PC
2605 Nicholson Road, Suite 3200
Sewickley, PA 15143

BCLJ: February 5, 12, 19, 2021

ESTATE NOTICE

Thomas McClelland, Trustee of the Angelamaria Panno also known as **Marie A. Panno Revocable Living Trust** dated July 8, 2002, as amended on November 5, 2012 and pursuant to 20 Pa. C.S. § 7755(c) (1)(ii) requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to JAY R. HAGERMAN, ESQUIRE or Thomas McClelland c/o THE LAW OFFICE OF ABERNETHY & HAGERMAN, LLC., 4499 Mt. Royal Blvd., Allison Park, PA 15101.

Jay R. Hagerman, Esquire
Abernethy & Hagerman, LLC
4499 Mount Royal Blvd.
Allison Park, PA 15101

BCLJ: February 12, 19, 26, 2021

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania by Wildbird Recovery, Inc, the party to the registration, for the conduct of a business under the fictitious name of **STORMY OAKS NATURE CONSERVANCY**, with its principal office or place of business at 120 Forsythe Road, Valencia, PA 16059.

Attorney Michael J. Pater
Charlton Law
101 East Diamond Street, Suite 202
Butler, Pennsylvania 16001

BCLJ: February 19, 2021

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
A.D. No. 2020 - 10184**

JASON FANNIN and DANIELLE FANNIN,
his wife,
Plaintiffs,
vs.

EARL C. BINKERD, Trustee of the EARL C. BINKERD REVOCABLE LIVING TRUST DATED 1/13/00, its Trustees, Successor Trustees, Unknown Trustees, successors, assigns, beneficiaries, and unknown beneficiaries; KENNETH R. BROPHY, Administrator of the Earl C. Binkerd Estate; KENNETH R. BROPHY, individually, and as the sole heir and sole residuary beneficiary of the Estate and as Trustee, Successor Trustee, and Beneficiary of the Earl C. Binkerd Revocable Living Trust, Defendants.

ORDER OF COURT

AND NOW, this 9th day of February, 2021, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no Answer having been made by the Defendants for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiffs and pursuant to Pa. R.C.P. 1066, IT IS HEREBY ORDERED that a judgment by default be entered against the Defendants, Earl C. Binkerd, Trustee of the

Earl C. Binkerd Revocable Living Trust Dated 1/13/00, its Trustees, Successor Trustees, Unknown Trustees, successors, assigns, beneficiaries, and unknown beneficiaries; Kenneth R. Brophy, Administrator of the Earl C. Binkerd Estate; Kenneth R. Brophy, individually, and as the sole heir and sole residuary beneficiary of the Estate and as Trustee, Successor Trustee, and Beneficiary of the Earl C. Binkerd Revocable Living Trust, directing that the Defendants be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

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

BEGINNING at a point in the center line of Township Road T-410 known as McCandless Road at the southeast corner of the within described tract of land at a point in common with land now or formerly Joseph Dent; thence North 86° 14' West a distance of 420 feet to an iron pin; thence North 4° 35' East, a distance of 160 feet to an iron pin; thence South 86° 14' East, a distance of 420 feet to a point in the center line of the aforementioned McCandless Road; thence South 4° 35' West, a distance of 160 feet to the point of beginning.

CONTAINING 1.543 acres per Survey of Lucas Engineering Company and Associates.

BEING designated as Tax Parcel No. 060-3F43-6B-0000.

Unless the Defendants shall file an Action in Ejectment against the Plaintiffs, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Butler Eagle, once in the Butler County Legal Journal, once in the Aiken Standard, and once in the North Augusta Star, the Prothonotary shall, upon Praecept of the Plaintiffs, enter a final judgment against the Defendants.

BY THE COURT:
S. Michael Yeager
J.

BCLJ: February 19, 2021

**2021 INACTIVE LIST FOR
JUDGE DOERR
March 24, 2021
10:00 A.M. COURTROOM NO. 5**

In the Court of Common Pleas of Butler
County Commonwealth of Pennsylvania

**NOTICE OF PROPOSED TERMINATION
OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of
Judicial Administration, the Court intends
to terminate this case without further notice
because the docket shows no activity in the
case for at least two years.

You may stop the Court from terminating
the case by filing a Statement of Intention
to Proceed.

**The Statement of Intention should be
filed on or before March 17, 2021 with the
Prothonotary of the Court at:**

Kelly L. Ferrari
Prothonotary
P.O. Box 1208
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED
STATEMENT OF INTENTION TO PROCEED,
THE CASE WILL BE TERMINATED AT
THE CALL OF THE LIST ON MARCH 24,
2021 AT 10:00 A.M. IN COURTROOM
No. 5 BUTLER COUNTY GOVERNMENT
CENTER**

BY THE COURT:
Kelly L. Ferrari
Prothonotary

1st Name-Plaintiff
2nd Name-Defendant

2010-40305
Jared Steighner
vs.
Cara Lutz

2016-10903
Ford Motor Credit Company, LLC
vs.
Sara L. Mazzei

2017-10778
Reco Equipment, Inc
vs.
Mamont Supply, Inc.

2018-10186
Harry J. Lippert, al.
vs.
Dennis J. Spirk, al.

2018-10224
Mariner Finance, LLC
vs.
Lisa Sachs

2018-10265
Advanced OB/GYN Assoc
vs.
Amy K. Shannon, D.O.

2018-10618
Frank W. Miller, Jr., al.
vs.
Perry Altmire, Jr.

2018-10641
Sandra Hughes
vs.
Saxony Health Center

2018-10650
Capital One Bank USA NA
vs.
Cassandra J. Jewart

2018-10656
Discover Bank
vs.
Kayla D. Adams

2018-10933
Fox Funeral Home, Inc.
vs.
Christopher A. Eckel, al.

2018-10953
Community Bank NA
vs.
Michael L. Kennedy

2018-10989
Capital One Bank USA NA
vs.
Michelle Cenk

2018-11012
Paulette Reeder
vs.
Lori Pollock

2018-11106
Cavalry SPV I LLC
vs.
Kristopher J. Egler

2018-11142
Adams Pointe South Village
vs.
Jonathon Monfredi, al.

2018-40056
Rey Archuletta
vs.
Dr. Jeffrey Kann

2018-40111
Douglas B. Spink
vs.
County of Butler, al.

2019-10002
Bank of NY Mellon
vs.
Nazeer Elahee, II

BCLJ: February 19, 2021

**2021 INACTIVE LIST FOR
JUDGE YEAGER
March 23, 2021
10:00 A.M. COURTROOM NO. 3**

In the Court of Common Pleas of Butler
County Commonwealth of Pennsylvania

**NOTICE OF PROPOSED TERMINATION
OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of
Judicial Administration, the Court intends
to terminate this case without further notice
because the docket shows no activity in the
case for at least two years.

You may stop the Court from terminating
the case by filing a Statement of Intention
to Proceed.

**The Statement of Intention should be
filed on or before March 16, 2021 with the
Prothonotary of the Court at:**

Kelly L. Ferrari
Prothonotary
P.O. Box 1208
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED
STATEMENT OF INTENTION TO
PROCEED, THE CASE WILL BE
TERMINATED AT THE CALL OF THE
LIST ON MARCH 23, 2021 AT 10:00 A.M.
IN COURTROOM No. 3 BUTLER COUNTY
GOVERNMENT CENTER**

BY THE COURT:
Kelly L. Ferrari
Prothonotary

1st Name-Plaintiff
2nd Name-Defendant

2004-11268
Bio Response Team
vs.
Pina DiDomenico, al.

2010-11191
Discover Bank
vs.
Daniel Douglass

2013-11174
David J. Caro, al
vs.
James Howard Riemer, al

2014-10072
Robert F. Ruk
vs.
James Howard Riemer, al

2014-10706
Rocco J. Sloboda, al
vs.
James A. Kennedy, al.

2014-10883
Guy Leroy
vs.
Barbara D. Shearer

2014-10918
David J. Tyson, al.
vs.
Sandra Nicassio, al.

2015-10410
James R. Gottron
vs.
Luke Miller, al

2016-10332
Laura Messer
vs.
James Cogley

2016-10348
Butler Holdings, LLC, al
vs.
Cranberry Township, al.

2016-10629
James R. Zeigler, Jr., al.
vs.
**Harmony Borough
Zoning Hearing Board, al.**

2016-10843
Key Precast & Supply, Inc.
vs.
Clover Lane Farm, al

2017-10160
James Rastetter
vs.
Lawrence Stemmerich, al.

2017-10182
NexTier Bank NA
vs.
Mid Am Financial Services, Inc.

2017-10163
William Been, al.
vs.
**Adams Township
Board of Supervisors**

2017-10463
Mark A. Keene, al.
vs.
Tori Rae Smith

2017-10377
Quality Life Services, al.
vs.
Melissa S. Rihel

2018-10085
Douglas B. Spink
vs.
Trinity Food Services, al.

2018-10206
Douglas B. Spink
vs.
Butler County Prison, al

2018-10238
Douglas B. Spink
vs.
Wexford Health Source, Inc., al.

2018-10159
Chad E. Savannah, al.
vs.
David Lindey, al

2018-10281
Douglas B. Spink
vs.
Hunter Pollock

2018-10306
Douglas B. Spink
vs.
Alpine Apartments, al

2018-10433
Douglas B. Spink
vs.
Butler County District Attorney, al

2018-10582
Douglas B. Spink
vs.
Joy V. Maffei

2018-40067
Douglas B. Spink
vs.
Butler County Prison

2018-40112
Douglas B. Spink
vs.
Butler County Prison, al.

2014-10099
Sarver Volunteer Fire Company & Relief
vs.
James H. Riemer administrator, al

2018-40048
Douglas B. Spink
vs.
Butler County, al

2018-10165
William Rabbitt, executrix, al.
vs.
Donegal Township

2018-10166
Thomas P. Rabbitt
vs.
Donegal Township

2018-10373
Alexander Welter
vs.
Wexford Health Services

2018-10401
Portfolio Recovery Associates, LLC
vs.
Stephen Shirey

2018-10512
Discover Bank
vs.

Mark D. Eiler

2018-10616
Barclays Bank Delaware
vs.

Kimberly D. Boehmer

2018-10742
Cleanbee Property Services, LLC
vs.

Marathon Resources Mgmt. Group

2018-10925
Mars Area School District
vs.

M.C., al.

2018-10961
John Marten
vs.

Laura Burletic

2018-11014
Bernice Wright
vs.

Auto Owners Insurance Company

2018-11037
First National Bank Omaha
vs.

Sherry Rankin

2018-11065
Chris Neibar, Jr., al.
vs.

Jacob Patterson, al.

2018-11066
Hunter Leasing, LLC
vs.

Exige Enterprises, LLC

2018-11073
Hunter Keystone Peterbilt, LP
vs.

Transfuels, LLC

BCLJ: February 19, 2021

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 19th day of March 2021** 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 April 16, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: February 5, 12, 19, 2021

E.D. 2020-30002

C.P. 2019-22373

ATTY HOLLY WOLF

Seized and taken in Execution as the property of **WILLIAM J. BANASZEWSKI AND W.J. BANASZEWSKI** at the suit of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2017-8 MORTGAGE-BACKED NOTES, SERIES 2017-5, Being:-

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 Karns 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 comer; thence by lands of Lee Parker and A.M. McCullough, North 88 degrees 36' East, Five Hundred and Forty Sue Hundredths (500.46) feet to an iron pin comer on line of land of A.M. McCullough at line of land of Nolan Heirs, the Northeast comer 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 comer 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»

Being the same property conveyed to William J. Banaszewski and Diane L. Ledkins, no marital stats shown who acquired title, as joint tenants with rights of survivorship, by virtue of a deed from James F. Matthews and Vicki L. Matthews, husband and wife, dated May 27,1994, recorded June 9,1994, at Document ID 013988, and recorded in Book 2440, Page 0S74, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Diane L. Ledkins died June 15,2013, and pursuant to the survivorship language in the above deed, all her interest passed to William J. Banaszewski.

Parcel No.: 150-1F59-18J

BCLJ: February 5, 12, 19, 2021

**E.D. 2019-30162
C.P. 2019-21219
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M. CYPHER** at the suit of BANK OF AMERICA N A, Being:-

TAX I.D. #: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2 (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14,

1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Sheila M. Cypher by deed from Brenda M Wyant dated December 16, 2005 and recorded December 19,2005 in Instrument Number 200521190035991.

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30028
C.P. 2020-20206
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **DEBBIE DUNKLE, HEIR ADMR, ELLIE SULLIVAN EST BY ADMR, EDWARD PAGO JR, HEIR ADMR, AND UNKNOWN HEIRS AND UNKNOWN ADMRS** at the suit of WELLS FARGO BANK NA, Being:-

All that certain piece, parcel or tract of land situate partially in Washington and Venango Township bounded and described as follows, to-wit:

Being the same property described as Lot No. 4A containing 1.61 acres in the W.J. McGarvey P.E. of The Sullivan Subdivision as recorded in the Butler County Office of the Recorder of Deeds at Plan Book Volume 278, pages 8.

BEING known and numbered as 2257 Branchton Road, Hilliards, PA 16040.

Being the same property conveyed to Richard D. Sullivan and Ellie Sullivan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Richard D. Sullivan and Ellie Sullivan, husband and wife, dated March 29, 2005, recorded March 30, 2005, at Instrument Number 200503300007511, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Richard D. Sullivan died August 3, 2010, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Ellie Sullivan.

ParcelNo.:310-1F118-A1G

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30112
C.P. 2020-20786
ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of **JOHN HAGGERTY** at the suit of US BANK TRUST NATL ASSN, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 11A in the Brookside Village in the Adams Ridge Phase 1 Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 166, pages 3 through 7.

SUBJECT TO a 40 foot building line along Brookhaven Boulevard

SUBJET TO a 10 foot utility easement along Brookhaven Boulevard

SUBJECT to the Adams Ridge Declaration of Covenants, Conditions and Restrictions as the same are record in the Office of the Recorder of Deeds of Butler County at Record Book Volume 2369, page651.

UNDER and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

HAVING ERECTED THEREON a dwelling known as 124 Brookhaven Boulevard, Mars, Pennsylvania 16046

Tax Parcel No. 010-S9-A11

BEING the same property which Timothy D. Kelly and Terri L. Wayne, Husband and Wife, by Deed dated August 1, 2003 and recorded August 5, 2003 in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Instrument No. 200308050034844, granted and conveyed unto John Haggerty.

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30111
C.P. 2020-21379
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **WILLIAM JORDAN** at the suit of WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1, Being:-

ALL THAT CERTAIN lot, piece, or tract of land, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

COMMENCING at a point at the center line of Township Road 579, said point being the northwest corner of a tract of land now owned by Thomas M. Ferraro; thence from said point and continuing along the western boundary line of lands of Thomas M. Ferraro, South 25° 41' 20" East a distance of 329.15 feet to a point at the southwest corner of lands of said Thomas M. Ferraro, said point also being common with the northwest corner of the tract herein described and being the place of beginning; thence from said beginning and continuing along the southern boundary of lines now or formerly of Thomas M. Ferraro, North 61° 45' East a distance of 212 feet to a point on line of lands now or formerly of Paule; thence from said point and continuing along line of other lands now or formerly of Paule, South 23° 25' 20" East a distance of 398.50 feet, more or less to a point on line of lands now or formerly of Grelling; thence continuing along line of other lands of R. Grelling, South 59° 49' 44" West a distance of 212.56 feet, more or less, to a point on line of lands now or formerly of H. H. Turner; thence from said point and continuing along line of lands now or formerly of H. H. Turner, North 23° 25' 20" West a distance of 406.15 feet to a point, the place of beginning.

SAID tract containing two (2.00) acres, more or less.

EXCEPTING THEREOUT AND THEREFROM a one (1.00) acre tract of land conveyed to Gary Wissinger et ux by deed recorded at Deed Book 1132, Page 202. [Map 1F155, Parcel 3C4A).

TOGETHER WITH AND SUBJECT TO the free and uninterrupted use, liberty and privilege of passage in and along a certain

right-of-way granted by Thomas M. Ferraro and recorded at Deed Book 1132, Page 190.

SUBJECT TO a Disclaimer from M.M. Thomas and Betty J. Thomas for themselves, their heirs and assigns in which the owner of this property accepts full responsibility for the septic system over which a right of-way granted to Gary Wissinger et ux [see Deed Book 1132, Page 194] extends and in which Jefferson Township is released from liability in the event the septic system malfunctions.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Michael M. Thomas, by Deed dated March 22,2006, and recorded on March 23, 2006, by the Butler County Recorder of Deeds as Instrument No. 200603230006514, granted and conveyed unto William Jordan, an Individual.

BEING KNOWN AND NUMBERED AS 109 Betty Lane, Butler, PA 16002.

TAX PARCEL NO. 190-1F155-3C4-0000.

BCLJ: February 5, 12, 19, 2021

**E.D. 2019-30235
C.P. 2019-21797
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **JAMES K. LAUTENBACHER, SUSAN L. LAUTENBACHER, JAMES LAUTENBACHER, AND SUSAN LAUTENBACHER** at the suit of WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1, Being:-

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 115, page 26.
Having erected thereon a dwelling known as 463 Monmouth Drive, Mars, Pennsylvania.

SUBJECT to coal and mining rights and all rights relating thereto; rights-of-way, building and use restrictions, easements and covenants and the rights of others therein, as set forth on the recorded plan and in any other prior instruments of record and any

covenants and conditions as set forth in the Declaration and By-Laws above recited

BEING KNOWN AS: 463 MONMOUTH DRIVE, CRANBERRY TOWNSHIP PA 16066

PROPERTY ID: 130-S19-A245-0000

TITLE TO SAID PREMISIS IS VESTED IN JAMES KLAUTENBACHER AND SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER, HUSBAND AND WIFE BY DEED FROM RAYMOND H. SMITH JR. AND MARY JO SMITH, HIS WIFE, DATED 08/18/1988 RECORDED 08/29/1988 IN BOOK NO. 1420 PAGE 0284

TO BE SOLD AS PROPERTY OF: JAMES K. LAUTENBACHER A/K/A JAMES LAUTENBACHER; SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER

BCLJ: February 5, 12, 19, 2021

**E.D. 2017-30378
C.P. 2017-21941
ATTY LEON HALLER**

Seized and taken in Execution as the property of **STACEY J. REYNOLDS** at the suit of U S BANK NATIONAL ASSN, Being:-

ALL that certain parcel or 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, to wit:

BEGINNING at a point at the corner of Howard and North Cliff Streets; thence running East along said Howard Street a distance of 47.5 feet, more or less, to lot now or formerly of Oswald; thence running South along said lot now or formerly of Oswald a distance of 92.68 feet, more or less, to lot of formerly Blymiller, now or formerly Welsh; thence running West along lot now or formerly of Welsh, formerly Blymiller, a distance of 49.15 feet, more or less, to North Cliff Street, the southwest corner; thence running North along North Cliff Street a distance of 89.48 feet, more or less, to a point at the corner of Howard Street and North Cliff Street, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 215 HOWARD STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-11-160-0000

BEING THE SAME premises which Janice Louise Oberdorf, Executrix of the Estate of Andrew L. Gorencic, by deed dated May 18, 2010 and recorded May 19, 2010, Butler County Instrument No. 201005190010641, granted and conveyed unto Stacey J. Reynolds. Stacey J. Reynolds died intestate on May 21, 2019. Her only known heir was her minor son, Hayden C. Miller. On November 26, 2019, an Order was entered appointing R.E. Miller and Sharon King as Guardians Ad Litem for the minor, Hayden C. Miller. R.E Miller died January 21, 2019. On February 18, 2020, Lynn S. Patterson, Esquire, as appointed Guardian Ad Litem to replace the deceased Guardian Ad Litem, R.E. Miller.

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.

TO BE SOLD AS THE PROPERTY OF STACEY J. REYNOLDS UNDER BUTLER COUNTY JUDGMENT NO. 2017-10450.

BCLJ: February 5, 12, 19, 2021

E.D. 2019-30312
C.P. 2019-22242
ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of **GINA M. WOLF AND GINA M. SZEGHO** at the suit of **BANK OF AMERICA, N A**, Being:-

TAX I.D. #: 270-3F49-14-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE VILLAGE OF RENFREW, PENN TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER LINE OF L.R. 10015 AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT OF BEGINNING IS INTERSECTED BY THE CENTER LINE OF T-450; THENCE BY SAME, NORTH 66° 05' 40" WEST A DISTANCE OF 274.61 FEET; THENCE CONTINUING BY SAME, NORTH 69° 57' 20" WEST A DISTANCE OF 20.42 FEET TO A POINT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF K.L. DONALDSON; THENCE BY SAME, NORTH 40° 13' 40" EAST A DISTANCE OF 191.17 FEET TO A POINT IN THE CENTER OF LINE OF L.R. 1015; THENCE BY SAME THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 26° 06'00" EAST A DISTANCE OF 112.05 FEET; THENCE SOUTH 30° 47' 10" EAST A DISTANCE OF 190.46 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

BEING PARCEL NUMBER: 270-3F49-14-0000

BEING THE SAME PREMISES CONVEYED TO GINA SZEGHO FROM LOYAL J. MCCORMICK, JR. AND MARCIA A. MCCORMICK BY DEED DATED 11/30/1994 AND RECORDED 12/5/1994 IN BOOK 2488 PAGE 348

BCLJ: February 5, 12, 19, 2021

Sheriff of Butler County, Michael T. Slupe