

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: Corbin J Bowser****a/k/a: Corbin Bowser**

Late of: Cabot PA
 Executor: Slade R Miller
 4767 William Flynn Highway
 Allison Park PA 15101
 Attorney: Slade R Miller
 Miller & Miller Attorneys at Law PLLC
 4767 William Flynn Highway
 Allison Park PA 15101
 BCLJ: Feb. 7, 14 & 21, 2025

Estate of: John R Deinert

Late of: Saxonburg PA
 Executor: Lisa Weber
 926 Copper Creek Trail
 Gibsonia PA 15044
 Attorney: Jay R Hagerman
 Abernethy & Hagerman, LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Michele G Doctor**a/k/a: Georgia M Doctor**

Late of: Cranberry Township PA
 Executor: Emily E Green
 340 Valerie Drive
 Cranberry Twp PA 16066
 Attorney: Emily N Masotto
 Sechler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066
 BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Ralph David Ellenberger**a/k/a: Ralph D Ellenberger**

Late of: Chicora PA
 Executor: James M Ellenberger
 352 High Street Apt #4
 Richmond KY 40475
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Thomas M Ferraro**a/k/a: Thomas M Ferraro Jr**

Late of: Jefferson Township PA
 Executor: Thomas M Ferraro III
 125 Equine Lane
 Butler PA 16002
 Executor: Denise Anderson
 109 Equine Lane
 Butler PA 16002
 Attorney: Craig S O'Connor
 Ciao Torisky & O'Connor LLC
 7240 McKnight Road
 Pittsburgh PA 15237
 BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Carole D'Ann Francis**a/k/a: Carole D Francis**

Late of: Chicora PA
 Executor: Cynthia D Ferris
 Po Box 81
 Chicora PA 16025
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001
 BCLJ: Feb. 7, 14 & 21, 2025

Estate of: James Robert Hesidence**a/k/a: James Hesidence**

Late of: Summit Township PA
 Administrator: Marylee Ayers
 2900 Belrose Ave #102
 Pittsburgh PA 15216
 Attorney: John J Bench
 Bench Law Limited
 8050 Rowan Road
 Cranberry Twp PA 16066
 BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Margorie A Kelly

Late of: Forward Township PA
 Executor: Frances Valentine
 941 Watertown Court
 Virginia Beach VA 23451
 Attorney: McKenna Adams
 The Elder Law Offices of Shields And
 Boris
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Frances Jane Kerchner

Late of: Mars PA
 Executor: John Douglas Kerchner
 PO Box 632
 427 Beaver Street
 Mars PA 16046
 Attorney: Robin L Rarie
 Brenlove & Fuller LLC

401 Washington Ave
Bridgeville PA 15017
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Robert Allen Lersch

Late of: Cranberry Township PA
Executor: Denise M Chappel
420 Settlers Village Circle
Cranberry Twp PA 16066
Attorney: Nora C Peace
1501 Mt Royal Blvd
Glenshaw PA 15116
BCLJ: Feb. 7, 14 & 21, 2025

**Estate of: Robert D McKinley
a/k/a: Robert D McKinley Jr**

Late of: Harmony PA
Administrator: Tamara McKinley
451 Whitestown Road
Harmony PA 16037
Attorney: Todd T Jordan
Williams Coulson LLC
One Gateway Center
420 Fort Duquesne Blvd. 16th Floor
Pittsburgh PA 15222
BCLJ: Feb. 7, 14 & 21, 2025

**Estate of: Bonnie Jean Milich
a/k/a: Bonnie J Milich**

Late of: West Sunbury PA
Executor: John Hays
201 Haverford Drive
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Tad B Myers

Late of: Zelenople PA
Executor: Sandi Rectenwald
1170 McCartney Hollow Road
Fombell PA 16123
Attorney: Gregory S Fox
Fox & Fox PC
323 Sixth St
Ellwood City PA 16117
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Melanie Olen

a/k/a: Melanie Jean Olen
Late of: Butler Township PA
Executor: Michael Robert Olen
138 Township Line Road
Butler PA 16002
Attorney: Leland C Clark
138 E Jefferson St Suite 4
Butler PA 16001
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Isabell M Pisor

Late of: Washington Township PA
Executor: Ashley M Hertzog
49 Normal Avenue
Kutztown PA 19530
Attorney: Carl J. Engleman Jr.
108 N. Centre Avenue
Leesport PA 19533
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: George L Sabich

Late of: Fairview PA
Administrator: Timothy Sabich
148 Redwood Road
Karns City PA 16041
Attorney: John J Morgan
115 South Washington St
Butler PA 16001
BCLJ: Feb. 7, 14 & 21, 2025

**Estate of: Rita Theresa Ramsey
Schoeffel**

a/k/a: Rita R Schoeffel

Late of: Evans City PA
Executor: Marcia D Schoeffel
183 Kaufman Rd
Evans City PA 16033
Executor: Drew R Schoeffel
7851 Franklin Rd
Evans City PA 16033
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: David L Sickles

Late of: Cranberry Township PA
Administrator: Barbara E Szczesna
1110 Stockton Ridge
Cranberry Twp PA 16066
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St Suite 1424
Pittsburgh PA 15219
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Karen A Webb

a/k/a: Karen Webb

Late of: Cabot PA
Administrator: Robert B Webb
112 Dunedin Drive
Cheswick PA 15024
Attorney: Weston P Pesillo
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Rita Antoinette Wells

Late of: Cranberry Township PA
Administrator: Carla L Dunn
921 Gregory Court
Cranberry Twp PA 16066

Attorney: Kelley I Harley
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001
BCLJ: Feb. 7, 14 & 21, 2025

**Estate of: James Howard Woodford
a/k/a: James H Woodford**

Late of: Center Township PA
Executor: Sharon S Sicilia
114b Blossom Drive
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 7, 14 & 21, 2025

Estate of: Bonnie Jay Wright

Late of: Cranberry Township PA
Executor: Michelle Renee Nemtuda
501 Creekside Court
Cranberry Twp PA 16066
Attorney: Amanda E Palbus Esquire
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086
BCLJ: Feb. 7, 14 & 21, 2025

SECOND PUBLICATION

Estate of: Paulette E Churilla

Late of: Cranberry Township PA
Executor: Deborah McElwain
276 Fombell Road
Fombell PA 16123
Attorney: Heather M Papp-Sicignano
Sweeney Law Offices
20581 Route 19 Suite 1
Cranberry Township PA 16066
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: David Corl

Late of: Evans City PA
Administrator: Samantha L Corl
645 Silver Spring Road
Mechanicsburg PA 17050
Attorney: Andrew H Shaw
2011 W Trindle Road
Carlisle PA 17013
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: Richard Andrew Douglas

a/k/a: Richard A Douglas

Late of: Summit Township PA
Executor: Peggy S Sarvey
584 Meridian Road
Renfrew PA 16053

Attorney: Kassie R Gusarenko
295 Old Plank Road
Butler PA 16002
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: Arthur Duncan

a/k/a: Arthur H Duncan

Late of: Portersville PA
Administrator D.B.N.: Dorothy J
Petrancoستا
1541 Butler Plank Road Unit 423
Glenshaw PA 15116
Attorney: Margaret C Abersold
200 Hickory Lane
Valencia PA 16059
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: Ellen Louise Duncan

a/k/a: E Louise Duncan

a/k/a: Ellen Duncan

a/k/a: Louise Duncan

a/k/a: Ellen L Duncan

Late of: Portersville PA
Administrator C.T.A.: Dorothy J
Petrancoستا
1541 Butler Plank Road Unit 423
Glenshaw PA 15116
Attorney: Margaret C Abersold
200 Hickory Lane
Valencia PA 16059
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: Linda D Forrest

a/k/a: Linda Diane Forrest

Late of: Slippery Rock PA
Executor: Patricia L Rodemoyer
327 Shields Road
Slippery Rock 16057
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd Po Box 67
Slippery Rock PA 16057
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: Janet Lois Rine

Late of: Cranberry Township PA
Executor: Richard A Rine
726 Norman Dr
Cranberry Twp PA 16066
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: Wesley Joseph Simmers Sr

Late of: Winfield Township PA
Executor: Wesley Simmers Jr
106 Leasureville Road
Sarver PA 16055
BCLJ: Jan.31 & Feb. 7 &14, 2025

Estate of: Max M Summerville

Late of: Fairview PA
 Executor: Sandra L Gallagher
 Po Box 149
 Karns City 16041
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001
 BCLJ: Jan.31 & Feb. 7 &14, 2025

THIRD PUBLICATION**Estate of: Patricia E Abadie**

Late of: Cranberry Township PA
 Executor: Christine M Cristallino
 223 West Jefferson Road
 Butler PA 16002
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Beau Barclay**a/k/a: Beau David Barclay**

Late of: Cranberry Township PA
 Executor: George Mezey
 2005 Woodland Road
 Mars PA 16046
 Attorney: Kenneth M Ventresca
 Ventresca & Ventresca LLP
 5500 Brooktree Road Suite 101
 Wexford PA 15090
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Patricia J Brody

Late of: East Butler PA
 Executor: Linda Turco
 221 Cedar Drive
 Kittanning PA 16201
 Executor: Patricia Brody
 909 Madison Ave
 East Butler PA 16029
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Wayne Brumagin**a/k/a: Wayne P Brumagin**

Late of: Butler Township PA
 Executor: Gayle A Brumagin
 494 Maple Ridge Lane
 Chicora PA 16025
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr

Butler PA 16001

BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Joyce A Dickman

Late of: Cranberry Township PA
 Administrator C.T.A.: Margaret A Garvin
 1655 Scrubgrass Road
 Mercer PA 16137
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd Po Box 67
 Slippery Rock PA 16057
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Maria E Dowd

Late of: Jackson Township PA
 Executor: Thomas W Dowd
 177 Fanker Road
 Harmony PA 16037
 Attorney: John T Richards III
 Richards & Richards LLP
 101 Bradford Rd Ste 100
 Wexford PA 15090
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Mary M Green

Late of: Center Township PA
 Executor: Joyce A Cully
 245 Beacon Light Road
 Renfrew PA 16053
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: George T Hensel

Late of: Mars PA
 Executor: Brian D Hensel
 305 N Second St Pike
 Churchville PA 18966
 Attorney: Paula J Willyard
 Willyard Law Firm Pc
 382 N Pike Road
 Sarver PA 16055
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Belinda Dinan Koontz

Late of: Adams Township PA
 Executor: Theodore W Koontz II
 678 East Village Green Blvd
 Mars PA 16046
 BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Patsy V Martino**a/k/a: Patsy Victor Martino**

Late of: Harrisville PA
 Executor: Mary A Martino
 136 Black Road

Harrisville PA 16038
Attorney: Michael J Damico
Damico Law Offices LLC
310 Grant St Suite 825
Pittsburgh PA 15219
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Tyler Allen Pulpan
Late of: Cranberry Township PA
Administrator: Shawn F Pulpan
389 Cobblestone Cir
McKees Rocks PA 15136
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Adam Francis Rodgers
a/k/a: Adam Rodgers
Late of: Slippery Rock PA
Executor: Francis S Rodgers Jr
113 Breese Ln
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: John L Schmeider
a/k/a: John L Schmeider Sr
Late of: Winfield Township PA
Administrator: John L Schmeider Jr
611 Winfield Rd
Cabot PA 16023
Attorney: Michael S Lazaroff Esquire
277 West Main St
Po Box 216
Saxonburg PA 16056
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Gerald Sheppeck
Late of: Chicora PA
Executor: Deborah L Bresnehan
Chicora PA 16025
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Dorothy L Soule
a/k/a: Dorothy Louise Soule
Late of: Center Township PA
Executor: Brian D Soule
234 East Muntz Avenue
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Patricia M Sutton
Late of: Butler Township PA
Executor: Karen E Rumin
1139 Premier St
Pittsburgh PA 15201
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Virginia E Sylvester
Late of: Zelenople PA
Executor: Elisabeth A Broussard
10500 Lakeline Mall Drive
Apt 3401
Austin TX 78717
Attorney: J Philip Colavincenzo
255 College Ave
Beaver PA 15009
BCLJ: Jan. 24, 31 & Feb. 7, 2025

Estate of: Victor Thomas Zakowski Jr
a/k/a: Victor Thomas Zakowski
Late of: Harmony PA
Executor: Carol Ann Zakowski
108 Seneca Farm Drive
Harmony PA 16037
BCLJ: Jan. 24, 31 & Feb. 7, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH**

December 9, 2024 - December 13, 2024

Alford Properties Ltd Partnership; Turm Oil Inc--APOLLO TR CO--Penn Twp
Parcel:270-S3-71:\$182,000.00

Amroski, Anthony; Amroski, Elizabeth-ROCKET MTG LLC--Summit Twp Sub/
Condo:Campbell Sub No 2 Lot:A-1
Street:101 Lindsay Lane Parcel:290-
2F14-A2/4:\$260,000.00

Babst, Pamela Jean; Seman, Michael Roy--RMC HOME MTG LLC--Jackson
Twp Sub/Condo:Trails Harmony Junction
Ph 1 F Lot:131 Street:115 Spencer Court
Parcel:180-4F102-8C131:\$114,418.00

Bacher, Elizabeth A; Bacher, Nathan J; Recon Breweing LLC; Wehr, Stacy K; Wehr, Toby L--FARMERS
NATL BK CANFIELD--Center Twp
Street:1747 North Main Street Ext
Parcel:060-S4-21:\$560,000.00

Barto, Maggie; Schnur, Thomas--CROSSCOUNTRY MTG LLC--Butler Twp
Sub/Condo:Conaway Heights Plan Lot:19

Heathcote, Donna L: Writ of Execution/ Garnishee: 25-30026: \$5,290.90
 Portfolio Recovery Associates, LLC vs. **Huffmyer, Carla M:** Writ of Execution/ Garnishee: 25-30020: \$3,157.41
 Caldwell, Tyler vs. **Newman, Daniel:** Writ of Execution/Garnishee: 25-30030: \$7,863.75
 Discover Bank vs. **Robb, Theresa M:** Writ of Execution/Garnishee: 25-30024: \$8,379.48
 Greater Butler Mart Holdings, LLC vs. **Steadfast Custom Construction, LLC:** Writ of Execution/Garnishee: 25-30023: \$44,439.03
 Holsing, Luann vs. **Vargo, Ryan:** Writ of Execution/Garnishee: 25-30031: \$7,708.75
 Portfolio Recovery Associates, LLC vs. **Weiland, Pete:** Writ of Execution/Garnishee: 25-30025: \$9,659.19

DIVORCES

January 24 - January 23, 2025
 1st Name-Plaintiff
 2nd Name-Defendant

Jackson, Terry L vs. **Bantum, Kaleigh N:** Atty: Dimeo Law Group, PLLC: 25-90048
 Bowser, Luther Wayne vs. **Bowser, Laura Jean:** Atty: None: 25-90053
 Eason, Quintin vs. **Eason, Abigail:** Atty: None: 25-90054
 Moyer, Britney vs. **Moyer, Matthew:** Atty: None: 25-90057
 McCandless, Christian vs. **Price, Alexis:** Atty: None: 25-90049
 Schultz, Paul Scott vs. **Schultz, Amy Sue:** Atty: Pietragallo Gordon Alfano Bosick & Raspan: 25-90044
 Schupay, Mark Edward vs. **Schupay, Susan Rene:** Atty: None: 25-90046
 Klumkong, Tewarit vs. **Thongoum, Tanyarat:** Atty: None: 25-90055

MARRIAGE LICENSE FILINGS

Application Date:
 January 26 - February 1, 2025

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.

Helen Marie Howells and John Robert Dickey :25-00030
 Andrea Jean Hall and Matthew Robert Joseph Espen :25-00027
 Dakota Dawn Stewart and Braedon Daniel

Hegburg :25-00026
 Paul Joseph Morando and Tracy Ann Moran :25-00029
 Andy Lee Large and Chantail Ashley Niver :25-00028
 Alex Charles Deivernois and Jessica Lynn Ott :25-00025
 Michelle Lynn Angel and John George Rauschenbach :25-00031
 Andrew James Cline and Britney Elena Rodriguez :25-00032
 Cameron Scott Smith and Valentina Velasquez :25-00033
 Ryan Joseph Straney and Judy Ann Watt :25-00024

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Geiger Family Trust dated February 9, 2001. Thomas L. Geiger, Grantor of the trust, of Valencia, Butler County, Pennsylvania, died on November 6, 2024. All persons having claims against Thomas L. Geiger are requested to make known the same to the trustee or attorney named below. All persons indebted to Thomas L. Geiger are requested to make payment without delay to the trustee or attorney named below.

Daniel C. Geiger, Stephen C. Geiger, Garrett T. Geiger, and Arthur J. Geiger, Trustees c/o Emily N. Masotto, Esquire Sechler Law Firm LLC 20206 Route 19, Suite 300 Cranberry Twp, PA 16066

BCLJ: Jan 24, 31 & Feb 7, 2025

ESTATE NOTICE

Melissa Kinley Aretz, Trustee of The Kinley Revocable Living Trust dated March 1, 2024, and pursuant to 20 Pa. C.S. §7755(c) (1)(ii) request 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 MELISSA KINLEY ARETZ c/o ABERNETHY & HAGERMAN, LLC, 4927 William Flinn Highway, Allison Park, PA 15101.

BCLJ: Feb 7, 14 & 21 2025

NOTICE

NOTICE IS HEREBY GIVEN that on March 6, 2025, at 11:00 a.m., in Courtroom No. 4, of the Butler County Government/Judicial Center, Judge Streib will hold a public hearing regarding the sale of the Butler Middle School, formerly known as the Junior High School, located at 225 East North Street, Butler, PA 16001.

The Butler Area School District seeks approval for the sale of all land, buildings, and the contents thereof comprising the Butler Middle School ("Property") located in the City of Butler, Butler County, Pennsylvania. The School District has received an initial offer of One Hundred Fifteen Thousand Dollars (\$115,000.00) for the purchase of the Property, subject to the terms and conditions established by the School District.

AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT WILL ACCEPT HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE BUTLER MIDDLE SCHOOL, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE BUTLER MIDDLE SCHOOL AT A PURCHASE PRICE OF \$115,000.00. INTERESTED CITIZENS AND BUYERS MAY APPEAR AND BE HEARD, INCLUDING THOSE WHO WISH TO PURCHASE THE PROPERTY.

Butler Area School District
Thomas E. Breth, Esquire - Solicitor

DILLON MCCANDLESS KING
COULTER & GRAHAM, LLP
128 West Cunningham Street
Butler, Pennsylvania 16001

BCLJ: Feb 7, 14 & 21 2025

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 FEBRUARY 10, 2025, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
CHOURA, Emma J.	Susan Stamm and Barbara Gray, Co-Executrices	12/23/2024
DENNIS, Grace T.	Philip P.Lope, Executor	12/18/2024
ERNST, Raymond F.	Arlene C. Ernst, Executrix	12/18/2024
FARMERIE, Thelma M.	Elizabeth A. Gribik, Administratrix C.T.A.	12/19/2024
MERSHIMER, Gilbert D.	Nancy Morgan, Executrix	12/09/2024
SANGUIGNI, Sr., Alexander D.	Dawn Getty, Executrix	12/23/2024

NAME	GUARDIAN/TRUSTEE/POA	FILED
-------------	-----------------------------	--------------

BCLJ:January 31 & February 7, 2025

**LEGAL NOTICE
NOTICE OF JUDICIAL SALE**

Pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, as amended, and by Order of the Court of the Common Pleas of the County of Butler for the purposes set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. § 5860.512 et. seq.), NOTICE IS HEREBY GIVEN that the following properties listed shall be sold by the Tax Claim Bureau of Butler County on the 3rd day of April, 2025, at 11:00 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center, Butler, Pennsylvania, free and clear of all tax and municipal liens, mortgages, charges, and estates, except separately taxed ground rents, to the highest bidder at or above the amount set by the Court, and to the extent that such tax and municipal claims, liens, mortgages, charges, and estates can be properly discharged.

THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES BY THE BUTLER COUNTY TAX CLAIM BUREAU AT THE PUBLIC SALE

- 1. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all titles transferred by the Tax Claim Bureau are made under and subject to the said Act, specifically, § 612.1 thereof, which states in part: "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed."
- 2. The Tax Claim Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau, and said Tax Claim Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold. The Butler County Tax Claim Bureau does not convey title by general warranty deed and is held harmless for any defects in title. **The conveyance from the Butler County Tax Claim Bureau will not guarantee transfer of any oil, gas, coal interests, or any other mineral rights or the divestiture of any prior conveyance of any interest in same** or divestiture of any Inheritance Tax lien to the extent that the prior owner(s) is/are deceased.
- 3. The bid shall not be less than the Tax Claim Bureau total costs, including recording fees and transfer taxes,

incurred to bring the parcel to judicial sale. An itemization of such costs can be obtained from the Tax Claim Bureau; however, the total costs for each property will be disclosed at the time of sale.

- 4. The Tax Claim Bureau will issue a deed to the purchaser or nominee. Said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. The Judicial Sale will begin promptly at 11:00 a.m.; all funds must be paid in full by the closing of the sale at 1:00 p.m. on the date of the sale. The bid price, including transfer taxes, recording fees and all costs, must be paid in **SECURED FUNDS** in a form acceptable to the Tax Claim Bureau.
- 5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price by 1:00 p.m. on the date of the sale, the subject property will be re-exposed for Judicial Sale the same day at 3:00 p.m. The defaulting purchaser may not bid at the later sale. These deadlines may be extended only by Order of Court.
- 6. The Judicial Sale will be subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee, or warranty of occupancy for the property sold.
- 7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
- 8. The purchaser will be responsible for the **current year taxes, if due, and thereafter**. It is the purchaser's responsibility to immediately notify the tax collector of their purchase.
- 9. The property owner, or any member of the owner's immediate family, shall have no right to purchase his/her own property at this sale.
- 10. Parties who currently have real estate taxes turned in for collection to the Butler County Tax Claim Bureau shall have no right to purchase property at this sale.
- 11. All purchasers of property are hereby advised that the parcel purchased may have a Pennsylvania Inheritance Tax lien on the parcel. It is the position of the Pennsylvania Department of Revenue that this lien is not divested by a judicial sale under the Real Estate Tax Sale Law of 1947. Any

conveyance from the Butler County Tax Claim Bureau does not guarantee divestiture of any such lien.

All purchasers of property at this judicial sale should contact the PA Department of Revenue Office of Chief Counsel to determine whether or not this is applicable to the parcel that they have purchased, and if so, what the release of lien process is. The phone number is 717-787-1382. The email contact address is ra-rvocc-itx-rol-inq@pa.gov.

BIDDER REGISTRATION WILL BE REQUIRED 10 DAYS PRIOR TO THE SALE INCLUDING A NONREFUNDABLE FEE OF \$20.00 DUE AT THE TIME OF REGISTRATION

Advertisement Date

MSD No.	Tax Parcel ID Number	Owner(s)	Butler Eagle	Butler County Legal Journal
2024-40335	053-24-7-0000	Richard L & Beverly Miller	7/26/2023	7/28/2023
2024-40336	053-24-8-0000	Richard L & Beverly Miller	7/26/2023	7/28/2023
2024-40337	120-S6-A710-0000	Norman & Emily Friedline	7/26/2023	7/28/2023
2024-40338	170-S3-A148-0000	Jesse R Cancilla and Herbert Elias	7/26/2023	7/28/2023
2024-40339	290-S4-C2-0000	Corey A Stewart & Candace Corvi	7/26/2023	7/28/2023
2024-40340	310-S1-B5-0000	Danny L & Barbara Johnston	7/26/2023	7/28/2023
2024-40341	330-4F137-A6A10A-0	William A & Hazel A Warden	7/26/2023	7/28/2023
2024-40342	470-S1-B42-0000	Brian T Moore	7/26/2023	7/28/2023
2024-40343	561-29-15A-0000	Peter J Herman	7/26/2023	7/28/2023
2024-40344	563-26-71-0000	Terry L & Elizabeth Johnson	7/26/2023	7/28/2023
2024-40345	563-26-72-0000	Terry L & Elizabeth Johnson	7/26/2023	7/28/2023
2024-40346	564-19-173-0000	David C Baker	7/26/2023	7/28/2023

BCLJ: February 7, 2025

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 21st day of March, 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 April 18, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

January 24, 31 & February 7, 2025

No. 2024-30198

KEYBANK NA S/B/M FIRST NIAGARA BANK, N.A. vs

JOHN WILLIAM BARBATI, AS CO-ADMINISTRATOR CIA OF THE ESTATE JOJHN ALAN BARBATI, BRIAN JOSEPH BARBATI, AS CO-ADMINISTRATOR CTA OF THE ESTATE JOHN ALAN BARBATI

PROPERTY ADDRESS: 201 WILTSHIRE AVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 561 -35-81E-0000

All that certain land situate in the first ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 43 in the Revised Boyd Heights Plan of Lots as recorded in Rack File 14 page 15. Subject to the building line and any easements and servitudes as shown by instruments of record. Being the same granted to the grantors recorded at the Recorder of Deeds office of Butler County, Pennsylvania by Deed dated June 28, 1976, Deed Book 1026,

Page 158. Subject to restrictions, reservations, easements covenants, oil, gas or mineral rights of record, if any.

BEING known and numbered as 201 Wiltshire Avenue, Butler, PA 16001

Being the same property conveyed to John

Alan Barbati who acquired title by virtue of a deed from John Alan Barbati and Kathryn M. Barbati, his ife, dated December 23, 1993, recorded December 29, 1993, at Document ID 031089, and recorded in Book 2391, Page 922, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-35-81E-0000

BCLJ: January 24, 31 & February 7, 2025

No. 2023-30030

WILMINGTON SAVINGS FUND SOCIETY FSB vs

JEFFREY M. BARBER, JULIANE M. BARBER

PROPERTY ADDRESS: 181 Brinker Rd, Butler, PA 16002 UPI / TAX PARCEL NUMBER: 290-1 FI 51-25.0000

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

BEGINNING at a point in the center line of T-588 at the Southeast corner of the parcel herein described, said point being common to the Northeast corner of lands of now or formerly L. Wager; thence by the Northern line of Wagner, North 84° 50' 53" West, a distance of 202.3 feet to a point on the line of lands of now or formerly Heasely Nurseries, Inc.; thence by same the following courses and distances: North 17° 6' 00" West, a distance of 183.67 feet to a point; thence North 2° 53' 33" East, 578.37 feet to a point on the line of the railroad right of way; thence by same the following five courses and distances: North 75° 37' 26" East, a distance of 68.58 feet; thence South 71° 7' 34" East. A distance of 600 feet; thence South 62° 18' 34" East, a distance of 750.00 feet; thence South 68° 23' 37" East, a distance of 596.89 feet; thence South 72° 26' 23" East, a distance of 343.75 feet to a point in the center line of T-588; thence by same, South 3° 44' 20" West, 407.32 feet to a point, the place of beginning.

CONTAINING 23.39 acres and having thereon erected a dwelling house and outbuildings.

BEING THE SAME PREMISES which Jeffrey M. Barber, by Deed dated March

27, 2007 and recorded on March 30, 2007, in the Butler County Recorder of Deeds as Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Wemer-Barber, husband and wife.

Being Known as 181 Brinker Road, Butler, PA 16002 Parcel I.D. No. 290-1 F151-25.0000

BCLJ: January 24, 31 & February 7, 2025

No. 2017-30207

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs

BERNARD D CREEDON, NATALI A CREEDON

PROPERTY ADDRESS: 210 CRESCENT CT, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S20-C210000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 21 in the Ravenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvanian, in Plan Book Volume 160, pages 46 and 47.

UNDER AND SUBJECT, nevertheless, to certain covenants, conditions and restrictions as set forth in the Protective Covenants affecting Ravenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2246, page 1.

AND the Grantees, for themselves, their heirs and assigns, by acceptance of this Deed agree with the Grantor, his heirs and assigns, that such the covenants, conditions and restrictions shall be covenants running with the land.

UNDERAND SUBJECT to all matters as shown on the Ravenwood Plan of Lots.

UNDER AND SUBJECT to all prior grants and reservations of coal, oil, gas, mining rights, rights of way, easements, covenants and restrictions, as the same may be and appear in prior instruments of record.

BEING THE SAME PREMISES which Robert

C. Sinewe and Michelle M. Sokolowski, his wife, by Deed dated July 17, 1998 and recorded on July 20, 1998, in the Butler County Recorder of Deeds Office at Deed Book Volume 2888 at Page 694, as Instrument No. 199807200020117, granted and conveyed unto Bernard D. Creedon and Natali A. Creedon, husband and wife.

Being Known as 210 Crescent Court, Cranberry Township, PA 16066

Parcel I.D. No. 130 S20 C210000

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30203

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 vs

RYAN DAVID EARLY, LINDA CAMPBELL, ERICA EARLY AKA EARLY, ERICA L. AKA EARLY, ERICA LINNAE

PROPERTY ADDRESS: 106 MORRIS ROAD, PETROLIA, PA 16050 UPI / TAX PARCEL NUMBER: 310-3F10-4J0000

ALL THAT CERTAIN piece, parcel or tract of land situate in Washington Township, Butler County, Commonwealth of Pennsylvania, bounded and described in accordance with survey of R.B. Shannon & Associates, Inc. dated August 6,1990, as follows:

BEGINNING at a point on the center line at the intersection of Old Route 38 and Township Road T-633, being the Northeast comer of the parcel herein conveyed;

THENCE South 12 degrees 00' 00" West along the center line of Old Route 38, a distance of 778.63 feet to a point;

THENCE North 56 degrees 25' 55" West along lands of now or formerly Charles W. Gladd, a distance of 270.52 feet to a point;

THENCE North 18 degrees 38' 16" East along lands of now or formerly Salvatore Muscatelo, a distance of 648.86 feet to a point on the center line of T-633;

THENCE South 89 degrees 06' 43" East along said center line, a distance of 179.95 feet to a point, the place of beginning

TAX PARCEL: 310-3F10-4J0000

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30221

LAKEVIEW LOAN SERVICING, LLC vs

CHRISTINE L. GETNER

PROPERTY ADDRESS: 119 MCCONNELL DRIVE, BULTER, PA 16001 UPI / TAX PARCEL NUMBER: 170-S2-A21-0000

ALL that certain piece, parcel or tract of land situate in the Township of Franklin, County of Butler and State of Pennsylvania, being known and numbered as Lot No. 21 in the Andrews Realty Company of New Castle Plan of Lots, known as Mount Chestnut springs, as the same is recorded in the Recorder's Office of Butler County at Plot Book 4, Page 24, said lot being bounded and described as follows: Bounded on the North by Lot No. 51 in said plot of Moun Chestnut Springs; on the East by Lot No. 24 in said plot; on the South by Lot No. 22 in said plot and on the West by McConnell Drive, and extending back of even width a distance of two hundred (200) feet. SAID property being more specifically described as follows:

BEGINNING at a point in the center line of McConnell Drive, said point being the Northwest comer of the parcel herein described and common to the Southwest corner of Lot No. 51; thence by Lot 51, North 81° 57' 45" East, 200 feet co an existing monument at the Northwest corner of Lot 24; thence by Lot 24, South 2° 2' 15" East, 115 feet to an existing iron pin at the Northeast corner of Lot 22; thence by Lot 22, Souch 87° 57' 45" West, 200 feet to a point in the center line of McConnell Drive; thence by same, North 2° 2' 15" West, 115 feet to a point the place of beginning.

PROPERTY KNOWN AS 119 McConnell Drive, Butler, PA 16001

Parcel Number: 170-S2-A21-0000

Property Address: 119 McConnell Drive, Butler, PA 16001

BEING the same premises which Clifford P. Boyer a/k/a Clifford R. Boyer and Bobbie L. Boyer by Deed dated May 7, 2004 and recorded in the Office of Recorder of Deeds of Butler County on May 10, 2004

Instrument#200405100014714 granted and conveyed unto Christine L. Getner.

BCLJ: January 24, 31 & February 7, 2025

No. 2023-30114

WILMINGTON SAVINGS FUND SOCIETY FSB vs

DARLENE J. KISER

PROPERTY ADDRESS: 226 HAVENHILL DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 056-20-J950000

ALL THAT CERTAIN PIECE, PARCEL OR LOT LAND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 95 OF THE WOODBURY ESTATES PLAN NO. 4 AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY ON NOVEMBER 12, 1968, IN PLAN BACK FILE 58, PAGE 4.

HAVING ERECTED THEREON A DWELLING HOUSE.

The improvements thereon being commonly known as 226 Havenhill Road, Butler, Pennsylvania 16001.

Being the same lot or parcel of ground which by Deed Dated May 26. 1988 and Recorded June 1, 1988 among the Land Records of Butler County in Book 1403 Page 0920, was granted and convexed by Richard F. Hanlon and Tracey Marie Hanlon, His Wife, unto Gary D. Kiser and Darlene J. Kiser, His Wife. On or about January 18, 2022 Gary D. Kiser departed this life, whereby leaving title vested solely in Darlene J. Kiser. •

PARCEL NO. 056 20 1950000

BCLJ: January 24, 31 & February 7, 2025

No. 2020-30071

21 ST MORTGAGE CORPORATION, ASSIGNEE OF MERS AS NOMINEE FOR CIT GROUP/CONSUMER FINANCE INC. vs

KATHLEEN LAURIA, STEVEN LAURIA

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051 UPI / TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to s point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppingor, South 88 degrees West, a distance of 641 feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30230

PHH MORTGAGE CORPORATION vs

JEAN LUMLEY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF RALPH R. DAY, DECEASED, PATTY NAGY,

SOLELY IN HER CAPACITY AS KNOWN HEIR OF RALPH R. DAY, DECEASED, NANCY NEFF, SOLELY IN HER CAPACITY AS KNOWN HEIR OF RALPH R. DAY, DECEASED, UNKNOWN HEIRS OF RALPH R. DAY

PROPERTY ADDRESS: 901 BROADWAY AVE, EAST BUTLER, PA 16029 UPI / TAX PARCEL NUMBER: 380-S4-A804-0000

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN THE BOROUGH OF EAST BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY BROADWAY STREET; ON THE EAST BY NINTH STREET; ON THE SOUTH BY AN ALLEY; AND ON THE WEST BY LOT NO. 805 IN PLAN OF LOTS LAID OUT BY THE BUTLER LAND AND IMPROVEMENT COMPANY AT EAST BUTLER, AND BEING IN SIZE SIXTY (60) FEET ON SAID BROADWAY STREET AND RUNNING BACK BY PARALLEL LINES ONE HUNDRED TWENTY-FIVE (125) FEET TO AN ALLEY, AND BEING KNOWN AS LOTS NOS. 803 AND 804 IN THE ABOVE MENTIONED PLAN OF LOTS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 380-54-A804; SOURCE OF TITLE IS BOOK 1113, PAGE 21 (RECORDED 05/05/80)

Parcel Number: 380-S4-A804-0000

Property Address: 901 Broadway Avenue, East Butler, PA 16029

BEING the same premises which George J. Schnur and Marcella F. Schnur, His Wife by Deed dated April 28, 1980 and recorded in the Office of Recorder of Deeds of Butler County on May 5, 1980 at Book 1113, Page 21 granted and conveyed unto Ralph R. Day And Dorothy M. Day, His Wife.

THE SAID Ralph R. Day having departed this life on November 18, 2023.

THE SAID Dorothy M. Day having departed this life on July 6, 2017.

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30220

WELLS FARGO BANK, N.A. vs

DON W. OSBORNE, JESSICA K OSBORNE

PROPERTY ADDRESS: 340 MARS VALENCIA ROAD, MARS, PA 16046 UPI / TAX PARCEL NUMBER: 10-3F66-56D1A

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

BEGINNING at the Northeast corner of the tract herein conveyed at a point on the West line of the Mars-Valencia Road at the corner of lands now or formerly of Rosebaugh; thence South 140 25' West along the West line of the Mars-Valencia Road, a distance of 120.00 feet to a point by lands now or formerly of Adams; thence North 75 0 35' West along lands now or formerly of Adams, a distance of 140.00 feet to a point at other lands now or formerly of Sample A. Kennedy and Marvel L. Kennedy, his wife; thence North 140 25' East along other lands now or formerly of Sample A. Kennedy, et ux. a distance of 120.00 feet to a point by lands now or formerly of Rosebaugh; thence South 75 0 35' East along lands now or formerly of Rosebaugh, a distance of 140.00 feet to a point at the place of BEGINNING.

TAX PARCEL NO. 10-3F66-56D1A

UNDER AND SUBJECT to a right of way of 16 feet in width for the purpose of ingress, egress and for a lot of land lying directly west of the above described property and formerly a part of the same tract, which right of way runs from the East side of the above described property, being the Mars-Valencia Road, to the West side of the above described property and more fully shown on a survey of Lucas Engineering Co., dated December 9,1969.

BEING the same premises which Robert C. Lambert and Robyn L. Lambert, husband and wife, by Deed dated December 16, 2011, and recorded December 21, 2011, in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania, as Instrument No. 201112210031704, granted and conveyed unto Don W. Osborne and Jessica K. Osborne, husband and wife, in fee.

Tax Parcel: 10-3F66-56-D1A

Premises Being: 340 Mars Valencia Road, Mars, PA 16046

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30219

CARRINGTON MORTGAGE SERVICES, LLC vs

JUSTIN MARCUS PERKINS, JOYCE ILLEEN PERKINS A/K/A JOYCE ILLEEN PERKINS

PROPERTY ADDRESS: 185 ALDERSON ROAD, SAXONBURG, PA 16056 UPI / TAX PARCEL NUMBER: 230-2F75-9D-0000

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

BEGINNING at a point on the centerline of Township Road T-484 a/k/a Alderson Road, having a 33 foot right of way, said point being common to line of Parcel 1 in the Hay Subdivision No 1 ; thence following the centerline of Township Road T-484 the following courses and distances; South 53° 57' 24" East, 82.51 feet; South 58° 25' 03" East, 117.49 feet to a point; thence leaving the centerline of Township Road T-484, South 16° 05' 11" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 228.00 feet to a point; thence North 65° 06' 12" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 164.76 feet to a point; thence North 23° 27' 28" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 83.58 feet to a point; thence North 23 ° 2T 39" East along line of Parcel 1 in the aforesaid Subdivision, a distance of 199.47 feet to a point at the place of beginning.

BEING known as Parcel 3 in the Hay Subdivision No. 1 as prepared by W. J. McGarvey of Butler, Pennsylvania, dated January 26, 1983, revised March 04, 1983, and January 19, 1984, and recorded in the Butler County Recorder's Office in Rack File 103, Page 22.

PARCEL NO. 230-2F75-9D-0000

Being the same premises which Thomas Barthel, by Deed dated 02/19/2021 and

recorded 03/16/2021, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202103160007373, granted and conveyed unto Justin Marcus Perkins and Joyce Illeen Persons, in fee.

Tax Parcel: 230 2F75 900000

Premises Being: 185 Alderson Rd, Saxonburg, PA 16056

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30223

CARRINGTON MORTGAGE SERVICES, LLC vs

WILLIAM POTTS

PROPERTY ADDRESS: 182 GLADE RUN ROAD, RENFREW, PA 16053 UPI / TAX PARCEL NUMBER: 160-3F70-6A1AA-0000

ALL THAT CERTAIN TRACT OF LAND SITUATE FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING DESIGNATED AS LOT NUMBER 1 OF THE JAMES BANEY PLAN 2 RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 138, PAGE 31.

SUBJECT TO A FIFTY (50) FOOT BUILDING LINE.

SUBJECT TO INGRESS AND EGRESS ACROSS LOT TO EXISTING DRIVEWAY AS SHOWN ON RECORDED PLAN.

UNDER AND SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS RECORDED IN PRIOR INSTRUMENTS OF RECORD.

PARCEL NO. 160-3F70-6A1AA-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 182 Glade Run Road, Renfrew, PA 16053

BEING THE SAME PREMISES which James E. Baney and carol E. Baney, husband and wife, by Deed dated June 29, 1990 and recorded July 5, 1990 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Book 1612, Page 295 granted and conveyed unto William Potts

and Eileen Potts, husband and wife, in fee.

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30232

WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE GREEN TREE MORTGAGE LOAN TRUST 2005-HE1 vs

DEBRA L RUSSELL

PROPERTY ADDRESS: 607 CASSANDRA DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S24-D6-0000

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being specifically described as Lot NO. 6 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on the 20th day of December, 19S6 at Plan Book Volume 198, pages 36-38.

TITLE VESTED IN Debra L. Russell from Christopher P. Wiesen and Brenda K. Wiesen by Deed dated October 13, 199, recorded on October 26,199, at the Butler County Recorder of Deeds Office, in Deed Book 3064, page 0556.

The improvements thereon being known as 607 Cassandra Drive, Cranberry Township, PA 16066.

Tax Map No. I30-S24-D6-0000

BCLJ: January 24, 31 & February 7, 2025

No. 2022-30089

FREEDOM MORTGAGE CORPORATION vs

TYLER A. SLEPSKI

PROPERTY ADDRESS: 308 WEST BOYD AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 561-31-130

All that certain piece, parcel or lot of land situate in the First Ward of the city of Butler, Butler County, Pennsylvania, being known

and designated as Lot 15 in the Plan of Lots in Purpart 5 of the W.S. Boyd Plan of Springdale as recorded in the Recorder's Office of Butler County, PA, at Plan Book 2 page 22, and being more specifically bounded and described as follows:

Commencing at a point on the Northerly line of West Boyd Avenue at a point in common to Lot 14 of the same Plan, said point being the Southeast corner of the premises herein described; thence along the Northerly line of West Boyd Avenue, North 88 degrees 45 minutes 00 seconds West a distance of 40.0 feet to a point on Lot 16; thence by line of same, North 01 degree 15 minutes 00 seconds East a distance of 107.60 feet to Tacoma Avenue; thence by line of same North 54 degrees 00 minutes 00 seconds East a distance of 3.97 feet to a point on Shady Avenue; thence by line of same South 88 degrees 45 minutes 00 seconds East a distance of 36.84 feet to a point on line of Lot 14; thence by line of same South 01 degree 15 minutes 00 seconds West a distance of 110.0 feet to a point, the place of the beginning.

Having thereon erected a two-story frame dwelling.

Being Tax Parcel No.: 561-31-130

BEING THE SAME PREMISES which Ralph D. Slepiski and Tonya M. Snyder n/k/a Tonya M. Slepiski, husband and wife, by Deed dated 10/30/2018 and recorded 10/31/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810310022311, granted and conveyed unto Tyler A. Slepiski, a single man, in fee.

Tax Parcel: 561-31-130

Premises Being: 308 West Boyd Avenue, Butler, PA 16001

BCLJ: January 24, 31 & February 7, 2025

No. 2024-30207

FIRST COMMONWEALTH BANK vs

COREY A STEWART, CANDACE E CORVI

PROPERTY ADDRESS: 135 RIMP ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-S4-C2-0000

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

COMMENCING at a point in the center line of T-628, at a point in common to Lot No. 1 of the same Plan; thence along the center line of T-628, North 1 1 degrees 19 minutes West, a distance of 128.21 feet to a point; thence continuing along the center line of T-628, North 4 degrees 41 minutes West, a distance of 21.79 feet to a point on line of Lot No. 3 of the same Plan; thence along line of Lot No. 3, North 85 degrees 53 minutes 10 seconds West, a distance of 484.69 feet to a point on line of lands of now or formerly M.C. Geibel; thence along line of lands of now or formerly M.C. Geibel, North 7 degrees 7 minutes East, a distance of 145.32 feet to a point on line of Lot No. 1; thence along line of Lot No. 1, South 85 degrees 53 minutes 10 seconds East, a distance of 439.64 feet to a point in the center line of T-628, the place of beginning.

CONTAINING 1.54 acres in accordance with survey of Greenough & Greenough, Inc. dated September 20,1976.

BEING Lot No. 2 in the Property Subdivision of Regis R. Shuler and Betty J. Shuler as recorded in the Recorder's Office of Butler County, PA at Plan Book 68, Page 31.

HAVING erected thereon a dwelling known as 135 Rimp Road, Butler, PA 16002 and designated as Assessment No. 290-S4-C2-0000.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same property which Debra L. Smith, now known as Debra L. Fair and Dawn S. Finucan, by Deed dated September 23, 2015 and recorded with the Recorder of Deeds of Butler County, Pennsylvania on September 25, 2015 at Instrument No. 201509250021236, granted and conveyed unto Corey A. Stewart and Candace E. Corvi, as joint tenants with the right of survivorship in the survivor.

BCLJ: January 24, 31 & February 7, 2025

No. 2022-30069

FREEDOM MORTGAGE CORPORATION
vs

RYAN J. TODD, KRISTEN D. RUGG

PROPERTY ADDRESS: 1957 Oneida Valley Rd, Karns City, PA 16041 UPI/ TAX PARCEL NUMBER: 110-3F08-15E

ALL that certain piece, parcel or lot of land situate in Concord Township, Butler County, Pennsylvania, known as Lot No. 2-A in the Schmoll Subdivision No. 2 as filed at Plan Book 165, Page 21, more particularly described as follows:

BEGINNING at the Northeastern corner of Lot No. 2-A and being a point in the center of State Route 28;

THENCE South 26° 35" 00' West along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 27° 31" 00' West continuing along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 28° 10" 30" West continuing along the center line of State Route 38 a distance of 100 feet to a point, being the Southeast corner of Lot No. 2-A;

THENCE North 62° 29" 00' West leaving the center line and along other lands, now or formerly, of Richard C. Schmoll, a distance of 289.40 feet to an iron pin;

THENCE North 27° 25" 30' East along lands now or formerly of Richard C. Schmoll a distance of 299.98 feet to an iron pin;

THENCE South 62° 29" 00' East along lands now or formerly of Richard C. Schmoll a distance of 289.40 feet to a point in the center line of State Route 38, the place of beginning.

CONTAINING 2 acres, more or less, and a dwelling house. BEING designated as Tax Parcel ID No. 110-3F08-15E.

BEING THE SAME PREMISES which Kevin J. Campbell and Janet E. Campbell, husband and wife, by Deed dated 10/10/2018 and recorded 10/15/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810150020827, granted and conveyed

unto Ryan J. Todd and Kristen Rugg, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, in fee.

Tax Parcel: 110-3F08-15E

Premises Being: 1957 Oneida Valley Road, Karns City, PA 16041

BCLJ: January 24, 31 & February 7, 2025

Sheriff of Butler County, Michael T. Slupe