

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: Elizabeth A Deal

Late of: Eau Claire PA
Executor: Kent S Deal
280 Moniteau Road
Boyers PA 16020
Executor: Beth R Deaton
706 Kraft Court
Glen Burnie MD 21061
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 23, 30 & June 6, 2025

Estate of: John Everett Knox

a/k/a: John E Knox
Late of: Clay Township PA
Executor: Janet Gill-Shilling
200 Lower Christy Road
West Sunbury PA 16061
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001
BCLJ: May 23, 30 & June 6, 2025

Estate of: Ronald Krupa

Late of: Forward Township PA
Executor: Christine K Walters
983 Meridian Road
Renfrew PA 16053
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: May 23, 30 & June 6, 2025

Estate of: Kenneth McNaughton

Late of: Center Township PA
Administrator: Sharon E McNaughton
365 Jamisonville Rd
Butler PA 16001
Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchyk LLP
222 S. Main St.

Butler PA 16001
BCLJ: May 23, 30 & June 6, 2025

**Estate of: Dorothy I Myers
a/k/a: Dorothy Irene Myers**

Late of: Butler Township PA
Administrator: Stephen K Myers
415 Pennsylvania Ave
Monaca PA 15061
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: May 23, 30 & June 6, 2025

Estate of: Thomas John Reges

Late of: Butler County PA
Administrator: Mary Ann Harding
1432 Deer Trail Drive Apt 101
Fayetteville NC 28314
Attorney: Nora Gieg Chatha
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222
BCLJ: May 23, 30 & June 6, 2025

Estate of: Kathleen Seren

Late of: Cabot PA
Administrator: Matthew D Seren
9324 Winterset Drive
Potomac MD 20854
Attorney: Colleen D Bratkovich
Zacharia Brown PC
6530 William Penn Highway Suite 310
Delmont PA 15626
BCLJ: May 23, 30 & June 6, 2025

Estate of: Nicholas Michael Timko Jr

Late of: Butler PA
Administrator: Timothy T Timko
27808 Evergreen Run
Imperial PA 15126
Administrator: Terrance J Timko
4521 Turner Valley Rd
North Huntingdon PA 15642
BCLJ: May 23, 30 & June 6, 2025

**Estate of: Donna Marie Wuenschell
a/k/a: Donna M Wuenschell**

Late of: Cranberry Township PA
Executor: Joseph A Wuenschell
PO Box 1820
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 23, 30 & June 6, 2025

SECOND PUBLICATION**Estate of: Lillian F Bachman**

Late of: Jefferson Township PA
 Executor: Robert L Bachman
 4304 Dunkheld Way
 Durham NC 27705
 Attorney: Richard L Osberg III
 Law Offices Of Richard L. Osberg, III,
 PLLC
 1900 Main Street, Suite 225
 Canonsburg PA 15317
 BCLJ: May 16, 23 & 30, 2025

Estate of: Kimberly Ann Brannock

Late of: Harmony PA
 Administrator: Douglas D Brannock
 110 Timber Ridge Drive
 Harmony PA 16057
 BCLJ: May 16, 23 & 30, 2025

Estate of: Rose M Callahan**a/k/a: Rose Callahan**

Late of: Franklin Township PA
 Executor: Judith A Callahan
 618 Ridgeway Avenue
 Grove City PA 16127
 Attorney: Timothy R Bonner
 McNickle & Bonner LLP
 209 West Pine Street
 Grove City PA 16127
 BCLJ: May 16, 23 & 30, 2025

Estate of: Richard D Collins

Late of: Cranberry Township PA
 Executor: Debra S Durr
 175 Cunning Rd
 New Brighton PA 15066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: May 16, 23 & 30, 2025

Estate of: James R Cortese

Late of: Cranberry Township PA
 Executor: Carol Lynn Estok
 106 Parkside Place
 Cranberry Twp PA 16066
 Attorney: Molly M Creenan
 Creenan & Baczkowski PC
 3907 Old William Penn Highway Suite 304
 Murrys ville PA 15668
 BCLJ: May 16, 23 & 30, 2025

Estate of: Richard A Crillo

Late of: Cranberry Township PA
 Executor: Gary Paracca
 534 Paracca Lane
 Fombell PA 16123

Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063
 BCLJ: May 16, 23 & 30, 2025

Estate of: Norma W Ford**a/k/a: Norma Rose Ford**

Late of: Cranberry Township PA
 Executor: Joseph E Ford III
 115 Oak Drive
 Sarver PA 16055
 Attorney: John T Richards III
 Richards & Richards LLP
 101 Bradford Rd Ste 100
 Wexford PA 15090
 BCLJ: May 16, 23 & 30, 2025

Estate of: Linda M Gallo

Late of: Seven Fields PA
 Executor: Richard Joseph Gallo
 291 Orchard Dr
 Mt Lebanon PA 15228
 Executor: Kristine Gallo Campsie
 2532 Countryside Lane
 Wexford PA 15090
 Attorney: Kate Cleary Lennen
 Myers Law Group LLC
 17025 Perry Hwy
 Warrendale PA 15086
 BCLJ: May 16, 23 & 30, 2025

Estate of: Donna Lee Gides**a/k/a: Donna Lee Janovich**

Late of: Zelienople PA
 Executor: Cynthia J Pirrera
 2000 May Drive Apt #416
 Zelienople PA 16063
 BCLJ: May 16, 23 & 30, 2025

Estate of: Ruth Jean Grimm

Late of: Butler PA
 Executor: Tracey L Crouch
 316 Se Pioneer Way #284
 Oak Harbor WA 98277
 BCLJ: May 16, 23 & 30, 2025

Estate of: Marjorie J Kennedy

Late of: Mars PA
 Executor: Charles W Kennedy
 140 Hutchman Road
 Mars PA 16046
 Attorney: Matthew S Snyder
 282 East End Avenue
 Beaver PA 15009
 BCLJ: May 16, 23 & 30, 2025

Estate of: Robert A Masartis

Late of: Middlesex Township PA
 Executor: Jenna Marie Masartis

70 Lakewood Avenue
West View PA 15229
Attorney: Brock A Meanor
234 Beaver Street Suite 2
Sewickley PA 15143
BCLJ: May 16, 23 & 30, 2025

**Estate of: Diane J Migliorini
a/k/a: Diane J Palmer**

Late of: Butler PA
Executor: David Allen Migliorini
808 East Pearl Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Christian A Miller Jr

Late of: Butler PA
Executor: Drew C Miller
4367 Highland Ave
Butler PA 16001
Attorney: Charles R Reis
Reis Law Firm
5700 Corporate Dr Suite 510
Pittsburgh PA 15237
BCLJ: May 16, 23 & 30, 2025

Estate of: Lucy J Mudrick

Late of: Butler PA
Administrator: Nick Mudrick Jr
111 Garden Grove Road
Butler PA 16001
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Eleanor Ann Spohn

a/k/a: Eleanor A Huselton

Late of: Butler Township PA
Administrator: Francis J Spohn Jr
438 Whitestown Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Florence M Stakor

Late of: Butler PA
Executor: Margaret Mueller
616 Dogwood Ln
Vermilion Oh 44089
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Mary Jane Sunder

Late of: Center Township PA
Executor: Joseph E Sunder
109 Mohawk Dr
Butler PA 16001
Attorney: Joseph H Keebler Jr
Dale Woodard Gent McFate Law Firm
1030 Liberty Street
Franklin PA 16323
BCLJ: May 16, 23 & 30, 2025

Estate of: George E Wardle Jr

Late of: Butler PA
Executor: Matthew D Wardle
2748 Fletcher Street
Salem VA 24153
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Helen R Yaroschak

Late of: Saxonburg PA
Executor: Joseph A Yaroschak
560 Saxonburg Road
Butler PA 16002
Executor: John P Yaroschak
657 Saxonburg Road
Butler PA 16002
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

THIRD PUBLICATION

Estate of: Dolores M Allison

Late of: Center Township PA
Executor: Howard J Allison
109 Barron Lane
Butler PA 16001
Attorney: David M Crissman
Montgomery Crissman Pllc
518 North Main Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: John Cyprian

a/k/a: John P Cyprian

Late of: Middlesex Township PA
Executor: Linda J Cyprian
212 E Cunningham St
Butler PA 16001
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC

130 East Jefferson Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Gina Marie DePietro

Late of: Harmony PA
Administrator: Pamela Fratangelo
1298 Old Leechburg Road
Pittsburgh PA 15239
Attorney: David J Delfiandra
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 28th Fl
Pittsburgh PA 15219
BCLJ: May 9, 16 & 23, 2025

Estate of: Betty Jean Staley-Dickey

Late of: Butler PA
Executor: Brian Staley
220 Cecelia Street
Butler PA 16001
Attorney: John J Morgan
300 North McKean St
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Charles E Dillon Jr

Late of: Butler PA
Executor: Patricia J Birckbichler
205 Rittswood Drive
Butler PA 16001
Executor: Mary Jo Hutchison
602 Hawaii Court
Punta Gorda Fl 33950
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Lorraine M Harbison

a/k/a: Lorrie M Harbison

Late of: Cranberry Township PA
Administrator: Ryan Harbison
113 Fieldgate Drive
Cranberry Twp PA 16066
Attorney: Peter D Lyle
Morascyzk & Polochak Attorneys At Law
81 Dutilh Road Suite 200
Cranberry Twp PA 16066
BCLJ: May 9, 16 & 23, 2025

Estate of: Janet A Hinkel

a/k/a: Janet Hinkel

Late of: Muddycreek Township PA
Executor: Jill A McLaughlin
3013 Portland Avenue
Apex Nc 27502
Executor: Judy L Saunders
109 Sunset Ridge Road

Portersville PA 16051
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: May 9, 16 & 23, 2025

Estate of: Vernon L Hollihan

Late of: Middlesex Township PA
Executor: Allison Lee Hollihan
340 Putnam Ave
Brooklyn Ny 11216
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 9, 16 & 23, 2025

Estate of: Steven Charles Keller

Late of: Slippery Rock PA
Administrator: Steven C Keller II
123 Bucks Road
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 9, 16 & 23, 2025

Estate of: Herman Stanley Kuminkoski Jr

Late of: Valencia PA
Executor: Richard Kuminkoski
136 Bentley Downs Drive
Coraopolis PA 15108
Attorney: Michael F Santicola
Santicola Steele & Fedeles PC
722 Turnpike Street
Beaver PA 15009
BCLJ: May 9, 16 & 23, 2025

Estate of: John V Lees Jr

Late of: Valencia PA
Executor: Cynthia L Mikalauskas
1675 Rt 228 Pmb 1016
Cranberry Twp PA 16066
Executor: Sherri D Pfeifer
216 W Jefferson St
Butler PA 16001
Attorney: Jennifer R Pullar
Paragon Legal Inc
228 South Main Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Walter Limbach II

a/k/a: Walter S Limbach

Late of: Clay Township PA
Executor: Raymond A Simon
406 North McKean Street

Butler PA 16001
 Executor: Lynne D Simon
 406 North McKean Street
 Butler PA 16001
 Attorney: Thomas J Doerr
 The Lynch-Law Group
 501 Smith Drive Suite 3
 Cranberry PA 16066
 BCLJ: May 9, 16 & 23, 2025

Estate of: Robert Regis Lutz
a/k/a: Robert L Lutz

Late of: Center Township PA
 Administrator: Roger W Lutz
 315 Lakewood Dr
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Harold R McKnight
a/k/a: Harold R McKnight Jr

Late of: Zelenople PA
 Executor: Debra Siceloff
 429 E End Ave #1
 Beaver PA 15009
 Attorney: W John Rackley
 345 Commerce St
 Beaver PA 15009
 BCLJ: May 9, 16 & 23, 2025

Estate of: Wilbert Dewitt McNeish
a/k/a: Wilbert D McNeish

Late of: Washington Township PA
 Executor: Megan E McNeish
 288 Keating Ave
 PO Box 68
 St Petersburg PA 16054
 Attorney: Michael W Sloat
 Lynn, King & Schreffler, P.c.
 606 Main Street P.o. Box 99
 Emlenton PA 16373
 BCLJ: May 9, 16 & 23, 2025

Estate of: Richard C. Osterrieder
a/k/a: Richard Clarence Osterrieder
a/k/a: Richard Osterrieder

Late of: Washington Township PA
 Executor: Scott Osterrieder
 513 Edgehill Drive
 Gibsonia PA 15044
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: May 9, 16 & 23, 2025

Estate of: Florine V Plavny
a/k/a: Florine Victoria Plavny

Late of: Slippery Rock PA
 Executor: Steven M Plavny
 450 Franklin Street
 Slippery Rock PA 16057
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Joseph J Schneider Jr

Late of: Lee County Fort Myers Florida
 Administrator C.t.a.: Nickolette N
 Goodemote
 544 Leesburg Station Road
 New Wilmington PA 16142
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Dianna Jean Trimbur
a/k/a: Dianna J Trimbur

Late of: Center Township PA
 Executor: Juliann Rebmman
 214 Havenhill Drive
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Kathryn V. Unitas
a/k/a: Kathryn Harris Laneve Unitas
a/k/a: Kathryn Unitas

Late of: Zelenople PA
 Executor: Matthew D. Laneve
 1756 Garvin Road
 Cranberry Twp PA 16066
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: May 9, 16 & 23, 2025

Estate of: Margaret Davis Waldron
a/k/a: Margaret D Waldron

Late of: Center Township PA
 Executor: Kenneth Waldron
 119 Woodhaven Drive
 Sarver PA 16055
 Executor: Margaret Waldron
 101 Eskimo Trail
 Sarver PA 16055
 Attorney: James P Coulter
 Dillon McCandless King

Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Thomas Dean Williams
a/k/a: Thomas D Williams
Late of: Melbourne Beach, Brevard
County, Florida
Executor: Deborah J William
140 Warsteiner Way Apt 803
Melbourne Beach Fl 32951
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Donald Paul Wyman
Late of: Valencia PA
Executor: James D Wyman
1066 Blackhawk Dr
Valencia PA 16059
Executor: Susan B Wyman
1066 Blackhawk Dr
Valencia PA 16059
Attorney: Jeffrey R Bellomo
Bellomo & Associates LLC
3198 East Market Street
York PA 17402
BCLJ: May 9, 16 & 23, 2025

Estate of: Judith Yohe
a/k/a: Judith Ann Yohe
Late of: Butler PA
Executor: Jaela Shenwei Yohe
4015 Ewing Street
Pittsburgh PA 15224
Attorney: Harold A English
H A English And Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101
BCLJ: May 9, 16 & 23, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
March 28, 2025 - April 4, 2025**

**Amon, Ryder J--FIRST COMMUNITY MTG
INC--Butler City Ward:5 Street:630 New
Castle St Parcel:565-24-156:\$170,000.00**
**Bagley, Ann Elizabeth; Bagley, Curtis;
Bagley, Douglas Curtis; Bagley, Joan;
Deyta, Jennifer Marie--CITIZENS BK
NA--Slippery Rock Twp Lot:2 Street:134
Forrester Rd Parcel:280-4F72-2
Acre:19.69:\$120,000.00**

**Barrett, Donna By P/A; Barrett, Stewart--HOLLAND MTG ADVISORS--Cranberry
Twp Sub/Condo:Glen Eden Single Family
Plan P Lot:101 Street:125 Eden Way Court
Parcel:130-S18-B101:\$344,000.00**

**Beckett, Daniel; Beckett, Latoysa;
Mortgage Elec Registration Systems
Inc--PENNYMAC LOAN SERVS LLC--
Adams Twp Sub/Condo:Villages @ Camp
Trees Ph 2 Lot:210 Street:266 Tamarack
Drive Parcel:010-3F66-A21:\$758,000.00**

**Bennett, Justin; Yoho, Alexa--DOLLAR BK
FED SAV BK--Worth Twp Street:247 Dickey
Road Parcel:330-4F86-34:\$294,000.00**

**Bezila, Donald W; Bezila, Pamela L--
DOLLAR BK FED SAV BK--Cranberry Twp
Street:202 Meadowbrook Dr Parcel:130-
S20-A302:\$400,000.00**

**Bonomo, Eileen K; Bonomo, John
M--WESBANCO BK INC--Zelienople
Boro Sub/Condo:Zelienople Extension
Plan Lot:119 Street:172 Walnut Street
Parcel:550-S2-A12:\$460,000.00**

**Brenneman, Cathy A--ARMCO CRED UN--
Cranberry Twp Street:912 Gregory Ct
Parcel:130-S36-A553:\$48,000.00**

**Brink, Megan M; Shelkey, Devin J--
ARMCO CRED UN--Bruin Boro Street:145
School St Parcel:340-S2-F1:\$72,750.00**

**Brown, Cole H; Scott, Lauren N--ARMCO
CRED UN--Fairview Twp Street:126 Red
Bud Rd Parcel:150-1F110-7C:\$240,800.00**

**Burchwilliams, Tamara B; Williams,
Rashid; Williams, Tamara B Burch--
CONSUMERS CRED UN--Cranberry
Twp Sub/Condo:Hazelwood Farms Sub
Plan Lot:34 Street:141 Hazelwood Drive
Parcel:130-S30-B34:\$303,800.00**

**Burtner, Lindsey L; Burtner, Seth A--
PNC BK NATL ASSN--Clinton Twp Sub/
Condo:Sunrise Farm Plan Lot:6 Street:850
Sunrise Farm Ln Parcel:100-1F161-27Q
Acre:2.89:\$250,000.00**

**Bush, Matthew James--LENDINGHEIGHTS
LLC--Butler City Ward:5 Street:419 Bredin
St Parcel:565-12-117:\$96,000.00**

**Cipoletti, Bryan; Snyder, Lauren;
Snyder, Preston--HOWARD HANNA
MTG SERVS--Butler Twp Sub/
Condo:Woodbury Ests Plan No 4 Lot:104
Street:208 Havenhill Drive Parcel:056-
20-J104:\$256,800.00**

**Clayton, Danielle M; Clayton, Matthew
M--ARMCO CRED UN--Chicora Boro
Street:529 North Main St Parcel:460-
S1-F29:\$20,000.00**

**Cornman, Michael A Jr--UNITED
WHOLESALE MTG LLC--Butler
City Ward:5 Sub/Condo:Graham
Plan Lot:5 Street:224 W Pearl St**

:25-00244
Kayla Jule Steffler and Aloysious Jonathan
Highhawk-Watts :25-00247
Radoj Glisik and Suzanne Julia Weessies
:25-00233

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE HOWELL FAMILY TRUST DATED MAY 1, 2002** as amended OCTOBER 13, 2016. Helen A. Howell, Grantor of the Trust, of 134 Marwood Rd., Cabot, Pennsylvania, 16023 died on February 6, 2025. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

David E. Howell
240 Dobson Rd
Mars, PA 16046

Sarah G. Hancher, Esquire
Hancher Law Office 101 North Green Lane
Zelienople, PA 16063

BCLJ: May 9, 16 & 23, 2025

TRUST ADMINISTRATION

Notice is given of the administration of the **Marilyn R. Belsterling Revocable Trust u/a/d March 3, 1997**, as amended and restated by Trust Agreement dated September 29, 2005. Marilyn R. Belsterling, Grantor, of Zelienople, Butler County, Pennsylvania, died April 21, 2025. Robert A. Belsterling, successor Trustee, 124 Plunkett Drive, Zelienople, PA 16063. Brian J. Kahle, Attorney, Tucker Arensberg, PC, One PPG Place, Suite 1500, Pittsburgh, PA 15222.

All persons having claims against the Marilyn R. Belsterling Revocable Trust are requested to make known the same to the Trustee or attorney named below. All persons indebted to the Marilyn R. Belsterling Revocable Trust are requested to make payment without delay to the Trustee or attorney so named:

Robert A. Belsterling, Trustee
124 Plunkett Drive
Zelienople, PA 16063

Brian J. Kahle, Attorney
Tucker Arensberg, P.C.
One PPG Place, Suite 1500
Pittsburgh, PA 15222

BCLJ: May 23, 30 & June 6, 2025

Fictitious Name Registration

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 22, 2025, for **First Choice Sealcoating of Chicora PA** with a principal place of business located at 1175 Chicora Rd, Chicora, PA 16025 in Butler County. The individual interested in this business is Kaitlyn J Rodgers, also located at 1175 Chicora Rd, Chicora, PA 16025. This is filed in compliance with 54 Pa.C.S. 311.

BCLJ: May 23, 2025

**IN COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MISCELLANEOUS DOCKET
NO. 2025-40042**

**IN RE:2005 ASTRO MOBILE HOME
VIN:DD00900AB**

LEGAL NOTICE

Notice is hereby given that on 10 February, 2025, the Petition of Mark Godfrey and Tammy Godfrey was filed in the above-named Court requesting an involuntary transfer of title to the above referenced vehicle, namely a 2005 Astro Mobile Home bearing VIN DD00900AB.

The Court has fixed 8 July, 2025 @ 9:45 a.m., in Courtroom #3 of the Butler County Courthouse, Butler, Pennsylvania as the time and place for a hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of Petitioners should not be granted.

J. Lansing Hills, Esq.
Law office of J. Lansing Hills, Esq., PLLC
PO Box 212
Bruin, PA 16022

BCLJ: May 23, 2025



Bench Bar at BC3

Friday, September 19, 2025

Holiday Party at Treesdale

Friday, December 5, 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 18th day of July, 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 August 15, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 9, 16 & 23, 2025

No. 2025-30062

CITIGROUP MORTGAGE LOAN TRUST 2021-RP6 vs JAMES E. BENTLEY, ROSALIE K. BENTLEY

PROPERTY ADDRESS: 165 OAKDALE DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 550-S8-A40-0000

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Zelenople, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 40 in the Timberbrook Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 81, pages 45 through 48.

UNDER AND SUBJECT TO coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER AND SUBJECT TO rights or way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

BEING THE SAME PREMISES which Matthew D. Burke and Kelly S. Burke, husband and wife, by Deed dated May 26, 2005 and recorded on June 24, 2005, in the Butler County Recorder of Deeds Office as Instrument No. 200506240016551, granted and conveyed unto James E. Bentley and Rosalie K. Bentley, husband and wife.

Being Known as 165 Oakdale Drive, Zelenople, PA 16063

Parcel I.D. No. 550-S8-A40-0000

BCLJ: May 9, 16 & 23, 2025

No. 2025-30082

DATA MORTGAGE, INC. vs ENOCH M. BLACKBURN A/K/A ENOCH BLACKBURN

PROPERTY ADDRESS: 1250-1254 EVANS CITY ROAD, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 370-S2-D36C8-0000

All that certain land situate in the Borough of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being lot 8R in the Joy Wilson Lots 8 and 10/Lot Line Revision Plan of Subdivision, recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania on November 12, 1995 in Plan Book 188, Page 26, formerly being Lot Nos. 8 and 10 in the Maplewood Plan, recorded in the Office of the Recorder of deeds in and for Butler County, Pennsylvania on October 8,1993 in Plan Book 168, Page 40.

BEING designated as Tax Parcel No. 370-S2-D36C8 (formerly Tax Parcel Nos. 370-S2-D36C8 and 370-S2-D36C10 and consolidated as Parcel No. 370-S2-D36C8)

UNDERAND SUBJECT to Protective Covenants recorded in Record Book 2378, Page 227.

UNDER AND SUBJECT to restrictions, reservations, easements and rights of way as recorder in prior instruments of record.

Being the same premises which James R. Mulkern and wife Joy D. Mulkern, by Deed dated 10/11/2022 and recorded 10/12/2022, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202210120021514, granted

and conveyed unto Enoch Blackburn, in fee.
Tax Parcel: 370-S2- D36C8-0000

Premises Being: 1250-1254 EVANS CITY
RD, Evans City, PA 16033

BCLJ: May 9, 16 & 23, 2025

No. 2025-30051

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs HAROLD B. BURDICK

PROPERTY ADDRESS: 110 CRATTY LANE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 020-1 F122-15G-0000

ALL that certain piece, parcel, or lot of land situate in Allegheny Township, Butler County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point, which point is Southerly most corner of lands herein conveyed and which point is situate in the center line of a private lane now in place and existence and which lane leads in a Northeasterly direction from Pennsylvania Legislative Route 10082 to the former resident home of the Grantors herein and which point is located 208 feet in a Northeasterly direction along the centerline of said lane by its various courses from the point of intersection of division line of lands of grantors and Donald R. Eiler, et ux., with the centerline of said lane; thence 209 feet in a Northeasterly direction along the centerline of said land by its various courses to a point; thence 727 feet in a Northwesterly direction perpendicular to the center line of the aforesaid lane along line of lands of Grantors of which this is a part to a point; thence in a Southwesterly direction and parallel to the centerline of the aforesaid lane along lines of Grantors herein, a distance of 209 feet to a point; thence in a Southeasterly directions along line of lands of Grantors herein, 727 feet to the place of beginning.

TOGETHER with a right of ingress, egress, and regress over a private lane which extends to Township Road 840, which use and right is to be used in conjunctions with the other easement holders in said lane.

Parcel ID: 020-1F122-15G-0000
Property Address: 110 Cratty Lane, Parker, PA 16049

BEING the same premises which Fremont Investment and Loan, by deed dated January 10, 2007 and recorded January 26, 2007 at Inst. No. 200701260002099 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

ALSO BEING the same premises which Harold B. Burdick and Dorothy Anderson, by deed dated May 16, 2018 and recorded May 16, 2018 at Inst. No. 201805160009521 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30063

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET BACKED PASS-THROUGH CERTIFICATES vs DENISE A. HODGSON, VICKIE R. HODGSON

PROPERTY ADDRESS: 210 AMERICAN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-14

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

BEGINNING at the Southeast corner of the lot of now of formerly Andrew Bauers on the North side of American Avenue formerly West "D" Street: thence Northward along the said property line of now or formerly Andrew Bauers, a distance of one hundred seven feet and six inch (107 feet 6 inches), more or less, to the property line of now or formerly Robert A. Wright, et al., formerly Frank Smith; thence Eastwardly along the property lint! of said now or formerly Robert A. Wriqh et al., formerly Frank Smith, parallel with the North line of American Avenue, a distance of twenty-eight (28) feet to a post at line of lands of now or formerly Greenert; thence, Southward paralleling the West line of the within described lot, a distance of one hundred seven feet and six inches (107 feet

6 inches), more or less to the North line of said American Avenue; thence Westward along said North line of American Avenue, a distance of twenty-eight (28) feet to the point of beginning, being known as No. 210 American Avenue; and having thereon erected a frame dwelling house.

BEING designated as Parcel # 565-24-14.

BEING the same premises conveyed unto Dennis E. Hodgson and Vickie R. Hodgson, husband and wife and Denise A. Hodgson, their daughter as joint tenants with rights of survivorship, by Deed dated 02/28/02 and recorded 03/04/02 in Deed Instrument No. 200203040007371, granted and conveyed from Nora B. Burris, single.

THE SAID Dennis E. Hodgson having departed this life on August 5, 2022. Parcel Number. 565-24-14

Property Address: 210 American Avenue, Butler, PA 16001

BCLJ: May 9, 16 & 23, 2025

No. 2017-30192

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TREEHOUSE SERIES V TRUST vs ALEX MICHAEL KOCKO, JANE KOCKO

PROPERTY ADDRESS: 4 GENEVA AVENUE, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-29-F510000

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

TRACT ONE:

On the Northeast sixty (60) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by lot #50 in the same plan owned by Walter Ellis; on the Southwest sixty (60) feet by lot of Charles Isaac; and on the Northwest one hundred fifteen (115) feet by lot 52 in the same plan owned by the first parties. And being Lot #51 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at Page 100.

BEING one of two lots that were conveyed to Alexander Kocka and Jane Kocko, his wife, by deed of Anastasia Kocko (a/k/a Nellie

Kocko) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

TRACT TWO:

On the Northeast one hundred twenty (120) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by Lot #50 in the same Plan owned by Walter Ellis; on the Southwest one hundred twenty (120) feet by Lots #45 and 46 owned by Charles Isaac; and on the Northwest one hundred fifteen (115) feet by Lot8 #53 in the same Plan owned by Frank Pennar. And being Lots #51 and #52 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at page 100.

AND BEING the same property that was conveyed to Alexander Kocko and Jane Kocko, his wife, by deed of Anastasia Kocko (a/k/a Nellie Kocko) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

BEING premises known and numbered as 4 Geneva Avenue, Lyndora, PA 16045

Tax Parcel Number: 052 29 F510000

BEING the same premises which Jane Kocko, a widow, by Deed dated January 21, 2001 and recorded in the Official Records of Butler County on January 28, 2005 as Instrument 2005012800002299 granted and conveyed unto Jane Kocko and Alexander Michael Kocko, her son.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30046

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 vs MARY KATHLEEN LOGAN

PROPERTY ADDRESS: 127 NORTH DR, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-S1-12AC-0000

ALL that certain lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the Southern side of North Drive, said point being the Southeast corner of Lot B, as extended across North

Drive; thence North 89° 16' East along the Southern side of North Drive, 105 feet to a point; thence North 0° 44' West across North Drive and along the Western line of Tract D, 249 feet to a point in the center of a 33 foot proposed road and line of land of Morrison; thence South 89° 16' West along the center line of said 33 foot proposed road and line of land of Morrison, 105 feet to a point; thence South 0° 44' East along the Eastern line of Tract Band across North Drive, 249 feet to a point on the Southern side of North Drive, the place of beginning.

BEING the same property which RICHARD O. WEBB AND GENEVIEVE WEBB HUSBAND AND WIFE by deed dated JULY 28, 1988 and recorded in the Recorder's Office of the said County in DEED BOOK VOLUME 1415, PAGE 94 granted and conveyed to GARY W. SMITH and CAROL M. SMITH, HUSBAND AND WIFE, grantors herein.

SUBJECT TO all prior grants and reservations of coal, oil, gas, and mining rights, as may appear in prior instruments of record. 230-S1-12AC

BEING KNOWN AS: 127 NORTH DR VALENCIA, PA 16059 PROPERTY ID: 230-S1-12AC-0000

TITLE TO SAID PREMISES IS VESTED IN MARY KATHLEEN LOGAN, UNMARRIED BY DEED FROM GARY W. SMITH AND CAROL M. SMITH, HUSBAND AND WIFE, DATED MARCH 3, 1995 RECORDED MARCH 8, 1995 IN BOOK NO. 2507 PAGE 864
BCLJ: May 9, 16 & 23, 2025

**No. 2025-30089
LAKEVIEW LOAN SERVICING, LLC vs
RONALD PAGE**

PROPERTY ADDRESS: 103 TAYLOR STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 470-S1-A34

ALL that certain piece, parcel or lot of land situate in the Borough of Petrolia, County of Butler, and Commonwealth of Pennsylvania, being the Southern part of Lot No. 29 in the Unrecorded Jamison Farm Plan of Lots dated April 1936, and being bounded and described as follows:

BEGINNING at the Northwest comer of the lot herein described, at the Eastern edge of

a 40 foot street, at line of lands of Charles E. Wigton, et ux.; thence by said lands of Charles E. Wigton, et ux.: South 86 degrees 55 minutes East, 1 03.38 feet to a stake; thence South 12 degrees West, 45.1 feet to a stake; thence North 86 Degrees 55 Minutes West, a distance of 110 feet to a stake on the East side of said 40 foot street; thence North 7 degrees 5 minutes East and running along said street, a distance of 31.18 feet to a stake; thence North 31 Degrees 57 Minutes East and running along said street, a distance of 24.30 feet to the place of beginning.

BEING KNOWN AS: 103 TAYLOR STREET, PETROLIA, PA 16050

PROPERTY ID NUMBER: 470-S1-A34

BEING THE SAME PREMISES WHICH ALFRED ANGIOLIERI AND JANICE KAY ANGIOLIERI, FORMERLY KNOWN AS JANICE KAY MICHAEL HUSBAND AND WIFE BY DEED DATED 9/28/2010 AND RECORDED 10/1/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK rNSTRUMENT NO.: 201010010022408 GRANTED AND CONVEYED UNTO RONALD PAGE.

BCLJ: May 9, 16 & 23, 2025

No. 2024-30146

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING vs
MONIQUE RICHMOND**

PROPERTY ADDRESS: 134 CAMERON SQUARE DRIVE, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 370-S1-D137-0000

ALL THAT CERTAIN lot or piece of ground situate in Connoquenessing Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot 137, as shown in a certain plan entitled Leslie Farms PRD Phase 1 - Revised Plan, as recorded in the Office of the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 316, Pages 44 to 47, which lot is the as designated in the Declaration of Planned Community for Leslie Farms recorded in Instrument No. 200811030024502 and any Amendments thereto, as the same may change from time to time.

Under and subject to that certain Oil and

Gas Lease from Leslie Farms LP to Phillips Production Company dated July 6, 2010 and recorded in the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 201009010019579 as the same may be supplemented, modified or amended from time to time.

BEING the real property that Jared Goetz and Kelly Goetz, Husband and Wife, transferred to Monique Richmond, a Married Woman, on May 12, 2022, with the Deed being recorded on May 20, 2022, in Instrument No. 202205200011066

BEING known as Parcel Number 370-S1-D137-0000

BEING KNOWN AS 134 Cameron Square Drive, Evans City, Pennsylvania -16033.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30087

**NATIONSTAR MORTGAGE LLC vs
CODY SMITH**

PROPERTY ADDRESS: 119 GLACIAL TILL ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER :
220-S2-B6-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, BEING AND SITUATE IN THE TOWNSHIP OF MERCER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF TOWNSHIP ROAD T-755 WHICH POINT IS ON THE SOUTHEASTERLY CORNER OF LOT NO. 7 IN THE ALTERNATIVE HOUSING & LAND DEVELOPMENT, INC., PLAN OF LOTS AND ON THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN CONVEYED; THENCE NORTH 11 DEGREES 49' 30" EAST ALONG LOT NO. 7 IN SAID PLAN OF LOTS A DISTANCE OF 249.80 FEET TO A POINT; THENCE SOUTH 66 DEGREES 36' EAST ALONG LANDS NOW OR FORMERLY OF COYER A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 11' 30" WEST ALONG LOT NO. 5 IN SAID PLAN OF LOTS A DISTANCE OF 254.69 FEET TO A POINT; THENCE NORTH 69 DEGREES 38' WEST ALONG

THE NORTHERLY SIDE OF TOWNSHIP ROAD T-755 A DISTANCE OF 108.00 FEET TO A POINT, THE PLACE OF BEGINNING.

Being the same premises conveyed from William M. Arner a/k/a William Milton Amer, widower and unremarried, by his Attorney in Fact, Betty Jane Montgomery to Cody Smith as set forth in Deed dated January 16, 2014, and recorded on January 23, 2014, in the Butler County Recorder of Deeds under Instrument No. 201401230001635.

Being known as: 119 Glacial Till Road, Slippery Rock, PA 16057

Tax Parcel Number 220-S2-B6-0000

BCLJ: May 9, 16 & 23, 2025

No. 2025-30092

**STEARNS BANK, N.A. vs
JOEL T. STEWART, SARA SETSER
STEWART**

PROPERTY ADDRESS: 707 DANBURY COURT, SEVEN FIELDS, PA 16046

UPI / TAX PARCEL NUMBER: 505-S4-A523

ALL that lot or certain piece of ground situate in the Borough of Seven Fields, County of Butler Commonwealth of Pennsylvania, being Lot. No. 523 in the Northridge Manor Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 181, pages 30 and 31.

Being designated as Tax Parcel Number 505-S4-A523.

HAVING erected thereon a dwelling known and numbered as 707 Dunbury Court.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

UNDER AND SUBJECT FURTHER to the Protective Covenants of the Northridge Manor dated March 9, 1995 and recorded in the Recorders Office of Butler County, Pennsylvania in Record Book Volume 2508, page 100.

BEING the same premises which Thomas D.

Miokovic and Gabriella Miokovic, husband and wife, by their deed dated February 25, 2003, and recorded in the Recorder's Office of Butler County, Pennsylvania, as Instrument No. 200302270008100, granted and conveyed unto Sankaram Katsuri, a married man, one of the Grantors of herein. THE SAID MANJUSHA KASTURI JOINS IN THIS DEED IN ORDER TO RELINQUISH ANY MARITAL INTEREST SHE MAY HAVE IN THE ABOVE DESCRIBED REAL ESTATE.

BEING the same premises conveyed to Joel T. Stewart and Sara A. Setser-Stewart by Deed from Sankaram Kasturi and Manjusha Kasturi, dated May 23, 2008 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, at Instrument No. 200805230011463

BCLJ: May 9, 16 & 23, 2025

No. 2023-30027

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 AQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs JUANITA L. THOMPSON, KELLY S. THOMPSON

PROPERTY ADDRESS: 140 STAFF ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 030-3F86-6JH0000

All that certain piece, parcel or lot of land situate in Brady Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 in the property subdivision for James A. Honse as recorded in the Recorder's Office of Butler County, Pennsylvania, at Rack File 129, Page 39, and being more specifically bounded and described as follows: COMMENCING at a point in the center line of Township Road 449 at a point in common to Lot 7 of the same plan, said point being the Northeast corner of the premises herein described; thence by line of Lot No. 7 South 3 degrees 0 minutes 49 seconds West, a distance of 400.0 feet to a point on other lands of now or formerly James A. Honse; thence by line of same North 86 degrees 59 minutes 11 seconds West, a distance of 180.0 feet to a point, on lands of now or formerly Honse; thence by

line of same North 3 degrees 0 minutes 49 seconds East, a distance of 400.0 feet to a point in the center line of Township Road 449; thence by line of same South 86 degrees 59 minutes 11 seconds East, a distance of 180.0 feet to a point, the place of beginning. Map #3F86 Parcel #6JH Deed Book: 2974 Pg: 1028

Parcel Number: 030 3F86 6JH0000

Property Address: 140 Staff Rd, Slippery Rock, PA 16057

BEING the same premises which James A. Honse and Elizabeth G. Honse by Deed dated February 16, 1999 and recorded in the Office of Recorder of Deeds of Butler County on March 5, 1999 at Book 2974, Page 1028 granted and conveyed unto Juanita L Thompson and Kelly S Thompson.

BCLJ: May 9, 16 & 23, 2025

No. 2024-30156

ROCKLAND LEASE FUNDING CORP. PROFIT SHARING PLAN vs JAMES D. TIBBETTS, KIMBERLY B. TIBBETTS

PROPERTY ADDRESS: 450 JAMISON ROAD, BOYERS, PA 16020

UPI/TAX PARCEL NUMBER: 300-2F38-2LA

ALL that certain piece, parcel and lot of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Lot No. 1F-A on the Lot Line Revision for Michael D. Burgoon recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 277, Page 43. BEING more commonly known as 450 Jamison Road, Boyers, PA 16020, and Butler County Tax Parcel No. 300-2F38-2LA.

BEING the same property conveyed to James D. Tibbetts and Kimberly B. Tibbetts, husband and wife, by Deed of Arthur D. Marbell, Jr. and Lorinda E. Marbell, husband and wife, dated December 30, 2021, and recorded with the Butler County Recorder of Deeds on December 30, 2021, at Instrument No. 202112300035990.

BCLJ: May 9, 16 & 23, 2025

Sheriff of Butler County, Michael T. Slupe