

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: Zella May Ballinger****a/k/a: Zella M Ballinger**

Late of: Butler PA
Executor: Valerie Checkeye
117 Teakwood Road
Butler PA 16001
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001
BCLJ: July 3, 10 & 17, 2026

Estate of: Catherine Denise Carson**a/k/a: Catherine D Carson**

Late of: Renfrew PA
Administrator: Scott A Carson
112 Crowe Road
Renfrew PA 16053
Attorney: David C Moran
Moran & Moran PC
3000 Stonewood Drive Suite 315
Wexford PA 15090
BCLJ: July 3, 10 & 17, 2026

Estate of: Daniel B Casey Sr

Late of: Butler Township PA
Administrator: Angela M Geither
109 Staley Avenue
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: July 3, 10 & 17, 2026

Estate of: David C Fair

Late of: Worth Township PA
Executor: Patricia J Fair
113 Cooper Road
Slippery Rock PA 16057
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: July 3, 10 & 17, 2026

Estate of: Susan Gayle Frankenstein

Late of: Zelenople PA
Executor: Wayne D. Frankenstein
305 Linden Street
Zelenople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063
BCLJ: July 3, 10 & 17, 2026

Estate of: Mary K Horton**a/k/a: Mary Horton**

Late of: Winfield Township PA
Executor: Matthew L Horton
181 Ohls Street
North Patchogue NY 11772
Attorney: Joseph B Pisano
Charlton Law
101 East Diamond St Suite 202
Butler PA 16001
BCLJ: July 3, 10 & 17, 2026

Estate of: Ryan Hosso**a/k/a: Ryan G. Hosso****a/k/a: Ryan Gabriel Hosso**

Late of: Seven Fields PA
Administrator: Donald Hosso
408 Coastal Avenue
Stafford VA 22554
Attorney: Kelton Merrill Burgess
The Burgess Law Firm
20206 Route 19 Suite 300
Cranberry Twp PA 16066
BCLJ: July 3, 10 & 17, 2026

Estate of: Sally Anne Houllion

Late of: Renfrew PA
Executor: Jeffrey R Houllion
121 Sleepy Hollow Road
Pittsburgh PA 15216
BCLJ: July 3, 10 & 17, 2026

Estate of: Paul H Kiser**a/k/a: Paul Kiser**

Late of: Center Township PA
Executor: Karl R Kiser
121 Stoney Run Road
West Sunbury PA 16061
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: July 3, 10 & 17, 2026

Estate of: Thomas J Kisiel

Late of: Sarver PA
Executor: Karen K Moon
564 Fleming Road
Sarver PA 16055

Attorney: Maegan M Susa
801 Freeport Road
New Kensington PA 15068
BCLJ: July 3, 10 & 17, 2026

Estate of: Stanley G Madeja
a/k/a: Stanley Madeja

a/k/a: Stan Madeja
Late of: Parker PA
Administrator: David J Madeja
2119 Swank Lane
New Kensington PA 15068
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068
BCLJ: July 3, 10 & 17, 2026

Estate of: Anthony Joseph Neff

Late of: Oakland Township PA
Executor: Roberta K Neff
525 West Danville Road
Chicora PA 16025
Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchyk LLP
222 S. Main St.
Butler PA 16001
BCLJ: July 3, 10 & 17, 2026

Estate of: Charles Edward Reidenbaugh

a/k/a: Charles Reidenbaugh
a/k/a: Charles E Reidenbaugh
Late of: Slippery Rock Township PA
Executor: Lavon Waldenmyer
1523 Lenz Avenue
Ambridge PA 15003
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: July 3, 10 & 17, 2026

Estate of: Nevaeh Skye Schweinsberg

Late of: Butler PA
Administrator: Justin Schweinsberg
324 Liberty Street
Butler PA 16001
Administrator: Alysha Zurzolo
311 Walker Avenue
Butler PA 16001
Attorney: Michael J Tully
The Grant Bldg Ste 3201
310 Grant Street
Pittsburgh PA 15219
BCLJ: July 3, 10 & 17, 2026

Estate of: William E Wood

Late of: Oakland Township PA
Executor: Sara J Wood
360 Seven Hills Road
Chicora PA 16025

Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchyk LLP
222 S. Main St.
Butler PA 16001
BCLJ: July 3, 10 & 17, 2026

Estate of: James B. Wylie

Late of: Butler Township PA
Executor: Stephanie Elaine Juszcak
P.O. Box 1045
Idaho City ID 83631
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: July 3, 10 & 17, 2026

SECOND PUBLICATION

Estate of: William Thomas Bennett Jr

Late of: Center Township PA
Administrator: Carrie B Minton
141 Laray Drive
Butler PA 16001
Attorney: Leland C Clark
138 E Jefferson St Suite 4
Butler PA 16001
BCLJ: June 26 & July 3 & 10, 2026

Estate of: Geneen Elizabeth Gall

a/k/a: Geneen E Gall
Late of: Freeport PA
Administrator: Tracy L Trevellini
80 Michael Road
Russellton PA 15076
Attorney: David P Siegel Esquire
25 McKrell Road
Russellton PA 15076
BCLJ: June 26 & July 3 & 10, 2026

Estate of: Steven L Hasychak

Late of: Butler PA
Administrator: Michael J Hasychak
111 Artlee Avenue
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: June 26 & July 3 & 10, 2026

Estate of: Henry Robert Kriess

a/k/a: Henry R Kriess
Late of: Connoquenessing PA
Executor: William J Kriess
419 Freeport Road
Butler PA 16002
Attorney: A Robert Shott
125 Mountain Laurel Dr

Butler PA 16002
BCLJ: June 26 & July 3 & 10, 2026

Estate of: Jerome Robert McElhinny

a/k/a: Jerry Robert McElhinny

Late of: Forward Township PA
Executor: Marilyn McElhinny
179 Browns Mill Road
Evans City PA 16033
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: June 26 & July 3 & 10, 2026

Estate of: Patricia A Pauls

a/k/a: Patty Pauls

a/k/a: Patricia Ann Pauls
Late of: Adams Township PA
Executor: Andrew J Pauls
258 West Evergreen Street
West Grove PA 19390
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: June 26 & July 3 & 10, 2026

Estate of: James G Rebholz

Late of: Cranberry Township PA
Executor: Michael R Rebholz
215 Woodridge Drive
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: June 26 & July 3 & 10, 2026

Estate of: Patricia Hoerner Rebholz

a/k/a: Patricia J Hoerner

Late of: Middlesex Township PA
Administrator D.b.n.: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: June 26 & July 3 & 10, 2026

Estate of: David F Rouda Sr

a/k/a: David Rouda

Late of: Connoquenessing Township PA
Executor: David F Rouda Jr
145 Shannon Rd
Renfrew PA 16053
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC

318 South Main Street
Butler PA 16001
BCLJ: June 26 & July 3 & 10, 2026

Estate of: Violet R Wetzel

Late of: Cabot PA
Executor: Debra J Karastury
108 Old Pike Lane
Cabot PA 16023
Attorney: Thomas J May
Dillon, McCandless, King, Coulter &
Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Sally R. Wojnar

a/k/a: Sally Wojnar

Late of: Center Township PA
Executor: Bradley S. Wojnar
104 Grayrigg Drive
Butler PA 16002
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: June 26 & July 3 & 10, 2026

THIRD PUBLICATION

Estate of: Timothy Joseph Brown

a/k/a: Timothy J. Brown

Late of: Middlesex Township PA
Executor: Megan Nicole Crummitt
124 Poplar Avenue
Wheeling WV 26003
Attorney: Benjamin W Urso
Urso Law Group, LLC
2581 Washington Rd., Suite 230-H
Upper St. Clair PA 15241
BCLJ: June 19, 26 & July 3, 2026

Estate of: Deborah Jan Cohen

a/k/a: Deborah J. Cohen

Late of: Slippery Rock PA
Executor: Robert G. Cohen
5737 Leeward Lane
Granite Falls NC 28630
Attorney: David R Devine
201 Erie Street
Edinboro PA 16412
BCLJ: June 19, 26 & July 3, 2026

Estate of: Cynthia Jo Magill

a/k/a: Cynthia Magill

a/k/a: Cynthia J Magill

Late of: Butler PA
Executor: Devin L Magill
119 Youkers Road
Butler PA 16001
Attorney: Bradley S Kriley

S.R. Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: June 19, 26 & July 3, 2026

Estate of: Gustaf William Norling III

a/k/a: Bud Norling

a/k/a: Gus Norling

Late of: Clay Township PA
Administrator: Kelly L Norling
PO Box 132
West Sunbury PA 16061
Administrator: Rhonda R Hall
645 Euclid Road
West Sunbury PA 16061
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001
BCLJ: June 19, 26 & July 3, 2026

Estate of: Millicent Palko

Late of: Sarver PA
Administrator: Chad M Palko
793 Ekastown Road
Sarver PA 16055
Attorney: David P Siegel Esquire
25 McKrell Road
Russellton PA 15076
BCLJ: June 19, 26 & July 3, 2026

Estate of: Maureen Anne Rooney

Late of: Cranberry Township PA
Administrator: Brienne McCormick
152 Means Road
New Wilmington PA 16142
Attorney: Amanda E Palbus
Myers Law Group PLLC
17025 Perry Highway
Warrendale PA 15086
BCLJ: June 19, 26 & July 3, 2026

Estate of: Eileen E Scheps

Late of: Adams Township PA
Executor: Darla Trbusich
158 Seventh Avenue
Valencia PA 16059
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: June 19, 26 & July 3, 2026

Estate of: Daniel Joseph Tomaszewski

Late of: Zelienople PA
Executor: John Joseph Tomaszewski
150 Jack Road
Saxonburg PA 16056
BCLJ: June 19, 26 & July 3, 2026

Estate of: Dorothy J Wagner

Late of: Mars PA
Executor: Matthew Wagner
149 Wolfe Run Road
Cranberry Township PA 16066
Attorney: Ted Isoldi Esq
106 North Pitt Street
PO Box 2
Mercer PA 16137
BCLJ: June 19, 26 & July 3, 2026

Estate of: Edward Robert Zollner

Late of: Penn Township PA
Executor: Beth Ann Lang
232 North Trail
Butler PA 16002
BCLJ: June 19, 26 & July 3, 2026

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
April 14-15, 2026**

Alford, Austin; Daniels, Katelyn--

PENNYMAC LOAN SERVS LLC--
Muddycreek Twp Sub/Condo:Thunder
Mountain Plan No 3 Lot:2 Street:180
Guillard Rd Parcel:240-4F96-
A16Ap:\$319,113.00

Allen, Lloyd A Barrera; Velez, Kendria-

-S&T BK--Cranberry Twp Sub/
Condo:Park Meadows PRD Lot:62
Street:110 Geisler Drive Parcel:130-4F48-
36A62:\$1,422,250.00

Archer, Cindie D; Archer, Gary L Jr-

-ARMCO CRED UN--Summit Twp
Street:107 Shepperd Drive Parcel:290-
S3-D9:\$60,000.00

Badgley, Jillian; Brewer, Mitchel--

NEXBANK--Connoquenessing Twp
Sub/Condo:Oakwood Plan Lot:32
Street:132 Graham Drive Parcel:120-
S2-C32:\$292,410.00

Calorio, Hannah a/k/a; Calorio, Hannah

Ann a/k/a; Calorio, Jason A a/k/a;
Calorio, Jason Anthony a/k/a--ARMCO
CRED UN--Buffalo Twp Street:110 Julia
Rd Parcel:040-S15-B141:\$100,000.00

Covert, Jayson C; Covert, Susan L--

FIRST NATL BK PA--Harrisville Boro
Street:321 W Mercer St Parcel:430-
S1-A42:\$57,000.00

Degu, Rahel Gashaw; Keita, Mari Diata

V--PENNYMAC LOAN SERVS LLC--
Cranberry Twp Sub/Condo:Park Place
Amend No 71 Lot:8-26B Street:121
Callaway Ln Parcel:130-S46-
B26B:\$355,472.00

Foltz, Allyson M a/k/a; Foltz, Allyson

Decedent's Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Robert A. Stewart and Ruby I. Stewart Revocable Living Trust, Ruby I. Stewart, Deceased, May 30, 2026, of Red Bank Township, Butler County, Pennsylvania. Darnell J. Stewart, Trustee, 173 Stuber Road, New Brighton, PA 15066 or to

**Ryan M. Froehlich, Esquire
5018 William Flynn Highway
Gibsonia, PA 15044.**

BCLJ: June 26 & July 3 & 10, 2026

Notice of Trust Administration

Trust Notice is hereby given of the administration of the **Haefner Family Revocable Living Trust dated 5/6/2009**. The Trustee named below gives notice of the death of Robert J. Haefner, late of Butler County, Pennsylvania who died on May 12, 2026. The Trustee requests that all persons with claims against the Decedent submit them in writing to the Trustee to the attention of his attorney, and that all persons indebted to the Decedent make payment without delay:

Bonnie L. Fuller, Trustee
c/o James P. Shields, Esq.
The Elder Law Offices of Shields & Boris
1150 Old Pond Road
Bridgeville, PA 15017

BCLJ: June 19, 26 & July 3, 2026

NOTICE OF TRUST ADMINISTRATION

NOTICE IS HEREBY GIVEN of the administration of the **Ivancik Family Trust**. All persons having claims against the Trust are requested to make known the same to the Trustee named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee name below.

PAUL E. IVANCIK, Trustee
111 Mar Vel Drive
Butler, PA 16001

BCLJ: June 19, 26 & July 3, 2026

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

In the Matter of MsD. No. 2026-40088

Notice is hereby given that, on March 18, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by **Joshua Sherrell**, Parent and Natural Guardian of D.M.R., a minor requesting an order to change the name of

**D.M.R., a minor to
N.N.M.S.**

The Court has fixed the 1 st day of September, 2026 at 9:45 a.m. in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: July 3, 2026

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, July 13, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
SWIGART, Margaret J.	Todd W. Vlassich, Co-Executor	4/29/2026
WALEK, Julia	George Olenic, Executor	5/19/2026
SOUKUP, Mary L.	Erik V. Scully, Executor	5/21/2026
VAN BUSKIRK, Patricia Sutton, a/k/a Patricia S. Buskirk	Janet L. Balentine, Executrix	05/26/2026
NAME	GUARDIAN/TRUSTEE/POA	FILED
CHUHRA, Jerome	Cindy Selfridge, Agent under Powers of Attorney	4/30/2026
CHUHRA, Jerome	Darlene R. Taggart and Jeremy Taggart, Co-Powers of Attorney	5/12/2026
MOLCHEN, Priscilla H., an Incapacitated person.	Dorothy J. Petrancosta, Guardian of the Estate	5/1/2026
Patricia Hill Trust Under Grenet Hill Trust Agreement Dated July 12, 2011, as Amended by First Amendment Dated January 16, 2014	Timothy James Hill, Trustee of the Patricia A. Hill Trust	5/22/2026

BCLJ: July 3 & 10, 2026

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 September, 2026** 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 October 16, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30119
FIRST NATIONAL BANK OF
PENNSYLVANIA vs
CURT J BRODMERKEL

PROPERTY ADDRESS: 133 BUTTERNUT ROAD, KARNS CITY, PA 16041 UPI / TAX PARCEL NUMBER: 150-1F25-30000

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

BEGINNING at a point at the intersection of line of lands of now or formerly Hemphill; of line of lands of now or formerly Walter D. Jameson; and the herein described tract; thence, along line of lands of now or formerly Hemphill the following courses and distances; South 77° West, a distance of 68.55 perches, more or less; South 1° 30' East, a distance of 30 perches; and South 88° West, a distance of 38.2 perches to line of lands of now or formerly E.D. Walker, thence, along line of lands of now or formerly E.D. Walker, South 1° 30' East, a distance of 37 perches to line of lands of now or formerly Albaugh & O'Hara Co.; thence along line of lands of now or formerly Albaugh & O'Hara Co.; North 88° East, a distance of 118.2 perches to line of lands of now or formerly Dennis Keyes; thence, along line of lands of now or formerly Dennis Keyes, North 1° West, a distance of 36 perches to line of lands of now or formerly Walter D.

Jameson; thence along line of lands of now or formerly Walter D. Jameson the following courses and distances: South 88° 30' West, a distance of 26.36 perches, more or less, and in a Northeasterly direction, a distance of 46.72 perches, more or less, to a point, at the place of beginning.

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

ALSO SUBJECT to any and all easements and rights of way as the same may be and appear in prior instruments of record.

BEING the same premises granted and conveyed by Bruce A. Brodmerkel and Donna J. Brodmerkel, his wife, to Curt J. Brodmerkel, single man, by a certain Deed dated March 25, 1999 and recorded in the Recorder of Deeds of Butler County, PA on March 25, 1999 at DBV 2982, Page 367.

Being further identified as Parcel I.D. No.: 150-1F25-30000.

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30097
PENNSYLVANIA HOUSING FINANCE
AGENCY vs
DONNA BRYAN, KAREN C. BRYAN,
ALL UNKNOWN HEIRS OF MICHAEL S. BRYAN

PROPERTY ADDRESS: 2312 ONEIDA VALLEY ROAD, NORTH WASHINGTON, PA 16048 UPI / TAX PARCEL NUMBER: 310-S1-B16

All that certain tract of land situate in the Village of North Washington, Washington Township, Butler County, Pennsylvania, bounded and described as follows:

On the North by lot or lands of Herbert T. Stewart, formerly Euphemia and Lizzie Daubenspeck; on the East by an alley; on the South by an alley; and on the West by Main Street of aforesaid Village or the Butler and Emlenton public road, being sixty (60) feet fronting aforesaid Main Street or Butler and Emlenton public road and extending eastward, uniform in width, one hundred eighty (180) feet, more or less to said alley, the eastern boundary; having a frame dwelling house, stable and other improvements thereon.

Parcel No. 310-S1-B16

Being the same property which Michael S. Bryan and Karen C. Bryan, by deed dated October 4, 2023 and recorded on October 17, 2023 at Instrument No. 202310170015517 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Michael S. Bryan.

Michael S. Bryan has since departed this life as of February 16, 2025

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30124
FREEDOM MORTGAGE CORPORATION
vs
CHARLES W. DUGAS, JR., THE UNITED
STATES OF AMERICA

PROPERTY ADDRESS: 67 ROBINHOOD DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER :
130-S3-A287-0000

ALL THAT CERTAIN lot or parcel of ground situate in Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 287 in the Fernway Plan of record in the Recorder's Office of Butler County in Rack File Section 10, Pages 29A and 29B.

Permanent Parcel No.: 130-S3-A287-0000

TITLE TO SAID PREMISES VESTED IN Charles W. Dugas Jr., by Deed from Jeffrey S. Wills and Susan C. Wills, dated July 6, 2016, recorded July 21, 2016, instrument number 201607210014629.

Tax Parcel No: 130 S3 A2870000

Premises known as: 67 Robinhood Drive, Cranberry Township, PA 16066

To Be Sold as the property of Charles W. Dugas Jr

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30117
U.S. BANK TRUST NATIONAL
ASSOCIATION vs
BRIAN G ERDOS, KELLY M. ERDOS

PROPERTY ADDRESS: 104 MULBERRY DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 054-34-F4 & 054-34-FC

All those certain pieces, parcels or tracts of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, being known and designated as Lot 4R and Parcel "C" in the Heartland Estate Lot Line Revision as recorded in the Office of the Recorder of Deeds of Butler County, PA at Plan Book 242, Page 23.

Subject or 40-foot building line, 10-foot side setback lines and 25-foot rear setback line as set forth at Plan Book 242, Page 23.

Subject to the Restrictive Covenants recorded at Record Book 2572, Page 316.

Parcel Numbers: 054-34-F4 and 054-34-FC

BEING the same property conveyed by deed to Brian G. Erdos and Kelly M. Erdos from Salvatore DiDomenico and Lorraine J. DiDomenico on September 30, 2005 in Instrument No. 200510180030099 In the Deed Registry Office of Butler County, PA.

BEING the same property conveyed by deed to Brian G. Erdos from Brian G. Erdos and Kelly M. Erdos on May 6, 2021 in Instrument No. 202105060012906 In the Deed Registry Office of Butler County, PA.

Being Premises: 104 Mulberry Drive, Butler, PA 16001

Tax Parcel Number: 054-34-F40000 and 054-34-FC0000

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30093
SELECT PORTFOLIO SERVICING, INC. vs
MICHAEL D. FUNOVITS

PROPERTY ADDRESS: 130 WEST CRUIKSHANK ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 230-2F92-5J

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in the Kaercher and Wirtz Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 183, Page 45.

BEING THE SAME PREMISES which Brookfoeld Relocation, Inc. A Colorado Corporation, by Deed dated October 28, 2019 and recorded on November 18, 2019,

in the Butler County Recorder of Deeds Office as Instrument No. 201911180023252, granted and conveyed unto Michael D. Funovits, a Single Man.

Being Known as 130 West Cruikshank Road, Butler, PA 16002

Parcel I.D. No. 230-2F92-5J

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30116

**LAKEVIEW LOAN SERVICING LLC vs
ANDREA L GREENE, JOSEPH A GREENE,
II**

PROPERTY ADDRESS: 105 LAWRENCE
AVE, BUTLER, PA 16001 UPI / TAX PARCEL
NUMBER: 056-17-B1-0000

All that certain piece, parcel and lot of land situate in Butler Township, Butler County and Commonwealth of Pennsylvania, being Lot No. 1 in the Conaway Heights Plan of Lots as recorded August 30, 1950 in Rack File 15, Page 15, bounded and described as follows:

Beginning at a point, said point being the Southwest corner of the tract herein described, said point being common to the center line of the Meridian Road and the North line of Lawrence Avenue; thence continuing by the center line of the Meridian Road, North 2" 0' East, a distance of 100 feet to a point; thence South 87" 24' 30" East, a distance of 216.78 feet to a point on line of Lot No. 28; thence continuing by the same South 2" 0' West, a distance of 120.86 feet to a point on the North line of Lawrence Avenue; thence continuing by the same North 81" 55' West, a distance of 218.0 feet to a point in the center line of the Meridian Road, the place of beginning

This conveyance is made by the Grantor and accepted by the Grantees, subject to any and all oil and gas leases of record effecting said premises and existing electric pole lines and subject to the following building restriction:

The building shall be placed at least 40 feet from the property line of said 40 foot street designated on the plan as Lawrence Avenue and shall have a valuation of at least \$5,000.00.

Also known as Parcel Number:
056-17-B1-0000

Parcel Number: 056 17 B10000

Property Address: 105 Lawrence Ave, Butler, PA 16001

BEING the same premises which Joseph A. Greene II and Andrea L. Greene, by Deed dated July 5, 2023 and recorded in the Office of Recorder of Deeds of Butler County on February 15, 2024 Instrument# 202402150002089 granted and conveyed unto Kaiser Property Management LLC.

BCLJ: July 3, 10 & 17, 2026

No. 2025-30212

**PNC BANK, NATIONAL ASSOCIATION vs
RICHARD J. HEASLEY**

PROPERTY ADDRESS: 334 NORTH PIKE
ROAD, SARVER, PA 16055 UPI / TAX
PARCEL NUMBER: 040-1F92-A3C-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY OTHER LAND OF FIRST PARTIES; ON THE EAST SIXTY ONE 61, FEET BY BUTLER & FREEPORT PIKE OR HIGHWAY ROUTE 356; ON THE SOUTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY LAND OF JOHN W. WADE AND ON THE WEST SIXTY ONE, 61, FEET BY OTHER LAND OF FIRST PARTIES, BY CONTAINING ONE, 1, ACRE, AND BEING PART OF A LARGER TRACT CONVEYED TO THE FIRST PARTIES BY DEED OF RICHARD H. FRANCIS, WIDOWER, DATED JULY 3, 1945, AND RECORDED IN DEED BOOK 540 PAGE 244, ETC. OF THE RECORDS OF BUTLER COUNTY.

Property Address: 334 North Pike Road, Sarver, PA 16055

Parcel ID: 040-1F92-A3C-0000

Title is vested in Richard J. Heasley by deed from Mary Ann Nemchik, Executrix of the Estate of Helen A. Harbison, a/k/a Helen Anna Harbison, deceased, dated October 20, 2015 and recorded on November 13, 2015 in the Butler County Clerk's/Register's Office as Instrument No.: 201511130025210.

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30102

**DEUTSCHE BANK NATIONAL TRUST
COMPANY vs
MARK A KERNER A/K/A MARK ANTHONY
KERNER A/K/A MARK KERNER,
REBECCA L COLLINS A/K/A REBECCA
LYNN COLLINS**

PROPERTY ADDRESS: 546 WEST
NEWCASTLE STREET, BUTLER, PA
16001 UPI / TAX PARCEL NUMBER:
565-24-200-0000

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

BEGINNING at a point, said point being the
Southwest corner of the within-described
parcel of ground, said point being on the
North right-of-way line of New Castle Steet at
a point which is distant South 73 degrees 38
minutes East, a distance of 21.00 feet from
the intersection of said North right-of-way
line of New Castle Street and the East right-
of-way line of Snyder Avenue, a 20 foot right-
of-way; thence from said place of beginning
along line of lands of now or formerly Barbara
J. Martin, a single woman, North 14 degees
52 minutes East, a distance of 52.40 feet to
a point; thence continuing along the same,
North 3 degrees 41 minutes 10 seconds
West, a distance of 77.84 feet to a point on
the South right-of-way line of the 20 foot
unnamed alley; thence along the South right-
of-way line of said unnamed alley, South 73
degrees 38 feet East, a distance of 35.67 feet
to a point at line of lands of new or formerly
Joseph Desmond, et ux; thence along said to
be conveyed to Desmond, South 1 degrees
43 minutes 10 seconds West, a distance of
74.47 feet to a point; thence continuing along
same, South 16 degrees 02 minutes West a
distance of 53.45 feet to a point on the North
right-of-way line of New Castle Street, Nonh
73 degrees 38 minutes West, a distance of
26.75 feet to the place of beginning.

BENG the same property conveyed to
Rebecca L. Collins and Mark A. Kerner,
both unmarried, as joint tenants with the
right of survivorship and not as tenants in
common, by deed of Rebecca L. Collins,
recorded in the Recorder's Office of Butler
County, Pennsylvania, at Instrument No.
200306250027699 on June 25, 2003.

Tax Parcel: 565 24 2000000 a/k/a
565-24-200

Premises Being: 546 New Castle Street,
Butler, PA 16001. a/k/a 546 W. New Castle
Street, Butler, PA 16001

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30074

**WELLS FARGO BANK, N.A. vs
JOANN KUMPFMILLER, THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT, ANDREW J. MILLER**

PROPERTY ADDRESS: 393 MITCHELL
HILL ROAD, BUTLER, PA 16002 UPI / TAX
PARCEL NUMBER: 290-2F18-24E-0000

ALL that certain piece, parcel, or tract of land
situate in Summit Township, Butler County,

BEGINNING at a point in the center line
of Mitchell Hill Road, a 20 foot cartway,
at a point in common to lands of now or
formerly E. P. Protzman, said point being
the Southeast corner of the premises herein
described; thence along the center line of
Mitchell Hill Road, South 59 degrees 29
minutes 20 seconds West a distance of 67.51
feet to a point on lands of now or formerly
Barnes; thence by line of same, North 23
degrees 27 minutes 40 seconds West a
distance of 633.60 feet to a point on lands
of now or formerly Meixner; thence by line of
same and by line of lands of now or formerly
E.P. Protzman, South 23 degrees 27 minutes
40 seconds East a distance of 625.32 feet to
a point in the center line of Mitchell Hill Road,
the place of beginning.

CONTAINING 0.97 acres and having thereon
erected a dwelling house and garage and
being known as 393 Mitchell Hill Road.

SAID DESCRIPTION is in accordance with
a survey of W. J. McGawey, P.E., dated
November 24, 1989, and recertified April
5, 2001.

BEING the same propeny conveyed to
ANDREW J. MILLER and JOANN
KUMPFMILLER, the mongagors herein,
by virtue of a deed from PATRICK
GAUSELMANN and DANA GAUSELMANN
husband and wife, dated and recorded
simultaneously herewith.

Being the same premises which Patrick L.
Gauselmann and Dana M. Gauselmann,
husband and wife, by Deed dated 04/21/2005
and recorded 04/27/2005, in the Office

of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200504270010435, granted and conveyed unto Andrew J. Miller and Joann Kumpfmiller, husband and wife, in fee.

Tax Parcel: 290 2F18 24E0000

Premises Being: 393 Mitchell Hill Road, Butler, PA 16002

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30099
NEWREZ LLC vs
RENEE M LAIDLAW, INDIVIDUALLY AND
AS ADMINISTRATRIX TO THE ESTATE OF
DANIEL K. LAIDLAW

PROPERTY ADDRESS: 400 CHEROKEE DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S13-A135-0000

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

BEGINNING at a point on the eastern line of a 50 foot street known as Cherokee Drive at a point common to the northern line of Lot No. 60 in the Timberley Heights Plan of Lots and the southern line of Lot No. 135 in the Timberley Heights Addition No. 1 Plan of Lots; thence confining along the eastern line of Cherokee Drive, North 4° 24' West, a distance of 5.83 feet to a point; thence continuing along the eastern line of Cherokee Drive by a curve to the right, having a radius of 392.92 feet, a distance of 148.63 feet to a point; thence continuing along the eastern line of Cherokee Drive, North 17° 16' 24" East, a distance of 21.35 feet to a point in the center of a 20 foot gas line easement and the southern line of Lot No. 134 in the within plan; thence continuing along the southern line of Lot No. 134 and the center line of said 20 foot gas line easement, South 61° 47' 30" East, a distance of 214.38 feet to a point on the Western line of lands now or formerly of E. Mack; thence continuing along the Western line of lands of now or formerly of E. Mack, South 2° 27' West, a distance of 79.94 feet to a point on the North line of Lot No. 60 in the Timberley Heights Plan of Lots; thence continuing along the Northern line of Lot No. 60 in the Timberley Heights Plan of Lots, North 87° 45' West, a distance of 208.11 feet to a point on the eastern line of Cherokee Drive, the place of beginning.

Being Lot No. 135 in the Timberley Heights Addition No. 1 Plan of Lots as recorded in Rack File 30, Page 40.

BEING known and numbered as 400 Cherokee Drive, Butler, PA 16001

Being the same property conveyed to Daniel K. Laidlaw who acquired title by virtue of a deed from Patick J. Santoro and Robin R. Santoro, husband and wife, dated November 15, 2004, recorded November 19, 2004, as Instrument Number 200411190036859, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-S13-A135-0000

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30105
DEUTSCHE BANK TRUST COMPANY
AMERICAS vs
MCKNIGHT CRANBERRY III, LP,
MCKNIGHT CRANBERRY, L.P.

PROPERTY ADDRESS: 500, 700 AND 800 CRANBERRY WOODS DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-4F44-36FA-0000, 130-4F44-36D-0000 AND 130-4F44

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA.

PREMISES "A" (500 CRANBERRY WOODS DRIVE)

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING ALL OF PARCEL E IN 500 CRANBERRY WOODS DRIVE PLAN OF LOTS OF RECORD IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 247, PAGES 47 AND 48.

PREMISES "B" (700 CRANBERRY WOODS DRIVE)

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS REV. NO. 1 TO CRANBERRY WOODS PLAN NO. 1, AS RECORDED IN THE RECORDER'S OFFICE OF DEEDS FOR BUTLER COUNTY, IN PLAN BOOK VOLUME 244, PAGES 14 THROUGH 15.

PREMISES "C" (800 CRANBERRY WOODS DRIVE)

ALL THAT CERTAIN PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, BEING A PORTION OF CRANBERRY WOODS PLAN NO. 1, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUTLER COUNTY, IN PLAN BOOK VOLUME 217 PAGES 20 THRU 21 AND DESIGNATED AS LOT H ON THE AFORESAID RECORDED PLAN.

TOGETHER WITH ALL OF THOSE EASEMENTS APPURTENANT TO THE INSURED LAND, AS CREATED BY AND MORE FULLY SET FORTH IN SECTION 9.1 OF DECLARATION OF PROTECTIVE COVENANTS FOR CRANBERRY WOODS, EXECUTED BY MINE SAFETY APPLIANCES COMPANY DATED OCTOBER 28, 1998 AND RECORDED IN RECORD BOOK 2928 PAGE 28.

TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN GROUND LEASE MADE BY AND BETWEEN MCKNIGHT CRANBERRY, L.P., A DELAWARE LIMITED PARTNERSHIP AND MCKNIGHT CRANBERRY III, L.P., A DELAWARE LIMITED PARTNERSHIP AS MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN MCKNIGHT CRANBERRY L.P., A DELAWARE LIMITED PARTNERSHIP DATED JULY 19, 2013 AND RECORDED AUGUST 7, 2013 IN THE BUTLER COUNTY CLERK'S/REGISTER'S OFFICE AS INSTRUMENT NO. 201308070023127.

TAX ID / RACEL NO. 130-4F44-36F4-0000, 130-4F44-36D-0000 AND 130-4F44-36E-0000

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30107

**AMERISAVE MORTGAGE CORPORATION
vs
JADE NESBITT A/K/A JADE N. NESBITT**

PROPERTY ADDRESS: 545 BICKER ROAD, CABOT, PA 16023 UPI / TAX PARCEL NUMBER: 320-1F73-8A1

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

BEGINNING at a point on a line dividing the lands of the Grantors herein and E.C. Barnes and A.C. Freehling and the Southern Boundary of the lands of the Grantors herein, said point being located 354.30 feet East of the centerline of Township Route T-618; thence North 4° 6' 30" East along line of the Grantors herein a distance of 245 feet to a point; thence South 86° 38' East a distance of 175 feet along line of lands of P. Roenigk to a point; thence South 4° 6' 30" West along line of lands of I. McEwen a distance of 245 feet to a point; thence North 86° 38' West along line of lands of A.C. Freehling a distance of 175 feet to a point, the place of beginning.

The Grantors hereby grant and convey a 15-foot right of way to be located along the South 15 feet of their property, the Southern Boundary of which commences at the place of beginning and proceeds North 86° 38' West a distance of 354.30 feet to the center of Township Route T-618, containing .98 acres as per survey of Greenough McMahon & Greenough, dated May 1962 and revised May 1970.

AND BENG Tax Map Parcel No. 320-1F73-8A1.

UNDER AND SUBJECT TO:

a. Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence; and

b. Oil, gas, and minerals, and rights incident to the extraction or development of oil, gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

Being the same premises which Donald F. McEwen and wife Sharon F. McEwen, by Deed dated 07/30/2018 and recorded 08/13/2018 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201808130016485, granted and conveyed unto Jade Nesbitt, in fee.

Tax Parcel: 320 1F73 8A10000 AKA 320-1F73-8A1 AKA 3201F738A1

Premises Being: 545 Bicker Rd, Cabot, PA 16023

BCLJ: July 3, 10 & 17, 2026

No. 2025-30042

MANUFACTURERS AND TRADERES TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1997-4 vs WILLIAM L. RACINE, PATRICIA A. RACINE

PROPERTY ADDRESS: 301 BELLWOOD COURT, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S4-CU3024-0000

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being part of Lot U in the Woodland Estates Park Plan as recorded in the Recorder's Office of Butler County in Rack File 63 page 25, bounded and described as follows, to-wit: BEGINNING at a point on the westerly line of Bellwood Court at the dividing line between Parcel "U" and the northerly line of a parking area; thence from said point of beginning along the northerly line of the parking area S 52° 02' W a distance of 57.22 feet to a point on the dividing line between Units 3024 and 3025; thence thru Parcel "U" dividing the party wall between Units 3024 and 3025 N 37° 58' W a distance of 85.80 feet to a point on the southerly line of Parkwood Drive; thence along the southerly line of Parkwood Drive by the arc of a circle curving to the left in a northeasterly direction having a radius of 1625.00 feet for an arc distance of 29.30 feet; thence continuing by the arc of a circle curving to the right in a northeasterly direction having a radius of 25.00 for an arc distance of 39.01 feet to a point on the westerly line of Bellwood Court; thence along the westerly line of Bellwood Court by the arc of a circle curving to the right in a southerly

direction having a radius of 296.00 feet for an arc distance of 67.08 feet to the point and place of Beginning.

SUBJECT TO grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instruments of record and in said recorded plan.

SUBJECT TO building line and easements on said recorded plan,

TOGETHER WITH an easement on and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc. recorded in the Recorder's Office of Butler County in Deed Book Volume 997, page 1060. UNDER AND SUBJECT TO the covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc. recorded in the Recorder's Office of Butler County in Deed Book Volume 995, page 749.

BEING KNOWN AS: 301 BELLWOOD COURT CRANBERRY, PA 16066

PROPERTY ID: 130-S4-CU3024-0000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM L. RACINE BY DEED FROM SHELLEY D. RACINE, DATED MAY 22, 1990 RECORDED AUGUST 31, 1990 IN BOOK NO. 1645 PAGE 239

BCLJ: July 3, 10 & 17, 2026

No. ED-2025-30099

ROCKET MORTGAGE, LLC vs JOSHUA W. SHULER, KATHY L. SHULER

PROPERTY ADDRESS: 142 SHERMAN AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 561-29-186-0000

ALL THAT CERTAIN piece, parcel or lot of land in the First Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, being known and designated as Lot 1R as set forth on the Property Subdivision for the Grenci Est/Louis E. Grenci Sr. POA recorded in Butler County, Pennsylvania at Plan Book 325 page 26 and being more specifically bounded and described as follows:

COMMENCING at an iron pin set on the northerly line of Sherman Avenue, a forty (40) foot right of way, at a point in common to

lands of now or formerly Macefe, said point being the southeast corner of the property herein described; thence along the northerly line of Sherman Avenue, South 74 degrees 21' 22" West a distance of 70.00 feet to an iron pin set on line of Lot 2, the southwest corner of the property herein described; thence by line of Lot 2 North 25 degrees 00' 00" West a distance of 98.11 feet to an iron pin set on line of lands of now or formerly D. Bergbigler, the northwest corner of the property herein described; thence by line of lands of now or formerly D. Bergbigler and by line of lands of now or formerly R. Mancu, North 74 degrees 18' 35" East a distance of 70.00 to an iron pin set on line of lands of now or formerly Macefe, the northeast corner of the property herein described; thence by line of lands of now or formerly Macefe, South 25 degrees 00' 00" East a distance of 98.16 feet to a point, the place of beginning.

Being the same premises conveyed to Joshua W. Shuler and Kathy L. Shuler, husband and wife, by deed from Anthony F. Greci, Jr., dated August 15, 2011 and recorded August 23, 2011 in the Butler County Recorder of Deeds Office at Instrument Number 201108230020045.

Tax Parcel: 561-29-186-0000 aka 561-29-186

Premises Being: 142 Sherman Ave, Butler, PA 16001

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30108
PENNYMAC LOAN SERVICES, LLC vs
SABRINA M. SKOCH

PROPERTY ADDRESS: 414 EAST PRAIRIE STREET, HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 430-S2-A40-000

ALL THAT certain piece, parcel or tract of land with small frame dwelling house and other buildings erected thereon, situate in the Borough of Harrisville, Butler County, Pennsylvania, bounded and described as follows:

ON THE NORTH BY PRAIRIE STREET; ON THE EAST BY LOT NOW OR FORMERLY TAYLOR; ON THE SOUTH BY LAND FORMERLY BELONGING TO THE E.E. WICK HEIRS, NOW FISHER; ON THE WEST BY LOT OF CECIL HENDERSON AND WIFE.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY ZONING REGULATION. THE MINIMUM BUILDING SETBACK LINE. RIGHT OF WAY LINE AND OTHER RESTRICTIONS AS SHOWN ON THE RECORDED PLAN OR DEEDS OF RECORD.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY RIGHTS THAT MAY EXIST ON SAID LAND FOR ELECTRIC LINES. TELEPHONE LINES, GASLINES, WATER LINES, PIPE LINES, SEWER LINES, CABLES LINES, PUBLIC HIGHWAYS, AND FACILITIES USED THEREWITH. IF THERE NOW BE ANY SUCH RIGHTS THEREON THIS DEED IS EXECUTED UNDER AND SUBJECT TO ALL RIGHTS ON THE SAID LAND FOR PUBLIC UTILITIES. INCLUDING, BUT NOT LIMITED TO, THOSE AFORESAID.

Tax ID: 430-S2-A40-000

Commonly known as 414 E Prairie St, Harrisville, PA 16038

Being the same property conveyed from Irvine R. Lownds, III and Christine J. Lownds, his wife to Sabrina M. Skoch as set forth in Deed recorded on 10/20/2003 in Instrument No. 200310200047506, Butler County, Pennsylvania

Being known as: 414 EAST PRAIRIE STREET, HARRISVILLE, PA 16038.

Title to said premises is vested in Sabrina M. Skoch by deed from Irvine R. Lownds, III and Christine J. Lownds, husband and wife, dated October 17, 2003 and recorded October 20, 2003 in Instrument Number 20031020047607.

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30096
PNC BANK, NATIONAL ASSOCIATION vs
KENNETH SMITH AKA KENNETH M. SMITH

PROPERTY ADDRESS: 486 BEAR CREEK ROAD, SARVER, PA 16055 UPI / TAX PARCEL NUMBER: 320-1F75-9E-0000

ADDENDUM attached to and made a part of that certain mortgage from Kenneth M. Smith, unmarried to PNC Mortgage, a division of, dated December 14, 2010 and covering property known as 186 Bear Creek Road, Sarver, PA 16055.

All that certain lot of land situate in Winfield Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning in the center of Legislative Route A3875 on line of land now or formerly of Fullerton; thence along land now or formerly of Fullerton, North 75 degrees 15 minutes West 348.56 feet to a point; thence by the center of the creek and along land now or formerly of Van Dame, the following courses and distances: North 32 degrees 17 minutes East 45.45 feet, South 89 degrees 05 minutes East 40.92 feet, North 46 degrees 38 minutes East 72.80 feet, and North 1 degree 01 minute 40 seconds West 22.46 feet to a point; thence along land now or formerly of McClaine, South 69 degrees 32 minutes 24 seconds East 282.04 feet to the center line of Legislative Route A3875; thence along the center line of Legislative Route A3875, South 24 degrees 13 minutes West 109.93 feet to a point, the place of beginning, as per survey of Greenough and Greenough Inc. dated October of 1965.

Reserving a strip of ground along the northly part of the tract herein described fronting 8 feet on the public highway, and extending West along the southerly line of lot now or formerly of McClaine by equal width 135 feet, the same to be used as a joint driveway in favor of grantees, McClaine, and their heirs and assigns, the same to be mutually maintained by the aforesaid parties, their heirs and assigns, which reservation shall continue until such time as McClaines, their heirs and assigns, construct a driveway on their own property at which time said reservation shall cease and end.

BEING KNOWN AS: 486 BEAR CREEK ROAD, SARVER, PA 16055

PROPERTY ID NUMBER :
320-1F75-9E-0000

BEING THE SAME PREMISES WHICH FAITH A. WALKER, A WIDOW BY DEED DATED 12/14/2010 AND RECORDED 12/16/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.:201012160029817 GRANTED AND CONVEYED UNTO KENNETH M. SMITH, UNMARRIED

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30103

NEWREZ LLC vs

ROBERT STALEY, AS HEIR OF BETTY J. STALEY-DICKEY, DECEASED, BRIAN STALEY, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF BETTY J. STALEY-DICKEY, DECEASED

PROPERTY ADDRESS: 217 CECELIA STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 562-23-119-0000

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE SECOND WARD OF THE CITY OF BUTLER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE SECOND WARD OF THE CITY OF BUTLER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CECELIA STREET, A 45-FOOT RIGHT OF WAY, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON TO THE NORTHWEST CORNER OF LOT 28, NOW OR FORMERLY OF MENZ; THENCE BY CECELIA STREET, NORTH 10 DEGREES 45 MINUTES WEST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 26, NOW OR FORMERLY OF GRAHAM; THENCE BY LOT 26, NORTH 87 DEGREES 7 MINUTES EAST, 159.89 FEET TO AN IRON PIN ON THE WESTERN LINE OF AN ALLEY; THENCE BY SAME, SOUTH 10 DEGREES 45 MINUTES EAST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 28; THENCE BY LOT 28 AND THROUGH A COMMON WALL OF A GARAGE, SOUTH 87 DEGREES 7 MINUTES WEST, 158.89 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. BEGINNING AT A POINT ON THE EASTERLY LINE OF CECELIA STREET, A 45-FOOT RIGHT OF WAY, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON TO THE NORTHWEST CORNER OF LOT 28, NOW OR FORMERLY OF MENZ; THENCE BY CECELIA STREET, NORTH 10 DEGREES 45 MINUTES WEST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 26, NOW OR FORMERLY OF GRAHAM; THENCE BY LOT 26, NORTH 87 DEGREES 7 MINUTES EAST, 159.89 FEET

TO AN IRON PIN ON THE WESTERN LINE OF AN ALLEY; THENCE BY SAME, SOUTH 10 DEGREES 45 MINUTES EAST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 28; THENCE BY LOT 28 AND THROUGH A COMMON WALL OF A GARAGE, SOUTH 87 DEGREES 7 MINUTES WEST, 158.89 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. BEING ALL OF LOT 27 IN THE BERG PLAN AS RECORDED IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN DEED BOOK 104, PAGE 500.

BEING ALL OF LOT 27 IN THE BERG PLAN AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN DEED BOOK 104, PAGE 500.

BEING KNOWN AS 217 CECILIA STREET, BUTLER, PENNSYLVANIA 16001.

APN: 562 23 1190000

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30106

**VILLAGE CAPITAL & INVESTMENT, LLC
vs
DAKOTA SUCHONIC**

PROPERTY ADDRESS: 229 CONNOQUENESSING DRIVE, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 120-S4-A538-0000 & 120-S4-A539-0000 & 120-S4-A540-

PARCEL ONE:

ALL THAT CERTAIN lot or piece of ground situate in Connoquenessing Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 538 in the plan of lots known as Connoquenessing Woodlands, Plan No. 3, and being recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 1.

Parcel No. 120-S4-A538-0000

PARCEL TWO:

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Connoquenessing and County of Butler, Commonwealth of Pennsylvania, and being Lot No. 539 in the plan of lots known as

Connoquenessing Woodlands, Plan No. 3 and recorded in the office of Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 1.

Parcel No. 120-S4-A539-0000

PARCEL THREE:

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Connoquenessing and County of Butler, Commonwealth of Pennsylvania, and being Lot No. 540 in the plan of lots known as Connoquenessing Woodlands, Plan No. 3 and recorded in the office of Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 1 (cited as Rack 29, Page 15 in prior deeds of record).

Parcel No. 120-S4-A540-0000

Being the same premises which Joyce C. Berry, unmarried by Deed dated September 10, 2019 and recorded September 12, 2019 in Butler County as Instrument No. 201909120017981 conveyed unto Mary Lee Merriman, unmarried, and David W. Merriman, unmarried, in fee.

And the said David W. Merriman died on October 11, 2021.

Being the premises which Mary Lee Merriman, One half owner and Jeremy Merriman and Mary Lee Merriman, only heirs of the Estate of David W. Merriman by deed dated January 22, 2024 and recorded January 26, 2024 in Butler County as Instrument No. 202401260001102 conveyed unto Mary Lee Merriman, a single woman.

Parcel ID 120-S4-A538-0000, 120-S4-A539-0000 and 120-S4-A540-0000

Property Address: 229 Connoquenessing Dr, Evans City, PA 16033-4215

BEING the same premises which Mary Lee Merriman by Deed dated January 26, 2024 and recorded in the Office of Recorder of Deeds of Butler County on February 8, 2024 Instrument# 202402080001797 granted and conveyed unto Dakota Suchonic.

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30113**HORIZON FARM CREDIT, ACA/FCLA/
PCA vs****HANNAH M. TODD, DAMIAN E. TODD**PROPERTY ADDRESS: 128 WEST LANE,
SLIPPERY ROCK, PA 16057

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

BEGINNING at an iron monument at the Northwest corner of a larger tract of land of which this was formerly a part, said point being on the South line of lands now or formerly Charlotte Brungardt and the East line of lands of now or formerly Commonwealth of Pennsylvania; thence along the South line of lands now or formerly Charlotte Brungardt South 86° 20' East, a distance of 578 feet to a point; the true place of beginning at an iron pin, being the Northwest corner of the within described parcel; thence continuing along said lands of now or formerly Charlotte Brungardt South 86° 20' East 187 feet to an iron pin on other lands of Arthur D. West, et ux.; thence along said other lands South 13° 6' West, 3,290 feet to a point at the center of Muddy Creek; thence along the center of Muddy Creek in a generally Northwesterly direction, a distance of 82 feet to a point; thence continuing along other lands of Arthur D. West, et ux., North 11° 16' East, 3,240 feet to an iron pin, the place of beginning.

CONTAINING 10 acres, more or less, in accordance with plan and survey of B&B Engineering Company dated June 30, 1972.

TOGETHER WITH the right of ingress, egress and regress to and from said parcel of land from Township Road T-457 over an existing haul road, being a 33-foot wide road as more specifically set forth in said plan and survey of B&B Engineering Company to the parties of the second part herein, their heirs and assigns forever. Subject to and reserving unto Arthur D. West, his heirs and assigns, the right to use said 33-foot wide right of way or haul road for ingress, egress and regress to other lands owned by the said Arthur D. West.

EXCEPTING AND RESERVING unto prior grantors of record, their heirs, personal representatives, successors and assigns, title to all of the oil, gas and all constituents

thereof, in and underlying the property herein conveyed, in each and every strata and any valid and subsisting oil and gas lease on the land.

UNDER AND SUBJECT TO:

a. Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence; and

b. Oil, gas, and minerals, and rights incident to the extraction or development of oil, gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

BEING known as Parcel No.:
030-3F37-A5L-0000

BCLJ: July 3, 10 & 17, 2026

No. ED-2024-30068**SONOMA VALLEY CONDOMINIUM
ASSOCIATION, A PENNSYLVANIA
UNINCORPORATED ASSOCIATION vs
JOHN TORCH**PROPERTY ADDRESS: 2001 SONOMA
VALLEY DRIVE, RENFREW, PA 16053 UPI/
TAX PARCEL NUMBER: 120-S10-BB22001

ALL that certain lot or piece of ground situate in the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, being designated as Unit No. 2001 in Building No. 200 in Sonoma Valley Condominium (the "Condominium"), which was created pursuant to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument No. 201308270025054 and the Plats and Plans recorded with said Declaration in said Recorder's Office at Instrument No. 201308270025052, together with an undivided interest in the Common Elements appurtenant thereto, as set forth in the Declaration of Condominium as may be amended from time to time in accordance with the Declaration of Condominium.

BEING known and numbered as 2001
Sonoma Valley Drive, Renfrew, Pennsylvania
16053.

PARCEL NO. 120-S10-BB22001

BEING the same premises which Walter J. Bechtold and Mary M. Bechtold a/k/a Mary Margaret Bechtold, husband and wife, by Michael K. Bechtold, their Agent, by Deed dated September 21, 2021 and recorded on September 27, 2021 in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument Number 202109270027271, granted and conveyed unto John Torch.

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30069
ROCKET MORTGAGE, LLC vs
REBECCA L UмбаUGH

PROPERTY ADDRESS: 129 KOHLMAYER ROAD, HILLIARDS, PA 16040 UPI / TAX PARCEL NUMBER: 310-S1-C3

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

BOUNDED on the North Three Hundred Forty-four (344) feet by lands of now or formerly Claude Kohlmeyer; on the East One hundred and five (105) feet by lands of now or formerly R.R. Cramner; On the South, Three hundred forty-four (344) feet by lands of now or formerly William Dilliman; and on the South One hundred and five (105) feet by a public road known as the Ferris Road.

PARCEL NO. 310-S1-C3

Being the same premises which Darleen E. Twentier and Gary Twentier, by Deed dated 05/10/2013 and recorded 05/17/2013, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201305170014252, granted and conveyed unto Rebecca L. Umbaugh, in fee.

Tax Parcel: 310 S1 C30000 A/K/A 310-S1-C3-0000 A/K/A 310-S1-C3

Premises Being: 129 Kohlmeyer Road, Hilliards, PA 16040

BCLJ: July 3, 10 & 17, 2026

No. ED-2026-30086

LAKEVIEW LOAN SERVICING, LLC vs
DONALD EDWARD VARGO

PROPERTY ADDRESS: 105 ARABIAN CIR, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 056-19-J300000

All that certain piece, parcel or lot of land situate In Butler Township, Butler County, Pennsylvania, being known and designated as Lot No. 30 in the Stirling Glen Plan of Subdivision, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Rack File 137, Page 15. being more specifically bounded end described as follows:

Commencing at a point on a cul de sac at the conclusion of Arabian Circle, at a point in common to Lot No. 29 of the same plan; thence along the right-of-way line of Arabian Circle, by a curve to the left, having a radius of 50.00 feet, an arc distance of 74.92 feet to a point on line of Lot No. 31; thence by line of same, North 69 degrees 59' 40" East, a distance of 107.76 feet to a point on lands of now or formerly R. V. McKnight; thence by line of same, South 3 degrees 09' 35" East, a distance or 281.00 feet to a point on line of Lot No. 25; thence by line or seme and Lot No. 26, South 88 degrees 39' 20" West, a distance of 61.52 feet to a point on line of Lot No. 29; thence by line of same, North 24 degrees 08' 45" West, a distance of 199.91 feet to a point, the place of beginning.

Parcel ID(s): 056 19 J300000

Parcel Number: 056 19 J300000

Property Address: 105 Arabian Cir, Butler, PA 16001

BEING the same premises which Binh Nguyen and Nanh Nguyen AKA Hanh VO by Deed dated October 6, 2023 and recorded in the Office of Recorder of Deeds of Butler County on October 18, 2023 Instrument# 202310180015649 granted and conveyed unto Donald Edward Vargo.

BCLJ: July 3, 10 & 17, 2026

Sheriff of Butler County, Michael T. Slupe