

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: Ronald W Ball

a/k/a: Ronald W Ball Sr

a/k/a: Ronald Ball

a/k/a: Ronald William Ball Sr

Late of: Cranberry Township PA
Executor: Russell Anthony Ball
1760 Taper Drive
Pittsburgh PA 15241
Attorney: Robert K. Schweitzer
Jullian Gray Associates
954 Greentree Road
Pittsburgh PA 15220

BCLJ: April 9, 16, 23, 2021

Estate of: Charlene Campbell

Late of: Center Township PA
Administrator: Spenser T Vago
18953 Stony Point Drive
Strongsville OH 44136
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: April 9, 16, 23, 2021

Estate of: Dolores Janet Conroy

Late of: Slippery Rock PA
Admr. D.B.N. C.T.A.: John K Conroy
130 Hill Road
Slippery Rock PA 16057
Attorney: Robert B Stein
Savinis Kane & Gallucci, LLC
707 Grant Street 3626 Gulf Tower
Pittsburgh PA 15219

BCLJ: April 9, 16, 23, 2021

Estate of: Barbara E Henicheck

Late of: Mars PA
Administrator C.T.A.: Valerie J Henicheck
326 Clay Ave Box 53
Mars PA 16046
Administrator C.T.A.: Libby E Schultz
143 Wayne Dr
Cranberry Twp PA 16066
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: April 9, 16, 23, 2021

Estate of: Deloris J Ketchem

Late of: Penn Township PA
Administrator: Timothy Ketchem
220 Fairview Ave Apt #1
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: April 9, 16, 23, 2021

Estate of: Gary George Lamperski

Late of: Forward Township PA
Administrator: Christine Lamperski
396 Old Route 68
Evans City PA 16033
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: April 9, 16, 23, 2021

Estate of: Virginia Leskanic

Late of: Valencia PA
Executor: William J Leskanic
5850 Meridian Road
Gibsonia PA 15044
Attorney: Slade R Miller
Miller & Miller PLLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: April 9, 16, 23, 2021

Estate of: Joseph L Mahood

Late of: Karns City PA
 Executor: Karin L Mahood
 135 Petrolia Street
 Karns City PA 16041
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: April 9, 16, 23, 2021

Estate of: Betty G Queer

Late of: Cranberry Township PA
 Executor: Richard George Quinton
 207 Henderson Road
 Pittsburgh PA 15237
 Attorney: Joseph Cafaro Jr
 205 McKnight Park Drive
 Pittsburgh PA 15237

BCLJ: April 9, 16, 23, 2021

Estate of: Meri E Rieseck

Late of: Jefferson Township PA
 Executor: Joanne Lyn Shelly
 2250 Mary Street
 Apt 202
 Pittsburgh PA 15203
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

BCLJ: April 9, 16, 23, 2021

**Estate of: Edward Skylare Robinson
a/k/a: Edward S Robinson**

Late of: Prospect PA
 Administrator: Kristen M Workley
 34 South Cardinal Drive
 Wilmington NC 28403
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: April 9, 16, 23, 2021

Estate of: Raymond A Schmitt Sr

Late of: Clinton Township PA
 Executor: Christine Roman
 1245 Anderson Road
 Pittsburgh PA 15209
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: April 9, 16, 23, 2021

Estate of: William J Smith

Late of: Washington Township PA
 Executor: Randal G Smith
 2320 Oneida Valley Rd
 Petrolia PA 16050
 Executor: Jessica Buckley
 104 Barbour Road
 Hubert NC 28539
 Attorney: Robert D Clark
 201 North Market Street
 New Wilmington PA 16142

BCLJ: April 9, 16, 23, 2021

Estate of: Robert J Swartzlander Jr

Late of: Butler PA
 Administrator: Sallieanne Skursky
 303 Maryland Avenue
 Butler PA 16001
 Attorney: Craig E Frischman
 Frischman & Rizza PC
 7300 Penn Avenue
 Pittsburgh PA 15208

BCLJ: April 9, 16, 23, 2021

SECOND PUBLICATION
**Estate of: Louis Richard Brunn
a/k/a: Louis R Brunn**

Late of: Winfield Township PA
 Administrator: Ellen Brunn
 1613 Ridge Avenue
 Arnold PA 15068
 Administrator: Karen Brunn
 623 North Nevada Street
 Oceanside CA 92054
 Attorney: Michael J Girardi
 2773 Leechburg Road
 Lower Burrell PA 15068

BCLJ: April 2, 9, 16, 2021

**Estate of: Thomas Foley III
a/k/a: Thomas P Foley****a/k/a: Thomas P Foley III**

Late of: Franklin Township PA
 Administrator: Autumn D Sidun
 562 Village Drive
 Butler PA 16001
 Attorney: David M Crissman
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: April 2, 9, 16, 2021

Estate of: Carolyn J Klaum

Late of: Cranberry Township PA
Executor: Darren Klaum
324 Valerie Dr
Cranberry Twp PA 16066

BCLJ: April 2, 9, 16, 2021

Estate of: Zeno Thomas McElhinny

a/k/a: Zeno McElhinny

Late of: Forward Township PA
Executor: Rebecca Elizabeth McElhinny
260 Ash Stop Road
Evans City PA 16033
Attorney: Nancy L Rackoff
Eckert Seamans
44th Fl 600 Grant St
Pittsburgh PA 15219

BCLJ: April 2, 9, 16, 2021

Estate of: Jon J McPheron

a/k/a: Jon McPheron

Late of: Oakland Township PA
Administrator: Nancy P Robertson
1519 Glenn Street
Natrona Heights PA 15065
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

BCLJ: April 2, 9, 16, 2021

Estate of: Toniann Morten

Late of: Forward Township PA
Administrator: Martia McGee
71 Gladstone Street
Campbell OH 44405
Attorney: Jason A Medure
Medure Bonner Bellissimo LLC
713 Wilmington Ave.
New Castle PA 16101

BCLJ: April 2, 9, 16, 2021

Estate of: Monte K Pursifull

Late of: Evans City PA
Executor: Denise W Pursifull
1033 S Washington Street
Evans City PA 16033
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: April 2, 9, 16, 2021

Estate of: Mary S Rehm

a/k/a: Mary Stella Rehm

Late of: Butler PA
Executor: Barbara Rehm Della Porta
3601 30th Street Nw C333
Washington DC 20016
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

BCLJ: April 2, 9, 16, 2021

Estate of: Mary Irene Scott

Late of: Butler PA
Executor: Randall J Scott
246 Welsh Rd
Valencia PA 16059

BCLJ: April 2, 9, 16, 2021

Estate of: William Craig Simpson

a/k/a: William C Simpson

Late of: Buffalo Township PA
Executor: Steven C Simpson
205 Duquesne Blvd
New Kensington PA 15068
Executor: Jason M Simpson
519 West Street Apt 6
Wilksburg PA 16221
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: April 2, 9, 16, 2021

Estate of: Arlene D Sloan

Late of: Penn Township PA
Executor: Benjamin E Dehart
802 N Beatty St
Pittsburgh PA 15206
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: April 2, 9, 16, 2021

Estate of: John J Snyder Sr

Late of: Clearfield Township PA
 Executor: Janice T Riesmeyer
 155 Stein Road
 Chicora PA 16025
 Executor: William L Snyder
 294 Shuler Road
 Fenelton PA 16034
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: April 2, 9, 16, 2021

Estate of: Barbara Tompkins

Late of: Jefferson Township PA
 Administrator: Thomas Tompkins
 178 Morgan Road
 Butler PA 16002
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: April 2, 9, 16, 2021

THIRD PUBLICATION
Estate of: Janet A Boyle

Late of: Clearfield Township PA
 Administrator: Donald G Boyle
 2145 Old Route 422 E
 Butler PA 16002
 Attorney: Michele P Conti
 Conti Law
 986 Brodhead Road
 Coraopolis PA 15108

BCLJ: March 26 & April 2, 9, 2021

Estate of: Florence F Eichner

Late of: Center Township PA
 Executor: Kenneth Eichner
 364 Thompsonstown Road
 West Sunbury PA 16061
 Attorney: John T Richards III
 Richards & Richards LLP
 16020 Perry Highway
 Warrendale PA 15086

BCLJ: March 26 & April 2, 9, 2021

Estate of: Donald Harry Haugh**a/k/a: Donald H Haugh**

Late of: Saxonburg PA
 Executor: Scott Alan Haugh
 181 Dreher Road
 Butler PA 16001
 Executor: Hunter J Haugh
 329 1/2 East Ross Street
 Worthington PA 16262
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: March 26 & April 2, 9, 2021

Estate of: Judith A Presley**a/k/a: Judith A Smay****a/k/a: Judy A Presley**

Late of: Buffalo Township PA
 Executor: Joshua C Sadecky
 532 Parker Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: March 26 & April 2, 9, 2021

Estate of: Thomas Edwin Rogers II**a/k/a: Thomas E Rogers II**

Late of: Mercer Township PA
 Administrator: Wade M Fisher
 68 Buhl Boulevard
 PO Box 91
 Sharon PA 16146
 Attorney: Sarah C Kellogg
 Ekker Kuster McCall & Epstein LLP
 68 Buhl Boulevard PO Box 91
 Sharon PA 16146

BCLJ: March 26 & April 2, 9, 2021

Estate of: David Patrick Schneider**a/k/a: David P Schneider**

Late of: Butler PA
 Administrator: Dianna Carr Dizinno
 185 Freeport Road
 Butler PA 16002
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: March 26 & April 2, 9, 2021

Estate of: Richard Allen Shick

Late of: Buffalo Township PA
Administrator: Cheryl A Shick
529 Sarver Road
Sarver PA 16055
Attorney: Michael S Butler Esquire
Heritage Elder
Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: March 26 & April 2, 9, 2021

Estate of: Lavern E Wolfe

Late of: Butler PA
Executor: Richard W Wolfe
108 Peeble Court
McKees Rocks PA 15136
Attorney: Aaron M Tomczak
Business Legal
5021 Noblestown Road
Oakdale PA 15071

BCLJ: March 26 & April 2, 9, 2021

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH MARCH 12, 2021**

Recorded March 8, 2021 - March 12, 2021

Achenbach, Laurie L Powell; Achenbach, Laurie Powell; Powellachenbach, Laurie; Powellachenbach, Laurie L--
DOLLAR BK FED SAV BK--Center Twp
Street:126 Brooksedge Dr Parcel:060-
S17-B19:\$63,000.00

Aldridge, David C; Aldridge, Pamela A Neely; Neelyaldrige, Pamela A--
ARMCO CRED UN--Center Twp Sub/
Condo:Stratford Heights Plan Ph I
Lot:17 Street:201 Henley Dr Parcel:060-
S20-B17:\$169,000.00

Allmann, Beth P; Allmann, Timothy J--
CITIZENS BK NA--Lancaster Twp Sub/
Condo:Scenic Ridge Condo Plan No
6 Unit:2002 Street:2002 Southview Dr
Parcel:200-4F100-A6F2002:\$272,000.00

Andradeseybert, Tommasina T; Seybert, Jesse J Jr; Seybert, Tommasina T Andrade--
ARMCO CRED UN--Concord
Twp Street:192 Campbell Rd Parcel:110-
2F26-7BA:\$20,000.00

Andre, Melissa aka; Andre, Melissa D aka; Andre, Patrick aka; Andre, Patrick W aka--
UNION SAV BK--Middlesex Twp Sub/
Condo:Weatherburn Heights Prd Ph 1B
Lot:198 Street:3005 Falcon Dr Parcel:230-
S16-C198:\$317,500.00

Andree, Faith aka; Andree, Faith N aka; Andree, Jared--
GARDEN STATE
HOME LOANS--Cranberry Twp Sub/
Condo:Mashuda Plan Lot:112
Street:249 Peace Street Parcel:130-
S14-C112:\$307,500.00

Aust, Rebekah--REDEVELOPMENT
AUTH CO BUTLER--Jefferson Twp
Street:313 Oakleaf Dr Parcel:190-
1F157-19-0170:\$17,000.00

Bachman, Samantha L aka; Master, Samantha L aka; Master, Tanner L--
LOANDEPOT COM LLC--Center Twp
Sub/Condo:Timberly Heights Plan Lot:98
Street:468 Cherokee Dr Parcel:060-
S13-A98:\$234,500.00

Baker, Catherine E--THIRD FED S&L
ASSN CLEVELAND--Connoquenessing
Twp Sub/Condo:Scalene Sub No 1 Lot:1
Street:1201 Prospect Rd Parcel:120-4F23-
35A:\$100,000.00

Barber, Janet aka; Barber, Janet M aka; Barber, Paul R--
NEWREZ LLC--Butler
Twp Street:148 Haverford Dr Parcel:053-
15-A77:\$185,000.00

Beckert, Jessica F; Beckert, Robert D;

EXECUTIONS

Week ending April 1, 2021

1st Name-Plaintiff
2nd Name-Defendant

First National Bank of Pennsylvania vs. **Fajohn: Diane L, Rick J, Nathan Am Alice F Decd; Unknown Heirs:** Writ of Execution:21-30037
PHI Financial Services Inc vs. **Lesney: Stephen M Jr, Stephen M, Stephen Sr, Stephen M:** Writ of Execution:21-30036

DIVORCES

Week ending April 1, 2021

1st Name-Plaintiff
2nd Name-Defendant

Fuqua, Justin R vs. **Fuqua, Michaele L:** 21-90209
McNatt, Virginia vs. **McNatt, Robert:** 21-90201
Morrow, Christopher J vs. **Morrow, Stacey L:** 21-90207
Stapel, Nancy L vs. **Stapel, James E:** 21-90202

MARRIAGE LICENSE FILINGS

Application Date: March 29, 2021 - April 1, 2021

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

- | | | |
|---|---|---|
| 2021-202100122 Peyton Andrew Hunt and Shaelynn Nicole Coulter | 2021-202100126 Kala Rae Yenick and Kurtis Lee Ruffaner | 2021-202100130 Yegor Svirid and Shea Elizabeth Anderson |
| 2021-202100123 Martha Jean Stewart and Kenneth Wayne Speer | 2021-202100127 Luke Thomas Deni and Candice Anne McLane | 2021-202100131 Donna M Fehl and James Leroy Burgess Jr |
| 2021-202100124 Lisa Kay Bishop and Charles William Walobaugh | 2021-202100128 Jessie James Boggs and Margaret Michael Oliver | 2021-202100132 Mariah Ashley Mikula and Luke Joseph Bryan |
| 2021-202100125 Emmanuel D White and Hannah Irene Rott | 2021-202100129 Delaney Elise Marion and Joseph Paul Gaiser | 2021-202100133 Marissa Marie Sutej and Anthony James Murphy |

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 **MONDAY APRIL 12, 2021, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
MELLISH, Mary A.	Tina M. Scarborough	02/19/2021
THOMPSON, Phyllis S.	Nancy J. Monsour	02/04/2021

SHERIFF'S SALES

By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on Friday, the 21st day of May 2021 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.

All parties in interest and claimants are hereby notified that Schedules of Distribution June 18, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: April 2, 9, 16, 2021

E.D. 2021-30014

C.P. 2020-21366

ATTY MICHAEL MAZACK

Seized and taken in Execution as the property of **TINA M. BRUCE AND BRIAN A. BRUCE** at the suit of US BANK TRUST NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. A9 in the Jesse Long Plan No. 3 as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 4, page 23.

BEING designated as Tax I.D. No. 230-S5-26A9 in the Tax Assessment Office of Butler County Pennsylvania.

Being the same property deeded to Tina M. Bruce and Brian A. Bruce, dated June 26, 2002, and recorded on June 28, 2002 in Instrument Number 200206280022139.

Having erected thereon a residential dwelling known as 534 Steiner Bridge Road, Valencia, PA 16059

BCLJ: April 2, 9, 16, 2021

E.D. 2021-30012

C.P. 2021-20103

ATTY MATTHEW MARSHALL

Seized and taken in Execution as the property of **UNKNOWN EXTR ESTATE OF DAVID E. CARSON, UNKNOWN HEIRS OF ESTATE OF DAVID E. CARSON AND DAVID E. CARSON EST** at the suit of ARMCO CREDIT UNION, Being:-

ALL that certain lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 89 in the Grandview Plan of Lots recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack Section 5, Page 21, being particularly bounded and described as follows:

BEGINNING at a point on the Westerly line of Fifth Street, a fifty (50) foot street, being the Northeast corner of the lot herein conveyed; thence along said Westerly line of Fifth Street, South 27° 10' East a distance of 75 feet to Lot No. 90; thence along Lot 90, South 62° 35' West a distance of 120 feet to Lot No. 92; thence along Lot No. 92, North 27° 10' West a distance of 75 feet to Lot No. 88; thence along Lot No. 88, North 62° 35' East a distance of 120 feet to the Westerly line of Fifth Street aforesaid at the place of beginning.

TAX ID / PARCEL NO. 051 -38-7/89-0000.

BEING the same property which Elwood R. Hurst, widower, of Butler Township, Butler County, Pennsylvania; Sandra Hurst Hiwiler and Harold W. Hiwiler, her husband of Boyers, Pennsylvania, Karen Hurst Dickey and Jerry Dickey, her husband, of Butler Township, Butler County, Pennsylvania, by Deed dated January 30, 1975 granted and conveyed to David E. Carson Sr., and Joyce A. Carson, his wife, recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book No. 1002, Page 71.

BCLJ: April 2, 9, 16, 2021

E.D. 2021-30013

C.P. 2020-20461

ATTY MICHAEL MAZACK

Seized and taken in Execution as the property of **STEFHANIE CUNNINGHAM** at the suit of U S BANK TRUST NATL ASSN, Being:-

BEGINNING AT A POINT, SAID BEING THE SOUTHWESTERN CORNER OF THE TRACT HEREIN CONVEYED AND IN COMMON WITH THE CENTERLINE OF WHIPPORWILL ROAD AND THE SOUTHEASTER LINE OF LANDS OF NOW OR FORMERLY REED; THENCE BY LANDS OF NOW OR FORMERLY REED NORTH 02 DEGREES 02'00" WEST A DISTANCE OF 297.04 FEET TO AN IRON PIN ON LINE OF LANDS OF NOW OR FORMERLY OFFMAN; THENCE SOUTH 88 DEGREES 55'00" WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 02'00" EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 55'00" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 02'00" EAST A DISTANCE OF 175.00 FEET TO POINT IN THE CENTERLINE OF WHIPPORWILL ROAD; THENCE BY THE CENTERLINE OF THE SAME SOUTH 89 DEGREES 46'14" WEST A DISTANCE OF 200.10 FEET TO A POINT, THE PLACE OF THE BEGINNING.

CONTAINING 1.23 ACRES AS PER SURVEY OF PEDERSON & PEDERSON, CIVIL AND ENVIRONMENTAL ENGINEERING AND SURVEYING, DATED MARCH 26, 2007, AND BEING DESIGNATED LOT NO. 2 ON THE HOFFMAN SUBDIVISION 1, RECORDED JUNE 26, 2003, AT PLAN BOOK VOLUME 266, PAGE 9.

BEING THE SAME PREMISES WHICH MATTHEW CUNNINGHAM AND STEFHANIE CUNNINGHAM, MARRIED, BY DEED DATED MARCH 19, 2015, AND RECORDED ON MARCH 20, 2015 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT NUMBER 201503200005671, GRANTED AND CONVEYED UNTO STEFHANIE CUNNINGHAM, A MARRIED PERSON.

Parcel ID: 170 3F80 43G

Having erected thereon a residential dwelling known as 148 Whipporwill Road, Butler, Pennsylvania 16001

BCLJ: April 2, 9, 16, 2021

E.D. 2021-30003
C.P. 2020-21421
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property

of **ROSLYN FUDOR AND STANLEY FUDOR** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR TWOD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2015-1, Being:-

All That Certain Property Situated in the Township of Cranberry in the County of Butler and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 07/10/2000 and recorded 08/02/2000, Among The Land Records of the County and State. Set Forth Above, in Deed Volume 200080200 and page 17663. Tax Map or Parcel ID NO: S30-A305

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot or parcel of ground situate in Cranberry Township, Butler County, Pennsylvania, being designated as Lot No. 305 in the Winchester Lakes Plan of Lots, Phase 1E, which was recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 226, pages 17-20.

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

SUBJECT to coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record and to building lines and easements on said recorded plan.

Having Erected Thereon a Two Story Brick and frame dwelling with a two car contiguous garage.

BEING KNOWN AS: 902 BAYVIEW COURT, CRANBERRY TWP, PA 16066

PROPERTY ID NUMBER: 130-S30-A305

BEING THE SAME PREMISES WHICH NVR, INC. BY DEED DATED 7/10/2000 AND RECORDED 8/2/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 200008020017663, GRANTED AND CONVEYED UNTO STANLEY FUDOR AND ROSLYN FUDOR, HUSBAND AND WIFE.

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30002
C.P. 2020-21317
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **CATHERINE HUGHES** at the suit of COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC, Being:-

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

ON THE NORTH by lands now or formerly of Floyd Douglass, et. ux.;

ON THE EAST by lands now or formerly of J. Carlson and R. Osborne;

ON THE SOUTH by Public Road T-524 and lands now or formerly of Glenn Stalker; and

ON THE WEST by lands now or formerly of Floyd Douglass, et. ux.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Paul Hughes and Catherine Hughes, by Deed dated May 14, 2007, and recorded on June 7, 2007, by the Butler County Recorder of Deeds as Instrument No. 200706070014392, granted and conveyed unto Paul Hughes and Catherine Hughes, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 125 Blair Road, Hilliards, PA 16040.

TAX PARCEL NO. 300-3F16-26E-0000.

BCLJ: April 2, 9, 16, 2021

**E.D. 2019-30235
C.P. 2019-21797
ATTY ROBERT FLACCO**

Seized and taken in Execution as the property of **JAMES K. LAUTENBACHER AKA JAMES LAUTENBACHER AND SUSAN L. LAUTENBACHER AKA SUSAN LAUTENBACHER** at the suit of WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-C ASSET-BACKED CERTIFICATES, SERIES 2000-C, Being:-

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 115, page 26.

Having erected thereon a dwelling known as 463 Monmouth Drive, Mars, Pennsylvania.

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

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

PROPERTY ID: 130-S19-A245-0000

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

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

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30010
C.P. 2021-20008
ATTY JOLANTA PEKALSKA**

Seized and taken in Execution as the property of **RUSSELL C. MCCOMBS AND RUSSELL MCCOMBS** at the suit of PENNYMAC LOAN SERVICES LLC, Being:-

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF A 40 FOOT STREET OR RIGHT

OF WAY KNOWN AS BARTLEY AVENUE, WHICH POINT IS BY DIRECTION NORTH 3 DEGREES, 1" EAST, A DISTANCE OF FIFTEEN FEET FROM THE NORTHWEST CORNER OF LOT NO. 64 AND THE SOUTHWEST CORNER OF LOT 59; THENCE FROM SAID BEGINNING POINT, NORTH 3 DEGREES 1' EAST ALONG THE EAST LINE OF BARTLEY AVENUE, A DISTANCE OF SEVENTY-FIVE FEET TO A POINT; THENCE SOUTH 87 DEGREES, 30' EAST. THROUGH LOT NUMBER 56 AND ALONG LINE OF LOT FORMERLY OWNED BY DEWITT STEVENSON, NOW PAUL MURPHY, A DISTANCE OF ONE HUNDRED FIFTY FEET TO A POINT, THENCE SOUTH 3 DEGREES 1' WEST THROUGH LOT NO. 56 AND 59 OF THE SAME PLAN OF LOTS AND ALONG LINE OF LOT OF BRIGGS A DISTANCE OF SEVENTY-FIVE FEET TO A POINT; THENCE NORTH 87 DEGREES 30' WEST, THROUGH LOT NO. 59 AND ALONG LINE OF LOT OF MCGREGOR A DISTANCE OF ONE HUNDRED FIFTY FEET TO A POINT ON THE EAST LINE OF BARTLEY AVENUE AT THE PLACE OF BEGINNING.

AND BEING THE NORTHWEST PORTION OF LOT NO. 59 AND THE SOUTHWEST PORTION OF LOT NO. 56 IN THE BURTON HEIGHTS PLAN OF LOTS AS RECORDED IN BUTLER COUNTY IN RACK FILE SEC. 9 PAGE 2.

THE SAID PROPERTY HAVING BEEN RE-SURVEYED BY GREENOUGH AND GREENOUGH, ENGINEERS, UNDER DATE OF DECEMBER, 1972.

BEING THE SAME PREMISES which Chassidy L. Angerett, nka Chassidy L. Geibel, and Craig Geibel, Wife and Husband, by Deed dated 3/28/2019 and recorded 4/4/2019 in the Office of the Recorder of Deeds of Butler County on in Deed Instrument No. 201904040005874, granted and conveyed unto Russell McCombs, Unmarried.

PARCEL NO.: 056-20-C56-0000

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30004
C.P. 2020-21314
ATTY TROY FREEMAN**

Seized and taken in Execution as the property of **BETH NEWCOMBE HEIR,**

ELIZABETH NEWCOMBE HEIR, ROBERT D. NEWCOMBE DEC, ROBERT DIEHM NEWCOMBE, DEC, MICHAEL NEWCOMBE HEIR, UNKNOWN HEIRS OF ROBERT D. NEWCOMBE, AND UNKNOWN HEIRS OF ROBERT DIEHM NEWCOMBE at the suit of FIRST GUARANTY MORTGAGE CORP, Being:-

ALL THAT certain lot of land situate in Butler Township, Butler County, Pennsylvania bounded and described as follows:

BEGINNING at a point on the North side of Filbert Avenue, said point being located one hundred (100) feet West of the Northwest corner of Arch Street and Filbert Avenue in the Plan of Lots laid out by John F. Lowry as recorded in Plan Book B, Page 114; thence West along North side of Filbert Avenue one hundred (100) feet; thence North along other property of Gardner Lowry, Trustee, one hundred twenty (120) feet to a point; thence East one hundred (100) feet to a point; thence South one hundred twenty (120) feet to the place of beginning.

BEING Lots Nos. 82 and 83 in the Plan of Lots of John F. Lowry.

ALSO BEING designated as District #053; Map 15; Parcel B 82.

HAVING a two-story dwelling house thereon erected known as 107 Filbert Road.

BEING THE SAME PREMISES as conveyed unto Robert D. Newcombe, by deed of Glenn R. Farrell and Michelle L. Farrell, (fk/a) Michelle L. Lauster), as joint tenants with the rights of survivorship and not as tenants in common, dated June 3, 2004, and recorded June 4, 2004, in the Office of the Recorder of Deeds of Butler County, instrument number 200406040016233. Robert D. Newcombe departed this life on May 24, 2019.

BCLJ: April 2, 9, 16, 2021

**E.D. 2018-30143
C.P. 2018-21041
ATTY JOLANTA PEKALSKA**

Seized and taken in Execution as the property of **RONALD L. PETRIKOVIC AND KIMBERLY L. PETRIKOVIC** at the suit of WELLS FARGO BANK, N.A., Being:-

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler

and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route 10024 on line of other lands of George P. Bastin, et ux, the southeast corner of the tract herein described, the place of beginning; thence along line of other lands now or formerly of George P. Bastin, et ux, North 39° 13' 46" East, a distance of 357.60 feet to a point on line of other lands now or formerly of George P. Bastin, the Northeast corner of the tract herein described; thence continuing along other lands now or formerly of George P. Bastin, North 37° 48' 14" West, a distance of 125 feet to a point on line of other lands of now or formerly of George P. Bastin, the northerly corner of the tract herein described; thence South 39° 13' 46" West along line of lands of now or formerly of George P. Bastin a distance of 357.60 feet to a point in the center line of Legislative Route 10024 aforementioned; thence South 37° 48' 14" East along the center line of Legislative Route 10024 aforementioned, a distance of 125 feet to a point, the place of beginning.

BEING KNOWN AS: 621 FLEMING ROAD, SARVER, PA 16055

BEING THE SAME PREMISES which Samuel L. Fenn and Lisa M. Fenn, his wife, by Deed dated February 24, 2003 and recorded February 27, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200302270008027, granted and conveyed unto RONALD L PETRIKOVIC and KIMBERLY L. PETRIKOVIC, his wife.

PARCEL NO.: 040-1F77-9EB-0000

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30011
C.P. 2021-20071
ATTY MATTHEW MARSHALL**

Seized and taken in Execution as the property of **DAVID E. SHIREY** at the suit of ARMCO CREDIT UNION, Being:-

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

BEGINNING at the Northernmost corner of the tract herein described, which said point

is located South 41 degrees 54 minutes 19 second East, a distance of 505.38 feet along the centerline of Township Road T-466 from the intersection of said centerline with the Southernmost corner of lands of C. Snyder; thence from the true point of beginning by the centerline of said Township Road, South 41 degrees 54 minutes 19 seconds East, 130.00 feet to a point; thence leaving said centerline and proceeding through lands this day conveyed unto Ronald L. Shirey, the following three courses and distances:

On a line through an iron pin at the edge of the roadway, South 48 degrees 05 minutes 41 seconds West, 155.18 feet to an iron pin;

North 41 degrees, 54 minutes 19 seconds West, 130.00 feet to an iron pin;

North 48 degrees 05 minutes 41 seconds East, 155.18 feet on a line through an iron pin at the edge of the roadway.

to the place of beginning. Containing 0.46 acre and being Parcel A in the Subdivision plan prepared by Olsen Zarnick & Seybert, Inc., under date of April 2, 1985, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book 105, page 5.

PARCEL NO. 080-2F57-23D.

BEING the same property which Margaret Shirey, by Deed dated March 20, 2000 granted and conveyed to David E. Shirey, single, recorded in the Recorder's Office of Butler County, Pennsylvania as Instrument No. 200003210005078.

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30001
C.P. 2020-21388
ATTY BRADLEY OSBORNE**

Seized and taken in Execution as the property of **ROBERT H. WYNN, HEIR, TRACI JEAN GRAHAM, HEIR, AND UNKNOWN HEIRS OF JEAN E. WYNN DECEASED** at the suit of CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, Being:-

ALL THAT CERTAIN piece, parcel or lot of land, located in Merdian, Butler Township, Butler County, Pennsylvania, bounded and

described as follows:

BEGINNING at a point on the line of right-of-way of the Pittsburgh, Harmony, Butler and New Castle Railway, on a public road opposite lands formerly of Martin, now Rodgers, being the southwest corner thereof; thence running along said road North 1 'A° East 202.50 feet to a tone in the center of another road leading from the Meridian Road to Woodlawn Station at land formerly of George Miller, being the northwest corner hereof; thence South 89° East, 217.5 feet along the last mentioned road to a point on the line of the right-of-way of the aforesaid Railway Company, opposite lands of Aldinger; thence South 48 'A° West, 294 feet along line of the right-of-way of the aforesaid Railway Company to the place of Beginning. Containing three-fourths (%) of an acre, more or less.

BEING THE SAME PREMISES which Evelyn Timmons, by Deed dated October 28, 1992 and recorded on January 27, 1993, in the Butler County Recorder of Deeds Office at Deed Book Volume 2262 at Page 131, granted and conveyed unto Evelyn Timmons and Jean Evelyn Wynn, as joint tenants with the right of survivorship.

The said Evelyn Timmons departed this lif on or about February 1, 1994, where by operation of Law, title vested in Jean Evelyn Wynn.

The said Jean Evelyn Wynn departed this life on February 19, 2018. No estate was probated on the decedent's behalf, where by operation of law title vested in Robert H. Wynn and Traci Jean Graham, as Heirs of Jean W. Wynn, Deceased ans the unknown surviving heirs of Jean Evelyn Wynn, Deceased.

Being Known as 4164 Hopewell Avenue, Butler, PA 16001

Parcel I.D. No. 054-33-1300000

BCLJ: April 2, 9, 16, 2021

Sheriff of Butler County, Michael T. Slupe