

**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.

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**FIRST PUBLICATION****Estate of: James D Anderson**

Late of: Mars PA  
Executor: Drew D Anderson  
218 E Commons Drive  
Cranberry Twp PA 16066  
Attorney: Howard S Auld Jr  
Howard S Auld & Associates  
5018 William Flynn Highway  
Gibsonia PA 15044

BCLJ: July 17, 24, 31, 2020

**Estate of: Ronald L Anderson**

Late of: Prospect PA  
Executor: Jennifer S Michel  
15 Spark Lane  
Grove City PA 16127  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: July 17, 24, 31, 2020

**Estate of: James A Fennell****a/k/a: James Andrew Fennell**

Late of: Clearfield Township PA  
Administrator: Janet K Fennell  
952 Clearfield Road  
Fenelton PA 16034

BCLJ: July 17, 24, 31, 2020

**Estate of: Sandra S Finney****a/k/a: Sandra Sheryl Finney**

Late of: Clay Township PA  
Executor: Chad Ashley Finney  
Mapledale Dr  
Pittsburgh PA 15120  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

BCLJ: July 17, 24, 31, 2020

**Estate of: Lucian Halin**

Late of: Butler Township PA  
Executor: Scott A Halin  
293 Margaret Ave  
Evans City PA 16033  
Attorney: Richard E Goldinger  
212 West Diamond St  
Butler PA 16001

BCLJ: July 17, 24, 31, 2020

**Estate of: John G Hays****a/k/a: John Gold Hays**

Late of: Butler PA  
Executor: Roberta L Bargo  
1045 New Castle Street  
Butler PA 16001  
Attorney: William D Kemper  
7001 Forrest Trail  
Butler PA 16002

BCLJ: July 17, 24, 31, 2020

**Estate of: Gregory S Hyek****a/k/a: Gregory Hyek**

Late of: Buffalo Township PA  
Executor: Donna M McGuire  
989 Lyn Road  
Sarver PA 16055  
Attorney: Richard James Bosco  
512 Market Street  
PO Box 309  
Freeport PA 16229

BCLJ: July 17, 24, 31, 2020

**Estate of: William M Keelan**

Late of: Center Township PA  
Executor: William M Keelan Jr  
2300 Neville Road  
Chapel Hill NC 27516  
Attorney: Linda A King  
220 South Homewood Avenue  
Pittsburgh PA 15208

BCLJ: July 17, 24, 31, 2020

**Estate of: Bernice Koscinski**

Late of: Cranberry Township PA  
Administrator: Joseph S Koscinski  
2474 Dogwood Drive  
Wexford PA 15090

BCLJ: July 17, 24, 31, 2020

**Estate of: John V Schessler Sr**

Late of: Adams Township PA  
Executor: John V Schessler Jr  
4674 Peoples Road  
Pittsburgh PA 15237  
Attorney: Kelton Merrill Burgess  
Law Offices of Kelton M Burgess  
1300 Fifth Avenue  
Pittsburgh PA 15219

BCLJ: July 17, 24, 31, 2020

**Estate of: Charles H Sinz**

Late of: Butler Township PA  
Executor: David C Sinz  
1244 Cornplanter Road  
Cabot PA 16023  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

BCLJ: July 17, 24, 31, 2020

**Estate of: H Paul Starr Jr****a/k/a: Howard Paul Starr Jr**

Late of: Middlesex Township PA  
Executor: Donna G Starr-Deelen  
9903 La Duke Drive  
Kensington MD 20895  
Attorney: Wendy Denton Heleen  
Goehring Rutter & Boehm  
437 Grant St Suite 1424  
Pittsburgh PA 15219

BCLJ: July 17, 24, 31, 2020

**Estate of: Gloria Wolfe****a/k/a: Gloria J Wolfe**

Late of: Franklin Township PA  
Executor: John M Wolfe  
305 High View Lane  
Petrolia PA 16050  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001

BCLJ: July 17, 24, 31, 2020

**SECOND PUBLICATION****Estate of: Christopher R Clifford  
a/k/a: Christopher Ralph Clifford**

Late of: Adams Township PA  
Administrator C.T.A.:  
Deborah O Clifford  
737 Winter Park Drive  
Mars PA 16046  
Administrator C.T.A.:  
Michael P Clifford Jr  
737 Winter Park Drive  
Mars PA 16046  
Attorney: Ashley E Sharek  
Sharek Law Office LLC  
Box 130  
Bradford Woods PA 15015

BCLJ: July 10, 17, 24, 2020

**Estate of: Alex J Erdos**

Late of: Butler Township PA  
Executor: Jason A Erdos  
117 Linhurst Avenue  
Butler PA 16001  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: July 10, 17, 24, 2020

**Estate of: Maureen Verna Moore Frost****a/k/a: Maureen Frost**

Late of: Butler Township PA  
Administrator: Benjamin Frost  
643 Elm Street  
Roselle NJ 07203  
Administrator: Belinda Diaz  
125 Standard Ave Apt 2C  
Butler PA 16001  
Attorney: Mackenzie A Kline  
Law Office of Mackenzie A Kline LLC  
261 Broadstone Drive  
Mars PA 16046

BCLJ: July 10, 17, 24, 2020

**Estate of: Robert Edward Gladd  
a/k/a: Robert E Gladd**

Late of: Butler Township PA  
Executor: Robin L Menz  
39164 Garfield Avenue  
Selbyville DE 19975  
Attorney: James P Shields  
The Elder Law Offices of  
Shields & Boris  
1150 Old Pond Road  
Bridgeville PA 15017

BCLJ: July 10, 17, 24, 2020

**Estate of: Marilyn Elizabeth Griffith**

Late of: Mercer Township PA  
Executor: Bobbie Wayne Griffith Jr  
112 Valley View Road Ext  
Harrisville PA 16038  
Attorney: Joseph John Nash  
The Nash Law Office  
164 S Main St  
PO Box 673  
Slippery Rock PA 16057

BCLJ: July 10, 17, 24, 2020

**Estate of: Robert G Grigoletti**

Late of: Butler PA  
Executor: Dorothy A Grigoletti  
427 North Washington Street  
Butler PA 16001  
Attorney: Thomas E Breth  
Dillon McCandles King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Leslie B Johnson Sr  
a/k/a: Leslie B Johnson**

Late of: Penn Township PA  
Executor: Mark W Johnson Sr  
211 Ridge Rd  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Patricia E Leslie**

Late of: Middlesex Township PA  
Executor: Meredith Lynn Leslie  
626 S Pacific Coast Highway Apt C  
Redondo Beach CA 90277  
Attorney: Nicole L Thurner  
Zunder & Associates PC  
130 E Jefferson Street  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Wilhelmina Peluso**

Late of: Center Township PA  
Executor: Pauline M Peluso  
419 McCalmont Road  
Renfrew PA 16053  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Harvey Chalmer Pflugh**

Late of: Franklin Township PA  
Executor: John H Pflugh  
6841 Summit Drive  
Canfield OH 44406  
Executor: James W Pflugh  
400 Van Buren Avenue  
Brownsville PA 15417  
Attorney: John J Morgan  
115 South Washington St  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Kenneth L Rall**

Late of: Lancaster Township PA  
Executor: Elaine A Rall  
142 Rainbow Ridge Lane  
Harmony PA 16037  
Attorney: W Chad Pociernicki  
Sherrard German & Kelly P.C.  
535 Smithfield Street Suite 300  
Pittsburgh PA 15222

BCLJ: July 10, 17, 24, 2020

**Estate of: Janet E Smith**

Late of: Connoquenessing Township PA  
Executor: Paul C Smith  
3 Geers Hollow Lane  
Hoosick Falls NY 12090  
Attorney: John J Morgan  
115 South Washington St  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Kris W Smith**

Late of: Butler County PA  
Administrator: Sean K Smith  
114 Koehler Street  
Etna PA 15223  
Attorney: Joseph E Kubit  
Montgomery Crissman  
Montgomery Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Janice Marie Snow****a/k/a: Janice M Snow**

Late of: Center Township PA  
Executor: Carolyn Diane Rutter  
14 Thackery Rd  
Hainesport NJ 08036  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

BCLJ: July 10, 17, 24, 2020

**Estate of: Jean L Sutton****a/k/a: Jean Sutton****a/k/a: Jean Louise Sutton**

Late of: Evans City PA  
Executor: Rebecca Rengers  
450 Textor Hill Road  
Evans City PA 16033

BCLJ: July 10, 17, 24, 2020

**THIRD PUBLICATION****Estate of: Frances A Angeloni****a/k/a: Frances Ann Angeloni**

Late of: Butler PA  
Executor: Barbara A Angeloni Davis  
3190 Berwin Dr  
Stow OH 44224  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
340 N. Main Street, Suite 103  
Butler PA 16001

BCLJ: July 3, 10, 17, 2020

**Estate of: Miles R Bryan Sr**

Late of: Valencia PA  
Executor: Miles R Bryan Jr  
163 Monks Road  
Saxonburg PA 16056  
Attorney: David W Tyree  
3371 Babcock Boulevard  
Pittsburgh PA 15237

BCLJ: July 3, 10, 17, 2020

**Estate of: Mark Lyall Campbell****a/k/a: Mark L Campbell**

Late of: Slippery Rock PA  
Executor: Mimi Campbell  
25 Manor Drive  
Grove City PA 16127  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd  
PO Box 67  
Slippery Rock PA 16057

BCLJ: July 3, 10, 17, 2020

**Estate of: Edith Chirdon**

Late of: Middlesex Township PA  
Administrator: James M Chirdon  
157 Terra Drive  
Valencia PA 16059  
Attorney: Timothy J Rogers  
1494 Maple Ave  
Glenshaw PA 15116

BCLJ: July 3, 10, 17, 2020

**Estate of: Hanifa Chowdhry**

Late of: Buffalo Township PA  
Executor: Zafar I Chowdhry  
117 Parveen Lane  
Sarver PA 16055  
Attorney: Kashif I Chowdhry  
Parkowski Guerke & Swayze PA  
116 Water St  
PO Box 598  
Dover DE 19903

BCLJ: July 3, 10, 17, 2020

**Estate of: Ruth Hamilton Crawford  
a/k/a: Ruth H Crawford**

Late of: Slippery Rock Township PA  
Executor: James C Ralston  
4340 Glen Lytle Road  
Pittsburgh PA 15217  
Attorney: Rebecca A Winge  
Houston Harbaugh  
Three Gateway Center,  
401 Liberty Avenue 22nd Floor  
Pittsburgh PA 15222

BCLJ: July 3, 10, 17, 2020

**Estate of: Florence E Dennis**

Late of: Harrisville PA  
Executor: Keith D Dennis  
491 Irishtown Rd  
Grove City PA 16127  
Executor: David A Dennis  
483 Irishtown Rd  
Grove City PA 16127

BCLJ: July 3, 10, 17, 2020

**Estate of: Charles R Dorsch**

Late of: Butler Township PA  
Executor: Susan Milligan  
230 Harkins Road  
Rochester PA 15074  
Executor: Donald P Graham  
505 Jennifer Lane  
Gibsonia PA 15044  
Attorney: Donald P Graham  
Dillon McCandless King  
Coulter & Graham LLP  
600 Cranberry Woods Drive  
Suite 175  
Cranberry Twp PA 16066

BCLJ: July 3, 10, 17, 2020

**Estate of: Lynn H Graves****a/k/a: Lynn Hays Graves**

Late of: Saxonburg PA  
Executor: Sarah Barnett  
135 Plateau Street  
Renfrew PA 16053  
Attorney: Timothy B Sechler  
Sechler Law Firm, LLC  
183 Scharberry Lane  
Mars PA 16046

BCLJ: July 3, 10, 17, 2020

**Estate of: Betty Margaret Gray****a/k/a: Betty M Gray****a/k/a: Elizabeth M Gray**

Late of: Forward Township PA  
Executor: Michelle Gray Kozik  
151 Stuckey Road  
Renfrew PA 16053  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

BCLJ: July 3, 10, 17, 2020

**Estate of: John F Knapp**

Late of: Worth Township PA  
Executor: Thomas D Puzio  
2763 Ridge Avenue  
South Park PA 15129  
Attorney: Douglas G Linn II  
20280 Route 19 Suite 6  
Cranberry Twp PA 16066

BCLJ: July 3, 10, 17, 2020

**Estate of: Mary Ellen Millen****a/k/a: Mary E Millen**

Late of: Butler PA  
Administrator: John J Millen  
4785 Cambridge Drive  
Mims FL 32754  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

BCLJ: July 3, 10, 17, 2020

**Estate of: George E Nist**

Late of: Mars PA  
 Administrator C.T.A.: Paula J Willyard  
 347 N Pike Rd  
 Sarver PA 16055  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

BCLJ: July 3, 10, 17, 2020

**Estate of: Beatriz M Osterried**

Late of: Buffalo Township PA  
 Executor: Otto E Osterried  
 228 Harbison Road  
 Sarver PA 16055  
 Attorney: Edwin W Russell  
 Feldstein Grinberg Lang & McKee PC  
 428 Boulevard Of The Allies Suite 600  
 Pittsburgh PA 15219

BCLJ: July 3, 10, 17, 2020

**MORTGAGES****RECORDINGS ARE VERIFIED  
THROUGH JUNE 26, 2020**

Recorded June 22, 2020 - June 26, 2020

**Abbott, Bobbi Jo; Oshell, Todd--HOWARD**  
 HANNA MTG SERVS--Buffalo Twp Sub/  
 Condo:4-D Mobil Home Village Plan  
 Lot:202-R Street:113 Ekastown Road  
 Parcel:040-S1-Nb:\$194,650.00

**Abernethy, Barry T; Abernethy, Denise**  
**M--JLB CORP DBA--Cranberry Twp**  
 Sub/Condo:Park Place Res Sub Rev  
 Ph 2 Lot:203 Street:229 Boardwalk Dr  
 Parcel:130-S31-B203:\$209,000.00

**Adams, Ashley L; Adams, Matthew J--**  
 GREENVILLE SAV BK--Connoquenessing  
 Twp Street:1541 Whitestown Rd Ext  
 Parcel:120-4F23-9B:\$200,000.00

**Ahmed, Saleem; Shahab, Iman aka;**  
**Shahab, Iman S aka--WESBANCO BK**  
 INC--Cranberry Twp Sub/Condo:Halverson  
 Plan Lot:28R Street:315 Scenic Ridge Ct  
 Parcel:130-S25-B28:\$378,200.00

**Allen, Andrew A; Allen, Kristan A--**  
 ELDERTON STATE BK--Clinton Twp  
 Sub/Condo:Allen Plan Lot:1 Street:153  
 Westminster Rd Parcel:100-1F159-35A  
 Acre:19.98:\$749,200.00

**Allen, Andrew A; Allen, Kristan A--**  
 ELDERTON STATE BK--Clinton Twp  
 Sub/Condo:Allen Plan Lot:1 Street:153  
 Westminster Road Parcel:100-1F159-  
 35A:\$350,000.00

**Anderson, Connie S; Dumagan, Lissa--**  
 FIRST COMMONWEALTH BK--  
 Buffalo Twp Street:706 Ekastown Road  
 Parcel:040-1F90-A1Ha:\$35,000.00

**Anderson, Donna J; Anderson, William**  
**J--FIRST NATL BK PA--Cranberry**  
 Twp Street:111 Saige Ct Parcel:130-  
 S36-B6:\$150,000.00

**Andrewsdehart, Lisa J; Dehart,**  
**Lisa J Andrews; Dehart, Thomas**  
**J--FIRST NATL BK PA--Forward**  
 Twp Street:251 Margaret Ave  
 Parcel:160-S2-52:\$75,000.00

**Anthony, Patricia A; Anthony, Ronald**  
**L--ARMCO CRED UN--Connoquenessing**  
 Twp Street:729 Whitestown Rd Parcel:120-  
 S1-A23:\$60,000.00

**Anton, Alicia M--SAIL MTG CORP--**  
 Cranberry Twp Sub/Condo:Park Place  
 CCD Amendment No 9 Lot:10-A Street:236  
 Thornapple Lane Parcel:130-4F108-  
 16B3D10A:\$253,600.00

**Armitage, Rudy C; Gallagher, Ashley L--**  
 PLAZA HOME MTG INC--Slippery Rock  
 Twp Street:203 Stoughton Rd Parcel:280-

**NOTICE OF TRUST ADMINISTRATION**

Notice is hereby given of the administration of **Florence Weber Family Trust** Dated November 20, 2017 pursuant to 20 Pa.C.S. § 7755c. Florence Weber Grantor/Settlor of the Trust died on April 29, 2020, late of Zelenople, Butler County and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Jeffrey A. Weber, Trustee, currently of  
1323 Morrow Road  
Pittsburgh, PA 15241  
or  
John A. D'Onofrio, Esq. of  
D'Onofrio Law Office, P.C. located at  
651 Holiday Drive, Ste. 400  
Pittsburgh, PA 15220

BCLJ: July 10, 17, 24, 2020

**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 2020** 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, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 17, 24, 31, 2020

**E.D. 2019-30150**

**C.P. 2019-21218**

**ATTY WALTER GOULDSBURY**

Seized and taken in Execution as the property of **HENRY E. BARRON AND AUDREY M. BARRON** at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION

TRUST, Being:

ALL THAT CERTAIN tract of land in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-writ:

Lot 226 in the Plan of Subdivision, Field Lake Estates Plan No.2, as recorded in the Recorder's Office of Butler County in Plan Book Volume 249, Page 8-10.

BEING KNOWN AS: 3009 PAIGE PL MARS, PA 16046

PROPERTY ID: 010-S15-9226

TITLE TO SAID PREMISES IS VESTED IN HENREY E. BARRON AND AUDREY M. BARRON, BY DEED FROM MONTEREY DEVELOPMENT ASSOCIATES, L.P., DATED 08/12/2002 RECORDED 08/27/2002 AS INSTRUMENT NO. 200208270028750.

BCLJ: July 17, 24, 31, 2020

**E.D. 2017-30049**

**C.P. 2017-20350**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **DANIEL BURNS** at the suit of WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., Being:-

All that certain piece, parcel or lot of land situate in the Borough of Chicora, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point at the edge of a public alley, said point being the northwest corner of the lot being conveyed and proceeding in an easterly direction along line of lands of Paul McGinnis, a distance of 178 feet, more or less, to a point at line of lands of Joseph Morrow, thence south along line of lands of Joseph Morrow, a distance of 30 feet, more or less; thence continuing along the same course through the same tract of which this is a part, a distance of 133 feet, more or less to a point at the property line of Ralph Swartzlander; thence west along the line of lands of Ralph Swartzlander, a distance of 120 feet to a point at the edge of the alley; thence proceeding in a northerly direction along the edge of the alley. A distance of 193 feet, more or less, to a point, said being the place of beginning.

Having thereon erected a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Daniel Burns, by Deed from JPMorgan Chase Bank, N.A., As Trustee For Equity One, Abs, Inc., Mortgage Pass Through Certificates Series 2000-1, Dated 12/30/2003, Recorded 01/30/2004, Instrument No. 200401300003247.

Tax Parcel: 460-S1 -E14D-0000

Premises Being: 109 NORTH STREET, CHICORA, PA 16025

BCLJ: July 17, 24, 31, 2020

**E.D. 2020-30048**

**C.P. 2020-20553**

**ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of **JOHN F. ESHENBAUGH EXTR AND JOHN EARL ESHENBAUGH EST BY EXTR** at the suit of LAKEVIEW LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN piece, parcel of tract of land situate in the Borough of Mars, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 4 in the L. M. Norton Plan as surveyed by Greenough, McMahon and Greenough and revised April, 1955, and of record in the Recorder's Office of Butler County, Pennsylvania, in back file section 14, page 23

HAVING erected thereon a dwelling house.

BEING the same premises which John Earl Eshenbaugh and Ellen R. Eshenbaugh, his wife by Deed dated April 28, 2010 and recorded in the Office of Recorder of Deeds of Butler County on May 12, 2010 in instrument number 201005120010170 granted and conveyed unto John Earl Eshenbaugh. The said John Earl Eshenbaugh departed this life May 5, 2018 leaving John F. Eshenbaugh as Executor of the Estate of John Earl Eshenbaugh, deceased.

Parcel No. 450-S1-A4

Being Known as 1023 Norton Drive, Mars, PA 16046

BCLJ: July 17, 24, 31, 2020

**E.D. 2020-30031**

**C.P. 2020-20374**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **MICHAEL B. HILTERMAN, GLORIA S. HILTERMAN, AND GLORIA HILTERMAN** at the suit of THE HUNTINGTON NATIONAL BANK, Being:-

All that certain parcel of ground known as Lot 2 in the Robert J. and Rebecca R. Hiltermann subdivision, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, More particularly bounded and described as follows, to-wit:

Beginning at a point located the following courses and distances from the Northwest corner, North 85 degrees 53' 54" West, a distance of 363.25 feet to a iron pin; thence North 04 degrees 06' 06" East, a distance of 162.55 feet to a iron pin; thence North 53 degrees 49' 36" East a distance of 384.50 feet to a iron pin; thence South 28 degrees 06' 06" West, a distance of 770.48 feet the place of beginning.

Containing an area of 2.50 acres according to a survey of Land Surveyors, Inc. dated October 6, 2004.

BEING known and numbered as 416 Bullcreek Road, Butler, PA 16002.

Being the same property conveyed to Michael B. Hiltermann and Gloria S. Hiltermann, his wife who acquired title by virtue of a deed from Robert J. Hiltermann and Rebecca B. Hiltermann, his wife, dated March 4, 2005, recorded March 7, 2005, at Instrument Number 200503070005383, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 190-2F12-5K-0000

BCLJ: July 17, 24, 31, 2020

**E.D. 2020-30037**

**C.P. 2020-20483**

**ATTY KEVIN MCDONALD**

Seized and taken in Execution as the property of **LEAH A. MCCLINTOCK AND WILLIAM E. MCCLINTOCK II** at the suit of CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., Being:-



All that certain piece, parcel or lot of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 2 in the Dutchtown Village Plan of Lots No. 1 as recorded at Rack File 65, Page 42.

BENG KNOWN AS: 156 DUTCHTOWN ROAD, BUTLER, PA 16002

PROPERTY ID NUMBER: 051-54-C2

BENG THE SAME PREMISES WHICH MARIE M. PENSKO, UNMARRIED BY DEED DATED 12/29/2011 AND RECORDED 1/19/2012 OFFICE OF RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED INTO WILLIAM E. MCCLINTOCK, AND LEAH A. MCCLINTOCK, HUSBAND AND WIFE

BCLJ: July 17, 24, 31, 2020.

**E.D. 2020-30052  
C.P. 2020-20582  
ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of **ALTA MCCOMMON, ALTA F. MCCOMMON, AND ALTA FAY MCCOMMON** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-2 MORTGAGE-BACKED NOTES, SERIES 2017-2, Being:-

ALL that certain piece, parcel or lot of land situate in the 6th Ward of Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

BEING bounded on the North 275 feet by Lot #52 on the hereinafter mentioned plan, now owned by H. Brown; on the East 79.2 feet by the eastern portion of the larger lot of which the within described is the balance, now owned by Wayne D. McCommon, et. Ux.; on the South 275 feet by Lot #54 in the same plan, now owned by Eugene G. Rippee; on the West 79.2 feet by formerly an alley, now Wintergreen Drive. Being the Western portion of Lot #53 in the Home Acre Plan of Lots, recorded in the Office of the Recorded of Deeds in Plan Book 9, Page 1. Having thereon erected a frame dwelling house and outbuildings.

Parcel No.: 056-20-E53-0000

BEING known as 257 Wintergreen Drive, Butler, PA 16001

BEING the same premises which Daniel S. McCommon by Deed dated March 30, 1988 and recorded in the Office of Recorder of Deeds of Butler County on March 30, 1988 at Book 1393, Page 542 at Instrument No. 003439 granted and conveyed unto Daniel S. McCommon and Alta McCommon a/k/a Alta F. McCommon a/k/a Alta Fay McCommon, his wife .... THE said Daniel S. McCommon departed this life June 11, 2005, whereupon title to the said premises became vested in Alta McCommon a/k/a Alta F. McCommon a/k/a Alta Fay McCommon, by right of survivorship

BCLJ: July 17, 24, 31, 2020

**E.D. 2020-30045  
C.P. 2018-22524  
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **MARK G. MCGINLEY AND STACY S. MCGINLEY** at the suit of BEAR CREEK WATERSHED AUTHORITY, BUTLER COUNTY, PENNSYLVANIA, Being:-

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

BEGINNING at the Southwest corner of the lot of land hereby conveyed at an apple tree, on the Northern line of a public road known as the Petrolia-Queenstown Road; thence in a Northern direction through lands now or formerly of Bell, a distance of 100.00 feet to a cement post; thence in an Eastern direction through lands now or formerly of Bell, a distance of 75.00 feet to a cement post; thence in a Southern direction through said lands of Bell, a distance of 100.00 feet to a cement post; the Northern line of said public road; thence in a Western direction along the Northern line of said public road, a distance of 80 feet to the place of beginning.

BEING shown as First Tract on the Betty E. McCall Subdivision as recorded in Map Book 149, page 20.

BEING designated in the Butler County Tax Assessment records as Tax Parcel Number 150-S3-D10.

Being the same property conveyed by deed to Mark G. McGinley and Stacy S. McGinley, husband and wife, from Steven Bump and

Rebecca Bump, husband and wife, on April 10, 2015 and recorded at the Office of the Recorder of Deeds of Butler County on April 16, 2015 at Instrument 201504160007796.

BCLJ: July 17, 24, 31, 2020

**E.D. 2020-30035  
C.P. 2020-20440  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **REBECCA A. SCHOCH AND REBECCA A. SHOPE** at the suit of LAKEVIEW LOAN SERVICING LLC, Being:-

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

BEGINNING at the Northwest corner of the lot herein conveyed at the intersection of Bluff Street Extension and West Fulton Street; thence East along the southern line of the West Fulton Street thirty four (34) feet, strict measure, to lot now or formerly of Jacob A. Henninger; thence South along lot of now or formerly Jacob A. Henninger one hundred and fifty (150) feet at an alley; thence West along the northern line of said alley thirty four (34) feet to Bluff Street Extension; thence north along Bluff Street Extension one hundred and fifty (150) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN REBECCA A. SHOPE, by Deed from MATTHEW K. SCHOCH AND REBECCA A. SCHOCH, NOW REBECCA A. SHOPE, HAV, Dated 06/07/2018, Recorded 06/13/2018, Instrument No. 201806130011567.

Tax Parcel: 565-12-57-0000

Premises Being: 245 WEST FULTON STREET, BUTLER, PA 16001-6815

BCLJ: July 17, 24, 31, 2020

**E.D. 2018-30157  
C.P. 2018-21205  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **SHANNON L. STUNKARD AND SHANNON STUNKARD** at the suit of WELLS FARGO BANK NA, Being:-

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

BEGINNING at a point at the intersection of the Eastern line of a 10 foot unopened alley and the Northern line of a 50 foot right of way, a/k/a College Street, being the Southwest corner of the lot herein described; thence North 10° 08' 53" East along the Eastern line of said 10 foot unopened alley, a distance of 49.00 feet to a point; thence South 80° 37' 05" East along lands of now or formerly S. Gingo, a distance of 59.99 feet to a point; thence South 02° 57' 24" West along lands of now or formerly Two Limited, a distance of 49.30 feet to a point; thence North 80° 37' 05" West along the Northern line of College Street, a distance of 66.16 feet to a point, the place of beginning. Containing .071 of an acre, more or less.

This description is prepared in accordance with the survey of S.D. Graff, P. S., dated December 7, 1990.

TITLE TO SAID PREMISES IS VESTED IN SHANNON L. STUNKARD, by Deed from JOHN O. MCPHERSON AND BONNIE K. RANDOLPH, H/W, Dated 09/30/2011, Recorded 10/03/2011, Instrument No. 201110030023713.

Tax Parcel: 562-23-238-0000

Premises Being: 224 COLLEGE STREET, BUTLER, PA 16001-5126

BCLJ: July 17, 24, 31, 2020

**E.D. 2020-30040  
C.P. 2020-20508  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **LEONARD JOSEPH SUNDAY AND JENNIFER LYNN SUNDAY** at the suit of NEW REZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE, Being:-

ALL THOSE FIVE CERTAIN parcels or tracts of land situate in Fairview township, Butler county, commonwealth of Pennsylvania, more particularly being bounded and described as follows:

## FIRST:

BOUNDED on the north by a Public road formerly known as the Unionville-Great Western road, also known as Millerstown or Chicora road; bounded on the east by lands formerly of J.S. Byers now or formerly Richard Ace; bounded on the south by lands formerly of J.S. Byers and Henry Weller now or formerly lands of Leonard Ace; and bounded on the west by a Public road known as the Butler-Fairview road, also known as Haysville road, having thereon located a Storeroom, dwelling house, barn, garage, summer kitchen and other outbuildings, said lands being more particularly bounded and described in Three (3) parcels or tracts of land as follows:

1. Bounded on the north, 180 feet by a Public road formerly known as the Unionville-Great Western road, also known as Millerstown or Chicora road; bounded on the east 120 feet by an alley, opposite the Third parcel or lot of land herein described; bounded on the south 180 feet by an alley, opposite the Second parcel or lot of land herein described; and bounded on the west, 120 feet by Butler-Fairview road, sometimes known as Haysville road, said parcel or lot of land as herein described being known and designated as lots no. 4, 5 and 6 in the plan of lots of village of Buena Vista;

2. Bounded on the north by an alley; bounded on the east by an alley; bounded on the south by lands formerly of Henry Weller, now or formerly Leonard Ace; and bounded on the west by a Public road known as the Butler-Fairview road, sometimes known as Haysville road, said lot being known and designated as lot no. 7 in the plan of lots of said village of Buena Vista;

3. Bounded on the north, 40 feet by a public road formerly known as the Unionville-Great Western road, also known as Millerstown or Chicora road; bounded on the east, 180 feet by lands formerly of J.S. Byers, now or formerly Richard Ace; bounded on the south 40 feet by lands formerly of J.S. Byers, now or formerly Leonard Ace; and bounded on the west 180 feet by an alley, opposite the First and Second parcels or lots of land herein described.

PARCEL no. 150-S2-D16

## SECOND:

BEGINNING at a point on the center line of the Butler-Fairview road and being the northwest corner of the lot hereby conveyed; thence eastward along southern boundary of parcel First herein a distance of 267 feet, more or less, to a point; thence southward through land of now or formerly Leonard Ace a distance of 66 feet, more or less, to land of now or formerly Harvey Blystone (formerly of A.D. Kepple); thence westward along land of now or formerly Harvey Blystone a distance of 267 feet, more or less, to center line of the aforesaid Butler-Fairview road; thence northward along center line of said road a distance of 66 feet, more or less, to the place of beginning.

PARCEL no. 150-S2-D18AC

## THIRD:

BEGINNING at the northwest corner of the tract herein described, said point being located north 89° 53' 10" east, a distance of 372.00 feet from the intersection of the southern right of way line of Cherry road (T-674) and the eastern right of way line of Buena Vista road (S.R. 1013); thence along the southern right of way line of Cherry road, north 89° 53' 10" east, a distance of 120 feet to a point; thence along the fourth tract, herein described, south 00° 10' 37" west, a distance of 180 feet to a point; thence along the Fourth tract and Sixth tract, herein described, south 89° 53' 10" west, a distance of 120 feet to a point; thence along a twelve (12) foot unopened alley, north 00° 10' 37" east, a distance of 180 feet to the point of beginning.

PARCEL no. 150-S2-D19

## FOURTH:

BEGINNING at a point on the south side of the Buenavista and Millerstown Public road at a post on line of village lots; thence east 1-1/4 perches to a post; thence continuing in an easterly and then a southeasterly direction along the south side of said Buenavista and Millerstown Public road a distance of 900 feet, more or less, to the north side of the right of way of the Western Allegheny railroad right of way; thence in a southwesterly direction along the north side of said railroad right of way a distance of 878 feet, more or less, to line of lands of formerly J. Kepple, now or formerly Blystone; thence

north 1/4° west along lands of formerly J. Kepple, now or formerly Blystone and Ace, a distance of 253 feet, more or less, to a post on line of village lots now Hemphill; thence east 33 feet along line of lands of Hemphill (2 perches) to a post; thence north 1° west 171.6 feet (10.4 perches) along line of lands of Hemphill to a post on the south side of Buenavista and Millerstown road, the place of beginning.

PART of parcel no. 150-1 FI 10-15A

FIFTH:

BEGINNING at the northwest corner of the tract herein described and at the south side of a Township road and adjoining other property of Hemphill; thence in a southerly direction along other land of Hemphill to a point where other land of Hemphill corners on line of land of now or formerly Harvey Blystone; thence in an easterly direction by line of land of now or formerly Harvey Blystone 230 feet, more or less, to line of other land of Hemphill; thence along other land of Hemphill, north 66 feet, more or less; thence west by other land of Hemphill to a point and corner; thence north by other land of Hemphill to the south line of the aforesaid Township road; thence in a westerly direction along said Township road to the place of beginning. PARCEL no. 150-S2-D18AB and 150-S2-D18A

TITLE TO SAID PREMISES IS VESTED IN LEONARD JOSEPH SUNDAY AND JENNIFER LYNN SUNDAY, HIS WIFE, by Deed from KRISTEN D. RIDER, UNMARRIED, Dated 10/27/2014, Recorded 10/29/2014, Instrument No. 201410290026027.

Tax Parcel: 150-S2-D16-0000, 150-1 FI 10-15AA-000 0, 150-S2-D18A-000 0, 150-S2-D18AB-000 0, 150-S2-D18AC-000 0 and 150-S2-D19-000 0

Premises Being: 438 CHERRY ROAD, A/K/A CHERRY ROAD, A/K/A S OF CHERRY ROAD, CHICORA, PA 16025-2722

BCLJ: July 17, 24, 31, 2020

**E.D. 2020-30041**  
**C.P. 2020-20507**  
**ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **CHAD L. PLUNKARD** at the suit of NATIONSTAR MORTGAGE LLC D/B/A

MR. COOPER, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the First Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

ON the North 31 feet by an alley, on the East 115 feet 9 inches by lot or now or formerly of John Rivers, Sr.; and the South 31 feet by Wallula Avenue; and on the West 115 feet 9 inches by lot now or formerly of Nicholas Mangel.

BEING KNOWN AS: 128 WALLULA AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 561-35-42-0000

BEING THE SAME PREMISES WHICH THOMAS E. NATILI AND MELISSA L. NATILI, TENANTS BY THE ENTIRETIES BY DEED DATED 11/12/2009 AND RECORDED 11/30/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK DOCUMENT NUMBER 200911300027847, GRANTED AND CONVEYED UNTO CHAD L. PLUNKARD, A SINGLE MAN.

BCLJ: July 17, 24, 31, 2020

Sheriff of Butler County, Michael T. Slupe