

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: Michael Basta Jr
a/k/a: Michael Basta**

Late of: Cranberry Township PA
Admr. D.B.N. C.T.A.: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

Estate of: Robert W Brooks

Late of: Renfrew PA
Executor: Robert D Brooks
414 Cyrus Street
Jeannette PA 15644

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Elizabeth A Wilkening Cecil
a/k/a: Elizabeth A Cecil**

Late of: Cranberry Township PA
Executor: Carol Burns
153 William Penn Way
New Brighton PA 15066
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

BCLJ: September 23, 30 & October 7, 2022

Estate of: Roy Anthony Corso

Late of: Marion Township PA
Executor: Daniel V Corso
431 Unionville Road
Butler PA 16001
Attorney: Matthew T McCune
Conlon Tarker PC
108 E Diamond St
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

Estate of: Patricia A Fetter

Late of: Adams Township PA
Administrator: Robert L Fetter
120 Fawn Drive
Evans City PA 16033
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: September 23, 30 & October 7, 2022

Estate of: Betty M Graham

Late of: Connoquenessing Township PA
Executor: Donna Atwell
250 Fisher Road
Saxonburg PA 16056
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

Estate of: Mary Lou Grosskopf

Late of: Palm Beach County Florida
Ancillary Ancillary Executor:
Rhonda C Grosskopf
810 23rd Avenue North
Lake Worth FL 33460
Attorney: Brenda B Sebring
Sebring and Associates
339 Old Haymaker Road, Suite 1101
Monroeville PA 15146

BCLJ: September 23, 30 & October 7, 2022

Estate of: Karen K Hart

Late of: Cranberry Township PA
 Administrator: Chester A Hart
 321 Steeplechase Drive
 Cranberry Twp PA 16066
 Attorney: Amy D Rees Esquire
 Secbler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066

BCLJ: September 23, 30 & October 7, 2022

Estate of: Joyce Hays

Late of: Connoquenessing PA
 Executor: Catherine Steffler
 145 Main Street
 Connoquenessing PA 16027
 Executor: Mary Alice Layton
 117 Constitution Avenue
 PO Box 17
 Connoquenessing PA 16027
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

Estate of: Charlotte E Kloker

Late of: Karns City PA
 Executor: Mark E Earley
 557 Muddy Creek Drive
 Slippery Rock PA 16057
 Executor: Lewis A Earley
 1278 Kittaning Pike
 Chicora PA 16025
 Attorney: Adam K Hobaugh
 Murtagh Hobaugh & Cech
 PO Box 816
 Wexford PA 15090

BCLJ: September 23, 30 & October 7, 2022

Estate of: Melva Ann Marshall**a/k/a: Melva A Marshall**

Late of: Penn Township PA
 Executor: Kathleen A Norante
 105 Windmill Road
 Butler PA 16002
 Attorney: Lee A Montgomery
 Montgomery Crissman & Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

Estate of: Barbara Ann Palladino

Late of: Center Township PA
 Executor: William J Palladino
 2205 Cedar Cove Court
 Reston VA 20191
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

Estate of: Donna Rochelle Scoville**a/k/a: Donna R Scoville**

Late of: Butler Township PA
 Executor: Donald T Scoville
 113 Pinecrest Court
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

Estate of: Garrett Richard Webster

Late of: Cranberry Township PA
 Administrator: Lou Ann Webster
 101 Crestwood Drive
 Evans City PA 16033
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002

BCLJ: September 23, 30 & October 7, 2022

Estate of: Raymond S Yovanovich**a/k/a: Ray Yovanovich**

Late of: Butler Township PA
 Executor: Dorothy J Petrancosta
 1541 Butler Plank Road
 Unit 423
 Glenshaw PA 15116
 Attorney: Dorothy J Petrancosta PC
 1541 Butler Plank Rd #423
 Glenshaw PA 15116

BCLJ: September 23, 30 & October 7, 2022

SECOND PUBLICATION

Estate of: Guilbert Lee Brown

a/k/a: Guilbert L Brown

Late of: Brady Township PA
Administrator: Carrie J Birckbichler
140 Hickory Hills
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: September 16, 23, 30, 2022

Estate of: Laura K Faust

a/k/a: Laura Kathryn Faust

Late of: Jefferson Township PA
Executor: Reva Jean Faust
5932 Bayside Key Drive
Tampa FL 33615
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: September 16, 23, 30, 2022

Estate of: Celine F Haynes

a/k/a: Celine Francis Haynes

Late of: Cranberry Township PA
Administrator: Gary D Haynes
729 Skyview Drive
Cranberry Twp PA 16066
Attorney: Richard G Opiela
Opiela and Associates PC
970 Perry Highway
Pittsburgh PA 15237

BCLJ: September 16, 23, 30, 2022

Estate of: Christine Lee Hook

Late of: Jackson Township PA
Administrator: Brady Hook
407 Oak Drive
Cranberry Twp PA 16066
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue Suite 201
Pittsburgh PA 15219

BCLJ: September 16, 23, 30, 2022

Estate of: Keith Robert Hyatt

Late of: Slippery Rock Township PA
Administrator: Linda M Hyatt
3526 William Flynn Highway
Slippery Rock PA 16057
Attorney: Walter J Nalducci
Cutruzzula & Nalducci
3300 Grant Bldg 310 Grant St
Pittsburgh PA 15219

BCLJ: September 16, 23, 30, 2022

Estate of: Donald T MacLeod

a/k/a: Donald Terry MacLeod

Late of: Cranberry Township PA
Executor: Joan MacLeod Heminway
8318 Alexander Cavet Drive
Knoxville TN 37909
Attorney: Kathleen D Schneider
Regent Square Professional Bld
1227 S Braddock Ave
Pittsburgh PA 15218

BCLJ: September 16, 23, 30, 2022

Estate of: William Edward Martin

a/k/a: William E Martin

Late of: Butler Township PA
Executor: Lyudmyla Martin
146 Westwood Manor
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Ruth Ann McAnallen

Late of: Butler Township PA
Executor: Darla S Culbertson
105 Pine Aire Drive
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Robert A McGraw III
 Late of: Slippery Rock PA
 Administrator: Melissa J McGraw
 140 Idris Lane
 Butler PA 16001
 Attorney: Kelley I Harley
 Jaffe & Kecskemethy PC
 101 East Diamond Street Suite 204
 Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Richard B Meredith
 Late of: Forward Township PA
 Administrator: Joanne C Meredith
 345 Beacon Road
 Renfrew PA 16053
 Attorney: Richard Osberg III
 246 W Main Street
 PO Box 451
 Saxonburg PA 16056

BCLJ: September 16, 23, 30, 2022

Estate of: Edward G Roehling
 Late of: Zelenople PA
 Executor: Eric C Roehling
 538 Dick Road
 Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Marion Louise Sankovic
 Late of: Zelenople PA
 Executor: Marsha S Brennessel
 131 Clubhouse Drive
 West Columbia SC 29172
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

BCLJ: September 16, 23, 30, 2022

Estate of: Diane M Sobot
 Late of: Jefferson Township PA
 Executor: James H Limbaugh
 4767 William Flynn Highway
 Allison Park PA 15101
 Attorney: James H Limbaugh
 Miller & Miller Attorneys at Law PLLC
 4767 William Flynn Highway
 Allison Park PA 15101

BCLJ: September 16, 23, 30, 2022

Estate of: Paul John Starr
a/k/a: Paul J Starr

Late of: Butler Township PA
 Executor: Debra M Baptiste
 2856 N Attebury Pt
 Hernando FL 34442
 Executor: Paula Master
 102 Fishing Creek Lane
 Boonsboro MD 21713
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Joan R Vogel
a/k/a: Joan Ruth Vogel

Late of: Butler PA
 Executor: Lawrence John Vogel Jr
 3753 William Flynn Highway
 Slippery Rock PA 16057
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Richard Vogeles
a/k/a: Richard A Vogeles
a/k/a: Richard Allen Vogeles

Late of: Center Township PA
 Executor: Barbara O'Baker
 124 Rustique Lane
 Butler PA 16002
 Attorney: Steven L Sablowsky
 Goldblum Sablowsky LLC
 285 E Waterfront Drive Suite 160
 Homestead PA 15120

BCLJ: September 16, 23, 30, 2022

THIRD PUBLICATION

Estate of: Russell J Barkley Jr

Late of: Muddycreek Township PA
 Executor: Benjamin T Ashley
 2110 Katie Court
 Anderson IN 46017
 Attorney: Michael C Bonner
 Medure Bonner Bellissimo LLC
 713 Wilmington Avenue
 New Castle PA 16101

BCLJ: September 9, 16, 23, 2022

Estate of: Judith Mae Beisswenger

Late of: Connoquenessing Township PA
 Executor: Carol Lynne Freund Taylor
 413 Rolling Mill Rd
 Old Hickory TN 37138
 Attorney: John R Markey
 101 East Diamond Street Suite 102
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Matthew Leo Bell

Late of: Washington Township PA
 Administrator: Sheila M Neely
 1147 Annisville Rd
 Petrolia PA 16050
 Attorney: Daniel R Tobin
 2000 Corporate Dr Suite 350
 Wexford PA 15090

BCLJ: September 9, 16, 23, 2022

Estate of: Janis D Benson

Late of: Butler Township PA
 Executor: Clair L Dreher
 1108 Elfin Avenue
 Butler PA 16001
 Executor: Stephen K Dreher
 118 Shawnee Drive
 Butler PA 16001
 Attorney: Mark R Morrow
 Attorney at Law
 204 East Brady Street
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Nancy L Bonarrigo

Late of: Adams Township PA
 Executor: Liane Santilli
 204 Chesapeake Drive
 Gibsonia PA 15044
 Attorney: Mario Santilli Jr
 Denton Cohen & Grigsby PC
 625 Liberty Avenue 5th Fl
 Pittsburgh PA 15222

BCLJ: September 9, 16, 23, 2022

**Estate of: Diana L Amos Campbell
a/k/a: Diana L Amos**

Late of: Butler PA
 Executor: Charles K Amos
 93 Pittsburgh Road
 Lyndora PA 16045
 Attorney: Adam G Anderson Esq
 Anderson & Labovitz, LLC
 429 Fourth Avenue Suite 602
 Pittsburgh PA 15219

BCLJ: September 9, 16, 23, 2022

Estate of: Paul S Critchlow

a/k/a: Paul Scott Critchlow
 Late of: Center Township PA
 Executor: Phyllis Ann Critchlow
 1665 North Main Street
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: William James Doerr Jr

a/k/a: Jim Doerr
 Late of: Slippery Rock Township PA
 Executor: Orren Paul Doerr
 71 Old Plank Road
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Claire Burdett Douthett

Late of: Connoquenessing Township PA
 Executor: Vickie Forbes
 127 Rose Haven Road
 Renfrew PA 16053
 Attorney: Nicole L Thurner
 240 Executive Drive
 Unit 1813
 Cranberry Twp PA 16066

BCLJ: September 9, 16, 23, 2022

Estate of: Thomas M Dunn

Late of: Fairview PA
 Executor: Judith A Dunn
 1451 Kittanning Pike
 Karns City PA 16041
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Douglas C Hogue

a/k/a: Douglas Hogue
a/k/a: Douglas Charles Hogue
 Late of: Slippery Rock Township PA
 Executor: Kimberly A Stoughton
 124 Stoughton Road
 Slippery Rock PA 16057
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: September 9, 16, 23, 2022

Estate of: John L Hyde

Late of: Mars PA
Executor: Leslie Ann Firth
446 Water Street
Philipsburg PA 16866
Attorney: Gary Milnes Esquire
Brandt Milnes & Rea PC
310 Grant Street Suite 1109
Pittsburgh PA 15219

BCLJ: September 9, 16, 23, 2022

Estate of: Larry C Mainhart

Late of: Center Township PA
Executor: Justin C Mainhart
227 Holyoke Road
Butler PA 16001
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Patricia L McClintock

Late of: Adams Township PA
Executor: Glenn N McClintock
804 Appleridge Court
Gibsonia PA 15044

BCLJ: September 9, 16, 23, 2022

Estate of: Floyd H Moore Jr

a/k/a: Floyd Moore Jr
Late of: Middlesex Township PA
Administrator: Paula J Willyard
c/o Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: September 9, 16, 23, 2022

Estate of: Stanley Perdeus

Late of: Buffalo Township PA
Administrator: Cindy L Perdeus
484 Parker Road
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Thomas Anthony Richard

a/k/a: Thomas A Richard
Late of: Harmony PA
Executor: Kathleen L Richard
113 S Charles St
Zelienople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

BCLJ: September 9, 16, 23, 2022

Estate of: Alison M Skelley

Late of: Adams Township PA
Executor: Kristin Wesbey
2000 Hughes Landing Boulevard
Unit 716
The Woodlands TX 77380
Attorney: Cary D Jones
Marriner Jones & Fitch
6 South Main Street Suite 600
Washington PA 15301

BCLJ: September 9, 16, 23, 2022

Estate of: Edward L Thigpen II

a/k/a: Edward Thigpen
Late of: Penn Township PA
Executor: Leslie Archer
417 Three Degree Road
Renfrew PA 16053

BCLJ: September 9, 16, 23, 2022

Estate of: Toni L Wilson

a/k/a: Toni Smith Wilson
Late of: Buffalo Township PA
Administrator: Dave L Wilson
540 South Pike Road
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: September 9, 16, 23, 2022

NOTICE OF TRUST ADMINISTRATION

The Trustee named below gives notice of the death of **Annetta E. Ducato**, late of Cranberry Township, Butler County, Pennsylvania, who died on December 12, 2021. During her lifetime, the said Decedent established a Revocable Trust under Trust Agreement dated August 10, 2007, of which Mary E. Ducato Coley is the Trustee. The Trustee requests all persons having claims against the Decedent to make known the same in writing to her or her attorney, and all persons indebted to the Decedent to make payment to her without delay:

Mary E. Ducato Coley, Trustee
138 Monterey Drive
Canonsburg, PA 15317
Or
Nicole L. Phatak, Esquire
Clark Hill PLC
One Oxford Centre
301 Grant Street, 14th Floor
Pittsburgh, PA 15219

BCLJ: September 16, 23, 30, 2022

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Sanderson Apartments, LLC**, and it is to be organized effective September 13, 2022.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: September 23, 2022

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

IN THE MATTER OF: Ms.D. 2022-40236
Notice is hereby given that, on August 19, 2022, the Petition of Mark Demidovich and Teresa Demidovich was filed in the above-named court, requesting an order to change the name of **Ava Lee Demidovich**, to Avalee Demidovich.

The Court has fixed the 22nd day of November, 2022, at 9:45 A.M., in Court Room number 3, Butler County Courthouse, Butler, Pennsylvania, 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: September 23, 2022

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

IN THE MATTER OF: Ms.D. 2022-40203
Notice is hereby given that, on July 15th, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Marissa Dawn Claypoole** to Marissa Dawn Berekett.

The Court has fixed the 11th day of October, 2022, at 9:45 A.M., in Court Room number 3, in the Butler County Courthouse, Butler, Pennsylvania, 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: September 23, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: Adoption of A.N.M.
OA No. 52 of 2021

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS NOTICE PURSUANT TO 23 Pa.C.S. § 2503(b) & § 2513(b)

TO: UNKNOWN NATURAL FATHER

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child:

A.N.M., a female child born to N. McCabe on June 20, 2019 in Butler, Butler County, Pennsylvania.

The Court has set a Hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 2 located in the Butler County Courthouse/ Government Center on the 7th day of November, 2022, at 1:15 p.m., in front of the Honorable Judge William C. Robinson, Jr.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Butler County Bar Association 724.841.0130

SARAH EDWARDS, MA., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler PA 16003-1208
724.284.5348

If you are receiving this Notice as Putative Father of the above-named child, your rights/duties MAY ALSO BE TERMINATED UNLESS YOU FILE EITHER AN ACKNOWLEDGMENT OF PATERNITY OR CLAIM OF PATERNITY PURSUANT TO SECTION 5103 OF THE DOMESTIC RELATIONS CODE AND APPEAR AT THE HEARING TO OBJECT TO THE TERMINATION OR FILE A WRITTEN OBJECTION TO SUCH TERMINATION WITH THE COURT PRIOR TO THE HEARING.

BCLJ: September 23, 2022

CIVIL ACTION COURT OF COMMON PLEAS BUTLER COUNTY, PA CIVIL ACTION-LAW NO. 2019-10821

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II, Plaintiff

v.
JAMES NEAL, IN HIS CAPACITY AS HEIR OF ROBERT E. NEAL; JOHN NEAL, IN HIS CAPACITY AS HEIR OF ROBERT E. NEAL; ANGELA GEIBEL, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL; PAULA PAINTER, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL; STACY RIDING, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT E. NEAL, Defendants

To: STACY RIDING, IN HER CAPACITY AS HEIR OF ROBERT E. NEAL, Defendant(s), 308 STATE STREET WEST SUNBURY, PA 16061; 1203 CUNNINGHAM AVENUE, NEW CASTLE, PA 16101

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II, has filed a Mortgage Foreclosure Complaint

endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County, PA docketed to No. 2019-10821, seeking to foreclose the mortgage secured on your property located, 308 STATE STREET WEST SUNBURY, PA 16061.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724) 841-0130

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
A Florida professional
limited liability company
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054
855-225-6906

BCLJ: September 23, 2022

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: AD-2022-10459**

WELLS FARGO BANK, N.A., Plaintiff,
vs.

Cody T. Pyle, as Believed Heir and/or Administrator of the Estate of Jamie T. Pyle; Chris Pyle, as Believed Heir and/or Administrator of the Estate of Jamie T. Pyle; Unknown Heirs and/or Administrators of the Estate of Jamie T. Pyle (if any), Defendants

TO: Cody T. Pyle, as Believed Heir and/or Administrator of the Estate of Jamie T. Pyle Unknown Heirs and/or Administrators of the Estate of Jamie T. Pyle (if any)

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. AD-2022-10459, seeking to foreclose the mortgage secured by the real estate located at 127 Grove Avenue, Chicora, PA 16025.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

The Butler Co. Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

The Butler Co. Prothonotary's Office
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

The Butler Co. Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

The Butler Co. Prothonotary's Office
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

BCLJ: September 23, 2022

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: AD-2022-10478**

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

Sarah Schnur, as Believed Heir and/or Administrator to the Estate of Ernest E. Schnur; Unknown Heirs and/or Administrators to the Estate of Ernest E. Schnur, Defendants

TO: Sarah Schnur, as Believed Heir and/or Administrator to the Estate of Ernest E. Schnur; Unknown Heirs and/or Administrators to the Estate of Ernest E. Schnur

You are hereby notified that Plaintiff, KeyBank, NA, s/b/m First Niagara Bank, NA, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. AD-2022-10478, seeking to foreclose the mortgage

secured by the real estate located at 177 Schnur Road, Butler, PA 16002.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

The Butler Co. Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

The Butler Co. Prothonotary's Office
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

The Butler Co. Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

The Butler Co. Prothonotary's Office
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

BCLJ: September 23, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

MSD. No. 2022-41267

IN RE: Petition for Consolidated Return of Butler County Tax Claim Bureau Upset Sale of 2020 Delinquent Taxes Tax Sale Held in the Year 2022

ORDER OF COURT

AND NOW, this 15th day of September, 2022, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act, and after due consideration thereof, the Consolidated Return of the Sale so made are hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in A newspaper of general circulation and in the Butler County Legal Journal, stating that the Consolidated Return of the Bureau with respect to the Sale for taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi of the Consolidated Return; otherwise, the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section 5860.607(c).

Any monies received through the aforesaid Sale shall be paid over by the Bureau as follows:

1. The costs of the Sale and the proceedings upon which it is made;
2. The tax liens of the Commonwealth
3. The respective taxing districts in proportion to the taxes due them
4. The taxing districts or municipal authorities for satisfaction of municipal claims;
5. Mortgage and other lien holders in order of their priority for satisfaction of mortgages

and liens as they may appear of record; And

6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

By the Court
Judge S. Michael Yeager

BCLJ: September 23, 2022

2022 INACTIVE LIST FOR SENIOR JUDGE ROBERT G. YEATTS THURSDAY, OCTOBER 20, 2022 10:00 A.M. COURTROOM NO. 7

In the Court of Common Pleas of Butler County Commonwealth of Pennsylvania

NOTICE OF PROPOSED TERMINATION OF COURT CASE

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the Court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the Court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention should be filed on or before October 13, 2022 with the Prothonotary of the Court at:

Kelly L. Ferrari, Prothonotary
Butler County
P.O. Box 1208
Butler, PA 16003-1208

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON OCTOBER 20, 2022 AT 10:00 A.M. IN COURTROOM NO. 7, BUTLER COUNTY COURTHOUSE

BY THE COURT:
Kelly L. Ferrari
Prothonotary

Case No.
1st Name-Plaintiff
2nd Name-Defendant

2013-10581
Dahl, Mary K.
vs.
Lamar Advertising Co

2017-10752
Banks, Frederick
vs.
Pompeo Mike

2017-10794
Galbreath, Christopher J.
vs.
Harper, Paul J.

2018-10452
Prof-2013-S3 Legal Title Trust
vs.
Walker, William J.

2018-10579
Lutheran Seniorlife
vs.
Noble, Patricia J.

2019-10448
Salmon Construction LLC
vs.
Proscapc Landscape Supply LLC

2019-10480
Ally Financial Inc
vs.
Golembiesky, Eric

2019-10954
A Cubed Corporation
vs.
Design Engineering Inc

2020-10129
MDS Trucking LLC
vs.
Ilgen, Zachary

2020-10133
Union Home Mortgage
vs.
Sabo, Zolten

2020-10146
LVNV Funding LLC
vs.
Greene, Errol

2020-10153
American Express National Bank
vs.
Forbes, Dickson

2020-10159
Unifund CCR LLC
vs.
Brandon, Rolonda

2020-10162
Unifund CCR LLC
vs.
McGrath, Victoria J.

2020-10259
One Main Financial Group LLC
vs.
Goettler, John J.

2020-10285
Bank of America N A
vs.
Schultheis, Andrew J.

2020-10295
Unifund LLC LLC
vs.
Sotak, William K.

2020-10461
Reed, Jamie Lee
vs.
Huwit, Darci

BCLJ: September 23, 2022

**2022 INACTIVE LIST FOR
PRESIDENT JUDGE
DR. S. MICHAEL YEAGER
TUESDAY, OCTOBER 18, 2022
10:00 A.M. COURTROOM NO. 3**

In the Court of Common Pleas of Butler
County Commonwealth of Pennsylvania

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of
Judicial Administration, the Court intends
to terminate this case without further notice
because the docket shows no activity in the
case for at least two years.

You may stop the Court from terminating
the case by filing a Statement of Intention
to Proceed.

The Statement of Intention should be filed
on or before October 11, 2022 with the
Prothonotary of the Court at:

Kelly L. Ferrari, Prothonotary
Butler County
P.O. Box 1208
Butler, PA 16003-1208

IF YOU FAIL TO FILE THE REQUIRED

**STATEMENT OF INTENTION TO PROCEED,
THE CASE WILL BE TERMINATED AT
THE CALL OF THE LIST ON OCTOBER
18, 2022 AT 10:00 A.M. IN COURTROOM
NO. 3, BUTLER COUNTY GOVERNMENT
CENTER**

BY THE COURT:
Kelly L. Ferrari
Prothonotary

Case No.
1st Name-Plaintiff
2nd Name-Defendant

2012-40324
Carter Alex By Gdn
vs.
Seneca Valley School District

2017-10498
Pittsburgh Logistics Systems Inc
vs.
Vikoz Enterprises Inc

2018-10003
Smith, Michele L.
vs.
Smith, Hayward J.

2018-10036
Cousins, Dewayne
vs.
Kelly, Amber

2018-10208
Tomczak, Richard
vs.
Fickes, Eliza

2018-10341
Welter, Alexander
vs.
Butler County

2019-10555
Grey Hawk LP
vs.
Middlesex Twp Board of Supervisors

2019-10958
Portfolio Recovery Associates LLC
vs.
Philips, Jaime

2019-11043
Curtis, Ind & Gdn, Christine
vs.
Amerson, Destinee R.

2019-11113
Cook, Megan E.
vs.
**Berkley Manor Apartments Limited
Partnership**

2019-11120
Buffalo Township Board of Supervisors
vs.
Buffalo Twp Zoning Hearing Board

2020-10053
Ally Bank
vs.
Born, Allison

2020-10084
Robert Reiser & Co, Inc
vs.
Frequency Foods, LLC

2020-10198
Unifund CCR LLC
vs.
Reyes, Joseph

2020-10212
Secretary of Veterans Affairs, Officer United
States America
vs.
Capella, Roberta

2020-10214
Castilyn, Justin
vs.
Focht, Ryan

2020-10218
Castilyn, Justin
vs.
Ayers, Austin

2020-10278
Bish, Brion K.
vs.
Bish, Torie

2020-10310
Southern Valley Commons Services
Association Inc
vs.
Jones, Michelle Renee

2020-10317
Citibank NA
vs.
Lyons, John Carl

2020-10344
Citibank NA
vs.
Lyons, John C.

2020-10361
Department Stores National Bank
vs.
Yatzor, Katie L.

2020-10379
Cogley, James A.
vs.
County of Butler of The Commonwealth of PA

2020-10499
Moore's Auto Wrecking LLC
vs.
Diehl Automotive Group Inc

2020-10506
State Farm Mutual Automobile Insurance Company
vs.
General Dynamics Information Technology Inc

BCLJ: September 23, 2022

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 November 2022** 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 December 16, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 9, 16, 23, 2022

No. 2022-30097

CITIZENS BANK NA
vs
JOSEPH FIORE, JR., JENNIFER LYNN FIORE

PROPERTY ADDRESS: 277 HARMONY ROAD, EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 160-S3-D9-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE PARTLY IN FORWARD TOWNSHIP AND PARTLY IN CONNOQUENESSING TOWNSHIP, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE HARMONY-CONNOQUENESSING ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED; THENCE BY LINE DIVIDING LOT HEREIN DESCRIBED FROM LOT NO. 8 IN THE SAME PLAN, NORTH 1 DEGREES 13' EAST, A DISTANCE OF 433.39 FEET TO POINT ON THE OTHER LANDS OF DAMAUGH; THENCE BY LANDS OF DAMBAUGH SOUTH 75 DEGREES 37'31" EAST, A DISTANCE OF 140.00 FEET TO POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE LOT

HEREIN DESCRIBED; THENCE BY LINE DIVIDING THE WITHIN-DESCRIBED LOT FROM BEING LOT NO. 10 IN THE SAME PLAN, SOUTH 1 DEGREE 13' WEST, A DISTANCE OF 433.21 FEET TO A POINT IN THE CENTER LINE OF THE HARMONY-CONNOQUEENESS ROAD; THENCE BY THE CENTER LINE OF THE HARMONY-CONNOQUEENESS ROAD, NORTH 75 DEGREES 01'30" WEST, A DISTANCE OF 29.10 FEET TO A POINT; THENCE CONTINUING BY SAID CENTER LINE, NORTH 75 DEGREES 52'20" WEST, A DISTANCE OF 110.86 FEET TO POINT IN THE SAID CENTER LINE, THE PLACE OF BEGINNING.

BEING KNOWN AS LOT NO. 9 IN THE DAMBAUGH PLAN OF LOTS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, IN PLAN BOOK 65, PAGE 2.

BEING KNOWN AS: 277 HARMONY ROAD, EVANS CITY, PENNSYLVANIA 16033.

PARCEL NO. 160-S3-D9-0000 BEING THE SAME PREMISES WHICH ANDREW M. CROCKER AND AMANDA L. DONAHUE, NOW KNOWN AS AMANDA CROCKER, HUSBAND AND WIFE, BY DEED DATED 04/20/2007 AND RECORDED 04/25/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER IN INSTRUMENT NO. 200704250010217, GRANTED AND CONVEYED UNTO HEATHER M. PAPP.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH FIORE JR. AND JENNIFER LYNN FIORE, HUSBAND AND WIFE, BY DEED FROM HEATHER M. PAPP N/K/A HEATHER M. SICIGNANO AND CRAIG T. SICIGNANO, HUSBAND AND WIFE, DATED JULY 24, 2018 AND RECORDED NOVEMBER 13, 2018 IN INSTRUMENT NUMBER 201811130023101.

BCLJ: September 9, 16, 23, 2022

No. 2022-30093

CRESCENT MORTGAGE COMPANY vs **ANDREA L LUCAS, JOHN M LUCAS**

PROPERTY ADDRESS: 133 MAPLE GROVE DRIVE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 05-18-L5

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County and Commonwealth of Pennsylvania, being known and designated as Lot No. 5 in the plan of Maple Grove Estates, as recorded October 7, 1994 in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 178, page 5.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions for the Maple Grove Estates Plan of Lots, as recorded November 10, 1993 in the Recorder's Office of Butler County, Pennsylvania in Record Book Volume 2375, page 676; and any subsequent amendments and/or supplements made thereto.

BEING KNOWN AS: 133 MAPLE GROVE DRIVE, BUTLER, PA 16001

PROPERTY ID NUMBER: 056-18-L5

BEING THE SAME PREMISES WHICH KIMBERLY A. CULBERTSON, AN UNREMARIED WIDOW BY DEED DATED 12/28/2016 AND RECORDED 1/5/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT: 201701060000295, GRANTED AND CONVEYED UNTO JOHN M. LUCAS AND ANDREA L. LUCAS, HUSBAND AND WIFE.

BCLJ: September 9, 16, 23, 2022

No. 2022-30073

TRINITY FINANCIAL SERVICES LLC vs **JACK L MIKO, JACK L TOTH**

PROPERTY ADDRESS: 321 EAST WALNUT STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-23-18-0000

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

Bounded on the North forty-two (42) feet, by Walnut Street; on the East, forty-nine (49) feet, five (5) inches, by lot of George Reonigk, et ux; on the South forty-two (42) feet, by lot of Charles Horewitz; and on the West, forty-nine (49) feet, five (5) inches, by a twelve-foot alley and having thereon erected a two-story garage, with living quarters on the second

floor and designated 321 Walnut Street.

SUBJECT TO all easements and restrictions of record.

Having erected thereon a dwelling known as 321 East Walnut Street Butler, PA 16001

Being designated as Tax Parcel 564-23-18-0000

BCLJ: September 9, 16, 23, 2022

No. 2022-30090

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II

vs

JAMES H NEAL, JOHN NEAL, ANGELA GEIBEL, PAULA PAINTER, UNKNOWN HEIRS OF ROBERT E. NEAL, ROBERT E NEAL, STACY M RIDING

PROPERTY ADDRESS: 308 STATE STREET EXT, WEST SUNBURY, PA 16061

UPI/ TAX PARCEL NUMBER: 080-2F57-5DA-0000

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

BEGINNING at a point at the intersection of the center line of Township Road T-449 and the West line of lands of R. Hindman, said point being the Northeast corner of the herein described tract of land; thence South 35° 29' 30" East along the West line of lands of Hindman, a distance of 300 feet to a point, the Southeast corner; thence South 67° 24' West along line of lands of Hindman, a distance of 100 feet to a point; thence South 58° 03' West along line of lands of Hindman, a distance of 100 feet to a point; thence South 57° 27' West along line of lands of Hindman, a distance of 10 feet to a point, the Southwest corner; thence North 35° 29' 30" West, a distance of 300 feet to a point in the center line of Township Road T-449, the Northwest corner; thence North 57° 27' East along the center line of Township road T-449, a distance of 10 feet to a point; thence along the center line of Township Road T-449, North 58° 03' East. a distance of 100 feet to a point, thence continuing by

the same, North 67° 24' East, a distance of 100 feet to a point, the place of beginning.

CONTAINING 1.40 acres as per survey of Lucas Engineering Company dated October 12,1970.

UNDER AND SUBJECT to all prior deeds, Easements, leases, conveyances, restrictions and reservations affecting the premises, if any.

BEING KNOWN AS: 308 STATE STREET, WEST SUNBURY, PA 16061

PROPERTY ID: 080-2F57-5DA-0000

TITLE TO SAID PREMISES IS VESTED IN ROBERT E. NEAL BY DEED FROM CLAIR L. GLENN AND PAULINE E. GLENN, HIS WIFE DATED 05/10/1994 RECORDED 05/11/1994 IN BOOK NO. 2431 PAGE 853. ROBERT E. NEAL DIED ON OR ABOUT 06/30/2016.

BCLJ: September 9, 16, 23, 2022

No. 2022-30094

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST vs

ERIC J NOVOSAT, ERIC NOVOSAT, LISA M NOVOSAT, LISA NOVOSAT

PROPERTY ADDRESS: 48 MARION DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 550-S3-B29-0000

ALL THAT CERTAIN certain piece, parcel or lot of land situate in the Borough of Zelenople, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 29 in the Rosewood Plan No. 1, as recorded in the Recorder's Office of Butler County in Rack File 79, page 32. Having thereon a two-story dwelling on said lot.

SUBJECT to the Declaration of Protective Covenants affecting Rosewood Plan No. 1 as recorded in DBV1103, page 425 and 426.

UNDER and subject to all rights, privileges, agreements, leases, rights-of-way, easements, building lines, conditions, exceptions, restrictions and reservations as

exist by virtue of prior recorded instruments, deeds or conveyances.

BEING the same premises which Eric Novosat and Lisa Novosat, husband and wife, by deed from D. Michael Angelucci and Karen Angelucci, husband and wife, dated July 28, 2005, recorded November 2, 2005 in the Butler County Clerk's/Register's Office as Instrument Number 200511020031765.

BEING known and numbered as 48 Marion Drive, Zelenople, PA 16063 PARCEL NUMBER 550 S3 B290000

BCLJ: September 9, 16, 23, 2022

No. 2022-30091

WELLS FARGO BANK N.A.
vs

GEORGE J. ORAVSKY

PROPERTY ADDRESS: 742 FAIRVIEW ROAD, NORTH WASHINGTON, PA 16048

UPI/ TAX PARCEL NUMBER: 310-S1-A22 310-S1-A23

ALL THAT CERTAIN piece, parcel or tract of land consisting of two lots in Washington Township. Butler County, Pennsylvania, bounded and described as follows:

FIRST LOT:

BOUNDED on the North by Kittanning Street; on the East by lot of formerly Etta Moore and Margaret Moore; on the South by an alley; and on the West of formerly James Young, now United Presbyterian Church of North Washington; fronting 60 feet on Kittanning Street and running back by parallel lines 210 feet to the alley.

SECOND LOT:

ON the North by Kittanning Street; on the East by lot in parcel one herein; on the South by an alley; and on the West by an alley; fronting 60 feet on Kittanning Street and extending at uniform width for a distance of 210 feet, more or less, to the alley. This being Lot No. 1 in the plot of lots in North Washington Village.

BEING THE SAME PREMISES which Robert G. Bcatty and Velma D. Bcatty, by Deed dated 9/19/2011 and recorded in the Office of the Recorder of Deeds of Butler County on 9/21/2011 in Instrument No. 201109210022757, granted and conveyed

unto George J. Oravsky.

PARCEL NO.: 31 OS 1A220000 and 31 OS 1A230000

BCLJ: September 9, 16, 23, 2022

No. 2022-30089

FREEDOM MORTGAGE CORPORATION
vs
TYLER A. SLEPSKI

PROPERTY ADDRESS: 308 WEST BOYD AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-31-130

All that certain piece, parcel or lot of land situate in the First Ward of the city of Butler, Butler County, Pennsylvania, being known and designated as Lot 15 in the Plan of Lots in Purpart 5 of the W.S. Boyd Plan of Springdale as recorded in the Recorder's Office of Butler County, PA, at Plan Book 2 page 22, and being more specifically bounded and described as follows:

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

Having thereon erected a two-story frame dwelling.

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

successor, and assigns, in fee.

Tax Parcel: 561-31-130

Premises Being: 308 W Boyd Ave, Butler, PA 16001

BCLJ: September 9, 16, 23, 2022

Sheriff of Butler County, Michael T. Slupe

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 November 2022** 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 December 16, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 23, 30 & October 7, 2022

No. 2019-30216

BANK OF AMERICA, N.A.

vs

ROBERT S ANDREWS, JR, AMY JO ANDREWS, ROBERT S ANDREWS, AMY J ANDREWS

PROPERTY ADDRESS: 26 BURKE ROAD, CRANBERRY TWP, PA 16066

UPI / TAX PARCEL NUMBER: 130-4F46-56H

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 6 in the Walden Pond Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 268, page 5.

AND ALSO ALL that certain parcel of land situate in Cranberry Township, Butler

County, Pennsylvania, being Parcel B in the Raymond D. McCleary Subdivision Plan dated May 28,2008, and recorded in the Recorder's Office of Butler County in Plan Volume 309 Page 36. The said Parcel B upon the recording hereof shall become part of Lot 6 Revised in the Walden Pond Plan heretofore of record.

Being part of the same premises conveyed to the Grantors herein by deed recorded in the Recorders Office of Butler County in DeedBookI016Page85.

BEING KNOWN AS: 26 BURKE ROAD, CRANBERRY, PA 16066-3904

PROPERTY ED NUMBER: 130-4F46-56H

BEING THE SAME PREMISES WHICH RAYMOND D. MCCLEARY AND LINDA E. MCCLEARY, HUSBAND AND WIFE, BY DEED DATED 2/28/2009 AND RECORDED 3/19/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 200903190005109, GRANTED AND CONVEYED UNTO ROBERT S. ANDREWS, JR. AND AMY JO ANDREWS, HUSBAND AND WIFE.

BCLJ: September 23, 30 & October 7, 2022

No. 2019-30289

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

vs

ALYSSA MARANATHA LAWSON, WILLIAM E LAWSON, WILLIAM LAWSON, WILLIAM E LAWSON, JR

PROPERTY ADDRESS: 228 EAST PENN STREET, APT T, BUTLER, PA 16001

All That Certain Lot or Piece of Ground Situate in The 4th Ward of The City of Butler, County of Butler and Commonwealth Of Pennsylvania, Being Bounded And Described As Follows:

Beginning At A Point On The Northern Right of Way Line Of East Penn Street, Said Point Being Countered To The Southwest Corner Of Lot Of New Or Formerly Zalepos; Thence By East Penn Street, South 86 Degrees 13 Feet 34 Inches West, 43.62 Feet To A Point, The Southeast Corner Of Lot of Now or Formerly McChesney, Thence By McChesney. North 3 Degrees 21 Feet 18 Inches West 120.95 Feet To An Iron Pipe

on The Southern Line Of Lands Of Now Or Formerly Fulton: Thence By Same And A Portion Of The Lands Of Now or Formerly Beck, North 83 Degrees 48 Feet 23 Inches, East, 43.67 Feet To A Point, The Northwest Corner Of Lands of Zalepos; Thence Be Zalepos, South 3 Degrees 21 Feet 18 Inches East, 122.79 Feet To An Iron Pin, The Place of Beginning.

Right Of Way Agreement Dated November 22,1996 And Of Record In RBV 2689, Page 583, For A Common Driveway.

BEING KNOWN AS: 228 EAST PENN STREET, APT T, BUTLER, PA 16001

PROPERTY ID NUMBER: 564-11-156

BEING THE SAME PREMISES WHICH DAVID J. FETTER, JR., A SINGLE PERSON BY DEED DATED 2/8/2002 AND RECORDED 2/14/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 200202140005584, GRANTED AND CONVEYED UNTO WILLIAM LAWSON, JR., A SINGLE PERSON.

BCLJ: September 23, 30 & October 7, 2022

No. 2016-30279

TRUIST BANK FKA BRANCH BANKING & TRUST vs

AARON J LEDDON, RHIANNON MORIN

PROPERTY ADDRESS: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S3-A88

TAX I.D. #: 130 S3 A88

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-A and 29-B.

UNDER AND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property,

or as recorded in prior instruments of record,

UNDER AND SUBJECT to oil, gas and minerals, coal and coal bed methane gas and mining rights, and all rights incident to the extraction or development of oil, gas and minerals, coal or coal bed methane gas heretofore conveyed, leased, excepted and/or reserved by instruments of record; the rite of surface, lateral or subjacent support; or any surface subsidence.

Subject to a SO foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

Being known as: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Aaron J. Leddon and Rhiannon Morin by deed from Donald C. Tusa and Bobette C. Tusa, ERRORNEOUSLY SPELLED AS BABETTE C TUSA, AT PRIOR DEED, HIS WIFE, husband and wife, dated April 1,2014 and recorded May 5,2014 in Instrument Number 201405050009706.

BCLJ: September 23, 30 & October 7, 2022

Sheriff of Butler County, Michael T. Slupe