

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: Helen A Berasi

Late of: Clinton Township PA
Administrator: Rosalyn McCall
131 Anderson Rd
Saxonburg PA 16056
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: William H Cormier

Late of: Zelenople PA
Executor: Christiane Unico
237 St Leonards Lane
Cranberry Twp PA 16066
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

Estate of: Lawrence Cupka

Late of: Winfield Township PA
Administrator: Mark T Coulter Esquire
One Monroeville Center
3824 Northern Pike Suite 801b
Monroeville PA 15146
Attorney: Mark T Coulter
3824 Northern Pike Suite 801b
One Monroeville Center
Monroeville PA 15146

Estate of: Paul S Cypher

a/k/a: Paul Cypher Sr
a/k/a: Paul Cypher
Late of: Jefferson Township PA
Administrator C.T.A.: Paul S Cypher Jr
169 Becker Road
Butler PA 16002
Attorney: David M Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Carroll H Densmore Jr
a/k/a: Carroll Densmore

Late of: Jefferson Township PA
Executor: Robert Keith Densmore
455 Old Plank Road
Butler PA 16002
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Edwin Ross Dillon

a/k/a: Ross Dillon
a/k/a: E Ross Dillon
Late of: Zelenople PA
Executor: Gregory R Dillon
937 Cabot St
Aliquippa PA 15001
Attorney: Robert G Lovett
Lovett Bookman Harmon Marks LLP
1001 Liberty Ave Ste 1150
Pittsburgh PA 15222

Estate of: Deborah J Errington

Late of: Cranberry Township PA
Administrator: Steven M Errington
409 Snowberry Lane
Cranberry Twp PA 16066
Attorney: Robert J Tate
Robert J. Tate & Associates
1003 Perry Highway
Pittsburgh PA 15237

Estate of: Anna V Farinelli

Late of: Prospect PA
Executor: Judith Ann McCandless
590 Whitestown Road
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

Estate of: Rex Hodge

Late of: Cranberry Township PA
Executor: Paul R Hodge
27 East Summit Street
Chagrin Falls OH 44022
Attorney: Christopher M Swart
1151 Old Freeport Road
Pittsburgh PA 15238

Estate of: Andrew M Jakub

Late of: Middlesex Township PA
 Administrator: Beverly A Jakub
 5601 Meridian Road
 Gibsonia PA 15044
 Attorney: Craig S O'Connor
 Ciao Torisky & O'Connor LLC
 7240 McKnight Road
 Pittsburgh PA 15237

Estate of: Leland Edward Kosinski

Late of: Forward Township PA
 Administrator: Megan R Beal
 123 Woodcroft Lane
 Rocky Point NC 28457
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Margretta R Lutz

Late of: Clinton Township PA
 Executor: Patricia A Neubert
 435 Cherry Valley Road
 Saxonburg PA 16056
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Carolyn G Lyman**a/k/a: Carolyn Gertrude Lyman**

Late of: East Butler PA
 Executor: Robert D Einstein
 171 Sixth Street
 East Butler PA 16029
 Attorney: Murray S Shapiro
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Eugene Gordon Manuel**a/k/a: Eugene G Manuel**

Late of: Center Township PA
 Executor: Cynthia M Reddick
 556 Fourth St
 Butler PA 16001
 Executor: Terence T Manuel
 1779 Overlook Dr
 Ambridge PA 15003
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002

Estate of: Betty E McCall

Late of: Fairview Township PA
 Executor: Barbara S Shirey
 PO Box 225
 Petrolia PA 16050
 Executor: Beverly A Ekas
 196 Main St
 Karns City PA 16041
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002

Estate of: Jean V Myers**a/k/a: Jean Virginia Myers**

Late of: Cranberry Township PA
 Administrator: Betsy Lynn Huhn
 231 Bentbrook Circle
 Cranberry Twp PA 16066
 Attorney: Robert W Koehler
 Manor Complex Penthouse
 564 Forbes Avenue
 Pittsburgh PA 15219

Estate of: Dalores V Reesman

Late of: Buffalo Township PA
 Executor: Debbie Grimes
 430 Muddy Creek Drive
 Slippery Rock PA 16057
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001

Estate of: Thomas M Scherder Sr

Late of: Oakland Township PA
 Executor: Thomas M Scherder Jr
 261 Simon Drive
 Butler PA 16002
 Attorney: Armand R Cingolani III
 Cingolani & Cingolani
 300 North McKean Street
 Butler PA 16001

Estate of: Dolores Jean Tallarom**a/k/a: Dolores Tallarom****a/k/a: Jean Tallarom****a/k/a: D Jean Tallarom**

Late of: Jefferson Township PA
 Executor: Paul A Tallarom
 103 Deer Drive
 Lower Burrell PA 15068
 Attorney: Larry D Loperfito
 Geary and Loperfito
 159 Lincoln Avenue
 Vandergrift PA 15690

BCLJ: March 6, 13, 20, 2020

SECOND PUBLICATION**Estate of: Judith L Eckenrode**

Late of: Zellenople PA
Executor: Tami L Eckenrode
420 Highland Avenue
Zellenople PA 16063
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Jack Kaltenbaugh

Late of: Connoquenessing Township PA
Administrator C.T.A.: Ross Thompson
PO Box 304
Slippery Rock PA 16057
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Terence W Kwiatkowski

Late of: Butler Township PA
Administrator: William Seybert
844 W Old Rt 422
Butler PA 16001
Administrator: Kathy Protzman
109 Greenview Dr
Butler PA 16001
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

**Estate of: Nannie J Klaput
a/k/a: Nannie Jean Klaput**

Late of: Jefferson Township PA
Executor: Nancy M Ruffner
330 4th Street
Freeport PA 16229
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

Estate of: Phyllis E Johnston Lee**a/k/a: Phyllis E Keefer****a/k/a: Phyllis Stewart****a/k/a: Phyllis E Johnston**

Late of: Saxonburg PA
Admr. D.B.N. C.T.A.: Phyllis Sharon Doorn
1831 East Elm Street
Anaheim CA 92805
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

Estate of: Roger Louis Nixon

Late of: Worth Township PA
Administrator: William E Monpere Jr
291 Connoquenessing Main Street
Evans City PA 16033
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Glenn Richard Noland

Late of: Muddycreek Township PA
Administrator: Cynthia D Noland
172 Schmidt Rd
Grove City PA 16127

Estate of: Donald G Roberts

Late of: Butler PA
Administrator C.T.A.:
David M Crissman Esquire
518 N Main Street
Butler PA 16001
Attorney: Matthew T McCune
Conlon Tarker PC
108 E Diamond St
Butler PA 16001

Estate of: Mary Jo Rodgers

Late of: Adams Township PA
Executor: Hayley Rodgers
774 Norwegian Spruce Drive
Mars PA 16046
Attorney: Maureen P Gluntz
102 Lexington Avenue
Pittsburgh PA 15215

Estate of: Christopher E Russell

Late of: Cranberry Township PA
Executor: Leigh A Russell
301 Village Court
Cranberry Twp PA 16066
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zellenople PA 16063

Estate of: Guretta G Yaracs
 Late of: Center Township PA
 Administrator: Cindy L Schmieder
 127 Saeler Lane
 Butler PA 16002
 Administrator: Peter J Sebock III
 142 Huselton Drive
 Butler PA 16002
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: March 6, 13, 20, 2020

THIRD PUBLICATION

Estate of: Constance L Bopp
 Late of: Butler Township PA
 Administrator: Darius Bopp
 121 White Oak Dr
 Butler PA 16001
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

Estate of: David E Harris Sr
 Late of: Lee County Florida
 Administrator: David E Harris Jr
 2311 West Sunbury Rd
 PO Box 191
 Boyers PA 16020

Estate of: Jeffrey G Jersey
 Late of: Cranberry Township PA
 Administrator C.T.A.: James H Jersey
 696 Arbor Court
 Pittsburgh PA 15238
 Attorney: Anthony R Sosso
 1310 Freeport Road
 Pittsburgh PA 15238

Estate of: Sherry Lynette Kissinger
 Late of: Butler PA
 Executor: Gary Louis Kissinger
 400 West Brady Street
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Ethel C Mallon
 Late of: Adams Township PA
 Executor: Mark L Mallon
 2191 South Villa Drive
 Gibsonia PA 15044
 Attorney: Michael K Parrish Esq
 Goehring Rutter and Boehm
 2100 Georgetown Drive Suite 300
 Sewickley PA 15143

Estate of: Linda L Rihel
a/k/a: Linda Rihel
 Late of: Harrisville PA
 Admr. D.B.N. C.T.A.: Jeffrey J Rihel
 667 Jackson Center Polk Road
 Stoneboro PA 16153
 Attorney: Wade M Fisher Esq
 Ekker Kuster McCall & Epstein LLP
 68 Buhl Boulevard PO Box 91
 Sharon PA 16146

Estate of: Carolyn M Slafka
a/k/a: Carolyn B Slafka
 Late of: Mars PA
 Administrator C.T.A.: John A Roche III
 804 Dogwood Trail
 Cranberry Twp PA 16066
 Attorney: Kayleigh M Cowser
 The Lynch Law Group
 375 Southpointe Blvd Suite 100
 Canonsburg PA 15317

Estate of: Evelyn L Stevenson
 Late of: Center Township PA
 Executor: William R Stevenson
 711 Patrick Johnston Lane
 Davidson NC 28036
 Executor: John D Stevenson
 705 Aloha Ct
 Abita Springs LA 70420

BCLJ: February 28 & March 6, 13, 2020

TRUST NOTICE

Trust of: The Albert C. Telipsky Revocable Living Trust Dated 12/01/2009

Late of Cranberry Township, Butler County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Dawn Marie Heinle, Successor Trustee
133 Majestic Drive
Mars, PA 16046

Or to:

James P. Shields, Esq.
Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville, PA 15017

BCLJ: March 6, 13, 20, 2020

LEGAL NOTICE OF CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 2, 2020, a Petition was filed with the Court of Common Pleas of Butler County, Pennsylvania: MsD No. 20-40002 by Andrea Ondo, parent and natural guardian, requesting a decree to change the minor name of Eva Marcelina Diaz to **EVA MARCELINA ONDO**.

The Court has fixed the 2nd day of April, 2020 at 12:00 p.m. in Courtroom No. 3 as the time and place of the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the request of said Petition should not be granted.

GREGORY A. EVASHAVIK, Esq.,
Evashavik Law, LLC,
310 Grant Street, Suite 2901,
Pittsburgh, PA 15219

BCLJ: March 13, 2020

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
IN RE: L.G.V.
O.A. No. 62 of 2019**

ORDER OF TERMINATION OF PARENTAL RIGHTS

NOTICE OF APPEAL

To: Unknown Father

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child:

L.G.V. - Date of Birth: January 2ND, 2014

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: March 13, 2020

NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **Mean Lion Tours**, with its principal office or place of business at 208 Cobham Lane, Cabot, PA 16023. The names and addresses of all persons who are parties to the registration are: Jarrod Shoupe, 208 Cobham Lane, Cabot, PA 16023.

BCLJ: March 13, 2020

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 27, 2019 for **Motocruit** at 2009 Mackenzie Way Ste. 100 Cranberry Township, PA 16066. The name and address of each individual interested in the business is Deanna Acker at 2009 Mackenzie Way Ste. 100 Cranberry Township, PA 16066. This was filed in accordance with 54 PaC.S. 311.

BCLJ: March 13, 2020

ARTICLES OF INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **SUGAR CREEK HEALTH MANAGEMENT, INC.**

Robert J. Donahoe, Esquire
650 Washington Road – Suite 700
Pittsburgh, PA 15219

BCLJ: March 13, 2020

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Pennsylvania Department of State at Harrisburg, Pennsylvania. The name of the corporation is **Michael's Restaurant, Motel, & Sports Bar, Inc.** The corporation has been incorporated under the Business Corporation Law of 1988.

Parker Law Offices, Inc.
P. O. Box 252
New Bethlehem, PA 16242

BCLJ: March 13, 2020

NOTICE OF DISSOLUTION OF PA BLUESOX, LLC

NOTICE IS HEREBY GIVEN that **PA BlueSox, LLC**, a Pennsylvania Limited Liability Company (the "Company") has filed Articles of Dissolution with the Pennsylvania Department of State. The Company has ceased conducting business and is winding up its affairs under the provisions of the Pennsylvania Limited Liability Company Act of 2016.

All persons having claims against the Company should mail their claims to Lawrence J. Sassone, at 101 Elizabeth Drive, Butler, Pennsylvania 16001. Claims must be in writing and include the name and address of the claimant, the amount of the claim, and the basis for the claim. A claim should be submitted within two years from the date of this notice. All claims against the Company will be barred unless the claimant initiates a proceeding to enforce the claim within two years from the date of this notice.

David A. Crissman, Esquire
Montgomery, Crissman, Kubit LLP
518 North Main Street, Butler PA 16001
(724)-285-4776

BCLJ: March 13, 2020

**NOTICE OF DISSOLUTION
OF PERFECT GAME LLC**

NOTICE IS HEREBY GIVEN that **Perfect Game, LLC**, a Pennsylvania Limited Liability Company (the "Company") has filed Articles of Dissolution with the Pennsylvania Department of State. The Company has ceased conducting business and is winding up its affairs under the provisions of the Pennsylvania Limited Liability Company Act of 2016.

All persons having claims against the Company should mail their claims to Lawrence J. Sassone, at 101 Elizabeth Drive, Butler, Pennsylvania 16001. Claims must be in writing and include the name and address of the claimant, the amount of the claim, and the basis for the claim. A claim should be submitted within two years from the date of this notice. All claims against the Company will be barred unless the claimant initiates a proceeding to enforce the claim within two years from the date of this notice.

David A. Crissman, Esquire
Montgomery, Crissman, Kubit LLP
518 North Main Street, Butler PA 16001
(724)-285-4776

BCLJ: March 13, 2020

NOTICE

Notice is hereby given that a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on the 18th day of February, 2020, for the purposes of organizing a limited liability company which has been organized under the provisions of the Pennsylvania Limited Liability Law in Title 1, effective February 1, 2020. The name of the limited liability company is **PENNSYLVANIA MOBILE ANESTHESIA ASSOCIATES, LLC**, 234 S. Main Street, Slippery Rock, PA 16057.

Bruce E. Dice, Esquire,
BRUCE E. DICE &
ASSOCIATES, P.C., Attorneys,
787 Pine Valley Drive, Suite #E,
Pittsburgh, PA 15239.

BCLJ: March 13, 2020

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 **E Weber Properties, LLC**.

Gary T. Vanasdale, Esquire;
Gilliland Vanasdale Sinatra Law Office, LLC,
1667 Route 228, Suite 300,
Cranberry Township, PA 16066.

BCLJ: March 13, 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 15th day of May 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 June 12, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 6, 13, 20, 2020

**E.D. 2019-30133
C.P. 2019-21088
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **LAYTH F. ABDELQADER AND LATH ABDELQADER** at the suit of UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE, Being:

ALL THAT CERTAIN condominium Unit in Cranberry Township, Butler County, Pennsylvania as more specifically shown and described in the Declaration of Condominium for Foxmoor Rats, a Condominium, dated November 17, 2003 and recorded November 25, 2003 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time to time, and as shown on Phase 2 Declaration Plan for Foxmoor Flats, a Condominium, dated September 29, 2005 and recorded October 24, 2005 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200510240030727, at Plat Book 288 Pages 1-35, which condominium unit is more particularly described as:

Unit 133 in Building 11 in Foxmoor Flats IA, a Condominium.

TOGETHER WITH all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration of Condominium, Article II, Section 2.2, and

the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDERAND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the DEclaration of Condominium.

The Grantee, for Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed covenant and agree to pay such charges for the maintenances of, repairs to, replacements of and expenses in connection with the common elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S.A. 3101 et seq., and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed, and that this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN LAYTH ABDELQADER, by Deed from SANDRA K. TAYLOR, Dated 04/30/2018, Recorded 05/03/2018, Instrument No. 201805030008377.

Tax Parcel: 130-S34-M133-0000

Premises Being: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066-2238

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30002
C.P. 2019-22373
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **WILLIAM J. BANASZEWSKI AND W J BANASEWSKI** at the suit of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2017-8 MORTGAGE-BACKED NOTES, SERIES 2017-8, Being:

BEING known and numbered as 315 Fairmont Road, Chicora, PA 16025.

Being the same property conveyed to William J. Banaszewski and Diane L. Ledkins, no marital stats shown who acquired title, as joint tenants with rights of survivorship, by virtue of a deed from James F. Matthews and Vicki L. Matthews, husband and wife, dated May 27, 1994, recorded June 9, 1994, at

Document ID 013988, and recorded in Book 2440, Page 0574, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Diane L. Ledkins died June 15, 2013, and pursuant to the survivorship language in the above deed, all her interest passed to William J. Banaszewski.

Parcel No.: 150-1759-18J

BCLJ: March 6, 13, 20, 2020

E.D. 2020-30019
C.P. 2020-20376
ATTY JAMES BUCK

Seized and taken in Execution as the property of **KENNETH R. BAPTISTE** at the suit of PLANET HOME LENDING LLC, Being:

ALL THAT CERTAIN PIECE, PARCEL OR Tract of Land Situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of the property herein conveyed, which point is common to Lot F-7 in the Same Plan and the South side of Aspen Road; Thence by said road, North 71° 04' East 95' to the center of a drainage and utility right-of-way; Thence by the center of the same, South 18° 56' East 148.80 to the center of a drainage and utility right-of-way running at right angles to the former right-of-way; Thence by the Center of the same, South 70° 42' West 95' to a point; Thence by Lot F-7 in the same plan, North 18° 56' West 149.40' to the place of BEGINNING.

BEING Lot F-6 in the General Plan of Meadowood recorded in Rack File 2, Page 21.

Parcel No.: 051-39-F6

BEING known as 104 Aspen Road, Butler, PA 16001

Fee Simple Title Vested in Kenneth R. Baptiste by deed from the Estate of Frances G. Piatt, aka Frances B. Piatt, by Thomas W. Piatt, Executor, dated 10/13/1987, recorded 10/16/1987, in the Butler County Clerk's Office in Deed Book 1370, Page 886.

BCLJ: March 6, 13, 20, 2020

E.D. 2020-30005
C.P. 2019-20792
ATTY SARAH MCCAFFERY

Seized and taken in Execution as the property of **LISA A. DAVIDSON** at the suit of WELLS FARGO BANK NA S/B/M TO WELLS FARGO HOME MORTGAGE, INC., Being:

ALL THAT CERTAIN parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 3-C-B in Amended Parcel 3-C, Glen Eden Phase III-C Multi Family Site Subdivision recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 176, page 23.

HAVING erected thereon a townhouse dwelling known as 898 Sunset Circle, Cranberry Township, PA 16066.

PARCELNO.: 130-S18-F3B-0000

BEING THE SAME PREMISES which William E. Deist, unmarried, by Deed dated March 22, 2002 and recorded March 25, 2002 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument No. 200203250010307 granted and conveyed unto LISA A. DAVIDSON

BCLJ: March 6, 13, 20, 2020

E.D. 2020-30028
C.P. 2020-20206
ATTY JUSTIN KOBESKI

Seized and taken in Execution as the property of **DEBBIE DUNKLE HEIR ADMR. ELLIE SULLIVAN EST BY ADMR, EDWARD PAGO JR HEIR ADMR, UNKNOWN HEIRS AND UNKNOWN ADMR** at the suit of WELLS FARGO BANK NA, Being:

All that certain piece, parcel or tract of land situate partially in Washington and Venango Township bounded and described as follows, to-wit:

Being the same property described as Lot No. 4A containing 1.61 acres in the W.J. McGarvey P.E. of The Sullivan Subdivision as recorded in the Butler County Office of the Recorder of Deeds at Plan Book Volume 278, pages 8.

BEING known and numbered as 2257 Branchton Road, Hilliards, PA 16040.

Being the same property conveyed to Richard D. Sullivan and Ellie Sullivan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Richard D. Sullivan and Ellie Sullivan, husband and wife, dated March 29,2005, recorded March 30,2005, at Instrument Number 200503300007511, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Richard D. Sullivan died August 3, 2010, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Ellie Sullivan.

Parcel No.: 310-1F118-A1G

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30018
C.P. 2020-20370
ATTY LEON HALLER**

Seized and taken in Execution as the property of **SHEILA FIERST HEIR, OLIVE SLEE DECEASED, UNKNOWN HEIRS OLIVE SLEE** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain lot or piece of ground situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania, being the western part of Lots 314 and 315 in the Plan of Lots of Springdale, laid out by William S. Boyd, late of the City of Butler, Pennsylvania, being bounded and described as follows:

BEGINNING at the southwest corner of an alley and Ziegler Avenue; thence East along Ziegler Avenue 86 feet to lot of land of now or formerly Craft; thence northwardly 74 feet to Lot No. 316 in the same plan; thence West along said 77 feet to an alley; thence South 40 feet along said alley to Ziegler Avenue to the place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents

composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 113 ZEIGLER AVENUE BUTLER, PA 16001

PARCEL NO: 561-29-153-0000

BEING THE SAME PREMISES WHICH Terry L. Bachman, et ux., by deed dated April 17, 2018 and recorded April 19, 2018, Butler County Instrument No. 201804190007431, granted and upon Olive Slee. Olive Slee died January 21, 2019. There is no known estate. Sheila Fierst, her daughter, is the sold known heir of Olive Slee.

TO BE SOLD AS THE PROPERTY OF SHEILA FIERST, KNOWN HEIR OF OLIVE SLEE, DECEASED ON JUDGMENT NO. No. 19-10742

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30025
C.P. 2020-20393
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **TODD M. GIBSON AND CYNTHIA L. GIBSON** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 3005-HE7, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Prospect, County of Butler and Commonwealth of Pennsylvania, bounded and described as per survey of S. D. Graff, Professional Surveying, Saxonburg, Pennsylvania, dated June 6, 1996, as follows:

BEGINNING at the Southeast corner of the lot herein conveyed, said point marked with an existing iron pin; thence North 36 degrees 39 minutes 00 seconds West, a distance of 555.32 feet to a point; thence South 80 degrees 37 minutes 00 seconds East, a distance of 364.29 feet to a point; thence South 04 degrees 08 minutes 17 seconds West, a distance of 387.14 feet to an existing iron pin, the place of beginning.

SAID property containing 1.612 acres more

or less, is Lot #2 in the C. Dale Gibson Plan, recorded in the Butler County Recorder of Deeds Office.

TOGETHER with the use of a 50-foot right of way, owned now by C. Dale Gibson, which is a part of Lot #1 in the said Plan, for the purpose of ingress and egress from State Route 488.

OWNERS of Lots #1 and 2 in the C. Dale Gibson Plan shall be equally responsible for the maintenance and for all costs associated with the maintenance of said 50-foot right of way and shall be equally responsible for the maintenance and for all costs associated with the maintenance of the sewer line which runs through said right of way.

TITLE TO SAID PREMISES IS VESTED IN TODD M. GIBSON AND CYNTHIA L. GIBSON, HAV, by Deed from TODD M. GIBSON JOINED BY CYNTHIA L. GIBSON, HIS WIFE, Dated 07/03/2002, Recorded 07/15/2002, Instrument No. 200207150023809.

Tax Parcel: 490-S1-DB-0000

Premises Being: 119 GIBSON LANE, PROSPECT, PA 16052-3055

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30006
C.P. 2020-20212
ATTY SCOTT MORRIS**

Seized and taken in Execution as the property of **TRAVIS W. HALAHURICH AND SHAWNA M. DURST** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:

ALL THAT CERTAIN tract of land, Situate in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Southeasterly corner of the 50 acre tract known as the Kennedy Farm, at land now or formerly of Menkins; thence along the Easterly line of said 50 acre tract, North 3° 11' East, 932.14 feet to a point; thence North 3° 56' East, 108.48 feet to a point on the dividing line between property herein conveyed and property now or formerly of Martin Weleski, Jr. at the true place of beginning; thence from said true place of beginning, North 3° 56'

East, 159.20 feet to a point on line of property now or formerly of Seitz and Schoonover, et. ux., et. al.; thence South 74° 21' 20" West, 423.10 feet to a point in the center line of said Township Road T-620; thence along said center line of said Township Road T-620, South 15° 25' East, 94.94 feet to a point; thence continuing along the center line of said Township Road T-620, South 14° 49' East, 55.10 feet to a point; thence North 74° 21' 20" East, 370.92 feet to a point at the true place of beginning.

This description is made in accordance with a survey prepared by Lucas Engineering Co. in August of 1972 and revised June 19, 1973.

PARCEL ID #320-S2-C4-0000

BEING KNOWN AS (for informational purposes only): 529 Helmbold Avenue, Cabot, PA 16023

BEING THE SAME PREMISES which Esther Jean Elliott, unmarried by Deed dated October 27, 2014 and recorded October 31, 2014 at Instrument 201410310026201 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania granted and conveyed unto Travis W. Halahurich and Shawna M. Durst, both unmarried, as joint tenants with right of survivorship, not as tenants in common, in fee.

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30020
C.P. 2019-22486
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JASON R. HALL AND JASON HALL** at the suit of WELLS FARGO BANK NA, Being:

ALL THAT CERTAIN piece, parcel, or tract of land situate in Parker Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the westerly side of traffic route 268 in Parker township adjacent to line of lands of now or formerly Miller, said point being the northeast corner of the herein described tract; thence along line of lands of now or formerly Miller, south 85 degrees 30 minutes west, a distance of 160 feet, more or less, to line of lands of now or formerly Walker; thence along line of lands of now or formerly Walker, south 4 degrees 30 minutes

east, a distance of 238.75 feet, more or less, to line of lands of now or formerly Walker and Kyle; thence along line of lands of now or formerly Walker and Kyle, north 85 degrees 30 minutes east, a distance of 160 feet, more or less, to the westerly side of traffic route 268; thence along the westerly side of traffic route 268, north 4 degrees 30 minutes west, a distance of 238.75 feet, more or less, to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN JASON HALL, by Deed from DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF AMERIQUEST SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, WITHOUT RECOURSE BY CITI RESIDENTIAL LENDING, INC. ITS ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED 11/14/2007 IN INSTRUMENT 200711140029253, Dated 04/21/2018, Recorded 05/12/2008, Instrument No. 200805120010420.

Tax Parcel: 260-1F29-15 A-0000

Premises Being: 1880 KITTANNING PIKE, PETROLIA, PA 16050-2318

BCLJ: March 6, 13, 20, 2020

**E.D. 2017-30047
C.P. 2017-20309
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **GEORGE D. MCCANCH, SR, GEORGE MCCANCH, BEVERLEY J. MCCANCH AND BEVERLEY MCCANCH** at the suit of JPMORGAN CHASE BK NATL ASSN, Being:

ALL THOSE CERTAIN Lots OF GROUND SITUATED IN THE VILLAGE OF MAR WOOD, FORMERLY DELANO, WINFTELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE North BY LOCUST Street; ON THE East BY RAIL Road Street; ON THE South BY PEACH ALLEY; AND ON THE West BY CENTER ALLEY; HAVING A FRONTAGE ALONG THE South SIDE OF LOCUST Street 130 FEET, FROM RAIL Road Street TO CENTER Avenue, BEING Lots 24, 25 AND 26 AS PER SURVEY OF GEORGE

C PILLOW, C.E., DATED October 14, 1901.

TITLE TO SAID PREMISES IS VESTED IN George McCanch and Beverley McCanch, his wife, by Deed from McCurdy M. Cypher and Pearl V. Cypher, his wife, Dated 11/17/1978, Recorded 01/04/1979, in Book 1085, Page 167.

Tax Parcel: 320-S4-A17A-0000

Premises Being: 626 RAILROAD STREET, CABOT, PA 16023-2310

BCLJ: March 6, 13, 20, 2020

**E.D. 2018-30143
C.P. 2018-21041
ATTY SARAH MCCAFFERY**

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

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being bounded an<1 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 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: March 6, 13, 20, 2020

**E.D. 2020-30026
C.P. 2020-20395
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of **ANDREA SCHAFFNER AND MICHAEL D. SCHAFFNER** at the suit of FIRST GUARANTY MORTGAGE CORPORATION, Being:

ALL THAT CERTAIN piece, parcel and lot of land located and situated in Center Township, (erroneously referred to in prior deeds as Butler Township) Butler County, Pennsylvania, being bounded and described more particularly as follows:

BEGINNING at a point, said point being the Southwest corner of the tract herein described, said being common to the North line of Oberlin Drive and line of Lot Nos. 87 and 88; thence by a line of Lot No. 88, North 1 degree 27 minutes 30 seconds West, 172.11 feet to a point on line of lands of now or formerly Donald H. Waite and Laura Mae Waite; thence, continuing by the same, North 88 degrees 32 minutes 30 seconds East, 75.0 feet to a point on line of Lot No. 84; thence continuing by the same and line of Lots No. 85 and 86, South 1 degree 27 minutes 30 seconds East, 179.99 feet to a point on the North of Oberlin Drive, thence continuing by the same by a curve in a Northwesterly direction having a radius of 1491.25 feet, a distance of 75.42 feet to a point on line of Lot No. 88. the place of BEGINNING. BEING Lot No. 87 in the Westwood manor Plan No. 3. as recorded on May 9, 1969, in Rack File Section 58, Page 19.

Also known as Parcel Number 060-S16-C87

Premises being 114 Oberlin Dr., Butler, PA

BEING THE SAME PREMISES which was conveyed to Andrea M. Schaffner and Michael D. Schaffner, husband and wife, by deed of Michael E. Newman, joined by his wife, Doreen M. Newman, dated 02/27/2015

and recorded 03/25/2015 as Instrument No. 201503250006113 in the Butler County Recorder of Deeds Office, in fee.

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30012
C.P. 2020-20235
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **JOHN E. SCHELL** at the suit of BAYVIEW LOAN SERVICING LLC, Being:

ALL THAT CERTAIN lot or piece of ground situate in BRADY TWP, County of Butler, and Commonwealth of Pennsylvania, being Lot Nos. 119 & 120 in the unrecorded Lawry Beach Plan of Lots, bounded and described as follows:

LOT NO. 119: BEGINNING on the south side of right-of-way known as Cottage Drive at a point on the northeast corner of now or formerly Francis E. Bruner lot; thence in a northerly by northeasterly direction along said Cottage Drive, a distance of 50 feet to a point; thence a slight change in the road a more northeast direction, a distance of 45 feet to a point where Cottage Drive intersects with Gross Road; thence in a southerly direction along said Gross Road toward Hobart Road, a distance of 45 feet to a point on other lands now or formerly of Lawry; thence in a westerly direction along land now or formerly of Lawry, a distance of 105 feet to a point at southeast corner of now or formerly F. E. Bruner lot; thence in a northwesterly direction along easterly line of F.E. Bruner lot, a distance of 50 feet to a point, the place of BEGINNING.

LOT NO. 120: Bounded on the north by lands now or formerly of Laber Sevin for a distance of 105 feet; bounded on the east by Gross Road, for a distance of 50 feet; bounded on the south by Lot No. 121 in said unrecorded plan, now or formerly owned by T. Schell, a distance of 97 feet; and bounded on the west by Lot No. 122 in said unrecorded plan, now or formerly owned by J. D. Lawry, for a distance of 50 feet.

UNDER & SUBJECT TO rights, reservations, and restrictions contained in deed of Josephine Scwchok, widow, to Josephine Sewchok, et al., dated 3/14/88, recorded at RBV 1391, Page 1025, the contents of which is hereby incorporated by reference.

Parcel No. 030-3F88-LF/030-3F88-L120

Tax Parcel: 564-21-29A-0000

BEING known as 100 Cottage Drive, Slippery Rock, PA 16057

Premises Being: 531 FRANKLIN STREET, BUTLER, PA 16001-4414

BEING the same premises which Mark A. Twentier, single by Deed dated March 15, 2000 and recorded in the Office of Recorder of Deeds of Butler County on March 15, 2000 at Instrument No. 200003150005494 granted and conveyed unto John E. Schell and Mary E. Schell, husband and wife.

BCLJ: March 6, 13, 20, 2020

Sheriff of Butler County, Michael T. Slupe

...and the said Mary E. Schell departed this life on November 5, 2018, whereupon title to the said premises in question became vested in John E. Schell, by right of survivorship.

BCLJ: March 6, 13, 20, 2020

**E.D. 2019-30317
C.P. 2019-22442
ATTY KENYA BATES**

Seized and taken in Execution as the property of **MATTHEW C. WINTERS** at the suit of US BANK NATIONAL ASSOCIATION, Being:

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

BEGINNING at a point on the East side of Franklin Street at the Southwest corner of lot now or formerly of H. J. Mortimer; thence Eastwardly along the line of said lot now or formerly of H. J. Mortimer and lot now or formerly of Helm, 55 feet to a point; thence Southwardly along lot now or formerly of Helm and a private alley, 48 feet to a point on the North line of a private alley extending across the land of now or formerly Charles E. Cummings to the East side of Franklin Street; thence Westerly along said private alley, 55 feet to a point in the East line of Franklin Street; thence Northwardly along the East line of Franklin Street, 48 feet to a point at the place of beginning. Said description per survey of Lucas & Greenough, Registered Engineers, dated July, 1946.

TITLE TO SAID PREMISES IS VESTED IN MATTHEW C. WINTERS, AS SOLE OWNER, by Deed from BRUCE W. WILSON, ANDREW L. MOORE AND ROY D. FEHL, Dated 08/02/2018, Recorded 08/09/2018, Instrument No. 201808090016136.