

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: Evelyn Josephine Artkowsky**

Late of: Cabot PA
 Executor: Walter F Artkowsky
 1130 Park Ave
 Waynesburg PA 15370
 Attorney: Ronald S Jones
 309 Smithfield Street
 6th Floor
 Pittsburgh PA 15222
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Viola E Biffaretti

Late of: Butler Township PA
 Administrator: Nicole Lynn Kuhns
 271 Old Plank Road
 Butler PA 16002
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001
 BCLJ: March 21, 28 & April 4, 2025

Estate of: John A Chajka

Late of: Butler PA
 Administrator: Margaret A Smythe
 344 Freeport Road
 Butler PA 16002
 Attorney: Leland C Clark
 138 E Jefferson St Suite 4
 Butler PA 16001
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Sallee Lou Cummins

Late of: Washington Township PA
 Executor: Lester G Cummins
 16207 Rising Fawn Terrace
 Dumfries Va 22025
 Attorney: James A Stranahan IV
 Stranahan Stranahan & Cline
 101 South Pitt Street, P O Box 206
 Mercer PA 16137
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Robert Orrin Dickey

a/k/a: Robert O Dickey

Late of: Slippery Rock Township PA
 Executor: Elizabeth A Dickey
 529 New Castle Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Joan L Ferris

Late of: Cranberry Township PA
 Administrator C.T.A.: James M Herb Esq
 464 Perry Highway
 Pittsburgh PA 15229
 Attorney: James M Herb PC
 464 Perry Highway
 Pittsburgh PA 15229
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Mary Florence Foreman

a/k/a: Mary F Foreman
 a/k/a: Florence Foreman

Late of: Jackson Township PA
 Executor: Matthew Robert Foreman
 485 Lindsay Road
 Zelienople PA 16063
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Melitta L Garbuny

Late of: Butler PA
 Executor: Ellen V Garbuny
 129 Irene Drive
 Butler PA 16001
 Attorney: William J Schenck
 Schenck & Long
 297 Pittsburgh Rd Suite 2B
 Butler PA 16002
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Shirley M Graf

Late of: Slippery Rock PA
 Executor: Lynne Miller
 201 Weathervane Drive
 Slippery Rock PA 16057
 Attorney: Kate Cleary Lennen
 Myers Law Group LLC
 17025 Perry Hwy
 Warrendale PA 15086
 BCLJ: March 21, 28 & April 4, 2025

Estate of: Niccola V Johns

a/k/a: Niccola Vincenzo Angelo Johns

Late of: Cranberry Township PA
 Administrator: Ralph D Johns
 184 Bayberry Lane

Cranberry Twp PA 16066
Attorney: Donald P Graham
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066
BCLJ: March 21, 28 & April 4, 2025

Estate of: Alice Theresa Kehoe

Late of: Jackson Township PA
Executor: Thomas M Kehoe
16 Sipe Road
Coraopolis PA 15108
Attorney: William J Schenck
Schenck & Long
297 Pittsburgh Rd Suite 2B
Butler PA 16002
BCLJ: March 21, 28 & April 4, 2025

Estate of: Paul D Kramer

a/k/a: Paul Kramer
Late of: Valencia PA
Administrator: Paula Roeschenthaler
3201 Greenwald Road
Bethel Park PA 15102
Attorney: McKenna Adams
The Elder Law Offices of Shields and
Boris
1150 Old Pond Road
Bridgeville PA 15017
BCLJ: March 21, 28 & April 4, 2025

Estate of: Robert G Montgomery III

a/k/a: Robert George Montgomery III
Late of: Slippery Rock PA
Administrator: Heath Robert Montgomery
421 Divison Street
Berlin PA 15530
Attorney: Marci L Miller Esq
214 East Union Street
Somerset PA 15501
BCLJ: March 21, 28 & April 4, 2025

Estate of: David Albert Piesik

a/k/a: David A Piesik
Late of: Zelenople PA
Executor: Donald J Piesik
5414 Oxford Dr
Mechanicsburg PA 17055
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063
BCLJ: March 21, 28 & April 4, 2025

Estate of: Paul Schmidt

Late of: Butler PA
Administrator: Christopher Schmidt
508 E 9th Street
Erie PA 16503

Attorney: Rachel A George
300 State Street #300
Erie PA 16507
BCLJ: March 21, 28 & April 4, 2025

Estate of: Sandra L Shoaf

Late of: Chicora PA
Executor: Dawn Howells
1218 Dallas Ave
Natrona Heights PA 15065
BCLJ: March 21, 28 & April 4, 2025

Estate of: James Francis Tassey

Late of: Butler PA
Executor: Edward A Tassey
103 E McQuiston Rd
Butler PA 16001
Executor: Melinda Cornelius
715 Fallecker Rd
Butler PA 16002
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001
BCLJ: March 21, 28 & April 4, 2025

Estate of: Cabrina Ann Woodruff

Late of: Butler PA
Executor: Monica Rumbaugh
4315 Partell Street
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: March 21, 28 & April 4, 2025

SECOND PUBLICATION

Estate of: Nancie A Allen

Late of: Zelenople PA
Executor: Daniel F Allen
302 S Green Lane
Zelenople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063
BCLJ: March 14, 21 & 28, 2025

Estate of: Joseph E Archer

a/k/a: Joseph Edward Archer Jr
Late of: Buffalo Township PA
Executor: Kenneth Edward Archer
341 Parker Road
Sarver PA 16055
Attorney: Joseph B Pisano
Charlton Law
617 S Pike Rd

Sarver PA 16055
BCLJ: March 14, 21 & 28, 2025

**Estate of: David Allan Beveridge
a/k/a: David Allan Beveridge Sr
a/k/a: David A Beveridge**

Late of: Clay Township PA
Administrator: David A Beveridge Jr
2210 Gaston Street
Winston Salem Nc 27103
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: March 14, 21 & 28, 2025

Estate of: Yvonne A Debacko

Late of: Chicora PA
Executor: Dominic J Debacko II
222 Kittanning Street
Chicora PA 16025
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Flinn Hwy
Allison Park PA 15101
BCLJ: March 14, 21 & 28, 2025

Estate of: Elizabeth E Decrease

Late of: Butler Township PA
Executor: Mark Christopher Decrease
213 Euclid Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: March 14, 21 & 28, 2025

**Estate of: Mary K Degler
a/k/a: Mary Kathryn Degler
a/k/a: Kathy Degler**

Late of: Center Township PA
Administrator: Carol A Briney
1052 Sandy Ridge Drive
Sarver PA 16055
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065
BCLJ: March 14, 21 & 28, 2025

**Estate of: Elvira June English
a/k/a: June English
a/k/a: E June English**

Late of: Zelenople PA
Executor: Dennis H English
2359 Railroad Street Apt 2723
Pittsburgh PA 15222

Attorney: W Chad Pociernicki
Sherrard German & Kelly PC
535 Smithfield St Suite 300
Pittsburgh PA 15222
BCLJ: March 14, 21 & 28, 2025

Estate of: James Fogle

Late of: Penn Township PA
Administrator: Nancy A Fogle
344 Three Degree Road
Renfrew PA 16053
Attorney: Tyler S Heller
Mechling And Heller LLP
216 N Jefferson St
Kittanning PA 16201
BCLJ: March 14, 21 & 28, 2025

Estate of: Timothy A Giger

Late of: Middlesex Township PA
Administrator: Logan A Giger
121 Kyle Road
Valencia PA 16059
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: March 14, 21 & 28, 2025

Estate of: Joann P Matscherz

Late of: Mars PA
Executor: Rebecca Matscherz
406 Northview Drive
Harmony PA 16037
BCLJ: March 14, 21 & 28, 2025

Estate of: Patricia M McNutt

Late of: Harrisville PA
Administrator: Joseph E Bonetti
101 Sunrise Court
Harrisville PA 16038
Attorney: Alex Ostojich Esq
Strassburger McKenna Gutnick & Gefsky
444 Liberty Avenue Suite 2200
Pittsburgh PA 15222
BCLJ: March 14, 21 & 28, 2025

Estate of: Gerald H Smith

Late of: Winfield Township PA
Executor: Kristen M Macey
28 Alexis Street Apt 1
Pittsburgh PA 15207
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001
BCLJ: March 14, 21 & 28, 2025

Estate of: Darlene L Thompson

Late of: Penn Township PA
Executor: Donna I Musser

904 N Second Street
 Apollo PA 15613
 Executor: Connie M Sweeney
 206 Decatur Drive
 Butler PA 16002
 Attorney: Armand R Cingolani III
 Cingolani & Cingolani
 300 North McKean Street
 Butler PA 16001
 BCLJ: March 14, 21 & 28, 2025

Estate of: Jeffrey E Turnbull
 Late of: Evans City PA
 Administrator: Sandra Vancheri
 279 Connoquenessing Main Street
 Evans City PA 16033
 Attorney: Elizabeth Eisenhauer
 Julian Gray Associates
 954 Greentree Rd
 Pittsburgh PA 15220
 BCLJ: March 14, 21 & 28, 2025

Estate of: David D Wiegand
a/k/a: David Dale Wiegand
 Late of: Mars PA
 Executor: David J Shaffer
 601 La Peninsula Boulevard
 Naples FL 34113
 Attorney: Kristen L Behrens
 Dilworth Paxson LLP
 1650 Market St Suite 1200
 Philadelphia PA 19103
 BCLJ: March 14, 21 & 28, 2025

THIRD PUBLICATION

Estate of: William J Bajcz Jr
 Late of: Butler Township PA
 Executor: Maurice J Bajcz
 1183 Brintell Street
 Pittsburgh PA 15201
 Attorney: Kyrie A Lokhaiser Esq
 Stepanian & Menchyk LLP
 222 S. Main St.
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Richard Patrick Bauer
a/k/a: Richard P Bauer
 Late of: Butler Township PA
 Administrator: Veronica A Andrews
 141 Singleton Rd
 Sarver PA 16055
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Carl S Bemben Jr
a/k/a: Carl Bemben Jr
a/k/a: Carl Stanley Bemben Jr
a/k/a: Carl S Bemben
 Late of: Prospect PA
 Executor: Carol Fediaczko
 380 Kennedy Road
 Prospect PA 16052
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: March 7, 14 & 21, 2025

Estate of: Paul R Czolba Sr
 Late of: Cranberry Township PA
 Executor: Michele L Johnson
 312 Leatherbark Drive
 Cranberry Twp PA 16066
 Attorney: Jeffrey A Golvash
 Golvash & Epstein LLC
 9 Dewalt Avenue
 Pittsburgh PA 15227
 BCLJ: March 7, 14 & 21, 2025

Estate of: Doris Eileen Daugherty
 Late of: Center Township PA
 Executor: Angela L Beblo
 105 Mark Drive
 South Charleston WV 25309
 BCLJ: March 7, 14 & 21, 2025

Estate of: Duane G Duncan
a/k/a: Duane Duncan
 Late of: Cranberry Township PA
 Executor: Jodi L Ketterer
 5129 County Line Road
 New Castle PA 16102
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Mary J Elder
a/k/a: Mary Josephine Elder
 Late of: Winfield Township PA
 Executor: Deborah Brown
 2012 Sonoma Valley Dr
 Renfrew PA 16053
 Executor: Carol McElhinney
 3409 Amburg Lane
 Glen Allen Va 23060
 Attorney: Roger T Mechling Esq
 Mechling & Heller LLP
 216 N Jefferson Street
 Kittanning PA 16201
 BCLJ: March 7, 14 & 21, 2025

Estate of: Saeed Haider Farooq**a/k/a: Saeed H Farooq**

Late of: Cranberry Township PA
 Executor: Sharjeel Haider Farooq
 172 Village Drive
 Cranberry Twp PA 16066
 Attorney: Nora Gieg Chatha
 Eckert Seamand Cherin & Mellott LLC
 600 Grant St 44th Fl
 Pittsburgh PA 15219
 BCLJ: March 7, 14 & 21, 2025

Estate of: James L Junk

Late of: Winfield Township PA
 Administrator: Mildred T Junk
 131 Sasse Road
 Cabot PA 16023
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Betty Jane Krepinevich

Late of: Penn Township PA
 Executor: Karen Krepinevich-Wicke
 335 Old Lincoln Highway
 Malvern PA 19355
 Attorney: Andrew J Bellwoar
 126 West Miner Street
 West Chester PA 19382
 BCLJ: March 7, 14 & 21, 2025

Estate of: H Y McAllister**a/k/a: Homer Y McAllister**

Late of: Center Township PA
 Executor: Anita D Peffer
 148 Oak Ridge Drive
 Butler PA 16002
 Attorney: James P Coulter
 Dillon MCCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Robert B McFadden

Late of: Buffalo Township PA
 Executor: Kevin R McFadden
 491 Johns Road
 Adrian PA 16210
 Executor: Barry F McFadden
 102 Stepp Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: John P McCallip

Late of: Jefferson Township PA
 Executor: Margaret E McCallip
 794 Schenley Road
 Leechburg PA 15656
 Attorney: Timothy R Miller
 Debernardo Antoniono McCabe & Davis
 PC
 11 North Main Street
 Greensburg PA 15601
 BCLJ: March 7, 14 & 21, 2025

Estate of: George Mitchell**a/k/a: George R Mitchell**

Late of: Jefferson Township PA
 Executor: Lora S Berry
 1008 Whitley Drive
 Pittsburgh PA 15237
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216
 BCLJ: March 7, 14 & 21, 2025

Estate of: Mary Nowakowski**a/k/a: Mary T Nowakowski**

Late of: Jefferson Township PA
 Executor: Mary Rene Nowakowski-Wilbert
 176 Rennick Rd
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: March 7, 14 & 21, 2025

Estate of: John Robert Riley**a/k/a: John Riley**

Late of: Slippery Rock PA
 Executor: Barbara J Simonsen
 158 Creek Drive
 Slippery Rock PA 16057
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Karen M Rott**a/k/a: Karen Rott**

Late of: Marion Township PA
 Executor: Michael Alan Rott
 208 Unity Road
 Harrisville PA 16038
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: March 7, 14 & 21, 2025

Estate of: Whilmer Shinn III**a/k/a: Whilmer Shinn**

Late of: Center Township PA
 Executor: Steven C Shinn
 11114 116th Avenue Court NW
 Gig Harbor WA 98329
 Attorney: Ted Isoldi Esq
 106 North Pitt Street
 PO Box 2
 Mercer PA 16137
 BCLJ: March 7, 14 & 21, 2025

Estate of: Cynthia Allene Devine-Slagle

Late of: Butler PA
 Executor: Daniel Devine
 88 Briggs St
 Pittsburgh PA 15234
 Executor: Timothy Devine
 123 Dolphin Dr
 Butler PA 16002
 BCLJ: March 7, 14 & 21, 2025

Estate of: Eleda Catherine Snyder**a/k/a: Eleda C Snyder**

Late of: Harrisville PA
 Administrator: Neil M Snyder
 248 Boyers Road
 Harrisville PA 16038
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Wilda Lorraine Stroup**a/k/a: Wilda L Stroup**

Late of: Center Township PA
 Executor: Pearl E Walker
 101 Belleshire Drive
 Butler PA 16001
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: March 7, 14 & 21, 2025

Estate of: Betty Jean Edith Wunnenberg**a/k/a: Betty Jean Edith Gnuse**

Late of: Zelenople PA
 Executor: Linda J Rodenbeck
 2616 19th Street
 Beaver Falls PA 15010
 BCLJ: March 7, 14 & 21, 2025

Estate of: William George Yeager

Late of: Saxonburg PA
 Executor: Thomas J Yeager
 505 Leslie Road
 Valencia PA 16059
 Attorney: Michael D Gallagher

Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH**

January 25, 2025 - January 31, 2025

Alexander LLC, Samaara; Govindarajulu, Madan Mohan; Pinto, Rekha; Samaara Alexander LLC--ANGEL OAK MTG SOLUTIONS LLC--Cranberry Twp Sub/Condo:Meeder Lot:79 Street:1009 Alexander Way Parcel:130-S45-B79:\$300,000.00

Allen, Zachary Scott--DHI MTG CO LTD--Jackson Twp Sub/Condo:Creekside Manor Amendment No 8 Lot:202-F Street:128 Affinity Drive Parcel:180-S14-A202F:\$324,012.00

Alvim, Ricardo Goncalves; Pereira, Cybelle Luisa De Souza--FIRST NATL BK PA--Cranberry Twp Sub/Condo:Eagle Ridge Plan Lot:16 Street:102 Eagle Ridge Rd Parcel:130-S8-F16:\$980,000.00

Ashray LLC--SOMERSET TR CO--Cranberry Twp Sub/Condo:Reserve @ Eagle Hill Amendment Lot:117-B Street:107 Moyer Hill Dr Parcel:130-S1-A117B:\$292,500.00

Barnes, Bertha--REDEVELOPMENT AUTH CITY BUTLER--Butler City Street:112 South Sixth Avenue Parcel:563-24-221C:\$6,555.00

Beale, Cary A; Beale, Michael E--USX FED CRED UN--Buffalo Twp Street:648 Oberg Drive Parcel:040-S2-A23:\$70,000.00

Beck, Robert L Jr a/k/a; Beck, Robert Leslie Jr a/k/a; Beck, Tracy L--ARMCO CRED UN--Jefferson Twp Street:687 Bullcreek Rd Parcel:190-2F14-9Aa:\$100,000.00

Belechak, Joseph G; Belechak, Michelle E--PNC BK NATL ASSN--Cranberry Twp Street:8616 Peters Road Parcel:130-4F46-53A:\$499,900.00

Belmont Investment Properties LLC--MARONDA HOMES LLC--Butler Twp Sub/Condo:Gray Plan Lot:103 (Rev) Parcel:051-46-17 Acre:30.868:\$279,000.00

Benjamin Marcus Homes LLC; Marcus Homes LLC, Benjamin--HANNA HOLDINGS INC--Cranberry Twp Sub/Condo:Eagle Ridge Prd Lot:21 Parcel:130-S8-F21:\$1,000,000.00

Berneburg, Diane M; Berneburg, Jeffery

MARRIAGE LICENSE FILINGS

Application Date:

March 9 - March 15, 2025

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

- Isaac Eugene Judon and Grace Stacy-Ann Mclean-Allen :25-00080
- Colton Edward Haid and Emily Jean Bolles :25-00084
- Benjamin Nelson Shumway and William Elliot Dawn Harmon :25-00087
- Steven Douglas Stam and Jessica Leigh Hunter :25-00081
- Garrett Meyer Frank and Kailee Alexis Miller :25-00086
- Troy Ronald Adamosky and Candice Marie Pennington :25-00088
- Shaun Thomas Hines and Kayle Sue Salina :25-00085
- Andrew Thomas Bowser and Brianna Leigh Schneider :25-00079
- Laureen Marie Lokash and Erin Kathleen Street :25-00083
- David William Schuster and Jessica Marie White :25-00082



IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA, Plaintiff vs. **MICHAEL WEBB and All Unknown Heirs and/or Assigns of PATRICIA J. ISACCO a/k/a PATRICIA J. WEBB, Deceased Defendants**

CIVIL ACTION NO. 2:21-00890-AJS

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Butler County Instrument No. 200607030016596.

SAID SALE to be held at the Butler County Courthouse, Government Center, Public Meeting Room, 124 W. Diamond Street, Butler, PA 16001 at 10:00 a.m. prevailing standard time, on April 4, 2025.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Parcel No. 440-S1-B42 recorded in Butler County, Pennsylvania, commonly known as: 149 Olive Street, Karns City, PA 16041.

IDENTIFIED as Parcel No.: 440-S1-B42 in the Recorder of Deeds of Butler County, Pennsylvania. HAVING erected a dwelling thereon known as 149 Olive Street, Karns City, PA 16041. BEING the same premises conveyed to Patricia J. Isaaco, by deed dated June 23, 2006, and recorded on July 3, 2006 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania at Butler County Instrument No. 200607030016595. Seized and taken in execution as the property of Patricia J. Isaaco a/k/a Patricia J. Webb, and Michael Webb at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution at Civil Action No. 2:21-00890.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date

of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office, C/o Danielle Pindel, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30) days after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions filed thereto within ten (10) days thereafter. Purchaser must furnish state Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by the seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

BCLJ:March 7, 14, 21 & 28, 2025

IN THE UNITED STATES
DISTRICT COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA

UNITED STATES OF AMERICA, Plaintiff
vs.
**ELLEN BASILLY, KAREN LANSER, and
All Unknown Heirs and/or Assigns of
PAUL H. FAY, Deceased Defendants**

CIVIL ACTION NO. 2:21-cv-00703-CCW

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Butler County Instrument No. 199408120019471 2459/0542.

SAID SALE to be held at the Butler County Courthouse, Government Center, Public Meeting Room, 124 W. Diamond Street, Butler, PA 16001 at 10:00 a.m. prevailing standard time, on April 4, 2025.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Parcel No. 500-S4-26G recorded in Butler County, Pennsylvania, commonly known as: 190 Horne Avenue, Saxonburg, PA 16056.

IDENTIFIED as Parcel No.: 500-S4-26G in the Recorder of Deeds of Butler County, Pennsylvania. **HAVING** erected a dwelling thereon known as 190 Horne Avenue, Saxonburg, PA 16056. **BEING** the same premises conveyed to Paul H, by deed dated January 9, 2006, and recorded on July 3, 2006 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania at Butler County Instrument No. 200602210003890. Seized and taken in execution as the property of All Unknown Heirs of Paul H. Fay, Karen Lanser and Ellen Basilly at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution at Civil Action No. 2:21-cv-00703.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of

the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office, C/o Danielle Pindel, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

BCLJ:March 7, 14, 21 & 28, 2025

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **Mazzola Living Trust dated August 30, 2023**. Concetta M. Mazzola, Grantor of the trust, of Valencia, Butler County, Pennsylvania, died on January 11, 2025. All persons having claims against Concetta M. Mazzola are requested to make known the same to the trustee or attorney named below. All persons indebted to Concetta M. Mazzola are requested to make payment without delay to the trustee or attorney named below.

Claudia M. Lee, Trustee
c/o Emily N. Masotto, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ:March 21, 28 & April 4, 2025

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**ORPHAN'S COURT DIVISION
O.A. No. 5 of 2024**

IN RE: Adoption of ASHTON THOMAS SCHRIVER, a Minor

DECREE TERMINATING PARENTAL RIGHTS

AND NOW, this 17 th day of January, 2025, following hearing on the Petition for Involuntary Termination of Parental Rights of the Natural Father, **IT IS HEREBY DECREED** that the Parental Rights and Duties of Natural Father, Ethan Spaid, to Minor Child, Ashton Thomas Schriver (DOB 8/29/2020), be and are forever terminated.

Adoption of the Minor Child may proceed without further notice to or consent of Natural Father. The herein termination extinguishes the power or right of Natural Father to object to or receive notice of the adoption proceedings. Custody of the Minor Child remains with the Maternal Grandparents.

Natural Father has the continuing right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at the time of adoption, on file with the Court and with the Department of Public Welfare.

BY THE COURT,
 /s/ Maura L. Palumbi
 MAURA L. PALUMBI, JUDGE

NOTICE OF ENTRY OF ORDER/DECREE PURSUANT TO PA. O.C. RULE 4.6 NOTIFICATION THIS DOCUMENT HAS OFFICIALLY BEEN ENTERED IN THIS CASE BY THE BUTLER COUNTY CLERK OF ORPHANS COURT ON January 23, 2025

BCLJ:March 21, 2025

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on March 10, 2025, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Boben Properties, LLC** with a registered address of 115 Delu Road, West Sunbury, PA 16061-3011.

MONTGOMERY CRISSMAN PLLC
David A. Crissman, Esquire 518 North Main Street Butler, PA 16001
(724) 285-4776

BCLJ:March 21, 2025

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

IN THE MATTER OF: Ms.D. No. 2025-40044

Notice is hereby given that, on February 13th, 2025, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

Anna Kristen Paduano to Ryan Michael Paduano.

The Court has fixed the 13th day of May, 2025, at 9:45 o'clock AM, in Courtroom no. 3, Court House, 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:March 21, 2025

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the Pennsylvania Fictitious Names Act of the filing on February 4, 2025, with the Pennsylvania Department of State, of an application for the conduct of a business under the fictitious name of "**Smithco Self Storage**"; and, the entity interested in this business is Smithco Holdings, LLC with its principal place of business at 728 Ekastown Rd., Sarver, PA 16055.

SAMUEL R. COURY
Attorney at Law
1725 Fifth Avenue
Arnold, PA 15068

BCLJ:March 21, 2025

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the Pennsylvania Fictitious Names Act of the filing on February 11, 2025, with the Pennsylvania Department of State, of an application for the conduct of a business under the fictitious name of "**Onsite Smithco Self Storage**"; and, the entity interested in this business is Smithco Holdings, LLC with its principal place of business at 728 Ekastown Rd., Sarver, PA 16055.

SAMUEL R. COURY
Attorney at Law
1725 Fifth Avenue
Arnold, PA 15068

BCLJ:March 21, 2025

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 16th day of May, 2025** 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 13, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 7, 14 & 21, 2025

No. 2025-30033

PNC BANK, NATIONAL ASSOCIATION
vs
FREDERICK W. BICKER

PROPERTY ADDRESS: 311 VIRGINIA AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER :
563-6-2190000

ALL THAT CERTAIN lot situate in the Third Ward, City of Butler, Butler County, Pennsylvania, known as Lot No. 123 in the John R. Cavanaugh Plan of Lots bounded and described as follows:

BEGINNING at a post 59.50 feet West from the Southwest corner of Upper Shore Street and Virginia Avenue; thence South along the line dividing Lot Nos. 122 and 123 a distance of 68.50 feet to a post on line of Lot No. 189; thence West along line of Lot No. 189 a distance of 25 feet to a post on line of Lot No. 124; thence North along line of Lot No. 124 a distance of 68.50 feet to a post on Virginia Avenue; thence East along said Virginia Avenue a distance of 25 feet to a post the place of beginning.

PARCEL NO. 563 6 2190000

Property Address (for informational purposes only): 311 Virginia Avenue, Butler, PA 16001

BEING the same premises which Gary C. Evitt and Theresa K. Evitt, his wife, by Deed dated 09/03/1996 and recorded 09/09/1996 in the Office of the Recorder of Deeds in and for the County of Butler in Deed Book 2665, Page 255, granted and conveyed unto Frederick W. Bicker.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30038

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL CITY BANK

vs

ALYCE COLLINS, JEFFREY L. COLLINS

PROPERTY ADDRESS: 143 MESA DRIVE, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER :
040-S13-B1190000

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 119 in the Buffalo Trails, PRD Phase I Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 200, pages 50-53.

SUBJECT to the Covenants affecting Buffalo Trails as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to the Agreement of Easement and Use, dated June 1, 1997 between Buffalo Trails Homeowner's Association and Buffalo Trail Condominium Association, as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights in identical thereto, etc., as the same appear in the above-recited deed and in prior instruments of record.

TOGETHER with a sewage and drainage easement over adjacent property now or formerly of Shuster on the existing natural water course, said easement to be 20 feet in width. The storm drainage to be underground only to the natural water course.

HAVING ERECTED THEREON A TWO

STORY BRICK & FRAME DWELLING WITH A TWO CAR CONTIGUOUS GARAGE. BEING KNOWN AS: 143 MESA DRIVE, FREEPORT, PA 16229 PROPERTY ID NUMBER: 040 S13 B1 190000

BEING THE SAME PREMISES WHICH BUFFALO ASSOCIATES, LTD. BY DEED DATED 4/23/1998 AND RECORDED 7/20/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2888 AT PAGE 0214, GRANTED AND CONVEYED UNTO JEFFREY L. COLLINS AND ALYCE J. COLLINS, HUSBAND AND WIFE.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30006

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs **STEVEN COZAD, LAUREN DECHELLIS**

PROPERTY ADDRESS: 603 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057 UPI/TAX PARCEL NUMBER: 070-3F31-13A10000

ALL that certain piece, parcel or tract of land situate partly in Cherry Township and partly in Slippery Rock Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of the tract herein described which point is on the center line of the Branchton Road, S.R. 4010 at a point distant 83 degrees 45 minutes 00 seconds West, a distance of 734.17 feet from the southwest corner of property now or formerly of W. Fuchs; thence from said place of beginning along the center line of Branchton Road aforesaid, the following courses and distances: (1) North 83 degrees 19 minutes 51 seconds West, 34.27 feet; (2) North 83 degrees 2 minutes

25 seconds West, 114.16 feet to a point; (3) North 82 degrees 8 minutes 15 seconds West, 74.03 feet to a point; (4) North 83 degrees 48 minutes 30 seconds West, 52.09 feet to a point; (5) South 86 degrees 45 minutes 23 seconds West, 52.18 feet to a point; (6) South 74 degrees 56 minutes 21 seconds West, a distance of 53.40 feet to a point at the southwestern corner of the tract herein described on line of land of property now or formerly of Butler Lime and Stone Company; thence along said line North

3 degrees 42 minutes 00 seconds West, a distance of 215.15 feet to an iron pin at the northwestern corner of the tract herein conveyed; thence along the line of land now or formerly of Butler Lime and Stone Company, South 83 degrees 45 minutes 00 seconds East, a distance of 380 feet to an iron pipe; thence along line of property now or formerly of Butler Lime and Stone Company South 3 degrees 42 minutes 00 seconds East a distance of 190.46 feet to a point at the place of beginning.

BEING KNOWN AS: 603 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057 PROPERTY ID NUMBER: 070 3F31 13A10000

BEING THE SAME PREMISES WHICH LAUREN J. DECHELLIS, A SINGLE PERSON AND STEVEN COZAD, JR., A SINGLE PERSON BY DEED DATED 4/29/2019 AND RECORDED 4/29/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 201904290007542, GRANTED AND CONVEYED UNTO LAUREN J. DECHELLIS.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30018

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs **ROBERT D. DEFINIS A/K/A ROBERT D. DEFINIS**

PROPERTY ADDRESS: 107 KALTENBAUGH ROAD, RENFREW, PA 16053 UPI / TAX PARCEL NUMBER: 270-S1-45-0000 Tax ID Number(s): 270-S1-45-0000

Land Situated in the Township of Penn in the County of Butler in the State of PA

BEGINNING at a point on the southeast corner of the within described lot along the Cheat- Haven Railroad right of way: thence South 79° 47' 54" West, a distance of 112 feet to an iron pin; thence continuing along said Railroad right of way, North 89° 17' 03" West, a distance of 61.97 feet to an existing pipe; thence North 66° 19' West, a distance of 21.62 feet to an existing pipe at land now or formerly of F. W. Cubbison and North Street and Lincoln Avenue, a 33 foot right of way; thence along Lincoln Avenue, North 22° 30' East, a distance of 87.06 feet to a

mark on wall of property now or formerly of R. A. Cox: thence South 66° 10' 40" East a distance of 173.46 feet to the point at the place of beginning.

The above description was prepared in conformity with a survey made by R. B. Shannon & Associates, Inc., dated January 22,1990.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 107 Kaltenbaugh Rd, Renfrew, PA 16053

Being the same premises which Alan Timorothy Ankrom and Rhonda J. Ankrom, by Deed dated 07/30/1992 and recorded 08/04/1992, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2110, Page 218, granted and conveyed unto Robert D. DeFinis, in fee.

Tax Parcel: 2701 S1 450000 aka 270- S1-45-0000 aka 270-S1-45

Premises Being: 107 Kaltenbaugh Rd, Renfrew, PA 16053

BCLJ: March 7, 14 & 21, 2025

No. 2025-30029

NEXTIER BANK, N.A S/B/M/T MARS BANK vs **WILLIAM C. FEDUNOK**

PROPERTY ADDRESS: 1095 THREE DEGREE ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 160-3F53-A8A

ALL THAT CERTAIN piece, parcel and tract of land situated in Forward Township, Butler County, Pennsylvania, as shown on the Plan drawn by W.J. McGarvey, P.E., and recorded in PBV 106, Page 45, further bounded and described as follows:

BEGINNING at the Southeast corner of the within described lot at the center line of Township Road T-491, said point being the Southwest corner of lands of now or formerly of K. Creese; thence along the center line of said Township Road T-491, North 87° 54' 22" West a distance of 210.46 feet to a point in the center line of Legislative Route 10092; thence by the same the following courses and distances: North 27° 49' 31" East 154.35

feet; North 26° 33' 16" East 187.82 feet; North 19° 47' 28" East 114.07 feet; North 5° 17' 5" East 16.02 feet to a point on lands of now or formerly Creese; thence by same South 1° 25' 43" West a distance of 806.80 feet to a point in the center line of Township Road T-49 I, the place of beginning.

BEING THE SAME PREMISES which Ronald C. Gilliland, Jr., by Deed dated August 31, 2021 and recorded in the Office of the Recorder of Deeds of Butler County on September 16, 2021 at Instrument No. 202109160026417, granted and conveyed unto William C. Fedunok, unmarried.

Parcel No. 160-3F53-A8A

BCLJ: March 7, 14 & 21, 2025

No. 2025-30005

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs **DOROTHY M. GIESLER**

PROPERTY ADDRESS: 420 DUTCHTOWN ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 270-2F71-3-0000

ALL THAT CERTAIN lot of ground situate in Penn Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at the Northeast corner of the tract herein described, at a point in the center of a public road known as the Dutchtown Road, adjoining lands of Isabel Grant; thence South 3° 30' West along the center of said public road, 243.35 feet to a point; thence 86° 30' West along other lands of Sheppeck, 358 feet to a post; thence North 3° 30' East along lands of C. Lavery, 243.35 feet to an oak stump; thence South 86° 30' East along lands of Isabel Grant, 358 feet to a point, the place of BEGINNING.

CONTAINING 2 acres strict measure, as per survey of Lucas & Greenough, Registered Engineers, dated September, 1948.

Having thereon erected a seven-room frame dwelling house.

BEING KNOWN AS: 420 Dutchtown Road, Butler, PA 16002

BEING THE SAME PREMISES which Elizabeth V. Orlando and Michael Orlando,

by Deed dated 5/26/1961 and recorded 6/1/1961 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 753, Page 581, granted and conveyed unto David A. Giesler and Dorothy M. Giesler.

David A. Giesler departed this life on August 19,1992.

PARCEL NO.: 270-2F71-3-0000

BCLJ: March 7, 14 & 21, 2025

No. 2025-30003

MARCELLA E MCCHESENEY

vs

DAVID L. HEROLD, APRIL C. HEROLD

PROPERTY ADDRESS: 401 NEWCASTLE STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-10-324-0000

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

BEGINNING AT the northwest corner, at the line of lot of now or formerly Harry Morrison and New Castle Street; thence East along New Castle Street, 50 feet to Chestnut Street; thence South along Chestnut Street, 85 feet, more or less, to an alley; thence West along said alley, 50 feet to lot of now or formerly Harry Morrison; thence North along line of said lot of Morrison, 85 feet, more or less.

HAYING THEREON erected a dwelling house and garage.

UNDER AND SUBJECT to reservations, restrictions, building lines, casements, and rights of way as recorded in prior instruments of record.

BEING more commonly known as 401 New Castle Street, Butler, PA 16001, and Butler County Tax Parcel No. 563-10-324-0000.

BEING the same property conveyed to David L. Herold and April C. Herold, husband and wife, by Deed of Marcella E. McChesney and Melvin McChesney, wife and husband, dated July 21, 2021, and recorded with the Butler County Recorder of Deeds on July 23, 2021, at Instrument No. 202107230021005.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30043

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-RPL2 TRUST

vs

ROBERT L. IMAN, JR

PROPERTY ADDRESS: 328 WEST PENN STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565-12-2390000

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

BEGINNING at a point on the Northern side of West Penn Street, a 40-foot right-of-way, adjacent to the Southeast corner of lands of now or formerly P. M. Kienzle, and being the Southwest corner of the property herein conveyed; thence along line of lands of now or formerly Kienzle, North 02 degrees 30 minutes 00 seconds West, 100.00 feet to a point on line oflands of now or formerly Else A. Johnson; thence along line of lands of now or formerly Johnson, South 89 degrees 56 minutes 00 seconds East, 39.80 feet to a point on line of lands of now or formerly W. G. Polum; thence along line of lands of now or formerly Polum, South 02 degrees 30 minutes 00 seconds East, 100.00 feet to a point on the Northern side of West Penn Street; thence along the Northern line of West Penn Street, North 89 degrees 56 minutes 00 seconds West, 39.80 feet to a point, the place of beginning.

HAVING thereon erected a two-story dwelling and being known as 328 West Penn Street, Butler, PA, 16001.

SUBJECT, however, to the right of sewer use from the property now or formerly of Geist which fronts on Federal Street to the property described herein to West Penn Street as said sewer now exists.

BEING THE SAME PREMISES which Marc R. Barto and Laurie R. Barto, husband and wife, by Deed dated September 16,

2003 and recorded on September 18, 2003, in the Butler County Recorder of Deeds Office as Instrument No. 200309180042598, granted and conveyed unto Robert L. Iman, Jr.

Being Known as 328 West Penn Street,
Butler, PA 16001

Parcel I.D. No. 565 12 2390000

BCLJ: March 7, 14 & 21, 2025

No. 2024-30055

COMMUNITY BANK

vs

**PAUL MALONEY, DEPARTMENT OF
TREASURY INTERNAL REVENUE
SERVICE UNITED STATES OF AMERICA
C/O U.S. ATTORNEY FOR THE WESTERN
DISTRICT OF PENNSYLVANIA**

PROPERTY ADDRESS: 400 CHELSEA
COURT, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 10-S19-B12

ALL that certain lot situate in the Township of
Adams, County of Butler and Commonwealth
of Pennsylvania, being Lot No.

12 in the Meredith Glen Estates Plan as
recorded in the Recorder's Office of Butler
County in Plan Book Volume 281, page 5.

BEING designated as Tax Parcel No.
10-S19-B 12 in the Butler County Deed
Registry Office.

HAVING erected thereon a dwelling known
as 400 Chelsea Court, Mars, PA 16046.

SUBJECT to building lines, rights of way,
easements, mining and mineral rights,
restrictions, reservations and exceptions as
set forth on the recorded plan and as may
appear in prior instruments of record.

BEING the same property conveyed to Paul
Maloney, unmarried by deed dated May
24, 2006 and recorded in the Recorder's
Office of Butler County on May 30, 2006
at Instrument Number: 200605300012949.

BCLJ: March 7, 14 & 21, 2025

No. 2025-30004

ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN LOANS INC.

vs

**RICHARD A. MCCLASKEY, IN HIS
CAPACITY AS HEIR OF MICHAEL D.
MCCLASKEY, DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,**

**AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MICHAEL D. MCCLASKEY, DECEASED**

PROPERTY ADDRESS: 400 W FULTON
STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER:
565-12-14-0000

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

On the North by lands formerly owned by
Elvira G. Lyon; on the East by Chestnut
Street; on the South by West Fulton Street;
and on the West by Lot No. 9 in the same
plan; and being Lot No. 8 in the plan of lots
laid out for the said Elvira G. Lyon, by George
C. Pillow, C.E. in June 1887, which said plan
is recorded in the Register and Recorder's
Office in and for Butler County in Plan Book
2, page 9 (formerly Plan Book 2, page 52),
said lot having a frontage on said West
Fulton Street of 50 feet and extending back
by uniform width and parallel lines a distance
of 106 feet.

Being the same premises which Marilyn
Tynan, Executrix of the Estate of Arthur
C. Graham, a/k/a Arthur Graham by Deed
dated July 3, 2007 and recorded July 31,
2007 in Butler County in Instrument No.
200707310019906 conveyed unto Terry
J. Schnur, married, and Joshua Bowser,
unmarried, as joint tenants with right of
survivorship and not as tenants in common,
in fee.

Being the same premises which Terry J.
Schnur and Jody L. Schnur husband and
wife and Joshua Bowser, by Deed dated
05/22/2019 and recorded 05/29/2019, in the
Office of the Recorder of Deeds in and for
the County of Butler, in Deed Instrument No.
201905290009662, granted and conveyed
unto Michael D. McClaskey, in fee.

And the said Michael McClaskey has
departed this life on or about 01/18/2024,
thereby vesting title of the mortgaged
premises unto Richard A. McClaskey and
Unknown Heirs.

Tax Parcel: 565 12 140000 aka
565-12-14-0000

Premises Being: 400 W Fulton St, Butler, PA 16001

BCLJ: March 7, 14 & 21, 2025

No. 2025-30042

MANUFACTURERS AND TRADERES TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1997-4

vs

WILLIAM L. RACINE, PATRICIA A. RACINE

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

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being part of Lot U in the Woodland Estates Park Plan as recorded in the Recorders Office of Butler County in Rack File 63 page 25, bounded and described as follows, to-wit: BEGINNING at a point on the westerly line of Bellwood Court at the dividing line between Parcel "U" and the northerly line of a parking area; thence from said point of beginning along the northerly line of the parking area S 52° 02' W a distance of 57.22 feet to a point on the dividing line between Units 3024 and 3025; thence thru Parcel "U" dividing the party wall between Units 3024 and 3025 N 37° 58' W a distance of 85.80 feet to a point on the southerly line of Parkwood Drive; thence along the southerly line of Parkwood Drive by the arc of a circle curving to the left in a northeasterly direction having a radius of 1625.00 feet for an arc distance of 29.30 feet; thence continuing by the arc of a circle curving to the right in a northeasterly direction having a radius of 25.00 for an arc distance of 39.01 feet to a point on the westerly line of Bellwood Court; thence along the westerly line of Bellwood Court by the arc of a circle curving to the right in a southerly direction having a radius of 296.00 feet for an arc distance of 67.08 feet to the point and place of Beginning.

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

SUBJECT TO building line and easements on said recorded plan,

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

BEING KNOWN AS: 301 BELLWOOD COURT CRANBERRY, PA 16066 PROPERTY ID: 130-S4-CU3024-0000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM L. RACINE BY DEED FROM SHELLEY D. RACINE,

DATED MAY 22, 1990 RECORDED AUGUST 31, 1990 IN BOOK NO. 1645 PAGE 239

BCLJ: March 7, 14 & 21, 2025

Sheriff of Butler County, Michael T. Slupe