

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: Lillian F Bachman

Late of: Jefferson Township PA
Executor: Robert L Bachman
4304 Dunkheld Way
Durham NC 27705
Attorney: Richard L Osberg III
Law Offices Of Richard L. Osberg, III,
PLLC
1900 Main Street, Suite 225
Canonsburg PA 15317
BCLJ: May 16, 23 & 30, 2025

Estate of: Kimberly Ann Brannock

Late of: Harmony PA
Administrator: Douglas D Brannock
110 Timber Ridge Drive
Harmony PA 16057
BCLJ: May 16, 23 & 30, 2025

Estate of: Rose M Callahan

a/k/a: Rose Callahan
Late of: Franklin Township PA
Executor: Judith A Callahan
618 Ridgeway Avenue
Grove City PA 16127
Attorney: Timothy R Bonner
McNickle & Bonner LLP
209 West Pine Street
Grove City PA 16127
BCLJ: May 16, 23 & 30, 2025

Estate of: Richard D Collins

Late of: Cranberry Township PA
Executor: Debra S Durr
175 Cunning Rd
New Brighton PA 15066
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: May 16, 23 & 30, 2025

Estate of: James R Cortese

Late of: Cranberry Township PA
Executor: Carol Lynn Estok

106 Parkside Place
Cranberry Twp PA 16066
Attorney: Molly M Creenan
Creenan & Baczkowski PC
3907 Old William Penn Highway Suite 304
Murrysville PA 15668
BCLJ: May 16, 23 & 30, 2025

Estate of: Richard A Crillo

Late of: Cranberry Township PA
Executor: Gary Paracca
534 Paracca Lane
Fombell PA 16123
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 16, 23 & 30, 2025

Estate of: Norma W Ford

a/k/a: Norma Rose Ford
Late of: Cranberry Township PA
Executor: Joseph E Ford III
115 Oak Drive
Sarver PA 16055
Attorney: John T Richards III
Richards & Richards LLP
101 Bradford Rd Ste 100
Wexford PA 15090
BCLJ: May 16, 23 & 30, 2025

Estate of: Linda M Gallo

Late of: Seven Fields PA
Executor: Richard Joseph Gallo
291 Orchard Dr
Mt Lebanon PA 15228
Executor: Kristine Gallo Campsie
2532 Countryside Lane
Wexford PA 15090
Attorney: Kate Cleary Lennen
Myers Law Group LLC
17025 Perry Hwy
Warrendale PA 15086
BCLJ: May 16, 23 & 30, 2025

Estate of: Donna Lee Gides

a/k/a: Donna Lee Janovich
Late of: Zelienople PA
Executor: Cynthia J Pirrera
2000 May Drive Apt #416
Zelienople PA 16063
BCLJ: May 16, 23 & 30, 2025

Estate of: Ruth Jean Grimm

Late of: Butler PA
Executor: Tracey L Crouch
316 Se Pioneer Way #284
Oak Harbor WA 98277
BCLJ: May 16, 23 & 30, 2025

Estate of: Marjorie J Kennedy

Late of: Mars PA
Executor: Charles W Kennedy
140 Hutchman Road
Mars PA 16046
Attorney: Matthew S Snyder
282 East End Avenue
Beaver PA 15009
BCLJ: May 16, 23 & 30, 2025

Estate of: Robert A Masartis

Late of: Middlesex Township PA
Executor: Jenna Marie Masartis
70 Lakewood Avenue
West View PA 15229
Attorney: Brock A Meanor
234 Beaver Street Suite 2
Sewickley PA 15143
BCLJ: May 16, 23 & 30, 2025

Estate of: Diane J Migliorini

a/k/a: Diane J Palmer
Late of: Butler PA
Executor: David Allen Migliorini
808 East Pearl Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Christian A Miller Jr

Late of: Butler PA
Executor: Drew C Miller
4367 Highland Ave
Butler PA 16001
Attorney: Charles R Reis
Reis Law Firm
5700 Corporate Dr Suite 510
Pittsburgh PA 15237
BCLJ: May 16, 23 & 30, 2025

Estate of: Lucy J Mudrick

Late of: Butler PA
Administrator: Nick Mudrick Jr
111 Garden Grove Road
Butler PA 16001
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Eleanor Ann Spohn

a/k/a: Eleanor A Huselton
Late of: Butler Township PA
Administrator: Francis J Spohn Jr
438 Whitestown Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: May 16, 23 & 30, 2025

Estate of: Florence M Stakor

Late of: Butler PA
Executor: Margaret Mueller
616 Dogwood Ln
Vermilion Oh 44089
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Mary Jane Sunder

Late of: Center Township PA
Executor: Joseph E Sunder
109 Mohawk Dr
Butler PA 16001
Attorney: Joseph H Keebler Jr
Dale Woodard Gent McFate Law Firm
1030 Liberty Street
Franklin PA 16323
BCLJ: May 16, 23 & 30, 2025

Estate of: George E Wardle Jr

Late of: Butler PA
Executor: Matthew D Wardle
2748 Fletcher Street
Salem VA 24153
Attorney: Mary Jo Dillon
Dillon McCandless King Coulter & Graham
LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

Estate of: Helen R Yaroschak

Late of: Saxonburg PA
Executor: Joseph A Yaroschak
560 Saxonburg Road
Butler PA 16002
Executor: John P Yaroschak
657 Saxonburg Road
Butler PA 16002
Attorney: Mary Jo Dillon
Dillon McCandless King Coulter & Graham
LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 16, 23 & 30, 2025

SECOND PUBLICATION

Estate of: Dolores M Allison

Late of: Center Township PA
Executor: Howard J Allison
109 Barron Lane
Butler PA 16001

Attorney: David M Crissman
Montgomery Crissman Pllc
518 North Main Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

**Estate of: John Cyprian
a/k/a: John P Cyprian**

Late of: Middlesex Township PA
Executor: Linda J Cyprian
212 E Cunningham St
Butler PA 16001
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Gina Marie DePietro

Late of: Harmony PA
Administrator: Pamela Fratangelo
1298 Old Leechburg Road
Pittsburgh PA 15239
Attorney: David J Delfiandra
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 28th Fl
Pittsburgh PA 15219
BCLJ: May 9, 16 & 23, 2025

Estate of: Betty Jean Staley-Dickey

Late of: Butler PA
Executor: Brian Staley
220 Cecelia Street
Butler PA 16001
Attorney: John J Morgan
300 North McKean St
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Charles E Dillon Jr

Late of: Butler PA
Executor: Patricia J Birckbichler
205 Rittswood Drive
Butler PA 16001
Executor: Mary Jo Hutchison
602 Hawaii Court
Punta Gorda Fl 33950
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

**Estate of: Lorraine M Harbison
a/k/a: Lorrrie M Harbison**

Late of: Cranberry Township PA
Administrator: Ryan Harbison
113 Fieldgate Drive

Cranberry Twp PA 16066
Attorney: Peter D Lyle
Morascyzk & Polochak Attorneys At Law
81 Dutilh Road Suite 200
Cranberry Twp PA 16066
BCLJ: May 9, 16 & 23, 2025

**Estate of: Janet A Hinkel
a/k/a: Janet Hinkel**

Late of: Muddycreek Township PA
Executor: Jill A McLaughlin
3013 Portland Avenue
Apex Nc 27502
Executor: Judy L Saunders
109 Sunset Ridge Road
Portersville PA 16051
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: May 9, 16 & 23, 2025

Estate of: Vernon L Hollihan

Late of: Middlesex Township PA
Executor: Allison Lee Hollihan
340 Putnam Ave
Brooklyn Ny 11216
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 9, 16 & 23, 2025

Estate of: Steven Charles Keller

Late of: Slippery Rock PA
Administrator: Steven C Keller II
123 Bucks Road
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 9, 16 & 23, 2025

**Estate of: Herman Stanley Kuminkoski
Jr**

Late of: Valencia PA
Executor: Richard Kuminkoski
136 Bentley Downs Drive
Coraopolis PA 15108
Attorney: Michael F Santicola
Santicola Steele & Fedeles PC
722 Turnpike Street
Beaver PA 15009
BCLJ: May 9, 16 & 23, 2025

Estate of: John V Lees Jr

Late of: Valencia PA
Executor: Cynthia L Mikalauskas
1675 Rt 228 Pmb 1016

Cranberry Twp PA 16066
 Executor: Sherri D Pfeifer
 216 W Jefferson St
 Butler PA 16001
 Attorney: Jennifer R Pullar
 Paragon Legal Inc
 228 South Main Street
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Walter Limbach II
a/k/a: Walter S Limbach

Late of: Clay Township PA
 Executor: Raymond A Simon
 406 North McKean Street
 Butler PA 16001
 Executor: Lynne D Simon
 406 North McKean Street
 Butler PA 16001
 Attorney: Thomas J Doerr
 The Lynch-Law Group
 501 Smith Drive Suite 3
 Cranberry PA 16066
 BCLJ: May 9, 16 & 23, 2025

Estate of: Robert Regis Lutz
a/k/a: Robert L Lutz

Late of: Center Township PA
 Administrator: Roger W Lutz
 315 Lakewood Dr
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Harold R McKnight
a/k/a: Harold R McKnight Jr

Late of: Zelenople PA
 Executor: Debra Sicheloff
 429 E End Ave #1
 Beaver PA 15009
 Attorney: W John Rackley
 345 Commerce St
 Beaver PA 15009
 BCLJ: May 9, 16 & 23, 2025

Estate of: Wilbert Dewitt McNeish
a/k/a: Wilbert D McNeish

Late of: Washington Township PA
 Executor: Megan E McNeish
 288 Keating Ave
 PO Box 68
 St Petersburg PA 16054
 Attorney: Michael W Sloat
 Lynn, King & Schreffler, P.c.
 606 Main Street P.o. Box 99
 Emlenton PA 16373
 BCLJ: May 9, 16 & 23, 2025

Estate of: Richard C. Osterrieder
a/k/a: Richard Clarence Osterrieder
a/k/a: Richard Osterrieder

Late of: Washington Township PA
 Executor: Scott Osterrieder
 513 Edgehill Drive
 Gibsonia PA 15044
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: May 9, 16 & 23, 2025

Estate of: Florine V Plavny
a/k/a: Florine Victoria Plavny

Late of: Slippery Rock PA
 Executor: Steven M Plavny
 450 Franklin Street
 Slippery Rock PA 16057
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Joseph J Schneider Jr

Late of: Lee County Fort Myers Florida
 Administrator C.t.a.: Nickolette N
 Goodemote
 544 Leesburg Station Road
 New Wilmington PA 16142
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Dianna Jean Trimbur
a/k/a: Dianna J Trimbur

Late of: Center Township PA
 Executor: Juliann Rebmann
 214 Havenhill Drive
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Kathryn V. Unitas
a/k/a: Kathryn Harris Laneve Unitas
a/k/a: Kathryn Unitas

Late of: Zelenople PA
 Executor: Matthew D. Laneve
 1756 Garvin Road
 Cranberry Twp PA 16066
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy

Allison Park PA 15101
BCLJ: May 9, 16 & 23, 2025

Estate of: Margaret Davis Waldron
a/k/a: Margaret D Waldron

Late of: Center Township PA
Executor: Kenneth Waldron
119 Woodhaven Drive
Sarver PA 16055
Executor: Margaret Waldron
101 Eskimo Trail
Sarver PA 16055
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Thomas Dean Williams
a/k/a: Thomas D Williams

Late of: Melbourne Beach, Brevard
County, Florida
Executor: Deborah J William
140 Warsteiner Way Apt 803
Melbourne Beach Fl 32951
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Donald Paul Wyman

Late of: Valencia PA
Executor: James D Wyman
1066 Blackhawk Dr
Valencia PA 16059
Executor: Susan B Wyman
1066 Blackhawk Dr
Valencia PA 16059
Attorney: Jeffrey R Bellomo
Bellomo & Associates LLC
3198 East Market Street
York PA 17402
BCLJ: May 9, 16 & 23, 2025

Estate of: Judith Yohe
a/k/a: Judith Ann Yohe

Late of: Butler PA
Executor: Jaela Shenwei Yohe
4015 Ewing Street
Pittsburgh PA 15224
Attorney: Harold A English
H A English And Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101
BCLJ: May 9, 16 & 23, 2025

THIRD PUBLICATION

Estate of: Mary Belle Aloise
a/k/a: Mary B Aloise

Late of: Zelenople PA
Executor: Mary T Aloise
704 S Green Lane
Zelenople PA 16063
Attorney: John T Richards III
Richards & Richards LLP
101 Bradford Rd Ste 100
Wexford PA 15090
BCLJ: May 2, 9 & 16, 2025

Estate of: Sheila Beck
a/k/a: Sheila M Beck

Late of: Fairview PA
Administrator: George M Beck
111 Beck Drive
Chicora PA 16025
Administrator: Pamela A Beck Miller
225 Medical Center Road
Chicora PA 16025
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Dolores Bender

Late of: Butler Township PA
Executor: Jodi Shivak
207 Hainsworth Court
Mars PA 16046
Attorney: Jeffrey R Bellomo
Bellomo & Associates LLC
3198 East Market Street
York Pa 17402
BCLJ: May 2, 9 & 16, 2025

Estate of: Nellie Jane Brown
a/k/a: Nellie J Brown

Late of: Forward Township PA
Executor: Eugene L Brown Jr
106 Pineside Lane
Evans City PA 16033
Executor: Donna J Graham
307 Hidden Meadows Circle
Renfrew PA 16053
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Andrew E Carlsson

Late of: Mars PA
Executor: Linda S Bryce
1764 Kings Court
South Park PA 15129
Attorney: Erik A Ross

Woods Baker & Ross
63 N Fraley St Suite 103
Kane PA 16735
BCLJ: May 2, 9 & 16, 2025

Estate of: Carol Clark**a/k/a: Carol A Clark**

Late of: Butler Township PA
Administrator: Robert Clark
14259 W Windrose Dr
Surprise AZ 85379
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Donna Dunlap**a/k/a: Donna Jean Dunlap**

Late of: Cranberry Township PA
Administrator: Kristin M Cinti
12 Desavage Street
Jeannette PA 15644
Attorney: Benjamin Scott Johns
Jones, Gregg, Creehan & Gerace
20 Stanwix Street, Suite 1100
Pittsburgh PA 15222
BCLJ: May 2, 9 & 16, 2025

Estate of: Mary Ann Heath

Late of: Butler PA
Executor: Gregory P Heath
130 W Boyd Ave
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Glenna L Holt

Late of: Mars PA
Administrator C.T.A.: Danielle D Holt
120 Summit Drive
Sewickley PA 15143
Attorney: Rebecca A Winge
Houston Harbaugh
Three Gateway Center
401 Liberty Avenue 22nd Floor
Pittsburgh PA 15222
BCLJ: May 2, 9 & 16, 2025

Estate of: John R Huch

Late of: Zelenople PA
Executor: Roger W Mann
322 E Spring St
Zelenople PA 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane

Zelenople PA 16063
BCLJ: May 2, 9 & 16, 2025

Estate of: Patrick J Leonard Jr

Late of: Center Township PA
Executor: Louise A Leonard
3034 Brandywine Blvd
Renfrew PA 16053
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 2, 9 & 16, 2025

Estate of: Shirley Mae Lotz**a/k/a: Shirley M Lotz**

Late of: Bloomfield New Mexico
Executor: Dianna Atkinson
137 Rimp Road
Butler PA 16002
Attorney: David M Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Bette L Norris**a/k/a: Bette King Norris**

Late of: Adams Township PA
Executor: David L Montgomery
118 Margate Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: William Joseph Novak

Late of: Cranberry Township PA
Administrator: William J Novak
112 Bayberry Lane
Cranberry Twp PA 16066
Attorney: Peter J Pietrandrea
Pietrandrea Law Office
1309 Freedom Road
Cranberry Twp PA 16066
BCLJ: May 2, 9 & 16, 2025

Estate of: Charles S Raisor

Late of: Worth Township PA
Administrator: Shannon Raisor
1087 119th Terrance North
St Petersburg FL 33716
Attorney: Matthew A Bole
Fiffik Law Group PC
Foster Plaza 7 Suite 315
661 Andersen Drive
Pittsburgh PA 15220
BCLJ: May 2, 9 & 16, 2025

Estate of: Loretta A Reis

Late of: Chicora PA
 Executor: Mary C Crawford
 112 Vot Lane
 East Brady PA 16028
 Attorney: Murray S Shapiro
 101 East Diamond Street
 Suite 202
 Butler PA 16001
 BCLJ: May 2, 9 & 16, 2025

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

Late of: Saxonburg PA
 Executor: Kelly L Davis
 490 Whitestown Road
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 2, 9 & 16, 2025

Estate of: Michael P Saunders

Late of: Jefferson Township PA
 Executor: Eleanore M Chmiel
 1115 Saxonburg Road
 Saxonburg PA 16056
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: May 2, 9 & 16, 2025

Estate of: Pamela J Valentine

Late of: Cranberry Township PA
 Executor: John C Valentine
 1420 Mystic Valley Drive
 Sewickley PA 15143
 Attorney: Matthew T Kikta
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220
 BCLJ: May 2, 9 & 16, 2025

Estate of: Janet C Weisenstein

Late of: Butler Township PA
 Executor: Richard T McKissick Jr
 105 Hazlett Ave
 Butler PA 16001
 Attorney: Thomas J Doerr
 The Lynch-Law Group
 501 Smith Drive Suite 3
 Cranberry PA 16066
 BCLJ: May 2, 9 & 16, 2025

Estate of: Beverly Anne Zavacky

Late of: Butler PA
 Executor: James T Zavacky

3442 E Hawthorne St
 Tucson AZ 85716
 BCLJ: May 2, 9 & 16, 2025

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH
 March 23, 2025 - March 28, 2025**

**Abbineni, Gopal Naga Venkata;
 Modali, 127 4Th Ave Butler LLC--
 AMP MGMT & REALTY LLC--Butler
 City Ward:3 Street:127 4Th Avenue
 Parcel:563-24-316:\$69,000.00**

**Aslanzadeh, Samira; Mohebbi, Abolfazi--
 -NVR MTG FIN INC--Cranberry Twp
 Sub/Condo:Breckenridge Ph 1 Lot:17D
 Street:103 Breckenridge Court Parcel:130-
 4F110-36/17D:\$318,500.00**

**Aslin, Jadyne Corinne; Aslin, Owen--
 NAVY FED CRED UN--Jackson Twp Sub/
 Condo:Village @ Harmony Junction Lot
 Lot:1-B Street:106 Rylie Drive Parcel:180-
 S7-C1B:\$260,000.00**

**Austin, Rachel A; Austin, Shaun T--
 CLEARVIEW FED CRED UN--Jefferson
 Twp Lot:9 Street:523 Great Belt Rd
 Parcel:190-S3-19:\$30,000.00**

**Azzarello, Michael--CLEARVIEW
 FED CRED UN--Clay Twp Sub/
 Condo:Chutz Plan 2 Lot:4 Street:251
 Shroyer Mill Rd Parcel:080-3F39-B6H
 Acre:29.17:\$90,000.00**

**Baptiste, Mathew; Baptiste, Mckinley
 D--GUARANTEED RATE AFFINITY
 LLC--Center Twp Sub/Condo:Dufford Est
 Sub Lot:3 Street:543 Oneida Valley Rd
 Parcel:060-S9-C19:\$132,890.00**

**Barnes, Jack; Barnes, Mary--NAVY
 FED CRED UN--Cranberry Twp Sub/
 Condo:Madison Heights Sub Lot:204
 Street:304 Dawson Ave Parcel:130-
 S38-A204:\$54,000.00**

**Basham, Jeremy A--PNC BK NA--Butler
 Twp Sub/Condo:Old Cottage Hill Co Plan
 Lot:177 (Pt Of Street:106 E Rockenstein
 Ave Parcel:051-39-P178:\$183,350.00**

**Batch Properties LLC--PROGRESS FUND--
 -Saxonburg Boro Street:230 West Main
 Street Parcel:500-S4-83:\$230,000.00**

**Beck, Brittany L--SRU FED CRED
 UN--Slippery Rock Twp Street:3454
 William Flynn Hwy Parcel:280-3F90-
 5C:\$20,000.00**

**Braatz, Shirley Marie--KIND LENDING
 LLC--Slippery Rock Boro Street:357
 W Cooper St Parcel:510-S4-77
 Acre:2.01:\$167,700.00**

Brzoska, Carly A; Brzoska, James R--

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE HOWELL FAMILY TRUST DATED MAY 1, 2002** as amended OCTOBER 13, 2016. Helen A. Howell, Grantor of the Trust, of 134 Marwood Rd., Cabot, Pennsylvania, 16023 died on February 6, 2025. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

David E. Howell
240 Dobson Rd
Mars, PA 16046

Sarah G. Hancher, Esquire
Hancher Law Office 101 North Green Lane
Zelienople, PA 16063

BCLJ: May 9, 16 & 23, 2025

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NOTICE OF FILING OF PETITION FOR
CHANGE OF NAME OF A MINOR**

In the Matter of MsD. No. 2025-40079

Notice is hereby given that, on March 6, 2025, a Petition for Change of Name of a was filed in the above-named Court, requesting an order to change the name of

Madison Tucker to Max Tucker

The Court has fixed the 3rd day of June, 2025 at 9:45 a.m. in Courtroom Number 3 of the Butler County Government Center 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: May 16, 2025

**Application for Certificate of Authority
Foreign Business Corporation**

Notice is hereby given by **Transcendental Biologics, Inc.**, a foreign business corporation, incorporated under the laws of the State/Country of Delaware, where its principal office is located at 251 Little Falls Drive, Wilmington, DE 19808. Said corporation has applied to the Department of State of the Commonwealth of Pennsylvania for a Statement of Registration to do business within the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The address of the proposed registered office is 114 Majestic Drive, Mars, PA 16046.
323305791.1

K&L GATES LLP
210 Sixth Avenue
Pittsburgh, Pennsylvania

BCLJ: May 16, 2025

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN, by **LFG Technologies Development of Pennsylvania, Inc.**, of 100 Brookshire Dr, Mars, PA 16046, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

BCLJ:May 16, 2025

**In the Court of Common Pleas
of Butler County, PA
Notice of Filing of Petition for
Involuntary Transfer of Title.**

MSD No. 2025-40108

LEGAL NOTICE OF PETITION FOR INVOLUNTARY TRANSFER OF VEHICLE TITLE A petition has been filed to obtain title to the Certificate of Title relative to a certain **1930 Indian Motorcycle VIN EGP 557**. Hearing on said Petition, scheduled for July 8th, 2025, at 9:45 o'clock A.M. COURT OF COMMON PLEAS OF BUTLER COUNTY, the petition filed by: Conrad Pfeifer. The following person(s) have been identified as owners or other persons, Richard Nuss. If judgment for the Property Holder/Petitioner, the Petitioner will be awarded complete and absolute title to the property and any existing liens or other interests against it will be void. Anyone with a legal interest in this property may contest the petition by filing with Court of all Common Pleas of Butler County, 124 West Diamond Street Butler PA 16001 Phone 724-285- 4731 Date: May 13, 2025

BCLJ: May 16, 2025



Bench Bar at BC3

Friday, September 19, 2025

Holiday Party at Treesdale

Friday, December 5, 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 18th day of July, 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 August 15, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 9, 16 & 23, 2025

No. 2025-30062

**CITIGROUP MORTGAGE LOAN TRUST
2021-RP6 vs
JAMES E. BENTLEY, ROSALIE K.
BENTLEY**

PROPERTY ADDRESS: 165 OAKDALE DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER:
550-S8-A40-0000

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Zelenople, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 40 in the Timberbrook Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 81, pages 45 through 48.

UNDER AND SUBJECT TO coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER AND SUBJECT TO rights or way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

BEING THE SAME PREMISES which Matthew D. Burke and Kelly S. Burke, husband and wife, by Deed dated May 26, 2005 and recorded on June 24, 2005, in the Butler County Recorder of Deeds Office as Instrument No. 200506240016551, granted and conveyed unto James E. Bentley and Rosalie K. Bentley, husband and wife.

Being Known as 165 Oakdale Drive, Zelenople, PA 16063

Parcel I.D. No. 550-S8-A40-0000

BCLJ: May 9, 16 & 23, 2025

No. 2025-30082

**DATA MORTGAGE, INC. vs
ENOCH M. BLACKBURN A/K/A ENOCH
BLACKBURN**

PROPERTY ADDRESS: 1250-1254 EVANS CITY ROAD, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 370-S2-D36C8-0000

All that certain land situate in the Borough of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being lot 8R in the Joy Wilson Lots 8 and 10/Lot Line Revision Plan of Subdivision, recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania on November 12, 1995 in Plan Book 188, Page 26, formerly being Lot Nos. 8 and 10 in the Maplewood Plan, recorded in the Office of the Recorder of deeds in and for Butler County, Pennsylvania on October 8, 1993 in Plan Book 168, Page 40.

BEING designated as Tax Parcel No. 370-S2-D36C8 (formerly Tax Parcel Nos. 370-S2-D36C8 and 370-S2-D36C10 and consolidated as Parcel No. 370-S2-D36C8)

UNDERAND SUBJECT to Protective Covenants recorded in Record Book 2378, Page 227.

UNDER AND SUBJECT to restrictions, reservations, easements and rights of way as recorder in prior instruments of record.

Being the same premises which James R. Mulkern and wife Joy D. Mulkern, by Deed dated 10/11/2022 and recorded 10/12/2022, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202210120021514, granted

and conveyed unto Enoch Blackburn, in fee.
Tax Parcel: 370-S2- D36C8-0000

Premises Being: 1250-1254 EVANS CITY
RD, Evans City, PA 16033

BCLJ: May 9, 16 & 23, 2025

No. 2025-30051

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs HAROLD B. BURDICK

PROPERTY ADDRESS: 110 CRATTY LANE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 020-1 F122-15G-0000

ALL that certain piece, parcel, or lot of land situate in Allegheny Township, Butler County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point, which point is Southerly most corner of lands herein conveyed and which point is situate in the center line of a private lane now in place and existence and which lane leads in a Northeasterly direction from Pennsylvania Legislative Route 10082 to the former resident home of the Grantors herein and which point is located 208 feet in a Northeasterly direction along the centerline of said lane by its various courses from the point of intersection of division line of lands of grantors and Donald R. Eiler, et ux., with the centerline of said lane; thence 209 feet in a Northeasterly direction along the centerline of said land by its various courses to a point; thence 727 feet in a Northwesterly direction perpendicular to the center line of the aforesaid lane along line of lands of Grantors of which this is a part to a point; thence in a Southwesterly direction and parallel to the centerline of the aforesaid lane along lines of Grantors herein, a distance of 209 feet to a point; thence in a Southeasterly directions along line of lands of Grantors herein, 727 feet to the place of beginning.

TOGETHER with a right of ingress, egress, and regress over a private lane which extends to Township Road 840, which use and right is to be used in conjunctions with the other easement holders in said lane.

Parcel ID: 020-1F122-15G-0000
Property Address: 110 Cratty Lane, Parker, PA 16049

BEING the same premises which Fremont Investment and Loan, by deed dated January 10, 2007 and recorded January 26, 2007 at Inst. No. 200701260002099 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

ALSO BEING the same premises which Harold B. Burdick and Dorothy Anderson, by deed dated May 16, 2018 and recorded May 16, 2018 at Inst. No. 201805160009521 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30063

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET BACKED PASS-THROUGH CERTIFICATES vs DENISE A. HODGSON, VICKIE R. HODGSON

PROPERTY ADDRESS: 210 AMERICAN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-14

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

BEGINNING at the Southeast corner of the lot of now of formerly Andrew Bauers on the North side of American Avenue formerly West "D" Street: thence Northward along the said property line of now or formerly Andrew Bauers, a distance of one hundred seven feet and six inch (107 feet 6 inches), more or less, to the property line of now or formerly Robert A. Wright, et al., formerly Frank Smith; thence Eastwardly along the property lint! of said now or formerly Robert A. Wriqh et al., formerly Frank Smith, parallel with the North line of American Avenue, a distance of twenty-eight (28) feet to a post at line of lands of now or formerly Greenert; thence, Southward paralleling the West line of the within described lot, a distance of one hundred seven feet and six inches (107 feet

6 inches), more or less to the North line of said American Avenue; thence Westward along said North line of American Avenue, a distance of twenty-eight (28) feet to the point of beginning, being known as No. 210 American Avenue; and having thereon erected a frame dwelling house.

BEING designated as Parcel # 565-24-14.

BEING the same premises conveyed unto Dennis E. Hodgson and Vickie R. Hodgson, husband and wife and Denise A. Hodgson, their daughter as joint tenants with rights of survivorship, by Deed dated 02/28/02 and recorded 03/04/02 in Deed Instrument No. 200203040007371, granted and conveyed from Nora B. Burris, single.

THE SAID Dennis E. Hodgson having departed this life on August 5, 2022. Parcel Number. 565-24-14

Property Address: 210 American Avenue, Butler, PA 16001

BCLJ: May 9, 16 & 23, 2025

No. 2017-30192

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TREEHOUSE SERIES V TRUST vs ALEX MICHAEL KOCKO, JANE KOCKO

PROPERTY ADDRESS: 4 GENEVA AVENUE, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-29-F510000

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

TRACT ONE:

On the Northeast sixty (60) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by lot #50 in the same plan owned by Walter Ellis; on the Southwest sixty (60) feet by lot of Charles Isaac; and on the Northwest one hundred fifteen (115) feet by lot 52 in the same plan owned by the first parties. And being Lot #51 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at Page 100.

BEING one of two lots that were conveyed to Alexander Kocka and Jane Kocko, his wife, by deed of Anastasia Kocko (a/k/a Nellie

Kocko) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

TRACT TWO:

On the Northeast one hundred twenty (120) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by Lot #50 in the same Plan owned by Walter Ellis; on the Southwest one hundred twenty (120) feet by Lots #45 and 46 owned by Charles Isaac; and on the Northwest one hundred fifteen (115) feet by Lot8 #53 in the same Plan owned by Frank Pennar. And being Lots #51 and #52 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at page 100.

AND BEING the same property that was conveyed to Alexander Kocko and Jane Kocko, his wife, by deed of Anastasia Kocko (a/k/a Nellie Kocko) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

BEING premises known and numbered as 4 Geneva Avenue, Lyndora, PA 16045

Tax Parcel Number: 052 29 F510000

BEING the same premises which Jane Kocko, a widow, by Deed dated January 21, 2001 and recorded in the Official Records of Butler County on January 28, 2005 as Instrument 2005012800002299 granted and conveyed unto Jane Kocko and Alexander Michael Kocko, her son.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30046

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 vs MARY KATHLEEN LOGAN

PROPERTY ADDRESS: 127 NORTH DR, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-S1-12AC-0000

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

BEGINNING at a point on the Southern side of North Drive, said point being the Southeast corner of Lot B, as extended across North

Drive; thence North 89° 16' East along the Southern side of North Drive, 105 feet to a point; thence North 0° 44' West across North Drive and along the Western line of Tract D, 249 feet to a point in the center of a 33 foot proposed road and line of land of Morrison; thence South 89° 16' West along the center line of said 33 foot proposed road and line of land of Morrison, 105 feet to a point; thence South 0° 44' East along the Eastern line of Tract Band across North Drive, 249 feet to a point on the Southern side of North Drive, the place of beginning.

BEING the same property which RICHARD O. WEBB AND GENEVIEVE WEBB HUSBAND AND WIFE by deed dated JULY 28, 1988 and recorded in the Recorder's Office of the said County in DEED BOOK VOLUME 1415, PAGE 94 granted and conveyed to GARY W. SMITH and CAROL M. SMITH, HUSBAND AND WIFE, grantors herein.

SUBJECT TO all prior grants and reservations of coal, oil, gas, and mining rights, as may appear in prior instruments of record. 230-S1-12AC

BEING KNOWN AS: 127 NORTH DR VALENCIA, PA 16059 PROPERTY ID: 230-S1-12AC-0000

TITLE TO SAID PREMISES IS VESTED IN MARY KATHLEEN LOGAN, UNMARRIED BY DEED FROM GARY W. SMITH AND CAROL M. SMITH, HUSBAND AND WIFE, DATED MARCH 3, 1995 RECORDED MARCH 8, 1995 IN BOOK NO. 2507 PAGE 864
BCLJ: May 9, 16 & 23, 2025

**No. 2025-30089
LAKEVIEW LOAN SERVICING, LLC vs
RONALD PAGE**

PROPERTY ADDRESS: 103 TAYLOR STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 470-S1-A34

ALL that certain piece, parcel or lot of land situate in the Borough of Petrolia, County of Butler, and Commonwealth of Pennsylvania, being the Southern part of Lot No. 29 in the Unrecorded Jamison Farm Plan of Lots dated April 1936, and being bounded and described as follows:

BEGINNING at the Northwest corner of the lot herein described, at the Eastern edge of

a 40 foot street, at line of lands of Charles E. Wigton, et ux.; thence by said lands of Charles E. Wigton, et ux.: South 86 degrees 55 minutes East, 103.38 feet to a stake; thence South 12 degrees West, 45.1 feet to a stake; thence North 86 Degrees 55 Minutes West, a distance of 110 feet to a stake on the East side of said 40 foot street; thence North 7 degrees 5 minutes East and running along said street, a distance of 31.18 feet to a stake; thence North 31 Degrees 57 Minutes East and running along said street, a distance of 24.30 feet to the place of beginning.

BEING KNOWN AS: 103 TAYLOR STREET, PETROLIA, PA 16050

PROPERTY ID NUMBER: 470-S1-A34

BEING THE SAME PREMISES WHICH ALFRED ANGIOLIERI AND JANICE KAY ANGIOLIERI, FORMERLY KNOWN AS JANICE KAY MICHAEL HUSBAND AND WIFE BY DEED DATED 9/28/2010 AND RECORDED 10/1/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 201010010022408 GRANTED AND CONVEYED UNTO RONALD PAGE.

BCLJ: May 9, 16 & 23, 2025

No. 2024-30146

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING vs
MONIQUE RICHMOND**

PROPERTY ADDRESS: 134 CAMERON SQUARE DRIVE, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 370-S1-D137-0000

ALL THAT CERTAIN lot or piece of ground situate in Connoquenessing Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot 137, as shown in a certain plan entitled Leslie Farms PRD Phase 1 - Revised Plan, as recorded in the Office of the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 316, Pages 44 to 47, which lot is the as designated in the Declaration of Planned Community for Leslie Farms recorded in Instrument No. 200811030024502 and any Amendments thereto, as the same may change from time to time.

Under and subject to that certain Oil and

Gas Lease from Leslie Farms LP to Phillips Production Company dated July 6, 2010 and recorded in the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 201009010019579 as the same may be supplemented, modified or amended from time to time.

BEING the real property that Jared Goetz and Kelly Goetz, Husband and Wife, transferred to Monique Richmond, a Married Woman, on May 12, 2022, with the Deed being recorded on May 20, 2022, in Instrument No. 202205200011066

BEING known as Parcel Number 370-S1-D137-0000

BEING KNOWN AS 134 Cameron Square Drive, Evans City, Pennsylvania -16033.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30087

**NATIONSTAR MORTGAGE LLC vs
CODY SMITH**

PROPERTY ADDRESS: 119 GLACIAL TILL ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER:
220-S2-B6-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, BEING AND SITUATE IN THE TOWNSHIP OF MERCER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF TOWNSHIP ROAD T-755 WHICH POINT IS ON THE SOUTHEASTERLY CORNER OF LOT NO. 7 IN THE ALTERNATIVE HOUSING & LAND DEVELOPMENT, INC., PLAN OF LOTS AND ON THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN CONVEYED; THENCE NORTH 11 DEGREES 49' 30" EAST ALONG LOT NO. 7 IN SAID PLAN OF LOTS A DISTANCE OF 249.80 FEET TO A POINT; THENCE SOUTH 66 DEGREES 36' EAST ALONG LANDS NOW OR FORMERLY OF COYER A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 11' 30" WEST ALONG LOT NO. 5 IN SAID PLAN OF LOTS A DISTANCE OF 254.69 FEET TO A POINT; THENCE NORTH 69 DEGREES 38' WEST ALONG

THE NORTHERLY SIDE OF TOWNSHIP ROAD T-755 A DISTANCE OF 108.00 FEET TO A POINT, THE PLACE OF BEGINNING.

Being the same premises conveyed from William M. Arner a/k/a William Milton Amer, widower and unremarried, by his Attorney in Fact, Betty Jane Montgomery to Cody Smith as set forth in Deed dated January 16, 2014, and recorded on January 23, 2014, in the Butler County Recorder of Deeds under Instrument No. 201401230001635.

Being known as: 119 Glacial Till Road, Slippery Rock, PA 16057

Tax Parcel Number 220-S2-B6-0000

BCLJ: May 9, 16 & 23, 2025

No. 2025-30092

**STEARNS BANK, N.A. vs
JOEL T. STEWART, SARA SETSER
STEWART**

PROPERTY ADDRESS: 707 DANBURY COURT, SEVEN FIELDS, PA 16046

UPI / TAX PARCEL NUMBER: 505-S4-A523

ALL that lot or certain piece of ground situate in the Borough of Seven Fields, County of Butler Commonwealth of Pennsylvania, being Lot. No. 523 in the Northridge Manor Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 181, pages 30 and 31.

Being designated as Tax Parcel Number 505-S4-A523.

HAVING erected thereon a dwelling known and numbered as 707 Dunbury Court.

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.

UNDER AND SUBJECT FURTHER to the Protective Covenants of the Northridge Manor dated March 9, 1995 and recorded in the Recorders Office of Butler County, Pennsylvania in Record Book Volume 2508, page 100.

BEING the same premises which Thomas D.

Miokovic and Gabriella Miokovic, husband and wife, by their deed dated February 25, 2003, and recorded in the Recorder's Office of Butler County, Pennsylvania, as Instrument No. 200302270008100, granted and conveyed unto Sankaram Katsuri, a married man, one of the Grantors of herein. THE SAID MANJUSHA KASTURI JOINS IN THIS DEED IN ORDER TO RELINQUISH ANY MARITAL INTEREST SHE MAY HAVE IN THE ABOVE DESCRIBED REAL ESTATE.

BEING the same premises conveyed to Joel T. Stewart and Sara A. Setser-Stewart by Deed from Sankaram Kasturi and Manjusha Kasturi, dated May 23, 2008 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, at Instrument No. 200805230011463

BCLJ: May 9, 16 & 23, 2025

No. 2023-30027

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 AQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs JUANITA L. THOMPSON, KELLY S. THOMPSON

PROPERTY ADDRESS: 140 STAFF ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 030-3F86-6JH0000

All that certain piece, parcel or lot of land situate in Brady Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 in the property subdivision for James A. Honse as recorded in the Recorder's Office of Butler County, Pennsylvania, at Rack File 129, Page 39, and being more specifically bounded and described as follows: COMMENCING at a point in the center line of Township Road 449 at a point in common to Lot 7 of the same plan, said point being the Northeast corner of the premises herein described; thence by line of Lot No. 7 South 3 degrees 0 minutes 49 seconds West, a distance of 400.0 feet to a point on other lands of now or formerly James A. Honse; thence by line of same North 86 degrees 59 minutes 11 seconds West, a distance of 180.0 feet to a point, on lands of now or formerly Honse; thence by

line of same North 3 degrees 0 minutes 49 seconds East, a distance of 400.0 feet to a point in the center line of Township Road 449; thence by line of same South 86 degrees 59 minutes 11 seconds East, a distance of 180.0 feet to a point, the place of beginning. Map #3F86 Parcel #6JH Deed Book: 2974 Pg: 1028

Parcel Number: 030 3F86 6JH0000

Property Address: 140 Staff Rd, Slippery Rock, PA 16057

BEING the same premises which James A. Honse and Elizabeth G. Honse by Deed dated February 16, 1999 and recorded in the Office of Recorder of Deeds of Butler County on March 5, 1999 at Book 2974, Page 1028 granted and conveyed unto Juanita L Thompson and Kelly S Thompson.

BCLJ: May 9, 16 & 23, 2025

No. 2024-30156

ROCKLAND LEASE FUNDING CORP. PROFIT SHARING PLAN vs JAMES D. TIBBETTS, KIMBERLY B. TIBBETTS

PROPERTY ADDRESS: 450 JAMISON ROAD, BOYERS, PA 16020

UPI/TAX PARCEL NUMBER: 300-2F38-2LA

ALL that certain piece, parcel and lot of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Lot No. 1F-A on the Lot Line Revision for Michael D. Burgoon recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 277, Page 43. BEING more commonly known as 450 Jamison Road, Boyers, PA 16020, and Butler County Tax Parcel No. 300-2F38-2LA.

BEING the same property conveyed to James D. Tibbetts and Kimberly B. Tibbetts, husband and wife, by Deed of Arthur D. Marbell, Jr. and Lorinda E. Marbell, husband and wife, dated December 30, 2021, and recorded with the Butler County Recorder of Deeds on December 30, 2021, at Instrument No. 202112300035990.

BCLJ: May 9, 16 & 23, 2025

Sheriff of Butler County, Michael T. Slupe