

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: Judith L Eckenrode**

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

Estate of: Jack Kaltenbaugh

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

Estate of: Terence W Kwiatkowski

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

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

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

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

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

Estate of: Roger Louis Nixon

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

Estate of: Glenn Richard Noland

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

Estate of: Donald G Roberts

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

Estate of: Mary Jo Rodgers

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

Estate of: Christopher E Russell

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

Estate of: Guretta G Yaracs

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

BCLJ: March 6, 13, 20, 2020

SECOND PUBLICATION

Estate of: Constance L Bopp

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

Estate of: David E Harris Sr

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

Estate of: Jeffrey G Jersey

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

Estate of: Sherry Lynette Kissinger

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

Estate of: Ethel C Mallon

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

Estate of: Linda L Rihel

a/k/a: Linda Rihel

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

Estate of: Carolyn M Slafka

a/k/a: Carolyn B Slafka

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

Estate of: Evelyn L Stevenson

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

BCLJ: February 28 & March 6, 13, 2020

THIRD PUBLICATION**Estate of: John F Adams**

Late of: Center Township PA
 Executor: Gregory J Adams
 833 Gameland Road
 Chicora PA 16025
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Debra K Bisch

Late of: Middlesex Township PA
 Administrator C.T.A.: Courtney Bisch
 137 Denny Road
 Valencia PA 16059

Estate of: John C Correll**a/k/a: John Charles Correll**

Late of: Jackson Township PA
 Executor: Mary Lou Correll
 246 Rock Lake Drive
 Zelienople PA 16063
 Attorney: Michael P Thomas Esquire
 Macdonald, Illig, Jones & Britton LLP
 100 State Street Suite 700
 Erie PA 16507

Estate of: Eric D Graham

Late of: Saxonburg PA
 Administrator: Wesley E Graham
 340 High Street
 Saxonburg PA 16056
 Attorney: Fred G Rabner
 Rabner Law Office
 222 Blvd of The Allies Floor 2
 Pittsburgh PA 15222

Estate of: Leah E Heckman

Late of: Mars PA
 Executor: Christine Marie Buchwald
 400 Monmouth Dr
 Cranberry Twp PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

Estate of: Mary Louise Kading

Late of: Zelienople PA
 Executor: Patricia Yarnall
 2515 Marion St
 Aliquippa PA 15001
 Attorney: Michael J Hummel Jr
 Law Offices of Michael J. Hummel
 1140 Third Street
 Beaver PA 15009

Estate of: Robert John Mayer**a/k/a: Robert J Mayer**

Late of: Jefferson Township PA
 Administrator: Robert J Mayer
 PO Box 14
 Renfrew PA 16053
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

Estate of: Virginia J McClelland

Late of: Butler Township PA
 Administrator: Timothy R Moses
 415 Preston Drive
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

Estate of: Barbara Mae Morris**a/k/a: Barbara M Morris**

Late of: Middlesex Township PA
 Executor: Debra L Sherrick
 105 Troutman Road
 Karns City PA 16041
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

Estate of: Geneva W Sarver

Late of: Butler Township PA
 Administrator: Shelley Divers
 234 1/2 Meridian Rd
 Butler PA 16001
 Administrator: Scott Sarver
 119 Election House Rd
 Prospect PA 16052
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

Estate of: Jay W Shemela

Late of: Penn Township PA
 Executor: Ronald J Shemela
 139 Hammond Road
 Mars PA 16046
 Attorney: Michael D Gallagher
 Murrin Taylor & Gallagher
 110 East Diamond Street Suite 101
 Butler PA 16001

Estate of: Lois E Smith

Late of: Zelenople PA
Executor: Donald E Biertempfel
107 Old Little Creek Road
Harmony PA 16037
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Nancy G Stadler

Late of: Adams Township PA
Executor: William S Stadler
81231 Lost Valley Drive
Mars PA 16046
Attorney: Nora C Peace
1501 Mt Royal Blvd
Glenshaw PA 15116

Estate of: Lester Eugene Williamson

a/k/a: Lester E Williamson
Late of: Fairview Township PA
Executor: Paul G Reep
188 Vidic Road
West Sunbury PA 16061
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Susie K Zavacky

Late of: Saxonburg PA
Executor: Gary Swigart
165 Pierce Avenue
Lyndora PA 16045
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 21, 28 & March 6, 2020

MORTGAGES

Recorded February 3, 2020 - February 7, 2020

30 Whitestown LLC--AGCHOICE FARM
CRED ACA--Lancaster Twp Street:130
Whitestown Rd Parcel:200-4F54-
21A:\$488,000.00

Acevedo, Hernan O; Acevedo, Leslie E--
HUNTINGTON NATL BK--Cranberry Twp
Sub/Condo:Creekwood Plan No 2 Lot:236
Street:306 Larkwood Ct Parcel:130-
S12-A236:\$109,000.00

Angiulli, John; Angiulli, Kim M--
QUICKEN LOANS INC--Adams Twp Sub/
Condo:Treesdale Old Orchard Neighbor
Lot:28 Street:1059 Old Orchard Dr
Parcel:010-S8-A28:\$852,000.00

**Archer, Kenneth E; Archer, Symone
Lanette**--ARMCO CRED UN--Buffalo
Twp Street:341 Parker Rd Parcel:040-
1F77-11P:\$250,000.00

Baker, Joan L; Baker, Thomas M--
FARMERS NATL BK EMLENTON--
Butler Twp Sub/Condo:Afton Plan Lot:4
Street:108 Afton Drive Parcel:054-49-18
Acre:1.94:\$783,900.00

Baron, John T; Baron, Mary Ellen--
CITIZENS BK PA--Cranberry Twp
Sub/Condo:Timberline Plan Lot:419
Street:649 Huntington Dr Parcel:130-
S14-A419:\$169,750.00

**Bell Properties LP; M B Mgmt LLC; MB
Mgmt LLC**--HUNTINGTON NATL BK--
Jackson Twp Sub/Condo:Tomlinson
Road LLC Bell Proper Street:108
Tomlinson Drive Parcel:180-4F104-7E
Acre:.36:\$1,000,000.00

Bilger, Kara L--GUARANTEED RATE
AFFINITY LLC--Cranberry Twp Sub/
Condo:Cranberry Ests Plan No 2 Lot:237
Street:423 Anna Marie Dr Parcel:130-
S11-D237:\$255,742.00

**Billco Mfg Inc; Martino, Aron; Martino,
Jennifer**--HUNTINGTON NATL BK--
Lancaster Twp Sub/Condo:Timber Ridge
Plan Lot:33 Street:106 Timber Ridge Drive
Parcel:200-4F56-5D33:\$3,401,855.52

Bird, Christopher L; Bird, Kiersten R--
UNITED WHOLESale MTG--Cranberry
Twp Sub/Condo:Pinehurst Plan Ph 3
Lot:345 Street:178 Pineurst Dr Parcel:130-
S25-A345:\$384,000.00

Bish, James D; Bish, Melinda R--FIRST
COMMONWEALTH BK--Center Twp
Street:207 Spring Run Rd Parcel:060-
S21-B12:\$132,000.00

**Bishop, Aaron L; Bishop, Kimberly
S**--ARMCO CRED UN--Donegal Twp
Street:313 W Danville Road Parcel:140-
1F106-A15V:\$60,000.00

TRUST NOTICE

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

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

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

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

Or to:

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

BCLJ: March 6, 13, 20, 2020

Articles of Incorporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pa for a business corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177. The name of the corporation is **Oak Park Mall Card & Gift Shoppe, Inc.**

Frank Betres
290 Vogel Road
Butler, Pa 16002

BCLJ: March 6, 2020

NOTICE OF VIOLATION OF PROPERTY MAINTENANCE AND NUISANCE ABATEMENT ORDINANCE

**RE: 206 East Main Street
Eau Claire, PA 16030
Tax Map Parcel: 390-S1-D11**

**TO: Chad Hazlett Lindsey Hazlett-Wilson,
a/k/a Lindsey Hazlett**

TAKE NOTICE that the above-referenced property has an abandoned and unoccupied house in violation of the Property Maintenance and Nuisance Abatement Ordinance of Eau Claire Borough, Ordinance No. 04-04-2017. YOU must take action to repair the house or appeal this Notice by filing a written request, including a brief statement of the grounds for appeal, to Borough Council at 106 E. Park Avenue, Eau Claire, PA 16030 within thirty (30) days. Failure to do so can result in Borough Council moving forward to demolish the house and filing a lien against the property for cost of abatement plus 50%. You should forthwith contact the Borough at (724) 791-2831.

Michael D. Gallagher, Esquire
Eau Claire Borough Solicitor
MURRIN, TAYLOR & GALLAGHER
Diamond Park Place, Suite 101
110 East Diamond Street
Butler, PA 16001

BCLJ: March 6, 2020

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW NO.: 2019-11076**

THE HUNTINGTON NATIONAL BANK,
Plaintiff,

vs.

**Bonita Vargo, individually and as believed
Heir and/or Administrator to the Estate
of Penny L. Ferne, AKA Penny Ferne;
Unknown Heirs and/or Administrators
of the Estate Penny L. Ferne, AKA Penny
Ferne, Defendants**

TO: Unknown Heirs and/or Administrators of
the Estate Penny L. Ferne, AKA Penny Ferne

You are hereby notified that Plaintiff, The
Huntington National Bank, filed an Action
in Mortgage Foreclosure endorsed with a
Notice to Defend, in the Court of Common
Pleas of Butler County, Pennsylvania,
docketed to No. 2019-11076, seeking to
foreclose the mortgage secured by the real
estate located at 4159 Hopewell Avenue,
Butler, PA 16001. A copy of the Action in
Mortgage Foreclosure will be sent to you
upon request to the Attorney for the Plaintiff,
Manley Deas Kochalski LLC, P. O. Box
165028, Columbus, OH 43216-5028. Phone
614-220-5611.

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

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

LAWYER REFERRAL SERVICE
The Butler Co. Bar Association
240 South Main Street

Butler, PA 16001
(724) 841-0130

The Butler Co. Prothonotary's Office
300 South Main Street
Butler, PA 16001
(724) 284-5214

BCLJ: March 6, 2020

NOTICE

Bank of New York Mellon Trust Company,
N.A. as Trustee for Mortgage Assets
Management Series I Trust PLAINTIFF
vs.

**Darryl Fincher, known heir of Patricia M.
Fincher, deceased; Paul Fincher, known
heir of Patricia M. Fincher, deceased; Mark
Fincher, known heir of Patricia M. Fincher,
deceased; Andrea Crissman, known heir
of Patricia M. Fincher, deceased; and
Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest from
or under Patricia M. Fincher, deceased
DEFENDANTS**

**COURT OF COMMON PLEAS
CIVIL DIVISION BUTLER
COUNTY NO: 2019-11030**

To the Defendants, Darryl Fincher, known
heir of Patricia M. Fincher, deceased;
Paul Fincher, known heir of Patricia M.
Fincher, deceased; Mark Fincher, known
heir of Patricia M. Fincher, deceased;
Andrea Crissman, known heir of Patricia
M. Fincher, deceased; and Unknown Heirs,
Successors, Assigns, and All Persons,
Firms, or Associations Claiming Right,
Title or Interest from or under Patricia M.
Fincher, deceased: TAKE NOTICE THAT
THE Plaintiff, Bank of New York Mellon Trust
Company, N.A. as Trustee for Mortgage
Assets Management Series I Trust has
filed an action Mortgage Foreclosure, as
captioned above.

NOTICE

**IF YOU WISH TO DEFEND, YOU MUST
ENTER A WRITTEN APPEARANCE
PERSONALLY OR BY ATTORNEY AND
FILE YOUR DEFENSE OR OBJECTIONS
WITH THE COURT. YOU ARE WARNED
THAT IF YOU FAIL TO DO SO THE CASE
MAY PROCEED WITHOUT YOU AND A
JUDGMENT MAY BE ENTERED AGAINST**

YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Butler County Bar Association 240 S. Main Street Butler, PA 16001

SHAPIRO & DeNARDO, LLC
 BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
 KRISTEN D. LITTLE, PA I.D. NO. 79992
 LILY CALKINS, PA I.D. NO. 327356
 MICHAEL J. CLARK, PA I.D. NO. 202929
 MICHELLE L. McGOWAN, PA I.D. NO. 62414
 LESLIE J. RASE, PA I.D. NO. 58365
 MORRIS A. SCOTT, PA I.D. NO. 83587
 ALISON H. TULIO, PA I.D. NO. 87075 3600
 HORIZON DRIVE, SUITE 150
 KING OF PRUSSIA, PA 19406
 TELEPHONE: (610) 278-6800
 S&D FILE NO. 19-063424

BCLJ: March 6, 2020

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J. D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY, MARCH 9, 2020** at **1:30 PM (prevailing time)** of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
CROCKER, Virginia E. a/k/a Virginia Edythe Crocker	Raymond L. Crocker	01/24/2020
KROLL, Edward	Alex Tonya Kaib	01/09/2020

BCLJ: February 28 & March 6, 2020

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of May 2020 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.***

All parties in interest and claimants are hereby notified that Schedules of Distribution June 12, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

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

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

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

Tax Parcel: 130-S34-M133-0000

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

Parcel No.: 150-1759-18J

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

Parcel No.: 051-39-F6

BEING known as 104 Aspen Road, Butler, PA 16001

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

PARCELNO.: 130-S18-F3B-0000

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

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

Parcel No.: 310-1F118-A1G

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

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

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

PARCEL NO: 561-29-153-0000

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

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

SAID property containing 1.612 acres more

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

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

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

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

Tax Parcel: 490-S1-DB-0000

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

PARCEL ID #320-S2-C4-0000

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

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

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

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

Tax Parcel: 320-S4-A17A-0000

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

BCLJ: March 6, 13, 20, 2020

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

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

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being bounded an<1 described as follows:

BEGINNING at a point in the center line of Legislative Route 10024 on line of other lands of George P. Bastin, et ux, the southeast corner of the tract herein described, the place of beginning; thence along line of other lands now or formerly of George P. Bastin, et ux, North 39° 13' 46" East, a distance of 357,60 feet to a point on line of other lands now or formerly of George P. Bastin, the Northeast corner of the tract herein described; thence continuing along other lands now or formerly of George P. Bastin, North 37° 48' 14" West, a distance of 125 feet to a point on line of other lands of now or formerly George P. Bastin, the northerly corner of the tract herein described; thence South 39° 13' 46" West along line of lands of now or formerly of George P. Bastin a distance of 357.60 feet to a point in the center line of Legislative Route 10024 aforementioned; thence South 37° 48' 14" East along the center line of Legislative Route 10024 aforementioned, a distance of 125 feet to a point, the place of beginning.

BEING KNOWN AS: 621 FLEMING ROAD, SARVER, PA 16055

BEING THE SAME PREMISES which Samuel L. Fenn and Lisa M. Fenn, his wife, by Deed dated February 24, 2003

and recorded February 27, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200302270008027, granted and conveyed unto RONALD L. PETRIKOVIC and KIMBERLY L. PETRIKOVIC, his wife.

PARCEL NO.: 040-1F77-9EB-0000

BCLJ: March 6, 13, 20, 2020

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

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

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

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

Also known as Parcel Number 060-S16-C87

Premises being 114 Oberlin Dr., Butler, PA

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

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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

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

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

Tax Parcel: 564-21-29A-0000

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

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

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

BCLJ: March 6, 13, 20, 2020

Sheriff of Butler County, Michael T. Slupe

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

BCLJ: March 6, 13, 20, 2020

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

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

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

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

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