

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: Brian C Alberts****a/k/a: Brian Charles Alberts**

Late of: Cranberry Township PA
 Executor: Ryan Alberts
 430 North Avenue
 Verona PA 15147
 Attorney: John P Donovan
 John P Donovan & Associates LLC
 434 Allegheny River Blvd Suite 200
 Oakmont PA 15139
 BCLJ: April 5, 12 & 19, 2024

Estate of: Julie L Buffington

Late of: Center Township PA
 Executor: Kayla N Grossman
 120 McGinley Road
 Chicora PA 16025
 Executor: Joni G Rusnak
 106 Rural Drive
 Butler PA 16001
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001
 BCLJ: April 5, 12 & 19, 2024

Estate of: Dolores J Grandizio**a/k/a: Dolores Shaffer Grandizio**

Late of: Valencia PA
 Administrator C.T.A.: Edmond Grandizio
 199 Kyle Road
 Valencia PA 16059
 Attorney: Richard L Osberg III
 Law Offices of Richard L. Osberg, III,
 PLLC
 1900 Main Street, Suite 225
 Canonsburg PA 15317
 BCLJ: April 5, 12 & 19, 2024

Estate of: Shirley D Hammel**a/k/a: Shirley Delores Hammel**

Late of: Middlesex Township PA
 Executor: Julie Ivancik
 111 Mar-Vel Drive

Butler PA 16001

Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: April 5, 12 & 19, 2024

Estate of: David R Haser

Late of: Cranberry Township PA
 Executor: Joseph D Haser
 334 Heist Road
 Butler PA 16002
 Attorney: Robert B Keddie
 Keddie Law Office
 PO Box 1392
 McMurray PA 15317
 BCLJ: April 5, 12 & 19, 2024

Estate of: Sally L Hollister

Late of: Cranberry Township PA
 Executor: Katherine E Brink
 1415 Rossevelt Road
 Pittsburgh PA 15237
 BCLJ: April 5, 12 & 19, 2024

Estate of: Andrew Wayne Kuehn**a/k/a: Andrew W Kuehn**

Late of: Connoquenessing Township PA
 Executor: Marilyn Virginia Kuehn Dean
 6365 Oxford Circle 101
 Vero Beach FL 32966
 Attorney: Amy D Rees Esquire
 Sechler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066
 BCLJ: April 5, 12 & 19, 2024

Estate of: Dianne S Nazif**a/k/a: Dianne Sylvia Nazif**

Late of: Mars PA
 Executor: Sied James Nazif
 6 Illuminata Lane
 Ladera Ranch CA 92694
 Attorney: James P Shields
 The Elder Law Offices Of Shields & Boris
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: April 5, 12 & 19, 2024

Estate of: Mary E Tomayko

Late of: Harmony PA
 Executor: Robert D Tomayko
 121 Cottage Hill Ave
 Butler PA 16001
 Executor: Thomas M Tomayko
 174 Saint Ives Way
 Zelienople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office

101 N Green Lane
Zelienople PA 16063
BCLJ: April 5, 12 & 19, 2024

Estate of: Catherine L Traficante

Late of: Penn Township PA
Executor: Michael S Traficante
22 Stone Hedge Circle
Mountain Top PA 18707
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: April 5, 12 & 19, 2024

Estate of: George Fredrick Wilker Jr

Late of: Brady Township PA
Administrator: Mary V Kennedy
246 Turk Road
Slippery Rock PA 16057
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: April 5, 12 & 19, 2024

SECOND PUBLICATION

Estate of: Victor Paul Ardito

Late of: Cabot PA
Administrator: Joan S Ardito
112 Marwood Road
Cabot PA 16023
Attorney: Jordan L Strassburger
Strassburger McKenna
Gutnick & Gefsky
444 Liberty Ave Suite 2200
Pittsburgh PA 15222
BCLJ: March 29 & April 5 & 12, 2024

Estate of: Marta A Cantella

a/k/a: Martha A Cantella
a/k/a: Marta Antonia Cantella
Late of: Adams Township PA
Executor: Charles N Cantella
518 Beaver Street Ext
Mars PA 16046
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler Pa 16001
BCLJ: March 29 & April 5 & 12, 2024

Estate of: Paul G Haughey

Late of: Butler Township PA
Administrator: Mary P Miller
259 Crisswell Road
Butler PA 16002
Attorney: Mary Jo Dillon

Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: March 29 & April 5 & 12, 2024

Estate of: Ronald E Hinkler

Late of: Butler PA
Administrator: Jody M Cass
15089 Rt 8
Union City PA 16438
Attorney: Crandall G Nyweide
PO Box 369
Clymer NV 14724
BCLJ: March 29 & April 5 & 12, 2024

Estate of: Anna Shirley Kalnas

a/k/a: A Shirley Kalnas
Late of: Mars PA
Executor: James W Kalnas
137 Pinehurst Drive
Cranberry Twp PA 16066
BCLJ: March 29 & April 5 & 12, 2024

Estate of: William S Macrae

a/k/a: William Macrae
a/k/a: William Sloan Macrae
Late of: Mercer Township PA
Administrator: Debra Macrae
350 Foxmine Road Lot 3
Jackson Center PA 16133
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr PO Box 687
Grove City PA 16127
BCLJ: March 29 & April 5 & 12, 2024

Estate of: Juanita W Manley

a/k/a: Juanita Manley
Late of: Cranberry Township PA
Executor: Thomas L Manley III
5427 Marina Club Drive
Wilmington Nc 28409
Attorney: Michael G Wiethorn
Fox Rothschild LLP
500 Grant St Suite 2500
Pittsburgh PA 15219
BCLJ: March 29 & April 5 & 12, 2024

Estate of: James P Nestoff

a/k/a: James Peter Nestoff
Late of: Denver Colorado
Executor: Linda C Witt
2775 S Humboldt Street
Denver Co 80210
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr PO Box 687
Grove City PA 16127
BCLJ: March 29 & April 5 & 12, 2024

Estate of: Edythe M Schirra
 Late of: Butler Township PA
 Executor: Mary Jo Radock
 5465 Somerset Drive
 Fairview PA 16415
 BCLJ: March 29 & April 5 & 12, 2024

Estate of: Dorothy G Stahl
a/k/a: Dorothy Greubel Stahl
 Late of: Zelenople PA
 Executor: Barbara S Lovejoy
 54 Marblehead Harbor
 Bradford Woods PA 15015
 BCLJ: March 29 & April 5 & 12, 2024

Estate of: Gertrude A Stevenson
a/k/a: Gertrude Anne Stevenson
 Late of: Butler PA
 Executor: Theresa G Sequete
 335 Chestnut Drive
 Butler PA 16001
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 29 & April 5 & 12, 2024

Estate of: Sarah Battaglia Tokash
a/k/a: Sarah B Tokash
 Late of: Cranberry Township PA
 Executor: David R Battaglia
 1104 Rosewood Lane
 Glen Mills PA 19342
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: March 29 & April 5 & 12, 2024

Estate of: Gary G Zimmer
a/k/a: Gary Gene Zimmer
 Late of: Butler PA
 Administrator: Gerald Paul Zimmer
 4355 Sycamore Lane
 Red Lion PA 17356
 Attorney: Claire Johnson Saenz LLC
 1000 Brooktree Rd Suite 209
 Wexford PA 15090
 BCLJ: March 29 & April 5 & 12, 2024

THIRD PUBLICATION

Estate of: Kathryn A Best
 Late of: Summit Township PA
 Executor: Kelly Jo Altmire
 218 Chicora Road
 Butler PA 16001
 Attorney: Elizabeth A Gribik

328 South Main Street
 Butler PA 16001
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Jean Ann Clark-Carnahan
 Late of: Butler PA
 Executor: Fredrick Charles Carnahan Jr
 535 E Brady Street
 Butler PA 16001
 Attorney: John R Seltzer
 713 Wilmington Avenue
 New Castle PA 16101
 BCLJ: March 22, 29 & April 5, 2024

Estate of: William Joseph Foster
a/k/a: William J Foster
 Late of: Marion Township PA
 Executor: Darlene Bishop
 6801 Langdon Way
 Lake Worth FL 33463
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Lou Ann Gallanar
 Late of: Cranberry Township PA
 Executor: Robin Ondo
 616 Partridge Drive
 Cranberry Township PA 16066
 Attorney: Cynthia A Howell
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Donald Burdette Hoffman
a/k/a: Donald B Hoffman
 Late of: Slippery Rock Township PA
 Administrator: Lori A Hoffman
 738 West Liberty Road
 Slippery Rock PA 16057
 Attorney: Thomas R Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Jean Ann Jenkins
a/k/a: Jean Ann Dudas
 Late of: Buffalo Township PA
 Executor: Evan J Jenkins
 53 S 23rd St
 Pittsburgh PA 15203
 Attorney: R Anthony Deluca
 Deluca Ricciuti & Konieczka
 225 Ross St 4th FL
 Pittsburgh PA 15219
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Carolyn F Johnston

Late of: Harmony PA
 Executor: David J Johnston
 102 Evergreen Drive
 Aliquippa PA 15001
 Attorney: Michael W Nalli
 Nalli Elias & Associates PC
 150 Pleasant Drive, Suite 101
 Aliquippa PA 15001
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Jason L Lassinger

Late of: Jefferson Township PA
 Administrator: Jaylee K Lassinger
 105 Charlemagne Drive
 Butler PA 16002
 Attorney: Julie C Anderson Cela
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Albert Ross Martin**a/k/a: A Ross Martin**

Late of: Butler PA
 Executor: Catherine A Martin
 213 Cottage Hill Ave
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Donald S Masyada

Late of: Cranberry Township PA
 Executor: James S Masyada
 4307 Stone Glen Road
 Louisville Ky 40241
 Attorney: James P Shields
 The Elder Law Offices of Shields & Boris
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: March 22, 29 & April 5, 2024

Estate of: John Wilbert Pickerd**a/k/a: John Pickerd**

Late of: Summit Township PA
 Administrator: Ruthann Pickerd
 116 Osche Road
 Butler PA 16002
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Janice Ann Reamer

Late of: Butler Township PA
 Executor: Daniel Reamer

120 Sarra Lane
 Butler PA 16001
 BCLJ: March 22, 29 & April 5, 2024

Estate of: John P Rehm**a/k/a: John Paul Rehm**

Late of: Butler PA
 Executor: Michael Robert Rehm
 437 Brown Avenue
 Butler PA 16001
 Attorney: Murray S Shapiro
 101 East Diamond Street
 Suite 202
 Butler PA 16001
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Warren Mooney Sacripant**a/k/a: Warren M Sacripant**

Late of: Evans City PA
 Executor: Beverlyanne S Sacripant
 103 Belinda Parkway Apt 4020
 Mount Juliet TN 37122
 Attorney: Steven M Zelinger
 1650 Market Street
 Suite 3600
 Philadelphia PA 19103
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Daniel J Smicik**a/k/a: Daniel Smicik**

Late of: Buffalo Township PA
 Executor: Daniele M Livingston
 403 Parker Road
 Sarver PA 16055
 Attorney: Robert B Liotta
 Liotta Law Offices PLLC
 3058 Leechburg Rd Suite 9, 10, & 11
 Lower Burrell PA 15068
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Emilia M Smulski**a/k/a: Emilia Smulski**

Late of: Adams Township PA
 Executor: David Smulski
 136 Mount Vernon Avenue
 Pittsburgh PA 15229
 Attorney: Joseph A Feldman
 Law Office of Max C. Feldman
 1322 5th Avenue
 Coraopolis PA 15108
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Yvonne G Titus

Late of: Adams Township PA
 Executor: William D Newman Jr
 537 Prospect Rd
 Evans City PA 16033
 Attorney: Cynthia A Howell
 Myers Law Group LLC
 17025 Perry Highway

Warrendale PA 15086
BCLJ: March 22, 29 & April 5, 2024

Estate of: Leah K Toth

Late of: Zelienople PA
Executor: Cynthia Fleeson
117 Bayberry Lane
Cranberry Twp PA 16066
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063
BCLJ: March 22, 29 & April 5, 2024

**Estate of: William Cornelius Williams
a/k/a: William C Williams**

Late of: Lancaster Township PA
Executor: Carolyn L Paulk
6132 Heatherfield Court
Harmony PA 16037
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: March 22, 29 & April 5, 2024

**Estate of: Hazel L Yahn
a/k/a: Hazel Louise Yahn**

Late of: Harrisville PA
Executer: Deborah L Glenn
PO Box 236
1374 Eau Claire Road
Harrisville PA 16038
Attorney: Timothy R Bonner
McNickle & Bonner LLP
209 West Pine Street
Grove City PA 16127
BCLJ: March 22, 29 & April 5, 2024

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH
March 9 - March 15, 2024**

**Allison, Holly; Allison, R Justin a/k/a;
Allison, Robert Justin a/k/a--PNC
BK NATL ASSN--Butler Twp Sub/
Condo:Northwest Manor Plan Lot:62
Street:136 Williams Rd Parcel:056-
19-E62:\$75,000.00**

**Almendares, Ashley K; Goughnour,
Thomas H III--S&T BK--Cranberry Twp
Sub/Condo:Meeder Plan Ph One Lot:74
Street:303 Harlequin Street Parcel:130-
S45-A74:\$540,000.00**

**Barum, Taylor; Kockler, Cameron Paul-
CROSSCOUNTRY MTG LLC--Jackson
Twp Sub/Condo:Village @ Harmony
Junction Lot Street:101 Rylie Drive**

Parcel:180-S7-C20A:\$305,550.00
**Bassin, Madeleine A; Pettner, Jason
T--HOWARD HANNA MTG SERVS--
Cranberry Twp Sub/Condo:Clearbrook
Ph IV Plan Lot:423 Street:340 Haldean
Drive Parcel:130-S18-C423:\$308,000.00**
**Berger, Douglas D--PNC BK NATL ASSN-
Seven Fields Boro Sub/Condo:Castle
Creek Townhouses Plan P Lot:16 Unit:1602
Street:206 Castle Creek Dr Parcel:505-
S1-H1602:\$55,000.00**

**Betts, Francesca J; Brenner, Cody--
WELLS FARGO BK NA--Middlesex Twp
Sub/Condo:Weatherburn Heights Prd
Ph 2 Lot:212 Street:3023 Pelican Dr
Parcel:230-S16-E212:\$496,375.00**

**Betz, Joseph--LIBERTY BAIL BONDS
INC--Cherry Twp Parcel:070-2F112-A8E
Acre:10:\$100,000.00**

**Boldy, Aaron M Bombara a/k/a; Boldy,
Aaron Michael Bombara a/k/a; Boldy,
Cassandra R a/k/a; Boldy, Cassandra
Rena a/k/a; Bombaraboldy, Aaron M
a/k/a; Bombaraboldy, Aaron Michael
a/k/a--ARMCO CRED UN--Buffalo Twp
Street:229 Bear Creek Rd Parcel:040-
1F75-A5Dh:\$75,000.00**

**Brucker, Brenda B; Brucker, Thomas D;
Woodbrook Builders Inc--NORTHWEST
BK--Jefferson Twp Sub/Condo:Long
Branch Plan Lot:4 Street:344 Victory Rd
Parcel:190-S4-B4:\$345,000.00**

**Burtner, David E; Burtner, Holly A--
PENNYMAC LOAN SERVS LLC--
Middlesex Twp Street:862 Pittsburgh Rd
Parcel:230-S4-4F4:\$170,126.00**

**Cao, Julia K; Holman, David K--
HUNTINGTON NATL BK--Butler
Twp Sub/Condo:Segale Plan Lot:4A
Parcel:054-33-50:\$81,647.00**

**Cavaliero, Brad a/k/a; Cavaliero, Brad
J a/k/a; Cavaliero, Cheryl F--ARMCO
CRED UN--Center Twp Street:100 N
Maple Dr Parcel:060-S1-B16:\$235,000.00**

**Cillo, Anthony Sr--PNC BK NATL
ASSN--Forward Twp Street:240 Rader
School Rd Parcel:160-3F74-10A4
Acre:1.86:\$80,000.00**

**Cinalli, Angela R; Cinalli, Anthony J--
PNC BK NATL ASSN--Adams Twp
Sub/Condo:Field Lake Ests Plan No 2
Lot:120 Street:1035 Sophia Ln Parcel:010-
S15-B120:\$125,000.00**

**Clark, Debora a/k/a; Clark, Debora K
a/k/a--REDEVELOPMENT AUTH CITY
BUTLER--Butler City Street:231 East
Walnut Street Parcel:564-9-74:\$37,000.00**

**Close, Catherine E; Close, Daniel T--
NORTH DISTS COMMUNITY CRED
UN--Buffalo Twp Street:120 Woodhaven**

DIVORCES

Week ending March 29, 2024
1st Name-Plaintiff
2nd Name-Defendant

- Angoff, Monica Erin vs. **Angoff, Robert Lee**:
Atty: Charlton Law: 24-90183
- Clingerman, Gary A vs. **Clingerman, Maria K**: Atty: Law Office of Matthew E Fischer: 24-90186
- Collins, Casey M vs. **Collins, Katie E**: Atty: Law Office of Leland C Clark, Esq: 24-90179
- Josebeck, Zachary T vs. **Josebeck, Ashley L**: Atty: Bononi & Company, PC: 24-90116
- Lavelle, Jennifer L vs. **Lavelle, Christopher B**: Atty: Jaffe & Kecskemethy, PC: 24-90180
- Messenger, Barbara S vs. **Messenger, Richard G**: Atty: Susan B Lope: 24-90187
- Sipe, Aaron vs. **O'Donnell-Sipe, Mollie**: Atty: Zunder & Associates, PC: 24-90184

MARRIAGE LICENSE FILINGS
Application Date:
March 24 - March 30, 2024

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.

- Hayley Makayla Thompson and Kaleb Acs :202400130
- Chelsey Nicole Beaufort and William Brandon Andrews :202400126
- Joshua Allen Hakeem and Kelly Marie Erdos :202400129
- Shawna May Orawiec and David James Fredley :202400127
- Alexis Nicole Reynolds and Osvaldo Andres Padua Gaitan :202400125
- Lloyd George McCommon Jr and Melissa Dawn Grossman :202400123
- Lindsey Joelle Uranker and Broderick Randall Lineman :202400131
- Melissa Ann Kovacic and Gerald Vincent Matthews :202400121
- Brayan Lizandro Matute Oliva and Marlen Paola Rosales Pacheco :202400128
- Douglas Paul Gildner and Emily Marie Pakutz :202400122
- Jacob Andrew Loeffler and Olivia Dianne Tennent :202400124

TRUST NOTICE

Notice is hereby given of the administration of the Albert T. Stultz 2003 Revocable Trust. Albert T. Stultz, Grantor, of Butler County, Pennsylvania, died on December 3, 2023.

All persons having claims against the **Albert T. Stultz 2003 Revocable Trust** are requested to make known the same to the Trustee or attorney named below. All persons indebted to the Albert T. Stultz 2003 Revocable Trust are requested to make payment without delay to the Trustee or attorney named:

Albert T. Stultz, Jr., Trustee
David W. Tyree, Esquire
3371 Babcock Boulevard
Pittsburgh, PA 15237

BCLJ: March 29 & April 5 & 12, 2024

LEGAL NOTICE

**IN THE COURT OF COMMON PLEAS
BUTLER COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A. Plaintiff, vs. Glenn F. Nicklas, as Believed Heir and/or Administrator of the Estate of Gary Nicklas Unknown Heirs and/or Administrators of the Estate of Gary Nicklas (if any) Defendants.

CIVIL DIVISION
Docket No.: AD-2021-10412; CP-2021-21556; ED-2022-30019
Judgment Docket No. CP-2021-21556
Sale Docket No. CP 21-21556

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129 TO:

Unknown Heirs and/or Administrators of the Estate of Gary Nicklas (if any) 201 North Washington Street Evans City, PA 16033

TAKE NOTICE: That the Sheriff's Sale of Real Property (Real Estate) will be held at the Butler County Sheriff's Office, at 124 West Diamond Street, Butler, PA 16001 on May 17, 2024 at 11:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention

of the buildings and any other major improvements erected on the land. (SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is: 201 North Washington Street, Evans City, PA 16033

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. AD-2021-10412; CP-2021-21556; ED-2022-30019 THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE: Glenn F. Nicklas, as Believed Heir and/or Administrator of the Estate of Gary Nicklas; Unknown Heirs and/or Administrators of the Estate of Gary Nicklas (if any)

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Butler County, at 124 West Diamond Street, Butler, PA 16001.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:
1. You may file a petition with the Court of

Common Pleas of Butler County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Butler County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Butler County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Butler County Courthouse, 124 West Diamond Street, P.O. Box 1208, Butler, PA 16003, before presentation of the petition to the Court.

Dated: 2/7/2024

Kimberly J. Hong, Esquire (74950)
Manley Deas Kochalski LLC
P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 614-220-5611
Fax: 614-220-5613
Email: kjhong@manleydeas.com
Attorney for Plaintiff

BCLJ: April 5, 2024

**VOLUNTARY DISSOLUTION
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Cabot United Methodist Church**, a Pennsylvania corporation, with an address of 707 Winfield Road, Cabot, PA 16023, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

BCLJ: April 5, 2024

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA**

**NOTICE OF FILING OF PETITION
FOR CHANGE OF NAME
In the Matter of MsD. No. 2024-40061**

Notice is hereby given that, on 15th day of March 2024, the Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Madelynn Rose Scarborough to
Madelynn Rose McCloskey**

The Court has fixed the 31st day of May, 2024, 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.

Armand R Cingolani III
Cingolani & Cingolani
300 North McKean St
Butler PA 16001

BCLJ: April 5, 2024

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA**

**NOTICE OF FILING OF PETITION
FOR CHANGE OF NAME
In the Matter of MsD. No. 2024-40070**

Notice is hereby given that, on 20th day of March, 2024, the Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Joanne Gabonay to
Joanne Maria Gabonay**

The Court has fixed the 11th day of June, 2024, 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: April 5, 2024

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 17th day of May, 2024** 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 14, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: April 5, 12 & 19, 2024

No. 2022-30161

KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA

vs

SARAH SCHNUR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNEST E. SCHNUR, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ERNEST E. SCHNUR

PROPERTY ADDRESS: 177 SCHNUR ROAD, BUTLER, PA 16002

UPI/ TAX PARCEL NUMBER: 290-1F98-A11A-000O 290-1F98-A20B1-0000

All those two certain pieces, parcels or tracts of land Situate in Summit Township, Butler County, Pennsylvania, being bounded and described as follows:

First: Beginning at a point in the center of a public road, being Township Road T-622, at the Southwest corner of its intersection with property of now or formerly Margaret Baldauf; thence along lands of now or formerly Baldauf, North 2 degrees 17 minutes West 220 feet to a point on lands of now or formerly Margaret Baldauf and Parcel Second herein; thence along Parcel Second herein, South 32 degrees 17 minutes West 200 feet to a point in the road bed of existing Road T-622; thence along the line in the road bed of T-622 South 62 degrees 38 minutes 29 seconds East a distance of 110.41 feet to

a point in the center of said public road, the place of beginning. And being a triangular shaped piece of ground with a two-story frame dwelling house thereon erected, and containing 0.25 acres as per survey of Greenough & Greenough, Inc. made for Gerald Schnur dated April 22,1968.

Second: Beginning at a point at the Southwest comer of Parcel First herein; thence along a line in the roadway of T-622, a public highway, North 71 degrees 45 minutes 50 seconds West 9.82 feet to a point on other lands of now or formerly Willis R. Schnur, et ux.; thence along other lands of now or formerly Willis R. Schnur, et ux., North 25 degrees 01 minute 36 seconds East a distance of 283.08 feet to a point on line of lands of now of formerly Margaret Baldauf; thence along line of lands of now or formerly Baldauf, South 2 degrees 17 minutes West a distance of 90.56 feet to a point at the northernmost point of triangular lot, Parcel First herein; thence along Parcel First herein, South 32 degrees 17 minutes West a distance of 200 feet to a point in the said public road, the place of beginning. And containing 0.14 acres of land as per survey of Greenough & Greenough, Inc., made April 22, 1968, for Gerald Schnur.

BEING known and numbered as 177 Schnur Road, Butler, PA 16002

Being the same property conveyed to Ernest E. Schnur, no marital status shown who acquired title by virtue of a deed from Jean M. Schnur, sole surviving Trustee of the Schnur Family Trust, and Jean Schnur, widow, dated April 12,2010, recorded April 16, 2010, at Instrument Number 201004160007821, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1 F98-A 11 A-0000,290-1 F98-A20B 1-0000

BCLJ: April 5, 12, & 19 2024

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 17th day of May, 2024** 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 14, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30010

TOWD POINT MORTGAGE TRUST 2020-4,
U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE

vs

JUDITH BROOKS AKA JUDITH SARVER
.SOLELY IN HER CAPACITY AS HEIR
OF DEBORAH L. SARVER, DECEASED,
THE UNKNOWN HEIRS OF DEBORAH L.
SARVER, KATHLEEN LEHNERD, SOLEY
IN HER CAPACITY AS HEIR OF DEBORAH
L SARVER, DECEASED, JOHN SARVER,
SOLEY IN HER CAPACITY AS HEIR OF
DEBORAH L SARVER, DECEASED

PROPERTY ADDRESS: 265 NORTH
DUFFY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-3-A5-
0000

ALL THAT CERTAIN Piece, Parcel and Tract of Land Situate in Butler Township, Butler County, Pennsylvania, Bounded and Described as Follows: Beginning at a Point in the Center Of the Duffy Road at the Southeast Corner of Lot No. 4 In The Same Plan; Thence South 1 Degrees 36 Minutes East Along The Center Line Of Duffy Road, Eighty (80) Feet To A Point At The Northeast Comer Of Lot No. 6 In The Same Plan; Thence South 88 Degrees 24 Minutes West Along Line Of Lot No. 6 In The Same Plan, Three Hundred Thirty-Five (335) Feet to a Point On Other Lands Of Donald H. Waite

at the Northeast Comer Of Lot No. 6 In The Same Plan; Thence North 1 Degrees 36 Minutes West Along Other Lands Of Donald H. Waite Et Ux., Eighty (80) Feet to a Point at the Southwest Comer Of Lot No. 4 In The Same Plan; Thence North 88 Degrees 24 Minutes East Along Line Of Lot No. 4 in the Same Plan, Three Hundred Thirty-Five (335) Feet to a Point at the Southeast Corner of Lot No. 4, At The Place Of Beginning. Being Lot No. 5 in the Donald H. Waite plan of lots.

BEING KNOWN AS: 265 NORTH DUFFY ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 056-3-A5-0000

BEING THE SAME PRE1VHSES WHICH ESTATE OF RICHARD C. SARVER, JUDITH JANE BROOKS, EXECUTRIX BY DEED DATED 12/3/2007 AND RECORDED 12/5/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.:200712050030814, GRANTED AND CONVEYED UNTO DEBORAH L. SARVER, NOW DECEASED.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30003

BAYVIEW LOAN SERVICING LLC vs DOUGLAS A CIHONSKI, TERESA WILSON

PROPERTY ADDRESS: 265 EAST WASHINGTON STREET, AKA 270 EAST WASHINGTON STREET, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430-S2-A23W-0000

ALL that certain piece, parcel or tract of land lying, being and situate in the Borough of Harrisville, Butler County, Pennsylvania, being known and designated as Lot Iiin the Plan of Subdivision, Phase 2, For Mershimer Sales, Inc. as recorded in the Office of the Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

Beginning at a point, said point being the Northeast comer of said Lot 11; thence from said beginning point South 05 Degrees 15' 00" West, a distance of 270.00 feet to a point; thence North 41 Degrees 48' 48" West, a distance of 188.00 feet to a point; thence North 13 Degrees 56' 33" West, a distance

of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arch distance of 75.00 feet to a point; thence South 67 Degrees 1T 48" East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less. Title to said Premises vested in Douglas A. Cihonski and Teresa Wilson by Deed from Andrew P. Ottoviani et al dated January 25, 2002 and recorded on January 29, 2002 in the Butler County Recorder of Deeds as Instrument No. 200201290003431.

Being known as: 265 East Washington Street aka 270 East Washington Street, Harrisville, PA 16038

Tax Parcel Number: 430-S2-A23W-0000

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30013

METROPOLITAN LIFE INSURANCE COMPANY vs CARRIE COULTERSOLEY IN HER CAPACITY AS KNOWN HEIR OF JOSEPH L FITZGERALD, DECEASED, THE UNKNOWN HEIRS OF JOSEPH L FITZGERALD

PROPERTY ADDRESS: 2645 WEST SUNBURY ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 210-2F47-8E-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF MURRINSVILLE, TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH. BY LOT OF LAND NOW OR FORMERLY OF CATHERINE MCCULLOUGH HEIRS; ON THE EAST BY PUBLIC HIGHWAY KNOWN AS BUTLER- FRANKLIN ROAD; ON THE SOUTH BY LOT OF LAND NOW OR FORMERLY OF D. G. COURTNEY HEIRS, FORMERLY MICHAEL MCLAUGHLIN; AND ON THE WEST BY LAND OF J. MORTLAND HEIRS.

Parcel Number 210-2F47-8E-0000

Property Address: 2645 West Sunbury Road, Boyers, PA 16020-1811

BEING the same premises which KAREN M. HEDGLIN AND THOMAS A. FITZGERALD, AS TENANTS IN COMMON by Deed dated March 6, 2006, and recorded in the Office of Recorder of Deeds of Butler County on March 9, 2006 Instrument# 2006030900053 I 7 granted and conveyed unto JOSEPH L. FITZGERALD, A SINGLE MAN. Joseph L. Fitzgerald departed this life on December 17,2021.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30012

SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS
vs
CODY R. DAILEY, ZACHARY INFANTINO, TRISTYN PARKER, NATHAN NAGY

PROPERTY ADDRESS: 198 WEST PEARL STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-11-34-0000

ALL THAT CERTAIN lot of ground situate in the Fifth Ward of the City of Butler, Butler County Pennsylvania, being bounded and described as follows:

On the North, 67.5 feet by lands of now or formerly of Zeno F Henninger, on the East, 99 feet by lands of now of formerly George C. Stewart, now or formerly J. Charles Dengler, on the South 67.5 feet by West Pearl Street and on the West 98.7 feet by North Washington Street Having thereon erected a two-story frame dwelling house.

PARCEL NO. 565-11-34-0000

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 198 West Pearl Street, Butler, PA 16001

BEING THE SAME PREMISES which Bradley R. Christie and Rafinurlis Eve Campbell, by Deed dated August 21, 2018 and recorded September 21, 2018 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 201809210019377 granted and conveyed unto Cody R. Dailey, Zachary Infantino, Tristyn Parker, and Nathan Nagy in fee.

BCLJ: March 22, 29 & April 5, 2024

No. 2019-30265

U. S. BANK TRUST NATIONAL ASSOCIATION
vs
KEVIN S HARDT, KERRIE A HARDT

PROPERTY ADDRESS: 198 RAILROAD STREET, CALLERY, PA 16024

UPI / TAX PARCEL NUMBER: 350-S2-C1

ALL that certain lot or parcel of ground situate in the Borough of Callery, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BOUNDED on the North by a public street; on the East by Railroad Street; on the South by lot formerly of Samuel Staples; and on the West by lands formerly of Samuel Staples, fronting 80 feet on Railroad Street and extending back 100 feet.

Parcel Number: 350-S2-C1

Property Address: 198 Railroad St, Callery, PA 16024

BEING the same premises which MICHAEL A. CAIN, AN UNMARRIED MAN by Deed dated August 17, 2004, and recorded in the Office of Recorder of Deeds of Butler County on September 28, 2004 Instrument#200409280031514 granted and conveyed unto KEVIN HARDT AND KERRIE HARDT, HUSBAND AND WIFE

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30002

CITIZENS BANK, N.A.
vs
SARAHLEA A. HUMES, RICHARD E. HUMES, JR.

PROPERTY ADDRESS: 461 NORTH MAIN STREET, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430-S1-B1A-0000 TAX I.D. #: 430-SI-BIA-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE BOROUGH OF HARRISVILLE, BUTLER COUNTY, PENNSYLVANIA, BOUNDED

AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF THE CALVARY ORTHODOX PRESBYTERIAN CHURCH; THENCE NORTH 25 DEGREES EAST, PARALLEL TO THE CENTER LINE OF ROUTE 8, 190 FEET TO A POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY CONVEYED; THENCE NORTH 25 DEGREES EAST, 200 FEET, PARALLEL TO THE CENTER LINE OF ROUTE 8, TO A POINT; THENCE SOUTH 65 DEGREES EAST, 200 FEET, PERPENDICULAR TO ROUTE 8, TO A POINT; THENCE SOUTH 25 DEGREES WEST, 200 FEET, PARALLEL TO ROUTE 8, TO A POINT; THENCE PERPENDICULAR TO ROUTE 8, NORTH 65 DEGREES WEST, 200 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 40,000 SQUARE FEET.

Being known as: 461 NORTH MAIN STREET, HARRISVILLE, PENNSYLVANIA 16038.

Title to said premises is vested in Sarahlea A. Humes and Richard E. Humes, Jr., husband and wife, by deed from DAVID A. DENNIS & KEITH D. DENNIS, CO-EXECUTORS OF THE ESTATE OF FLORENCE E. DENNIS, DECEASED dated November 10,2021 and recorded November 19,2021 in Instrument Number 202111190032548.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30008

MORTGAGE ASSETS MANAGEMENT, LLC vs CAROL M. ISLER

PROPERTY ADDRESS: 143 BRIARWOOD LANE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-SI 2-A26B-0000

ALL THAT LOT or parcel of ground situate in the Township of Cranberry Butler County, Pennsylvania, being known as Lot No. 268 of the Creekwood Plan of Lots No. 2 as recorded in the Recorder's Office of Butler County on October 26, 1976 in Rack Book Volume 68, page 33.

SUBJECT to all exceptions, reservations, restrictions, easement, rights of way, if any, as set forth in prior instruments of record and

on the recorded plan.

UNDER AND SUBJECT to that certain Declaration of Covenants, Conditions and Restrictions pertaining to Creekwood Plan of Lots No. 2 of Ryan Homes, Inc., dated October 15, 1976, and recorded in the Recorder's Office of Butler County in Deed Book Volume 1033, page numbers 343-348 on October 29,1976.

BEING KNOWN AS: 143 BRIARWOOD LANE CRANBERRY TWP, PA 16066

PROPERTY ID: 130-SI 2-A26B-0000

TITLE TO SAID PREMISES IS VESTED IN FREDERICK s. ISLER AND CAROL M. ISLER, ms WIFE BY DEED FROM RYAN HOMES, INC., DATED 05/23/1978 RECORDED 06/13/1978 IN BOOK NO. 1070 PAGE 31. FREDERICKS. ISLER DIED ON OR ABOUT MAY 1992.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30014

ARMCO CREDIT UNION vs GAIL J. KERR

PROPERTY ADDRESS: 418 CHEROKEE DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-SI 3-A126-0000

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

BEGINNING at a point, said point being the Southeast corner of the tract herein described, said point being common to the North line of Cherokee Drive and line of Lots No. 126 and 127; thence by the North line of Cherokee Drive by a curve to the left, having a radius of 99.28 feet, a distance of 32.42 feet; thence continuing by the North line of Cherokee Drive, North 88° 23' West, a distance of 68.07 feet to a point on line of Lot No. 125; thence continuing by the same, North 02 22' 50" East, a distance of 170.00 feet to a point on line of lands of now or formerly L.A. Cook; thence continuing by the same, South 88e 23' East, a distance of 100.00 feet to a point on line of Lot No. 127; thence continuing by the same, South 02'

22' 50" West, a distance of 175.69 feet to a point on the North line of Cherokee Drive, the place of beginning. And being Lot No. 126 in the Timberly Heights Addition No. 1 Plan of Lots, as recorded on April 22, 1963, in Rack File Section 30, Page 40.

SUBJECT to the building conditions and restrictions of the Timberly Heights Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING the same premises conveyed to Stanley K. Kerr, widower, and Gail Kerr, single woman, by deed of Stanley K. Kerr, widower, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument number 200603080005258. The said Stanley K. Kerr having departed this life on November 28, 2006, title to the within property vested in Gail J. Kerr, by operation of law.

BEING known as tax parcel number: 060-SI3-A126-0000.

BCLJ: March 22, 29 & April 5, 2024

No. 2019-30131

MMG REO II LLC
vs
DEBORAH K MATONAK, DEBRA K MATONAK

PROPERTY ADDRESS: 111 WEST NORTH STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-9-182-0000

Parcel 1:
ALL that certain piece, parcel or lot of land situate in Fifth Ward of the City of butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West side of North Main Street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern

direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning, Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 North Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:
ALL that certain piece, parcel or lot of land situate in Fifth Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions,

restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: March 22, 29 & April 5, 2024

No. 2019-30130

MMG REO II LLC
vs
MILLER'S QUALITY MEATS LLC

PROPERTY ADDRESS: 142 NORTH MAIN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-9-183-000

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right of way line of North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street, South 2° 00' West, a distance of 20.29 feet to a point, at the place

of beginning.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record. Parcel I.D.: 565-9-183-0000

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BCLJ: March 22, 29 & April 5, 2024

No. 2022-30019

WELLS FARGO BANK, N.A.
vs
GLENN F NICKLAS, ADMR, UNKNOWN HEIRS AND ADMR OF GARY NICKLAS EST

PROPERTY ADDRESS: 201 NORTH WASHINGTON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S1-B75-0000

ALL that certain lot or piece of ground situate in the Borough of Evans City, formerly known as Evans City, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows:

On the North by an alley known as Sarah Alley forty-five (45) feet; on the East by lot now or formerly of Charles Emery, now or formerly of Walter Fehl, one hundred forty-five feet; on the South by formerly Elizabeth Street, now or formerly Elizabeth Avenue forty-five (45) feet; on the West by Washington Street, one hundred forty-five (145) feet.

BEING known and numbered as 201 North Washington Street, Evans City, PA 16033 Being the same property conveyed to Gary Nicklas, unmarried who acquired title by virtue of a deed from Gary Nicklas and Debra Wicks, formerly husband and wife, dated January 31, 2011, recorded February 9, 2011, at Instrument Number 201102090003892, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 400-S1-B75-0000

BCLJ: March 22, 29 & April 5, 2024

No. 2023-30206

MIDFIRST BANK
vs
THE UNKNOWN HEIRS OF JOSHUA S. NIXON DECEASED

PROPERTY ADDRESS: 220 KITTANNING STREET, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-F32HJ0000

ALL that certain piece, parcel or lot of land situate in the Borough of Chicora, Butler County, Pennsylvania, being known and designated as Lot No. 9 (0.2697 acres) as set forth on the Casa-Bella Heights Subdivision recorded in Butler County, PA at Plan Book 220 Page 9.

BEING KNOWN AS: 220 KITTANNING STREET, CHICORA, PA 16025 PROPERTY ID NUMBER: 460 SI F32HJO000

BEING THE SAME PREMISES WIIICH DUSTIN A. SHOKOOHEE BY DEED DATED 5/6/2019 AND RECORDED 5/8/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201905080008135, GRANTED AND CONVEYED UNTO JOSHUAS. NIXON. NOW DECEASED.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30009

FIRST COMMONWEALTH BANK
vs
NICHOLAS PERROZ, JACQUELINE PERROZ

PROPERTY ADDRESS: 153 BEALE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F03-A4-0000

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

BEGINNING at a point in the center of an unpaved Public Road known as the

Millerstown Freeport Road, on line dividing property herein described from property now or late of Rezak; thence along the center of said road North 68° 09' East, a distance of 100 feet to a point; thence North 01' East, a distance of 673.03 feet along lands now or formerly of Beatty heirs to a point or stake; thence South 64° 12' West, a distance of 100 feet to a point or stake, on the line dividing property herein described from property now or late of Rezak, as hereinbefore mentioned; thence along said dividing line South 14' West, a distance of 666.75 feet to the point in the center of the Public Road first mentioned, at the place of beginning. Containing 1.45 acres.

SUBJECT TO all exceptions, reservations, restrictions, easements, rights of way, building restrictions and all other matters contained or referred to in prior deeds in the chain of title or visible from an inspection of the premises.

HAVING erected thereon a single-family residence known as 153 Beale Road, Sarver, PA 16055 and designated as Parcel No. 040-1F03-A4-0000.

BEING the same property which Russell H. Felsing, by Deed dated May 2, 2006 and recorded with the Recorder of Deeds of Butler County, Pennsylvania, on May 3, 2006 at Instrument No. 200605030010483, granted and conveyed unto Nicholas R. Perroz and Jacqueline Perroz his wife.

BCLJ: March 22, 29 & April 5, 2024

No. 2023-30207

CITIZENS BANK, N.A.
vs
AMY BETH SHEPTAK

PROPERTY ADDRESS: 408 1/2 FAIRVIEW AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-23A-0000

ALL THAT CERTAIN piece or parcel of land situate in the 15 Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North by now or fonnerly of Martha Yoeman; on the East by lands now or fonnerly of Ralph L. Quigley; on the South by Chestnut Way (now Etta Way); on the West by Cherry

Way.

BEGINNING at post; the Southwest comer of the land herein conveyed, on the North side of Chestnut Way, now Etta Way and East side of Cherry Way; thence North along the East side of Cherry Way 40 feet to a post; thence East along lands now or formerly Martha Yoeman, 49 feet, more or less, to the East side of a concrete and iron post; thence South along other lands now or formerly of Ralph L. Quigley, 40 feet to the North side of Chestnut Way, now Etta Way; thence West along Chestnut Way, now Etta Way, 49 feet, more or less, to the place of BEGINNING,

Having thereon erected a frame building.

BEING KNOWN AS: 408 1/2 Fairview Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Gretchen D. Ehlman, by Deed dated 10/17/2019 and recorded 10/18/2019 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201910180020956, granted and conveyed unto Gretchen D. Ehlman and Amy Beth Sheptak.

Gretchen D. Ehlman departed this life on December 20,2019. PARCEL NO.: 561-29-23A-0000

BCLJ: March 22, 29 & April 5, 2024

No. 2022-30069

FREEDOM MORTGAGE CORPORATION vs RYAN J. TODD, KRISTEN D. RUGG

PROPERTY ADDRESS: 1957 Oneida Valley Rd, Kams City, PA 16041

UPI / TAX PARCEL NUMBER: 110-3F08-15E

ALL that certain piece, parcel or lot of land situate in Concord Township, Butler County, Pennsylvania, known as Lot No. 2-A in the Schmoll Subdivision No. 2 as filed at Plan Book 165, Page 21, more particularly described as follows:

BEGINNING at the Northeastern comer of Lot No. 2-A and being a point in the center of State Route 28;

THENCE South 26° 35" 00' West along the center line of State Route 38 a distance of

100 feet to a point; THENCE South 27° 31" 00' West continuing along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 28° 10" 30' West continuing along the center line of State Route 38 a distance of 100 feet to a point, being the Southeast comer of Lot No. 2-A;

THENCE North 62° 29" 00' West leaving the center line and along other lands, now or formerly, of Richard C. Schmoll, a distance of 289.40 feet to an iron pin;

THENCE North 27° 25" 30' East along lands now or formerly of Richard C. Schmoll a distance of 299.98 feet to an iron pin;

THENCE South 62° 29" 00' East along lands now or formerly of Richard C. Schmoll a distance of 289.40 feet to a point in the center line of State Route 38, the place of beginning.

CONTAINING 2 acres, more or less, and a dwelling house.

BEING designated as Tax Parcel ID No. 110-3F08-15E.

BEING THE SAME PREMISES which Kevin J. Campbell and Janet E. Campbell, husband and wife, by Deed dated 10/10/2018 and recorded 10/15/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810150020827, granted and conveyed unto Ryan J. Todd and Kristen Rugg, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, in fee.

TaxParcel:110-3F08-15E.

Premises Being: 1957 Oneida Valley Road, Kams City, PA 16041

BCLJ: March 22, 29 & April 5, 2024

No. 2023-30056

PLANET HOME LENDING, LLC vs GABRIEL MICHAEL VARRENTI

PROPERTY ADDRESS: 781 NORWEGIAN SPRUCE DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S12-B&B ALL THAT CERTAIN lot or piece of ground

situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 8-B in Townhouse Building B Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 291, page 27.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions, including but not limited to easements and assessments created therein, as recorded in Record Book 2369, page 651; First Amendment in Record Book Volume 2433, page 40; Second Amendment in Record Book Volume 2463, page 351; Third Amendment in Record Book Volume 2506, page 312; Fourth Amendment in Record Book Volume 2693, page 956; Fifth Amendment in Ins1rument No. 200107270020603 and Sixth Amendment in Ins1rument No. 200206270022003; and Ins1rument No. 200407120022712 and First Amendment in Instrument No. 200411090035851.

SUBJECT TO an 8 foot easement for utilities as they now exist extending from the front and rear of unit

PARCEL NO. 010-S12-B8B.

Being the same premises conveyed to Gabriel Michael Varrenti, by deed from Akou E. Amefia and Kokouvi D. Danklou, husband and wife, dated March 20,2020, recorded June 25,2020 in Butler county.

781 Norwegian Spruce Drive, Mars, PA 16046

BCLJ: March 22, 29 & April 5, 2024

Sheriff of Butler County, Michael T. Slupe

Lawyers Concerned for Lawyers

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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, April 8, 2024 at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
MARRON, Patrick J	James Marron, Executor	02/26/2024
SLOAN, Lawrence E	Ernest Oesterling, Executor	02/21/2024

BCLJ: March 29 & April 5, 2024

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