

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: Nancy J Baker****a/k/a: Nancy Baker****a/k/a: Nancy Jeane Baker**

Late of: Slippery Rock PA

Executor: Nathan Dwight Smith

357 Franklin Street

Slippery Rock PA 16057

Attorney: Raymond H Bogaty

Bogaty Law Office

101 S Center Street PO Box 825

Grove City PA 16127

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Joanne L Candiello

Late of: Cranberry Township PA

Administrator: Lynn A Komoroski

100 Bucks Road

Cranberry Twp PA 16066

Attorney: Bradley G Olson JR

109 Mercer Street

New Castle PA 16101

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Louis L Farkos

Late of: Cranberry Township PA

Executor: Dennis Farkos

2405 Willow Oak Drive

Allison PA 15101

Attorney: Karen E Bononi

Cafardi Ferguson Wyrick LLC

2605 Nicholson Road, Suite 2201

Sewickley PA 15143

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Donald Elmer Gowan**a/k/a: Donald E Gowan**

Late of: Cranberry Township PA

Executor: Douglas Gowan

322 N 18th Avenue

Beech Grove In 46107

Attorney: Patrick J Felix III

Patrick J Felix III LLC

213 East Main Street

Carnegie PA 15106

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Jeffrey W Hnat

Late of: Mars PA

Executor: Debra L Hnat

209 Patriots Way

Mars PA 16046

Attorney: David L Harnish

Brooktree Office Park

7500 Brooktree Road Suite 118

Wexford PA 15090

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Carol Joan Benjamin Kaufman**a/k/a: Carol Benjamin Kaufman**

Late of: Cranberry Township PA

Executor: Ann P Kaufman

327 Montoya Street

Taos Nm 87571

Attorney: Rebecca A Winge

Houston Harbaugh

Three Gateway Center,

401 Liberty Avenue 22nd Floor

PA 15222

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Leslie A Lawther

Late of: Middlesex Township PA

Executor: Tracy L Gualtieri

938 McIlhane Road

Freedom PA 15042

Attorney: Craig S O'Connor

Ciao Torisky & O'Connor LLC

7240 McKnight Road

Pittsburgh PA 15237

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Robert Keith Leighton**a/k/a: Robert K Leighton**

Late of: Evans City PA

Executor: Ronald C Leighton

1402 Old Larkinsville Road

Scottsboro Al 35768

Attorney: John R Owen

Sherrard German & Kelly PC

535 Smithfield St Suite 300

Pittsburgh PA 15222

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Richard F Lipnichan

Late of: Parker Township PA

Executor: Joyce A Lipnichan

150 Lipnichan Lane

Bruin PA 16022

Attorney: Andrew M Menchyk Jr

Stepanian & Menchyk LLP

222 South Main Street

Butler PA 16001

BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: David L McCall**a/k/a: David McCall**

Late of: Brady Township PA
 Executor: Kathryn A Weir
 214 Muntz Road
 Rochester PA 15074
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Nicholas M Melnick III

Late of: Cranberry Township PA
 Administrator: Michael J Melnick
 133 Darnley Drive
 Moon Township PA 15108
 Attorney: Glenn A Smith
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Lawrence Mocuiski**a/k/a: Larry Mocuiski**

Late of: Butler Township PA
 Executor: Julie A Hoover
 499 Mercer-New Wilmington Road
 Mercer PA 16137
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Evelyn J Scioscia

Late of: Adams Township PA
 Executor: Eugene A Scioscia Jr
 606 Grandview Dr
 Gibsonia PA 15044
 Attorney: Jennifer L Rawson
 Eckert Seamans Cherin & Merlott LLC
 600 Grant St 44th Floor
 Pittsburgh PA 15219
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Gloria Shaffer

Late of: Butler PA
 Executor: Nicole Leight
 439 Brown Avenue
 Butler PA 16001
 Attorney: Timothy J Giltinan
 John W Giltinan Esq PC
 603 Stanwix St Suite 1679
 Pittsburgh PA 15222
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Samuel E Williams

Late of: Bruin PA
 Executor: Stacie L Williams

130 Hook City Road
 Bruin PA 16022
 Attorney: Timothy C Leckenby
 Bailey And Glasser, LLP
 180 Swinderman Road Suite #100
 Wexford PA 15090
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

Estate of: Nancy M Zavacky

Late of: Lyndora PA
 Executor: Stephen J Zavacky
 16 Banner Lane
 Palm Coast FL 32137
 BCLJ: Nov. 22, 29 & Dec. 6, 2024

SECOND PUBLICATION**Estate of: Arcangelo Carosi**

Late of: Butler Township PA
 Executor: Paul Carosi
 153 Sleepy Hollow Road
 Pittsburgh PA 15216
 Attorney: Jeffrey A Golvash
 Golvash & Epstein LLC
 9 Dewalt Avenue
 Pittsburgh PA 15227
 BCLJ: November 15, 22, & 29, 2024

Estate of: Lisa M Grubbs

Late of: Sarver PA
 Administrator: Rachel Amerson
 337 Evans City Road
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: November 15, 22, & 29, 2024

Estate of: Margaret A Irwin**a/k/a: Margaret Irwin**

Late of: Mars PA
 Administrator C.t.a.: John Kraus
 212 Warrendale Rd
 Mars PA 16046
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: November 15, 22, & 29, 2024

Estate of: Joan Jewert**a/k/a: Joan Jewart****a/k/a: Joan M Jewart****a/k/a: Joan M Jewert**

Late of: Butler PA
 Administrator: Barbara Pickerd
 110 Grohman Road
 Butler PA 16002

BCLJ: November 15, 22, & 29, 2024

Estate of: Nancy A Johnson

Late of: Adams Township PA
 Executor: Gregg Johnson
 1909 Edgewater Place
 Apt 137
 Pittsburgh PA 15222
 Attorney: Weston P Pesillo
 Tucker Arensberg PC
 1500 One PPG Place
 Pittsburgh PA 15222
 BCLJ: November 15, 22, & 29, 2024

Estate of: Mary Jean Josefczyk

a/k/a: Jean T Josefczyk
a/k/a: Jeannee T Josefczyk
a/k/a: Mary Jean Terese Josefczyk
a/k/a: Mary Jean T Josefczyk
 Late of: Buffalo Township PA
 Executor: Ronald J Josefczyk
 545 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: November 15, 22, & 29, 2024

Estate of: George J Lewandowski

Late of: Jackson Township PA
 Administrator: Heather Rollant
 9059 Pine Heights Place
 Pittsburgh PA 15237
 Attorney: Branden A Fulciniti
 Jones Gregg Creehan & Gerace LLP
 20 Stanwix Street Suite 1100
 Pittsburgh PA 15222
 BCLJ: November 15, 22, & 29, 2024

Estate of: Rachel Opp

Late of: Worth Township PA
 Executor: Dana L Opp
 2923 Old Plank Road
 New Castle PA 16105
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: November 15, 22, & 29, 2024

Estate of: Allen D Ruben

Late of: Jefferson Township PA
 Administrator: Linda F Ruben
 117 W Redoak Court
 Saxonburg PA 16056
 Attorney: Richard L Osberg III
 Law Offices Of Richard L. Osberg, III,
 PLLC
 1900 Main Street, Suite 225

Canonsburg PA 15317
 BCLJ: November 15, 22, & 29, 2024
Estate of: Judy K Scott
 Late of: Cranberry Township PA
 Executor: Shawn Scott
 129 Brighton Lane
 Mars PA 16046
 Attorney: Dorothy J Petrancosta PC
 1541 Butler Plank Rd #423
 Glenshaw PA 15116
 BCLJ: November 15, 22, & 29, 2024

Estate of: John Wilfred Sylvester

Late of: Zelenople PA
 Executor: Virginia E Sylvester
 2000 May Drive Apt 406
 Zelenople PA 16063
 Attorney: J Philip Colavincenzo
 255 College Ave
 Beaver PA 15009
 BCLJ: November 15, 22, & 29, 2024

Estate of: Julia Walek

Late of: Butler Township PA
 Executor: George Olenic
 102 Lyn Dale Drive
 Butler PA 16001
 Attorney: Sean M Gallagher
 Gallagher Law Group
 110 E Diamond Street Suite 101
 Butler PA 16001
 BCLJ: November 15, 22, & 29, 2024

THIRD PUBLICATION

Estate of: Marjory Anne Adams

a/k/a: Marjory Anne Park
a/k/a: Marjory A Adams
 Late of: Middlesex Township PA
 Executor: Anne McElhatten
 615 Tomoka Drive
 Palm Harbor FL 34683
 BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Kenneth P Betsch

Late of: Cranberry Township PA
 Executor: Regina A Betsch
 2041 Twickerham Lane
 Cranberry Twp 16066
 Attorney: Wendy Denton Heleen
 Goehring Rutter & Boehm
 437 Grant St Suite 1424
 Pittsburgh Pa 15219
 BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Matthew Gorski

a/k/a: Matthew J Gorski
 Late of: Clinton Township PA
 Executor: Matthew Joseph Gorski

221 Monks Road
Valencia PA 16059
Attorney: Michael K Parrish Esq
GRB Law Waterfront Corporate Park
2100 Georgetown Drive Suite 300
Sewickley PA 15143
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Ruth M Graff**a/k/a: Ruth S Graff**

Late of: Winfield Township PA
Executor: William E Graff
35 Brocklehurst Lane
Jackson Center PA 16133
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Richard A Hempfling Sr**a/k/a: Richard Hempfling****a/k/a: Richard A Hempfling**

Late of: Prospect PA
Executor: Tara S Blose
326 Main St
Prospect PA 16052
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Lois Jane Hines

Late of: Cranberry Township PA
Executor: Elizabeth Ann Hines
1232 Arcadia Dr Sw
Sherrodsville Oh 44675
Attorney: W John Rackley
345 Commerce St
Beaver PA 15009
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Margaret E Horton

Late of: Valencia PA
Executor: Kimberly R Horton
201 Emily Drive
Cranberry Twp PA 16066
Attorney: Rebecca A Auld
Auld Brothers Law Group LLC
5349 William Flynn Highway
Gibsonia PA 15044
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Dorothy Clara Jaworski

Late of: Buffalo Township PA
Executor: John W Jaworski
151 Goldscheitter Road
Sarver PA 16055
Attorney: Richard James Bosco

512 Market Street
PO Box 309
Freeport PA 16229
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Casimir Klimasauskas**a/k/a: Casimir Collins Klimasauskas**

Late of: Harmony PA
Administrator: Ruth Jane Klimasauskas
1500 Grandview Way
Apt 305
Mars PA 16046
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16066
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Edward Joseph Pavucsko

Late of: Evans City PA
Executor: Rachel Lynne Pavucsko
132 Kruger Circle
Evans City PA 16033
Attorney: Cynthia A Howell
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Deanna Scully-Smith

Late of: Mars PA
Executor: Robert Roy
2524 Matterhorn Drive
Wexford PA 15090
Attorney: Amanda C Cook
Cook Law & Mediation Services
9380 McKnight Rd Suite
106 Arcadia Court
Pittsburgh PA 15237
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Roberta C Varrasso

Late of: Butler Township PA
Executor: Karen Chambers
4401 Oakdale Road
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: Nov. 8, 15 & 22, 2024

Estate of: Betty A Waters**a/k/a: Betty Ann Waters**

Late of: Adams Township PA
Executor: Carolyn M Hutchison
220 Chesapeake Drive
Gibsonia PA 15044
Attorney: Mary Jo Dillon
Dillon McCandless King

Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Nov. 8, 15 & 22, 2024

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH
September 16-20, 2024**

- A & C Rentals LLC; A&C Rentals LLC; Huff, Justin M; Thompson, Amy C**--CLARION CO COMMUNITY BK--Jefferson Twp Street:138 Green Manor Drive Parcel:190-2F14-2A:\$65,000.00
- A D F Assets LLC; Adf Assets LLC; Key Land Holdings LLC**--CLARION CO COMMUNITY BK--Penn Twp Sub/Condo:Bishop Plan Street:399 Pittsburgh Road Parcel:270-S4-34D:\$1,239,356.50
- Acre, Gregory W a/k/a; Acre, Gregory Willis a/k/a**--ARMCO CRED UN--Parker Twp Street:2034 Kittanning Pike Parcel:260-1F31-8D:\$15,000.00
- Adamson, Joshua K**--ARMCO CRED UN--Butler Twp Sub/Condo:Guilford Park Plan Lot:10 Street:114 Blackshire Rd Parcel:051-38-G10:\$189,000.00
- Altmire, Alexander D By P/A; Dieckmann, Victoria**--CITIZENS BK NA--Seven Fields Boro Sub/Condo:Castle Creek Townhouses Ph II Lot:25 Unit:2505 Street:210 Hillvue Drive Parcel:505-S1-H2505:\$324,950.00
- BLK O LLC; Biko LLC**--NEXT DOOR CAP LLC--Cranberry Twp Sub/Condo:Valley Brook Plan Lot:134 Street:111 Brookston Drive Parcel:130-S8-C134:\$155,000.00
- Baden, Chelsea Denise; Baden, Christopher A**--RMC HOME MTG LLC--Forward Twp Sub/Condo:Hidden Acres Ph 2 Plan Lot:201 Street:200 Corn Stalk Ct Parcel:160-S8-B201:\$407,308.00
- Barkus, Robert R III; Barkus, Stephanie M**--SECRETARY HOUSING & URBAN DEV--Cranberry Twp Sub/Condo:Springfield Manor Prd Lot:6 Street:210 Broadview Court Parcel:130-S30-C6:\$12,592.21
- Bauman, Jarred; Bauman, Mary**--FAIRWAY INDEPENDENT MTG CORP--Buffalo Twp Street:234 Bear Creek Road Parcel:040-1F75-A6B2A:\$286,150.00
- Beers, Delaney; Laufer, Dante**--ROCKET MTG LLC--Butler City Ward:1 Sub/Condo:Boyd Heights Rev Plan Lot:12 Street:214 Wiltshire Ave Parcel:561-31-165C:\$130,950.00
- Bellaji, Robyn M a/k/a; Bellaji, Robyn Michele a/k/a**--ARMCO CRED UN--Butler Twp Street:124 Dershimer Dr Parcel:054-33-119:\$45,000.00
- Benjamin Marcus Homes LLC; Marcus Homes LLC, Benjamin**--SHEPHERDS FIN LLC--Cranberry Twp Sub/Condo:Eagle Ridge Plan Lot:6 Street:210 Falcon Lane Parcel:130-S8-F6:\$105,233.57
- Blinn, Jeremy**--NEWREZ LLC--Jackson Twp Sub/Condo:Hiteshew Plan 1 Lot:1 Street:206 Tollgate School Rd Parcel:180-4F104-3Bc:\$125,000.00
- Bonavita, Emil J III**--GUARANTEED RATE AFFINITY LLC--Buffalo Twp Sub/Condo:Meadowbrook Manor Lot:204 Street:104 Ekastown Rd Parcel:040-S1-A204:\$268,000.00
- Borkoski, Joseph M**--FREEDOM MTG CORP--Buffalo Twp Sub/Condo:Grandview Ests Plan Lot:19 Street:101 Rambler Dr Parcel:040-S9-A19:\$273,640.00
- Boston, Sean R; Hendry, Dechandra C**--SECRETARY HOUSING & URBAN DEV--Forward Twp Sub/Condo:Meadow Ridge Plan 3 Lot:303 Street:104 Hare Ct Parcel:160-S6-A303:\$10,056.05
- Bramble, Emily; Damazo, Noah**--MOVEMENT MTG LLC--Jackson Twp Sub/Condo:Creekside Manor Tnd 3 Planned Lot:203C Street:134 Affinity Dr Parcel:180-S14-203C:\$250,000.00
- Buchholz, Kenneth R**--WESBANCO BK INC--Jackson Twp Sub/Condo:Toll Gate Farm Plan Lot:1 Street:297 Toll Gate School Road Parcel:180-S5-D1A:\$25,000.00
- Caruso, Shari A**--PNC BK NATL ASSN--Zelienople Boro Street:319 W Grandview Ave Parcel:550-S2-Ad2:\$100,000.00
- Charles, Angela Jo; Charles, Robert B II**--NATIONSTAR MTG LLC DBA--Mars Boro Sub/Condo:Crowe Plan Lot:108 Street:805 Hazel Ave Parcel:450-S1-B107:\$162,000.00
- Cherry, Christine R; Cherry, Thomas J**--WEST PENN FIN SERV CTR INC--Seven Fields Boro Sub/Condo:Canterberry Village Plan Ph 2 Lot:3-R Unit:D Street:131 Hillvue Dr Parcel:505-S1-C3D:\$213,500.00
- Chuba, Joseph T; Chuba, Teresa M**--UNITED WHOLESAL MTG LLC--Adams Twp Sub/Condo:Adams Pointe North Condo Unit:211-1 Street:211 Adams Pointe Blvd Parcel:010-S18-A211/1:\$186,000.00
- Claypoole, Abigail M; Claypoole, Noah Franklyn**--CITIZENS BK NA--Summit Twp Sub/Condo:Campbell Sub 2 Lot:A-I Street:104 Lindsay Ln Parcel:290-2F14-A2/4:\$50,000.00

Craig Robert Campbell and Paige Hanna Carter :202400865

Nathan James Rigby and Caitlyn Leeann Davis :202400868

Mark Louis Sorokacs and Kimberly Elizabeth Flecken :202400867

Jason David Miller and Jessica Mackenzie Galida :202400860

Savanna Lee Knox and Dhar Jessy Hasenflu :202400861

Savannah Joy Pepper and Ryan Mark Hughes :202400862

David Earl Lawson and Diane Lorraine Klavon :202400859

Robert Downing Albrecht Jr and Carolyn Frances Mahnick :202400869

David Lee Passarelli and Annette Lee Maras :202400866

REVOCABLE TRUST NOTICE

The Trustee named below gives notice of the death of Mary H. Ross on February 8, 2024, of Butler County, Pennsylvania.

The said Decedent was the Settlor of the Mary H. Ross Revocable Trust dated January 16, 2017.

The Trustee requests all persons having claims against the Decedent to make known the same in writing to the Trustee or her attorney, and all persons indebted to the Decedent to make payment to her without delay:

Maryann Edwardo, Trustee
901 Providence Court
Valencia, PA 16059

or to:

Edward F. Twomey, Esquire
The Lynch Law Group, LLC
501 Smith Drive, Suite 3
Cranberry Township, PA 16066

BCLJ: Nov. 8, 15 & 22, 2024

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Beauty.By.Bethany.LLC**, and it is to be organized effective November 14, 2024.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: November 22, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

CIVIL DIVISION No. 20-10176/
CP22-20667/ED2230069

FREEDOM MORTGAGE CORPORATION
Plaintiff

v.

RYAN J. TODD; KRISTEN RUGG
Defendant(s)

**NOTICE TO: RYAN J. TODD
KRISTEN RUGG**

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 1957 Oneida Valley Road, Karns City, PA 16041 Being in CONCORD TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 1103F08-15E

Improvements consist of residential property.

Sold as the property of Ryan J. Todd and Kristen Rugg

Your house (real estate) at 1957 Oneida Valley Road, Karns City, PA 16041 is scheduled to be sold at the Sheriff's Sale on March 21, 2025 at 11:00 AM, at the TODD, RYAN, AT A PUBLIC ON-LINE AUCTION FOUND AT, [HTTPS://BUTLER.PA.REALFORECLOSE](https://butler.pa.realforeclose).

COM/, BUTLER, PA 16001, to enforce the Court Judgment of \$190,349.92 obtained by, FREEDOM MORTGAGE CORPORATION (the mortgagee), against the above premises.

BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
TELEPHONE: (724)-841-0130

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

BCLJ: November 22, 2024

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

No. 24-10685

MICHAEL J. KAY, an adult individual, L.D.H., a minor, by and through Megan Haunty and Michael J. Kay, his parents and natural guardians, and K.C.K., a minor, by and through Megan Haunty and Michael J. Kay, his parents and natural guardians, Plaintiffs,

vs.

STEPHEN WINSTEAD and VALERIE HENSEL,
Defendants.

IN RE:MOTOR VEHICLE ACCIDENT OF AUGUST 12, 2022

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, 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 PAPER 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 Prothonotary
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724)284-5214

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724)841-0130

BCLJ: November 22, 2024

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

**NOTICE OF FILING OF
PETITION FOR NAME CHANGE**

In the Matter of MsD. No. 2024-40323

Notice is hereby given that, on November 6, 2024, the Petition of Michael Ray Maciejewski for Change of Name was filed in the above-named court, requesting an Order to change

**Michael Ray Maciejewski to
Michael Ray Macie.**

The Court has fixed the 28th day of January 2025, at 09:45 a.m., in Courtroom 3, Butler County Government Center, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: November 22, 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 January, 2025** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution February 14, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30157

**KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA vs
ANGELA J. BIANCHI, A/K/A ANGELA
BLANCHI, PAUL J BIANCHI**

PROPERTY ADDRESS: 135 JEFFERSON STREET, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 400-S2-D28A-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BORO OF EVANS CITY, (FORMERLY KNOWN AS THE BORO OF EVANSBURG, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING LOT NO. 28 BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE NORTHERLY SIDE OF JEFFERSON STREET, 60 FEET WIDE, WHERE THE PROPERTY HEREIN DESCRIBED INTERSECTS WITH PROPERTY NOW OR FORMERLY OF J. BENN; THENCE FROM SAID POINT OF BEGINNING, NORTH 09 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 60 FEET TO A POINT, THENCE ALONG THE DIVIDING LINE OF LANDS NOW OR FORMERLY OF M. J. CHROSTOWSKI AND THE PROPERTY HEREIN DESCRIBED, NORTH 80 DEGREES 30 MINUTES 07 SECONDS EAST, A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG THE DIVIDING

LINE OF THE HEREIN DESCRIBED PROPERTY AND PROPERTIES NOW OR FORMERLY OF C. S. RABLE AND E. F. KEITH, SOUTH 09 DEGREES 27A MINUTES 07 SECONDS EAST, A DISTANCE OF 60 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION RUNNING ALONG JEFFERSON STREET, 60 FEET WIDE, SOUTH 80 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 60 FEET TO A POINT, THE PLACE OF BEGINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING the same premises which William E. Sales, by Deed dated 3/30/2007 and recorded 4/2/2007 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument Number 200704020007614, granted and conveyed unto Paul J. Bianchi and Angela J. Bianchi, husband and wife, in fee.

Tax Parcel: 400-S2-D28A-0000

Premises Being: 135 Jefferson St, Evans City, PA 16033

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30172

**CITIZENS BANK, N.A. vs
WILLIAM H. CONNER JR**

PROPERTY ADDRESS: 310 EAST PENN STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 564-21-156 TAX I.D. #: 564-21-156

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE FOURTH WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NOW OR FORMERLY OF GEORGE MCCREA; ON THE EAST BY LOT OF LAND NOW OR FORMERLY OF JESSIE CADMAN; ON THE SOUTH BY EAST PENN STREET; AND ON THE WEST BY LOT NOW OR FORMERLY OF IDA MOORE, SAID LOT HAVING A FRONTAGE OF FORTY (40) FEET ON EAST PENN STREET AND EXTENDING NORTH, PRESERVING THE SAME WIDTH, A DISTANCE OF ONE HUNDRED AND

FORTY-SEVEN (147) FEET.

Being known as: 310 EAST PENN STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in William H. Conner Jr by deed from James R. Wright and Cathy L. Wright, Husband and Wife dated August 15, 2023 and recorded September 12, 2023 in Instrument Number 202309120013424.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30167

SELENE FINANCE, LP vs WILLIAM D. CORNELIUS

PROPERTY ADDRESS: 906 NEWCASTLE ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 170-3F80-26B-0000

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING SHOWN ON A SURVEY BY NORTHERN SURVEYORS AND ASSOCIATES, DATED MAY 30, 2023 AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF NEW CASTLE ROAD (S.R. 0422) ON LINE OF LAND NOW OR FORMERLY OF M. TWENTIER, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF GROUND; THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 27°37'33" EAST 212.27' TO A POINT; THENCE NORTH 54°30'27" WEST 45.00' TO A POINT; THENCE NORTH 02°15'27" WEST 600.00' TO A POINT ON LAND NOW OR FORMERLY B. SAWYER; THENCE BY SAID LAND NORTH 89°11'3311 EAST 106.78' TO AN IRON PIN ON LAND NOW OR FORMERLY OF G. RUMBURG. THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 02°15'2711 EAST 599.58' TO AN IRON PIN; THENCE SOUTH 35°47'12711 EAST 63.50' TO AN IRON PIN; THENCE SOUTH 12°30'33" WEST 284.24' TO A POINT IN THE CENTER OF SAID NEW CASTLE ROAD; THENCE BY THE CENTER OF SAID ROAD; NORTH 51°55'14211 WEST 183.06' TO A POINT BEING THE PLACE OF BEGINNING.

CONTAINING 2.35 ACRES MORE OR LESS.

EXCEPTING AND RESERVING all Oil and Gas as conveyed by Deed dated July 9, 2018 and Recorded in the Butler County Recorder of Deeds Office at instrument No. 201807120013870.

BEING THE SAME PREMISES which William R. Martin. Executor of the Estate of Charles Francis Martin a/k/a Charles F. Martin, Deceased Late, by Deed dated 6/1/23 and recorded in the Office of the Recorder of Deeds of Butler County on 6/6/23 in Instrument 202306060007859, granted and conveyed unto William D. Cornelius. PARCEL NO.: 170-3F80-26B-0000.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30171

CASTLE CREEK HOMEOWNERS ASSOCIATION, INC. vs RICHARD DAVIES, CHRISTINE DAVIES, JEFFREY ALAN DAVIES

PROPERTY ADDRESS: 421 BROOKSIDE COURT, SEVEN FIELDS, PA 16046 UPI / TAX PARCEL NUMBER: 505-S1-2B-211

ALL that certain lot or piece of ground situate in the Borough of Seven Fields, County of BUTLER and Commonwealth of Pennsylvania, being Unit/Lot No. 211 in the Phase 2 Lot 2 of the Castle Creek Plan of Lots as recorded in the Recorder of Deeds of BUTLER County, Pennsylvania in Plan Book Volume 163, Page 46-50.

BUTLER COUNTY TAX PARCEL NUMBER: 505-S1-2B-211

Defendants: Richard Davies, Jeffrey Davies & Christine Davies

BCLJ: Nov. 15, 22 & 29, 2024

No. 2023-30044

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs CHRISTIAN DEGUTIS

PROPERTY ADDRESS: 312 LESLIE ROAD, VALENCIA, PA 16059 UPI / TAX PARCEL NUMBER: 230-2F90-38GD-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, being bounded and described as follows:

BEGINNING at a point in the center line of L. R. 10017, known locally as Leslie Road, a 33 foot right of way, said point being common to the northwest corner of lands of now or formerly W. T. Gardner and the northeast corner of the lot herein conveyed; thence South 5° 18' West presently along a tree line and the western line of lands of W. T. Gardner, a distance of 304.20 feet; thence North 85° 42' West along the northern line of lands now or formerly of Paul J. Miller, a distance of 150.02 feet to a point, the southeast corner of a 1.155 acre tract being other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, thence North 5° 18' East along the easterly line of other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, a distance of 305.99 feet to a point in the center of L. R. 10017; thence South 85° 01' East along the center line of L. R. 10017, a distance of 150.00 feet to a point, the place of beginning.

BEING KNOWN AS: 312 LESLIE ROAD
VALENCIA, PA 16059

PROPERTY ID: 230-2F90-38GD-0000
TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN DEGUTIS BY DEED FROM REBECCA L. DEGUTIS, NOW KNOWN AS REBECCA L. LEMON AND CHRIS DEGUTIS DATED 03/03/2017 RECORDED 03/10/2017 INSTRUMENT NO: 201703100005149

TO BE SOLD AS PROPERTY OF:
CHRISTIAN DEGUTIS

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-21403

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY vs
MARK EILER AND THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT**

PROPERTY ADDRESS: 984 CARBON
CENTER ROAD, FENELTON, PA 16034 UPI
/ TAX PARCEL NUMBER: 090-S1-B90000

ALL THAT CERTAIN lot of ground situate in the Village of Fenelton, Clearfield Township (Township erroneously omitted on some

prior recorded documents), Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at the northwesterly comer of said tract herein conveyed: thence along Carbon Center Road, North 87°28' 34" East a distance of 100.00 feet to a point; thence along lands now or formerly of Carson, South 02° 31' 26" East a distance of 200.00 feet to a point; thence along lands now or formerly of Keene, South 87° 28' 34" West a distance of 100.00 feet to a point; thence along lands now or formerly of Carson, North 02° 31' 26" West a distance of 200.00 feet to a point, the place of beginning.

THIS DESCRIPTION is made in accordance with survey dated June 24, 2002, by Bock and Clark registered surveyors, for Philip Michel.

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 ERECTED THEREON A TWO-STORY FRAME AND BRICK DWELLING HOUSE WITH TWO STALL INTEGRAL GARAGE KNOWN AND NUMBERED AS: 984 CARBON CENTER ROAD, FENELTON, PA 16034

PARCEL NO: 090 S1 B90000

BEING THE SAME PREMISES WHICH Philip Michel, by Deed dated June 2, 2017 and recorded June 5, 2017 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, Instrument No. 2017-06050011597, granted and conveyed unto Mark Eiler.

TO BE SOLD AS THE PROPERTY OF MARK EILER ON JUDGMENT NO. 24-10545

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30168**BANK OF AMERICA, N.A. vs
DINA LYNN FLAHERTY, KEVIN P.
FLAHERTY**

PROPERTY ADDRESS: 109 ONTARIO COURT, GIBSONIA, PA 15044 UPI / TAX PARCEL NUMBER: 010-S13-A614-0000 TAX I.D. #: 010-S13-A614-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 614, IN THE TREESDALE-FOUR LAKES NEIGHBORHOOD PHASE 6, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY PENNSYLVANIA, IN PLAN BOOK VOLUME 219, PAGE 11-14.

UNDER AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREESDALE OF RECORD IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK VOLUME 1980 PAGE 251 AS THE SAME MAY BE SUPPLEMENTED OR AMENDED.
Being known as: 109 ONTARIO COURT, GIBSONIA, PENNSYLVANIA 15044.

Title to said premises is vested in Dina Lynn Flaherty and Kevin P. Flaherty, husband and wife, by deed from 1999 Between Trees Development Company, A Pennsylvania Joint Venture General Partnership dated October 27, 1999 and recorded November 10, 1999 in Instrument Number 199911100031984.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30190**PENNSYLVANIA EQUITY RESOURCES,
INC. vs
SHAWN HELLER**

PROPERTY ADDRESS: 224 BOYERS ROAD, HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 220-S1-A2-0000

ALL that certain piece or parcel of land with frame dwelling house thereon erected, situated in Mercer Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the Northeast corner on South

side of public road; thence North eighty-three degrees, twenty-five minutes (83° 2') West along South side of Public Road eighty (80) feet; thence South four degrees, thirty-nine minutes (4° 39') West along other land now or formerly of J.C. Snyder, et ux., one hundred eighty (180) feet to a corner; thence South eighty-three degrees, twenty-five minutes (83° 25') East and parallel with the Northern boundary eighty (80) feet to the Southeast corner of land herein described; thence North four degrees, thirty-nine minutes (4° 39') East along land now or formerly of Isaac one hundred eighty (180) feet to the place of beginning.

BEING known and numbered as 224 Boyers Road, Harrisville, PA 16038

Being the same property conveyed to Shawn M. Heller, a single man who acquired title by virtue of a deed from Ruth A. Klingensmith, a married woman, dated August 31, 2016, recorded September 1, 2016, as Instrument Number 201609010018005, Office of the Recorder of Deeds, Butler County, Pennsylvania.
Parcel No.: 220-S1-A2-0000

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30163**U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
TREEHOUSE SERIES V TRUST vs
SIGNORA L. KIRMEYER**

PROPERTY ADDRESS: 227 WOODLANDS ROAD, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 120-S3-A860000

BEGINNING at a certain point of Township Road T-433, known as Woodland Road, on the Southwest corner of the within described property; thence south 89° 31' 00" West, along the center line of Township T-433, known as Woodland Road. 140.00 feet to a point; thence North 0° 29' 00" West along a lot No. 88 in the Connoquenessing Woodlands Road Plan of Lots, 163.50 feet to an existing pipe: thence North 89° 31' 00" East, along a 40-foot right of way known as Pine Tree Road, 140.00 feet to an existing axle; thence south 0° 29' 00" East along Lot No. 85 in the Connoquenessing Woodlands Plan of Lots, 163.50 feet to a point at the place of beginning.

BEING the same premises, which Mark S.

Sandala and Debra A. Sandala, his wife, by Deed dated November 29, 1985, and recorded in the Official Records of Butler County on November 29, 1985 in Deed Book Volume 1256, Page 0865, conveyed unto William F. Kirmeyer Jr. and Signora L. Kirmeyer.
227 Woodlands Road, Evans City, PA 16033

Tax Parcel Number: 120-S3-A860000
BCLJ: Nov. 15, 22 & 29, 2024

No. 2022-30067

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs
BRAD T. LABARBERA, COLLEEN A. LABARBERA**

PROPERTY ADDRESS: 125 SHADY OAK DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S28-B2180000

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 218 in the BRISTOL CREEK P.R.D. PLAN OF SUBDIVISION PHASE - II & III, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 185, pages 26-28, inclusive.

UNDER AND SUBJECT TO Declaration of Covenants, Conditions and Restrictions Governing Bristol Creek Homeowners Association and Open Space, dated January 9, 1995 and recorded in Record Book 2497, page 292; First Amendment dated October 10, 2000 and recorded at Instrument No. 200010120024136; Second Amendment dated January 11, 2005 and recorded at Instrument No. 200502070003128 and any other Amendments thereto.

BEING THE SAME PREMISES which Anthony A. Poleit and Jeanine C. Poleti, husband and wife, by Dee dated 08/09/2016 and recorded 08/11/2016 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201608110016364, granted and conveyed unto Brad T. Labarbera and Colleen A. Labarbera, husband and wife.

Identified as Lot and Block/ Parcel ID #130-S28-B218 in the Deed Registry Office

of Butler County, Pennsylvania.

Having erected thereon a dwelling known as 125 Shady Oak Drive, Cranberry Township, PA, 16066.
Tax Parcel: 130-S28-B2180000

Premises Being: 125 Shady Oak Drive, Cranberry Township, PA 16066

BCLJ: Nov. 15, 22 & 29, 2024

No. 2017-30047

**DU MORTGAGE CAPITAL, INC. vs
BEVERLEY J MCCANCH**

PROPERTY ADDRESS: 626 RAILROAD STREET, CABOT, PA 16023 UPI / TAX PARCEL NUMBER: 320-S4-A17A-0000

All those certain lots of ground situated in the Village of Marwood, Formerly Delano, Winfield Township, Butler County, Pennsylvania, being bounded and described as follows, to-wit;

On the North by Locust Street: on the East Rail Road Street: on the south by Peach Alley; and on the West by center alley: having a frontage along 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 14,1301.

Parcel Number: 320-S4-A1 7A-0000

Property Address: 626 Railroad Street, Cabot, PA 16023
BEING the same premises which McCurdy N. Cypher and Pearl V, Cypher by Deed dated November 17, 1978 and recorded in the Office of Recorder of Deeds of Butler County on January 4, 1979 at Book 1085, Page 167 granted and conveyed unto George McCanch AND Beverley McCanch. George McCanch departed this life on 07/17/2020.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30184

**THE HUNTINGTON NATIONAL BANK vs
CHARLES DAVID MILLER**

PROPERTY ADDRESS: 174 LIBERTY ROAD, HARMONY, PA 16037 UPI / TAX PARCEL NUMBER: 200-4F127-A6A-0000
TAX I.D. #: 200-4F127-A6A-0000

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

BEGINNING for the same on the West side of the public road running along the east side of the entire tract at a point distant North 15° 39' East, 480.36 feet measured along the west side of said road from land of Ira Rice; thence three new lines: South 88° 30' West, 298.40 feet, North 01°30' West, 136.36 feet, and North 88° 30' East, 340.48 feet to the west side of said public road; thence along the west side thereof South 15° 39' West, 142.70 feet to the place of beginning, containing one (1) acre.

BEING the same property that David W. Miller and Nancy R. Warner, Co-Executors of the Estate of Ruth M. Miller, Deceased, by deed dated January 19, 1999, and recorded in the Office of the Recorder of Deeds of Butler County in RBV 936, Page 0006, granted and conveyed to the Grantors herein.

The improvements thereon being known as 174 Liberty Road, Harmony, Pennsylvania 16037.

Title to said premises is vested in Charles David Miller by deed from Sue E. Miller, n/k/a Sue E. Hockenberry dated October 12, 2018 and recorded November 26, 2018 in Instrument Number 201811260023800.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30191

CAG NATIONAL FUND I LLC vs ESTATE OF VITO MORABITO, DECEASED, LAST RECORD OWNER/MORTGAGOR C/O JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, KEEFE MORABITO, KNOWN HEIR OF VITO MORABITO, UNKNOWN HEIRS, DEVISES AND PERSONAL REPRESENTATIVES OF VITO MORABITO AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, TIMOTHY MORABITO, KNOWN HEIR OF VITO MORABITO

PROPERTY ADDRESS: 207 MIDDLE TRAIL, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-S5-A550000

ALL THAT CERTAIN piece, parcel or lot of land situate in Penn Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Middle Trail in Steppland Plan of Lots No. 2, on line of Lot No. 49 in the same plan of lots; thence South 0° 14' 30" East 77.90 feet to a point in the center line of a twenty (20) foot easement; thence along the center line of said twenty foot easement, South 50° 51' West 160.66 feet to a point; thence North 0° 14' 30" West 178.81 feet to a point in the center line of Middle Trail; thence along the center line of Middle Trail, North 89° 45' 30" East 125 feet to a point, the place of beginning. BEING the Easterly one-half of Lot No. 55 in Steppland Plan No. 2, recorded in the Recorder's Office in and for Butler County in Plan Rack 14, Section 18. the within description is in conformity with a survey made by Greenough, McMahan & Greenough, Inc., R. ES., dated April 2,1956

PARCEL#: 270 S5 A550000

BEING Known As: 207 Middle Trail, Butler, PA 16002

BEING the same premises which William J. Carts and Grace E. Carts, husband and wife, by Deed dated May 6, 1960 and recorded May 6, 1960, in the Recorder's Office of Butler County, Pennsylvania, as Book No. 740, Page 424, granted and conveyed unto Vito C. Morabito, Jr. and Billie J. Morabito, husband and wife.

HAVINGERECTED THEREONADWELLING BEING KNOWN AND NUMBERED AS 207 MIDDLE TRAIL, BUTLER, PENNSYLVANIA 16002, BOOK 740, PAGE 424, PARCEL NUMBER 270-SS-ASS0000

BCLJ: Nov. 15, 22 & 29, 2024

No. 2019-30284

WELLS FARGO BANK, N.A. vs DARON J PFAB

PROPERTY ADDRESS: 3705 GRAHAM SCHOOL ROAD, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S6-DA-2-0000

ALL THAT CERTAIN lot or piece of ground situated in the township of Cranberry, county of Butler and commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the center line of the Graham School road where the same is intersected by the northerly line of land now or formerly of M & E Graham; thence along said Graham line north 85 degrees 54' 10" west distance of 83.98 feet to a point on the easterly right of way line of the Pennsylvania Turnpike; thence along the same north 36 degrees west a distance of 330.52 feet to a point on line of lands now or formerly of E. F. Geyer; thence along the same north 39 degrees 38' east a distance of 177.72 feet to a point; thence continuing along the same north 21 degrees 38' east a distance of 100 feet to a point; thence by a line along line of lands now or formerly of Robert H. Wanker, et ux. South 56 degrees 19' 55" east a distance of 266.69 feet to a point on the center line of Graham School road aforesaid; thence along the same south 24 degrees 20' 30" west a distance of 200.40 feet to a point; thence continuing along the same south 17 degrees 54' 30" west a distance of 59.16 feet to a point; thence continuing along the same south 0 degrees 29' west a distance of 54.88 feet to a point; thence continuing along the same south 19 degrees 29' east a distance of 46.03 feet to the point at the place of beginning.

CONTAINING 2.257 acres according to a survey made by Richard G. Bach and Associates dated June, 1970.

HAVING erected thereon a dwelling house with integral garage.

UNDER AND SUBJECT to any and all oil and gas leases which may have been conveyed by prior instruments of record and also to any rights of way which may have been conveyed by prior instruments of record.

BEING the same premises which Janice Pfab, by Deed dated 08/16/2013 and recorded 02/24/2014, in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201402240003803, granted and conveyed unto Janice Pfab and Daran J. Pfab, mother and son.

AND the said Janice Pfab passed away on or about June 28, 2021, thereby vesting

title of the mortgaged premises solely unto Daran J. Pfab.

Tax Parcel: 130-S6-DA-2-0000
Premises Being: 3705 GRAHAM SCHOOL RD, Cranberry Township, PA 16066

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30148

PENNSYLVANIA HOUSING FINANCE AGENCY vs CHRISTOPHER J. PISOR

PROPERTY ADDRESS: 144 ARMSTRONG AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-4-114A-0000

All that certain tract of land situate in the Third Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows:

On the North 54.91 feet by lot now or formerly Bole; On the East 80 feet by the lot now or formerly Douglas and Jennifer Easley; On the South 68 feet by Armstrong Avenue; On the West 80 feet by now or formerly Theresa Zitman. Being the Southern half of Lot. 68 in the John Negley Plan of Lots.

Parcel No. 563-4-114A-0000

Being the same property which Bryan Byers, unmarried by deed dated March 5, 2020 and recorded on March 10, 2020 at Instrument No. 202003100004904 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Christopher J. Pisor.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30170

CSMC 2020-RPL3 TRUST vs CHRISTINE SANDERSON, TROY BELLIS

PROPERTY ADDRESS: 1008 MADISON AVENUE, EAST BUTLER, PA 16029 UPI / TAX PARCEL NUMBER: 380-S2-A8980000 ALL that certain lot or piece of ground situate in the Borough of East Butler, County of Butler and Commonwealth of Pennsylvania being Lot No. 898 in the Butler Land and Improvement Company's Plot of Lots bounded and described as follows:

BOUNDED on the north by an alley, on the

East by Lot No. 899 in the same plot; on the South by Madison Avenue; and on the West by Lot No. 897 in the same plot, fronting 30 feet on Madison Avenue and extending back by parallel line 120 feet to the alley.

HAVING erected thereon a dwelling. Parcel ID: 380 S2 A8980000

Property Address (for informational purposes only): 1008 Madison Avenue, East Butler, PA 16029

BEING the same premises which James E. Bellis and Colleen F. Bellis, by deed dated February 14, 2007 and recorded February 15, 2007 at Inst. No. 200702150003600 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Troy Bellis and Christine Sanderson, as joint tenants with the right of survivorship, in fee.

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30182

FREEDOM MORTGAGE CORPORATION vs DAVID T. SMILEY, VIRGINIA SMILEY

PROPERTY ADDRESS: 2803 ONEIDA VALLEY ROAD, PARKER, PA 16049 UPI / TAX PARCEL NUMBER: 310-S3-A23 & 310-S3-A24A

ALL THOSE CERTAIN parcels of land situate in Washington Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: BEGINNING at an iron pin on the West side of State Highway Route 38 on line of Lot 25, said point being the Northeastern corner of the tract herein described; thence by the West line of Route 38 South 28° 08' West a distance of 160 feet to an iron pin on the Northern side of a 30 foot driveway; thence along line of said driveway North 61° 52' West a distance of 200 feet to an iron pin on a 30 foot road way; thence along said roadway North 28° 08' East a distance of 160 feet to an iron pin; thence along line of Lot 25 South 61° 51' East a distance of 200 feet to an iron pin on the West side of Route 38, the place of beginning.

BEING Lots 23 and 24 in the Washington Plan of Lots as surveyed by R. L. Pfaff, R. E., in June, 1952.

SECOND: COMMENCING at a point which is located North 61° 52' West a distance of 30 feet from the Southwest corner of Lot No. 23 in the Washington Plan of Lots as surveyed in June, 19 52, by R. L. Pfaff, R. E.; thence along lands of formerly Washington Township School Board, now or formerly Moniteau School District, North 61° 52' West a distance of 272 feet to a point; thence by same North 28° 08' East a distance of 160 feet to a point; thence by same South 61° 52' East a distance of 272 feet to a point; thence along a 30 foot roadway in the Washington Plan of Lots, South 28° 08' West a distance of 160 feet to the place of beginning.

Tax ID/ Parcel No. 310-S3-A23 and 310-S3-A24A

Being the same premises which Haydon L. Grasha and Brittany N. Grasha F/K/A Brittany N. Boring, husband and wife, by Deed dated 07/29/2022 and recorded 08/02/2022, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202208020016644, granted and conveyed unto David T. Smiley and Virginia Smiley, husband and wife, in fee. Tax Parcel: 310-S3-A23-0000; 310-S3-A24A-0000 Premises Being: 2803 Oneida Valley Rd, Parker, PA 16049

BCLJ: Nov. 15, 22 & 29, 2024

No. 2023-30025

FREEDOM MORTGAGE CORPORATION vs TIMOTHY S. STEWART, KATHERIN STEWART

PROPERTY ADDRESS: 1174 BOYERS ROAD, BOYERS, PA 16020 UPI / TAX PARCEL NUMBER: 210-S1-B32

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

BEGINNING AT THE SOUTHWESTERN CORNER AT A POINT; THENCE BY LANDS OF WILLIAM MAYBOLD, FORMERLY, NOW G. VIZLOLT, NORTH 1-1/4 EAST FEET (4) PERCHES TO A POST; THENCE BY LANDS OF SAME AND ALONG MIDDLE OF PUBLIC ROAD, SOUTH 88 DEGREES, NINE AND 11/100 (9.11) PERCHES TO A POST;

THENCE BY LANDS OF J.Z. MORRIS, FORMERLY, NOW BISHOP HUGH C. BOYLE, TRUSTEE, SOUTH 1-1/4 WEST, FIVE AND 15/100 (5.15) PERCHES TO A POST;

THENCE BY RIGHT OF WAY OF S. AND A. R.R., NORTH 79 DEGREES WEST, NINE AND 12/100 (9.12) PERCHES TO THE PLACE OF BEGINNING, CONTAINING ONE- FOURTH OF AN ACRE, MORE OR LESS, WITH DWELLING HOME THEREON ERECTED.

PARCEL ID: 210-S1-B32

BEING THE SAME PREMISES WHICH THOMAS REDDY AND TIMOTHY S STEWART, BY DEED DATED 09/03/2016 AND RECORDED 03/06/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 201703060004734, GRANTED AND CONVEYED UNTO TIMOTHY S STEWART AND KATHERIN STEWART, HUSBAND AND WIFE, IN FEE.

Tax Parcel: 210-S1-B32-0000

Premises Being: 1174 Boyers Road, Boyers, PA 16020

BCLJ: Nov. 15, 22 & 29, 2024

No. 2024-30181

FREEDOM MORTGAGE CORPORATION vs VICTOR J. STIVASON

PROPERTY ADDRESS: 121 SHANAHAN ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S3-C6A-0000

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

BEGINNING at the Southwest corner of the property herein described at a point in the center of a forty-foot street; Thence North 1 deg. 14' West along Lot 7-A two hundred twenty-five (225) feet to lands of Vargo: Thence North 87 deg. 35' East one hundred twenty-five (125) feet; Thence by Lot 5-A in said Plan, South 1 deg. 14' East two hundred twenty-five (225) feet to the center of a forty-foot street; Thence by said Street South 87 deg. 35' West one hundred twenty-five (125) feet to the place of beginning. Containing .64 of an acre and being Lot No. 6-A in the Shanor Manor Plan No. 2 as corrected and

re-recorded in Rack File 9, Page 29.

BEING Parcel No.: 060-S3-C6A-0000

Being the same premises which Bridget L. Pierce, By Deed dated 07/17/2018 and recorded 07/18/2018, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201807180014317, granted and conveyed unto Victor J. Stivason, in fee.

Tax Parcel: 060-S3-C6A-0000 AKA 060 S3 C6A

Premises Being: 121 Shanahan Rd, Butler, PA 16001

BCLJ: Nov. 15, 22 & 29, 2024

Sheriff of Butler County, Michael T. Slupe