

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: Carol DeMayo
a/k/a: Carol A DeMayo**

Late of: West Sunbury PA
Administrator: Michael DeMayo
613 Mahood Rd
West Sunbury PA 16061

BCLJ: January 20, 27 & February 3, 2023

Estate of: Zelma Marie Fisher

Late of: Butler Township PA
Executor: Dawn Oesterling
176 Church Rd
Slippery Rock PA 16057

BCLJ: January 20, 27 & February 3, 2023

Estate of: Gary L Fleegeer Sr

Late of: Connoquenessing Township PA
Executor: Judith Ann Fleegeer
145 Doctor Lane
Renfrew PA 16053
Attorney: Andrew M Menchky Jr
Stepanian & Menchky LLP
222 South Main Street
Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

**Estate of: Jason D Foster
a/k/a: Jason Douglas Foster**

Late of: Prospect PA
Administrator: Sheigh Brooke Foster
122 Church Street
Prospect PA 16052
Attorney: Nicole L Thurner
Bench Law Limited
240 Executive Drive Unit 1813
Cranberry Twp PA 16066

BCLJ: January 20, 27 & February 3, 2023

Estate of: George E France

Late of: Jefferson Township PA
Administrator: James E France
28 Penntowne Drive
Irwin PA 15642
Attorney: Taylor J Johns
Coulter & May PC
3824 Northern Pike Suite 801B
Monroeville PA 15146

BCLJ: January 20, 27 & February 3, 2023

Estate of: Linda G Hershey

Late of: Adams Township PA
Executor: David L McCullough
2024 Jamestown Court
Valencia PA 16059
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Glenn W Jones

Late of: Cranberry Township PA
Executor: Warren E Jones
732 Gallion Ave
Pittsburgh PA 15226
Executor: Albert E Jones
110 McGuire Road
Sewickley PA 15143
Attorney: Michael A Nahas
Law Office of Michael A Nahas
1631 Nolo Way
Pittsburgh PA 15206

BCLJ: January 20, 27 & February 3, 2023

Estate of: Arthur L Kearns

Late of: Penn Township PA
Executor: John D Kearns
106 Smith Road
Renfrew PA 16053
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Edith L Nuss**a/k/a: Edith Lorraine Nuss**

Late of: Butler Township PA
 Executor: Matthew S Nuss
 207 Oliver Drive
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Michael L Pedicone**a/k/a: Mike Pedicone****a/k/a: Michael Pedicone**

Late of: Harrisville PA
 Administrator: Guy Pedicone
 236 Haymont Drive
 Gibsonia PA 15044
 Attorney: John Linkosky
 John Linkosky & Assoc
 715 Washington Ave
 Carnegie PA 15106

BCLJ: January 20, 27 & February 3, 2023

Estate of: David L Raimondi

Late of: Butler Township PA
 Administrator: Sue Ann Raimondi
 101 W McQuiston Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Beverly F Shaffer**a/k/a: Beverly Jean Shaffer**

Late of: Cranberry Township PA
 Executor: Linda A Shaffer
 138 Dorsch Drive
 Cranberry Twp PA 16066
 Attorney: Lawrence P Lutz
 Lutz & Pawk
 The Morgan Center Bldg
 101 East Diamond St Suite 102
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Ralph A Stanisky

Late of: Clinton Township PA
 Executor: Virginia M Stanisky
 117 Rachel Drive
 Saxonburg PA 16056
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Donald Lee Thompson**a/k/a: Donald Thompson****a/k/a: Donald L Thompson**

Late of: Marion Township PA
 Executor: Janice Berry
 518 Boyers Road
 Harrisville PA 16038
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: January 20, 27 & February 3, 2023

Estate of: Joseph Jennings Valensky**a/k/a: Joseph Valensky****a/k/a: Joseph J Valensky**

Late of: Franklin Township PA
 Administrator: Kirstin M Valensky
 210 Rieger Road
 Butler PA 16001
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: January 20, 27 & February 3, 2023

Estate of: Grace F Wargo**a/k/a: Grace Falatic Wargo**

Late of: Valencia PA
 Executor: William Scott Wargo
 2814 Autumnwood Drive
 Glenshaw PA 15116
 Attorney: Harold A English
 H A English and Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101

BCLJ: January 20, 27 & February 3, 2023

SECOND PUBLICATION**Estate of: Pearl E Beach
a/k/a: Pearl E Jennewine
a/k/a: Pearl Estella Beach**

Late of: Clinton Township PA
 Executor: Karen Renee Allerton
 8977 Knoll Street
 Allison Park PA 15101
 Attorney: Jay R Hagerman
 Abernethy & Hagerman, LLC
 4927 William Flinn Hwy
 Allison Park PA 15101

BCLJ: January 13, 20, 27, 2023

Estate of: Albert Richard DeFoggi

Late of: Butler Township PA
 Administrator: Ann Marie Garing
 178 Garing Road
 Chicora PA 16025
 Administrator: Renee Brittner
 108 Renfrew Road
 Renfrew PA 16053
 Administrator: Brian DeFoggi
 561 Whitestown Road
 Butler PA 16001
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

**Estate of: Sharon L Depenhart
a/k/a: Sharon Lee Depenhart**

Late of: Clay Township PA
 Administrator C.T.A.:
 Richard James Wagner Sr
 208 East State Street
 West Sunbury PA 16061
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

Estate of: Joseph DiBiase

Late of: Butler Township PA
 Executor: Gregory DiBiase
 2001 Sir Patrick Drive
 McDonald PA 15057
 Attorney: Mark Gubinsky
 1195 Washington Pike
 Bridgeville PA 15017

BCLJ: January 13, 20, 27, 2023

Estate of: Bernice Divers

Late of: Concord Township PA
 Executor: Walter L Divers
 147 S Argyle Street
 Petrolia PA 16050
 Attorney: Joseph M Kecskemethy
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

**Estate of: Robert R Fiechuk
a/k/a: Robert Richard Fiechuk**

Late of: Butler Township PA
 Executor: Frances Ellen Schaffer
 120 Fiechuk Lane
 Butler PA 16001
 Attorney: Amy D Rees Esquire
 Sechler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066

BCLJ: January 13, 20, 27, 2023

Estate of: Leslie R Frantz

Late of: Clinton Township PA
 Executor: Wendy D Frantz
 288 Brewer Road
 Saxonburg PA 16056
 Attorney: Andrew M Menchky Jr
 Stepanian & Menchky LLP
 222 South Main Street
 Butler PA 16001

BCLJ: January 13, 20, 27, 2023

Estate of: Richard J Harris Jr

Late of: Mars PA
Executor: Robert J Harris
409 Lincoln Avenue Apt 3
PO Box 201
Mars PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: January 13, 20, 27, 2023

Estate of: Guy M Rider

Late of: Concord Township PA
Executor: Margaret G Rider
114 Rider Road
Chicora PA 16025
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

BCLJ: January 13, 20, 27, 2023

**Estate of: Robert M Schindler
a/k/a: Robert Michael Schindler**

Late of: Adams Township PA
Executor: Karen L Schindler
515 Jennifer Lane
Gibsonia PA 15044
Attorney: Shannon L Crew
Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Avenue 22nd Flr
Pittsburgh PA 15222

BCLJ: January 13, 20, 27, 2023

Estate of: Lawrence Elmer Sloan

Late of: Connoquenessing Township PA
Executor: Ernest Oesterling
4133 Highland Avenue
Butler PA 16001
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: January 13, 20, 27, 2023

THIRD PUBLICATION

**Estate of: John L Bracken
a/k/a: John Lloyd Bracken**

Late of: Adams Township PA
Executor: PNC Bank National Association
c/o Lisa L. Masi, PNC Bank, NA
901 State Street
Erie PA 16501
Attorney: Samuel J Goncz
Dentons Cohen & Grigsby PC
625 Liberty Avenue 7th Fl
Pittsburgh PA 15222

BCLJ: January 6, 13, 20, 2023

Estate of: Owen Thomas Haney Jr

Late of: Butler PA
Administrator: Anthony L Rosner Esquire
1300 Clay Pike
North Huntington PA 15642
Attorney: Anthony L Rosner
1300 Clay Pike
North Huntington PA 15642

BCLJ: January 6, 13, 20, 2023

**Estate of: John Randall Link
a/k/a: John Link
a/k/a: John R Link**

Late of: Orange County Florida
Ancillary Ancillary Executor: Paula Link
9959 Kilgore Road
Orlando FL 32836
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: January 6, 13, 20, 2023

Estate of: Robert C West

Late of: Cranberry Township PA
Executor: Deborah L West
425 Roebbling Ct
Cranberry Twp PA 16066
Attorney: Claire Johnson Saenz LLC
1000 Brooktree Rd Suite 209
Wexford PA 15090

BCLJ: January 6, 13, 20, 2023

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

IN THE MATTER OF: Ms.D. 2023-40001
Notice is hereby given that, on the 4th day of January, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Tina M Wolney** to Tina M Piazza.

The Court has fixed the 4th day of April, 2023, at 9:45 A.M., in Court Room number 3, in the Butler County Courthouse, 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: January 20, 2023

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

IN THE MATTER OF: Ms.D. 2022-40384
Notice is hereby given that, on the 19th day of December, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Alexander James Foster** to Kiona Alexis Cossell.

The Court has fixed the 14th day of February, 2023, at 9:45 A.M., in Court Room number 3, in the Butler County Courthouse, 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: January 20, 2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No.295, effective March 16, 1983, as amended, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 4th day of January, 2023, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **Strutz International** with its principal place of business at 440 Mars Valencia Road, Valencia, PA 16059.

The name(s) and address(es) of the person(s) owning or interested in said business is (are): Carl Strutz & Company, Inc. 440 Mars Valencia Road, Mars, PA 16046.

BCLJ: January 20, 2023

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 March 2023** 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 April 14, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: January 13, 20, 27, 2023

No. 2022-30149

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
vs
ASHLEY L CONCELMAN

PROPERTY ADDRESS: 235 CONNOQUENESSING DRIVE, EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 120-S4-A394, A395, A396, A397

ALL THOSE CERTAIN OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER. AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. 394, 395, 396, & 397 IN THE CONNOQUENESSING WOODLANDS LANDS PLAN OF LOTS, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 45. PAGE 1.

BEING KNOWN AS: 235 CONNOQUENESSING DRIVE, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 120-S4-A394, 120-S4-A395,120-S4-A396,120-S4-A397

BEING THE SAME PREMISES WHICH SHAWN A/ KENNEDY AND ELIZABETH A. FLINT NOW KNOWN AS ELIZABETH A

FLINT-KENNEDY, HUSBAND AND WIFE BY DEED DATED 3/24/2009 AND RECORDED 4/7/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #200904070006866, GRANTED AND CONVEYED UNTO ASHLEY L. CONCELMAN.

BCLJ: January 13, 20, 27, 2023

No. 2022-30151

PNC BANK, NATIONAL ASSOCIATION
vs
ROBERT J. EMMINGER, AS ADMINISTRATOR OF THE ESTATE OF FRANCIS R. HORNE

PROPERTY ADDRESS: 312 CHEROKEE DRIVE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 060-S13-A57-0000

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being all of Lot No. 57 in the Timberley Heights Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 22, Page 17.

BEING known and numbered as 312 Cherokee Drive, Butler, PA 16001

Being the same property conveyed to Francis R. Horne who acquired title by virtue of a deed from Ronald C. Kienzle, Executor under the Last Will and Testament of Kimberly J. Kienzle, f/k/a Kimberly J. Hutchinson, deceased, and Ronald C. Kienzle, single, in his individual capacity, dated September 19,2016, recorded October 19,2016, at Instrument Number 201610190021858, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-S13-A57-0000

BCLJ: January 13, 20, 27, 2023

No. 2022-30158

THIRD FEDERAL SAVINGS & LOAN ASSOCIATION OF CLEVELAND
vs
STEPHEN J. GEIBEL, CARA L. GEIBEL

PROPERTY ADDRESS: 202 SHADY AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-B28-000

ALL THAT CERTAIN lot, piece or parcel of land situate in Township of Butler, Butler County, Pennsylvania, more particularly bounded and described as follows:

ALL THAT CERTAIN TWO PIECES, PARCELS OR TRACTS OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: FIRST: ON THE NORTH BY BOUNDARY STREET; ON THE EAST BY LOT NO. 29 IN THE SAME PLAN OF LOTS; ON THE SOUTH BY SHADY AVENUE; AND ON THE WEST BY LOT NO. 27 IN THE SAME PLAN OF LOTS. BEING LOT NO. 28 IN THE BUTLER HIGHFIELD PLAN OF LOU. HAVING THEREON ERECTED A ONE STORY FRAME DWELLING SECOND: ON THE NORTH BY BOUNDARY STREET; ON THE EAST BY LOT NO. 29B; ON THE SOUTH BY SHADY AVENUE; AND ON THE WEST BY LOT NO. 28. BEING LOT NO. 29A IN THE BUTLER HIGHFIELD PLAN OF LOTS. BEING PART OF THE SAME PREMISES CONVEYED TO GRANTOR BY DEED OF JAMES P. KALINA, ADMINISTRATOR OF THE ESTATE OF GEORGE J. KALINA, DECEASED, DATED SEPTEMBER 18, 1997, AND RECORDED AT BUTLER COUNTY INSTRUMENT NO. 199709180021930. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. BEING THE SAME PREMISES CONVEYED TO STEPHEN J. GEIBEL FROM JAMES P. KALINA BY DEED DATED 8/4/2017, AND RECORDED ON 9/5/2017, DOCUMENT 201709050018839, IN BUTLER COUNTY, PA.

Commonly known as 202 Shady Avenue, Butler, PA 16001

Being Parcel No. 055-28-B28-0000

BEING the same premises which James P. Kalina, by Deed dated 08/04/2017, and recorded 09/05/2017, in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201709050018839 granted and conveyed unto Stephen J. Geibel, in fee.

HAVING erected thereon a Single Family Dwelling known as 202 Shady Avenue,

Butler, PA 16001.

BCLJ: January 13, 20, 27, 2023

No. 2022-30152

PENNYMAC LOAN SERVICES LLC vs

JONATHON M. MONFREDI, JULIE A. MONFREDI

PROPERTY ADDRESS: 1202 POINTE VIEW DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S18-B14B-0000

All that certain lot or parcel of ground situate in Township of Adams , County of Butler, and Commonwealth of Pennsylvania, being known as Lot 14B as shown on the Plan entitled "Adams Pointe - PRD Amendment No. 12 - Lots 8 & 14", recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 353, page 48. Being Parcel No.: part of 10-S18-B14. Having erected thereon a dwelling known as 1202 Pointe View Drive, Mars, PA 16046. And Being the same property conveyed to NVR, Inc., a Virginia Corporation by Deed recorded as Instrument Number 20151 2140027232 in the Office of the Recorder of Deeds Butler County, Pennsylvania.

BEING THE SAME PREMISES which NVR Inc., a Virginia Corporation, by Deed dated 3/24/2016 and recorded in the Office of the Recorder of Deeds of Butler County on 4/4/2016 in Deed Book Volume , Page , granted and conveyed unto Jonathon M. Monfredi and Julie A Monfredi.

ARCEL NO.: 010-S18-B14B-0000.

BCLJ: January 13, 20, 27, 2023

No. 2022-30155

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

EDWARD O'SCHE, GEORGENE O'SCHE

PROPERTY ADDRESS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI/ TAX PARCEL NUMBER: 130-S9-A216-0000

LAND SITUATED IN THE TOWNSHIP OF CRANBERRY IN THE COUNTY OF BUTLER IN THE STATE OF PA

BEING LOT NO. 216 IN THE MANOR LINE PLAN OF LOTS NO. 2, AS THE SAME IS RECORDER'S OFFICE IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE 60 AT PAGE 5.

BEING KNOWN AS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S9-A216-0000

BEING THE SAME PREMISES WHICH BY DEED DATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO .

BCLJ: January 13, 20, 27, 2023

No. 2022-30150

THE HUNTINGTON NATIONAL BANK
vs
KAYLA SARGESON, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DORIS J. BRASHEARS, AKA DORIS J. SKINNER, HANNAH SARGESON, KNOWN HEIR OF DORIS J. BRASHEARS, DECEASED, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DORIS J. BRASHEARS, AKA DORIS J. SKINNER

PROPERTY ADDRESS: 455 JEFFERSON STREET. EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 400-S2-F10-0000

The following lands and property, together with all improvements located thereon, lying in Evans City Borough, Butler County, PA to-wit:

Beginning at a point on the Northerly side of Jefferson Street, 60 feet wide, where said point is intersected by the dividing line between land herein described and land now or formerly of W. Lotz; thence along said dividing line north 05 degrees 30 minutes 00 seconds East a distance of 150.00 feet to a point on the Southerly side of Butler Alley, thence along said side of Butler Alley, South 84 degrees 30 minutes 00 seconds East, a distance of 50.00 feet to a point; thence from

said point south 05 degrees 30 minutes 00 seconds West a distance of 150.00 feet to a point on the Northerly side of Jefferson Street; thence along said side of Jefferson Street, North 84 degrees 30 minutes 00 seconds West A distance of 50.00 feet to a point at the place of beginning.

BEING known and numbered as 455 Jefferson Street, Evans City, PA 16033

Being the same property conveyed to Doris J. Brashears who acquired title by virtue of a deed from Doris J. Skinner, a single person, dated August 14, 2012, recorded August 20,2012, at Instrument Number 201208200023689, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 400-S2-F10-0000

BCLJ: January 13, 20, 27, 2023

No. 2022-30132

CARRINGTON MORTGAGE SERVICES, LLC
vs
MICHAEL R SKILES, MICHAEL SILES, MELISSA E SKILES, MELISSA STEWART

PROPERTY ADDRESS: 201 KYLE ROAD, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-2F79-290000

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN MIDDLESEX TOWNSHIP, BUTLER COUNTY, AS MORE PARTICULARLY DESCRIBED IN A LOT LINE REVISION OF THE GEORGE SHAFFER PROPERTY WHICH IS OF RECORD IN PLAN BOOK VOLUME 272, PAGE 37 OF THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF KYLE ROAD, A 33' WIDE TOWNSHIP ROAD, AT THE INTERSECTION ON THE NORTHERN BOUNDARY OF PROPERTY NOW OR FORMERLY OF HALLOCK, AND PROPERTY NOW OR FORMERLY OF JACK LEON SHAFFER, THROUGH THE CENTER LINE OF KYLE ROAD, NORTH 31° 46" 44' WEST 164.77 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF A RIGHT OF WAY FOR THE CORACE

PLAN OF SUBDIVISION OF RECORD IN PLAN BOOK VOLUME 162, PAGE 11, THENCE CONTINUING ALONG THE SAID BOUNDARY LINE NORTH 88° 42" EAST 217.8 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF SHAFFER; THENCE ALONG SAID SHAFFER LAND SOUTH 1° 18" EAST, 72.60 FEET TO A POINT; THENCE NORTH 85° 42" EAST, 200 FEET TO A POINT ON LINE OF LANDS TO BE CONVEYED TO WILLIAM B. SHAFFER AND DEBORAH SHAFFER, HIS WIFE; THENCE CONTINUING ALONG SAID LAND SOUTH 1° 18" EAST, 75.40 FEET; THENCE SOUTH 31° 15" 22' WEST, 116.22 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF SUTTON; THENCE CONTINUING ALONG SAID LAND NORTH 32° 8" 17' WEST, 141.32 FEET TO A POINT ON THE NORTHEASTERN BOUNDARY OF PROPERTY NOW OR FORMERLY HALLOCK; THENCE CONTINUING ALONG SAID LAND SOUTH 83° 42" 43' WEST 200 FEET TO A POINT ON THE CENTER LINE OF KYLE ROAD AT THE PLACE OF BEGINNING.

Parcel No. 230 2F79 29000

BEING the same premises which HSBC Mortgage Services, Inc. by Deed dated 3/13/2008 and recorded 3/28/2008 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 200803280006408, granted and conveyed unto Michael R. Skiles and Melissa A. Skiles, husband and wife.

BCLJ: January 13, 20, 27, 2023

Sheriff of Butler County, Michael T. Slupe

Lawyers Concerned for Lawyers

Confidential Services, Support & Information

Since 1988, we have discreetly assisted thousands of lawyers, judges, their family members and law students struggling with:

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Additional informational materials can be found under the Resources link.

<https://www.lclpa.org/>

Our toll-free Helpline is answered live 24 hours a day, 365 days a year.

100% Confidential Helpline:

1-888-999-1941