

**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: Patrick Bender Jr.**

Late of: Butler PA  
 Administrator: Brittney Lynn Bender  
 21 Lumar Village Apt C  
 Butler PA 16001  
 Attorney: Michele P Conti  
 Conti Law  
 7880 Steubenville Pike  
 Oakdale PA 15071  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Warren R Cooley**

Late of: Charleston,  
 Kanawha County, West Virginia  
 Ancillary Administrator C.T.A.:  
 Peggy Pritt-Cooley  
 465 Silver Maple Ridge 2  
 Charleston WV 25306  
 Attorney: Brocton G Skeen  
 The Skeen Firm PLLC  
 6 S Main St Suite 210  
 Washington PA 15301  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: James P Diethorn  
a/k/a: James Paul Diethorn**

Late of: Seven Fields PA  
 Executor: Adam J Diethorn  
 405 Castle Creek Drive  
 Seven Fields PA 16046  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 382 N Pike Road  
 Sarver PA 16055  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Thomas William Heckert****a/k/a: Thomas Heckert****a/k/a: Thomas W Heckert**

Late of: Middlesex Township PA  
 Administrator: Mac Purvis Jr  
 114 Sylvan Springs Lane  
 Valencia PA 16059  
 Attorney: Philip D Luciano II

Abernethy & Hagerman LLC  
 4927 William Flinn Hwy  
 Allison Park PA 15101  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Jean M Matonak**

Late of: Butler Township PA  
 Executor: Cynthia A Miller  
 1245 Lake Vue Drive  
 Butler PA 16002  
 Attorney: Kurt S Rishor  
 Rishor Simone  
 101 East Diamond Street Suite 208  
 Butler PA 16001  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Kay C McLafferty**

Late of: Butler Township PA  
 Executor: Robert C McLafferty  
 139 Remil Drive  
 Butler PA 16001  
 Attorney: Kyrie A. Lokhaiser Esq  
 Stepanian & Menchyk LLP  
 222 S. Main St.  
 Butler PA 16001  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Patricia J Noble**

Late of: Butler Township PA  
 Executor: Richard E Noble Jr  
 137 Arlee Ave  
 Butler PA 16001  
 Attorney: Julie C McCormick CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Maryann W Wallace**

Late of: Lancaster Township PA  
 Executor: Raymond G Wild  
 234 Old Hickory Road  
 Zelenople PA 16063  
 Executor: Lisa Wild McLeod  
 154 Liberty Road  
 Harmony PA 16037  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063  
 BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: William H Watson Jr**

Late of: Connoquenessing PA  
 Executor: Ida Mae Cooper  
 1042 Springfield Court  
 Renfrew PA 16053  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street

Butler PA 16001  
BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Priscilla B Wood**

Late of: Seven Fields PA  
Executor: Julia W Coleman  
108 Aspen Lane  
Seven Fields PA 16046  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066  
BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Mary S Worthington**

Late of: Slippery Rock PA  
Executor: Paula R Worthington  
5621 South Woodlawn Avenue  
Chicago IL 60637  
Attorney: Kevin F Israel  
Meyer Unkovic & Scott LLP  
535 Smithfield St #1300  
Pittsburgh PA 15222  
BCLJ:Sept. 20, 27 & Oct 4, 2024

**Estate of: Rosemary Zerr**

Late of: Adams Township PA  
Executor: John W Zerr  
205 Southview Road  
Pittsburgh Pa 15237  
BCLJ:Sept. 20, 27 & Oct 4, 2024

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**SECOND PUBLICATION**

**Estate of: Margaret Abulencia**

**a/k/a: Margaret M Abulencia**

**a/k/a: Margaret O Abulencia**

Late of: Center Township PA  
Executor: Julia Ivancik  
111 Mar Vel Drive  
Butler PA 16001  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Norman J Brozenick Sr**

Late of: Cranberry Township PA  
Executor: Norman J Brozenick Jr  
29 Rockwood Road  
Pensacola FL 32514  
Attorney: Emily N Masotto  
Sechler Law Firm LLC  
20206 Route 19, Suite 300  
Cranberry Twp PA 16066  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Randy J Burkett**

Late of: Connoquenessing PA  
Executor: Gregory L Burkett  
6492 Pleasant Dr  
Warren PA 16365  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Anne C Clark**

Late of: Summit Township PA  
Executor: Ann Marie Monnie  
149 Doctor Lane  
Renfrew PA 16053  
Attorney: Thomas J May  
Dillon, Mccandless, King, Coulter &  
Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Betty J Collins**

**a/k/a: Betty Jane Collins**

Late of: Slippery Rock Township PA  
Executor: Dorsey B Davis Jr  
302 Holly Lane  
Grafton WV 26354  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: John Maurer Jr**

**a/k/a: Jack M Maurer**

Late of: Cranberry Township PA  
Executor: Mark A Maurer  
204 Jaclyn Drive  
Cranberry Twp PA 16066  
Attorney: Harold A English  
H A English and Associates PC  
4290 William Flinn Hwy Suite 200  
Allison Park PA 15101  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: William Douglas Miller**

**a/k/a: Bill Miller**

Late of: Cranberry Township PA  
Administrator: Marian M Miller  
309 Cottingham Circle  
Cranberry Twp PA 16066  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Clyde D Mills Jr**

Late of: Valencia PA

Executor: Douglas J Mills  
730 Sienna Drive  
Cumming GA 30040  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Michael E Moreland**

Late of: Cranberry Township PA  
Executor: Barbara A Moreland  
415 Hidden Meadow Dr  
Cranberry Twp PA 16066  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Denise N Noblit**

Late of: Clay Township PA  
Administrator: Erica L Thompson  
1925 Mendocino Lane  
Port Orange FL 32128  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Earl P Nudi Jr****a/k/a: Earl Paul Nudi Jr**

Late of: Cranberry Township PA  
Executor: Kimberly Ann Quinn  
1612 Porter St  
Conway PA 15027  
Attorney: David C Moran  
Moran & Moran PC  
3000 Stonewood Drive  
Wexford PA 15090  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Patricia L Outrakis****a/k/a: Patricia Outrakis**

Late of:  
Ocala Marion County Florida  
Executor: Rosanna O Barker  
11379 Sw 57th Ave  
Ocala FL 34476  
Attorney: Amy E Molloy  
Molloy Law LLC  
15 Woodland Center Dr PO Box 687  
Grove City PA 16127  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Howard F Stoeckel****a/k/a: Howard Frank Stoeckel****a/k/a: Howard Stoeckel**

Late of: Hilliards PA  
Executor: Karen E Stoeckel

122 McClellan Ave  
Hamilton NJ 08610-6046  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Shirley A Thompson**

Late of: Adams Township PA  
Executor: Debra L Jones  
637 Spring Street  
PO Box 195  
Mars PA 16046  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: Timothy L Trockenbrot Jr**

Late of: Lancaster Township PA  
Administrator: Karen L Wahl  
647 Scott Ridge Road  
Harmony PA 16037  
Attorney: Mark J Krauland  
912 Western Ave  
Pittsburgh PA 15233  
BCLJ:Sept. 13, 20 & 27, 2024

**Estate of: John Joseph Vrana****a/k/a: John J Vrana**

Late of: Jackson Township PA  
Executor: Emily J Vrana  
800 Fairgate Drive  
Wexford PA 15090  
Executor: Morgan A Vrana  
370 Wheelers Farm Rd  
Milford CT 06461  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ:Sept. 13, 20 & 27, 2024

**THIRD PUBLICATION****Estate of: Clifford E Beers**

Late of: Callery PA  
Administrator: Mark P Beers  
118 Blackshire Road  
Butler PA 16001  
Attorney: Heather M Papp-Sicignano  
Sweeney Law Offices  
20581 Route 19 Suite 1  
Cranberry Township PA 16066  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: William G Douthett III**

Late of: Butler Township PA  
Executor: David A Douthett  
29 Treeline Drive  
Charles Town Wv 25414  
Attorney: Jack W Cline  
Stranahan Stranahan Cline  
101 South Pitt Street PO Box 206  
Mercer PA 16137  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Gregg Steven Haas**

Late of: Cranberry Township PA  
Administrator: Steven Haas  
159 Fox Run Road  
Cranberry Twp PA 16066  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Alberta L Hoover**

Late of: Winfield Township PA  
Executor: James W Hoover  
105 Stokes Road  
Freeport PA 16229  
Attorney: Andrew J Sacco  
Steiner Sacco Law  
160 N McKean Street  
Kittanning PA 16201  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Frank L Lapa**

Late of: Mercer Township PA  
Executor: Lisa Lapa Terlinden  
334 Frampton Rd  
Harrisville PA 16038  
Attorney: Lewis P McEwen  
McEwen Law Firm  
220 West Pine Street PO Box 510  
Grove City PA 16127  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Frances D Nichol**

Late of: Karns City PA  
Executor: Crystal A Zedreck  
806 E Slippery Rock Road  
Chicora PA 16025  
Executor: Julie L Cranmer  
158 Petrolia Street  
Karns City PA 16041  
Attorney: Michael D Gallagher  
Gallagher Law Group  
110 East Diamond Street Suite 101  
Butler PA 16001  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Frank C Palermo**

Late of: Center Township PA

Executor: Gerrie L Palermo  
5123 McCandless Road  
Butler PA 16001

**Estate of: John Parison Jr  
a/k/a: John C Parison Jr**

Late of: Clinton Township PA  
Executor: Barbara J Bastian  
503 Holly Court  
Saxonburg PA 16056  
Executor: John C Parison III  
1207 Springhill Rd  
Natrona Heights PA 15065  
Attorney: Lynn M Patterson  
Stock & Patterson  
1202 Oakridge Dr  
Butler PA 16001  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Louis R Reges**

Late of: Oakland Township PA  
Executor: Cynthia A Martsof  
495 Oneida Valley Road  
Butler PA 16001  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Andrew Charles Shaffer****a/k/a: Andrew Shaffer****a/k/a: Andrew C Shaffer**

Late of: West Liberty PA  
Administrator: Christine V Shaffer  
124 Slippery Rock Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Jon Bradford Snyder**

Late of: Cranberry Township PA  
Executor: Nancy Elizabeth Stiles Snyder  
121 Bucks Road  
Cranberry Twp PA 16066  
Attorney: Peter J Pietrandrea  
Pietrandrea Law Office  
1309 Freedom Road  
Cranberry Twp PA 16066  
BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Eugene R Valerio****a/k/a: Eugene Valerio****a/k/a: Eugene Ronald Valerio**

Late of: Center Township PA  
Administrator: Kyle Valerio  
108 Cornell Drive

Butler PA 16001  
 Administrator: Anthony Valerio  
 121 Cornell Drive  
 Butler PA 16001  
 Attorney: Margaret C Abersold  
 200 Hickory Lane  
 Valencia PA 16059  
 BCLJ:Sept. 6, 13 & 20, 2024

**Estate of: Patricia Valerio**  
**a/k/a: Patricia L Valerio**  
**a/k/a: Pat Valerio**  
**a/k/a: Patricia Lee Valerio**

Late of: Center Township PA  
 Administrator: Kyle R Valerio  
 108 Cornell Drive  
 Butler PA 16001  
 Administrator: Anthony Valerio  
 121 Cornell Drive  
 Butler PA 16001  
 Attorney: Margaret C Abersold  
 200 Hickory Lane  
 Valencia PA 16059  
 BCLJ:Sept. 6, 13 & 20, 2024

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**MORTGAGES**  
**RECORDINGS ARE VERIFIED**  
**THROUGH**  
**July 27 - August 2, 2024**

**A M B E Grocery Corp; Ambe Grocery Corp; Mars Realty Acquisitions Llc; Patel, Dhavalkumar; Patel, Zeelkumari--HANOVER COMMUNITY BK--Cranberry Twp Sub/Condo:Crescent Unit:43 Street:311 East Lake Street Parcel:130-S47-A43:\$1,690,000.00**

**Aippersbach, Camille; Aippersbach, Dale--CITIZENS BK NA--Center Twp Sub/Condo:Timberidge Plan Ph Vi Lot:69 Street:112 Dakotah Dr Parcel:060-S19-A69:\$320,000.00**

**Baker, Deborah A; Baker, Gilbert O--HOWARD HANNA MTG SERVS--Center Twp Sub/Condo:Callahan Plan Lot:11 Street:101 Shanahan Road Parcel:060-S3-B11:\$228,000.00**

**Barron, Bryan Matthew; Damico, Danielle Marie; Housing & Urban Dev--SECRETARY HOUSING & URBAN DEV--Lancaster Twp Sub/Condo:Arden Wood Amend 23 Plan Lot:736A Street:764 Oliver Street Parcel:200-S7-B736A:\$9,711.64**

**Bedrock Glacial Llc--NEXTIER BK NA--Muddycreek Twp Parcel:240-4F137-1:\$227,500.00**

**Beegle, Elaine S--FIRST NATL BK PA--Cranberry Twp Sub/Condo:Glen Eden Ph 111-C Multi Famil Lot:7-C (Amend Unit:7C2**

Street:515 Sunrise Dr Parcel:130-S18-F7B:\$50,000.00

**Bernini, Mary Jo a/k/a; Bernini, Mary Joanne a/k/a; Bernini, Robert K--ROCKET MTG LLC--Cranberry Twp Sub/Condo:Highland Village Purd Ph I Pla Lot:124 Street:120 Village Dr Parcel:130-S21-A124:\$320,000.00**

**Bernstein, Jennifer a/k/a; Koch, Jennifer L a/k/a--UTILITIES EMP CRED UN--Cranberry Twp Sub/Condo:Bristol Creek Prd Ph II Lot:227 Street:105 Shady Oak Dr Parcel:130-S28-B227:\$17,000.00**

**Best, Ashley R; Best, Tony E--FREEDOM MTG CORP--Center Twp Lot:C Street:124 W Brewster Rd Parcel:060-3F43-12B1 Acre:0.277:\$207,570.00**

**Betz, Rosina M; Betz, William R Jr--ROCKET MTG LLC--Adams Twp Sub/Condo:Adams Ridge Condo Unit:1054 Street:81504 Lost Valley Dr Parcel:010-S9-Ha1504:\$327,655.00**

**Brown, David; Brown, David Trs; Brown, Kristy; Brown, Kristy Trs; Brown Revocable Tr By Trs--NAVY FED CRED UN--Adams Twp Sub/Condo:Meadow Point Res Sub Lot:27 Street:223 Summit Acres Dr Parcel:010-S10-F27:\$399,999.00**

**Buchanan, Brandon J a/k/a; Buchanan, Brandon James a/k/a; Buchanan, Rachel R--ARMCO CRED UN--Buffalo Twp Street:317 Sarver Rd Parcel:040-1F77-1B:\$250,000.00**

**Butcher, Benjamin R; Smith, Kaci Elisabeth--HOLLAND MTG ADVISORS--Penn Twp Sub/Condo:Crotty Crest Plan Lot:34 Street:6112 Crestmont Drive Parcel:270-S6-B34:\$304,800.00**

**Cameron, Benjamin; Cameron, Kelsey--PNC BK NA--Evans City Boro Sub/Condo:Evans City Heights Plan Lot:2 Street:213 3Rd St Parcel:400-S3-E2:\$285,000.00**

**Campbell, Anthony M; Campbell, Olivia L a/k/a; Mowrey, Olivia L a/k/a--PREMIER BK--Slippery Rock Twp Street:565 Slippery Rock Rd Parcel:280-S13-A75:\$40,000.00**

**Cannon, Alison L; Cannon, Thomas P--US BK NATL ASSN--Adams Twp Sub/Condo:Villages Camp Trees Ph 2 Lot:204 Street:245 Tamarack Dr Parcel:010-3F66-A204:\$181,784.00**

**Carlantonio, Richard; Tichy, Christy--CARRINGTON MTG SERVS LLC--Slippery Rock Boro Sub/Condo:Poplar Forest Plan No 8 Lot:828 Street:106 Aspen Court Parcel:510-S5-E828:\$307,234.00**

**Cenna, James; Cenna, Stephanie--KEYBANK NATL ASSN--Cranberry Twp Sub/Condo:Marshall Woods Plan Ph**

Hampson :202400664  
 Jaime Elizabeth Lachesky and Jordan Scott Herzog :202400683  
 Nickolas John Roland and Skylar Dawn Jamison :202400686  
 Joseph Ronald Rock Jr and Morgan Lee Knight :202400672  
 Stephanie Kay Claypoole and Ryan Philip Kozicki :202400690  
 Teri Lynn Bottles and Frederick Emil Kropf :202400688  
 Troy Everette Fetter and Alyssa Renee Lapusnak :202400669  
 Sarah Elizabeth Nicole Richard and Conner Edward McCowin :202400671  
 Jennifer Jean Grabowski and Jeremy Paul Merriman :202400678  
 Tamarra Lynne Mitchell and Joshua Bradley Miller :202400658  
 Alexis Andrea Pyle and Travis William Miller :202400691  
 Evan Matthew Finkbeiner and Sarah Katelin Montag :202400657  
 Brandy Lynn Scott and Daniel Paul Morgan :202400682  
 Alexander Neil Rocks and Tara Joanne Morrison :202400680  
 Mikayla Rose Donaldson and David Jonathan Newcomer :202400677  
 Michael Joseph Koenig and Anna Elisabeth Petrof :202400684  
 Zachary Joseph Dancisin and Rebecca Amber Pietropaolo :202400656  
 James Frederick Lawry Jr and Marie Elizabeth Rauch :202400668  
 Leroy Carlin Cratty and Dana Nichole Rupert :202400661  
 Phillip Mark Crawford and Jessica Lynn Rutkoski :202400695  
 Charles Louis Ward and Margaret Elizabeth Sasuta :202400660  
 Coltin Michael Smith and Jamie Lee Simmons :202400681  
 Casey Ann Pulaski and Tyler Edward Thompson :202400674  
 Sarah Renee Kutsch and Miles Austen Troup :202400662  
 Barry Joseph Hoppe and Diane Tracy Varian :202400692  
 Joseph Benaiah Earley and Holly Ann Wright :202400685

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**TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of the **Buchanan Living Trust dated August 9, 2021**. Lana J. Buchanan, Grantor of the trust, of Cranberry Township, Butler County, Pennsylvania, died on July 12, 2024. All persons having claims against Lana J. Buchanan are requested to make known the same to the trustee or attorney named below. All persons indebted to Lana J. Buchanan are requested to make payment without delay to the trustee or attorney named below.

Shelly M. Droz, Trustee  
 c/o Emily N. Masotto, Esquire  
 Sechler Law Firm LLC  
 20206 Route 19, Suite 300  
 Cranberry Twp, PA 16066

BCLJ: September 13, 20 & 27, 2024

**NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that **Melissa Ann Ridenour** of Butler County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 12, 2024, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective September 11, 2024.

BCLJ: September 20, 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. 2024-40254**

Notice is hereby given that on September 4, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of **Amelia Lora Chamberlain to James Lora Gottuso**.

The Court has fixed the 3rd day of December, 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: September 20, 2024

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

**IN RE: Petition for Consolidated Return  
of Butler County Tax Claim Bureau**

**Upset Sale of 2022 Delinquent Taxes Tax  
Sale Held in the Year 2024**

**MSD. No. 2024-40260**

**ORDER OF COURT**

AND NOW, this 12th day of September, 2024, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act, and after due consideration thereof, the Consolidated Return of the Sale so made are hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in a newspaper of general circulation and in the **Butler County Legal Journal**, stating that the Consolidated Return of the Bureau with respect to the Sale for taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation

nisi of the Consolidated Return; otherwise, the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section 5860.607(c).

Any monies received through the aforesaid Sale shall be paid over by the Bureau as follows:

1. The costs of the Sale and the proceedings upon which it is made;
2. The tax liens of the Commonwealth;
3. The respective taxing districts in proportion to the taxes due them;
4. The taxing districts or municipal authorities for satisfaction of municipal claims;
5. Mortgage and other lien holders in order of their priority. for satisfaction of mortgages and liens as they may appear of record; and,
6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

By the Court,  
Dr S Michael Yeager, President Judge

BCLJ: September 20, 2024

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**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of November, 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 December 13, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30143**  
**ARMCO CREDIT UNION**  
**vs**  
**TIMOTHY R. CONNER**

PROPERTY ADDRESS: 2678 ONEIDA VALLEY RD, PETROLIA, PA 16050 UPI / TAX PARCEL NUMBER: 310-51-D23

**FIRST PARCEL:**

ALL that certain lot of land situate in the Village of Annisville, Washington Township, Butler County, Pennsylvania, being Lot 24 in the Plan of Lots of the aforesaid Village, bounded and described as follows:

BEGINNING at that northwest corner, thence southeast 120 feet by lands of now or formerly R.O. Lewis; thence southwest 60 feet by lands of now or formerly William Cook heirs; thence northwest 120 feet by Lot No. 25 in the aforesaid Plan of Lots; thence northeast 60 feet by public road leading from the Emlenton to Butler to the place of beginning. Said lot fronting on the aforesaid road 60 feet and extending in a southerly direction by parallel lines a distance of 120 feet. The above described lot having thereon erected a one and one-half story frame dwelling.

ALSO: ALL that piece, parcel or lot of land situate and lying in the Village of Annisville, Washington Township, Butler County, Pennsylvania, being Lot 25 in the Plan of Lots aforesaid Village and being bounded

and described as follows:

BEGINNING at the northwest corner at the Butler and Emlenton public road; thence southeast 140 feet by lot of land of now or formerly Floyd K. Shira; thence southwest 60 feet by lands of now or formerly Lizzie Cook; thence northeast 60 feet by Butler and Emlenton public road aforesaid. Said lot fronting 60 feet on the Butler and Emlenton public road and extending in a southerly direction by parallel lines a distance of 140 feet.

ALSO, ALL that certain piece or parcel of land situate in Washington Township, Butler County, Pennsylvania, being Lot No. 23 in the John Black's Draft or Plan of Annisville bounded and described as follows:

BEGINNING at the southwest corner on the east side of State Highway Route 38 from Butler to Emlenton; thence in a northerly direction along said State Highway Route 38, 60 feet to Lot No. 22, now or formerly owned by Shira; thence in an easterly direction along Lot No. 22, 120 feet to an alley, never opened; thence in a westerly direction along the same 120 feet to said State Highway Route 38.

BEING known and designated as Tax Parcel Number 310-51-D23 in the Deed Registry Office of Butler County, Pennsylvania. HAYING erected thereon a residential dwelling municipally known and numbered as 2678 Oneida Valley Road, Petrolia, PA 16050.

**SECOND PARCEL:**

ALL THAT CERTAIN lot of land situate in the Township of Washington, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: All that certain lot of land situate in the Village of Annisville, Washington Township, Butler County, Pennsylvania, identified as Lot No. 22 in the Annisville Plot as recorded in the Recorder's Office of Butler County, Pennsylvania, and further described as follows:

BEGINNING at the southwest corner of Lot 21 of this same Plan; thence South 65° East, 120 feet to an alley; thence South 25° West for a distance of 60 feet along said alley to Lot No. 23 of the same aforementioned Plan; thence North 65° West along said lot, 120 feet to Pennsylvania State Highway Route

38 formerly identified as a street in this same Plan; thence North 25° East, along said highway to the place of beginning; said lot containing 7,200 square feet.

SECOND: All that certain piece, parcel and lot of land situate in the Village of Annisville, Washington Township, Butler County, Pennsylvania, the same being bounded and described as follows:

BEGINNING at the northwesterly corner of Lot No. 21 in the Plot of Annisville as recorded in the Office of the Registrar and Recorder of Butler County, Pennsylvania; thence South 65° East, 120 feet along an alley to a point on said alley; thence South 25° West, 60 feet along said alley to Lot No. 22; thence North 65° West along said lot 120 feet to a street known as Pennsylvania State Highway Traffic Route No. 38; thence North 25° East along said highway, 60 feet to the place of beginning; containing 7,200 square feet and having thereon erected a frame dwelling house and outbuilding. Being known as Lot No. 21.

BEING known and designated as Tax Parcel Number 310-S1-D2I in the Deed Registry Office of Butler County, Pennsylvania.

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30142**  
**U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS4**  
**vs**  
**ARTHUR J. FISCHER, III, ELIZABETH FISCHER**

PROPERTY ADDRESS: 280 EVANS ROAD, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 180-S6-B10  
ALL those certain pieces or parcels of land situate and being in Jackson Township, Butler County and Commonwealth of Pennsylvania, being known as Lot 10 in the Highridge Plan of Lots No. 1, recorded in the Office of the Recorder of Butler County in Plan Book Volume 83, page 44.

BEING designated as Parcel Number 180-S6-B10

BEING the same premises that Edna Mae McCosby did convey unto Donald E. Wise,

in fee by deed dated July 17, 2006, and recorded July 21, 2006, in Butler County, Pennsylvania Recorder of Deeds Office as instrument number 200607210018475.

BEING the same premises which Donald E. Wise, an unmarried man, by Deed dated August 14, 2007, and recorded in the Official Records of Butler County on August 29, 2007 as Instrument 200708290022567 granted and conveyed unto Arthur J. Discher III and Elizabeth Fischer, husband and wife.

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30112**  
**WILMINGTON SAVINGS FUN SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8**  
**vs**  
**JAMES FREED**

PROPERTY ADDRESS: 116 MOHAWK DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-SI3-A30-0000

ALL THAT CERTAIN piece, parcel or lot of land situated in Center Township, Butler County, Pennsylvania being known and designated as Lot No. 30 in the Timberly Heights Plan of Lots recorded in Butler County, Pennsylvania in Rack File Section 22 Page 17 and being more particularly described as follows:

BEGINNING at a point, said point being the Southeast corner of the tract herein described, said point being on the North line of Mohawk Drive and common to line of Lot Nos. 29 and 30; thence along the North line of Mohawk Drive, North 87° 45' West 106 feet to a point on line of Lot No. 31 in the same plan; thence along same North 2° 15' East 200 feet to a point on line of lands of now or formerly Mack; thence along same South 87° 45' East 106 feet to a point on line of Lot No. 29 in the same plan; thence along same, South 2° 15' West a distance of 200 feet to a point on the North line of Mohawk Drive, the place of beginning.

BEING THE SAME PREMISES which James M. Grecco and Barbara J. Grecco, Trustees of the Grecco Family Trust dated July 28, 2000, by Deed dated August 10, 2021 and recorded on September 22, 2021, in the Butler County Recorder of Deeds Office as Instrument No. 202109220026871, granted and conveyed unto James Freed.

Being Known as 116 Mohawk Drive, Butler, PA 16001

Parcel I.D. No. 060-SI3-A30-0000

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30136  
NEXTIER BANK, N.A.  
vs  
GENERAL RICHARD BUTLER  
VAGABONDS JUNIOR DRUM AND BUGLE  
CORPS**

PROPERTY ADDRESS: 138 WHITESTOWN ROAD, LYNDDORA, PA 16045 UPI / TAX PARCEL NUMBER: 052-29-DD

**PARCEL 1**

Parcel A:

ALL THAT CERTAIN tract of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the Northeasterly line of a certain 20-foot alley with the Southerly line of a tract hereby described, which point is also the Northwesterly corner of Parcel No. 1 in that certain deed from Michael Pawk, widower to LynMar, Inc. dated May 8, 1979, recorded in Butler County at Deed Book 1091, page 830; thence from said point of beginning along the Northeasterly line of said 20-foot alley North 41 degrees 17 minutes West 612.73 feet to a point; thence continuing along same North 02 degrees 45 minutes East 395.60 feet to a point on the line of land now formerly of Smith; thence South 88 degrees 15 minutes East 73.81 feet to a point; thence continuing along the same, the following courses and distances: South 29 degrees 25 minutes 49 seconds East 552.23 feet; south 54 degrees 54 minutes 01 second East 284.23 feet; thence by an arc of a circle curving to the left in a Southeasterly direction having a radius of 370 feet, a distance of 290.58 feet to a point; thence Southerly 115 feet, more or less, to the Northerly line of the tract to be conveyed by the deed mentioned above in this description; thence along the same North 87 degrees 11 minutes West 452.86 feet to the point of beginning. Containing 6.01 acres.

**BEING PARCEL 052-29-DD**

ALSO ALL THAT CERTAIN tract of land situate m Butler Township, Butler County,

Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the South line of the 6.01 acres, above described, lands now or formerly of Michael L. Pawk, said point on the West line of lands owed by General Richard Butler Vagabonds, said point being the Northeast corner of this triangular parcel of land; thence along the west line of lands of General Richard Butler Vagabonds South 34 degrees West 200 feet, more or less, to the Northeast corner of Parcel B herein, lands now or formerly of Michael L. Pawk, said point also being the South line of a 20-foot wide private alley; thence along the South line of said 20-foot wide private alley in a generally Northwesterly direction through an unopened alley between Lots 246 and 247 in the Kohler Plan of Lots, a distance of 241 feet, more or less, to the northwest corner of Parcel B herein, lands now or formerly of Michael L. Pawk; thence Northeasterly through said 20-foot wide alley, a distance of 20 feet; thence Northwesterly along the North line of said 20-foot wide alley, a distance of 45 feet, more or less, to a point on the above described 6.01 acres parcel, lands now or formerly of Michael L. Pawk; thence along the above described 6.01 acres parcel, lands now or formerly of Michael L. Pawk South 87 degrees 11 minutes East, a distance of 350 feet, more or less, to a point on property of General Richard Butler Vagabonds, the place of beginning. Being a triangular parcel of land.

**BEING PARCEL NO. 052-29-DF**

Parcel B:

ALL THOSE CERTAIN lots or parcels of land situate in Lyndora, Butler Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

On the northeast by land of Phil Loveric; 241 feet, more or less On the southeast 130 feet by Lewis Jerry;

On the southwest 247 feet by Lewis Avenue; On the northwest 130 feet by formerly Ann Dudeck.

AND being known as Lots 243, 244, 245, 246, 247 and 248 in the Kohler Plan of Lots, an unrecorded plan of lots as made for F.X. Kohler in 1918 by Fred Harper, Registered Engineer.

SUBJECT TO the conditions, exceptions,

restrictions, reservations, covenants, and easements as contained in prior instruments of record.

SUBJECT TO reservations and exceptions as contained in prior conveyances of record.

BEING THE SAME PREMISES which Michael J. Pawk, Executor of the Estate of Michael L. Pawk a/k/a Dr. Michael L. Pawk, DDS, Deceased, by Deed dated September 8, 2017 and recorded in the Office of the Recorder of Deeds of Butler County on September 12, 2017 at Instrument No. 201709120019729, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL NO. 052-29-A244

BEING PARCEL NO. 052-29-DD and 052-29-DF (Parcel A) and 052-29-A244 (Parcel B)

PARCEL II

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

BEGINNING at the Southwest corner of the within-described parcel of land, said point being on the South side of West Butler Creek and said point also being on the North side of a 20-foot unopened alley, said alley running parallel to Lewis Avenue, a 50-foot right of way, and being the first alley North of said Lewis Avenue and parallel to said Lewis Avenue; thence from said beginning point crossing West Butler Creek and along other lands of now or formerly Micheal Pawk North 34° 00' East, a distance of 209.30 feet to a point on other lands of Michael Pawk; thence along said other lands South 56° 00' East 300 feet to a point on other lands of Michael Pawk; thence along said other lands South 34° 00' West, a distance of 209.30 feet to a point on the South side of West Butler Creek, said point also being on the North side of said 20-foot alley; thence along the North line of said 20-foot alley North 56° 00' West a distance of 300 feet to a point, the place of beginning.

TOGETHER with the right of ingress, egress, and regress to and from the above-described parcel of land to Lewis Avenue by a 25-foot wide right of way, the description of which is as follows:

BEGINNING at the Southwest corner of the above-described parcel of land; thence along other lands of now or formerly Michael Pawk North 34° 00' East, a distance of 90.00 feet to a point on the South right-of-way line of said 25-foot wide right of way, the true place of beginning of said 25-foot wide right of way; thence North 56° 00' East, a distance of 170 feet; thence South 34° 00' West a distance of 220 feet to a point on the North line of Lewis Avenue, a 50-foot wide public road, a/k/a Legislative Route #10046; thence along the North side of Legislative Route #10046 North 56° 00' West, a distance of 30 feet; thence continuing along other lands of Michael Pawk North 34° 00' East, a distance of 245 feet; thence continuing along the same South 56° 00' East, a distance of 200 feet to a point on the above-described parcel of land; thence along the above-described parcel of land South 34° 00' West, a distance of 25 feet to a point, the true place of beginning of the 25-foot wide right of way running in a generally Easterly-Westerly direction and which right of way is 30 feet wide running in a generally Northerly-Southerly direction from Lewis Avenue. The within-described right of way is to be used for ingress, egress and regress to parties of the second part herein, their heirs and assigns forever. Reserving unto the said Michael Pawk, et ux, his heirs and assigns forever, the right to use said right of way for ingress, egress and regress to other lands of Michael Pawk adjoining the above-described parcel.

It is understood and agreed between the parties hereto that party of the second part, its heirs, successors and assigns, shall have sole responsibility for the care, maintenance and repairs of the creed-bed, slope and culvert of West Butler Creek within the area of the above-described property and within the area of the above-described right of way and party of the second part herein, its heirs, successors and assigns, shall comply with all local, county, state and federal regulations pertaining to said West Butler Creed within the confines of the above-described property and the above-described right of way.

BEING THE SAME PREMISES which Michael Pawk and Marie Pawk, his wife, by Deed dated June 16, 1975 and recorded in the Office of the Recorder of Deeds of Butler County on June 17, 1975 in Deed Book Volume 1007, Page 898, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL 052-29-IA-0000

PARCEL III

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 on Woodrow Avenue, said point being the northwestern corner of lot of Uram; thence South 2° 45' West 115 feet to a point on other lands of Michael Pawk; thence North 87° 11' West 87 feet; thence North 2° 45' East 115 feet to the southern line of Woodrow Avenue; thence in an eastern direction along Woodrow Avenue 87 feet to the point of beginning.

THIS conveyance is made subject to an existing lane which runs across the southern portion of the lot hereby conveyed, in a southwesterly direction.

BEING THE SAME PREMISES which Michael Pawk by Deed dated May 24, 1983 and recorded in the Office of the Recorder of Deeds of Butler County on December 2, 1985 in Deed Book Volume 1257, Page 125, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL 052-29-E137-0000

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30137  
NEXTIER BANK, N.A.  
vs  
GENERAL RICHARD BUTLER  
VAGABONDS JUNIOR DRUM AND BUGLE  
CORPS**

PROPERTY ADDRESS: 138 WHITESTOWN ROAD, LYNDDORA, PA 16045 UPI / TAX PARCEL NUMBER: 052-29-DD

PARCEL 1

Parcel A:

ALL THAT CERTAIN tract of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the Northeasterly line of a certain 20-foot alley with the Southerly line of a tract hereby described, which point is also the Northwesterly corner of Parcel No. 1 in that certain deed from Michael Pawk, widower to

LynMar, Inc. dated May 8, 1979, recorded in Butler County at Deed Book 1091, page 830, thence from said point of beginning along the Northeasterly line of said 20-foot alley North 41 degrees 17 minutes West 612.73 feet to a point; thence continuing along same North 02 degrees 45 minutes East 395.60 feet to a point on the line of land now formerly of Smith; thence South 88 degrees 15 minutes East 73.81 feet to a point; thence continuing along the same, the following courses and distances: South 29 degrees 25 minutes 49 seconds East 552.23 feet; south 54 degrees 54 minutes 01 second East 284.23 feet; thence by an arc of a circle curving to the left in a Southeasterly direction having a radius of 370 feet, a distance of 290.58 feet to a point; thence Southerly 115 feet, more or less, to the Northerly line of the tract to be conveyed by the deed mentioned above in this description; thence along the same North 87 degrees 11 minutes West 452.86 feet to the point of beginning. Containing 6.01 acres. BEING PARCEL 052-29-DD

ALSO ALL THAT CERTAIN tract of land situate m Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the South line of the 6.01 acres, above described, lands now or formerly of Michael L. Pawk, said point on the West line of lands owed by General Richard Butler Vagabonds, said point being the Northeast corner of this triangular parcel of land; thence along the west line of lands of General Richard Butler Vagabonds South 34 degrees West 200 feet, more or less, to the Northeast corner of Parcel B herein, lands now or formerly of Michael L. Pawk, said point also being the South line of a 20-foot wide private alley; thence along the South line of said 20-foot wide private alley in a generally Northwesterly direction through an unopened alley between Lots 246 and 247 in the Kohler Plan of Lots, a distance of 241 feet, more or less, to the northwest corner of Parcel B herein, lands now or formerly of Michael L. Pawk; thence Northeasterly through said 20-foot wide alley, a distance of 20 feet; thence Northwesterly along the North line of said 20-foot wide alley, a distance of 45 feet, more or less, to a point on the above described 6.01 acres parcel, lands now or formerly of Michael L. Pawk; thence along the above described 6.01 acres parcel, lands now or formerly of Michael L. Pawk South 87 degrees 11 minutes East, a distance of 350 feet, more or less, to a

point on property of General Richard Butler Vagabonds, the place of beginning. Being a triangular parcel of land.

BEING PARCEL NO. 052-29-DF

Parcel B:

ALL THOSE CERTAIN lots or parcels of land situate in Lyndora, Butler Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

On the northeast by land of Phil Loveric; 241 feet, more or less On the southeast 130 feet by Lewis Jerry;

On the southwest 247 feet by Lewis Avenue; On the northwest 130 feet by formerly Ann Dudeck.

AND being known as Lots 243, 244, 245, 246, 247 and 248 in the Kohler Plan of Lots, an unrecorded plan of lots as made for F.X. Kohler in 1918 by Fred Harper, Registered Engineer.

SUBJECT TO the conditions, exceptions, restrictions, reservations, covenants, and easements as contained in prior instruments of record.

SUBJECT TO reservations and exceptions as contained in prior conveyances of record.

BEING THE SAME PREMISES which Michael J. Pawk, Executor of the Estate of Michael L. Pawk a/k/a Dr. Michael L. Pawk, DDS, Deceased, by Deed dated September 8, 2017 and recorded in the Office of the Recorder of Deeds of Butler County on September 12, 2017 at Instrument No. 201709120019729, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL NO. 052-29-A244

BEING PARCEL NO. 052-29-DD and 052-29-DF (Parcel A) and 052-29-A244 (Parcel B)

PARCEL II

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

BEGINNING at the Southwest corner of the within-described parcel of land, said point being on the South side of West Butler Creek

and said point also being on the North side of a 20-foot unopened alley, said alley running parallel to Lewis Avenue, a 50-foot right of way, and being the first alley North of said Lewis Avenue and parallel to said Lewis Avenue; thence from said beginning point crossing West Butler Creek and along other lands of now or formerly Micheal Pawk North 34° 00' East, a distance of 209.30 feet to a point on other lands of Michael Pawk; thence along said other lands South 56° 00' East 300 feet to a point on other lands of Michael Pawk; thence along said other lands South 34° 00' West, a distance of 209.30 feet to a point on the South side of West Butler Creek, said point also being on the North side of said 20-foot alley; thence along the North line of said 20-foot alley North 56° 00' West a distance of 300 feet to a point, the place of beginning.

TOGETHER with the right of ingress, egress, and regress to and from the above-described parcel of land to Lewis Avenue by a 25-foot wide right of way, the description of which is as follows:

BEGINNING at the Southwest corner of the above-described parcel of land; thence along other lands of now or formerly Michael Pawk North 34° 00' East, a distance of 90.00 feet to a point on the South right-of-way line of said 25-foot wide right of way, the true place of beginning of said 25-foot wide right of way; thence North 56° 00' East, a distance of 170 feet; thence South 34° 00' West a distance of 220 feet to a point on the North line of Lewis Avenue, a 50-foot wide public road, a/k/a Legislative Route #10046; thence along the North side of Legislative Route #10046 North 56° 00' West, a distance of 30 feet; thence continuing along other lands of Michael Pawk North 34° 00' East, a distance of 245 feet; thence continuing along the same South 56° 00' East, a distance of 200 feet to a point on the above-described parcel of land; thence along the above-described parcel of land South 34° 00' West, a distance of 25 feet to a point, the true place of beginning of the 25-foot wide right of way running in a generally Easterly-Westerly direction and which right of way is 30 feet wide running in a generally Northerly-Southerly direction from Lewis Avenue. The within-described right of way is to be used for ingress, egress and regress to parties of the second part herein, their heirs and assigns forever. Reserving unto the said Michael Pawk, et ux, his heirs and assigns forever, the right to use said right of way for ingress, egress and regress

to other lands of Michael Pawk adjoining the above-described parcel.

It is understood and agreed between the parties hereto that party of the second part, its heirs, successors and assigns, shall have sole responsibility for the care, maintenance and repairs of the creed-bed, slope and culvert of West Butler Creek within the area of the above-described property and within the area of the above-described right of way and party of the second part herein, its heirs, successors and assigns, shall comply with all local, county, state and federal regulations pertaining to said West Butler Creed within the confines of the above-described property and the above-described right of way.

BEING THE SAME PREMISES which Michael Pawk and Marie Pawk, his wife, by Deed dated June 16, 1975 and recorded in the Office of the Recorder of Deeds of Butler County on June 17, 1975 in Deed Book Volume 1007, Page 898, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL 052-29-IA-0000

PARCEL III

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 on Woodrow Avenue, said point being the northwestern corner of lot of Uram; thence South 2° 45' West 115 feet to a point on other lands of Michael Pawk; thence North 87° 11' West 87 feet; thence North 2° 45' East 115 feet to the southern line of Woodrow Avenue; thence in an eastern direction along Woodrow Avenue 87 feet to the point of beginning.

THIS conveyance is made subject to an existing lane which runs across the southern portion of the lot hereby conveyed, in a southwesterly direction.

BEING THE SAME PREMISES which Michael Pawk by Deed dated May 24,1983 and recorded in the Office of the Recorder of Deeds of Butler County on December 2, 1985 in Deed Book Volume 1257, Page 125, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL 052-29-E137-0000

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30116  
CENTRAL FLORIDA INCOME FUND LLC vs  
GLENVUE ACRES, LLC, MICHAEL GLENN, SR., MERIBETH GLENN, OCCUPANT(S) OR TENANT(S)**

PROPERTY ADDRESS: 120 SPRING RUN ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-2F63-20FCA0000

ALL THAT CERTAIN piece, parcel or lot of land situate in Center Township, Butler County, Commonwealth of Pennsylvania, being known and designated as Lot 2 (2.31 acres) as set forth on the Hall Plan of Subdivision "A" as recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 261, Page 19.

Address: 120 Spring Run Road, Butler, Pennsylvania 16001

Parcel ID: 060-2F63-20FCA0000

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30144  
MERCER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA 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, situate in Mercer Township, Butler County, Pennsylvania, bounded and described as follows:

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

one hundred eighty (180) feet to the place of beginning.

TAX Map No.: 220-S1-A2-0000.

BEING the same premises conveyed to Sean M. Heller by Deed of Ruth A. Klingensmith dated August 31, 2016, and recorded in the Butler County Recorder of Deeds Office at Instrument No. 201608010018005.

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30129**  
**AMERIHOME MORTGAGE COMPANY, LLC**  
**vs**  
**ROBERT HOLT, III**

PROPERTY ADDRESS: 580 2ND ST, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 564-19-181-0000

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

ON THE NORTH ONE HUNDRED THREE AND THIRTY-THREE HUNDREDTHS (103.33) FEET BY LOT OF T. W. PHILLIPS, JR.; ON THE EAST FORTY (40) FEET BY SECOND STREET; ON THE SOUTH ONE HUNDRED THREE AND THIRTY-THREE HUNDREDTHS (103.33) FEET BY LOT NO. 52 IN THE SAME PLAN OF LOTS; AND ON THE WEST FORT (40) FEET BY OAKLAND AVENUE, NOW SUMMIT STREET.

BEING LOT NO. 53 IN THE EAST OAKLAND LAND COMPANY'S PLAN OF LOTS AS SET FORTH AT PLAN BOOK 2, PAGE 8. HAVING THEREON ERECTED A DWELLING HOUSE.

BEING TAX PARCEL NO. 564-19-181

BEING THE SAME PROPERTY CONVEYED TO RICHARD R. WOLFE AND STEPHANIE J. WOLFE, HIS WIFE BY DEED FROM RICHARD R. WOLFE AND STEPHANIE J. WOLFE, HIS WIFE DATED OCTOBER 9,1975, AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN DEED BOOK 1013, PAGE 629.

UNDER AND SUBJECT TO, NEVERTHELESS, ALL CONVEYANCES,

EXCEPTIONS, RESTRICTIONS AND CONDITIONS, WHICH ARE CONTAINED IN PRIOR DEEDS OR OTHER INSTRUMENTS OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL: AND ALL LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

BEING KNOWN AS: 580 2ND ST BUTLER, PA 16001

PROPERTY ID: 564-19-181-0000  
TITLE TO SAID PREMISES IS VESTED IN ROBERT HOLT, III, A MARRIED MAN BY DEED FROM ANITA STRICKLIN DATED 06/18/2020 RECORDED 08/20/2020 INSTRUMENT NO. 202008200017287.

TO BE SOLD AS PROPERTY OF:  
ROBERT HOLT, III A/K/A ROBERT HOLT

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30110**  
**PLAZA HOME MORTGAGE, INC**  
**vs**  
**MATTHEW R. MARCINIK, SHANA D. MARCINIK**

PROPERTY ADDRESS: 314 BROWNS MILL ROAD, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 160-4F31-18A1 & 160-4F31-18A1-0000

ALL that certain piece, parcel or lot of land, located in the Township of Forward, County of Butler and Commonwealth of Pennsylvania, being known as Lot 101 in the Frank Gifford Plan, as recorded in the Recorders Office of Butler County in Plan Book 164, page 1 on May 14,1993.

Being known as Parcel Number 160-4F31-18A1.

UNDER and Subject to Restrictive Covenants as recorded in the Butler County Courthouse in Book Volume 2336, Page 943 on July 13,1993, and re-recorded in Book Volume 2368, Page 271 on October 18, 1993.

Excepting and reserving unto Raymond J. Oswald, Jr. and Michele Y. Rausch, Now Known As Michele Y. Oswald, husband and wife, their successors, heirs and assigns,

all of the oil, gas and other mineral rights (excluding Coal), including but not limited to the rights to sell, assign, transfer, use or access, which the Grantors may have now or in the future, to the herein-described property. It is expressly agreed that Lot 101 in the Frank Gifford Plan shall be considered as a non-surface use site and may not be used in connection with development of the oil, gas and/or mineral estate, including use of the surface for drilling or completion operations, storage of equipment or product, pipeline transmission of product compression or treating facilities, or other usage of any kind or character. This provision shall not prohibit subsurface operations necessary to develop the oil, gas and/or mineral estate below the surface, including directional or horizontal drilling nor will this provision interfere with the right-of-way and easement agreement executed with Markwest Liberty Bluestone, LLC on October 4, 2013.

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, party walls, maintenance fees, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

Being the same premises which Mary Gifford, Widow, by Deed dated October 14, 1993, recorded October 15, 1993, in the Office of the Recorder of Deeds of Butler County, Pennsylvania, Deed Book Volume 2367, Page 623, granted and conveyed to Raymond J. Oswald, Jr. and Michele Y. Rausch.

Being the same premises which Raymond J. Oswald, Jr. and Michele Y. Rausch, now known as Michele Y. Oswald, by Deed dated 4/28/2014 and recorded 4/30/2014, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201404300009361, granted and conveyed unto Shana D. Marcinik and Matthew R. Marcinik, wife and husband, in fee.

Tax Parcel: 160-4F31-18AI-0000

Premises Being: 314 Browns Mill Rd, Evans City, PA 16033

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30146  
NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING  
vs  
MONIQUE RICHMOND**

PROPERTY ADDRESS: 134 CAMERON SQUARE DRIVE, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 370-S1-D137-0000

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

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

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

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

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

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30145  
PROSPECT BOROUGH  
vs  
BARBARA ROBINSON**

PROPERTY ADDRESS: 111 OAK DRIVE, PROSPECT, PA 16052 UPI / TAX PARCEL

NUMBER: 490-S1-B-0000

ALL that certain piece, parcel or tract of land situate the Borough of Prospect, Butler County, Pennsylvania, bounded and described as follows; to-wit:

BEGINNING at the northwest corner of the tract herein conveyed in the center line of old Legislative Route 79 (Old Traffic Route 422) on line of lands of C. Rodgers, thence along center line of Old Legislative Route 79 (Old Traffic Route 422) South 66° 36' East, a distance of 580.03 feet to a point on line of lands of Wilson, thence along line of lands of Wilson, South 20° 17' West 601.03 feet to a point on line of lands of William Wilson, thence along line of lands of William Wilson, North 89° 08' West 303.01 feet to a point on line of lands of C. Rodgers; thence along line of lands of C. Rodgers, North 1° 32' West 789.79 feet to a point in the center line of a public road, the place of beginning.

Being Lots 1, 2, 3, 4, and 5 according to a survey of Greenough, McMahan & Greenough, Inc., R.E. made for John M. Dixon, February 11,1953.

Tax Parcel Number 490-S1-B-0000.

Being the same property conveyed by deed to Homer Robinson and Barbara Robinson, his wife from Eugene R. Soulsby and Eleanor Soulsby, his wife and Richard L. Soulsby and Theresa Soulsby, his wife, on January 17, 1969 and recorded at the Office of the Recorder of Deeds of Butler County on May 23, 1994 in Deed Book Volume 900, Page 504. The said Homer Robinson died on October 22, 1994, thereby vesting complete right, title and interest in the premises to Barbara Robinson, his surviving spouse.

AND

ALL that certain piece, parcel and tract of land situate in the Borough of Prospect, Butler County, Pennsylvania, bounded and described as follows:

On the North by land now or formerly of John Greer; on the East by land now or formerly W. Cratty, L. Wilson and J.D. Albert; on the South by land now or formerly H.H. Wilson and Harvey Heirs; and on the West by land now or formerly H. Ruby. Containing 22 acres, more or less.

TOGETHER with all rights in a certain right of way for road purposes as contained in

the deed from James M. Marshall and wife to William Wilson dated May 3,1897 and recorded in Butler County, Pa. at Deed Book 188, Page 18.

Said above described tract more particularly bounded and described as per survey of Greenough, McMahan & Greenough, Inc., Engineers and Surveyors dated June, 1956, to wit:

BEGINNING at a point at the existing stake, said point being the Northwest corner of the within described tract on line of lands of now or formerly Robinson; thence continuing by line of lands of now or formerly Robinson and now or formerly Braden and A.E. Miller, South 89° 08' East, a distance of 759.04 feet to a point on line of lands of the same; thence continuing by line of lands of now or formerly A.E. Miller, South 89° 22' East, a distance of 81.17 feet to a stone corner, being the Northeast corner of the within described tract; thence continuing by lands now of formerly Miller, now or formerly Gray, South 1° 24' East, a distance of 516.50 feet to a stone point; thence by line of lands now or formerly McCall, South 1° 20' East, a distance of 254.84 feet to an existing hub; thence continuing by line of lands of now or formerly the Dunbar Plan of Lots, South 1° 20' East, a distance of 365.00 feet to a stone corner, said corner being the Southeast corner of the within described tract and adjacent to a 20-foot right of way as originally described in Deed Book 188, Page 18; thence by line of lands of C.B. Hockenberry and now or formerly G. Wilson, South 87° 30' West, a distance of 836.23 feet to a point, the Southwest corner of the within described tract; thence by line of lands of now or formerly R.J. Skrak, North 1° 32' West, a distance of 1,185.34 feet to an existing stake, the place of beginning.

The within described tract containing 22.31 acres as per survey aforesaid and recorded herewith.

Tax Parcel Number 490-S1-33-0000.

Being the same property conveyed by deed to Homer Robinson and Barbara Robinson, his wife from A.P. Sarnosky, also known as Albert Sarnosky and Mildred Sarnosky, his wife, on December 20, 1977 and recorded at the Office of the Recorder of Deeds of Butler County on December 21, 1977 in Deed Book Volume 1058, Page 493. The said Homer Robinson died on October 22,

1994 thereby vesting complete right, title and interest in the premises to Barbara Robinson, his surviving spouse.

BCLJ: September 6, 13 & 20, 2024

**No. 2023-30125  
FIFTH THIRD BANK NATIONAL ASSOCIATION  
vs  
JUSTIN J. SCHMEIDER**

PROPERTY ADDRESS: 468 EAST JEFFERSON STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 562-23-2490000-0000

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE SECOND WARD, CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 63 FEET BY LOT OF NOW OR FORMERLY MCKEE;

ON THE EAST 100 FEET BY LOT OF THE CATHOLIC CEMETERY;

ON THE SOUTH 73 FEET BY EAST JEFFERSON STREET; AND

ON THE WEST 96 FEET BY LOT OF EDWARD HARTMAN

Commonly known as 468 East Jefferson Street, Butler, PA 16001

Being Parcel No. 562-23-2490000-0000

BEING THE SAME PREMISES WHICH LARRY J. CYGAN AND DEBBIE D. CYGAN, BY DEED DATED 05/30/2000, AND RECORDED 06/02/2000, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 200006020012438 GRANTED AND CONVEYED UNTO JUSTIN J. SCHMEIDER, IN FEE.

HAVING ERECTED THEREON A SINGLE FAMILY DWELLING KNOWN AS 468 EAST JEFFERSON STREET, BUTLER, PA 16001.

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30133  
DEUTSCHE BANK NATIONAL TRÜST COMPANY, AS TRUSTEE FOR MORGAN**

**STANLEY ABS CAPITAL I INC. TRUST  
2004-HE4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE4  
vs  
TAMMY L. STRAUGHN**

PROPERTY ADDRESS: 637 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 070-3F31-13-0000

ALL THAT CERTAIN property in the Cherry Township, County of Butler and Commonwealth of Pennsylvania, Parcel ID No. 070-3F31-13, being more fully described in Deed dated August 3, 1999, and recorded August 27, 1999, in the land records of the County and State set forth above, in Deed Book 3042, page 956.

ALSO DESCRIBED AS:

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

BEGINNING at a point in the center of State Route 4010, a 33 foot right of way, said point also being the Southwesterly point of the land described herein; thence North 15° 47' East a distance of 2,178.32 feet to a point on the line dividing the property herein described and land now or formerly of the Butler Area Sewer Authority; thence continuing along said last mentioned dividing line, South 79° 00' East a distance of 246.09 feet to a point on the line dividing property herein described and property now or formerly of H.L. Moyer; thence along said last mentioned dividing line South 12° 12' West a distance of 660.00 feet to a point; thence along said last mentioned dividing line, South 79° 00' East a distance of 660.00 feet to a point on the line dividing property described herein and property now or formerly of W.D. Ray; thence along said last mentioned dividing line, South 11° 27' 30" West a distance of 522.05 feet to a point on the line dividing property described herein from property now or formerly of E.A. Davis; thence along said last mentioned dividing line, South 8° 5T West a distance of 186.95 feet to the point at the line dividing property described herein and property now or formerly of L.C. Libengood; thence along said last mentioned dividing line, North 81° 09' West a distance of 440.00 feet to a point; thence South 8° 5T West a distance of 305.69 feet to a point; thence South 81° 09' East a distance of 63.62 feet to a point;

thence South 8° 51' West a distance of 140 feet to a point; thence South 31° 09' West a distance of 82.00 feet to a point; thence South 19° 35' West a distance of 382.00 feet to a point in the center line of State Route 4010, a 33 foot right of way; thence continuing along the center line of State Route 4010, a 33 foot right of way, North 75° 12' West a distance of 580.49 feet to a point, said point being the place of beginning.

This legal description made in accordance with a survey prepared by Norman P. Straub, Registered Land Surveyor, dated June 16,1988.

BEING KNOWN AS: 637 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057 PROPERTY ID NUMBER: 070-3F31-13-0000

BEING THE SAME PREMISES WHICH BARTLEY J. STRAUGHN AND TAMMY L. HOFFMAN, NOW TAMMY L. STRAUGHN BY DEED DATED 8/3/1999 AND RECORDED 8/27/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3042 AT PAGE 956, GRANTED AND CONVEYED UNTO TAMMY L. STRAUGHN.

BCLJ: September 6, 13 & 20, 2024

**No. 2024-30135**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT**  
**vs**  
**DAVID WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, DONALD WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, KAREN WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, EDWARD WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, WILSON WATTERSON, INDIVIDUALLY, AS BORROWER AND AS KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O ANY OF THE KNOWN HEIRS, ALICE WATTERSON, WIFE OF WILSON WATSON, INDIVIDUALLY AS BORROWER, FRANKLIN WATTERSON, KNOWN HEIR OF BARBARA**

**A. WATTERSON AND/OR ROBER D. MOFFETT, THOMAS WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT**

PROPERTY ADDRESS: 322 YOUNG AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 55-28-A1410000

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DAVID WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, THOMAS WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, DONALD WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, KAREN WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, EDWARD WATTERSON, KNOWN HEIR OF BARBARAA. WATTERSON AND/OR ROGER D. MOFFETT, WILSON WATTERSON, INDIVIDUALLY, AS BORROWER AND AS KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, FRANKLIN WATTERSON, KNOWN HEIR OF BARBARA A. WATTERSON AND/OR ROGER D. MOFFETT, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF BARBARAA. WATTERSON AND/OR ROGER D. MOFFETT AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O ANY OF THE KNOWN HEIRS, AND ALICE WATTERSON, WIFE OF WILSON WATTERSON, INDIVIDUALLY AS BORROWER, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUTLER:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUTLER. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 322 YOUNG AVENUE, BUTLER, PA 16001, PARCEL NUMBERS 55-28-A1410000.

BCLJ: September 6, 13 & 20, 2024

Sheriff of Butler County, Michael T. Slupe

## ADMINISTRATIVE ORDERS OF COURT

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

#### IN RE: ASSIGNMENT OF CASES

#### ADMINISTRATIVE ORDER OF COURT

**AND NOW, this 5th of September, 2024, it is here by Ordered and Directed** that all Debt Collection, Mortgage Foreclosure Cases; and Landlord/Tenant Matters, currently assigned to the Honorable Joseph E. Kubit, with the exception of those cases attached hereto, shall be reassigned to the Honorable Kelley T.D. Streib.

As of September 9, 2024, all future cases involving Debt Collection, Mortgage Foreclosure, and Landlord/Tenant Matters are assigned to the Honorable Kelley T.D. Streib.

BY THE COURT,  
PRESIDENT JUDGE  
Dr S Michael Yeager, President Judge

### IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MsD No. 2024-40258

#### IN RE: USE OF GENERATIVE ARTIFICIAL INTELLIGENCE

#### ADMINISTRATIVE ORDER OF COURT

**AND NOW, this 10th day of September, 2024, it is hereby ORDERED** that Attorneys and/or prose litigants (a party representing himself or herself) shall disclose any use of generative Artificial Intelligence ("AI") in the preparation of any complaint; answer, motion, brief, or other pleading and/or filing submitted to the court. Counsel, and/or any pro se litigant is to attach to each such filing the following Affidavit Regarding Generative Artificial Intelligence attesting that generative AI has not been utilized in any way in the preparation of the filing, or, if generative AI has been used in the preparation of the filing, that each and every citation to the law or the record in the filing has been verified by a human being as authentic and accurate. This Order is effective thirty (30) days after the publication of the rule in the Pennsylvania Bulletin.

In accordance with Pa.R.J.A. 103, the District Court Administrator is Ordered and Directed to:

1. File one (1) copy of this Administrative Order of Court with the Administrative Office of the Pennsylvania Courts.
2. File two (2) certified copies of this Administrative Order of Court with the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.
3. Forward one (1) copy of this Administrative Order of Court to the Administrative Office of the Butler County Legal Journal for publication as that organization deems appropriate.
4. Distribute a copy of this Administrative Order of Court to the Judges of the Court of Common Pleas of Butler County, Pennsylvania.
5. Forward one (1) copy of this Administrative Order of Court to the Butler County Law Library and publish on the Court's website.
6. Keep continuously available for public inspection copies of this Administrative Order of Court in the Office of the Prothonotary of Butler County, Pennsylvania.

BY THE COURT,  
PRESIDENT JUDGE  
Dr S Michael Yeager, President Judge

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

|                   |   |                     |
|-------------------|---|---------------------|
|                   | : | <b>CASE NUMBER:</b> |
|                   | : |                     |
|                   | : | _____               |
|                   | : |                     |
|                   | : |                     |
| <b>Plaintiff,</b> | : |                     |
| <b>v.</b>         | : |                     |
|                   | : |                     |
|                   | : |                     |
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|                   | : |                     |
|                   | : |                     |
|                   | : |                     |
|                   | : |                     |
| <b>Defendant.</b> | : |                     |

**AFFIDAVIT REGARDING GENERATIVE ARTIFICIAL INTELLIGENCE**

I, the signatory, hereby attest that no portion of this filing has been drafted by generative Artificial Intelligence, or, that any language drafted by generative Artificial Intelligence, including quotations, citations, paraphrased assertions, and legal analysis, has been checked for accuracy by a human being prior to its submission to the court. I understand that as the attorney signing this filing, I will be held responsible for the contents thereof according to the applicable rules of attorney discipline, regardless of whether generative Artificial Intelligence drafted any portion of this filing.

I declare under penalty of perjury pursuant to the law of the Commonwealth of Pennsylvania, 18 Pa.C.S.A. § 4904, Unsworn Falsification to Authorities, that the foregoing is true and correct.

\_\_\_\_\_  
**ATTORNEY OR PRO SE LITIGANT**

Updated 9.10.24