

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: Bonnie A Cobb
a/k/a: Bonnie Angle Cobb**

Late of: Cranberry Township PA
Executor: Lori J Orr
3512 Marge Street
Pittsburgh PA 15234
Attorney: James P Shields
Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: June 18, 25 & July 2, 2021

**Estate of: Joan Elaine Fritz
a/k/a: Joan Elaine Stamerra
a/k/a: Joan Elaine Mullen**

Late of: Adams Township PA
Executor: Jeanine M Wise
500 Palmate Drive
Cranberry Twp PA 16066

BCLJ: June 18, 25 & July 2, 2021

Estate of: Kathryn L Jones

Late of: Winfield Township PA
Executor: Jerald L Smathers
135 Thornwood Drive
Butler PA 16001
Executor: William A Jones
256 Keasey Road
Cabot PA 16023

BCLJ: June 18, 25 & July 2, 2021

Estate of: Bernard J Lease

Late of: Zelenople PA
Executor: Jodi Betts Lease
707 Sprng Valley Drive
Zelenople PA 16063
Attorney: Raymond M Roberts
Rothman Gordon PC
310 Grant St Grant Bldg Third Floor
Pittsburgh PA 15219

BCLJ: June 18, 25 & July 2, 2021

Estate of: Dolores Y McCue

Late of: Butler PA
Executor: Scott B McCue
211 Reiber Road
Renfrew PA 16053
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 18, 25 & July 2, 2021

Estate of: John T McKenna

Late of: Butler PA
Executor: William M Halle
100 Center Avenue
Butler PA 16001

BCLJ: June 18, 25 & July 2, 2021

Estate of: William Mentecky

Late of: Winfield Township PA
Executor: Matthew Mentecky
12 Braemoor Court
Cheswick PA 15024
Attorney: Lillian Orzechowski
PO Box 77
Springdale PA 15144

BCLJ: June 18, 25 & July 2, 2021

**Estate of: Louis Nagy
a/k/a: Louis Donald Nagy**

Late of: Franklin Township PA
Executor: Donald G Nagy
240 Rieger Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 18, 25 & July 2, 2021

Estate of: Richard A Stokoski

Late of: Adams Township PA
Executor: Michele T Stokoski
4304 Senate Court
Valencia PA 16059
Attorney: Glenn A Smith Esq
Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: June 18, 25 & July 2, 2021

SECOND PUBLICATION

Estate of: Ellen E Anderson

Late of: Jefferson Township PA
Executor: Patty Colella
3660 North Montana Avenue
Helena MT 59602
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: June 11, 18, 25, 2021

Estate of: Diana Lynn Gosnell

Late of: Fairview Township PA
Executor: Crystal M Turner
137 Petrolia Street
Karns City PA 16041
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: June 11, 18, 25, 2021

Estate of: Ruth M McElroy

Late of: Donegal Township PA
Executor: Pamela H Barlett
275 Bruin Road
Petrolia PA 16050
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 11, 18, 25, 2021

THIRD PUBLICATION

Estate of: Robert J Elick Sr

Late of: Jackson Township PA
Administrator: Robert J Elick Jr
180 Textor School Road
Zelienople PA 16063
Attorney: Joseph E Kubit
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Margaret Ann Friel

a/k/a: Margaret A Friel
Late of: Butler PA
Executor: David V Friel
224 Freeport Rd
Butler PA 16002

BCLJ: June 4, 11, 18, 2021

Estate of: Francis Hamilton

a/k/a: Francis Lee Hamilton

a/k/a: Francis L Hamilton

Late of: Butler PA
Executor: Harold W Hamilton
548 Virginia Avenue
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder
Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Richard L Harvey

Late of: Clinton Township PA
Executor: Ella Mae Harvey
219 Lardintown Road
Sarver PA 16055
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Charles E McConahy Jr

a/k/a: Charles E McConahy
Late of: Cranberry Township PA
Executor: Karen Kwiatek
315 Pine St
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: June 4, 11, 18, 2021

Estate of: Harry Norris
a/k/a: Harry Martin Norris
a/k/a: Harry M Norris

Late of: Clark Twp Ohio
Administrator: Jay R Hagerman
4499 Mount Royal Blvd
Allison Park PA 15101
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4499 Mount Royal Blvd
Allison Park PA 15101

BCLJ: June 4, 11, 18, 2021

Estate of: Florence D Robinson

Late of: Chicora PA
Executor: Violet M Dunmyre
138 Park Crest Lane
Butler PA 16001
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Dorothy M Salvaggio

Late of: Adams Township PA
Administrator: Bertha Lee Miller
512 W Cruikshank Road
Valencia PA 16059
Attorney: Joshua M Suter
Howard S. Auld and Associates
5018 William Flynn Highway
Gibsonia PA 15044

BCLJ: June 4, 11, 18, 2021

Estate of: Linda C Smith

Late of: Cranberry Township PA
Executor: Michael K Parrish
2100 Georgetown Dr Suite 300
Waterfront Corporate Park
Sewickley PA 15143
Executor: Christopher C Smith
124 Manor Lane
New Brighton PA 15066
Attorney: Michael K Parrish Esq
Goehring Rutter and Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

BCLJ: June 4, 11, 18, 2021

Estate of: Helen J Stamm
a/k/a: Helen Josephine Stamm

Late of: Slippery Rock Township PA
Executor: Stephen Carl Stamm
652 Cheyenne Trail
Mercer PA 16137
Attorney: Ryan K Bonner
209 West Pine Street
Grove City PA 16127

BCLJ: June 4, 11, 18, 2021

Estate of: Ruth J Stirling
a/k/a: Ruth Ellen Stirling

Late of: Cranberry Township PA
Executor: Jeffrey B Stirling
101 Timberlee Drive
Evans City PA 16033 PA
Attorney: David C Moran
Moran & Moran PC
2500 Brooktree Road Suite 203
Wexford PA 15090

BCLJ: June 4, 11, 18, 2021

Estate of: Willis Leroy Stoops

Late of: Lancaster Township PA
Administrator: Henry J Stoops
330 Yellow Creek Rd
Harmony PA 16037
Attorney: Gene G Dimeo
Dimeo Law Group LLC
120 Fourth St
Ellwood City PA 16117

BCLJ: June 4, 11, 18, 2021

Estate of: Ruth Winterhalter
a/k/a: Ruth Christina Winterhalter
a/k/a: R C Winterhalter
a/k/a: R Christina Winterhalter

Late of: Penn Township PA
Executor: Joseph C Workman
PO Box 2352
Butler PA 16003
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH MAY 21, 2021

Recorded May 17, 2021 - May 21, 2021

Adam, Jessica H; Adam, Justin F--
BANK AMERICA NA--Cranberry Twp
Sub/Condo:Peaceful Acres Plan Lot:3
Street:4316 Glen Eden Rd Parcel:130-
S14-E3 Acre:2.643:\$264,000.00

Angeloni, Whitney; Horniacek, Jenna K;
Ruediger, Chad E--ARMCO CRED UN-
Butler Twp Ward:6 Street:130 Irene Dr
Parcel:056-19-E103:\$159,800.00

Applegarth, Donald B; Applegarth,
Tracey L--PNC BK NATL ASSN AKA--
Adams Twp Sub/Condo:Carriage Manor
Prd Ph 1 Lot:A-126 Street:109 Majestic Dr
Parcel:010-S10-C126:\$720,000.00

Bacon, James W; Bacon, Susan Jane--
FIRST COMMONWEALTH BK--Jefferson
Twp Street:130 Becker Rd Parcel:190-
1F98-6A7:\$150,000.00

Bakerking, Pamela S aka; King, Pamela
S Baker aka; King, Rodney F; Libecco,
Pamela S aka--NEXTIER BK NA--
Fairview Twp Sub/Condo:Ekas Plan Lot:6
Street:114 Baker Ln Parcel:150-1F25-
6H:\$10,000.00

Barger, Kelli D; Barger, Michael P--PNC
NATL ASSN AKA--Eau Claire Boro
Street:410 Gibson St Ext Parcel:390-S2-
12A:\$145,000.00

Baxter, Matthew--MORTGAGE
RESEARCH CTR LLC DBA--Butler
City Ward:4 Sub/Condo:East Oakland
Plan Lot:128 Street:614 3Rd St
Parcel:564-19-191:\$162,657.00

Bayer, Joel S; Bayer, Maya--QUICKEN
LOANS LLC--Cranberry Twp Sub/
Condo:Highland Village Purd Ph I
Lot:137 Street:307 Village Ct Parcel:130-
S21-A137:\$247,000.00

Beacom, Taylor A--WEST PENN FIN
SERV CTR INC--Butler Twp Sub/
Condo:E&E Developers Inc Plan Lot:2D
Street:307 Stoneridge Blvd Parcel:056-
65-G2D:\$140,000.00

Beal, Brandon S; Beal, Rebecca E--
HUNTINGTON NATL BK--Middlesex Twp
Sub/Condo:Blackberry Ests Prd Lot:2
Street:2002 Blackberry Ln Parcel:230-
S16-B2:\$177,139.00

Bechtel, Wendy L--CITIZENS BK NA--
Butler Twp Sub/Condo:Northwest Manor
Plan Lot:19 Street:130 Elizabeth Dr
Parcel:056-19-E19:\$149,000.00

Beerman, Thomas R--WACK JAY A--
Portersville Boro Parcel:480-S1-A41

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
IN RE:
RAYNE MARIE WINOVICH-SEOSKI
MsD No. 21-40153

LEGAL NOTICE

Notice is hereby given that on the 3rd day of June, 2021, the Petition for Change of Name of Rayne Marie Winovich-Senoski was filed in the above-named Court praying for a Decree authorizing the change of her name to **Rayne Marie Winovich**.

The Court has fixed the 30th day of August, 2021, at 12:00 p.m. in Courtroom Number 3 of the Butler County Government Center as the time and place for hearing of said Petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

BOYER PAULISICK & EBERLE
108 East Diamond Street
Third Floor
Butler, Pennsylvania 16001

BCLJ: June 18, 2021

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 22, 2021 for **Treasures by Laurie** at 538 E. Vanderbilt Dr. Mars, PA 16046. The name and address of each individual interested in the business is Laura Fromm at 538 E. Vanderbilt Dr. Mars, PA 16046. This was filed in accordance with 54 Pa.C.S. 311.417

PennCorp Servicegroup, Inc.
600 North Second Street
Harrisburg, PA 17101

BCLJ: June 18, 2021

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 18, 2021 for **RISE Fitness** at 107 Creekside Dr. Sarver, PA 16055. The name and address of each individual interested in the business is Brendon Docherty at 107 Creekside Dr. Sarver, PA 16055. This was filed in accordance with 54 Pa.C.S. 311.417

PennCorp Servicegroup, Inc.
600 North Second Street
Harrisburg, PA 17101

BCLJ: June 18, 2021

NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Names Act, approved the 24th day of May, 1945, Section 311 of Act 1982-294, as amended, (54 Pa. C.S. §311), Sarah Meghan Fedor of Butler County, Pennsylvania, has filed an application in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 14th day of May, 2021, to conduct business under the assumed or fictitious name of **Angry Art Hermit**, with its principal place of business at 722 Harmony Road Slippery Rock PA 16057.

Sarah Meghan Fedor
722 Harmony Road
Slippery Rock PA 16057

BCLJ: June 18, 2021

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **PARKER FARMS, LLC** and it is organized effective May 7, 2021.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: June 18, 2021

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on May 20, 2021 for a Limited Liability Company formed under the Limited Liability Company Law of 2016. The name of the Company is **BWF Holdings LLC**, and its registered office is at 156 Morgan Road, Butler, PA 16002.

MONTGOMERY, CRISSMAN, KUBIT LLP
David M. Crissman, Esquire
518 North Main Street
Butler, PA 16001

BCLJ: June 18, 2021

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

**NOTICE OF FILING OF PETITION FOR
INVOLUNTARY TRANSFER OF VEHICLE
TITLE FREE AND CLEAR OF LIENS**

MsD No. 21-40097

Walter Grigorovich,
t/d/b/a Ivywood Garage, Petitioner

vs.

**Michael Remper and
Bridgecrest Acceptance Corporation,
Respondents**

Notice is hereby given that, on April 12, 2021, a petition was filed the above named Court, seeking transfer of title to a certain 2010 Chevrolet Traverse, VIN 1GNLVFED6AJ208173, from Michael Remper to Walter Grigorovich free and clear of any lien or security interest held by Bridgecrest Acceptance Corporation.

The Court has set July 27, 2021 at 9:30 AM in Courtroom 3 of the Butler County Government Center as the time and place for a 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.

Michael S. Lazaroff, Esquire
Attorney at Law
277 West Main St., PO Box 216
Saxenburg, PA 16056

BCLJ: June 18, 2021

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

IN RE: S.G.B.

**O.A. No. 23 of 2021
PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father,

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child:

S.G.B. - Date of Birth: January 26, 2021

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held at the Butler County Courthouse/Government Center on the **4th day of November, 2021 at 9:00 a.m.**

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: June 18, 2021

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 23rd day of July 2021 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 August 20, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30015
C.P. 2021-20195
ATTY ROBERT FLACCO**

Seized and taken in Execution as the property of **GUY M. BLACK, LISA J. BLACK, AND LISA J. WOODWARD** at the suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-KS7, Being:-

ALL that certain lot of land situate in the Horseshoe Manor Plan of Lots in the Township of Adams, County of Butler and Commonwealth of Pennsylvania bounded and described as follows:

Beginning at point where the west line of Lot No. 9 in the Horseshoe Manor Plan of Lots intersects the North side of Horseshoe Drive; thence along the North side of Horseshoe Drive, North 62° 23' West, 150 feet to a point, the place of beginning of the description of the within conveyed tract; thence continuing along the North side of Horseshoe Drive, North 62° 23' West, 150 feet to a point on other lands of the within grantors; thence North 20° 33' 20" East, 280.68 feet to a point on line of other lands of the within grantors; thence South 62° 23' East, 150 feet to a point; thence South 20° 33' 20" West, 280.68 feet

to a point, the place of beginning.

BEING known and designated as Parcel S4-A24A.

Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING the same premises conveyed to Guy M. Black by deed of Daniel R. Black and Jerry L. Black, husband and wife, and Guy M. Black, their son, dated February 26, 2002, and recorded in the Recorder's Office of Butler County, Pennsylvania, on March 5, 2002, as Instrument No. 200203050007715.

BEING KNOWN AS: 235 HORSESHOE DRIVE MARS, PA 16046

PROPERTY ID: 010-S4-A24A

TITLE TO SAID PREMISES IS VESTED IN GUY M. BLACK AND LISA J. WOODWARD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM GUY M. BLACK, SINGLE DATED 03/07/2002 RECORDED 03/21/2002 INSTRUMENT NO. 200203210009874.

BCLJ: June 11, 18, 25, 2021

**E.D. 2019-30162
C.P. 2019-21219
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M CYPHER** at the suit of BANK OF AMERICA NA, Being:-

TAX I.D.#: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2, (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14, 1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE. BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Sheila M. Cypher by deed from Brenda M Wyatt

dated December 16, 2005 and recorded December 19, 2005 in Instrument Number 200521190035991.

BCLJ: June 11, 18, 25, 2021

**E.D. 2019-30291
C.P. 2019-22141**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **JOHN ESSENWEIN AND JESSICA M. ESSENWEIN** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:-

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No. Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever 'thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, ofj in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN AND JOHN ESSENWEIN AND JESSICA ESSENWEIN, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JOHN ESSENWEIN

AND JESSICA M. ESSENWEIN, WIFE AND HUSBAND.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30037
C.P. 2021-20349
ATTY DAVID RAPHAEL**

Seized and taken in Execution as the property of **DIANE L. FAJOHN, RICK J. FAJOHN, NATHAN A. FAJOHN, ALICE F. FAJOHN DECD AND UNKNOWN HEIRS** at the suit of **FIRST NATIONAL BANK OF PENNSYLVANIA**, Being:-

BEGINNING at a post at the Northwest corner in the middle of the public road; thence in an Eastern direction along said public road by lands of W.J. Boyd, sixteen and forty one hundredths (16.41) rods to a post in the middle of said public road; thence South by lands of Henry Miller and W.F. McDeavitt, thirty nine (39) rods to a post; thence West by lands of said W.F. McDeavitt, sixteen and forty one hundredths (16.41) rods to a post; thence North by lands of W.F. McDeavitt, thirty nine (39) rods to a post, the place of beginning. Containing four (4) acres, strict measure. Having thereon erected a dwelling house.

BEING the same premises granted and conveyed by Henry W. Arblaster and Alice Arblaster, his wife, to Henry W. Arblaster and Alice A. Arblaster, his wife and Alice F. FaJohn, as joint tenants with right of survivorship, and not as tenants in common, by Deed dated October 24,1967, and recorded on November 10,1967, in the Recorder of Deeds of Butler County at Deed Book Volume 884, Page 340.

ASSESSMENT NO.: 530-S1-7A.

Improvements: Residential Structure commonly known as 196 Church Road, Slippery Rock, PA 16057.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30033
C.P. 2020-21420
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **DONALD HOFFMANN, DONALD P. HOFFMAN, AND DONALD F. HOFFMANN** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:-

ALL THAT CERTAIN lot of ground being Lot No. 5 in the Thomas Robinson, Plan of Lots situate in the First ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Northwest comer, on the South side of Morton Avenue and the Northeast comer of Lot No. 4 in said plan;

THENCE Eastwardly along the Southern line of Morton Avenue; forty-nine and six hundredths (49.06) feet to a stake;

THENCE Southwardly along the West line of Lot No. 6 in said plan one hundred twenty (120) feet to a stake at Euclid Alley;

THENCE Westwardly along said Euclid Alley forty-eight (48) feet to a stake;

THENCE Northwardly along the East line of Lot No. 4 in said plan one hundred thirty and six hundredths (130.06) feet to the place of beginning

SAID plan recorded in Rack File 5, pages 8 and 9.

BEING KNOWN AS: 129 MORTON AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 561-3-75-0000

BEING THE SAME PREMISES WHICH PATRICIA A. RIVERS, NOW KNOWN AS PATRICIA A. FELSING AND GLENN D. FELSING, HER HUSBAND BY DEED DATED 1/6/2005 AND RECORDED 1/11/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 20050111000938, GRANTED AND CONVEYED UNTO DONALD P. HOFFMANN, A MARRIED MAN, AND DONALD F. HOFFMANN, A SINGLE MAN,.

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30050
C.P. 2021-20388
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **MICHELE L NOLAN AND SHAWN P NOLAN** at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:-

ALL THAT CERTAIN Parcel of Land in Township

of Butler, Butler County, Commonwealth of PA, As More Fully Described In Instrument No. 200509010024471 ID# 051-54-35A54, Being Known And Designated As Lot 54 Dutchtown Acres Plan of Lots, Prepared By Greenough McMahon and Greenough, Inc., In April 1960, Approved By The Commissioners of Butler Township on May 2, 1960, and Recorded at Rack File 29, Page 38, and Being More Particularly Described as a Metes and Bounds Property.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot or piece of ground in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 54 in the Dutchtown Acres Plan of Lots, as prepared by Greenough McMahon & Greenough, Inc., in April 1960, approved by the Commissioners of Butler Township on May 2, 1960, and recorded in Butler County Recorder at Rack File 29, page 38.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING KNOWN AS: 137 DUTCHTOWN ROAD, BUTLER, PA 16002

PROPERTY ID NUMBER: 051-54-35A54

BEING THE SAME PREMISES WHICH MICHAEL CECCONI AND JULIE CHAMPION, UNMARRIED BY DEED DATED 8/30/2005 AND RECORDED 9/1/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 200509010024471, GRANTED AND CONVEYED UNTO SHAWN P. NOLAN AND MICHELE L. NOLAN, HUSBAND AND WIFE.

BCLJ: June 11, 18, 25, 2021

E.D. 2018-30143
C.P. 2018-21041
ATTY JILL MANUEL-COUGHALIN

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

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

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

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

BEING THE SAME PREMISES which Samuel L. Fenn and Lisa M. Fenn, his wife, by Deed dated February 24, 2003 and recorded February 27, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200302270008027, granted and conveyed unto RONALD L. PETRIKOVIC and KIMBERLY L. PETRIKOVIC, his wife.

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

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30021
C.P. 2021-20140
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **DEBORAH A. RICHARDS AND GREGORY C. RICHARDS** at the suit of TOWD POINT MORTGAGE TRUST 2018-5, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Being:-

All That Certain Property Situated In The Borough of Harmony In The County of Butler and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 10/17/1995 and Recorded 10/25/1995, Among The Land Records of the County and State Set Forth Above, In Deed Volume 2570 and Page 855. Tax Map or Parcel ID

No.: S2-1B24

ALSO DESCRIBED AS:

ALL that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, known as lot no. 24 in Seneca Heights plan 2, as recorded in the Recorder's office of Butler county, Pennsylvania, in rack file 52, page 20, A & B and being more particularly described as follows:

BEGINNING at a point said point being at the southwest corner of land herein described and being formed by the intersection of the dividing line between lots 24 and 25 in said plan with the north line of a 50 foot right of way known as Seneca Drive; thence along said dividing line north 21° 52' 10" west a distance of 150 feet to a point; thence along the dividing line between lots 4 and 24 ul said plan north 68° 07' 50" east a distance of 90 feet to a point; thence along the dividing line between lots 23 and 24 in said plan south 21° 52' 10" east a distance of 150 feet to a point on the northern line of Seneca Drive, thence along the northern line of Seneca Drive south 68° 07' 50" west a distance of 90 feet to a point being the place of beginning.

BEING KNOWN AS: 1109 SENECA DRIVE, HARMONY, PA 16037

PROPERTY ED NUMBER: 420-S2-1B24

BEING THE SAME PREMISES WHICH BURTON O. WHITE AND SHARON L. WHITE, HUSBAND AND WIFE BY DEED DATED 10/17/1995 AND RECORDED 10/25/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2570 AT PAGE 855, GRANTED AND CONVEYED UNTO GREGORY C. RICHARDS AND DEBORAH A. RICHARDS, HUSBAND AND WIFE.

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30049
C.P. 2021-20141
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **KOREY L. RIPPER EXTR AND GEORGE R. DECEASED BY EXTR** at the suit of KEY BANK S/B/M FIRST NIAGARA BANK, Being:-

All that certain piece, parcel or tract of land

situate in Evansburg (now Borough of Evans City), Butler County, Pennsylvania, bounded and described as follows, to wit:

On the North by a twenty-five (25) foot alley; on the East by Railroad Street; on the South by Lot# 10 in the same plan, now or formerly of Hartman Marburger; and on the West by a twenty (20) foot alley. Being Lot # 11 in the J.N. Ifft Plan of Lots in the Borough of Evansburg (now Evans City), having thereon erected a frame dwelling.

BEING KNOWN AS: 221 RAILROAD STREET, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400-S1-H12
BEING THE SAME PREMISES WHICH GEORGE K. RIPPER, JR. AND ROBERT J. RIPPER BY DEED DATED 5/12/2006 AND RECORDED 5/15/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED DOCUMENT NUMBER 200605150011593, GRANTED AND CONVEYED UNTO GEORGE R. RIPPER, UNMARRIED, NOW DECEASED

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30019
C.P. 2021-20146
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **LOIS SIMMER HEIR, RAYMOND HERROCK, JR HEIR, CHRISTINE L. HODGKISS, HEIR, CINDY LEE HERROCK, HEIR, JOHN HEROCK, HEIR, GRETCHEN HERROCK, HEIR, SHARON HERROCK, HEIR, EDWARD KISIEL JR HEIR, MARY FELKER, HEIR, LAWRENCE KISIEL HEIR, KNOWN & UNKNOWN HEIRS, GRACE M. HERROCK AND GRACE HERROCK DECD** at the suit of CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, Being:-

All those certain pieces or lots of land situate in the Township of Butler, County of Butler and State of Pennsylvania, bounded and described as follows, to-wit:

ON THE North by High Street; on the East by Ewing Street; On the South by lands of now or formerly of John Komar; and on the West by Lot No. 176. Being eighty (80) feet fronting on said High Street, and extending back, preserving parallel lines, to said southern boundary, a distance of one hundred forty

(140) feet, and being Lots Nos. 177 and 178 in the Joseph Bredin Plan of Lots in said Butler Township.

BEING KNOWN AS: 12 HIGH STREET, LYNDORA, PA 16045

PROPERTY ID NUMBER: 052-3 8-A177-0000

BEING THE SAME PREMISES WHICH JULIA ZAVACKY HERROCK, WIDOW LADY BY DEED DATED 3/5/1977 AND RECORDED 3/7/1977 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1039 AT PAGE 60, GRANTED AND CONVEYED UNTO GRACE HERROCK, SINGLE LADY, NOW DECEASED.

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30016
C.P. 2021-20166
ATTY KIMBERLY BONNER

Seized and taken in Execution as the property of **GERALD W. WATTS** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, Being:-

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

BEGINNING at a point where the center line of Legislative Route 10090 intersects the center line of Legislative Route 387, also known as Travel Route 356; thence by a line through the center of Legislative Route 387, also known as Travel Route 356, the following four courses and distances: North 18° 30' West, 188.00 feet to a point; thence North 19° 31' West, 148.94 feet to point; North 23° 00' West, 75.00 feet to a point; thence North 63° 19' East 192.00 feet, more or less, to a point in the center of Legislative Route 10090; thence by a line through the center of Legislative Route 10090, the following courses and distances; South 10° 00' East, 85.00 feet to a point, South 2°52' East, 61.32 feet to a point; South 4° 00' West, 255.00 feet to a point, due South, 142.00 feet to a point in the center of Legislative Route 387 above mentioned, the place of beginning.

TOGETHER WITH AND SUBJECT to a right of way 14 feet wide being 7 feet wide on each side of the fifth course in this deed

(which runs North 63° 19' East, 92 feet from the center of legislative Route 387) extending from the middle of said Legislative Route 387, a distance of 120 feet, to be used by the grantees of the lot herein described, their heirs and assigns, in common with former grantors hereof, their heirs and assigns as owners of the property adjoining and adjacent to the lot herein described on the northwest, as more particularly described in deeds of record in the Recorder's Office of said County in Deed Book Volume 669, Page 513 and Deed Book Volume 648, Page 165, hereinafter recited, as a means of ingress and egress to and from the said lots, and to be appurtenant to said lots.

HAVING erected thereon a one-story brick dwelling.

BEING the same premises conveyed to the grantors herein by the deed dated December 4, 1981 and recorded in the Office of the Recorder of Deeds of Butler county on December 4, 1981 in Mortgage Book 1142, Page 473.

BEING Tax Parcel 040-1F05-1BA1

BCLJ: June 11, 18, 25, 2021

E.D. 2019-30312

C.P. 2019-22242

ATTY ANDREW MARKOWITZ

Seized and taken in Execution as the property of **GINA M. WOLF FKA GINA M. SZEGHO** at the suit of **BANK OF AMERICA, N.A.**, Being:-

TAX I.D.#: 270-3F49-14-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE VILLAGE OF RENFREW, PENN TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER LINE OF L.R. 10015 AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT OF BEGINNING IS INTERSECTED BY THE CENTER LINE OF T-450; THENCE BY SAME, NORTH 66° 05' 40" WEST A DISTANCE OF 274.61 FEET; THENCE CONTINUING BY SAME, NORTH 69° 57' 20" WEST A DISTANCE OF 20.42 FEET TO A POINT THE SOUTHEAST

CORNER OF LAND NOW OR FORMERLY OF K.L. DONALDSON; THENCE BY SAME, NORTH 40° 13' 40" EAST A DISTANCE OF 191.17 FEET TO A POINT IN THE CENTER OF LINE OF L.R. 1015; THENCE BY SAME THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 26° 06'00" EAST A DISTANCE OF 112.05 FEET; THENCE SOUTH 30° 47' 10" EAST A DISTANCE OF 190.46 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

BEING PARCEL NUMBER: 270-3F49-14-0000

BEING THE SAME PREMISES CONVEYED TO GINA SZEGHO FROM LOYAL J. MCCORMICK, JR. AND MARCIA A. MCCORMICK BY DEED DATED 11/30/1994 AND RECORDED 12/5/1994 IN BOOK 2488 PAGE 348

BCLJ: June 11, 18, 25, 2021

Sheriff of Butler County, Michael T. Slupe