

**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: Joseph Andrew Cooper****a/k/a: Joseph A Cooper**

Late of: Butler Township PA  
 Executor: Peter D Bernardo  
 135 Sarazen Drive  
 Moorestown NJ 08057  
 Attorney: Kimberly N Ferringer  
 Mechling & Heller LLP  
 216 N Jefferson St  
 Kittanning PA 16201

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: William Deal****a/k/a: William C Deal**

Late of: Summit Township PA  
 Executor: Luann J Crawford  
 109 Sunbury Fields Lane  
 Apt No 2  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: Francine Marie Draper****a/k/a: Francine M Draper**

Late of: Butler Township PA  
 Executor: Jenna Belch  
 C/O 106 S Main Street Ste 603  
 Butler PA 16001  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 106 South Main St, Ste 603  
 Butler PA 16001

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: Robert Lee Fisher**

Late of: Karns City PA  
 Administrator: H Aline Craig  
 1402 Stoneridge Blvd

Butler PA 16001

Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: Janice Sue Hilliard**

Late of: Washington Township PA  
 Executor: Jamie K Stroup  
 4 Lou Lin Mar Lane  
 West Sunbury PA 16061  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: Cathy Ann Hogue**

Late of: Prospect PA  
 Administrator: Kenneth R Hogue  
 583 Main Street  
 Prospect PA 16052  
 Attorney: John J Decaro Jr  
 Cusick, Decaro & Langer, P.c.  
 100 Decker Dr PO Box 5137  
 New Castle PA 16105

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: Patricia A Jackson**

Late of: Adams Township PA  
 Executor: James M Herb  
 464 Perry Highway  
 Pittsburgh PA 15229  
 Attorney: James M Herb PC  
 464 Perry Highway  
 Pittsburgh PA 15229

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: Herbert S Linn**

Late of: Middlesex Township PA  
 Executor: Anna Roche  
 222 State Road  
 Valencia PA 16059  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

BCLJ: Oct 6, 13, &amp; 20, 2023

**Estate of: Thomas R McLaughlin**

Late of: Butler Township PA  
 Executor: Judith A Morrow  
 113 Thornwood Drive  
 Butler PA 16001  
 Attorney: Mark R Morrow  
 Attorney at Law

204 East Brady Street  
Butler PA 16001

BCLJ: Oct 6, 13, & 20, 2023

**Estate of: Anne Marie Miseyka**

Late of: Butler Township PA  
Executor: Joanne Setnar  
1885 Oakbine Ave  
Moon Twp PA 15108  
Attorney: Mark R Morrow  
Attorney at Law  
204 East Brady Street  
Butler PA 16001

BCLJ: Oct 6, 13, & 20, 2023

**Estate of: Janice E Morgain  
a/k/a: Janice Elaine Morgain**

Late of: Penn Township PA  
Executor: Sherri Moore  
138 Virginia Lane  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Oct 6, 13, & 20, 2023

**Estate of: Robert D Patton**

Late of: Adams Township PA  
Executor: Deborah D Starr  
PO Box 862  
Mars PA 16046  
Attorney: James H Limbaugh  
Miller & Miller Attorneys at Law PLLC  
4767 William Flynn Highway  
Allison Park PA 15101

BCLJ: Oct 6, 13, & 20, 2023

**Estate of: Caroline Potersnak**

Late of: Buffalo Township PA  
Executor: Caroline C Hollibaugh  
5036 Bakerstown Culmerville Road  
Tarentum PA 15084

BCLJ: Oct 6, 13, & 20, 2023

**Estate of: Barbara Ann Secunda  
a/k/a: Barbara N Secunda**

Late of: Butler Township PA  
Executor: Deeann Graham  
205 South Links Avenue  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Oct 6, 13, & 20, 2023

**Estate of: Frances Ellen Weaver**

Late of: Adams Township PA  
Executor: Barbara E Spithaler  
112 Angeloff Ln  
Valencia PA 16059  
Attorney: Thomas M Pie Jr  
PO Box 211  
Evans City PA 16033

BCLJ: Oct 6, 13, & 20, 2023

**Estate of: Joela C Young**

Late of: Prospect PA  
Executor: Michael Vuletich  
403 Shingle Oak Lane  
Prospect PA 16052  
Attorney: Edward Leymarie Jr  
Leymarie Clark Long PC  
423 Sixth Street  
Ellwood City PA 16117

BCLJ: Oct 6, 13, & 20, 2023

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**SECOND PUBLICATION**

**Estate of: Edward R Allen  
a/k/a: Chip Allen**

Late of: Donegal Township PA  
Administrator: Susan D Hicks  
171 N Butler Church Road  
Chicora PA 16025  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001

BCLJ: Sept 29, Oct 6 & 13, 2023

**Estate of: Colton John Drushel**

Late of: Franklin Township PA  
Administrator: Neil Drushel  
17 Dusty Lane  
Grove City PA 16127  
Attorney: Krista M. Corabi  
Summers McDonnell Hudock  
Guthrie Rauch PC  
707 Grant Street, Suite 2400  
Pittsburgh PA 15219

BCLJ: Sept 29, October 6 & 13, 2023

**Estate of: Naomi J Girdwood**

Late of: Saxonburg PA  
Admr. D.B.N. C.T.A.: Jessica R Husarik  
196 Creekside Drive  
Sarver PA 16055

Admr. D.B.N. C.T.A.: Erin E Williams  
1168 Middle Road Ext  
Gibsonia PA 15044  
Attorney: Margaret C Abersold  
200 Hickory Lane  
Valencia PA 16059

BCLJ: Sept 29, October 6 & 13, 2023

**Estate of: David H Morgan**  
**a/k/a: David Howard Morgan**  
Late of: Penn Township PA  
Executor: Kandace E Schultz  
205 Monks Road  
Valencia 16059

BCLJ: Sept 29, October 6 & 13, 2023

**Estate of: Robert C Shay Sr**  
Late of: Summit Township PA  
Executor: Kristina A Reiser  
134 Beacon Road  
Renfrew PA 16053  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001

BCLJ: Sept 29, October 6 & 13, 2023

**Estate of: Larry Surrena**  
**a/k/a: Larry L Surrena Sr**  
Late of: Marion Township PA  
Administrator: Darlene J Surrena  
103 Pohlman Road  
Harrisville PA 16038  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: Sept 29, October 6 & 13, 2023

**Estate of: Ellen E Tanski**  
Late of: Middlesex Township PA  
Executor: Susan E Tanski  
129 Denny Road  
Valencia PA 16059  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Sept 29, October 6 & 13, 2023

**Estate of: Janet Mae Warner**  
**a/k/a: Janet M Warner**  
Late of: Butler Township PA  
Executor: Joseph J Warner

102-23 Ableview Drive  
Butler PA 16001  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

BCLJ: Sept 29, October 6 & 13, 2023

**Estate of: Carol Marie Zema**  
**a/k/a: Carol M Zema**

Late of: Cranberry Township PA  
Executor: David V Pascarella  
326 Samuel Drive  
Cranberry Twp PA 16066  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

BCLJ: Sept 29, October 6 & 13, 2023

### THIRD PUBLICATION

**Estate of: Lynn C Chambers**

Late of: Mars PA  
Administrator: Alexandra M Chambers  
8243 Lost Valley Drive  
Mars PA 16046  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Diana J Crawford**

Late of: Buffalo Township PA  
Executor: Charles A Crawford  
125 Park Drive  
Sarver PA 16055  
Attorney: Lillian Orzechowski  
PO Box 77  
Springdale PA 15144

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Dominic J Debacko**

Late of: Chicora PA  
Executor: Dominic J Debacko II  
222 Kittanning Street  
Chicora PA 16025  
Attorney: Philip D Luciano II  
Abernethy & Hagerman LLC  
4927 William Flinn Hwy  
Allison Park PA 15101

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Dorreen G Desmond**

Late of: Summit Township PA  
 Executor: Tina Burnett  
 807 Bonniebrook Road  
 Butler PA 16002  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Luann Dohar**

Late of: Salem, Columbiana Co, Ohio  
 Ancillary Administrator:  
 Sharon Wuthrick  
 29197 Hartley Road  
 Salem Oh 44460  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Dayne Wesley Herr Sr**

Late of: Mercer Township PA  
 Administrator: Dayne Wesley Herr Jr  
 4226 William Flynn Highway  
 Harrisville PA 16038  
 Attorney: Joseph John Nash  
 The Nash Law Office  
 164 S Main St  
 PO Box 673  
 Slippery Rock PA 16057

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Ruth G Hess****a/k/a: Ruth Hess**

Late of: Cranberry Township PA  
 Executor: William R Hess  
 319 Crystal Springs Road  
 Bradford Woods PA 15015  
 Attorney: David C Moran  
 Moran & Moran PC  
 2500 Brooktree Road Suite 203  
 Wexford PA 15090

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Frank William Hines****a/k/a: Frank W Hines**

Late of: Clinton Township PA  
 Executor: Lewis Weston  
 121 Phillips Lane  
 Leechburg PA 15656  
 Attorney: Michael J Pater  
 Charlton Law

101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Tony D Horton****a/k/a: Tony Duane Horton**

Late of: Cranberry Township PA  
 Executor: Jason Z Horton  
 202 Trail Court W  
 Cranberry Twp PA 16066  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Gary L Kohlmeier****a/k/a: Gary Kohlmeier****a/k/a: Gary Lee Kohlmeier**

Late of: Venango Township PA  
 Executor: Irene E Kohlmeier  
 150 Eau Claire Road  
 Parker PA 16049  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Verna R Kuhlber**

Late of: Mars PA  
 Executor: Brad J Kuhlber  
 229 Sycamore Drive  
 Seven Fields PA 16046  
 Attorney: John R Cook  
 Cook & Associates  
 9380 McKnight Road  
 106 Arcadia Court  
 Pittsburgh PA 15237

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Arthur G Lazar**

Late of: Butler Township PA  
 Executor: Frances A Lazar  
 155 Whitestown Road  
 Lyndora PA 16045  
 Attorney: Michael S Lazaroff Esquire  
 277 West Main St  
 PO Box 216  
 Saxonburg PA 16056

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Joseph K Lindsey**

Late of: Cranberry Township PA  
 Administrator: Carol J Lindsey

414 Mary Street  
Cranberry Twp PA 16066  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Duane Alan Parson  
a/k/a: Duane A Parson**

Late of: Slippery Rock Township PA  
Executor: Jane M Parson  
115 Boozel Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd  
PO Box 67  
Slippery Rock PA 16057

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Brian Payment**

Late of: Summit Township PA  
Administrator: Joan M Payment  
2032 Sonoma Valley Drive  
Renfrew PA 16053  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Anna Marie Ruzomberka**

Late of: Zelenople PA  
Administrator: R David Ruzomberka  
7409 Laurels Place  
Port Saint Lucie Fl 34986  
Attorney: John M Hartzell Jr  
Houston Harbaugh PC  
Three Gateway Center  
401 Liberty Ave 22nd Floor  
Pittsburgh PA 15222

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Beverly A Sanker**

Late of: Cranberry Township PA  
Executer: Kimberly A Ferraro  
2145 Cayuga Drive  
Pittsburgh PA 15239  
Attorney: Molly M Creenan  
Creenan & Baczkowski Pc  
3907 Old William Penn Highway Suite 304  
Murrysville PA 15668

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: William J Siard Sr  
a/k/a: William J Siard**

Late of: Valencia PA Executor:  
Vicki S Rothermel  
161 Pinkerton Road  
Wexford PA 15090  
Attorney: John T Richards III  
Richards & Richards LLP 101  
Bradford Rd Ste 100  
Wexford PA 15090

BCLJ: September 22, 29 & Oct 6, 2023

**Estate of: Thomas G Simons**

Late of: Butler Township PA  
Executor: Mary A Knox  
138 Buckingham Drive  
Valencia PA 16059  
Executor: William C Simons  
986 Cheriwood Road  
Pulaski PA 16143  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP 128  
West Cunningham Street  
Butler PA 16001

BCLJ: September 22, 29 & Oct 6, 2023

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**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH September 21, 2023**

Recorded September 18, 2023 - September 21, 2023

**Alter, Heather L; Alter, Richard  
Scott**-ARMCO CRED UN-Franklin  
Twp Street:281 Isle Rd Parcel:170-  
S3-A64:\$37,000.00

**Angert, Troy A**-PNC BK NATL ASSN aka-  
Fairview Twp Sub/Condo:Sherwin Sub  
Street:1421 Kittanning Pike Parcel:150-  
1F25-14Ge Acre:12.279:\$35,000.00

**Aufman, Ashleigh M; Aufman, Raymond  
J Jr**-PENNSYLVANIA EQUITY  
RESOURCES INC-Cranberry Twp  
Sub/Condo:Woodland Ests Plan Lot:59  
Street:574 Joan Street Parcel:130-  
S4-B59:\$246,489.00

**Baker, Sara E; Baker, Seth R**-WEST  
PENN FIN SERV CTR INC-Butler  
Twp Sub/Condo:Caldwell Plan Lot:60  
Street:151 Heather Drive Parcel:054-25-  
E61A:\$292,400.00

**Ball, Ian D; Ball, William G**-UNITED  
WHOLESALE MTG LLC-Jackson Twp  
Sub/Condo:Timberview Plan No 3 Lot:302  
Street:102 Timberview Trail Parcel:180-

Codie Joseph Moyer and Joey Marie Cain :2023-202300768

Michelle Lee Myrter and John Angiolillo :2023-202300771

Jon Anthony Nagowski and Brandy Dawn Orourke :2023-202300772

Matthew J North and Stephanie Renee Siegel :2023-202300796

Canan Michael Roskovski and Julia Elizabeth Mccabe :2023-202300774

Jonathan David Schueler and Rebecca Rose Crilley :2023-202300770

Kyle Howard Scott and Marcy Lynn Clouser :2023-202300791

Scott William Thompson and Amanda Marie Swan :2023-202300790

Aaron Michael Ulrici and Mckenzie Rose Gipson :2023-202300789

Kristina Renee Williams and Kelly Jean Oconnell :2023-202300787

Jerry Richard Wilson and Jycris Sopsop Abayon :2023-202300767

Nathan Edward Yackovich and Sara Elizabeth Norton :2023-202300792

Jesse Cole Young and Amanda Marie Palombo :2023-202300777

**NOTICE OF TRUST**

Notice is hereby given of the administration of the **FRANK R. IGNACZAK LIVING TRUST dated February 2, 2006. FRANK R. IGNACZAK**, Grantor of the Trust, late of **Sarver, Buffalo Township, Butler** County died on March 29, 2023. All persons indebted to this Trust are requested to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Trustee Address: **Deborah A. Donnelly 1730 Clay Pike North Huntingdon, PA 15642**

Counsel for Trustee  
TYLER J. JONES, ESQUIRE

412 Main Street  
Irwin, PA 15642  
(724) 861-8333

BCLJ: October 6, 13 & 20, 2023

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN that, effective July 7, 2023, Harmony Rehabilitation & Nursing LLC, a Pennsylvania limited liability company, with a registered office address of 5809 Warwick Avenue Teaneck, NJ 07666, Bergen County, New Jersey registered the fictitious name of "**Kadima Rehabilitation & Nursing at Harmony**" by filing a Fictitious Name Registration under the Fictitious Names Act, 54 Pa.C.S. § 301, et sq. with the Pennsylvania Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, for the conduct of business at its principal place of business situated at 191 Evergreen Mill Road, Harmony, Butler County, Pennsylvania 16037.

LATSHA DAVIS & MARSHALL, P.C.  
1700 Bent Creek Boulevard, Suite 140  
Mechanicsburg, PA 17050

BCLJ: October 6, 2023

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN that, effective July 7, 2023, Harmony Rehabilitation & Nursing LLC, a Pennsylvania limited liability company, with a registered office address of 5809 Warwick Avenue Teaneck, NJ 07666, Bergen County, New Jersey registered the fictitious name of "**Kadima Senior Living at Harmony**" by filing a Fictitious Name Registration under the Fictitious Names Act, 54 Pa.C.S. § 301, et sq. with the Pennsylvania Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, for the conduct of business at its principal place of business situated at /191 Evergreen Mill Road, Harmony, Butler County, Pennsylvania 16037.

LATSHA DAVIS & MARSHALL, P.C.  
1700 Bent Creek Boulevard, Suite 140  
Mechanicsburg, PA 17050

BCLJ: October 6, 2023

**LEGAL NOTICE**

**NOTICE OF INCORPORATION  
For Profit Business Corporation**

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 25th day of September, 2023 for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, as amended. The name of the corporation is: **136 Anesthesia Inc.**

Joseph M Spratt, Esq  
226 Bridge Street  
Bridgewater, PA 15009

BCLJ: October 6, 2023  
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**LEGAL NOTICE**

**ARTICLES OF INCORPORATION  
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved effective for the 2nd day of August, 2023 by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **LITTLE CREEK DEVELOPMENT, INC.**

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

BCLJ: October 6, 2023  
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**REGISTER'S NOTICE**

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY, OCTOBER 10, 2023, at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
<b>SHANOR, Mary Ellen</b>	Judith S. Hall, Executrix	08/28/2023
<b>POWELL, Denton Daniel</b>	Andrew J. Hack, Executor	08/25/2023

<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
VINROE, Jessica	Candee Barnes and Richard Vinroe, Guardians	08/23/2023
PHILLIPS-LARRICK FAMILY TRUST	Eleanore P. Dickey, Gordon C. Phillips, and Mary Jo Dillon, Trustees	08/09/2023

BCLJ: September 29 & October 6, 2023  
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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 17th day of November 2023** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution December 15, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30094**

PNC BANK, NATIONAL ASSOCIATION  
vs  
**AJR PROPERTIES LLC**

PROPERTY ADDRESS: 311 FREEPORT ROAD, A/K/A 313 FREEPORT ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-2F14-A13C0000

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

Beginning at a point at the intersection of the center line of Legislative Route No. 10030, a/k/a Butler-Freeport Road, a/k/a Route No. 356; of line of lands of now or formerly N. Hinchberger; and the herein described triangular tract; thence, along line of lands of now or formerly N. Hinchberger, South 87° 33' East, a distance of 350 feet, more or less, to line of lands of now or formerly Mabel Heck; thence, along line of lands of now or formerly Mabel Heck, South 31° 15' West, a distance of 375 feet, more or less, to the center line of Legislative Route No. 10030 a/k/a Butler-Freeport Road, a/k/a Route No. 356; thence, along the center line of Legislative Route No. 10030, a/k/a Butler-Freeport Road, a/k/a No. 356, in a Northwesterly direction, a distance of 386

feet, more or less, to a point, at the place of beginning.

Excepting the following:

Parcel 4 on Commonwealth of Pennsylvania Pan recorded February 2, 2022 in Instrument Number 202202020002669, Recorder's Office, Butler County, Pennsylvania. Containing 140 square feet.

BEING known and numbered as 311 Freeport Road, AKA 313 Freeport Road, Butler, PA 16002.

Being the same property conveyed to AJR Properties LLC who acquired title by virtue of a deed from Butler County Tax Claim Bureau, Butler County, Pennsylvania, as Trustee, dated September 13, 2021, recorded December 3, 2021, at Instrument Number 202112030033735, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290 2F14 A13C0000

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30115**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST  
vs  
**ERIC BENOIT**

PROPERTY ADDRESS: 244 REIBOLD ROAD, RENFREW, PA 16053

UPI / TAX PARCEL NUMBER: 1160-3F74-9-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN FORWARD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA BEING KNOWN AND DESIGNATED AS LOT 2 REVISED [1 .34 ACRE] AS SET FORTH ON THE FINAL PLAN OF SUBDIVISION #2 FOR THOMAS E AND LOIS K BENOIT RECORDED IN BUTLER COUNTY, PENNSYLVANIA AT PLAN BOOK 289, PAGE 45. BEING PART OF TAX DISTRICT MAP AND PARCEL NO. 3F74-29 IN THE DEED REGISTRY OFFICE OF BUTLER COUNTY, PENNSYLVANIA. BEING THE SAME PREMISES CONVEYED TO ERIC J. BENOIT, MARRIED BY DEED OF THOMAS E. BENOIT AND LOIS K. BENOIT, HUSBAND AND WIFE RECORDED ON

EVEN DATE HEREWITH.

BEING the same premises which THOMAS E. BENOIT AND LOIS K. BENOIT, HUSBAND AND WIFE by Deed dated December 29, 2005 and recorded in the Official Records of Butler County on December 29, 2005 in Deed Book Volume, Page, as Instrument 200512290037146 granted and conveyed unto ERIC J. BENOIT.

244 Riebold Road, Renfrew, PA 16053 Tax Parcel Number: I 160-3F74-9-0000

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30113**

CU MEMBER MORTGAGE, A DIVISION OF COLONIAL SAVINGS

vs

**KIMBERLY J. BRINK, WAYNE L. BRINK, WILLIAM H. SHOUP AKA WILLIAM H. SHOUP, JR.**

PROPERTY ADDRESS: 159 TIMBER LANE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 020-S2-A16.0000

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

BEGINNING at the intersection of the South line of Township Road T-544 and the West line of B.B. Williams, a distance of 2062 feet, more or less, to a point on the South line oflands ofD.B. Williams; thence continuing along the West line oflands of formerly C. Blauser now Kenneth and Richard Blauser, South 0° 45' West, a distance of 1100 feet to a point; the place of beginning of the herein described tract of land, said point being the Northwest corner; thence South 88.5° East, a distance of 687 feet to a point, the Northeast corner; thence South a distance of 440 feet to a point, the Southeast corner; thence North 88.5° West, a distance of 692 feet to a point, the Southwest corner, thence in a Northerly direction a distance of 440.02 feet to a point, the place of beginning.

TOGETHER WITH a right-of-way for ingress and egress to and from Township Road T-544 over and across a 30 foot private right-of-way to the existing 20-foot right-of-way, which runs North and South throughout as

set forth in the Lot Plan.

BEING known as tax parcel number 020-S2-A16 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING Lot 16 on the Lot Plan for Mr. Kenneth Blauser as recorded at Rack File 66, Page 8 in said Office of the Recorder of Deeds of Butler County, Pennsylvania

BEING KNOWN AS: 159 TIMBER LANE, PARKER, PA 16049 PROPERTY ID NUMBER: 020-S2-A16.0000

BEING THE SAME PREMISES WHICH WILLIAM H. SHOUP, JR. BY DEED DATED 5/1/2015 AND RECORDED 5/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201505210010918, GRANTED AND CONVEYED UNTO WILLIAM H. SHOUP, JR. AND KIMBERLY J. BRINK AND WAYNE L. BRINK, HUSBAND AND WIFE, TENANCY BY THE ENTIRETIES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

BCLJ: September 22, 29 & October 6, 2023

**No. 2018-30093**

MCLP ASSET COMPANY INC

vs

**RANDOLPH DANIEL DAHL, SR, MARY KATHERINE DAHL**

PROPERTY ADDRESS: 122 ZIEGLER AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-163

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

COMMENCING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED ON ZIEGLER AVENUE; THENCE SOUTH ALONG LOT 307 IN THE W. S. BOYD PLAN, 100 FEET, THENCE WEST ALONG LOT OF JENNIE W. BARNHART, 30 FEET; THENCE NORTH ALONG LOT OF SAME, 100 FEET TO ZIEGLER AVENUE; THENCE EAST ALONG ZIEGLER AVENUE, 30 FEET TO THE PLACE OF BEGINNING.

Parcel Number: 561-29-163  
Prope11y Address: 122 Ziegler Avenue a/k/a  
122 Zeigler Avenue, Butler, PA 16001

BEING the same premises, which Katherine V. Dahl by Deed dated June 24, 1987, and recorded in the Office of Recorder of Deeds of Butler County on August 20, 1993, at Book 2349, Page 0524 granted and conveyed unto Randolph Daniel Dahl Sr. and Mary Katherine Dahl, his wife.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30127**

CITIZENS BANK NA

vs

**JOHN T. DEY, ANNE M. DEY**

PROPERTY ADDRESS: 532 CHAPARRAL DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER :  
130-S14-A204-0000

TAX I.D. #: 130-S14-A204-0000

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, which parcel is known as Lot 204 in the Timberline Plan of Lots No. 2 as recorded in Plan Book Volume 78, Page 41 in the Recorder's Office of Butler County, Pennsylvania.

The improvements thereon being known as 532 Chaparral Drive, Cranberry Township, Pennsylvania - 16066.

Being known as: 532 CHAPARRAL DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in John T. Dey and Anne M. Dey by deed from VIKING REAL ESTATE MANAGEMENT, INC., BY JOHN R. HOOLAHAN, AUTHORIZED SIGNATORY dated July 30, 2018 and recorded August 6, 2018 in Instrument Number 201808060015758.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30128**

FIRST FEDERAL BANK

vs

**CHRISTOPHER D. FENNELL, MEGAN A. FENNELL**

PROPERTY ADDRESS: 405 WEST DIAMOND STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-173

TAX I.D. #: 563-8-173

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE THIRD WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING A POINT 54 FEET WEST OF THE POINT WHERE THE SOUTH LINE OF WEST DIAMOND STREET INTERSECTS THE WEST LINE OF CHESTNUT STREET; THENCE IN A SOUTHERLY DIRECTION ALONG LOT 1, A DISTANCE OF 50.95 FEET TO THE NORTH LINE OF LOT 2; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 2, 11 FEET TO A POINT; THENCE ALONG THE WEST LINE OF LOT 2 IN A SOUTHERLY DIRECTION 34.65 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 3, 11 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF LOT 3, 25 FEET TO A POINT ON THE NORTH LINE OF A 20-FOOT ALLEY; THENCE ALONG THE NORTH LINE OF THE AFORESAID 20-FOOT ALLEY IN A WESTERLY DIRECTION 16 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 112.3 FEET ALONG THE EAST LINE OF LOT 5 TO A POINT ON THE SOUTH LINE OF WEST DIAMOND STREET, A 60-FOOT STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE AFORESAID WEST DIAMOND STREET, 34 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT 4 IN THE SUBDIVISION OF W. G. MCINTOSH PLAN OF LOTS AS LAID OUT BY L.C.D. GREENOUGH, C.E.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS PER SURVEY OF LAND SURVEYORS, INC. DATED MAY 17, 1996 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST DIAMOND STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND BEING COMMON TO THE NORTHWEST CORNER OF LOT OF NOW OR FORMERLY J. A. TAYLOR, ET AL.; THENCE BY TAYLOR, SOUTH 02 DEGREES 35 MINUTES 09 SECONDS WEST, 50.95 FEET TO A POINT ON THE NORTHERN LINE OF LOT NO. 2, NOW OR FORMERLY D. OSGOOD; THENCE BY SAME, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 87 DEGREES 55 MINUTES 44 SECONDS WEST, 11.00 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 21 SECONDS EAST, 34.65 FEET TO A POINT ON THE NORTHERN LINE OF LOT OF NOW OR FORMERLY IRVIN; THENCE BY IRVIN, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 89 DEGREES 03 MINUTES 59 SECONDS WEST, 11.00 FEET; SOUTH 01 DEGREE 15 MINUTES 10 SECONDS EAST, 24.99 FEET TO A POINT ON THE NORTHERN LINE OF BORTMAS ALLEY; THENCE BY SAME, NORTH 87 DEGREES 18 MINUTES 00 SECONDS WEST, 16 FEET TO A POINT, THE SOUTHEAST CORNER OF LOT OF NOW OR FORMERLY K. L. SMITH; THENCE BY SMITH, NORTH 02 DEGREES 40 MINUTES 39 SECONDS EAST, 112.08 FEET TO A POINT ON THE SOUTHERN LINE OF WEST DIAMOND STREET; THENCE BY SAME, SOUTH 87 DEGREES 18 MINUTES 00 SECONDS EAST, 34 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING.

Being known as: 405 W DIAMOND STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Christopher D. Fennell and Megan A. Fennell, husband and wife, by deed from ERIC JOHN OSGOOD dated June 6, 2014 and recorded June 10, 2014 in Instrument Number 201406100012866.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30122**

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO NATIONAL  
CITY BANK

vs

**MICHAEL S. GRENEK, DIANE L. GRENEK**

**A/K/A DIANE GRENEK**

PROPERTY ADDRESS: 143 GREENHILL DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 053-6-C31-0000

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE BUTLER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT. SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREINAFTER DESCRIBED AND BEING COMMON TO LINE OF LOTS NO'S. 23, 31 AND 32: THENCE ALONG LINE OF LOTS NO'S. 23 AND 24, NORTH 83° 25' EAST. A DISTANCE OF 86.00 FEET TO A POINT ON LINE OF LOT NO. 30; THENCE ALONG LINE OF LOT NO. 30 SOUTH 13° 38' EAST A DISTANCE OF 140 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE: THENCE ALONG THE NORTH SIDE OF GREENHILL DRIVE SOUTH 76° 22' WEST. A DISTANCE OF 18.35 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE; THENCE CONTINUING ALONG THE NORTH SIDE OF GREENHILL DRIVE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 1,679.61 FEET A TANGENT OF 143.99 FEET AND AN ANGLE OF 09° 48', A DISTANCE OF 72. U FEET TO A POINT ON LINE OF LOT NO. 32: THENCE ALONG LINE OF LOT NO. 32. NORTH 11 40' WEST A DISTANCE OF 149.12 FEET TO A POINT ON LINE OF LOT NO. 23. THE PLACE OF BEGINNING. AND BEING LOT NO. 31 IN THE BRANDE HILL PLAN OF LOTS AS LAID OUT BY GREENOUGH, MCMAHON AND GREENOUGH. REGISTERED ENGINEERS, DATED DECEMBER 1954, AND RECORDED IN RACK FILE 14, PAGE 25.

BEING DESIGNATED AS DISTRICT # 053: MAP # 6; PARCEL C 31: IN THE TAX ASSESSMENTT OFFICE OF BUTLER COUNTY, PENNSYLVANIA.  
TAX PARCEL I.D. NO. 053-6-C31-0000

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30126**

CARRINGTON MORTGAGE SERVICES,  
LLC

vs

**DAVID H. KERR**

PROPERTY ADDRESS: 108 SOUTHVIEW DRIVE, HARMONY, PA 16037

UPI / TAX PARCEL NUMBER: 200-S3-A10A-0000

TAX I.D. #: 200-S3-A10A-0000

PARCEL I

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING PARTS OF LOTS NOS. 9 AND 10 IN THE HILLCREST ACRES PLAN NO. 1, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE 63, PAGE 24, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE BY WILLIAM F. HUMMEL, DATED JANUARY 25, 1974,

AS FOLLOWS:

BEING AT A POINT ON THE WESTERLY LINE OF SOUTH VIEW DRIVE, 50 FEET WIDE, AT THE LINE DIVIDING LOT NO. 10 FROM LOT NO. 11 IN ABOVE MENTIONED PLAN; THENCE ALONG SAID DIVIDING LINE BETWEEN LOTS 10 AND II, SOUTH 82° 40' 21" WEST, A DISTANCE OF 125.52 FEET TO A POINT; THENCE BY A LINE PARTLY THROUGH LOT NO. 10 AND PARTLY THROUGH LOT 9 IN SAID PLAN, NORTH 13° 58' 01" WEST, A DISTANCE OF 178.53 FEET TO A POINT IN LOT NO. 9; THENCE CONTINUING THROUGH SAID PORTION OF LOT NO. 9, NORTH 4° 29' 46" WEST, A DISTANCE OF 81.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SOUTH VIEW DRIVE; THENCE ALONG SAID SOUTH VIEW DRIVE, THE FOLLOWING COURSE AND DISTANCE: NORTH 81° 02' 54" EAST A DISTANCE OF 32.07 FEET TO A POINT; THENCE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 100 FEET AN ARC DISTANCE OF 152.20 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH VIEW DRIVE; THENCE ALONG SAME, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 2600.00 FEET, AN ARC DISTANCE OF 168.00 FEET TO THE POINT AT THE PLACE OF BEGINNING. HAVING ERECTED THEREON A ONE STORY BRICK AND FRAME DWELLING HOUSE.

PARCEL II

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, KNOWN AS A PART OF LOT NO. 9 IN THE HILLCREST ACRES PLAN I, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT ON THE SOUTH LINE OF SOUTH VIEW DRIVE, WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE OF LOTS 9 AND 10 IN THE HILLCREST ACRES PLAN 1; THENCE SOUTH 04° 29' 46" EAST A DISTANCE OF 81.91 FEET TO A POINT; THENCE SOUTH 13° 58' 01" EAST A DISTANCE OF 178.53 FEET TO A POINT ON THE LINE DIVIDING LOT NO. 10 AND LOT NO. 11 IN SAID PLAN; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT NO. 11, SOUTH 82° 40' 21" WEST A DISTANCE OF 77 FEET, MORE OR LESS, TO A POINT ON LAND NOW OR FORMERLY OF JAMES SABATINI, ET. UX.; THENCE ALONG LAND NOW OR FORMERLY OF SABATINI, NORTH 08° 57' 06" WEST A DISTANCE OF 255.65 FEET TO A POINT ON THE SOUTH LINE OF SOUTH VIEW DRIVE; THENCE ALONG THE SOUTH LINE OF SOUTH VIEW DRIVE, NORTH 81° 02' 54" EAST A DISTANCE OF 77 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

BEING KNOWN AS: 108 SOUTHVIEW DRIVE, HARMONY, PENNSYLVANIA 16037.

TITLE TO SAID PREMISES IS VESTED IN R. GEORGIANN KERR F/K/A R. GEORGIANN HOUSEHOLDER AND DAVID H. KERR, HUSBAND AND WIFE BY DEED FROM R. GEORGIANN KERR F/K/A R. GEORGIANN HOUSEHOLDER, DA TED NOVEMBER 20, 2015 AND RECORDED DECEMBER 4, 2015 IN INSTRUMENT NUMBER 201512040026675. THE SAID R. GEORGIANN KERR F/K/A R. GEORGIANN HOUSEHOLDER DIED ON NOVEMBER 24, 2018 THEREBY VESTING TITLE IN HER SURVIVING SPOUSE DAVID H. KERR BY OPERATION OF LAW

BCLJ: September 22, 29 & October 6, 2023

No. 2023-30114

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST F

vs

DARLENE J. KISER, THE UNITED STATES

**OF AMERICA C/O U.S. ATTORNEY FOR WESTERN DISTRICT OF PA**

PROPERTY ADDRESS: 226 HAVENHILL DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056 20 J950000

ALL THAT CERTAIN PIECE, PARCEL OR LOT LAND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 95 OF THE WOODBURY ESTATES PLAN NO. 4 AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY ON NOVEMBER 12, 1968, IN PLAN BACK FILE 58, PAGE 4.

HAVING ERECTED THEREON A DWELLING HOUSE.

The improvements thereon being commonly known as 226 Havenhill Road, Butler, Pennsylvania. 16001.

Being the same lot or parcel of ground which by Deed Dated May 26. 1988 and Recorded June 1, 1988 among the Land Records of Butler County in Book 1403 Page 0920, was granted and conveyed by Richard F. Hanlon and Tracey Marie Hanlon, His Wife, unto Gary D. Kiser and Darlene J. Kiser, His Wife. On or about January 18, 2022 Gary D. Kiser departed this life, whereby leaving title vested solely in Darlene J. Kiser.

PARCEL NO. 056 20 J950000

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30102**

LAKEVIEW LOAN SERVICING, LLC  
vs  
**COE J. LELEUX**

PROPERTY ADDRESS: 126 SCOTT RIDGE ROAD, HARMONY, PA 16037

UPI/TAX PARCEL NUMBER: 200-S3-05-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania being Lot No. 5 in the Seneca Farms Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 69, Page 13.

BEING designated as Tax Parcel No. 200-S3-05-0000

Property Address (for informational purposes only): 126 Scott Ridge Rd. Harmony, PA 16037

UNDER AND SUBJECT TO all prior grants and reservation of coal, oil and gas mining rights, oil and gas leases, rights of way, building restrictions and other easements, reservations and restrictions, as the same appear in prior instruments of record and on recorded plan.

BEING the same premises which Jeffrey D. Hoffinan and Rita Beth McGrogan, husband and wife by Deed dated March 4, 2019 and recorded March 13, 2019 in the Recorder's Office of Butler County, Pennsylvania in Instrument No. 201903130004405 conveyed unto Coe J. Leleux in fee.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30108**

MCLP ASSET COMPANY, INC.  
vs  
**JEFFREY J. MATTYS, MICHELLE M. MATTYS A/K/A MICHELLE MATTYS**

PROPERTY ADDRESS: 104 OAKRIDGE TRAIL, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 130-S11-A11-0000

ALL that certain parcel or tract of land situate in the Township of Cranbeny (erroneously referred to as being situate in the Township of Jackson in prior instruments of record), County of Butler and Commonwealth of Pennsylvania, known as Lot #306 in the Timberview Plan #3. As recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania on April 23,1990, in Rack Rile 138, Page 4.

UNDER AND SUBJECT to a Declaration of Protective Covenants and Use Restrictions as recorded in the Recorder of Deeds Office of Butler County, on July 5, 1990 in Deed Book Volume 1618, Page 77 and as such Declaration was amended on November 22, 1991 and recorded in the Recorder of Deeds Office in Deed Book Volume 2022, Page 116. UNDER AND SUBJECT to a Declaration of Covenants, Easements, Charges and

Liens affecting Lots 304, 305 and 306 in the Timberview Plan 3 as recorded in the Recorder of Deeds Office of Butler County in Deed Book Volume 2441, Page 0932. FURTHER UNDER AND SUBJECT to the right of ways as contained in the Declaration of Covenants, Easements, Charges and Liens and pursuant to the survey of Richard G. Bach and Associates dated February 9, 1994.

ALSO UNDER AND SUBJECT to any prior easements, rights of ways or any other instruments of public record.

PROPERTY ADDRESS:  
104 OAKRIDGE TRAIL EVANS CITY, PA 16033  
PARCEL NUMBERS: 130-SI 1-AI-0000

BEING KNOWN AS: 104 OAKRIDGE TRAIL EVANS CITY, PA 16033 PROPERTY ID: 130-SI 1-AI-0000  
TITLE TO SAID PREMISES IS VESTED IN JEFFREY J. MATTYS AND MICHELLE MATTYS BY DEED FROM THOMAS R. MURRAY, JR. DATED 12/22/1997 RECORDED 01/05/1998 INSTRUMENT NO. 199801050000250.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30104**

PNC BANK, NATIONAL ASSOCIATION vs  
**SHARON L. MOORE, AS EXECUTRIX OF THE ESTATE OF DONNA S. CICCIO**

PROPERTY ADDRESS: 218 SOUTH BLUFF STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-1180000

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

Bounded of the North ninety-four (94) feet by an alley known as Vogeley Way; bounded on the East fifty (50) feet by South Bluff Street; bounded on the South ninety-four (94) feet by Lot now or formerly of J. S. Hilliard; and bounded on the West fifty (50) feet by Lot now or formerly of William Shoup.

BEING known and numbered as 218 South Bluff Street, Butler, PA 16001

Being the same property conveyed to Donna S. Cicco, unmarried who acquired title by virtue of a deed from William J. Cicco and Donna S. Cicco, dated June 3, 1998, recorded August 28, 1998, at Deed Book 2904, Page 387, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 563 8 1180000

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30131**

FIRST NATIONAL BANK OF PENNSYLVANIA vs  
**NICHOLAS J. MORAITIS, AS EXECUTOR OF ESTATE OF NICHOLAS J. MORAITIS, DECEASED, THE UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR WESTERN DISTRICT OF PA**

PROPERTY ADDRESS: 446 MONROE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F07-1GAD-0000

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

BEGINNING at a point in the center line of State Route 2015 at a point in the northeasterly corner of other lands of Grantor herein and the southeasterly corner of land now or formerly of G.E. Johns, Jr; thence proceeding along the center line of said State Route 2015 South 4° 36' 13" West, a distance of 525.50 feet to a point; thence continuing along center line of State Route 2015 South 3° 44' 28" West, 296.08 feet to a point at the true place of beginning; thence proceeding South 3° 44' 28" West, a distance of 50 feet to a point; thence along line of lands now or formerly of Montgomery North 86° 59' 30" West, a distance of 576.20 feet to a pipe; thence South 3° 25' 25" West, a distance of 278.57 feet to point; thence South 8° 7' 20" East, a distance of 621.80 feet to an iron pin; thence along line of lands now or formerly of W. Coe, North 86° 57' 24" West, distance of 822.68 feet to an existing post; thence along line of lands now or formerly of Smith North 3° 21' 1" East, a distance of 1,702.11 feet to an iron pin; thence North 88° 43' 10"

East, a distance of 314.27 feet to an iron pin; thence South 12° 52' 18" East, a distance of 717.38 feet to a point; thence South 64° 48' 14" East, a distance of 227.68 feet to an iron pin; thence South 85° 48' 9" East, a distance of 550.95 feet to a point at the true place of beginning.

BEING THE SAME PROPERTY granted and conveyed by a certain Deed from John T. Lang and Martha A. Lang, his wife, to Nicholas J. Moraitis per dated September 24, 1990, and recorded on July 5, 1991 in the Butler County Register of Deeds Office in Deed Book Volume 1809, Page 19. Nicholas J. Moraitis (hereinafter now "Decedent") died on or about July 30, 2022. The Estate of Nicholas J. Moraitis, Deceased, was filed in the Register of Wills of Allegheny County on or about October 3, 2022 at File #02-22-06438. Matthew H. Moraitis was appointed Administrator of the Estate per Letters of Administration dated October 3, 2022.

HAVING erected thereon a dwelling being commonly known and numbered as 446 Monroe Road, Sarver, PA 16055.

BEING further identified as TAX PARCEL I.D. NO. 040-1F07-1GAD-0000.

This Property is taken at Execution as the Property of Matthew H. Moraitis, as Executor of Estate of Nicholas J. Moraitis, Deceased.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30103**

WELLS FARGO BANK, N.A.

vs

**CODY T. PYLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMIE T. PYLE, CHRIS PYLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMIE T. PYLE, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JAMIE T. PYLE (IF ANY)**

PROPERTY ADDRESS: 127 GROVE AVENUE, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-B45-0000

Parcel One:

All that certain lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, being Lot No. 23, in

the Shakeley Farm Oil Company's Plan or Addition to the Borough of Millerstown, now known as Chicora, recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 49, Page 612, said lot fronting 38 feet on Grove Avenue and running back Northward 120 feet; and bounded and described as follows:

Commencing at the Northeast corner, thence running West 38 feet to lot of John O'Brien thence running South along the East side of the O'Brien lot 120 feet to Grove Avenue, thence running East along the North side of Grove Avenue 38 feet to lot of A.A. Hoch, Sr., and thence running North 120 feet to the place of beginning.

Parcel Two:

All that certain piece of lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, bounded and described as follows:

Bounded on the North, fifty (50) feet by lands of A.A. Hoch, Sr. Estate; on the East, one hundred twenty (120) feet by lands of A.A. Hoch, Sr. Estate; on the South, fifty (50) feet by Grove Avenue; and on the West, one hundred twenty (120) feet by other lands of Ervin W. Fennell and Thelma Jean Fennell, his wife.

BEING known and numbered as I 27 Grove Avenue, Chicora, PA | 6025

Being the same property conveyed to Jamie T. Pyle who acquired title by virtue of a deed from Erica Fennel fin/a Erica McHenry, unmarried, dated November 11, 2010, recorded November 15, 2010, at Instrument Number 20101 1150026896, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 460- S1- B45-0000

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30130**

M&T BANK

vs

**JOANNE M. ROMAN**

PROPERTY ADDRESS: 102 ARTLEE AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-19-

B310000

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

BEGINNING at a point at the west side of a 40-foot street, said point being at the southeastern corner of Lot No. 39;

THENCE along the west side of the 40-foot street, 135 feet to a line of lands of now or formerly Russell Diehl, being Lot No. 29 in the same Plan of Lots;

THENCE in a western direction along line of lands of now or formerly Russell Diehl, 164 feet to the juncture of Lots Nos. 18 and 32;

THENCE North along Lot No. 32, 135 feet to the juncture of Lots Nos. 37 and 38 in the same Plan;

THENCE East along Lots Nos. 38 and 39 164 feet to the place of beginning; BEING KNOWN AS: 102 ARTLEE AVENUE, BUTLER, PA 16001 PROPERTY ID NUMBER: 056 19 B310000

BEING THE SAME PREMISES WHICH BARBARA JEAN EVANS, A SINGLE WOMAN BY DEED DATED 7/26/2017 AND RECORDED 8/9/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201708090016795, GRANTED AND CONVEYED UNTO JOANNE M. ROMAN, A SINGLE WOMAN.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30098**

NATIONSTAR MORTGAGE LLC  
vs  
**RYAN J. ROMAN, EXECUTOR OF THE ESTATE OF DAVID ROMAN, DECEASED**

PROPERTY ADDRESS: 141 BECKER ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 190-1F98-3B-0000

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 1 IN THE CHARLES KILEY PLAN OF LOTS, AS

RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 83, PAGE 19.

SUBJECT TO THE EXCEPTIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH IN PRIOR, INSTRUMENTS OF RECORD AS THEY MAY AFFECT THE SUBJECT PROPERTY.

TAX ID: 190-1F98-3B-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 141 Becker Road, Butler, PA 16002

BEING THE SAME PREMISES which Richard Arden James, Jr. and Susan Greenawalt James, by Deed dated June 1, 1990 and recorded June 4, 1990 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Book 1594 page 109 granted and conveyed unto David Roman and Patricia Flaherty Roman in fee.

AND THE SAID Patricia Flaherty Roman departed this life on or about March 14, 2016 thereby vesting title unto David Roman by operation of law.

AND THE SAID David Roman departed this life on or about August 14, 2016 thereby vesting title unto Ryan J. Roman, known heir of David Roman and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under David Roman, deceased.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30097**

NATIONSTAR MORTGAGE LLC  
vs  
**KAYLA SARGESON, KNOWN HEIR OF DORIS J. BRASHEARS, DECEASED, HANNAH SARGESON, KNOWN HEIR OF DORIS J. BRASHEARS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS J. BRASHEARS, DECEASED**

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

UPI / TAX PARCEL NUMBER: 400 S2 F100000

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

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

FOR INFORMATIONAL PURPOSES ONLY: Being known as 455 Jefferson Street, Evans City, PA 16033

Parcel ID: 400 S2 F1 00000

BCLJ: September 22, 29 & October 6, 2023

**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 22, 29 & October 6, 2023

**No. 2023-30123**

J.P. MORGAN MORTGAGE ACQUISITION CORP.

vs

**RANDY SHULER**

PROPERTY ADDRESS: 300 CORNETTI ROAD, FENELTON, PA 16034

UPI / TAX PARCEL NUMBER: 90-1F15-20B

PARCEL ONE:

ALL that piece, parcel or lot offand situate in Clearfield Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road T689 at a point where the Western edge of the right of way of T10036 intersects; thence in a Southwesterly direction along the Western edge of a private land a distance of 260 feet to a point; thence North 61 degrees 36' West through lands of the grantor herein a distance of 156 feet to a point; thence in a Northeasterly direction parallel with the Easter line of the lot herein described a distance of 260 feet to a point in the center of the aforementioned Township Road T689; thence South 61 degrees 36' East along the center line of said township road, a distance of 156 feet to a point, the place of beginning.

BEING designated as Tax Parcel 90-1F15-20B in the Tax Assessment Office of Butler County, Pennsylvania.

PARCEL TWO:

ALL that piece, parcel and lot of land situate

in Clearfield Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point which is the Northeast corner of property now or formerly Redick and the Northwest corner of the triangular piece herein conveyed which point is on line of lands now or formerly Osche; thence along line of lands now or formerly Anna M. Wilbert and along line of other lands of the grantee herein, South 61 degrees 36' East 370 feet to a point in the center line of Legislative Route 10036 which is also the Southwest corner of line of lands now or formerly Dunn; thence continuing along the center line of Legislative Route 10036 which is also the Western line of lands now or formerly Dunn North 6 degrees 37' East, 183 feet to a point on line of land now or formerly Osche; thence continuing along line of lands now or formerly of Osche, South 89 degrees 2' West to a point being the Northeast corner of lands now or formerly Redick and the place of beginning, being a triangular piece of land.

BEING designated as Tax Parcel No. 090-1F15-20A/2-0000 in the Tax Assessment Office of Butler County, Pennsylvania.

**PARCEL THREE:**

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

BEGINNING at an iron pin at the Northwest corner of lands now or formerly of D.J. Bergbigler and on line of lands now or formerly of C. Weichey; thence along line of lands now or formerly of C. Weichey, 260.00 feet, North 11 degrees 33' East through an iron pin set at the Southern edge of Township Road T-689 and crossing said road on the same course to a point at the corner of lands now or formerly of C. J. Miller and on line of other lands of the grantee herein, and being the Northwest corner of the land herein conveyed; thence along line of other lands of grantee herein a distance of 175.06 feet South 61 degrees 36' East through an iron pin set at the Southern edge of Township Road T-689 and continuing the same course to an iron pin, the Northeast corner of the land herein conveyed; thence continuing along line of other lands of grantee herein, South 11 degrees 33' West a distance of 260.00 feet to an iron pin, the Southeast corner of the land herein conveyed; thence

along line of lands now or formerly of D. J. Bergbigler, North 61 degrees 36' West, a distance of 175.06 feet to an iron pin, the place of beginning.

BEING designated as Tax Parcel No. 090-1F15-20E-0000 in the Tax Assessment Office of Butler County, Pennsylvania.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 300 Cornetti Road, Fenelton, PA 16034

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30124**

FIRST NATIONAL BANK OF PENNSYLVANIA

vs

**DARRELL R. STIEFEL, ADMINISTRATOR OF THE ESTATE OF DON R. STIEFEL, DECEASED**

PROPERTY ADDRESS: 153 PETROLIA STREET, KARNS CITY, PA 16041

UPI / TAX PARCEL NUMBER: 440-S1-B37

ALL that certain piece, parcel or lot of land situate in the Borough of Karns City, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the intersection of an alley and Petrolia Street; thence in a southerly direction along said alley, 190 feet to Olive Street; thence in a westerly direction along said Olive Street, a distance of 40 feet to lot owned by now or formerly of Joseph Crawford, formerly John Maubert; thence in a westerly direction along land now owned by Joseph Crawford, formerly John Maubert, 100 feet to Petrolia Street; thence in an easterly direction along Petrolia Street 40 feet to the place of beginning.

BEING the same premises granted and conveyed by Richard L. Steele and Deborah L. Steele, his wife, to Don R. Stiefel by a certain Deed dated September 23, 2014 and recorded in the Recorder of Deeds of Butler County, PA on October 6, 2014 as Instrument No.: 201410060023916. Don R. Stiefel died on or about March 17, 2022. On or about March 28, 2022, the Estate of Don R. Stiefel, Deceased, was filed in the Register of Wills of Butler County at File #10-22-0351. Darrell R. Stiefel was appointed Administrator of the

Estate per Letters of Administration dated March 28, 2022.

Being further identified as Parcel I.D. No.: 440-S1-B37.

Improvements: Single-family residential structure commonly known as 153 Petrolia Street, Kams City, PA 16041.

This Property is taken at Execution as the Property of Darrell R. Stiefel, as Administrator of the Estate of Don R. Stiefel, Deceased.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30134**

SPECIALIZED LOAN SERVICING LLC  
VS  
**CHARLES P. THOMPSON**

PROPERTY ADDRESS: 311 HEMPFLING STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-23-1610000

ALL CERTAIN LOT, PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE SECOND WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON A 10 FOOT ALLEY, RUNNING EAST AND WEST, ADJOINING LOT NOW OR FORMERLY OF MRS. CATHERINE F. MARX; THENCE WEST ALONG SAID ALLEY, 40 FEET, MORE OR LESS, TO ANOTHER ALLEY; THENCE NORTH 45 FEET, MORE OR LESS, ALONG LAST MENTIONED ALLEY TO LOT NOW OR FORMERLY OF HEMPFLING, THENCE EAST ALONG LINE OF LOT NOW OR FORMERLY OF HEMPFLING, 40 FEET, MORE OR LESS. TO LOT NOW OR FORMERLY OF MRS. CATHERINE F. MARX;  
THENCE SOUTH ALONG LINE OF LOT NOW OR FORMERLY OF MARX, 45 FEET MORE OR LESS, TO THE 10 FOOT ALLEY AT THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY THAT NICHOLAS A. SCIALABBA, EXECUTOR OF THE ESTATE OF ANTHONY SCIALABBA, DECEASED BY THEIR DEED DATED DECEMBER 8, 1988 AND RECORDED DECEMBER 9, 1988 IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PA IN

DEED BOOK VOLUME 1438, PAGE 203 GRANTED AND CONVEYED TO BETTY J. STEFFENAUER, UNMARRIED THE GRANTOR HEREIN.

APN: 562 23 1610000  
PROPERTY ADDRESS:  
311 HEMPFLING ST  
BUTLER, PA 16001  
PARCEL NUMBERS: 562 23 1610000

BEING KNOWN AS: 311 HEMPFLING ST BUTLER, PA 16001 PROPERTY ID: 562 23 1610000

TITLE TO SAID PREMISES IS VESTED IN CHARLES P. THOMPSON AND MARY JANE THOMPSON, HUSBAND AND WIFE BY DEED FROM BETTY J. STEFFENAUER, UNMARRIED DATED 07/22/1996 RECORDED 07/26/1996 BOOK 2651 PAGE 0810 INSTRUMENT NO. 017547.

BCLJ: September 22, 29 & October 6, 2023

**No. 2023-30105**

WELLS FARGO BANK, N.A.  
vs  
**DENNIS WILES, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HIER OF THE ESTATE OF CAROL A. WILES, TINA M. MILLER, IN HER CAPACITY AS HEIR OF CAROL A. WILES, DECEASED, DIANA WILES, IN HER CAPACITY AS HEIR OF CAROL A. WILES, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL A. WILES, DECEASED**

PROPERTY ADDRESS: 200 THIRD STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-43-58-0000

ALL that certain piece, parcel or tract of land situate in the Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a point at the intersection of the Westerly line of Third Street with the Northerly line of Carbon Street, said point being the Southeast corner of the premises herein described; thence by the Northerly line of Carbon Street, South 75 degrees 00 minutes 00 seconds West a distance of 75.20

feet to a point; thence North 15 degrees 00 minutes 00 seconds West a distance of 65.0 feet to a point at the Northwest corner of the premises herein described; thence North 75 degrees 00 minutes 00 seconds East a distance of 75.20 feet to a point on the Westerly line of Third Street; thence by line of same, South 15 degrees 00 minutes 00 seconds East a distance of 65.0 feet to a point, the place of beginning.

UNDER AND SUBJECT to a restriction that no beauty shop or hair styling business may be operated from the premises for a period of five (5) years following the delivery of this Deed.

HAVINO thereon erected a dwelling house and being known as 200 Third Street, Butler, PA, 16001.

BEING the same premises conveyed to Mortgagors herein by deed of Kevin P. Weser and Nancy J. Weser, husband and wife, dated and recorded on even date herewith.

Being the same premises which, Kevin P. Weser and Nancy J. Weser, husband and wife, by dated 07/20/2000 and recorded 07/20/2000, in the Office of the Recorder Deeds in and for the County of Butler, in Instrument 200007200016615, granted and conveyed unto Dennis E. Wiles and Carol A. Wiles, husband and wife, in fee.

Tax Parcel: 562-43-58-0000  
Premises Being: 200 Third Street, Butler, PA 16001

BCLJ: September 22, 29 & October 6, 2023

Sheriff of Butler County, Michael T. Slupe

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

IN THE MATTER OF: Ms.D. 2023-40151

Notice is hereby given that, on July 31, 2023, a Petition for Change of Name of a Minor was filed in the above-named Court by **ALEXIS A. KING Parent and Natural Guardian of GRAYSON BRIAN KING**, a minor requesting an order to change the name of

**Grayson Brian King, a minor to  
Grayson Brian Kline.**

The Court has fixed the 24th day of October, 2023, at 9:45 A.M., in Court Room number 3, Butler County Courthouse, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: October 6, 2023

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