

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: Yvonne M Brown
a/k/a: Yvonne Brown**

Late of: Buffalo Township PA
Executor: Matthew G Huet
209 A Fifth Ave
Tarentum PA 15084
Attorney: Allan C Lundberg
Lower Burrell Professional Plaza
3058 Leechburg Road
Lower Burrell PA 15068

BCLJ: July 14, 21, 28, 2023

**Estate of: Wilma Jean Dufford
a/k/a: Wilma J Dufford**

Late of: Forward Township PA
Executor: Monica Lea Wagner
53188 Reiber Road
Renfrew PA 16053
Attorney: Peter H Thomson
Thomson Law Offices LLC
5201 S Atlantic Ave Apt 404
New Smyrna Beach FL 32169

BCLJ: July 14, 21, 28, 2023

**Estate of: Charles H Flinn
a/k/a: Charles H Flinn Jr
a/k/a: Charles Henry Flinn Jr**

Late of: Muddycreek Township PA
Executor: Heidi A Flinn
719 Muddy Creek Drive
Slippery Rock PA 16057
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: July 14, 21, 28, 2023

**Estate of: Joyce Ellen Poole
a/k/a: Joyce Ellen Riley Poole
a/k/a: Joyce E Poole**

Late of: Connoquenessing Township PA
Executor: Melanie Gillgrist
198 Thornwood Drive
Butler PA 16001
Attorney: James M Herb PC
464 Perry Highway
Pittsburgh PA 15229

BCLJ: July 14, 21, 28, 2023

SECOND PUBLICATION

**Estate of: William N Anderson
a/k/a: William Nelson Anderson**

Late of: Adams Township PA
Executor: Tamara Lynette Jones
PO Box 113
Callery PA 16024
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: July 7, 14, 21, 2023

**Estate of: Diana D Belt
a/k/a: Diana Durkin Belt**

Late of: Adams Township PA
Executor: Donald M Belt
102 Bell Farm Estates
Sewickley PA 15143
Attorney: Robert J Winters
Goehring Rutter and Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

BCLJ: July 7, 14, 21, 2023

**Estate of: Jon Doutt
a/k/a: Jon C Doutt**

Late of: Butler PA
Administrator: Kathleen M Croyle
253 Old Reesedale Rd
Adrian PA 16210
Administrator: Barbara A Metzler
636 East Brady Rd
Kittanning PA 16201
Administrator: Charyl L Metzler
281 Porterfield Hill Rd
Cowansville PA 16218
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: July 7, 14, 21, 2023

Estate of: O Katherine Hanes

Late of: Center Township PA
 Executor: Lori Kay Kihn
 311 Ralston Road
 Slippery Rock PA 16057
 Executor: Jeffrey L Kihn
 2382 Oneida Valley Road
 Petrolia PA 16050
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: July 7, 14, 21, 2023

Estate of: Derrick R Hofmann

Late of: Connoquenessing Township PA
 Administrator: Richard Hofmann
 122 Hillview Drive
 Seven Fields PA 16046
 Attorney: Peter J Pietrandrea
 Pietrandrea Law Office
 1309 Freedom Road
 Cranberry Twp PA 16066

BCLJ: July 7, 14, 21, 2023

Estate of: Caleb Andrew Kiely

Late of: Washington Township PA
 Executor: Linette R Hilliard
 677 Fairview Road
 Petrolia PA 16050
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond Street
 Butler PA 16001

BCLJ: July 7, 14, 21, 2023

Estate of: Raymond Joseph Lewis

Late of: Butler PA
 Executor: Amber Arlene Beets
 1517 Cox Fork Rd
 Gandeessville WV 25243
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: July 7, 14, 21, 2023

Estate of: Dale Robert McCright

Late of: Forward Township PA
 Administrator: Kathleen Louise McCright
 113 Joanne Ct
 Evans City PA 16033
 Attorney: Mackenzie A Kline
 188 Skinner Road
 PO Box 55
 Mill Run PA 15464

BCLJ: July 7, 14, 21, 2023

Estate of: Lynn A Miller

Late of: Winfield Township PA
 Administrator: Benjamin M Miller
 210 Star Grille Road
 Cabot PA 16023
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: July 7, 14, 21, 2023

Estate of: Mary Jo Modzelewski

Late of: Saxonburg PA
 Administrator: Rachele C Llewellyn
 200 Deer Run Drive
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: July 7, 14, 21, 2023

Estate of: Richard Allyn Phillips Sr

Late of: Jackson Township PA
 Administrator: Richard Allyn Phillips Jr
 162 Weathervane Drive
 Slippery Rock PA 16057
 Attorney: Leland C Clark
 138 E Jefferson St Suite 4
 Butler PA 16001

BCLJ: July 7, 14, 21, 2023

Estate of: Donald Scott

Late of: Butler PA
Executor: Derek M Scott
563 Oneida Valley Road
Butler PA 16001
Executor: David Thomas Scott
504 Iroquois Trail
Mercer PA 16137
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066

BCLJ: July 7, 14, 21, 2023

**Estate of: Samuel Harrison Weckerly
a/k/a: Samuel H Weckerly**

Late of: Allegheny Township PA
Administrator: Kelly J Fair
1151 Perryville Rd
Parker PA 16049
Attorney: Michael W Sloat
Lynn, King & Schreffler, P.C.
606 Main Street P.O. Box 99
Emlenton PA 16373

BCLJ: July 7, 14, 21, 2023

Estate of: Phyllis Jean Westerman

Late of: Connoquenessing PA
Administrator: Kris Kriess
121 North Ridge Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: July 7, 14, 21, 2023

**Estate of: Anita G Whiteman
a/k/a: Anita G Nowak**

Late of: Winfield Township PA
Executor: David L Whiteman
144 Wetzel Rd
Cabot PA 16023
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: July 7, 14, 21, 2023

Estate of: Chester A Wylie

Late of: Clinton Township PA
Administrator: Doris Wylie Ott
128 Hidden Hill Road
Sarver PA 16055
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001

BCLJ: July 7, 14, 21, 2023

THIRD PUBLICATION

Estate of: Mary C Brewster

Late of: Connoquenessing Township PA
Administrator C.T.A.: Larry J Rettig
310 Stein Road
Chicora PA 16025
Administrator C.T.A.: Bonnie Marburger
123 Double Road
Renfrew PA 16053
Administrator C.T.A.: Kathy Hiles
108 Glenford Village
Chicora PA 16025
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: June 30, & July 7, 14, 2023

Estate of: Rhiannon Condon

Late of: Center Township PA
Executor: Cynthia A Smith
115 Mar Vel Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: June 30, & July 7, 14, 2023

Estate of: Joanne Flick

Late of: Cabot PA
Executor: Barbara Kuhn
209 Crestwood Drive
Sarver PA 16055

BCLJ: June 30, & July 7, 14, 2023

Estate of: Timothy J Glass

Late of: Slippery Rock Township PA
 Administrator: Deborah Pfeifer
 1621 Anderson Road
 Pittsburgh PA 15209
 Attorney: Erika M. Reichert Esq
 McMorrow Law, LLC
 10475 Perry Highway, Suite 204
 Wexford PA 15090
 Attorney: Cynthia A Howell
 McMorrow Law, LLC
 10475 Perry Highway, Suite 204
 Wexford PA 15090

BCLJ: June 30, & July 7, 14, 2023

Estate of: Richard Joseph Hertz

a/k/a: Richard J Hertz

Late of: Butler Township PA
 Executor: Stephen P Hertz
 8188 Antietam Dr
 Lewisberry PA 17339
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: June 30, & July 7, 14, 2023

Estate of: Francis Paul Kuchnicki

a/k/a: Frank Paul Kuchnicki

Late of: Butler Township PA
 Executor: Linda M Pistorius
 201 Vics Lane
 Bulter PA 16001

BCLJ: June 30, & July 7, 14, 2023

Estate of: Stanley R Maliszewski

a/k/a: Stanley Maliszewski

Late of: Jefferson Township PA
 Executor: Matthew S Maliszewski
 PO Box 71
 Quechee VT 05059
 Attorney: William T Woncheck
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065

BCLJ: June 30, & July 7, 14, 2023

Estate of: Lucy B McCarl

Late of: Marion Township PA
 Administrator: Donald Joseph McCarl
 134 St Joe Road
 Butler PA 16001
 Attorney: Andrea C Parenti
 Dillon McCandless King
 Coulter & Graham LLP
 600 Cranberry Woods Drive Suite 175
 Cranberry Twp PA 16066

BCLJ: June 30, & July 7, 14, 2023

Estate of: Helen Jean McLean

a/k/a: Helen J McLean

Late of: Saxonburg PA
 Executor: Beverly J Speer
 1140 Oglethorpe Ave
 Pittsburgh PA 15201
 Attorney: Laverne L Sochats
 4106 Butler St
 Pittsburgh PA 15201

BCLJ: June 30, & July 7, 14, 2023

Estate of: Margaret Moniot

Late of: Butler Township PA
 Executor: Drew H Moniot
 575 Thorncliffe Drive
 Pittsburgh PA 15205
 Attorney: Robert K. Schweitzer
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220

BCLJ: June 30, & July 7, 14, 2023

Estate of: Charles Palace

Late of: Butler Township PA
 Administrator: Christine A Palace
 123 Highfield Road
 Butler PA 16001
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

BCLJ: June 30, & July 7, 14, 2023

Estate of: Deborah Peitz

a/k/a: Deborah R Peitz

Late of: Butler PA
Administrator: Meghan Snyder
442 Brown Avenue
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 30, & July 7, 14, 2023

Estate of: Pamela S Rudiak

Late of: Penn Township PA
Executor: Anthony DePaul
175 Oak Ridge Drive
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: June 30, & July 7, 14, 2023

Estate of: Beth Ann Swansboro

Late of: Cranberry Township PA
Administrator: Jon Colin Swansboro
200 Nineteen North Dr Apt 5
Pittsburgh PA 15237
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: June 30, & July 7, 14, 2023

Estate of: Michelle Warner L Sweeny

Late of: Franklin Township PA
Administrator: Patrick Sweeny
247 Kaplan Avenue
Pittsburgh PA 15227
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: June 30, & July 7, 14, 2023

Estate of: Sylvia Mae Webb

Late of: Clay Township PA
Executor: Terri D Leinenbach
258 Oak Road
Chicora PA 16025
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: June 30, & July 7, 14, 2023

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH June 9, 2023**

Recorded June 5, 2023 - June 9, 2023

A C E N Holdings LLC; ACEN Holdings LLC--UNION SAV BK--Butler City Ward:2

Sub/Condo:Huff Sub Lot:3 Street:455 East Jefferson St Parcel:562-25-22:\$72,750.00

Albertini, Joseph W--ROCKET MTG LLC--Cranberry Twp Sub/Condo:Meeder Unit:278 Street:214 Main St Parcel:130-S45-A278:\$369,600.00

Aquilina, Christina M; Aquilina, Michael J III--LOANDEPOT COM LLC--Cranberry Twp Sub/Condo:Green Fields Ests Plan No 2 Lot:2 Street:503 Creekside Court Parcel:130-S26-A2:\$431,910.00

Baggetta, Dominic A; Baggetta, Katina L--ARMCO CRED UN--Butler Twp Ward:1 Street:118 Sugar Creek Dr Parcel:051-62-5A109:\$140,000.00

Bantum, Kaleigh N; Jackson, Terry L--CLEARVIEW FED CRED UN--Connoquenessing Twp Sub/Condo:Timberlee Farms Plan Ph II Lot:212 Street:118 Timberlee Ct Parcel:120-S9-A212:\$150,000.00

Barlak, Michael J; Genovese, Adrienne M; Genovese, Frank Anthony; Genovese, Steven Anthony by P/A--WELLS FARGO BK NA--Adams Twp Sub/Condo:Fulton Crossing Plan Prd Ph I Lot:127R Street:206 Gabriel Dr Parcel:010-S11-F127:\$544,500.00

Bauldoff, Ella Louise; Bauldoff, Victor J Jr--HUNTINGTON NATL BK--Donegal Twp Street:116 Matthew Ln Parcel:140-1F106-A14B Acre:65.35:\$75,000.00

Baumann, Maria C; Baumann, Ronald R--SECRETARY HOUSING & URBAN DEV--Zelienople Boro Sub/Condo:Timberbrook Plan Ph One Lot:46 Street:177 Oakdale Dr Parcel:550-S8-A46:\$7,405.02

Bayer, Allen E; Bayer, Janet M--WESBANCO BK INC--Zelienople

TRUST NOTICE

The **MURPHY FAMILY TRUST**, dated June 7, 2017, late of Butler, Butler County, Pennsylvania.

The Trustee, Nancy D. Daw, of the Murphy Family Trust Trust, dated June 7, 2017, hereby gives notice that the Trust is in the legal process of dissolving. All persons having claims against the Murphy Family Trust, dated June 7, 2017, are requested to make same known to the Trustee or to the attorney named below. All persons indebted to the Murphy Family Trust are requested to make payment without delay to the Trustee or the attorney named below.

Nancy D. Daw, Trustee
205 Bartley Avenue
Butler, Pennsylvania 16001

ATTORNEY MICHAEL J. PATER
CHARLTON LAW
101 East Diamond Street, Suite 202
Butler, PA 16001

BCLJ: July 7, 14, 21, 2023

LEGAL NOTICE

Notice is hereby given that the Trustees of the **Howard E. Eckhart Trust** have filed an account in the Office of the Clerk of Orphans' Court of Butler County, Pennsylvania. The Court of Butler County has scheduled August 14, 2023, at 1:00 P.M. in Court Room No. 3 as the time for confirmation ni si of said Account. Confirmation shall become absolute September 5, 2023.

Darla J. Hancher, Esquire
101 North Green Lane
Zelienople, PA 16063

BCLJ: July 14, 21, 2023

ARTICLES OF INCORPORATION

NONPROFIT – NOTICE IS HEREBY GIVEN THAT, on 5/8/23, Articles of Incorporation were filed with the Department of State for **The Jimmy Ellis Firefighter Foundation**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors, 400 Berwyn Park, 899 Cassatt Rd., Berwyn, PA 19312

BCLJ: July 14, 2023

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 **REDLINE AUTO GLASS LLC** and it is organized effective June 24, 2023.

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

BCLJ: July 14, 2023

**VOLUNTARY DISSOLUTION
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Auto Wash Services, Inc.**, a Pennsylvania corporation, with an address of 2649 Black Oak Court, Wexford, PA, 15090, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Victor Kustra, Esquire
THE LYNCH LAW GROUP
501 Smith Drive, Suite 3
Cranberry Township, PA 16066

BCLJ: July 14, 2023

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 6/26/2023, for:

Festog Newco, Inc.

having a registered office address of:

114 Elise Drive

Butler, PA 16001-1506

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Esquire Assist, Ltd.
125 Locust Street
Harrisburg, PA 17101

BCLJ: July 14, 2023

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
ORPHAN'S COURT DIVISION**

IN RE: X.L.S.

O.A. No. 21 of 2023

**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:

Name of Child: X.L.S.

DOB: February 21, 2018; Place of Birth:

Butler County, PA; Gender: Male

Birth Mother's Last Name: Goodin

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number **1** located at the Butler County Courthouse/ Government Center on the **22nd day of September 2023 at 8:45 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.

This notice is to inform you of an important option that may be available to you under **PENNSYLVANIA LAW ACT 101 OF 2010**, which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, child, a birth parent and/or a birth relative of the child. The agreement must be signed and approved by the court to be legally binding.

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
COURT ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: July 14, 2023

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

CIVIL DIVISION
A.D. No. 2023-10401

TRAVIS ALAN STEELE and
KAITLIN ROSE STEELE, husband and wife,
Plaintiffs,
vs.

DANIEL KELLER, and his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under or through him, Defendant.

ORDER OF COURT

AND NOW, this 27th day of June, 2023, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no

Answer having been made by the Defendant for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiffs, and pursuant to Pa. R.C.P. 1066, **IT IS HEREBY ORDERED** that a judgment by default be entered against the Defendant, Daniel Keller, and his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under or through him, directing that the Defendant be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

All that certain lot or piece of ground situate in the Township of Concord, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in the Green Meadows Subdivision, as recorded in the Recorder's Office of Butler County, Pennsylvania, in PBV 126, Page 44

BEING designated as Parcel No. 110-3F06-27K in the Deed Registry Office of Butler County, Pennsylvania.

TOGETHER with a 52 foot x 28 foot double wide mobile home permanently erected thereon and more specifically described as follows:

Year: 2000
Manufacturer: Redman
Title No.: 55487758
VIN No.: 143T2311
Tax Parcel: 110-3F06-27K-0000
Premises Being: 845 Seven Hills Road, Chicora, PA 16025-4217

Unless the Defendant shall file an Action in Ejectment against the Plaintiffs, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Butler Eagle, and once in the Butler County Legal Journal, the Prothonotary shall, upon Praecipe of the Plaintiffs, enter a final judgment against the Defendant.

BY THE COURT:
S. Michael Yeager
J.

Thomas J. May, Esquire
Dillon McCandless King
Coulter & Graham, LLP
128 West Cunningham Street
Butler, PA 16001

BCLJ: July 14, 2023

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of September 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 October 13, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 14, 21, 28, 2023

No. 2023-30093

NATIONSTAR MORTGAGE LLC
vs
JUAN A. AGUIRRE

PROPERTY ADDRESS: 109 EAST BOYD AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-35-60A-0000

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

BOUNDED on the North by East Boyd Avenue, formerly known as East Street, a distance of 28 feet; bounded on the East a distance of 100 feet by lot now or formerly of Marbison; bounded on the South a distance of 33.8 feet by lot now or formerly Macefe; and bounded on the West a distance of 100 feet, more or less; by lot of now or formerly Bathman. Having thereon erected a frame dwelling house and cement block garage.

Parcel ID: 561-35-60A-0000

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 109 East Boyd Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Lee R. Cichoski, by deed dated February 24, 2006

and recorded March 1, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 200603010004656 granted and conveyed unto Juan A. Aguirre and Alitza G. Abner, in fee.

ALSO BEING THE SAME PREMISES which Alitza G. Aguirre f/k/a Alitza G. Abner, by Deed dated October 26, 2020 and recorded November 16, 2020 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 202011160046446 granted and conveyed unto Juan A. Aguirre in fee.

BCLJ: July 14, 21, 28, 2023

No. 2023-30087

PNC BANK, NATIONAL ASSOCIATION
vs
JACK D ELLIOTT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY L. ELLIOTT

PROPERTY ADDRESS: 582 ONEIDA VALLEY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S8-A9C-0000

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

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINE OF PENNA, ROUTE 38 AND THE NORTHWEST CORNER OF LANDS OF NOW OR FORMERLY J. PIERCE; THENCE NORTH 39 DEGREES 26 MINUTES WEST ALONG THE CENTER LINE OF ROUTE 38, A DISTANCE OF 44 FEET TO A POINT; THENCE NORTH 33 DEGREES 26 MINUTES WEST, ALONG THE CENTER LINE OF ROUTE 38, A DISTANCE OF 80.50 FEET TO A POINT, WHICH IS THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED TRACT OF LAND; THENCE NORTH 44 DEGREES 45 MINUTES EAST ALONG OTHER LANDS OF NOW OR FORMERLY CHARLES P. HEIST, A DISTANCE OF 92.83 FEET TO A POINT; THENCE CONTINUING BY THE SAME, NORTH 16 DEGREES 37 MINUTES EAST, A DISTANCE OF 95.84 FEET TO A POINT; THENCE CONTINUING ALONG THE SAME, NORTH 1 DEGREE 50 MINUTES

EAST, A DISTANCE OF 95.05 FEET TO A POINT; THE NORTHEAST CORNER OF THE WITHIN DESCRIBED TRACT OF LAND; THENCE ALONG LANDS OF NOW OR FORMERLY GEORGE J. HEIST, SOUTH 79 DEGREES 40 MINUTES WEST, A DISTANCE OF 179 FEET MORE OR LESS TO A POINT IN THE CENTER OF STATE HIGHWAY ROUTE 38; THENCE BY THE CENTER OF SAID HIGHWAY, SOUTH 16 DEGREES 15 MINUTES EAST 128.4 FEET TO A POINT IN THE CENTER OF SAID HIGHWAY; THENCE CONTINUING ALONG THE CENTER OF SAID HIGHWAY, SOUTH 25 DEGREES 05 MINUTES EAST, 100 FEET TO A POINT IN THE CENTER OF SAID HIGHWAY; THENCE CONTINUING ALONG THE CENTER OF SAID HIGHWAY BY THE SAME COURSE AND DISTANCE, SOUTH 25 DEGREES 05 MINUTES EAST, 20 FEET MORE OR LESS TO A POINT, THE PLACE OF BEGINNING.

CONTAINING .658 ACRES OF LAND MORE OR LESS

BEING THE SAME PROPERTY AS CONVEYED FROM CHARLES P. HEIST, JR. AND MARY L. HEIST, HIS WIFE TO JACK D. ELLIOTT AND BETTY L. ELLIOTT, HIS WIFE. AS DESCRIBED IN DEED BOOK 956 PAGE 328. DATED 8/25/1972. RECORDED 9/15/1972.

Commonly known as 582 Oneida Valley Rd. Butler. PA 16001. BUTLER COUNTY TAX PARCEL I.D. NO.060-S8-A9C-0000.

BCLJ: July 14, 21, 28, 2023

No. 2023-30081

PNC BANK, NATIONAL ASSOCIATION
vs
THOMAS L. FIEL, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF CATHY S. FIEL, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF CATHY S. FIEL (IF ANY)

PROPERTY ADDRESS: 226 MAIN STREET EXT, CALLERY, PA 16024

UPI / TAX PARCEL NUMBER: 350-S1-A15-0000

All that certain lot, piece, or parcel of land situate in the Borough of Callery, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 15 in the Craig Farm Plan

of Lots recorded in Plan Book Volume 1, Page 15.

BEING known and numbered as 226 Main Street Ext., Callery, PA 16024

Being the same property conveyed to Cathy S. Piel, unmarried who acquired title by virtue of a deed from Richard C. Knox and Karen J. Knox, husband and wife, dated January 20, 1998, recorded January 22, 1998, at Instrument Number 199801220001476, and recorded in Book 2819, Page 0962, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 350-SI-A15-0000

BCLJ: July 14, 21, 28, 2023

No. 2021-30101

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST

vs

DARRYL FINCHER, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED, PAUL FINCHER, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED, ANDREA CRISSMAN, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. FINCHER, DECEASED, MARK FINCHER, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED

PROPERTY ADDRESS: 104 DOUGLAS DRIVE, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 190-S7-F5

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 5 in the Forest Glen Estates Plan as the same is recorded in the Recorder's Office of Butler, County, Pennsylvania, in Plan Book Volume 156, Page 30, being more fully bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly line of Douglas Drive, said point being common to Lot No. 4 in the Forest Glen Estates Plan of Lots, and being the Southwest corner of

the parcel herein described; thence along Lot No. 4 in the aforementioned plan, North 15° 50' 00" East a distance of 134.14 feet to a point, said pint being the Northwest corner of the parcel herein described; thence south 86° 26' 02" East a distance of 131.91 feet to a point, said point being the Northeast corner of the parcel herein described; thence South 3° 58' 00" West a distance of 138.41 feet to a point, said point being the Southeast corner of the parcel herein described and common to Lot No. 6; thence along Lot No. 6, South 79° 50' 40" West a distance of 125.06 feet to a point on the Northerly line of Douglas Drive along a cul-de-sac; thence along said cul-de-sac, by a curve to the left having a radius of 50.00 feet an arc distance of 55.86 feet to a point, the place of beginning.

CONTAINING 0.510 of an acre.

UNDER AND SUBJECT to building lines, restrictive covenants, reservations, easements and rights of way as recorded in prior instruments of record.

PARCEL ID# 190-S7-F5

BEING KNOWN AS (for informational purposes only): 104 Douglas Drive, Saxonburg, PA 16056

BEING THE SAME PREMISES which HABCO DEVELOPMENT, INC. by Deed dated January 12, 1995 and recorded July 20, 1995 in Book 2498, Page 378 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania granted and conveyed unto Edward H. Fincher and Patricia M. Fincher, his wife, in fee.

AND THE SAID Edward H. Fincher departed this life on or about June 2, 1995 thereby vesting title unto Patricia M. Fincher, by operation of law.

AND THE SAID Patricia M. Fincher departed this life on or about May 12, 2019 thereby vesting title unto Darryl Fincher, Paul Fincher, Mark Fincher and Andrea Crissman, known heirs of Patricia M. Fincher and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Patricia M. Fincher, deceased.

BCLJ: July 14, 21, 28, 2023

No. 2023-30090

JP MORGAN MORTGAGE ACQUISITION CORP

vs

JOHN GEORGIC, CATHERINE GEORGIC

PROPERTY ADDRESS: 1057 WINFIELD ROAD, CABOT, PA 16023

UPI / TAX PARCEL NUMBER: 320-1F11-11M-0000

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

BEGINNING at a point at the Northwest corner of the herein described lot, said point being common to land formerly of F. McEwen and land now or formerly of C. W. Patincr, now land of G. Suran, said place of beginning being located North 84 degrees 03' East, 687.6 feet from land now or formerly of J. Miller; thence along land of Suran, North 84 degrees 03' East, 200 feet to a point; thence along land of Suran, South 2 degrees East, 242.5 feet to a point in the center line of the Winfield Road; thence along said center line, South 84 degrees 03' West, 200 feet to a point; thence along land now or formerly of McEwen, North 2 degrees West, 242.5 feet to the place of beginning.

BEING the same premises which John Georgie and Catherine Georgie, husband and wife, by deed from Joshua McCandless and Denise A. McCandless, husband and wife, dated October 24, 2007, recorded October 26, 2007 in the Butler County Clerk's/Register's Office as Instrument Number 200710260027814.

BEING known and numbered as 1057 Winfield Road, Cabot, PA 16023. PARCEL NUMBER 320-1F11-11M-0000.

BCLJ: July 14, 21, 28, 2023

No. 2023-30091

FREEDOM MORTGAGE CORPORATION vs

KATE R KNIGHT, XAVIER A KNIGHT

PROPERTY ADDRESS: 319 CHESTNUT DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S10-142-0000

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

LOT No. 142 on Chestnut Drive in the Northvue Farms Plan, and more fully shown in the Northvue Farms Plan in Rack 29, Page 26 as Addition. No. 2 recorded March 18, 1960, in the records of Recorder of Deeds Office in Butler County, Pennsylvania.

THE above lot is described as follows:

BEGINNING at the Southwest corner at an iron pin where the dividing line between Lot Nos. 141 and 142 intersects Chestnut Drive, a 50 foot right-of-way; thence North 9° 33° 00" West, 80.00 feet along Chestnut Drive to an iron pin on the dividing line between Lot Nos. 142 and 143; thence by the dividing line between Lot Nos. 142 and 143, North 80° 27' 00" East, 218.21 feet to a concrete monument on line of land now or formerly J. Graham; thence along line of land now or formerly J. Graham, South 0° 41' 30" East, 80.97 feet to an iron pin on the dividing line between Lot Nos. 141 and 142; thence by dividing line between Lot Nos. 141 and 142, South 80° 27' 00" West, 205.74 feet to an iron pin where this dividing line intersects Chestnut Drive, a 50 foot right-of-way, the place of beginning.

Parcel No: 060-S10-142-0000

Being the same premises which Joseph L. Gray and Jacquelyn P. Gray, Husband and Wife, by Deed dated 09/06/2019 and recorded 09/11/2019, in the Office of the Recorder of Deeds in for the County of Butler, in Deed Instrument No. 201909110017877, granted and conveyed unto Xavier A. Knight and Kate R. Knight, Husband and Wife, in fee.

Tax Parcel: 060-S10-142-0000

Premises Being: 319 Chestnut Drive, Butler, PA 16001

BCLJ: July 14, 21, 28, 2023

No. 2023-30092

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

vs
KATHLEEN KOPICKO

PROPERTY ADDRESS: 135 TRUVER ROAD, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-2F90-28A20000

ALL THAT CERTAIN piece, parcel or tract of land situate in Middlesex Township, Butler County, Pennsylvania, bounded and described as follow:

BEGINNING at a point on the line of land conveyed by Louise E. Kraus, single, to Walter Shilling et ux., as recorded in Deed Book Volume 622, Page 504, and the center line of a public road known as Legislative Route T-566 a/k/a Truver Road; thence from this beginning point North 11 degrees 25' East a distance of 100 feet to a point in the center of Legislative Route T-566 a/k/a Truver Road; thence continuing along line of lands of formerly Louis F. Kraus, later O'Donnell, later Oleksiak, the following courses and distances: North 88 degrees 00' East 240 feet to point; South 11 degrees 25' West 100 feet to a point on the line of land now or formerly Walter Shilling et ux; then along line of same South 88 degrees 00' West a distance of 240 feet to a point in the center line of Legislative Route T-566 a/k/a Truver Road, the point of beginning.

CONTAINING 0.53 of an acre as per survey of Greenough, McMahon and Greenough, R.E., dated March 7, 1955.

BEING THE SAME PREMISES which Randy P. Standnik and Kathleen Kopicko, by Deed dated May 5, 2003 and recorded on May 16, 2003, in the Butler County Recorder of Deeds Office as Instrument No. 200305160020900, granted and conveyed unto Kathleen Kopicko.

Being Known as 135 Truver Road, Valencia, PA 16059 Parcel I.D. No. 230 2F90 28A20000

BCLJ: July 14, 21, 28, 2023

No. 2022-30139

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs
MARTIA MCGEE, AS ADMINISTRATRIX OF THE ESTATE OF TONI A. MORTEN, AKA TONIANN MORTEN

PROPERTY ADDRESS: 321 BRANDI LYNN LANE, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 160-S7-B317A-0000

All that parcel or lot of land, situate in Forward Township, Butler County, Pennsylvania and being shown as Lot 317A on plat entitled, "Peachmont Farms-Phase III (Revision - 1)" and recorded with the Recorder of Deeds Office, Butler County, Pennsylvania in Book 372: page 31, et seq.

Being Parcel No: 160-S7-B317A
Having erected thereon a dwelling known as 321 Brandi Lynn Lane, Evans City, PA 16033. BEING known and numbered as 321 Brandi Lynn Lane, Evans City, PA 16033

Being the same property conveyed to Stephen D. Morten and Toni A. Morten, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from NVR Inc., a Virginia Corporation, dated November 13, 2019, recorded November 21, 2019, at Instrument Number 201911210023606, Office of the Recorder of Deeds, Butler County, Pennsylvania

INFORMATIONAL NOTE: Stephen D. Morten died on April 10, 2020, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Toni A. Morten. Toni A. Morten departed this world.

Parcel No.: 160-S7-B317A-0000

BCLJ: July 14, 21, 28, 2023

No. 2023-30076

VILLAGE CAPITAL & INVESTMENT, LLC

vs
CHRISTOPHER J. MORROW, STACEY L. MORROW

PROPERTY ADDRESS: 239 MAPLE DRIVE, KARNS CITY, PA 16041

UPI / TAX PARCEL NUMBER: 150-S4-

A35-0000

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN FAIRVIEW TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 35 IN PART B THE KENNETH E. GRIFFITHS PLAN OF LOTS AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN RACK NO. 60, PAGE 15-B.

BEING DESIGNATED AS TAX PARCEL NO. I 50-S4-A35-0000.

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.

Parcel Number: 150-S4-A35-0000

Property Address: 239 Maple Drive, Karns City, PA 16041

BEING the same premises, which John L. Jackson and Victoria D. Jackson, his wife by Deed dated July 25, 2017, and recorded in the Office of Recorder of Deeds of Butler County on July 27, 2017 at as Instrument# 201707270015760 granted and conveyed unto Christopher J. Morrow and Stacey L. Morrow, husband and wife

BCLJ: July 14, 21, 28, 2023

No. 2023-30073

REVERSE MORTGAGE FUNDING LLC vs **DAVID NAVOLIO, KNOWN HEIR OF GLORIA J. NAVOLIO, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLORIA J. NAVOLIO, DECEASED**

PROPERTY ADDRESS: 753 WHITESTOWN ROAD, BUTLER, PA 16001

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

Beginning at a point in the center line of Legislative Route T-431 on line of Lot #17 in the Plan of Lots hereinafter mentioned, 'being the Northwest corner of the lot herein conveyed, thence South 66° 12' 09" East, a distance of one hundred twelve and seventy nine hundredths (112.79) feet to a point in the center line of said Legislative Route T-431 on the West side of a private right of way; thence South 23° 57' 30" West, a distance of three hundred ten and twenty hundredths (310.20) feet along the West side of said private right of way to a point on line of other lands of first parties herein; thence North 67° 02' 1 O" West, a distance of one hundred twelve and eighty one hundredths (112.81) feet along line of other lands of first parties herein to a point on line of Lot #17 in the same Plan; thence North 23. 57' 30" East, a distance of three hundred eleven and eighty five hundredths (311.85) feet along line of Lot #17 in the same Plan to a point in the center line of Legislative Route T-431, the place of beginning. Being Lot #18 in the Shannondale Plan of Lots as laid out by Greenough & Greenough, Inc. dated February, 1966 and of record in the Recorder's Office in and for Butler County, Pennsylvania in Rack

Being part of a larger parcel or tract of land of which John M. Raisley died seized, single, testate on or about July 24, 1938 (Estate #R-983) and by the terms of his Last Will and Testament duly probated in the Recorder's Office of Butler County, Pennsylvania in Will Book 27 Page 86 devised unto his daughter, Anna C. Raisley Shannon and her husband, Orville Clair Shannon, parties of the first part herein.

The within premises are subject to a lease for oil and gas purposes covering a larger parcel of 54 acres more or less, of which the within described lot is a part, said lease having been given by John M. Raisley unto Elmer Burton, et al. and the parties of the first part expressly reserve and except to themselves, their heirs and assigns from the within conveyance all royalty interest including the right to receive the royalty produced from any oil or gas well drilled under said lease on any portion of said 54 acre tract, excepting only the parcel or tract of land herein conveyed.

The within conveyance is made by first parties and accepted by second party, his heirs and assigns, subject to the following restrictions and conditions, viz:

- 1. No building or any part or portion thereof,

shall be erected or placed within seventy five (75) feet of the center line of the public highway, Legislative Route T-431, nor shall any building or any part or portion thereof be located closer than ten (10) feet to any side lot boundary line.

2. No principal building shall be erected on any lot, the actual cost of which is less than \$10,000.00, calculated upon the net cost of labor and materials based upon current prices.

3. All sewage, water or other refuse matter shall be disposed of from inside toilets, sinks or drains and carried by tile drain pipes to covered sewers or septic tanks only.

BEING THE SAME PREMISES which Orville Clair Shannon and Anna C. Raisley Shannon by deed dated June 26, 1967 and recorded June 27, 1967 in the office of the recorder of deeds in the County of Butler, Pennsylvania at book number 878 and page number 325 granted and conveyed unto William D. Navolio and Gloria J. Navolio, in fee.

AND THE SAID William D. Navolio departed this life on or about June 27, 2001 thereby vesting title unto Gloria Navolio, by operation of law.

AND THE SAID Gloria Navolio departed this life on or about August 22, 2020 thereby vesting tile unto David Navolio, and Anita Toner, known heirs and unknown heirs, successors, and assigns of Gloria Navolio, deceased.

BCLJ: July 14, 21, 28, 2023

No. 2023-30095

SPECIALIZED LOAN SERVICING LLC
vs
JERRY L. ROY

PROPERTY ADDRESS: 214 SOUTH STREET, BUTLER, PA 16001

UPI/TAX PARCEL NUMBER: 561-37-147-0000

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

COMMENCING at a point on the Southerly line of South Street, a 40-foot right-of-way, at

a point in common to lands of now or formerly Gall, said point being the Northwest corner of the premises herein described; thence along the Southerly line of South Street, South 88 degrees 11 minutes 31 seconds East a distance of 40.00 feet to a point on lands of now or formerly Smith; thence by line of same and by line of lands of now or formerly Colonic, South 01 degrees 48 minutes 29 seconds West a distance of 125.00 feet to a point on the Northerly line of Marvin Street; thence by line of same, North 88 degrees 11 minutes 31 seconds West a distance of 40.00 feet to a point on lands of now or formerly Gall; thence by line of same, North 01 degree 48 minutes 29 seconds East a distance of 125.00 feet to a point on the Southerly line of South Street, the place of beginning.

HAVING thereon erected a dwelling house and garage and being known as 214 South Street, Butler, PA., 16001.

BEING the same premises conveyed to Ivan L. Schlagel and Florence E. Schlagel, his wife, by deed of Florence E. Schlagel and Ivan L. Schlagel, her husband, dated April 27, 1993, and recorded in the Office of the Recorder of Deeds of Butler County, PA, at Record Book 2319 Page 90. The said Ivan L. Schlagel having passed away on January 11, 1996, title to the subject premises vested in his wife, Florence E. Schlagel, by operation of law.

PARCEL: 561-37-147-0000

PROPERTY ADDRESS:
214 SOUTH ST., BUTLER, PA 16001

BEING KNOWN AS: 214 SOUTH ST BUTLER, PA 16001 PROPERTY ID: 561-37-147-0000

TITLE TO SAID PREMISES IS VESTED IN JERRY L. ROY, A MARRIED MAN BY DEED FROM FLORENCE E. SCHLAGEL, A WIDOW, BY AND THROUGH LINDA E. EVANS, HER ATTORNEY-IN-FACT DATED 09/12/2000 RECORDED 09/13/2000 INSTRUMENT NO. 2000009130021512.

BCLJ: July 14, 21, 28, 2023

No. 2023-30089

NATIONSTAR MORTGAGE LLC
vs
JOSEPH D SWORY

PROPERTY ADDRESS: 141 GREEN MANOR DRIVE, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 190-2F14-3BA-0000

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

BEGINNING at an iron pin at lands now or formerly of Kenneth B. Plyler and a Township road in an Eastward direction along this public road, a distance of 140.77 feet to lands now or formerly of Sherwood Y. Maxwell; Thence in a Northeasterly direction South 27° 45' West, a distance of 162.70 feet to lands now or formerly of Sherwood Y. Maxwell; thence in a Westerly direction South 70° 00' East along lands now or formerly of Sherwood Y. Maxwell, a distance of 145.59 feet to lands now or formerly of Kenneth B. Plyler; thence in a Southward direction North 20° 28' East, along lands now or formerly of Kenneth B. Plyler, a distance of 124.15 feet to the place of beginning.

UNDER AND SUBJECT to all rights, restrictions, covenants, conditions, easements, grants, etc., as appear in prior instruments of record in the chain of title.

BEING KNOWN AS: 141 GREEN MANOR DRIVE, BUTLER, PA 16002 PROPERTY ID NUMBER: 190 2F14 3BA0000 BEING THE SAME PREMISES WHICH JOSEPH D. SWORY AND LEAH R. SWORY, HUSBAND AND WIFE BY DEED DATED 2/12/2021 AND RECORDED 2/26/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 202102260005606, GRANTED AND CONVEYED UNTO JOSEPH D. SWORY.

BCLJ: July 14, 21, 28, 2023

No. 2023-30080

LAKEVIEW LOAN SERVICING LLC
vs
DOROTHA KIRK THURNER

PROPERTY ADDRESS: 130 PURVIS ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 170-3F43-A1E4-0000

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Township of Franklin and County of

Butler, State of Pennsylvania and described as follows:

Beginning at a point in the center of Township Road T-456 known as the Purvis Road at the corner of Lot No. 4 owned by Butler Assembly of God and Western Pennsylvania Bible Institute; thence North 5° 00' East along the center line of said road, a distance of 162.80 feet to a point; thence South 83° 43' East along line of lands of Fred W. Hensel, III, a distance of 267.57 feet; thence South 5° 00' West along line of lands of now or formerly Garber, a distance of 162.80 feet to a point; thence North 83° 43' West along line of Lot No. 4, a distance of 267.57 feet to a point in the center of Township Road T-456, also known as the Purvis Road, at the place of beginning.

BEING KNOWN AS: 130 PURVIS ROAD, BUTLER, PA 16001 PROPERTY ID NUMBER: 1 70-3F43-AIOE4-0000 BEING THE SAME PREMISES WHICH JAMES L. BOWSER AND LINDA S. BOWSER BY DEED DATED 8/22/1984 AND RECORDED 8/22/1984 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1200 AT PAGE 410, GRANTED AND CONVEYED UNTO DOROTHA KIRK THURNER.

BCLJ: July 14, 21, 28, 2023

Sheriff of Butler County, Michael T. Slupe