

**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: Margaret Ann Bouch**

Late of: Clearfield Township PA  
Executor: Lynnette Y Bowser  
244 Steighner Road  
Fenelton PA 16034  
Attorney: Michael S Butler Esquire  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: James R Boyle Sr  
a/k/a: James Boyle Sr**

Late of: Buffalo Township PA  
Executor: Dianne M Boyle  
328 Primrose Drive  
Sarver PA 16055  
Attorney: Leroy L Metz II  
Metz Lewis Brodman Must O'Keefe  
535 Smithfield Street Suite 800  
Pittsburgh PA 15222

BCLJ: April 16, 23, 30, 2021

**Estate of: Betty Bricker  
a/k/a: Alberta M Bricker**

Late of: Buffalo Township PA  
Executor: Bonnie J Almquist  
603 Saint Lawrence Lane  
Gibsonia PA 15044  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg  
101 East Diamond St Suite 102  
Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Flem Willis Byers  
a/k/a: F Willis Byers**

Late of: Clay Township PA  
Executor: Timothy W Byers  
842 Mahood Rd  
West Sunbury PA 16061  
Executor: Sandra M Kelly  
2402 William Flynn Highway  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Lynne K Feuer**

Late of: Valencia PA  
Executor: Martin Feuer  
4801 Senate Court  
Valencia PA 16059  
Attorney: Kenneth A Eisner  
Eisner Law PC  
1386 Old Freeport Road Suite 2A  
Pittsburgh PA 15238

BCLJ: April 16, 23, 30, 2021

**Estate of: Frank L Gould III**

Late of: Cranberry Township PA  
Administrator: Ruth M Glass  
905 Chester Drive  
Cranberry Twp PA 16066

BCLJ: April 16, 23, 30, 2021

**Estate of: Dorothy Hussar Guadino  
a/k/a: Dorothy H Guadino**

Late of: Center Township PA  
Executor: Elaine M Carson  
266 Wolford Road  
West Sunbury PA 16061  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Philip Garvin Isaac**

Late of: Eau Claire PA  
 Administrator C.T.A.: Dennis M Sloan  
 302 East Main Street  
 PO Box 403  
 EauClaire PA 16030  
 Attorney: Dennis M Sloan  
 Sloan and Associates PC  
 106 S Main St Suite 305  
 Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Edward A Janoski  
a/k/a: Edward A Janoski Sr**

Late of: Winfield Township PA  
 Executor: Cy D Janoski  
 385 High Street  
 Saxtonburg PA 16056  
 Attorney: William T Woncheck  
 Sikov & Woncheck PC  
 1625 Union Ave Suite 5  
 Natrona Heights PA 15065

BCLJ: April 16, 23, 30, 2021

**Estate of: Karl F Koebler  
a/k/a: Karl Koebler**

Late of: Cranberry Township PA  
 Executor: David R Koebler  
 794 Branchton Road  
 Boyers PA 16020  
 Attorney: Heather M Papp-Sicignano  
 Sweeney Law Offices  
 20581 Route 19 Suite 1  
 Cranberry Township PA 16066

BCLJ: April 16, 23, 30, 2021

**Estate of: Harold L Laderer**

Late of: Muddycreek Township PA  
 Executor: Darla L Brown  
 2772 Old Enon Unity Road  
 Enon Valley PA 16120  
 Attorney: Ronald S Jones  
 309 Smithfield Street  
 6th Floor  
 Pittsburgh PA 15222

BCLJ: April 16, 23, 30, 2021

**Estate of: William J Mariotti**

Late of: Center Township PA  
 Executor: David M Mariotti  
 324 Hemlock Road  
 Petrolia PA 16050  
 Executor: Rebecca L Hunka  
 120 Brookseidge Drive  
 Butler PA 16001  
 Attorney: Mark R Morrow  
 Attorney at Law  
 204 East Brady Street  
 Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Doris L McCall**

Late of: Winfield Township PA  
 Executor: Douglas D McCall  
 108 Holl Road  
 Cabot PA 16023  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Courtney A Rape**

Late of: Evans City PA  
 Administrator: Lewis E Rape  
 522 Upper Harmony Road  
 PO Box 221  
 Evans City PA 16033  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Constance S Reilly  
a/k/a: Constance M Reilly**

Late of: Adams Township PA  
 Executor: Kimberly R Caughey  
 7018 31st Ave NE  
 Seattle WA 98115  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Paul E Rodgers Sr**

Late of: Summit Township PA  
Executor: Ellen Mae Enslin  
491 Pine Drive  
Butler PA 16002  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Thomas S Smolka Jr**

Late of: Zelenople PA  
Executor: Jayne A Smolka  
52 Marion Drive  
Zelenople PA 16063  
Attorney: Glenn S Sinko  
Sinko Zimmerman LLC  
Suite 120 One Adams Place  
300 Seven Fields Blvd  
Seven Fields PA 16046

BCLJ: April 16, 23, 30, 2021

**Estate of: Rose Mary Staryat**

Late of: Butler PA  
Admr. D.B.N. C.T.A.:  
Norma Jean Christ  
4037 Bradbury Drive  
Marietta GA 30062  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**Estate of: Mary Beth Tracy**

Late of: Butler PA  
Administrator: Edward Gereshenski  
200 Short Street  
Butler PA 16001  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

BCLJ: April 16, 23, 30, 2021

**Estate of: William N Volk**

**a/k/a: William Volk**  
Late of: Adams Township PA  
Executor: Ruth Jones  
PO Box 953  
Mars PA 16046  
Attorney: Timothy B Sechler CELA  
Sechler Law Firm, LLC  
183 Scharberry Lane  
Mars PA 16046

BCLJ: April 16, 23, 30, 2021

**Estate of: Bruno Zuccala**

Late of: Butler PA  
Executor: Bruno D Zuccala  
410 West Brady Street  
Butler PA 16001  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: April 16, 23, 30, 2021

**SECOND PUBLICATION**

**Estate of: Ronald W Ball**

**a/k/a: Ronald W Ball Sr**  
**a/k/a: Ronald Ball**  
**a/k/a: Ronald William Ball Sr**  
Late of: Cranberry Township PA  
Executor: Russell Anthony Ball  
1760 Taper Drive  
Pittsburgh PA 15241  
Attorney: Robert K. Schweitzer  
Jullian Gray Associates  
954 Greentree Road  
Pittsburgh PA 15220

BCLJ: April 9, 16, 23, 2021

**Estate of: Charlene Campbell**

Late of: Center Township PA  
Administrator: Spenser T Vago  
18953 Stony Point Drive  
Strongsville OH 44136  
Attorney: David A Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: April 9, 16, 23, 2021

**Estate of: Dolores Janet Conroy**

Late of: Slippery Rock PA  
Admr. D.B.N. C.T.A.: John K Conroy  
130 Hill Road  
Slippery Rock PA 16057  
Attorney: Robert B Stein  
Savinis Kane & Gallucci, LLC  
707 Grant Street 3626 Gulf Tower  
Pittsburgh PA 15219

BCLJ: April 9, 16, 23, 2021

**Estate of: Barbara E Henicheck**

Late of: Mars PA  
Administrator C.T.A.: Valerie J Henicheck  
326 Clay Ave Box 53  
Mars PA 16046  
Administrator C.T.A.: Libby E Schultz  
143 Wayne Dr  
Cranberry Twp PA 16066  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: April 9, 16, 23, 2021

**Estate of: Deloris J Ketchem**

Late of: Penn Township PA  
Administrator: Timothy Ketchem  
220 Fairview Ave Apt #1  
Butler PA 16001  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: April 9, 16, 23, 2021

**Estate of: Gary George Lamperski**

Late of: Forward Township PA  
Administrator: Christine Lamperski  
396 Old Route 68  
Evans City PA 16033  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: April 9, 16, 23, 2021

**Estate of: Virginia Leskanic**

Late of: Valencia PA  
Executor: William J Leskanic  
5850 Meridian Road  
Gibsonia PA 15044  
Attorney: Slade R Miller  
Miller & Miller PLLC  
4767 William Flynn Highway  
Allison Park PA 15101

BCLJ: April 9, 16, 23, 2021

**Estate of: Joseph L Mahood**

Late of: Karns City PA  
Executor: Karin L Mahood  
135 Petrolia Street  
Karns City PA 16041  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: April 9, 16, 23, 2021

**Estate of: Betty G Queer**

Late of: Cranberry Township PA  
Executor: Richard George Quinton  
207 Henderson Road  
Pittsburgh PA 15237  
Attorney: Joseph Cafaro Jr  
205 McKnight Park Drive  
Pittsburgh PA 15237

BCLJ: April 9, 16, 23, 2021

**Estate of: Meri E Rieseck**

Late of: Jefferson Township PA  
Executor: Joanne Lyn Shelly  
2250 Mary Street  
Apt 202  
Pittsburgh PA 15203  
Attorney: Charles J Jacques III  
Jacques & Jacques PC  
2125 Freeport Road  
Natrona Heights PA 15065

BCLJ: April 9, 16, 23, 2021

**Estate of: Edward Skylare Robinson**

**a/k/a: Edward S Robinson**

Late of: Prospect PA  
Administrator: Kristen M Workley  
34 South Cardinal Drive  
Wilmington NC 28403  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: April 9, 16, 23, 2021

**Estate of: Raymond A Schmitt Sr**

Late of: Clinton Township PA  
Executor: Christine Roman  
1245 Anderson Road  
Pittsburgh PA 15209  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

BCLJ: April 9, 16, 23, 2021

**Estate of: William J Smith**

Late of: Washington Township PA  
Executor: Randal G Smith  
2320 Oneida Valley Rd  
Petrolia PA 16050  
Executor: Jessica Buckley  
104 Barbour Road  
Hubert NC 28539  
Attorney: Robert D Clark  
201 North Market Street  
New Wilmington PA 16142

BCLJ: April 9, 16, 23, 2021

**Estate of: Robert J Swartzlander Jr**

Late of: Butler PA  
Administrator: Sallieanne Skursky  
303 Maryland Avenue  
Butler PA 16001  
Attorney: Craig E Frischman  
Frischman & Rizza PC  
7300 Penn Avenue  
Pittsburgh PA 15208

BCLJ: April 9, 16, 23, 2021

**THIRD PUBLICATION**

**Estate of: Louis Richard Brunn**

**a/k/a: Louis R Brunn**

Late of: Winfield Township PA  
Administrator: Ellen Brunn  
1613 Ridge Avenue  
Arnold PA 15068  
Administrator: Karen Brunn  
623 North Nevada Street  
Oceanside CA 92054  
Attorney: Michael J Girardi  
2773 Leechburg Road  
Lower Burrell PA 15068

BCLJ: April 2, 9, 16, 2021

**Estate of: Thomas Foley III**

**a/k/a: Thomas P Foley**

**a/k/a: Thomas P Foley III**

Late of: Franklin Township PA  
Administrator: Autumn D Sidun  
562 Village Drive  
Butler PA 16001  
Attorney: David M Crissman  
Montgomery Crissman and Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: April 2, 9, 16, 2021

**Estate of: Carolyn J Klaum**

Late of: Cranberry Township PA  
Executor: Darren Klaum  
324 Valerie Dr  
Cranberry Twp PA 16066

BCLJ: April 2, 9, 16, 2021

**Estate of: Zeno Thomas McElhinny**

**a/k/a: Zeno McElhinny**

Late of: Forward Township PA  
Executor: Rebecca Elizabeth McElhinny  
260 Ash Stop Road  
Evans City PA 16033  
Attorney: Nancy L Rackoff  
Eckert Seamans  
44th Fl 600 Grant St  
Pittsburgh PA 15219

BCLJ: April 2, 9, 16, 2021

**Estate of: Jon J McPheron****a/k/a: Jon McPheron**

Late of: Oakland Township PA  
 Administrator: Nancy P Robertson  
 1519 Glenn Street  
 Natrona Heights PA 15065  
 Attorney: Charles J Jacques III  
 Jacques & Jacques PC  
 2125 Freeport Road  
 Natrona Heights PA 15065

BCLJ: April 2, 9, 16, 2021

**Estate of: Toniann Morten**

Late of: Forward Township PA  
 Administrator: Martia McGee  
 71 Gladstone Street  
 Campbell OH 44405  
 Attorney: Jason A Medure  
 Medure Bonner Bellissimo LLC  
 713 Wilmington Ave.  
 New Castle PA 16101

BCLJ: April 2, 9, 16, 2021

**Estate of: Monte K Pursifull**

Late of: Evans City PA  
 Executor: Denise W Pursifull  
 1033 S Washington Street  
 Evans City PA 16033  
 Attorney: David A Crissman  
 Montgomery Crissman and Kubit LLP  
 518 North Main Street  
 Butler PA 16001

BCLJ: April 2, 9, 16, 2021

**Estate of: Mary S Rehm****a/k/a: Mary Stella Rehm**

Late of: Butler PA  
 Executor: Barbara Rehm Della Porta  
 3601 30th Street Nw C333  
 Washington DC 20016  
 Attorney: Joseph John Nash  
 The Nash Law Office  
 164 S Main St PO Box 673  
 Slippery Rock PA 16057

BCLJ: April 2, 9, 16, 2021

**Estate of: Mary Irene Scott**

Late of: Butler PA  
 Executor: Randall J Scott  
 246 Welsh Rd  
 Valencia PA 16059

BCLJ: April 2, 9, 16, 2021

**Estate of: William Craig Simpson****a/k/a: William C Simpson**

Late of: Buffalo Township PA  
 Executor: Steven C Simpson  
 205 Duquesne Blvd  
 New Kensington PA 15068  
 Executor: Jason M Simpson  
 519 West Street Apt 6  
 Wilkinsburg PA 16221  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: April 2, 9, 16, 2021

**Estate of: Arlene D Sloan**

Late of: Penn Township PA  
 Executor: Benjamin E Dehart  
 802 N Beatty St  
 Pittsburgh PA 15206  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: April 2, 9, 16, 2021

**Estate of: John J Snyder Sr**

Late of: Clearfield Township PA  
 Executor: Janice T Riesmeyer  
 155 Stein Road  
 Chicora PA 16025  
 Executor: William L Snyder  
 294 Shuler Road  
 Fenelton PA 16034  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: April 2, 9, 16, 2021

**Estate of: Barbara Tompkins**

Late of: Jefferson Township PA  
 Administrator: Thomas Tompkins  
 178 Morgan Road  
 Butler PA 16002  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086

BCLJ: April 2, 9, 16, 2021

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

**NOTICE OF FILING OF PETITION  
FOR NAME CHANGE**

In the matter of Ms. D. No. 21-40042 / Name  
Touma Robin Von Panzer

Notice is hereby given that, on Feb 23, 2021  
the petition of Name Change was filed in  
the above name court. Requesting an order  
to change the name of **Benjamin Robin  
Leventhal** to Touma Robin Von Panzer.

The Court has fixed the 14th day of May,  
2021, at 1:00 PM, in Court Room number  
1, Court House, 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: April 16, 2021

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

**IN RE CHANGE OF NAME OF  
LINDSAY MARIE SYMONS**

**MsD. No. 21-40085**

**LEGAL NOTICE**

Notice is hereby given that on April 5, 2021,  
the Petition of **Lindsay Marie Symons** was  
filed in the above-named Court requesting  
a Decree to change the Petitioner's name to  
Logan Michael Symons.

The Court has fixed June 18, 2021, at 2:30  
p.m, in Court Room 3 of the Butler County  
Courthouse, Butler, Pennsylvania as the time  
and place for 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: April 16, 2021

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

**NOTICE OF FILING OF PETITION  
FOR NAME CHANGE**

IN THE MATTER OF: Petition for Change of  
Name of Cassidy Rose Wain

Notice is hereby given that, on March 8,  
2021, the Petition of Name Change was filed  
in the above-named court, requesting an  
order to change the name of **Cassidy Rose  
Wain** to Charles Michael Wain.

The Court has fixed the 28th day of May,  
2021, at 2:00 PM, in Court Room number  
3, Court House, 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: April 16, 2021

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

**CIVIL DIVISION  
MsD No. 21-40083**

**ORDER OF COURT**

AND NOW, this 30th day of March, 2021,  
upon review of the within Petition For Change  
of Name, as filed by the Petitioner, **Jesse  
D. Fleeeger**, Parent and Natural Guardian of  
Dawson J. Kamerer, a minor, in accordance  
with the requirements set forth in 54  
Pa.C.S.A§701(a.1)(3), the Court directs that  
a hearing be scheduled not less than one (1)  
month nor more than three (3) months from  
the date upon which the Petition For Change  
of Name was filed.

The hearing on the Petition For Change of  
Name is hereby scheduled for the 24th day of  
June, 2021, at 11:00 A.M. in Courtroom No.  
3 of the Butler County Government Center.

At Petitioner's expense, Petitioner, Jesse  
D. Fleeeger, Parent and Natural Guardian of  
Dawson J. Kamerer, a minor, shall cause  
notice of the filing of the Petition For Change  
of Name, and of the date and time of the  
hearing, to be published one (1) time in the  
Butler Eagle and one (1) time in the Butler  
County Legal Journal. The actual publication

dates shall not be less than twenty (20) days before the scheduled hearing date. Any person having lawful objection to the change of name may appear at the hearing and be heard.

Petitioner, Jesse D. Fleeger, Parent and Natural Guardian of Dawson J. Kamerer, a minor, shall serve the natural mother, Carlee J. Kamerer at 360 Bullcreek Road, Butler, Pennsylvania 16002, with a copy of the Petition For Change of Name and this Order of Court and shall provide a proof of service of the same at the time of the hearing.

Petitioner, Jesse D. Fleeger, Parent and Natural Guardian of Dawson J. Kamerer, a minor shall file with the Court the results of an official search of the proper offices in Butler County, Pennsylvania, and in any other counties or other state(s) of residence, within the past five (5) years, showing that there are no judgments, decrees of record or other similar matters against the said Dawson J. Kamerer, a minor.

BY THE COURT,  
S. MICHAEL YEAGER  
JUDGE

BCLJ: April 16, 2021

**Articles of Incorporation**

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on March 12, 2021 for **Locust Bend, Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Penncorp Servicegroup, Inc.  
600 North Second Street, 4th Floor  
Harrisburg, PA 17101

BCLJ: April 16, 2021

**ARTICLES OF INCORPORATION  
NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988.

The name of the corporation is **Jake's Way Inc.**

The address of the corporation is 310 Dirkshire Court, Mars, PA 16046

Christopher A. Cafardi  
Cafardi Ferguson Wyrick Weis & Gabriel LLC  
2605 Nicholson Road, Suite 2201  
Sewickley, PA 15143

BCLJ: April 16, 2021

**CERTIFICATE OF ORGANIZATION  
DOMESTIC LIMITED LIABILITY  
COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved, effective for December 14, 2020, by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 2016, as may be amended. The name of the Limited Liability Company is **PRESTIGE ESTATE SALES, LLC.** PRESTIGE ESTATE SALES, LLC's initial registered office is located at 5271 Elliott Road, Butler, Butler County, Pennsylvania 16001.

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

BCLJ: April 16, 2021



**ARTICLES OF INCORPORATION  
NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988.

The name of the corporation is **Mars Hockey Inc.**

The address of the corporation is 431 Arbor Drive, Mars, PA 16046

Christopher A. Cafardi  
Cafardi Ferguson Wyrick Weis & Gabriel LLC  
2605 Nicholson Road, Suite 2201  
Sewickley, PA 15143

BCLJ: April 16, 2021

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN, that **Jenkins-Shields Management, LLC**, with its registered address at 244 Shields Road, Slippery Rock, PA 16057, a Pennsylvania Limited Liability Company has been authorized by its Members to dissolve voluntarily and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward any claim, in writing to the Company at the above referenced address. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

Ronald W. Coyer, Esquire  
S.R. LAW, LLC  
631 Kelly Blvd.  
P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: April 16, 2021

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

The Huntington National Bank  
Plaintiff,  
vs.

**Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day  
Unknown Heirs and/or Administrators to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day  
Andrea K. Stivenson Day, as Possible Heir and/or Administrator to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day  
Richard P. Schnelzer, as Possible Heir and/or Administrator to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day  
Shawn P. Day, Sr., as Possible Heir and/or Administrator to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day**  
Defendants.

**CIVIL DIVISION**

Docket No.: 2020-10030;  
CP 20-21045 ED 20-30107  
Judgment Docket No. 20-21045  
Sale Docket No. ED 20-30107

**AMENDED NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
PURSUANT TO PENNSYLVANIA RULE  
OF CIVIL PROCEDURE 3129**

TO: Unknown Heirs and/or Administrators to the Estate of Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day  
110 Walton Avenue  
Butler, PA 16001

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Butler County Sheriff's Office, at 124 West Diamond Street, Butler, PA 16001 on May 21, 2021 at 11:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:  
110 Walton Avenue, Butler, PA 16001

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2020-10030; CP 20-21045 ED 20-30107

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Shawn P. Day, AKA Shawn P. Day, Jr., AKA Shawn Day

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Butler County, at 124 West Diamond Street, Butler, PA 16001.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

The Butler Co. Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0130

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Butler County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also

file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Butler County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Butler County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Butler County Courthouse, 124 West Diamond Street, P.O. Box 1208, Butler, PA 16003, before presentation of the petition to the Court.

Dated: 2/10/2021

Kimberly J. Hong, Esquire  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kjhong@manleydeas.com  
Attorney for Plaintiff

BCLJ: April 16, 2021

\_\_\_\_\_

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on Friday, the 21st day of May 2021 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution June 18, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30014**

**C.P. 2020-21366**

**ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of **TINA M. BRUCE AND BRIAN A. BRUCE** at the suit of US BANK TRUST NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. A9 in the Jesse Long Plan No. 3 as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 4, page 23.

BEING designated as Tax I.D. No. 230-S5-26A9 in the Tax Assessment Office of Butler County Pennsylvania.

Being the same property deeded to Tina M. Bruce and Brian A. Bruce, dated June 26, 2002, and recorded on June 28, 2002 in Instrument Number 200206280022139.

Having erected thereon a residential dwelling known as 534 Steiner Bridge Road, Valencia, PA 16059

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30012**

**C.P. 2021-20103**

**ATTY MATTHEW MARSHALL**

Seized and taken in Execution as the property of **UNKNOWN EXTR ESTATE OF DAVID E. CARSON, UNKNOWN HEIRS OF ESTATE OF DAVID E. CARSON AND DAVID E. CARSON EST** at the suit of ARMCO CREDIT UNION, Being:-

ALL that certain lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 89 in the Grandview Plan of Lots recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack Section 5, Page 21, being particularly bounded and described as follows:

BEGINNING at a point on the Westerly line of Fifth Street, a fifty (50) foot street, being the Northeast corner of the lot herein conveyed; thence along said Westerly line of Fifth Street, South 27° 10' East a distance of 75 feet to Lot No. 90; thence along Lot 90, South 62° 35' West a distance of 120 feet to Lot No. 92; thence along Lot No. 92, North 27° 10' West a distance of 75 feet to Lot No. 88; thence along Lot No. 88, North 62° 35' East a distance of 120 feet to the Westerly line of Fifth Street aforesaid at the place of beginning.

TAX ID / PARCEL NO. 051 -38-7/89-0000.

BEING the same property which Elwood R. Hurst, widower, of Butler Township, Butler County, Pennsylvania; Sandra Hurst Hiwiler and Harold W. Hiwiler, her husband of Boyers, Pennsylvania, Karen Hurst Dickey and Jerry Dickey, her husband, of Butler Township, Butler County, Pennsylvania, by Deed dated January 30, 1975 granted and conveyed to David E. Carson Sr., and Joyce A. Carson, his wife, recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book No. 1002, Page 71.

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30013**

**C.P. 2020-20461**

**ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of **STEFHANIE CUNNINGHAM** at the suit of U S BANK TRUST NATL ASSN, Being:-

BEGINNING AT A POINT, SAID BEING THE SOUTHWESTERN CORNER OF THE TRACT HEREIN CONVEYED AND IN COMMON WITH THE CENTERLINE OF WHIPPORWILL ROAD AND THE SOUTHEASTER LINE OF LANDS OF NOW OR FORMERLY REED; THENCE BY LANDS OF NOW OR FORMERLY REED NORTH 02 DEGREES 02'00" WEST A DISTANCE OF 297.04 FEET TO AN IRON PIN ON LINE OF LANDS OF NOW OR FORMERLY OFFMAN; THENCE SOUTH 88 DEGREES 55'00" WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 02'00" EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 55'00" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 02'00" EAST A DISTANCE OF 175.00 FEET TO POINT IN THE CENTERLINE OF WHIPPORWILL ROAD; THENCE BY THE CENTERLINE OF THE SAME SOUTH 89 DEGREES 46'14" WEST A DISTANCE OF 200.10 FEET TO A POINT, THE PLACE OF THE BEGINNING.

CONTAINING 1.23 ACRES AS PER SURVEY OF PEDERSON & PEDERSON, CIVIL AND ENVIRONMENTAL ENGINEERING AND SURVEYING, DATED MARCH 26, 2007, AND BEING DESIGNATED LOT NO. 2 ON THE HOFFMAN SUBDIVISION 1, RECORDED JUNE 26, 2003, AT PLAN BOOK VOLUME 266, PAGE 9.

BEING THE SAME PREMISES WHICH MATTHEW CUNNINGHAM AND STEFHANIE CUNNINGHAM, MARRIED, BY DEED DATED MARCH 19, 2015, AND RECORDED ON MARCH 20, 2015 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT NUMBER 201503200005671, GRANTED AND CONVEYED UNTO STEFHANIE CUNNINGHAM, A MARRIED PERSON.

Parcel ID: 170 3F80 43G

Having erected thereon a residential dwelling known as 148 Whipporwill Road, Butler, Pennsylvania 16001

BCLJ: April 2, 9, 16, 2021

---

**E.D. 2021-30003**  
**C.P. 2020-21421**  
**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property

of **ROSLYN FUDOR AND STANLEY FUDOR** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR TWOD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2015-1, Being:-

All That Certain Property Situated in the Township of Cranberry in the County of Butler and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 07/10/2000 and recorded 08/02/2000, Among The Land Records of the County and State. Set Forth Above, in Deed Volume 200080200 and page 17663. Tax Map or Parcel ID NO: S30-A305

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot or parcel of ground situate in Cranberry Township, Butler County, Pennsylvania, being designated as Lot No. 305 in the Winchester Lakes Plan of Lots, Phase 1E, which was recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 226, pages 17-20.

SUBJECT to grants, rights, easements, exceptions, reservations, covenants, and restrictions as contained in prior instruments of record and in said recorded plan.

SUBJECT to coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record and to building lines and easements on said recorded plan.

Having Erected Thereon a Two Story Brick and frame dwelling with a two car contiguous garage.

BEING KNOWN AS: 902 BAYVIEW COURT, CRANBERRY TWP, PA 16066

PROPERTY ID NUMBER: 130-S30-A305

BEING THE SAME PREMISES WHICH NVR, INC. BY DEED DATED 7/10/2000 AND RECORDED 8/2/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 200008020017663, GRANTED AND CONVEYED UNTO STANLEY FUDOR AND ROSLYN FUDOR, HUSBAND AND WIFE.

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30002  
C.P. 2020-21317  
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **CATHERINE HUGHES** at the suit of COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC, Being:-

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Township of Venango, County of Butler and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit;

ON THE NORTH by lands now or formerly of Floyd Douglass, et. ux.;

ON THE EAST by lands now or formerly of J. Carlson and R. Osborne;

ON THE SOUTH by Public Road T-524 and lands now or formerly of Glenn Stalker; and

ON THE WEST by lands now or formerly of Floyd Douglass, et. ux.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Paul Hughes and Catherine Hughes, by Deed dated May 14, 2007, and recorded on June 7, 2007, by the Butler County Recorder of Deeds as Instrument No. 200706070014392, granted and conveyed unto Paul Hughes and Catherine Hughes, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 125 Blair Road, Hilliards, PA 16040.

TAX PARCEL NO. 300-3F16-26E-0000.

BCLJ: April 2, 9, 16, 2021

**E.D. 2019-30235  
C.P. 2019-21797  
ATTY ROBERT FLACCO**

Seized and taken in Execution as the property of **JAMES K. LAUTENBACHER AKA JAMES LAUTENBACHER AND SUSAN L. LAUTENBACHER AKA SUSAN LAUTENBACHER** at the suit of WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-C ASSET-BACKED CERTIFICATES, SERIES 2000-C, Being:-

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 115, page 26.

Having erected thereon a dwelling known as 463 Monmouth Drive, Mars, Pennsylvania.

SUBJECT to coal and mining rights and all rights relating thereto; rights-of-way, building and use restrictions, easements and covenants and the rights of others therein, as set forth on the recorded plan and in any other prior instruments of record and any covenants and conditions as set forth in the Declaration and By-Laws above recited.

BEING KNOWN AS: 463 MONMOUTH DRIVE, CRANBERRY TOWNSHIP PA 16066

PROPERTY ID: 130-S19-A245-0000

TITLE TO SAID PREMISIS IS VESTED IN JAMES K LAUTENBACHER AND SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER HUSBAND AND WIFE BY DEED FROM RAYMOND H. SMITH JR. AND MARY JO SMITH, HIS WIFE, DATED 08/18/1988 RECORDED 08/29/1988 IN BOOK NO. 1420 PAGE 0284

TO BE SOLD AS PROPERTY OF: JAMES K. LAUTENBACHER A/K/A JAMES LAUTENBACHER; SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30010  
C.P. 2021-20008  
ATTY JOLANTA PEKALSKA**

Seized and taken in Execution as the property of **RUSSELL C. MCCOMBS AND RUSSELL MCCOMBS** at the suit of PENNYMAC LOAN SERVICES LLC, Being:-

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

BEGINNING AT A POINT ON THE EAST SIDE OF A 40 FOOT STREET OR RIGHT

OF WAY KNOWN AS BARTLEY AVENUE, WHICH POINT IS BY DIRECTION NORTH 3 DEGREES, 1" EAST, A DISTANCE OF FIFTEEN FEET FROM THE NORTHWEST CORNER OF LOT NO. 64 AND THE SOUTHWEST CORNER OF LOT 59; THENCE FROM SAID BEGINNING POINT, NORTH 3 DEGREES 1' EAST ALONG THE EAST LINE OF BARTLEY AVENUE, A DISTANCE OF SEVENTY-FIVE FEET TO A POINT; THENCE SOUTH 87 DEGREES, 30' EAST. THROUGH LOT NUMBER 56 AND ALONG LINE OF LOT FORMERLY OWNED BY DEWITT STEVENSON, NOW PAUL MURPHY, A DISTANCE OF ONE HUNDRED FIFTY FEET TO A POINT, THENCE SOUTH 3 DEGREES 1' WEST THROUGH LOT NO. 56 AND 59 OF THE SAME PLAN OF LOTS AND ALONG LINE OF LOT OF BRIGGS A DISTANCE OF SEVENTY-FIVE FEET TO A POINT; THENCE NORTH 87 DEGREES 30' WEST, THROUGH LOT NO. 59 AND ALONG LINE OF LOT OF MCGREGOR A DISTANCE OF ONE HUNDRED FIFTY FEET TO A POINT ON THE EAST LINE OF BARTLEY AVENUE AT THE PLACE OF BEGINNING.

AND BEING THE NORTHWEST PORTION OF LOT NO. 59 AND THE SOUTHWEST PORTION OF LOT NO. 56 IN THE BURTON HEIGHTS PLAN OF LOTS AS RECORDED IN BUTLER COUNTY IN RACK FILE SEC. 9 PAGE 2.

THE SAID PROPERTY HAVING BEEN RE-SURVEYED BY GREENOUGH AND GREENOUGH, ENGINEERS, UNDER DATE OF DECEMBER, 1972.

BEING THE SAME PREMISES which Chassidy L. Angerett, nka Chassidy L. Geibel, and Craig Geibel, Wife and Husband, by Deed dated 3/28/2019 and recorded 4/4/2019 in the Office of the Recorder of Deeds of Butler County on in Deed Instrument No. 201904040005874, granted and conveyed unto Russell McCombs, Unmarried.

PARCEL NO.: 056-20-C56-0000

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30004  
C.P. 2020-21314  
ATTY TROY FREEMAN**

Seized and taken in Execution as the property of **BETH NEWCOMBE HEIR,**

**ELIZABETH NEWCOMBE HEIR, ROBERT D. NEWCOMBE DEC, ROBERT DIEHM NEWCOMBE, DEC, MICHAEL NEWCOMBE HEIR, UNKNOWN HEIRS OF ROBERT D. NEWCOMBE, AND UNKNOWN HEIRS OF ROBERT DIEHM NEWCOMBE** at the suit of FIRST GUARANTY MORTGAGE CORP, Being:-

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

BEGINNING at a point on the North side of Filbert Avenue, said point being located one hundred (100) feet West of the Northwest corner of Arch Street and Filbert Avenue in the Plan of Lots laid out by John F. Lowry as recorded in Plan Book B, Page 114; thence West along North side of Filbert Avenue one hundred (100) feet; thence North along other property of Gardner Lowry, Trustee, one hundred twenty (120) feet to a point; thence East one hundred (100) feet to a point; thence South one hundred twenty (120) feet to the place of beginning.

BEING Lots Nos. 82 and 83 in the Plan of Lots of John F. Lowry.

ALSO BEING designated as District #053; Map 15; Parcel B 82.

HAVING a two-story dwelling house thereon erected known as 107 Filbert Road.

BEING THE SAME PREMISES as conveyed unto Robert D. Newcombe, by deed of Glenn R. Farrell and Michelle L. Farrell, (fk/a) Michelle L. Lauster), as joint tenants with the rights of survivorship and not as tenants in common, dated June 3, 2004, and recorded June 4, 2004, in the Office of the Recorder of Deeds of Butler County, instrument number 200406040016233. Robert D. Newcombe departed this life on May 24, 2019.

BCLJ: April 2, 9, 16, 2021

**E.D. 2018-30143  
C.P. 2018-21041  
ATTY JOLANTA PEKALSKA**

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

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler



and Commonwealth of Pennsylvania, being bounded and described as follows:

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

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

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

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

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30011  
C.P. 2021-20071  
ATTY MATTHEW MARSHALL**

Seized and taken in Execution as the property of **DAVID E. SHIREY** at the suit of ARMCO CREDIT UNION, Being:-

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

BEGINNING at the Northernmost corner of the tract herein described, which said point

is located South 41 degrees 54 minutes 19 second East, a distance of 505.38 feet along the centerline of Township Road T-466 from the intersection of said centerline with the Southernmost corner of lands of C. Snyder; thence from the true point of beginning by the centerline of said Township Road, South 41 degrees 54 minutes 19 seconds East, 130.00 feet to a point; thence leaving said centerline and proceeding through lands this day conveyed unto Ronald L. Shirey, the following three courses and distances:

On a line through an iron pin at the edge of the roadway, South 48 degrees 05 minutes 41 seconds West, 155.18 feet to an iron pin;

North 41 degrees, 54 minutes 19 seconds West, 130.00 feet to an iron pin;

North 48 degrees 05 minutes 41 seconds East, 155.18 feet on a line through an iron pin at the edge of the roadway.

to the place of beginning. Containing 0.46 acre and being Parcel A in the Subdivision plan prepared by Olsen Zarnick & Seybert, Inc., under date of April 2, 1985, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book 105, page 5.

PARCEL NO. 080-2F57-23D.

BEING the same property which Margaret Shirey, by Deed dated March 20, 2000 granted and conveyed to David E. Shirey, single, recorded in the Recorder's Office of Butler County, Pennsylvania as Instrument No. 200003210005078.

BCLJ: April 2, 9, 16, 2021

**E.D. 2021-30001  
C.P. 2020-21388  
ATTY BRADLEY OSBORNE**

Seized and taken in Execution as the property of **ROBERT H. WYNN, HEIR, TRACI JEAN GRAHAM, HEIR, AND UNKNOWN HEIRS OF JEAN E. WYNN DECEASED** at the suit of CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, Being:-

ALL THAT CERTAIN piece, parcel or lot of land, located in Merdian, Butler Township, Butler County, Pennsylvania, bounded and

described as follows:

BEGINNING at a point on the line of right-of-way of the Pittsburgh, Harmony, Butler and New Castle Railway, on a public road opposite lands formerly of Martin, now Rodgers, being the southwest corner thereof; thence running along said road North 1 'A° East 202.50 feet to a tone in the center of another road leading from the Meridian Road to Woodlawn Station at land formerly of George Miller, being the northwest corner hereof; thence South 89° East, 217.5 feet along the last mentioned road to a point on the line of the right-of-way of the aforesaid Railway Company, opposite lands of Aldinger; thence South 48 'A° West, 294 feet along line of the right-of-way of the aforesaid Railway Company to the place of Beginning. Containing three-fourths (%) of an acre, more or less.

BEING THE SAME PREMISES which Evelyn Timmons, by Deed dated October 28, 1992 and recorded on January 27, 1993, in the Butler County Recorder of Deeds Office at Deed Book Volume 2262 at Page 131, granted and conveyed unto Evelyn Timmons and Jean Evelyn Wynn, as joint tenants with the right of survivorship.

The said Evelyn Timmons departed this life on or about February 1, 1994, where by operation of Law, title vested in Jean Evelyn Wynn.

The said Jean Evelyn Wynn departed this life on February 19, 2018. No estate was probated on the decedent's behalf, where by operation of law title vested in Robert H. Wynn and Traci Jean Graham, as Heirs of Jean W. Wynn, Deceased and the unknown surviving heirs of Jean Evelyn Wynn, Deceased.

Being Known as 4164 Hopewell Avenue,  
Butler, PA 16001

Parcel I.D. No. 054-33-1300000

BCLJ: April 2, 9, 16, 2021

Sheriff of Butler County, Michael T. Slupe