

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: Sandra S. Adamski**

Late of: Sarver PA
 Executor: Leslie Breinich
 986 Veterans Memorial Highway
 Altoona PA 16601
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065
 BCLJ: May 15, 22 & 29, 2026

Estate of: Patricia Darlene Anderson**a/k/a: Patricia D Anderson**

Late of: Muddycreek Township PA
 Executor: Vanessa A Carr
 10131 East Lucille Drive
 Tucson Az 85730
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057
 BCLJ: May 15, 22 & 29, 2026

Estate of: Ethan J Brooks**a/k/a: Ethan James Brooks**

Late of: Clinton Township PA
 Administrator: Leslie A Bridgeman
 243 Cherry Valley Road
 Saxonburg PA 16056
 BCLJ: May 15, 22 & 29, 2026

Estate of: Ruth Geibel Chamberlain**a/k/a: Ruth Chamberlain****a/k/a: Ruth G Chamberlain**

Late of: Butler Township PA
 Executor: John H Chamberlain
 4072 Lilly Vue Court
 Mars PA 16046
 BCLJ: May 15, 22 & 29, 2026

Estate of: Timothy J Chuba**a/k/a: Timothy Joel Chuba**

Late of: Muddycreek Township PA
 Administrator: Lindsey N Hilton
 1207 Ridgeway Avenue

Aliquippa PA 15001

Attorney: Andrea C Parenti

Dillon McCandless King

Coulter & Graham LLP

600 Cranberry Woods Drive Suite 175

Cranberry Twp PA 16066

BCLJ: May 15, 22 & 29, 2026

Estate of: Marlene Dehaas**a/k/a: Marlene J Dehaas**

Late of: Cranberry Township PA

Executor: Linda S Bleil

3311 Antler Drive

Gibsonia PA 15044

Attorney: Charles B Hadad

The Lynch Law Group LLC

375 Southpointe Blvd Ste 100

Cranberry Twp PA 16066

BCLJ: May 15, 22 & 29, 2026

Estate of: Karen Elaine Dietrich

Late of: Prospect PA

Executor: Michael E Dietrich

729 West Old Rt 422

Butler PA 16001

Executor: Carrie A Lavorini

115 Muldoon Rd

Butler 16001

BCLJ: May 15, 22 & 29, 2026

Estate of: Betty J Freshcorn

Late of: Butler PA

Executor: Linda J Lanning

81 Golden Autumn Drive

Dahlonega Ga 30533

Attorney: Armand R Cingolani III

Cingolani & Cingolani

300 North McKean Street

Butler PA 16001

BCLJ: May 15, 22 & 29, 2026

Estate of: Margaret Johnston

Late of: Oakland Township PA

Executor: Carmen D McGallis

1010 Chicora Road

Chicora PA 16025

Attorney: David A Crissman

Montgomery Crissman PLLC

518 North Main Street

Butler PA 16001

BCLJ: May 15, 22 & 29, 2026

Estate of: Tammy Jean Mengel

Late of: Slippy Rock PA

Administrator: Abel Mengel

126 Corry Road

Slippy Rock PA 16057

Attorney: Deborah A Shaw

1906 Wilmington Road

New Castle PA 16105

BCLJ: May 15, 22 & 29, 2026

Estate of: Donald J Myers

Late of: Butler PA
 Executor: Sarah J Devol
 3036 Kingsley Court
 Maineville Oh 45039
 Attorney: Robert K. Schweitzer
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220
 BCLJ: May 15, 22 & 29, 2026

Estate of: Darlene J. Oliver

Late of: Prospect PA
 Executor: David J. Oliver Jr.
 203 Wood Duck Drive
 Greensboro MD 21639
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: May 15, 22 & 29, 2026

Estate of: Ronald Sandt Porch

Late of: Butler Township PA
 Executor: Christopher S Porch
 147 Jerome Drive
 Butler PA 16001
 BCLJ: May 15, 22 & 29, 2026

Estate of: Richard S Potocni

Late of: Buffalo Township PA
 Executor: Rose A Fair
 110 Rambler Dr
 Sarver PA 16055
 Attorney: Andrea L. Stapleford
 Stapleford & Byham, LLC
 600 Market Street
 Warren PA 16365
 BCLJ: May 15, 22 & 29, 2026

Estate of: Walter Rinier

a/k/a: Walter Franklin Rinier

a/k/a: Walter F Rinier

Late of: Allegheny Township PA
 Administrator: Leah Rinier
 114 Pauline Pl
 Pittsburgh PA 15216
 Administrator: Tara Work
 515 California Hollow Rd
 Imperial PA 15126
 BCLJ: May 15, 22 & 29, 2026

Estate of: Daniel L Spangler

Late of: Sarver PA
 Executor: Edwin Spangler Jr
 110 James Lane
 Freeport PA 16229
 Attorney: Kaitlynn M Hoffman Esq

Charlton Law
 617 S Pike Road
 Sarver PA 16055
 BCLJ: May 15, 22 & 29, 2026

Estate of: James Robert Schwoebel

Late of: Renfrew PA
 Administrator: Susan Schwoebel
 137 Eckstein Rd
 Renfrew PA 16053
 Attorney: Emily N Masotto Esq
 Sechler Law Firm LLC
 500 Commonwealth Drive
 Warrendale PA 15086
 BCLJ: May 15, 22 & 29, 2026

Estate of: Carroll Jean Shaw

Late of: Butler PA
 Administrator C.t.a.: Ronald P Shaw
 4176 Gregory Drive
 Doylestown PA 18902
 Attorney: Emily N Masotto Esq
 Sechler Law Firm LLC
 500 Commonwealth Drive
 Warrendale PA 15086
 BCLJ: May 15, 22 & 29, 2026

Estate of: Gary Schlemmer

a/k/a: Gary L Schlemmer

Late of: Middlesex Township PA
 Administrator: Paula J Willyard
 382 N Pike Road
 Sarver PA 16055
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: May 15, 22 & 29, 2026

Estate of: Dorothy A Stefanko

Late of: Lyndora PA
 Executor: Doreen Marie Hussar
 114 North Breezewood Drive
 Butler PA 16001
 Executor: Carla Marie Machulis
 2014 Betsy Lane
 Irving TX 75061
 Attorney: Kyrie A. Lokhaiser Esq
 Stepanian & Menchuk LLP
 222 S. Main St.
 Butler PA 16001
 BCLJ: May 15, 22 & 29, 2026

Estate of: James L Strange

a/k/a: James Lawrence Strange

Late of: Harrisville PA
 Executor: Amy S Upton
 151 Longwell Drive
 Grove City PA 16127
 Attorney: Timothy L McNickle

McNickle & Bonner LLP
209 West Pine Street
Grove City PA 16127
BCLJ: May 15, 22 & 29, 2026

Estate of: Deborah Jane Thompson

a/k/a: Debby Thompson
a/k/a: Deborah J Thompson
Late of: Butler PA
Administrator: Toni Sexton
302 N Wayne Ave Apt 108
Parker PA 16049
BCLJ: May 15, 22 & 29, 2026

Estate of: Patricia E Tubridy

a/k/a: Patti Tubridy
a/k/a: Patricia Tubridy
Late of: Zelienople PA
Executor: Sherri L Tubridy
336 Ridge Rd
Zelienople PA 16063
BCLJ: May 15, 22 & 29, 2026

Estate of: Clair T Uber

Late of: Summit Township PA
Executor: Jack Uber
1744 New Bedford Sharon Road
West Middlesex PA 16159
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive
Suite 175
Cranberry Twp PA 16066
BCLJ: May 15, 22 & 29, 2026

Estate of: Fiore Vescio

Late of: Cranberry Township PA
Executor: Deborah Vescio Hilliard
913 Walnut St
Ambridge PA 15003
BCLJ: May 15, 22 & 29, 2026

Estate of: James Michael Wilson

Late of: Butler Township PA
Executor: Chiara Lynn Brink
244 Crisswell Rd
Butler PA 16002
BCLJ: May 15, 22 & 29, 2026

SECOND PUBLICATION

Estate of: Phyllis Marie Ansell

a/k/a: Phyllis M Ansell
Late of: Franklin Township PA
Administrator: Mark D Ansell
2058 Prospect Road

Prospect PA 16052
Administrator: Keith A Ansell
183 Grindel Road
Prospect PA 16052
Attorney: Thomas R Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 8,15 & 22, 2026

Estate of: Suzanne Boucek Berol
a/k/a: Suzanne Marie Boucek Berol

a/k/a: Suzanne B Berol
Late of: Adams Township PA
Executor: Albert J Boucek
8401 Knollwood Drive
Allison Park PA 15101
BCLJ: May 8,15 & 22, 2026

Estate of: Michael A Blair

Late of: North Fort Myers Lee County
Florida
Ancillary Executor:
Meagan L Kess
114 Spring Mist Place
Spring Tx 77381
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: May 8,15 & 22, 2026

Estate of: Stephan Brasic

Late of: Middlesex Township PA
Administrator: Margaret Ciufi
230 Steiner Bridge Rd
Valencia PA 16059
Attorney: Dennis R Paluso
Dennis R Paluso Attorney At Law
230 Fallowfield Ave
Charleroi PA 15022
BCLJ: May 8,15 & 22, 2026

Estate of: M Chris Christensen

a/k/a: Mary Elizabeth Christensen
a/k/a: Chris M Christensen
Late of: Renfrew PA
Executor: Sharon C Anderson
140 Valencia Road
Renfrew PA 16053
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: May 8,15 & 22, 2026

Estate of: Larry Clarence Cypher

a/k/a: Larry C Cypher
a/k/a: Larry Cypher
Late of: Winfield Township PA

Executor: Todd Robert Cypher
 211 Morneweck Road
 Greenville PA 16125
 Attorney: James H Limbaugh
 Abernethy Hagerman & Miller PC
 3960 William Flynn Hwy
 Allison Park PA 15101
 BCLJ: May 8,15 & 22, 2026

Estate of: Gertrude B Henretty
a/k/a: Trudy B Henretty

Late of: Zelenople PA
 Executor: Cheryl Ann Henretty
 3400 Delaware Street
 Pittsburgh PA 15214
 Attorney: Emily N Masotto Esq
 Sechler Law Firm LLC
 500 Commonwealth Drive
 Warrendale PA 15086
 BCLJ: May 8,15 & 22, 2026

Estate of: Walter David Hilles

Late of: Butler PA
 Executor: Paul Daniel Hilles
 113 Birch Drive
 Kittanning PA 16201
 BCLJ: May 8,15 & 22, 2026

Estate of: Muriel M Ivancik

Late of: Center Township PA
 Executor: Paul E Ivancik
 111 Mar Vel Drive
 Butler PA 16001
 BCLJ: May 8,15 & 22, 2026

Estate of: Mark Alan Kastelic

Late of: Slippery Rock PA
 Administrator: Kristy Soler
 100 East Patterson Avenue
 Butler PA 16001
 Attorney: Edward F Twomey
 Lynch Law Group
 501 Smith Drive Suite 3
 Cranberry Twp PA 16066
 BCLJ: May 8,15 & 22, 2026

Estate of: Mark W Lewis

a/k/a: Mark William Lewis

Late of: Cranberry Township PA
 Administrator: James F Lewis
 424 Mark Dr
 Lady Lake Fl 32159
 BCLJ: May 8,15 & 22, 2026

Estate of: William R. Matthews

Late of: Cranberry Township PA
 Executor: James W. Matthews
 505 Portsmouth Court
 Doylestown PA 18901
 Attorney: Richard L Osberg III

Law Offices Of Richard L. Osberg, III,
 PLLC
 1900 Main Street, Suite 225
 Canonsburg PA 15317
 BCLJ: May 8,15 & 22, 2026

Estate of: Joyce McCandless

a/k/a: Joyce A McCandless

Late of: Butler Township PA
 Administrator: Carol A McCandless
 136 Dutchtown Road
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: May 8,15 & 22, 2026

Estate of: Randall Miller

Late of: Butler PA
 Executor: Ryan Miller
 168 Bear Creek Road
 Prospect PA 16052
 Attorney: John A Daller Esquire
 Daller Law Firm
 312 N Jefferson Street
 New Castle PA 16101
 BCLJ: May 8,15 & 22, 2026

Estate of: Patty Jo Pherson

Late of: Franklin Township PA
 Executor: Amy J Barnhart
 261 Pflugh Road
 Butler PA 16001
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: May 8,15 & 22, 2026

Estate of: Helen L Ritter

a/k/a: Helen Lucille Ritter

Late of: Jackson Township PA
 Executor: Amie J Feeney
 157 Jo Deener Drive
 Zelenople PA 16063
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: May 8,15 & 22, 2026

Estate of: Joan A Schnur

Late of: Butler Township PA
 Executor: Lloyd P Schnur
 525 South Eberhart Road
 Butler PA 16001
 Attorney: David M Crissman
 Montgomery Crissman PLLC
 518 North Main Street

Butler PA 16001

Estate of: Eric J Wheeler

a/k/a: Eric Wheeler

a/k/a: Eric Justin Wheeler

a/k/a: Ej Wheeler

Late of: Adams Township PA
 Administrator: Kimberly A Rovnan
 161 Glade Run Road
 Mars PA 16046
 Attorney: John T Richards III
 Richards & Richards LLP
 101 Bradford Rd Ste 100
 Wexford PA 15090
 BCLJ: May 8, 15 & 22, 2026

Estate of: Eleanor G Wise

Late of: Butler Township PA
 Executor: John L Wise III
 180 Colgett Drive
 Oakland Ca 94619
 Attorney: Stephen J Pieklik Jr
 420 Fort Duquesne Blvd 16th Fl
 Pittsburgh PA 15222
 BCLJ: May 8, 15 & 22, 2026

Estate of: Charles R Woods

a/k/a: Rick Woods

a/k/a: Charles Richard Woods

Late of: Butler PA
 Executor: Michael R Woods
 9052 Audubon Drive
 Gibsonsia PA 15044
 Attorney: Carolyn A W Whitworth
 Eckert Seamans Cherin &
 Mellott, LLC
 600 Grant Street, 44th Floor
 Pittsburgh PA 15219
 BCLJ: May 8, 15 & 22, 2026

THIRD PUBLICATION

Estate of: Thomas C Augostine Sr

Late of: Valencia PA
 Executor: Rebecca Macioce
 6918 Royal Drive
 Verona PA 15147
 Attorney: Joseph A Nese Jr
 7883 Saltsburg Road
 Pittsburgh PA 15239
 BCLJ: May 1, 8 & 15, 2026

Estate of: Marya Bednerik

Late of: Cranberry Township PA
 Executor: Sarah G Hancher
 101 N Green Ln
 Zelienople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office

101 N Green Lane
 Zelienople PA 16063
 BCLJ: May 1, 8 & 15, 2026

Estate of: Donald P Biddle Sr

a/k/a: Donald P Biddle

Late of: Winfield Township PA
 Executor: Paula Duke
 122 Terrace Drive
 Sarver PA 16055
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: May 1, 8 & 15, 2026

Estate of: Joseph T Cunningham

Late of: Jefferson Township PA
 Executor: Emily M Lucas
 153 Sheridan Avenue
 Pittsburgh PA 15202
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: May 1, 8 & 15, 2026

Estate of: Diane D Francis

a/k/a: Diane Daily Francis

Late of: Winfield Township PA
 Executor: Whitney A Amoroso
 110 Briarwood
 Cranberry Twp PA 16066
 Executor: Stephen M Francis
 22724 Munoz Street
 Queen Creek AZ 85142
 Attorney: Joseph B Pisano
 Charlton Law
 101 East Diamond St Suite 202
 Butler PA 16001
 BCLJ: May 1, 8 & 15, 2026

Estate of: William E Garrison

Late of: Center Township PA
 Executor: Becky L Kriess
 1006 Sunset Drive
 Butler PA 16001
 Executor: Joni M Nocera
 190 Bingham Circle
 Delaware OH 43015
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001
 BCLJ: May 1, 8 & 15, 2026

Estate of: Betty G Kreutz

a/k/a: Betty Grace Kreutz

Late of: West Liberty PA
 Executor: Jamie A Kreutz

119 West Park Road
 Portersville PA 16051
 Executor: Scott A Kreutz
 307 Studebaker Road
 Slippy Rock PA 16057
 Executor: Todd A Kreutz
 150 Church Road
 Slippy Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057
 BCLJ: May 1, 8 & 15, 2026

Estate of: Virginia L Lokovich

Late of: Cabot PA
 Executor: Elizabeth Ann Muti
 5880 Se Skyhigh Court
 Milwaukie OR 97267
 Attorney: John J Morgan
 300 North McKean St
 Butler PA 16001
 BCLJ: May 1, 8 & 15, 2026

Estate of: Raymond W Moore

Late of: Fairview Township PA
 Executor: Jeffrey R Moore
 410 Rattigan Road
 Chicora PA 16025
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 1, 8 & 15, 2026

Estate of: Renee S. Previty

Late of: Cranberry Township PA
 Administrator: Barbara Lavecchia
 117 Jennie Drive
 Harmony PA 16037
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063
 BCLJ: May 1, 8 & 15, 2026

Estate of: Eugenio Romano

a/k/a: Gino Romano

Late of: Cranberry Township PA
 Executor: Eugene W Romano
 104 Ontario Court
 Gibsonia PA 15044
 BCLJ: May 1, 8 & 15, 2026

Estate Of: Charles Junior Stahl

a/k/a: Charles Stahl Jr

a/k/a: Charles J Stahl

a/k/a: Charles Stahl

Late of: Butler PA
 Executor: Barth Brown

618 Belmont Road
 Butler PA 16001
 Attorney: Richard L Osberg III
 Law Offices Of Richard L. Osberg, III,
 PLLC
 1900 Main Street, Suite 225
 Canonsburg PA 15317
 BCLJ: May 1, 8 & 15, 2026

Estate of: Colleen B Yarsky

Late of: Zelienople PA
 Executor: Suzanne M Fornataro
 157 Pine Run Road
 Fombell PA 16123
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117
 BCLJ: May 1, 8 & 15, 2026

Elizabeth Skelley :26-00237
 Alvin Arthur Hill Iii and Jennifer Lynn Snider :26-00230
 Michael Tyler Harris and Amber Kalene Sprague :26-00227
 Brandon Michael Fisher and Lily Caroline Striker :26-00231
 Mitchell Earl McDonald and Kassie Grace Toy :26-00239
 Christian Lucas Clendenning and Lauren Elizabeth Wiles :26-00241
 Christian Donald Pierotti and Kyoka Yamawaki :26-00228

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE CHANGE OF NAME OF VITA MICHELLE PUCCIARELLI MsD No. 2026-40130

Notice is hereby given that, on April 30, 2026, the Petition of **Vita Michelle Pucciarelli** was filed in the above-named Court, requesting an order to change her name to **Vita Michelle Hill**.

The Court has fixed the 28th day of July, 2026, at 9:45 a.m., in Court Room No. 3 of the Butler County Government Center, 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.

SUSAN B. LOPE
 ATTORNEY AT LAW
 P.O. BOX 517
 LYNDORA, PENNSYLVANIA 16045
 (724) 283-9127

BCLJ: May 15, 2026

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

In the Matter of MsD. No. 2026-40107

Notice is hereby given that, on the 13th day of June, 2026, the Petition for Change of Name was filed in the above-named Court, requesting an order to change the Petitioner's name:

BENJAMIN LEVI REBMANN to EMILY BLAIR ALQUIST

The Court has scheduled the hearing for the 23rd day of June, 2026, at 9:45 AM in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: May 15, 2026

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 July, 2026** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution August 14, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30029

STATE FINANCIAL NETWORK LLC vs ABIGAIL CAMPBELL, RYAN CAMPBELL

PROPERTY ADDRESS: 4003 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 220-3F94-27B

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

BEGINNING at a point in center of a concrete highway known as Highway Route 8, said point being the Southwest corner of land formerly of S.H. and Paul Bovard, now of V.L. Bovard; thence in an Easterly direction along the South line of land formerly of S.H. and Paul Bovard, now V.L. Bovard, 278 feet to a corner, thence South and parallel with public road along land formerly of S.H. Osborne, now Kenneth L. Bell, 148 feet to an iron post; thence in a westerly direction along lands formerly of S.H. Osborne, now Kenneth L. Bell, 236 feet to a point in the center of concrete highway; thence North along center of concrete Highway Route 8, 188 feet to the place of beginning.

UNDER AND SUBJECT to the right of Belle Osborne and S.H. Osborne to use the

driveway extending from the public highway and along the South side of the above described lot.

District/Map/Parcel No.: 220-3F94-27B
Said premises being known as 4003 William Flynn Highway, Slippery Rock, PA 16057. BEING the same premises which Lutie M. Clausen by Deed dated June 10, 2016 and recorded in the Official Records of

Butler County on June 15, 2016 in Deed Book Volume N/A, Page N/A, as Instrument 201606150011630 granted and conveyed unto Ryan Campbell and Abigail Campbell. 4003 William Flynn Highway, Slippery Rock, PA 16057 Tax Parcel Number: 220 3F94 27B0000

BCLJ: May 8, 15 & 22, 2026

**No. ED-2024-30003
US BANK TRUST NATIONAL ASSOCIATION vs DOUGLAS A. CIHONSKI, TERESA WILSON**

PROPERTY ADDRESS: 265 EAST WASHINGTON STREET AKA, 270 EAST WASHINGTON STREET, HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 430S2-A23W0000

ALL THAT CERTAIN piece, parcel or tract of land lying, being and situate in the Borough of Harrisville, Butler County, Pennsylvania, being known and designated as Lot 11 the Plan of Subdivision, Phase 2, for Mershimer Sale, Inc. as recorded in the Office of Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

BEGINNING at a point, said point being Northeast corner of said Lot 11; thence from said beginning point South 05 degrees 15' 00" West, a distance of 270.00 feet to a point; thence North 41 degrees 48' 48" West, a distance of 188.00 feet to a point; thence North 13 degrees 56' 33" West, a distance of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arc distance of 75.00 feet to a point; thence South 67 degrees 17' 48" East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less.

BEING THE SAME PREMISES which Andrew P. Ottoviani and Lester S. Bevcker, as copartners trading as O & B Real Estate

Development, by Deed dated January 25, 2002 and recorded on January 29, 2002, in the Butler County Recorder of Deeds Office as Instrument No. 200201290003431, granted and conveyed unto Douglas A. Cihonski and Teresa Wilson, as Joint Tenants with a Right of Survivorship. Being Known as 265 East Washington Street, Harrisville, PA 16038 Parcel I.D. No. 430S2 A23W0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30071

ARMCO CREDIT UNION vs PERRY CONSTANTINO, ANGELA CONSTANTINO

PROPERTY ADDRESS: 109 DAKOTAH DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 60-SI9-A66

ALL the right, title interest and claim of Defendants, Perry Constantino and Angela Constantino, in and to the following described property:

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

BEGINNING at a point on the general Southerly right-of-way line of Dakotah Drive and the Northwest corner of Lot 65 in Timberidge Plan of Lots, Phase VI, being the Northeast corner of the tract herein conveyed; thence South 80 degrees 33' 27" West along the general Southerly right-of-way line of Dakotah Drive a distance of 117.00 feet to a point, thence Northwest corner of the tract herein conveyed; thence South 16 degrees 56' 33" East along line of Lot 67 in the Timberidge Plan of Lots, Phase VI, a distance of 191.94 feet to a point, the Southwest corner of the tract herein conveyed; thence North 80 degrees 33' 27" East along line of Lot 47 in the Timberidge Plan of Lots, Phase V, a distance of 91.95 feet to a point, the Southeast corner of the tract herein conveyed; thence North 09 degrees 26' 33" West along line of Lot 65 in the Timberidge Plan of Lot, Phase VI, a distance of 190.27 feet to a point, the place of beginning.

BEING Lot 66 in the Timberidge Plan of Lots, Phase VI, as recorded in Butler County Plan Book 155, page 7.

BEING known and designated as Tax Parcel No. 60-SI9-A66 in the Deed Registry Office of Butler County, Pennsylvania.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30037

CITIZENS BANK, N.A. vs WILLIAM ROBERT DINGEL, III

PROPERTY ADDRESS: 542 VIRGINIA AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-28-11-0000

ALL THAT CERTAIN lot of land situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North 25 feet by Lot No. 54 of the same plan; on the East 74.18 feet by Lot No. 112 in the same plan; South 25 feet by Virginia Avenue; West 74.28 feet by Lot No. 114 of the same plan.

BEING Lot No. 113 in the Cavanaugh Plan of Lots in the Third Ward, City of Butler. BEING KNOWN AS: 542 Virginia Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Benjamin Smith and Emily D. Smith, by Deed dated 2/21/2023 and recorded 2/28/2023 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 202302280002654, granted and conveyed unto William Robert Dingel, III.

PARCEL NO.: 563-28-11-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30040

WILMINGTON SAVINGS FUND SOCIETY, FSB vs DAVID R EKEY, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 196 BAYBERRY LANE, CRANBERRY TOWNSHIP, PA 16066-7710 UPI / TAX PARCEL NUMBER: 130-S15-A122-0000

ALL that certain lot or piece of ground situate in the Township of Cranberry, * being known and described as Lot No. 122 in the Kingsbrook P.R.D. Phase I Plan of Lots, as

appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 182, pages 29-31. County of Butler and Commonwealth of Pennsylvania,

NDER AND SUBJECT to building lines and other restrictions as appear on the plan of record, to restrictive covenants, easements, rights of way, and all other matters of record appearing prior hereto.

UNDER AND SUBJECT to exceptions, reservation, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the record of chain of title, or as may be visible, or in place, on the premises.

BEING the same property conveyed from Maronda Homes, Inc., to David R. Ekey and Jackie M. Ekey (married), by Deed dated December 29, 1995 and recorded January 3, 1996 in the Butler County Recorder of Deeds as Book 2589, Page 474. Jackie Ekey passed away on December 12, 2012, leaving title vested solely in David R. Ekey by virtue of law.

BCLJ: May 8, 15 & 22, 2026

No. ED-2024-30112

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE TO THE LB-IGLOO SERIES VI TRUST vs JAMES FREED

PROPERTY ADDRESS: 116 MOHAWK DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-SI 3-A30-0000

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

BEGINNING at a point, said point being the southeast corner of the tract herein described, said point being on the North line of Mohawk Drive and common to line of Lot Nos. 29 and 30; thence along the North line of Mohawk Drive, North 87 degrees 45 minutes West 106 feet to a point on line of Lot No. 31 in the same plan: thence along same North 2 degrees 15 minutes East 200 feet to a point on Hine of lands of now or formerly Mack, thence along same South 87 degrees 46 minutes East 106 feet to a point on lien

of Lot No. 29 in the same plan; thence along same, South 2 degrees 15 minutes West a distance of 200 feet to a point on the North line of Mohawk Drive, the place of beginning. For information purposes only: Parcel Number 060-S 13-A30-0000

For Informational Purposes Only: Property Address: 116 Mohawk Dr., Butler, PA 16001

BEING the same premises which James M. Grecco and Barbara J. Grecco, Trustees of the Grecco Family Trust dated July 28, 2000 by Deed dated August 10, 2021 and recorded in the Official Records of Butler County on September 22, 2021 in Deed Book Volume N/A, Page N/A, as Instrument 202109220026871 granted and conveyed unto James Freed

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30024

CARRINGTON MORTGAGE SERVICES, LLC vs AUSTIN HAID

PROPERTY ADDRESS: 2036 WILLIAM FLYNN HIGHWAY, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S5-AB0000

All that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 101 R in the Gray/Cimino lot line revision as recorded in the office of the recorder of deeds of Butler County, Pennsylvania in Plan Book Volume 272, Page 39.

Property Address: 2036 William Flynn Highway, Butler, PA 16001

Parcel ID: 060 S5 AB0000

Title is vested in Austin M. Haid by deed from Treestone Cimino, an unmarried man, and Sandra Miller, an unmarried woman, dated June 14, 2021 and recorded on July 1, 2021 in the Butler County Clerk's/Register's Office as Instrument No.: 202107010018859.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30068

FREEDOM MORTGAGE CORPORATION vs AMANDA ELIZABETH KOPP, CORINNE E MERRIMAN, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 148 CASPER LANE, WEST SUNBURY, PA 16061 UPI/TAX PARCEL NUMBER: 080-2F112-4A-0000

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

Beginning at a point on line of lands now or formerly Ferguson, in a presently existing twenty-foot right-of-way and being the Southeast corner of lot herein conveyed; thence from said point of beginning North 84 degrees 57' 16" West, 16.24 feet to a point on line of lands now or formerly Ferguson; thence along lands of now or formerly Ferguson, North 2 degrees 53' 14" East, 477.79 feet to a point; thence through other lands now or formerly of Casper, South 87 degrees 06' 16" East, 231.90 feet to a point; thence through other lands now or formerly Casper and a twenty-foot existing right-of-way, South 27 degrees 09' 42" West, 524.76 feet to a point, the place of beginning. Containing 1.36 acres, more or less, as per survey of William J. McGarvey, dated October 28, 1991 and recorded at Rack File 151, Page 7.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)

The improvements thereon being known as 148 Casper Lane, West Sunbury, PA 16061. BEING all and the same lot of ground which by Special Warranty Deed dated October 12, 2017, and recorded October 16, 2017 among the Land Records of Butler County, Pennsylvania, as Instrument No. 201710160022408, was granted and conveyed by Deanna M. Panza and Michael Panza, Wife and Husband unto Sara A. Rippey.

Tax Account No. 080-2F112-4A-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30039

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOL vs DALE WAYNE LEE A/K/A DALE W. LEE, ROSE ANN LEE A/K/A ROSE A. LEE

PROPERTY ADDRESS: 332 SUNSET DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S4-DBOOOO

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

BEGINNING at a point in the center line of Township Route T-442, known as Sunset Drive and in common with the line of lands of Parcel "A" of now or formerly M. McCormick; thence along line of lands of Parcel "A" now or formerly M. McCormick North 18 degrees 33' 00" East a distance of 79.44 feet to a point; thence continuing along the same North 11 degrees 27' 00" East a distance of 160.65 feet to an iron pin set at line of lands of now or formerly Parcel B-1; thence continuing along Parcel B-1 South 88 degrees 04' 40" East a distance of 71.95 feet to an iron pin set at line of lands of now or formerly V.A. Litz; thence continuing along line of lands of Litz South 01 degrees 55' 20" West a distance of 88.42 feet to a point at line of lands of Parcel C; thence continuing along line of lands of Parcel C North 88 degrees 04' 40" West a distance of 32.17 feet to a point; thence continuing along the same, the following courses and distances South 01 degrees 55' 20" West a distance of 25.57 feet to an existing iron pin; thence South 22 degrees 33' 40" West a distance of 17.50 feet to an existing pipe; thence South 54 degrees 13' 20" West a distance of 17.97 feet to an iron pin set; thence South 21 degrees 38' 40" West a distance of 115.00 feet to a point in the center line of Township Route T-442, Sunset Drive; thence continuing along said center line North 61 degrees 20' 00" West a distance of 33.49 feet to a point, the place of beginning. Said parcel being designated as Parcel B of the property subdivision Sylvester S. Dittmer as recorded at Plan Book 87, Page 26. Containing 0.32 acres and having erected thereon a 11/2 story tile dwelling.

BEING the same premises which Vincent A. Litz and Georgia L. Litz, by Deed dated September 7, 1993 and recorded September

8, 1993, in the Recorder's Office of Butler County, Pennsylvania, as Instrument Book 2335, Page 592, granted and conveyed unto Dale Wayne Lee and Rose Ann Lee, his wife. HAVING erected thereon a dwelling being known and numbered as 332 Sunset Drive, Butler, PA 16001.

PARCEL NUMBER 060 S4 DB0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30023

FREEDOM MORTGAGE CORPORATION vs WILLIAM JOEY NOVAK, AKA WILLIAM J. NOVAK, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WILLIAM J NOVAK AKA WILLIAM JOSEPH NOVAK

PROPERTY ADDRESS: 7524 FRANKLIN ROAD, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-4F48-29B-0000

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

BEGINNING at the Northwest corner of the herein described tract, at a stake on the Southeasterly edge of the Old Franklin Road, said point being also the Northeast corner of lands now or late of Lewis Bauman, formerly Thornley Cookson; thence along lands of said Lewis Bauman, formerly Thomley Cookson, South 0 degrees 45' East, 693 feet to a point on the Northerly line of lands now or late of C.E. Gibson; thence along the Northerly line of land now or late of C.E. Gibson, South 86 degrees 48' East, 189.05 feet to a point on the Westerly line of land now or late of Wm. A. Twentier; thence along said line of said land, North 0 degrees 45' West, 706 feet to the Southerly line of a lane, now known as Vandevort Lane, South 89 degrees 15' West, 188.6 feet to a point at the place of beginning.

HAVING erected thereon a two and one-half story frame dwelling.

Being the same premises which William J. Novak and Nancy K. Novak, by Deed dated 11/25/1996 and recorded 12/03/1996, in the Office of the Recorder of Deeds in and for the

County of Butler, in Deed Book 2691, Page 483, granted and conveyed unto William J. Novak, in fee.

AND the said William Joseph Novak, has departed this life on or about 02/21/2025, thereby vesting title of the mortgaged premises unto William Joey Novak A/K/A William J. Novak, in his capacity as Administrator of the Estate of William J. Novak A/K/A William Joseph Novak. Tax Parcel: 130 4F48 29BOOOO AKA 130-4F48-29B 000

Premises Being: 7524 Franklin Rd, Cranberry Township, PA 16066

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30021

NEWREZ, LLC vs BLAKE A. POKORNY

PROPERTY ADDRESS: 350 STANFORD ROAD, PROSPECT, PA 16052 UPI / TAX PARCEL NUMBER: 240-4F94-48J-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows: BEGINNING at a point, said point being the Northeastern corner of the tract herein conveyed and in common with the centerline of State Route T-340 a/k/a Stanford Road and Lot 8 of the with named Subdivision; thence South 17 degrees 15' 20" East a distance of 155.36 feet to a point on Lot 6 of the within named Subdivision; thence by the same South 27 degrees 30' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 400.00 feet to a point; thence by the same North 85 degrees 31 ' 00" West a distance of 1258.16 feet to a point, said point being in common with the Northwestern boundary of Lot 6 of the within named Subdivision; thence North 82 degrees 09' 30" West a distance of 60.00 feet to a point; thence North 07 degrees 50' 30" West a distance of 300.00 feet to a point; thence South 82 degrees 09' 30" East a distance of 70.00 feet to a point; thence North 07 degrees 50' 30" East a distance of 114.88 feet to a point; thence by a curve to the left with a radius of 2160.00 feet an arc distance of 425.72 feet to a point; thence

South 86 degrees 32' 57" West a distance of 90.00 feet to a point; thence by a curve to the left with a radius of 2070.00 feet, an arc distance of 428.78 feet to a point on lands now or formerly of P. DiCesare; thence by the same South 46 degrees 58' 00" East a distance of 633.52 feet to a point in common with the Westernmost boundary of Lot 10 of the within named Subdivision; thence by the same South 63 degrees 54' 40" East a distance of 370.19 feet to a point in common with the Westernmost boundary of Lot 9 of the within named Subdivision; thence by the same South 36 degrees 10' 00" East a distance of 359.23 feet to a point in common with the Westernmost boundary of Lot 8 of the within named Subdivision; thence by the same South 29 degrees 39' 00" East a distance of 373.97 feet to a point; thence by the same South 86 degrees 11 '10" East a distance of 150.33 feet to a point; thence by the same North 38 degrees 59' 00" East a distance of 270.19 feet to a point; thence by the same North 21 degrees 04' 00" East a distance of 302.33 feet to a point, the place of beginning.

CONTAINING 20.03 acres and being designated as Lot 7 in the Green Havens Subdivision as recorded in the Office of the Recorder of Deeds of Butler County at Plan Book 134, page 45.
 PARCEL ID: 240-4F94-48J-0000
 For information purpose only, property also known as:
 350 Stanford Road Prospect, PA 16052

TITLE TO SAID PREMISES IS VESTED IN Blake A. Pokomy, single man, by deed Matthew Dennyer and Kristina Helen Schmidt, husband and wife, dated 1/14/2020 and recorded on 1/30/2020, by the Butler County Recorder of Deeds Office, as Instrument # 202001300002045.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30027

PENNYMAC LOAN SERVICES, LLC vs MICHAEL RICHARD, JR., JESSICA CHANDLER

PROPERTY ADDRESS: 114 ANGEL AVENUE, PETROLIA, PA 16050
 UPI / TAX PARCEL NUMBER: 410-S1-F60000

All that certain piece, parcel or tract of land situate in the Borough of Fairview, County of

Butler and Commonwealth of Pennsylvania, being known as Parcel Nos. 1 and 2 on the Plan of Survey for John W. Davis dated December 4, 1996, being bounded and described as follows:

Beginning at a point in the center line of Angel Avenue, a 33 foot right-of-way, said point being the Northeasterly corner of the within described tract and the Northwesterly corner of lands now or formerly of D. Morrow; thence along Morrow, South 10 degrees 20' 48" West, a distance of 182.33 feet to a point on the lands now or formerly of C. Lopinski; thence along Lopinski the following four courses and distances: North 88 degrees 55' 12" West, a distance of 79.22 feet; thence South 10 degrees 20' 48" West, a distance of 175.91 feet to a point; thence North 79 degrees 39' 12" West, a distance of 10 feet to a point; thence North (erroneously typed "South" in prior deed) 37 degrees 17' 06" West, a distance of 104.29 feet to a point on lands now or formerly of C. Martle; thence along Martle and Lowers, North 4 degrees 48' 52" East, a distance of 155.08 feet to a point; thence along lands now or formerly of Lowers and Lehner, North 02 degrees 48' 49" East, a distance of 147.64 feet to a point on the Southerly right-of-way line of Angel Avenue; thence extending into Angel Avenue a distance of 17 feet from the corner of lands now or formerly of Lehner; thence along said center line, South 79 degrees 39' 12" East, a distance of 199.54 feet to a point, the place of beginning.

BEING THE SAME PREMISES which Wayne Christy and Jennifer Christy, husband and wife, by Deed dated 12/23/2022 and recorded in the Office of the Recorder of Deeds of Butler County on 12/29/2022 in Deed Instrument No. 202212290026109, granted and conveyed unto Michael Richard, Jr., unmarried and Jessica Chandler, unmarried.

PARCEL NO.: 410 SI F60000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30034

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION vs PATRICK ROGERS, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, MICHELLE HART, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, JONATHAN DICKEY, KNOWN HEIR OF

DOROTHY A. DICKEY AND LARRY E. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY A. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY E. DICKEY, DECEASED

ROPERTY ADDRESS: 519 EAST BRADY STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 562-23-89-0000

All that certain piece, parcel or lot of land situate in the Second Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, known as 519 East Brady Street, bounded and described as follows:

BEGINNING at a point on the Southern line of East Brady Street at the Northeast corner of the parcel herein described, said point being common to the Western line of St. Marys Street: thence by St. Marys Street, South 1 degrees 57' 36" West, 140.97 feet to an iron pin at the Northeast corner of land of now or formerly J. W. O'Brien and others: thence by O'Brien, South 86 degrees 20' 30" west, 33.86 feet to an iron pin at the Southeast corner of land of now or formerly D. R. Snyders; thence by Snyder, North 1 degree 34' 30" East, 119.73 feet to an iron pin on the Southern line of East Brady Street; thence by East Brady Street, North 56 degrees 31'22" East, 42.35 feet to a point, the place of beginning. Containing 4,451 square feet or 0.102 acre and having thereon erected a dwelling house.

THIS description is prepared in accordance with the survey of R. B. Shannon and Associates, Inc. dated April 24,1991.

BEING the same property conveyed unto Charles A, Henning and Ruth D. Hennings, his wife, by deed dated May 4, 1945 and recorded in Deed Book 533, Page 270. Charles A. Henning died March 19, 1954, thereby vesting title in Ruth D. Hennings, his wife, buy operation of law.

PARCEL is designated in the Assessment Record for Butler County as being in the City of Butler, Ward 2 found on Map 23, Parcel 89.

BEING the same premises which Larry E. Dickey and Dorothy A. Dickey, his Wife by Deed dated September 14, 2011, and recorded in the Official Records of Butler County on September 26, 2011, as Instrument 201109260023077 granted and conveyed unto Dorothy A. Dickey, Married. Upoh information and belief, Dorothy A. Dickey is deceased having passed on May 8,2020.

519 East Brady street, Butler, PA 16001 Tax Parcel Number: 562-23-89-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30038

PENNYMAC LOAN SERVICES, LLC vs KENNETH ROOLF, MISTY ANN ROOLF

ROPERTY ADDRESS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049 UPI / TAX PARCEL NUMBER: 310-S3-A25-0000

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Washington, County of Butler, Commonwealth of Pennsylvania, being known and designated as Parcel No. 2A (1.00 acre) as set forth on the Property Subdivision for Susan E. Campbell and Braden K. Campbell, recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book Volume 220, Page 28.

TOGETHER with a right-of-way for ingress, egress and regress to and from the aforesaid property over and across a thirty (30) foot unopened right-of-way the said parcel of land to Pennsylvania Route 38, the location of which is as set forth on the aforesaid plan of subdivision.

BEING KNOWN AS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049 PROPERTY ID NUMBER: 310-S3-A25-0000

BEING THE SAME PREMISES WHICH CATHRYN A. BLAUSER, A/K/A KATHRYN BLAUSER, BY CATHY J. ARBLASTER, HER AGENT BY DEED DATED 6/17/2021 AND RECORDED 6/17/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT 202106170017288, GRANTED AND CONVEYED UNTO KENNETH ROOLF AND MISTY ANN ROOLF, HUSBAND AND WIFE.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30036

DEUTSCHE BANK NATIONAL TRUST COMPANY vs KATHLEEN WRIGHT, MICHAEL KRCHELICH

PROPERTY ADDRESS: 158 WATER STREET EXT, SAXONBURG, PA 16056 UPI / TAX PARCEL NUMBER: 190-S4-J20000

ALL that certain piece, parcel or tract of land situate in Jefferson Township, Butler County, and Commonwealth of Pennsylvania, being Lot no. 3 in the Howard F. Harvey Plan of Lots No. 1 as recorded in the Butler County Recorder's Office in Rack File 65, Page 4, bounded and described as follows:

BEGINNING at a point in the centerline of Legislative Route 387, (also known as Saxonburg-Winfield Road), said point being common to the Southwest corner of lands now or formerly of William Warthen, and said point being the Southeast corner of the tract herein described; thence South 47 degrees 10' West, along the centerline of Legislative Route 387, a distance of 105.00 feet to a point, said point being common to the Southeast corner of lands now or formerly of Jean Wetzel, and said point being the Southwest corner of the tract herein described; thence leaving the centerline of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or formerly of Jean of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or formerly of Jean Wetzel, a distance of 230.30 feet to a point, said point being common to line of lands now or formerly of Gary Reitler, and said point being the Northwest corner of the tract herein described; thence North 34 degrees 36' East along line of lands now or formerly of Gary Reitler, a distance of 82.27 feet to a point, said point being common to the Northwest corner of lands now or formerly of William Warthen, and said point being the Northeast corner of the tract herein described; thence South 45 degrees 43' 50" East along line of lands now or formerly of William Warthen, a distance of 248.20 feet to a point at the place of beginning.

SUBJECT however to the following:

- (1) A public utility right-of-way, 15 feet in width and extending along the Southwestwardly boundary of the property being conveyed; the southerly

boundary of the said right-of-way abutting upon the paved portion of Legislative Route 387.

- (2) Coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed or reserved by prior instruments of record.

BEING known 158 Water Street Extension, Saxonburg, Pennsylvania.

BEING further designated as Tax Map Parcel No. 190-S4-J2.

Together with all the Buildings, Improvements and Appurtenances.

BEING KNOWN AS: 158 WATER ST EXT, SAXONBURG, PA 16056 PROPERTY ID: 190 S4 J20000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL KRCHELICH AND KATHLEEN WRIGHT, HUSBAND AND WIFE BY DEED FROM THOMAS W MONTGOMERY AND BERNADETTE L MONTGOMERY, HIS WIFE, DATED May 11, 2007 RECORDED May 17, 2007 AT INSTRUMENT NO. 200705170012424

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30019

CMG MORTGAGE, INC. vs REBECCA MARIE ZAHNISER

PROPERTY ADDRESS: 715 CELIA WAY, HARMONY, PA 16037 UPI / TAX PARCEL NUMBER: 200-S7-B704

All that certain lot or parcel of ground situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania, being shown as Unit No. 704A in the "Arden Wood Amendment No. 17" Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 398, page 42. And Being the same property conveyed to NVR, Inc., a Virginia Corporation by Deed recorded as Instrument Number 202108060022534 in the Office of the Recorder of Deeds Butler County, Pennsylvania.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may

appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

BEING KNOWN AS: 715 CELIA WAY,
HARMONY, PA 16037
PROPERTY ID: 200-S7-B704

TITLE TO SAID PREMISES IS VESTED IN REBECCA MARIE ZAHNISER, UNMARRIED BY DEED FROM NVR INC, DATED NOVEMBER 19, 2021 RECORDED NOVEMBER 24, 2021 AT INSTRUMENT NO. 202111240032908

BCLJ: May 8, 15 & 22, 2026

Sheriff of Butler County, Michael T. Slupe

BCBA SUMMER INTERN: Sylvia Luffy



ABOUT SYLVIA

- Born and raised in Butler
- Attending University of Pennsylvania
- Class of 2028
- Majoring in History & Psychology
- Passion towards public service and the legal field
- Interested in exploring different areas of practice!



Book & Animal Lover



WHY **BCBA** & SUMMER ASPIRATIONS

- Opportunity to explore the legal field from different angles
- Gain perspective on the every day working & realities of the law
- Contribute to & support the office operations of the bar association
- Interested in pursuing a law career within my hometown & outside of urban areas