

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: Dolores M Allison

Late of: Center Township PA
Executor: Howard J Allison
109 Barron Lane
Butler PA 16001
Attorney: David M Crissman
Montgomery Crissman Pllc
518 North Main Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: John Cyprian

a/k/a: John P Cyprian
Late of: Middlesex Township PA
Executor: Linda J Cyprian
212 E Cunningham St
Butler PA 16001
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Gina Marie DePietro

Late of: Harmony PA
Administrator: Pamela Fratangelo
1298 Old Leechburg Road
Pittsburgh PA 15239
Attorney: David J Delfiandra
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 28th Fl
Pittsburgh PA 15219
BCLJ: May 9, 16 & 23, 2025

Estate of: Betty Jean Staley-Dickey

Late of: Butler PA
Executor: Brian Staley
220 Cecelia Street
Butler PA 16001
Attorney: John J Morgan
300 North McKean St
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Charles E Dillon Jr

Late of: Butler PA
Executor: Patricia J Birckbichler
205 Rittswood Drive
Butler PA 16001
Executor: Mary Jo Hutchison
602 Hawaii Court
Punta Gorda Fl 33950
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Lorraine M Harbison

a/k/a: Lorrie M Harbison
Late of: Cranberry Township PA
Administrator: Ryan Harbison
113 Fieldgate Drive
Cranberry Twp PA 16066
Attorney: Peter D Lyle
Morascyzk & Polochak Attorneys At Law
81 Dutilh Road Suite 200
Cranberry Twp PA 16066
BCLJ: May 9, 16 & 23, 2025

Estate of: Janet A Hinkel

a/k/a: Janet Hinkel
Late of: Muddycreek Township PA
Executor: Jill A McLaughlin
3013 Portland Avenue
Apex Nc 27502
Executor: Judy L Saunders
109 Sunset Ridge Road
Portersville PA 16051
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: May 9, 16 & 23, 2025

Estate of: Vernon L Hollihan

Late of: Middlesex Township PA
Executor: Allison Lee Hollihan
340 Putnam Ave
Brooklyn Ny 11216
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 9, 16 & 23, 2025

Estate of: Steven Charles Keller

Late of: Slippery Rock PA
Administrator: Steven C Keller II
123 Bucks Road
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker

207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 9, 16 & 23, 2025

Estate of: Herman Stanley Kuminkoski Jr

Late of: Valencia PA
Executor: Richard Kuminkoski
136 Bentley Downs Drive
Coraopolis PA 15108
Attorney: Michael F Santicola
Santicola Steele & Fedeles PC
722 Turnpike Street
Beaver PA 15009
BCLJ: May 9, 16 & 23, 2025

Estate of: John V Lees Jr

Late of: Valencia PA
Executor: Cynthia L Mikalauskas
1675 Rt 228 Pmb 1016
Cranberry Twp PA 16066
Executor: Sherri D Pfeifer
216 W Jefferson St
Butler PA 16001
Attorney: Jennifer R Pullar
Paragon Legal Inc
228 South Main Street
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

**Estate of: Walter Limbach II
a/k/a: Walter S Limbach**

Late of: Clay Township PA
Executor: Raymond A Simon
406 North McKean Street
Butler PA 16001
Executor: Lynne D Simon
406 North McKean Street
Butler PA 16001
Attorney: Thomas J Doerr
The Lynch-Law Group
501 Smith Drive Suite 3
Cranberry PA 16066
BCLJ: May 9, 16 & 23, 2025

**Estate of: Robert Regis Lutz
a/k/a: Robert L Lutz**

Late of: Center Township PA
Administrator: Roger W Lutz
315 Lakewood Dr
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

**Estate of: Harold R McKnight
a/k/a: Harold R McKnight Jr**
Late of: Zelienople PA

Executor: Debra Siceloff
429 E End Ave #1
Beaver PA 15009
Attorney: W John Rackley
345 Commerce St
Beaver PA 15009
BCLJ: May 9, 16 & 23, 2025

**Estate of: Wilbert Dewitt McNeish
a/k/a: Wilbert D McNeish**

Late of: Washington Township PA
Executor: Megan E McNeish
288 Keating Ave
PO Box 68
St Petersburg PA 16054
Attorney: Michael W Sloat
Lynn, King & Schreffler, P.c.
606 Main Street P.o. Box 99
Emlenton PA 16373
BCLJ: May 9, 16 & 23, 2025

**Estate of: Richard C. Osterrieder
a/k/a: Richard Clarence Osterrieder
a/k/a: Richard Osterrieder**

Late of: Washington Township PA
Executor: Scott Osterrieder
513 Edgehill Drive
Gibsonia PA 15044
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Flinn Hwy
Allison Park PA 15101
BCLJ: May 9, 16 & 23, 2025

**Estate of: Florine V Plavny
a/k/a: Florine Victoria Plavny**

Late of: Slippery Rock PA
Executor: Steven M Plavny
450 Franklin Street
Slippery Rock PA 16057
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

Estate of: Joseph J Schneider Jr

Late of: Lee County Fort Myers Florida
Administrator C.t.a.: Nickolette N
Goodemote
544 Leesburg Station Road
New Wilmington PA 16142
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: May 9, 16 & 23, 2025

**Estate of: Dianna Jean Trimbur
a/k/a: Dianna J Trimbur**

Late of: Center Township PA
 Executor: Juliann Rebmann
 214 Havenhill Drive
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Kathryn V. Unitas
a/k/a: Kathryn Harris Laneve Unitas
a/k/a: Kathryn Unitas

Late of: Zelenople PA
 Executor: Matthew D. Laneve
 1756 Garvin Road
 Cranberry Twp PA 16066
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: May 9, 16 & 23, 2025

Estate of: Margaret Davis Waldron
a/k/a: Margaret D Waldron

Late of: Center Township PA
 Executor: Kenneth Waldron
 119 Woodhaven Drive
 Sarver PA 16055
 Executor: Margaret Waldron
 101 Eskimo Trail
 Sarver PA 16055
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Thomas Dean Williams
a/k/a: Thomas D Williams

Late of: Melbourne Beach, Brevard
 County, Florida
 Executor: Deborah J William
 140 Warsteiner Way Apt 803
 Melbourne Beach Fl 32951
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: May 9, 16 & 23, 2025

Estate of: Donald Paul Wyman

Late of: Valencia PA
 Executor: James D Wyman
 1066 Blackhawk Dr
 Valencia PA 16059
 Executor: Susan B Wyman
 1066 Blackhawk Dr

Valencia PA 16059
 Attorney: Jeffrey R Bellomo
 Bellomo & Associates LLC
 3198 East Market Street
 York PA 17402
 BCLJ: May 9, 16 & 23, 2025

Estate of: Judith Yohe
a/k/a: Judith Ann Yohe

Late of: Butler PA
 Executor: Jaela Shenwei Yohe
 4015 Ewing Street
 Pittsburgh PA 15224
 Attorney: Harold A English
 H A English And Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101
 BCLJ: May 9, 16 & 23, 2025

SECOND PUBLICATION

Estate of: Mary Belle Aloise
a/k/a: Mary B Aloise

Late of: Zelenople PA
 Executor: Mary T Aloise
 704 S Green Lane
 Zelenople PA 16063
 Attorney: John T Richards III
 Richards & Richards LLP
 101 Bradford Rd Ste 100
 Wexford PA 15090
 BCLJ: May 2, 9 & 16, 2025

Estate of: Sheila Beck
a/k/a: Sheila M Beck

Late of: Fairview PA
 Administrator: George M Beck
 111 Beck Drive
 Chicora PA 16025
 Administrator: Pamela A Beck Miller
 225 Medical Center Road
 Chicora PA 16025
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: May 2, 9 & 16, 2025

Estate of: Dolores Bender

Late of: Butler Township PA
 Executor: Jodi Shivak
 207 Hainsworth Court
 Mars PA 16046
 Attorney: Jeffrey R Bellomo
 Bellomo & Associates LLC
 3198 East Market Street
 York Pa 17402
 BCLJ: May 2, 9 & 16, 2025

Estate of: Nellie Jane Brown

a/k/a: Nellie J Brown

Late of: Forward Township PA
Executor: Eugene L Brown Jr
106 Pineside Lane
Evans City PA 16033
Executor: Donna J Graham
307 Hidden Meadows Circle
Renfrew PA 16053
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Andrew E Carlsson

Late of: Mars PA
Executor: Linda S Bryce
1764 Kings Court
South Park PA 15129
Attorney: Erik A Ross
Woods Baker & Ross
63 N Fraley St Suite 103
Kane PA 16735
BCLJ: May 2, 9 & 16, 2025

Estate of: Carol Clark

a/k/a: Carol A Clark

Late of: Butler Township PA
Administrator: Robert Clark
14259 W Windrose Dr
Surprise AZ 85379
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Donna Dunlap

a/k/a: Donna Jean Dunlap

Late of: Cranberry Township PA
Administrator: Kristin M Cinti
12 Desavage Street
Jeannette PA 15644
Attorney: Benjamin Scott Johns
Jones, Gregg, Creehan & Gerace
20 Stanwix Street, Suite 1100
Pittsburgh PA 15222
BCLJ: May 2, 9 & 16, 2025

Estate of: Mary Ann Heath

Late of: Butler PA
Executor: Gregory P Heath
130 W Boyd Ave
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Glenna L Holt

Late of: Mars PA
Administrator C.T.A.: Danielle D Holt
120 Summit Drive
Sewickley PA 15143
Attorney: Rebecca A Winge
Houston Harbaugh
Three Gateway Center
401 Liberty Avenue 22nd Floor
Pittsburgh PA 15222
BCLJ: May 2, 9 & 16, 2025

Estate of: John R Huch

Late of: Zelenople PA
Executor: Roger W Mann
322 E Spring St
Zelenople PA 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063
BCLJ: May 2, 9 & 16, 2025

Estate of: Patrick J Leonard Jr

Late of: Center Township PA
Executor: Louise A Leonard
3034 Brandywine Blvd
Renfrew PA 16053
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 2, 9 & 16, 2025

Estate of: Shirley Mae Lotz

a/k/a: Shirley M Lotz

Late of: Bloomfield New Mexico
Executer: Dianna Atkinson
137 Rimp Road
Butler PA 16002
Attorney: David M Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Bette L Norris

a/k/a: Bette King Norris

Late of: Adams Township PA
Executor: David L Montgomery
118 Margate Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: William Joseph Novak

Late of: Cranberry Township PA

Administrator: William J Novak
112 Bayberry Lane
Cranberry Twp PA 16066
Attorney: Peter J Pietrandrea
Pietrandrea Law Office
1309 Freedom Road
Cranberry Twp PA 16066
BCLJ: May 2, 9 & 16, 2025

Estate of: Charles S Raisor
Late of: Worth Township PA
Administrator: Shannon Raisor
1087 119th Terrance North
St Petersburg FL 33716
Attorney: Matthew A Bole
Fiffik Law Group PC
Foster Plaza 7 Suite 315
661 Andersen Drive
Pittsburgh PA 15220
BCLJ: May 2, 9 & 16, 2025

Estate of: Loretta A Reis
Late of: Chicora PA
Executor: Mary C Crawford
112 Vot Lane
East Brady PA 16028
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

**Estate of: George Rekich
a/k/a: George R Rekich**
Late of: Saxonburg PA
Executor: Kelly L Davis
490 Whitestown Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: May 2, 9 & 16, 2025

Estate of: Michael P Saunders
Late of: Jefferson Township PA
Executor: Eleanore M Chmiel
1115 Saxonburg Road
Saxonburg PA 16056
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: May 2, 9 & 16, 2025

Estate of: Pamela J Valentine
Late of: Cranberry Township PA
Executor: John C Valentine
1420 Mystic Valley Drive
Sewickley PA 15143

Attorney: Matthew T Tikta
Julian Gray Associates
954 Greentree Road
Pittsburgh PA 15220
BCLJ: May 2, 9 & 16, 2025

Estate of: Janet C Weisenstein
Late of: Butler Township PA
Executor: Richard T McKissick Jr
105 Hazlett Ave
Butler PA 16001
Attorney: Thomas J Doerr
The Lynch-Law Group
501 Smith Drive Suite 3
Cranberry PA 16066
BCLJ: May 2, 9 & 16, 2025

Estate of: Beverly Anne Zavacky
Late of: Butler PA
Executor: James T Zavacky
3442 E Hawthorne St
Tucson AZ 85716
BCLJ: May 2, 9 & 16, 2025

THIRD PUBLICATION

Estate of: Patricia W Borza
Late of: Zelenople PA
Executor: James P Robinson
9322 Marshall Road
Cranberry Twp PA 16066
Attorney: Gregory M Pocrass
Frank Gale Bails & Pocrass, PC
437 Grant Street, Suite 1601
Pittsburgh PA 15219
BCLJ: April 25 & May 2 & 9, 2025

Estate of: Richard C Graham
Late of: Jackson Township PA
Executor: Lori B Braun
323 West Old 422
Butler PA 16001
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063
BCLJ: April 25 & May 2 & 9, 2025

**Estate of: Noreene Violet Hellmann
a/k/a: Noreene Violet Petrilla
a/k/a: Noreene Violet Rowe
a/k/a: Noreene Violet Wilson**
Late of: Cranberry Township PA
Executor: Ryan T Wilson
1722 Stevensan Drive
Sewickley PA 15143
BCLJ: April 25 & May 2 & 9, 2025

Estate of: Thelma Hodges

Late of: Butler Township PA
 Administrator: Howard Eppinger
 1112 Layton Road
 Butler PA 16001
 Attorney: Adam D Shorr
 429 First Avenue
 Pittsburgh PA 15219
 BCLJ: April 25 & May 2 & 9, 2025

Estate of: Michelle Lynn Moletz

Late of: Zelenople PA
 Administrator: Joseph A Howcroft Jr
 1527 Greenmount Avenue
 Pittsburgh PA 15216
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: April 25 & May 2 & 9, 2025

**Estate of: Daniel D Nowakowski
a/k/a: Daniel Dean Nowakowski**

Late of: Renfrew PA
 Executor: Brenda E Riley
 202 Winchester Ct
 Renfrew PA 16053
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: April 25 & May 2 & 9, 2025

Estate of: Violet Mae Ray

Late of: Center Township PA
 Executor: Cindy A Weiland
 208 Summit Street
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

Estate of: Reed P Walters

Late of: Butler PA
 Executor: Christopher Walters
 2058 7th Street
 Bethlehem PA 18020
 Attorney: Michael W Sloat
 Lynn, King & Schreffler, PC
 606 Main Street P.O. Box 99
 Emlenton PA 16373
 BCLJ: April 25 & May 2 & 9, 2025

Estate of: Zachary Zemanek

a/k/a: Zachary Stephen Zemanek
 Late of: Mars PA
 Executor: Adrienne Caracciolo
 930 Giovanni Lane
 Irwin PA 15642

Attorney: Jenna Miller
 Penn Liberty Law LLC
 121 North Main Street Suite 112
 Greensburg PA 15601
 BCLJ: April 25 & May 2 & 9, 2025

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH**

March 15, 2025 - March 21, 2025

Abbineni, Gopal Naga Venkata; Modali, Sita Devi--NVR MTG FIN INC--Cranberry Twp Sub/Condo:Park Place Amendment No 69 Lot:8-9B Street:414 Nolan Circle Parcel:130-S46-B9B:\$381,749.00

Allen, Rebecca L; Allen, Shilo T--ROCKEKT MTG LLC--Buffalo Twp Sub/Condo:Chesterfield Ests Plan No 1 Lot:121 Street:143 Heathfield Drive Parcel:040-S16-A121:\$303,800.00

Allhouse, Earlene J a/k/a; Allhouse, Earlene Judith a/k/a--NVR MTG FIN INC--Adams Twp Sub/Condo:Amherst Amendment 6 Plan Lot:101R-A Street:537 Blackrock Blvd Parcel:010-4F35-9/101A:\$243,990.00

Anthony, Eric Vance--UNLOCK PARTNERSHIP SOLUTIONS AO1 INC--Jackson Twp Sub/Condo:Village @ Harmony Junction Lot Lot:6R Unit:6R-F Parcel:180-S7-C6F:\$104,982.00

Bachman, Daryl A a/k/a; Bachman, Daryl a/k/a; Bachman, Robin L--ARMCO CRED UN--Jefferson Twp Street:519 Great Belt Rd Parcel:190-S3-18:\$40,000.00

Bakerwarner, Amy M; Warner, Amy M Baker; Warner, Scott A--PNC BK NATL ASSN--Butler Twp Sub/Condo:Villas @ Forest Oaks Condo Pla Unit:1151 Street:1151 Forest Oaks Dr Parcel:056-67-A1151:\$200,000.00

Baum, Jordan; Baum, Julie--HOWARD HANNA MTG SERV--Middlesex Twp Sub/Condo:Blackhawk Prd Ph 3 Lot:114 Street:1023 Blackhawk Drive Parcel:230-S17-A114:\$424,000.00

Botkin, Candace L; Botkin, Terrance L--CFSBANK--Forward Twp Sub/Condo:Hermann & Kirmeyer Plan Lot:5-B Street:121 Hillvue Lane Parcel:160-S3-C5:\$55,000.00

Bowser, Kristopher K; Bowser, Robin E--MOONLIGHT CRED UN--Clearfield Twp Street:103 Woodland Dr Parcel:090-1F69-16J:\$35,000.00

Bricker, Carol A; Bricker, Edward J--NEXTIER BK NA--Forward Twp Sub/Condo:Peachmont Farms Ph III Rev

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE HOWELL FAMILY TRUST DATED MAY 1, 2002** as amended OCTOBER 13, 2016. Helen A. Howell, Grantor of the Trust, of 134 Marwood Rd., Cabot, Pennsylvania, 16023 died on February 6, 2025. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

David E. Howell
240 Dobson Rd
Mars, PA 16046

Sarah G. Hancher, Esquire
Hancher Law Office 101 North Green Lane
Zelienople, PA 16063

BCLJ: May 9, 16 & 23, 2025

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

In the Matter of MsD. No. 2025-40021

Notice is hereby given that, on January 21, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court, by Kristen L. Smith, Parent and Natural Guardian of Katie Lynn Shuler, a minor, requesting an order to change the name of

Katie Lynn Shuler to Katie Lynn Smith

The Court has fixed the 3rd day of June, 2025 at 9:45 a.m. 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.

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

BCLJ: May 9, 2025

**In the Court of Common Pleas of Butler County, PA
Notice of Filing of Petition for Involuntary Transfer of Title.**

MSD No. 2025-40093

Petitioner Jerry A. Scherer
Respondent All Interested Parties

Notice is hereby given that on April 9 2025 of Petition, a petition was filed in the above court relative to a certain **1988 Blue Finn 19' Boat, Hull No. BFFR0677B888.**

The court has set July 8 2025 at 9:45 in Courtroom 3 of the Butler County Government Center as the time and place for a hearing on said petition when and where all interested Parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: May 9, 2025

LEGAL NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Cranberry Township Family Dentistry, Inc.**

BCLJ: May 9, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on April 4, 2025, for **Joyful Pitt Inc,** for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

BCLJ: May 9, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **EVERMORE STABLES, LLC** and it is organized effective April 25, 2025.

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

BCLJ: May 9, 2025

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **FFH, LLC** with a registered address of 410 W. Main Street, Saxonburg, PA 16056-9517 .

MONTGOMERY CRISSMAN PLLC
David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: May 9, 2025

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **#1 Cochran Ford Butler County** for the conduct of business in Butler County, Pennsylvania, with the principal place of business being 401 South Main Street, Butler, PA 16001, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 5 th day of May 2025, pursuant to 54 Pa.C.S. §311. The name and registered office address of the entity owning or interested in the said business is REC29, Inc., 4520 William Penn Highway, Monroeville, PA 15146.

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

BCLJ: May 9, 2025

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

TAG Realty Holdings, LLC, hereby gives notice that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is for real estate rental.

Michael Angelo Maccagnan, Esq.
Angelo & Angelo, LLC
4284 Route 8, Suite 204
Allison Park, PA 15101
Phone: (724) 444-0888

BCLJ: May 9, 2025

REGISTER'S NOTICE

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **on MONDAY MAY 12, 2025, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
GILLILAND, Lewis H.	Kimberly L. Johnston and Richard R. Baptiste, Co-Executors	3/17/2025
SPOHN, Helen M.	Jennifer A. Schaffner and Christine M. Weber, Co-Executrices	3/20/2025
ROWE, Katherine M.	Eugene N. Rowe, Executor	3/21/2025
DAVIS, SR., James Russell	Paula Davis Grubbs and James R. Davis, Jr., Co-Executors	3/25/2025
HORNER, Susan Marie, a/k/a Susan H. Horner	Christopher A. Horner, Executor	3/25/2025
SOBOT, Diane M.	James H. Limbaugh, Executor	3/28/2025
GIRDWOOD, Naomi J.	Jessica R. Husarik and Erin E. Williams, Administratrices	3/31/2025
WITHERSPOON, JR., Campbell	Christopher M. Abernethy, Executor	3/31/2025

BCLJ: May 2 & May 9, 2025



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 18th day of July, 2025** 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 15, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 9, 16 & 23, 2025

No. 2025-30062

CITIGROUP MORTGAGE LOAN TRUST 2021-RP6 vs JAMES E. BENTLEY, ROSALIE K. BENTLEY

PROPERTY ADDRESS: 165 OAKDALE DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 550-S8-A40-0000

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Zelenople, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 40 in the Timberbrook Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 81, pages 45 through 48.

UNDER AND SUBJECT TO coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER AND SUBJECT TO rights or way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

BEING THE SAME PREMISES which Matthew D. Burke and Kelly S. Burke, husband and wife, by Deed dated May 26, 2005 and recorded on June 24, 2005, in the Butler County Recorder of Deeds Office as Instrument No. 200506240016551, granted and conveyed unto James E. Bentley and Rosalie K. Bentley, husband and wife.

Being Known as 165 Oakdale Drive, Zelenople, PA 16063

Parcel I.D. No. 550-S8-A40-0000

BCLJ: May 9, 16 & 23, 2025

No. 2025-30082

DATA MORTGAGE, INC. vs ENOCH M. BLACKBURN A/K/A ENOCH BLACKBURN

PROPERTY ADDRESS: 1250-1254 EVANS CITY ROAD, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 370-S2-D36C8-0000

All that certain land situate in the Borough of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being lot 8R in the Joy Wilson Lots 8 and 10/Lot Line Revision Plan of Subdivision, recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania on November 12, 1995 in Plan Book 188, Page 26, formerly being Lot Nos. 8 and 10 in the Maplewood Plan, recorded in the Office of the Recorder of deeds in and for Butler County, Pennsylvania on October 8,1993 in Plan Book 168, Page 40.

BEING designated as Tax Parcel No. 370-S2-D36C8 (formerly Tax Parcel Nos. 370-S2-D36C8 and 370-S2-D36C10 and consolidated as Parcel No. 370-S2-D36C8)

UNDERAND SUBJECT to Protective Covenants recorded in Record Book 2378, Page 227.

UNDER AND SUBJECT to restrictions, reservations, easements and rights of way as recorder in prior instruments of record.

Being the same premises which James R. Mulkern and wife Joy D. Mulkern, by Deed dated 10/11/2022 and recorded 10/12/2022, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202210120021514, granted

and conveyed unto Enoch Blackburn, in fee.
Tax Parcel: 370-S2- D36C8-0000

Premises Being: 1250-1254 EVANS CITY
RD, Evans City, PA 16033

BCLJ: May 9, 16 & 23, 2025

No. 2025-30051

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs HAROLD B. BURDICK

PROPERTY ADDRESS: 110 CRATTY LANE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 020-1 F122-15G-0000

ALL that certain piece, parcel, or lot of land situate in Allegheny Township, Butler County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point, which point is Southerly most corner of lands herein conveyed and which point is situate in the center line of a private lane now in place and existence and which lane leads in a Northeasterly direction from Pennsylvania Legislative Route 10082 to the former resident home of the Grantors herein and which point is located 208 feet in a Northeasterly direction along the centerline of said lane by its various courses from the point of intersection of division line of lands of grantors and Donald R. Eiler, et ux., with the centerline of said lane; thence 209 feet in a Northeasterly direction along the centerline of said land by its various courses to a point; thence 727 feet in a Northwesterly direction perpendicular to the center line of the aforesaid lane along line of lands of Grantors of which this is a part to a point; thence in a Southwesterly direction and parallel to the centerline of the aforesaid lane along lines of Grantors herein, a distance of 209 feet to a point; thence in a Southeasterly directions along line of lands of Grantors herein, 727 feet to the place of beginning.

TOGETHER with a right of ingress, egress, and regress over a private lane which extends to Township Road 840, which use and right is to be used in conjunctions with the other easement holders in said lane.

Parcel ID: 020-1F122-15G-0000
Property Address: 110 Cratty Lane, Parker, PA 16049

BEING the same premises which Fremont Investment and Loan, by deed dated January 10, 2007 and recorded January 26, 2007 at Inst. No. 200701260002099 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

ALSO BEING the same premises which Harold B. Burdick and Dorothy Anderson, by deed dated May 16, 2018 and recorded May 16, 2018 at Inst. No. 201805160009521 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30063

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET BACKED PASS-THROUGH CERTIFICATES vs DENISE A. HODGSON, VICKIE R. HODGSON

PROPERTY ADDRESS: 210 AMERICAN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-14

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

BEGINNING at the Southeast corner of the lot of now of formerly Andrew Bauers on the North side of American Avenue formerly West "D" Street: thence Northward along the said property line of now or formerly Andrew Bauers, a distance of one hundred seven feet and six inch (107 feet 6 inches), more or less, to the property line of now or formerly Robert A. Wright, et al., formerly Frank Smith; thence Eastwardly along the property lint! of said now or formerly Robert A. Wrigh et al., formerly Frank Smith, parallel with the North line of American Avenue, a distance of twenty-eight (28) feet to a post at line of lands of now or formerly Greenert; thence, Southward paralleling the West line of the within described lot, a distance of one hundred seven feet and six inches (107 feet

6 inches), more or less to the North line of said American Avenue; thence Westward along said North line of American Avenue, a distance of twenty-eight (28) feet to the point of beginning, being known as No. 210 American Avenue; and having thereon erected a frame dwelling house.

BEING designated as Parcel # 565-24-14.

BEING the same premises conveyed unto Dennis E. Hodgson and Vickie R. Hodgson, husband and wife and Denise A. Hodgson, their daughter as joint tenants with rights of survivorship, by Deed dated 02/28/02 and recorded 03/04/02 in Deed Instrument No. 200203040007371, granted and conveyed from Nora B. Burris, single.

THE SAID Dennis E. Hodgson having departed this life on August 5, 2022. Parcel Number. 565-24-14

Property Address: 210 American Avenue, Butler, PA 16001

BCLJ: May 9, 16 & 23, 2025

No. 2017-30192

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TREEHOUSE SERIES V TRUST vs ALEX MICHAEL KOCKO, JANE KOCKO

PROPERTY ADDRESS: 4 GENEVA AVENUE, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-29-F510000

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

TRACT ONE:

On the Northeast sixty (60) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by lot #50 in the same plan owned by Walter Ellis; on the Southwest sixty (60) feet by lot of Charles Isaac; and on the Northwest one hundred fifteen (115) feet by lot 52 in the same plan owned by the first parties. And being Lot #51 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at Page 100.

BEING one of two lots that were conveyed to Alexander Kocka and Jane Kocko, his wife, by deed of Anastasia Kocko (a/k/a Nellie

Kocko) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

TRACT TWO:

On the Northeast one hundred twenty (120) feet by Geneva Avenue; on the Southeast one hundred fifteen (1 15) feet by Lot #50 in the same Plan owned by Walter Ellis; on the Southwest one hundred twenty (120) feet by Lots #45 and 46 owned by Charles Isaac; and on the Northwest one hundred fifteen (115) feet by Lot #53 in the same Plan owned by Frank Pennar. And being Lots #51 and #52 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at page 100.

AND BEING the same property that was conveyed to Alexander Kocko and Jane Kocko, his wife, by deed of Anastasia Kocko (a/k/a Nellie Kocko) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

BEING premises known and numbered as 4 Geneva Avenue, Lyndora, PA 16045

Tax Parcel Number: 052 29 F510000

BEING the same premises which Jane Kocko, a widow, by Deed dated January 21, 2001 and recorded in the Official Records of Butler County on January 28, 2005 as Instrument 2005012800002299 granted and conveyed unto Jane Kocko and Alexander Michael Kocko, her son.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30046

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 vs MARY KATHLEEN LOGAN

PROPERTY ADDRESS: 127 NORTH DR, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-S1-12AC-0000

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

BEGINNING at a point on the Southern side of North Drive, said point being the Southeast corner of Lot B, as extended across North Drive; thence North 89° 16' East along the

Southern side of North Drive, 105 feet to a point; thence North 0° 44' West across North Drive and along the Western line of Tract D, 249 feet to a point in the center of a 33 foot proposed road and line of land of Morrison; thence South 89° 16' West along the center line of said 33 foot proposed road and line of land of Morrison, 105 feet to a point; thence South 0° 44' East along the Eastern line of Tract Band across North Drive, 249 feet to a point on the Southern side of North Drive, the place of beginning.

BEING the same property which RICHARD O. WEBB AND GENEVIEVE WEBB HUSBAND AND WIFE by deed dated JULY 28, 1988 and recorded in the Recorder's Office of the said County in DEED BOOK VOLUME 1415, PAGE 94 granted and conveyed to GARY W. SMITH and CAROL M. SMITH, HUSBAND AND WIFE, grantors herein.

SUBJECT TO all prior grants and reservations of coal, oil, gas, and mining rights, as may appear in prior instruments of record. 230-S1-12AC

BEING KNOWN AS: 127 NORTH DR VALENCIA, PA 16059 PROPERTY ID: 230-S1-12AC-0000

TITLE TO SAID PREMISES IS VESTED IN MARY KATHLEEN LOGAN, UNMARRIED BY DEED FROM GARY W. SMITH AND CAROL M. SMITH, HUSBAND AND WIFE, DATED MARCH 3, 1995 RECORDED MARCH 8, 1995 IN BOOK NO. 2507 PAGE 864

BCLJ: May 9, 16 & 23, 2025

**No. 2025-30089
LAKEVIEW LOAN SERVICING, LLC vs
RONALD PAGE**

PROPERTY ADDRESS: 103 TAYLOR STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 470-S1-A34

ALL that certain piece, parcel or lot of land situate in the Borough of Petrolia, County of Butler, and Commonwealth of Pennsylvania, being the Southern part of Lot No. 29 in the Unrecorded Jamison Farm Plan of Lots dated April 1936, and being bounded and described as follows:

BEGINNING at the Northwest comer of the lot herein described, at the Eastern edge of a 40 foot street, at line of lands of Charles

E. Wigton, et ux.; thence by said lands of Charles E. Wigton, et ux.: South 86 degrees 55 minutes East, 1 03.38 feet to a stake; thence South 12 degrees West, 45.1 feet to a stake; thence North 86 Degrees 55 Minutes West, a distance of 110 feet to a stake on the East side of said 40 foot street; thence North 7 degrees 5 minutes East and running along said street, a distance of 31.18 feet to a stake; thence North 31 Degrees 57 Minutes East and running along said street, a distance of 24.30 feet to the place of beginning.

BEING KNOWN AS: 103 TAYLOR STREET, PETROLIA, PA 16050

PROPERTY ID NUMBER: 470-S1-A34

BEING THE SAME PREMISES WHICH ALFRED ANGIOLIERI AND JANICE KAY ANGIOLIERI, FORMERLY KNOWN AS JANICE KAY MICHAEL HUSBAND AND WIFE BY DEED DATED 9/28/2010 AND RECORDED 10/1/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK rNSTRUMENT NO.: 201010010022408 GRANTED AND CONVEYED UNTO RONALD PAGE.

BCLJ: May 9, 16 & 23, 2025

No. 2024-30146

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING vs
MONIQUE RICHMOND**

PROPERTY ADDRESS: 134 CAMERON SQUARE DRIVE, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 370-S1-D137-0000

ALL THAT CERTAIN lot or piece of ground situate in Connoquenessing Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot 137, as shown in a certain plan entitled Leslie Farms PRD Phase 1 - Revised Plan, as recorded in the Office of the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 316, Pages 44 to 47, which lot is the as designated in the Declaration of Planned Community for Leslie Farms recorded in Instrument No. 200811030024502 and any Amendments thereto, as the same may change from time to time.

Under and subject to that certain Oil and Gas Lease from Leslie Farms LP to Phillips

Production Company dated July 6, 2010 and recorded in the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 201009010019579 as the same may be supplemented, modified or amended from time to time.

BEING the real property that Jared Goetz and Kelly Goetz, Husband and Wife, transferred to Monique Richmond, a Married Woman, on May 12, 2022, with the Deed being recorded on May 20, 2022, in Instrument No. 202205200011066

BEING known as Parcel Number 370-S1-D137-0000

BEING KNOWN AS 134 Cameron Square Drive, Evans City, Pennsylvania -16033.

BCLJ: May 9, 16 & 23, 2025

No. 2025-30087

**NATIONSTAR MORTGAGE LLC vs
CODY SMITH**

PROPERTY ADDRESS: 119 GLACIAL TILL ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER:
220-S2-B6-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, BEING AND SITUATE IN THE TOWNSHIP OF MERCER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF TOWNSHIP ROAD T-755 WHICH POINT IS ON THE SOUTHEASTERLY CORNER OF LOT NO. 7 IN THE ALTERNATIVE HOUSING & LAND DEVELOPMENT, INC., PLAN OF LOTS AND ON THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN CONVEYED; THENCE NORTH 11 DEGREES 49' 30" EAST ALONG LOT NO. 7 IN SAID PLAN OF LOTS A DISTANCE OF 249.80 FEET TO A POINT; THENCE SOUTH 66 DEGREES 36' EAST ALONG LANDS NOW OR FORMERLY OF COYER A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 11' 30" WEST ALONG LOT NO. 5 IN SAID PLAN OF LOTS A DISTANCE OF 254.69 FEET TO A POINT; THENCE NORTH 69 DEGREES 38' WEST ALONG THE NORTHERLY SIDE OF TOWNSHIP

ROAD T-755 A DISTANCE OF 108.00 FEET TO A POINT, THE PLACE OF BEGINNING.

Being the same premises conveyed from William M. Arner a/k/a William Milton Amer, widower and unremarried, by his Attorney in Fact, Betty Jane Montgomery to Cody Smith as set forth in Deed dated January 16, 2014, and recorded on January 23, 2014, in the Butler County Recorder of Deeds under Instrument No. 201401230001635.

Being known as: 119 Glacial Till Road, Slippery Rock, PA 16057

Tax Parcel Number 220-S2-B6-0000

BCLJ: May 9, 16 & 23, 2025

No. 2025-30092

**STEARNS BANK, N.A. vs
JOEL T. STEWART, SARA SETSER
STEWART**

PROPERTY ADDRESS: 707 DANBURY COURT, SEVEN FIELDS, PA 16046

UPI / TAX PARCEL NUMBER: 505-S4-A523

ALL that lot or certain piece of ground situate in the Borough of Seven Fields, County of Butler Commonwealth of Pennsylvania, being Lot. No. 523 in the Northridge Manor Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 181, pages 30 and 31.

Being designated as Tax Parcel Number 505-S4-A523.

HAVING erected thereon a dwelling known and numbered as 707 Dunbury Court.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

UNDER AND SUBJECT FURTHER to the Protective Covenants of the Northridge Manor dated March 9, 1995 and recorded in the Recorders Office of Butler County, Pennsylvania in Record Book Volume 2508, page 100.

BEING the same premises which Thomas D. Miokovic and Gabriella Miokovic, husband and wife, by their deed dated February 25, 2003, and recorded in the Recorder's Office of Butler County, Pennsylvania, as Instrument No. 200302270008100, granted and conveyed unto Sankaram Katsuri, a married man, one of the Grantors of herein. THE SAID MANJUSHA KASTURI JOINS IN THIS DEED IN ORDER TO RELINQUISH ANY MARITAL INTEREST SHE MAY HAVE IN THE ABOVE DESCRIBED REAL ESTATE.

BEING the same premises conveyed to Joel T. Stewart and Sara A. Setser-Stewart by Deed from Sankaram Kasturi and Manjusha Kasturi, dated May 23, 2008 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, at Instrument No. 200805230011463

BCLJ: May 9, 16 & 23, 2025

No. 2023-30027

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 AQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs JUANITA L. THOMPSON, KELLY S. THOMPSON

PROPERTY ADDRESS: 140 STAFF ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 030-3F86-6JH0000

All that certain piece, parcel or lot of land situate in Brady Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 in the property subdivision for James A. Honse as recorded in the Recorder's Office of Butler County, Pennsylvania, at Rack File 129, Page 39, and being more specifically bounded and described as follows: COMMENCING at a point in the center line of Township Road 449 at a point in common to Lot 7 of the same plan, said point being the Northeast corner of the premises herein described; thence by line of Lot No. 7 South 3 degrees 0 minutes 49 seconds West, a distance of 400.0 feet to a point on other lands of now or formerly James A. Honse; thence by line of same North 86 degrees 59 minutes 11 seconds West, a distance of 180.0 feet to a point, on lands

of now or formerly Honse; thence by line of same North 3 degrees 0 minutes 49 seconds East, a distance of 400.0 feet to a point in the center line of Township Road 449; thence by line of same South 86 degrees 59 minutes 11 seconds East, a distance of 180.0 feet to a point, the place of beginning. Map #3F86 Parcel #6JH Deed Book: 2974 Pg: 1028

Parcel Number: 030 3F86 6JH0000

Property Address: 140 Staff Rd, Slippery Rock, PA 16057

BEING the same premises which James A. Honse and Elizabeth G. Honse by Deed dated February 16, 1999 and recorded in the Office of Recorder of Deeds of Butler County on March 5, 1999 at Book 2974, Page 1028 granted and conveyed unto Juanita L Thompson and Kelly S Thompson.

BCLJ: May 9, 16 & 23, 2025

No. 2024-30156

ROCKLAND LEASE FUNDING CORP. PROFIT SHARING PLAN vs JAMES D. TIBBETTS, KIMBERLY B. TIBBETTS

PROPERTY ADDRESS: 450 JAMISON ROAD, BOYERS, PA 16020

UPI/TAX PARCEL NUMBER: 300-2F38-2LA

ALL that certain piece, parcel and lot of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Lot No. 1F-A on the Lot Line Revision for Michael D. Burgoon recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 277, Page 43. BEING more commonly known as 450 Jamison Road, Boyers, PA 16020, and Butler County Tax Parcel No. 300-2F38-2LA.

BEING the same property conveyed to James D. Tibbetts and Kimberly B. Tibbetts, husband and wife, by Deed of Arthur D. Marbell, Jr. and Lorinda E. Marbell, husband and wife, dated December 30, 2021, and recorded with the Butler County Recorder of Deeds on December 30, 2021, at Instrument No. 202112300035990.

BCLJ: May 9, 16 & 23, 2025

Sheriff of Butler County, Michael T. Slupe