

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: Ellen E Anderson

Late of: Jefferson Township PA
Executor: Patty Colella
3660 North Montana Avenue
Helena MT 59602
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: June 11, 18, 25, 2021

Estate of: Diana Lynn Gosnell

Late of: Fairview Township PA
Executor: Crystal M Turner
137 Petrolia Street
Karns City PA 16041
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: June 11, 18, 25, 2021

Estate of: Ruth M McElroy

Late of: Donegal Township PA
Executor: Pamela H Barlett
275 Bruin Road
Petrolia PA 16050
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 11, 18, 25, 2021

SECOND PUBLICATION

Estate of: Robert J Elick Sr

Late of: Jackson Township PA
Administrator: Robert J Elick Jr
180 Textor School Road
Zelienople PA 16063
Attorney: Joseph E Kubit
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Margaret Ann Friel

a/k/a: Margaret A Friel
Late of: Butler PA
Executor: David V Friel
224 Freeport Rd
Butler PA 16002

BCLJ: June 4, 11, 18, 2021

Estate of: Francis Hamilton

a/k/a: Francis Lee Hamilton

a/k/a: Francis L Hamilton

Late of: Butler PA
Executor: Harold W Hamilton
548 Virginia Avenue
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder
Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Richard L Harvey

Late of: Clinton Township PA
Executor: Ella Mae Harvey
219 Lardintown Road
Sarver PA 16055
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Charles E McConahy Jr

a/k/a: Charles E McConahy
Late of: Cranberry Township PA
Executor: Karen Kwiatek
315 Pine St
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: June 4, 11, 18, 2021

Estate of: Harry Norris
a/k/a: Harry Martin Norris
a/k/a: Harry M Norris

Late of: Clark Twp Ohio
Administrator: Jay R Hagerman
4499 Mount Royal Blvd
Allison Park PA 15101
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4499 Mount Royal Blvd
Allison Park PA 15101

BCLJ: June 4, 11, 18, 2021

Estate of: Florence D Robinson

Late of: Chicora PA
Executor: Violet M Dunmyre
138 Park Crest Lane
Butler PA 16001
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

BCLJ: June 4, 11, 18, 2021

Estate of: Dorothy M Salvaggio

Late of: Adams Township PA
Administrator: Bertha Lee Miller
512 W Cruikshank Road
Valencia PA 16059
Attorney: Joshua M Suter
Howard S. Auld and Associates
5018 William Flynn Highway
Gibsonia PA 15044

BCLJ: June 4, 11, 18, 2021

Estate of: Linda C Smith

Late of: Cranberry Township PA
Executor: Michael K Parrish
2100 Georgetown Dr Suite 300
Waterfront Corporate Park
Sewickley PA 15143
Executor: Christopher C Smith
124 Manor Lane
New Brighton PA 15066
Attorney: Michael K Parrish Esq
Goehring Rutter and Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

BCLJ: June 4, 11, 18, 2021

Estate of: Helen J Stamm
a/k/a: Helen Josephine Stamm

Late of: Slippery Rock Township PA
Executor: Stephen Carl Stamm
652 Cheyenne Trail
Mercer PA 16137
Attorney: Ryan K Bonner
209 West Pine Street
Grove City PA 16127

BCLJ: June 4, 11, 18, 2021

Estate of: Ruth J Stirling
a/k/a: Ruth Ellen Stirling

Late of: Cranberry Township PA
Executor: Jeffrey B Stirling
101 Timberlee Drive
Evans City PA 16033 PA
Attorney: David C Moran
Moran & Moran PC
2500 Brooktree Road Suite 203
Wexford PA 15090

BCLJ: June 4, 11, 18, 2021

Estate of: Willis Leroy Stoops

Late of: Lancaster Township PA
Administrator: Henry J Stoops
330 Yellow Creek Rd
Harmony PA 16037
Attorney: Gene G Dimeo
Dimeo Law Group LLC
120 Fourth St
Ellwood City PA 16117

BCLJ: June 4, 11, 18, 2021

Estate of: Ruth Winterhalter
a/k/a: Ruth Christina Winterhalter
a/k/a: R C Winterhalter
a/k/a: R Christina Winterhalter
 Late of: Penn Township PA
 Executor: Joseph C Workman
 PO Box 2352
 Butler PA 16003
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: June 4, 11, 18, 2021

THIRD PUBLICATION

Estate of: Robert James Billeter
 Late of: Weston Lewis County WV
 Ancillary Ancillary Executor:
 Eileen Horvath Billeter
 1 East Fourth Street
 Weston WV 26452

BCLJ: May 28 & June 4, 11, 2021

Estate of: Margaret M Carpenter
 Late of: Valencia PA
 Executor: Sarah M Olsen
 402 Chelsea Court
 Mars PA 16046
 Attorney: Robert J Winters
 Goehring Rutter and Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143

BCLJ: May 28 & June 4, 11, 2021

Estate of: Serena A Cornell
 Late of: Harmony PA
 Executor: Janet A Deller
 128 Cherry Lane
 Cheswick PA 15024
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: May 28 & June 4, 11, 2021

Estate of: William R Curtis
a/k/a: Bill Curtis
 Late of: Jackson Township PA
 Administrator: Denise Curtis
 309 Larkwood Court
 Cranberry Twp PA 16066
 Attorney: Dawn L Hamill
 Sechler Law Firm LLC
 183 Scharberry Lane
 Mars PA 16046

BCLJ: May 28 & June 4, 11, 2021

Estate of: Morgan L Gamble Sr
 Late of: Penn Township PA
 Executor: Theresa Goda
 116 Anna Street
 Baden PA 15005
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: May 28 & June 4, 11, 2021

Estate of: George Harold Hancher
a/k/a: George H Hancher
 Late of: Lancaster Township PA
 Executor: Darla J Hancher
 415 Scott Ridge Road
 Harmony PA 16037
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: May 28 & June 4, 11, 2021

Estate of: Ronald A Holzer
a/k/a: Ronald A Holzer Sr
 Late of: Adams Township PA
 Executor: Melissa M Vaughan
 408 Hill Street
 Evans City PA 16033
 Executor: Jane M Landi
 10165 NW 21st Street
 Pembroke Pines FL 33026
 Attorney: James P Shields
 Shields & Boris
 1150 Old Pond Road
 Bridgeville PA 15017

BCLJ: May 28 & June 4, 11, 2021

Estate of: Betty Louise James

a/k/a: Betty L James

Late of: Buffalo Township PA
Executor: Ronald V James
320 McVillie Road
Freeport PA 16229
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

BCLJ: May 28 & June 4, 11, 2021

Estate of: Cathy Lynn Kidd

Late of: Evans City PA
Administrator: Brandon C Young
174 N Sprague Avenue
Pittsburgh PA 15202
Administrator: Shane M Young
107 Firethorn Road
Baden PA 15005
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

BCLJ: May 28 & June 4, 11, 2021

Estate of: Mary Ann Kwitkowski

a/k/a: Mary Kwitkowski

a/k/a: Mary A Kwitkowski

Late of: Jefferson Township PA
Administrator: Janet M Gasowski
246 Reservoir Drive
Apollo PA 15613
Attorney: Dawn L Hamill
Sechler Law Firm LLC
183 Scharberry Lane
Mars PA 16046

BCLJ: May 28 & June 4, 11, 2021

Estate of: Harry Kenneth Luckock II

a/k/a: Harry Luckock

a/k/a: H Kenneth Luckock

a/k/a: Ken Luckock

a/k/a: Harry Kenneth Luckock

Late of: Slippery Rock Township PA
Executor: Bonnie E Luckock
560 Centerville Pike
Slippery Rock PA 16057
Attorney: Ted Tishman
Leech Tishman Fuscaldo & Lampl, LLC
525 William Penn Place, 28th Floor
Pittsburgh PA 15219

BCLJ: May 28 & June 4, 11, 2021

Estate of: Kathleen Miller

Late of: Jefferson Township PA
Executor: Nancy Reynolds
110 Caroline Drive
Valencia PA 16059
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: May 28 & June 4, 11, 2021

Estate of: John Penrod

Late of: Butler Township PA
Administrator: Cheri Penrod
219 Acre Avenue
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder
Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: May 28 & June 4, 11, 2021

Estate of: Leroy G Renfrew

Late of: Jefferson Township PA
Executor: Linda Jean Ozekcin
3262 Beaufort Drive
Bethlehem PA 18017
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: May 28 & June 4, 11, 2021

Estate of: Thomas E Shields

a/k/a: Thomas Edward Shields

Late of: Franklin Township PA
Executor: Thomas W Shields
180 North Road
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchik LLP
222 South Main St
Butler PA 16001

BCLJ: May 28 & June 4, 11, 2021

REGISTER'S NOTICE

I, SARAH E. EDWARDS M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on MONDAY JUNE 15, 2021, at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BRIDGE, David J.	Lynn A. Bridge, Administratrix	04/22/2021

BCLJ: June 4, 11, 2021

NOTICE

NOTICE is hereby given that Articles of Amendment—Domestic Nonprofit Corporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 26th day of April, 2021, for the purpose of amending the corporate name of Lick Hill Community Fire and Relief Association, organized under the Pennsylvania Nonprofit Business Corporation Law. The name of the corporation is amended as follows:

LICK HILL COMMUNITY FIRE DEPARTMENT

KIM ROSS HOUSER, ESQUIRE
Mears, Smith, Houser & Boyle, P.C.
Attorneys at Law
127 North Main Street
Greensburg, PA 15601-2403
(724) 832-8700

BCLJ: June 11, 2021

LEGAL NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the Office of the Department of State of the Commonwealth of Pennsylvania, for conduct of a business under the fictitious name of **BIG HONKIN EXCAVATING** with its principal office or place of business at 492 Parker Road, Sarver, PA 16055.

The names and addresses, including street and number, if any, of all persons who are parties to the registration are: B H Excavating, LLC, 492 Parker Road, Sarver, PA 16055.

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

BCLJ: June 11, 2021



Your County Bar Association
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our members in the 21st century legal landscape.

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 **B H EXCAVATING, LLC** and it is organized effective May 7, 2021.

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

BCLJ: June 11, 2021

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 Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **The Ghost Light Stage Company** and it is to be organized effective May 10, 2021.

S.R. LAW, LLC
Amy E. Molloy, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: June 11, 2021

NOTICE

By virtue of a Writ of Possession No. 21-20345
PBH2, LLC
V.
VASCULAR ACCESS CENTER OF PITTSBURGH, LLC, in the Court of Common Pleas of Butler County, Commonwealth of Pennsylvania

The Parties to this action are PBH2, LLC, a Pennsylvania limited liability company, and Vascular Access Center of Pittsburgh, LLC,

a Pennsylvania limited liability company. Please be advised that a Writ of Possession has been issued instructing the Sheriff of Butler County to deliver possession of the premises located at 51 Dutilh Road, Cranberry Township, PA 16066, being designated as Parcel ID: 130-4F110-12A-0000 (Parcel B) and 130-4F110-12AB-0000 (Parcel C), and commonly known as Cloverleaf Commons Suite 100 to satisfy the judgment for possession entered in the above-referenced matter. Further information can be obtained from PBH2 LLC's counsel, Helen S. Ward, Dentons Cohen & Grigsby P.C. via phone (412-297-4900) or email (helen.ward@dentons.com).

NOTICE

If you wish to defend or stay execution, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the execution of judgment may proceed without you and without further notice. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of the Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724) 841-0130

BCLJ: June 11, 2021

**IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA**

**IN RE:
Bankruptcy No. 20-23222-GLT
Chapter 13
Document No.
Related to Doc. Nos. 63, 65**

**Hearing Date and Time:
June 30, 2021 at 10:00 a.m.**

HARRY J. ADAMS,
Debtor.
HARRY J. ADAMS,
Movant,

vs.

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTIONS INC.,
MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES 2005-NC1,
TREESDALE COMMUNITY ASSOCIATION,
INC., GREENVIEW COURT OWNERS
ASSOCIATION, INC., PENNSYLVANIA
DEPARTMENT OF REVENUE, and
INTERNAL REVENUE SERVICE,**
Respondents.

**NOTICE OF SALE REGARDING
MOTION FOR SALE OF
REAL PROPERTY
FREE AND CLEAR OF ALL LIENS,
CLAIMS AND ENCUMBRANCES**

To: Respondents and all Creditors and Parties in Interest of the above named Joint Debtors:

NOTICE IS HEREBY GIVEN THAT Harry J. Adams, Debtor, has filed a Motion for Sale of Real Property Free and Clear of All Liens, Claims and Encumbrances (ECF #) (the "Sale Motion") through which he seeks authority to sell the following parcel of real property:

1. 101 Greenview Court, County of Butler, Gibsonia, PA 15044, at Butler County, Tax I.D. #010-4F37-4AC101 (the "Real Property").

2. A video conference hearing will be held on June 30, 2021 at 10:00 a.m. before Judge Gregory L. Taddonio. All parties wishing to appear by video conference must register by submitting a video conference

registration form via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judgetaddonios-video-conference-hearing-information>) no later than 4 p.m. on the business day prior to a scheduled hearing. All counsel and parties participating by video conference shall comply with Judge Taddonio's Modified Procedures for Remote Participation (effective October 1, 2020), (which can be found at <http://www.pawb.uscourts.gov/sites/default/files/pdfs/glt-procappearances.pdf>).

Only a limited time of ten (10) minutes is being provided on the calendar. No witnesses will be heard. If there is an issue of fact, an evidentiary hearing will be scheduled by the Court for a later date.

3. The Debtor, Harry J. Adams, co-owner of the Real Property, and his Spouse, Sandra L. Adams, who joins in this Sale Motion ("Sellers") and Jeffrey L. and Theresa A. Coward ("Buyers"), who reside at 310 W. Solomon Court, Zelenople, PA 16063, have entered into a Standard Agreement for the Sale of Real Estate on May 13, 2021. A true and correct copy of the "Standard Agreement for the Sale of Real Estate" is attached to the Motion for Sale as Exhibit A.

4. The purchase price for the Real Property is \$655,000.00. An earnest money deposit of \$500.00 will be deposited and held by the Realtor/Broker after Bankruptcy Court approval.

Contact Debtors' Counsel for further information.

Date of Notice: June 2, 2021
/s/ Robert O Lampl
ROBERT O LAMPL
PA I.D. #19809
JOHN P. LACHER
PA I.D. #62297
RYAN J. COONEY
PA I.D. #319213
SY O. LAMPL
PA I.D. #324741
ALEXANDER L. HOLMQUIST
PA I.D. #314159
Counsel for the Debtor
223 Fourth Avenue, 4th Fl.
Pittsburgh, PA 15222
(412) 392-0330 (phone)
(412) 392-0335 (facsimile)
Email: rlampl@lampllaw.com

BCLJ: June 11, 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 23rd day of July 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 August 20, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30015
C.P. 2021-20195
ATTY ROBERT FLACCO**

Seized and taken in Execution as the property of **GUY M. BLACK, LISA J. BLACK, AND LISA J. WOODWARD** at the suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-KS7, Being:-

ALL that certain lot of land situate in the Horseshoe Manor Plan of Lots in the Township of Adams, County of Butler and Commonwealth of Pennsylvania bounded and described as follows:

Beginning at point where the west line of Lot No. 9 in the Horseshoe Manor Plan of Lots intersects the North side of Horseshoe Drive; thence along the North side of Horseshoe Drive, North 62° 23' West, 150 feet to a point, the place of beginning of the description of the within conveyed tract; thence continuing along the North side of Horseshoe Drive, North 62° 23' West, 150 feet to a point on other lands of the within grantors; thence North 20° 33' 20" East, 280.68 feet to a point on line of other lands of the within grantors; thence South 62° 23' East, 150 feet to a point; thence South 20° 33' 20" West, 280.68 feet

to a point, the place of beginning.

BEING known and designated as Parcel S4-A24A.

Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING the same premises conveyed to Guy M. Black by deed of Daniel R. Black and Jerry L. Black, husband and wife, and Guy M. Black, their son, dated February 26, 2002, and recorded in the Recorder's Office of Butler County, Pennsylvania, on March 5, 2002, as Instrument No. 200203050007715.

BEING KNOWN AS: 235 HORSESHOE DRIVE MARS, PA 16046

PROPERTY ID: 010-S4-A24A

TITLE TO SAID PREMISES IS VESTED IN GUY M. BLACK AND LISA J. WOODWARD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM GUY M. BLACK, SINGLE DATED 03/07/2002 RECORDED 03/21/2002 INSTRUMENT NO. 200203210009874.

BCLJ: June 11, 18, 25, 2021

**E.D. 2019-30162
C.P. 2019-21219
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M CYPHER** at the suit of BANK OF AMERICA NA, Being:-

TAX I.D.#: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2, (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14, 1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE. BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Sheila M. Cypher by deed from Brenda M Wyatt

dated December 16, 2005 and recorded December 19, 2005 in Instrument Number 200521190035991.

BCLJ: June 11, 18, 25, 2021

**E.D. 2019-30291
C.P. 2019-22141**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **JOHN ESSENWEIN AND JESSICA M. ESSENWEIN** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:-

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No. Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever 'thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, ofj in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN AND JOHN ESSENWEIN AND JESSICA ESSENWEIN, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JOHN ESSENWEIN

AND JESSICA M. ESSENWEIN, WIFE AND HUSBAND.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30037
C.P. 2021-20349
ATTY DAVID RAPHAEL**

Seized and taken in Execution as the property of **DIANE L. FAJOHN, RICK J. FAJOHN, NATHAN A. FAJOHN, ALICE F. FAJOHN DECD AND UNKNOWN HEIRS** at the suit of **FIRST NATIONAL BANK OF PENNSYLVANIA**, Being:-

BEGINNING at a post at the Northwest corner in the middle of the public road; thence in an Eastern direction along said public road by lands of W.J. Boyd, sixteen and forty one hundredths (16.41) rods to a post in the middle of said public road; thence South by lands of Henry Miller and W.F. McDeavitt, thirty nine (39) rods to a post; thence West by lands of said W.F. McDeavitt, sixteen and forty one hundredths (16.41) rods to a post; thence North by lands of W.F. McDeavitt, thirty nine (39) rods to a post, the place of beginning. Containing four (4) acres, strict measure. Having thereon erected a dwelling house.

BEING the same premises granted and conveyed by Henry W. Arblaster and Alice Arblaster, his wife, to Henry W. Arblaster and Alice A. Arblaster, his wife and Alice F. FaJohn, as joint tenants with right of survivorship, and not as tenants in common, by Deed dated October 24,1967, and recorded on November 10,1967, in the Recorder of Deeds of Butler County at Deed Book Volume 884, Page 340.

ASSESSMENT NO.: 530-S1-7A.

Improvements: Residential Structure commonly known as 196 Church Road, Slippery Rock, PA 16057.

BCLJ: June 11, 18, 25, 2021

**E.D. 2021-30033
C.P. 2020-21420
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **DONALD HOFFMANN, DONALD P. HOFFMAN, AND DONALD F. HOFFMANN** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:-

ALL THAT CERTAIN lot of ground being Lot No. 5 in the Thomas Robinson, Plan of Lots situate in the First ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Northwest comer, on the South side of Morton Avenue and the Northeast comer of Lot No. 4 in said plan;

THENCE Eastwardly along the Southern line of Morton Avenue; forty-nine and six hundredths (49.06) feet to a stake;

THENCE Southwardly along the West line of Lot No. 6 in said plan one hundred twenty (120) feet to a stake at Euclid Alley;

THENCE Westwardly along said Euclid Alley forty-eight (48) feet to a stake;

THENCE Northwardly along the East line of Lot No. 4 in said plan one hundred thirty and six hundredths (130.06) feet to the place of beginning

SAID plan recorded in Rack File 5, pages 8 and 9.

BEING KNOWN AS: 129 MORTON AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 561-3-75-0000

BEING THE SAME PREMISES WHICH PATRICIA A. RIVERS, NOW KNOWN AS PATRICIA A. FELSING AND GLENN D. FELSING, HER HUSBAND BY DEED DATED 1/6/2005 AND RECORDED 1/11/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 20050111000938, GRANTED AND CONVEYED UNTO DONALD P. HOFFMANN, A MARRIED MAN, AND DONALD F. HOFFMANN, A SINGLE MAN,.

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30050
C.P. 2021-20388
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **MICHELE L NOLAN AND SHAWN P NOLAN** at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:-

ALL THAT CERTAIN Parcel of Land in Township

of Butler, Butler County, Commonwealth of PA, As More Fully Described In Instrument No. 200509010024471 ID# 051-54-35A54, Being Known And Designated As Lot 54 Dutchtown Acres Plan of Lots, Prepared By Greenough McMahon and Greenough, Inc., In April 1960, Approved By The Commissioners of Butler Township on May 2, 1960, and Recorded at Rack File 29, Page 38, and Being More Particularly Described as a Metes and Bounds Property.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot or piece of ground in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 54 in the Dutchtown Acres Plan of Lots, as prepared by Greenough McMahon & Greenough, Inc., in April 1960, approved by the Commissioners of Butler Township on May 2, 1960, and recorded in Butler County Recorder at Rack File 29, page 38.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING KNOWN AS: 137 DUTCHTOWN ROAD, BUTLER, PA 16002

PROPERTY ID NUMBER: 051-54-35A54

BEING THE SAME PREMISES WHICH MICHAEL CECCONI AND JULIE CHAMPION, UNMARRIED BY DEED DATED 8/30/2005 AND RECORDED 9/1/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 200509010024471, GRANTED AND CONVEYED UNTO SHAWN P. NOLAN AND MICHELE L. NOLAN, HUSBAND AND WIFE.

BCLJ: June 11, 18, 25, 2021

E.D. 2018-30143
C.P. 2018-21041
ATTY JILL MANUEL-COUGHALIN

Seized and taken in Execution as the property of **RONALD L. PETRIKOVIC AND KIMBERLY L. PETRIKOVIC** at the suit of WELLS FARGO BANK NA, 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 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: June 11, 18, 25, 2021

E.D. 2021-30021
C.P. 2021-20140
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **DEBORAH A. RICHARDS AND GREGORY C. RICHARDS** at the suit of TOWD POINT MORTGAGE TRUST 2018-5, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Being:-

All That Certain Property Situated In The Borough of Harmony In The County of Butler and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 10/17/1995 and Recorded 10/25/1995, Among The Land Records of the County and State Set Forth Above, In Deed Volume 2570 and Page 855. Tax Map or Parcel ID

No.: S2-1B24

ALSO DESCRIBED AS:

ALL that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, known as lot no. 24 in Seneca Heights plan 2, as recorded in the Recorder's office of Butler county, Pennsylvania, in rack file 52, page 20, A & B and being more particularly described as follows:

BEGINNING at a point said point being at the southwest corner of land herein described and being formed by the intersection of the dividing line between lots 24 and 25 in said plan with the north line of a 50 foot right of way known as Seneca Drive; thence along said dividing line north 21° 52' 10" west a distance of 150 feet to a point; thence along the dividing line between lots 4 and 24 ul said plan north 68° 07' 50" east a distance of 90 feet to a point; thence along the dividing line between lots 23 and 24 in said plan south 21° 52' 10" east a distance of 150 feet to a point on the northern line of Seneca Drive, thence along the northern line of Seneca Drive south 68° 07' 50" west a distance of 90 feet to a point being the place of beginning.

BEING KNOWN AS: 1109 SENECA DRIVE, HARMONY, PA 16037

PROPERTY ED NUMBER: 420-S2-1B24

BEING THE SAME PREMISES WHICH BURTON O. WHITE AND SHARON L. WHITE, HUSBAND AND WIFE BY DEED DATED 10/17/1995 AND RECORDED 10/25/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2570 AT PAGE 855, GRANTED AND CONVEYED UNTO GREGORY C. RICHARDS AND DEBORAH A. RICHARDS, HUSBAND AND WIFE.

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30049
C.P. 2021-20141
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **KOREY L. RIPPER EXTR AND GEORGE R. DECEASED BY EXTR** at the suit of KEY BANK S/B/M FIRST NIAGARA BANK, Being:-

All that certain piece, parcel or tract of land

situate in Evansburg (now Borough of Evans City), Butler County, Pennsylvania, bounded and described as follows, to wit:

On the North by a twenty-five (25) foot alley; on the East by Railroad Street; on the South by Lot# 10 in the same plan, now or formerly of Hartman Marburger; and on the West by a twenty (20) foot alley. Being Lot # 11 in the J.N. Ifft Plan of Lots in the Borough of Evansburg (now Evans City), having thereon erected a frame dwelling.

BEING KNOWN AS: 221 RAILROAD STREET, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400-S1-H12
BEING THE SAME PREMISES WHICH GEORGE K. RIPPER, JR. AND ROBERT J. RIPPER BY DEED DATED 5/12/2006 AND RECORDED 5/15/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED DOCUMENT NUMBER 200605150011593, GRANTED AND CONVEYED UNTO GEORGE R. RIPPER, UNMARRIED, NOW DECEASED

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30019
C.P. 2021-20146
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **LOIS SIMMER HEIR, RAYMOND HERROCK, JR HEIR, CHRISTINE L. HODGKISS, HEIR, CINDY LEE HERROCK, HEIR, JOHN HEROCK, HEIR, GRETCHEN HERROCK, HEIR, SHARON HERROCK, HEIR, EDWARD KISIEL JR HEIR, MARY FELKER, HEIR, LAWRENCE KISIEL HEIR, KNOWN & UNKNOWN HEIRS, GRACE M. HERROCK AND GRACE HERROCK DECD** at the suit of CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, Being:-

All those certain pieces or lots of land situate in the Township of Butler, County of Butler and State of Pennsylvania, bounded and described as follows, to-wit:

ON THE North by High Street; on the East by Ewing Street; On the South by lands of now or formerly of John Komar; and on the West by Lot No. 176. Being eighty (80) feet fronting on said High Street, and extending back, preserving parallel lines, to said southern boundary, a distance of one hundred forty

(140) feet, and being Lots Nos. 177 and 178 in the Joseph Bredin Plan of Lots in said Butler Township.

BEING KNOWN AS: 12 HIGH STREET, LYNDORA, PA 16045

PROPERTY ID NUMBER: 052-3 8-A177-0000

BEING THE SAME PREMISES WHICH JULIA ZAVACKY HERROCK, WIDOW LADY BY DEED DATED 3/5/1977 AND RECORDED 3/7/1977 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1039 AT PAGE 60, GRANTED AND CONVEYED UNTO GRACE HERROCK, SINGLE LADY, NOW DECEASED.

BCLJ: June 11, 18, 25, 2021

E.D. 2021-30016
C.P. 2021-20166
ATTY KIMBERLY BONNER

Seized and taken in Execution as the property of **GERALD W. WATTS** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, Being:-

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

BEGINNING at a point where the center line of Legislative Route 10090 intersects the center line of Legislative Route 387, also known as Travel Route 356; thence by a line through the center of Legislative Route 387, also known as Travel Route 356, the following four courses and distances: North 18° 30' West, 188.00 feet to a point; thence North 19° 31' West, 148.94 feet to point; North 23° 00' West, 75.00 feet to a point; thence North 63° 19' East 192.00 feet, more or less, to a point in the center of Legislative Route 10090; thence by a line through the center of Legislative Route 10090, the following courses and distances; South 10° 00' East, 85.00 feet to a point, South 2°52' East, 61.32 feet to a point; South 4° 00' West, 255.00 feet to a point, due South, 142.00 feet to a point in the center of Legislative Route 387 above mentioned, the place of beginning.

TOGETHER WITH AND SUBJECT to a right of way 14 feet wide being 7 feet wide on each side of the fifth course in this deed

(which runs North 63° 19' East, 92 feet from the center of legislative Route 387) extending from the middle of said Legislative Route 387, a distance of 120 feet, to be used by the grantees of the lot herein described, their heirs and assigns, in common with former grantors hereof, their heirs and assigns as owners of the property adjoining and adjacent to the lot herein described on the northwest, as more particularly described in deeds of record in the Recorder's Office of said County in Deed Book Volume 669, Page 513 and Deed Book Volume 648, Page 165, hereinafter recited, as a means of ingress and egress to and from the said lots, and to be appurtenant to said lots.

HAVING erected thereon a one-story brick dwelling.

BEING the same premises conveyed to the grantors herein by the deed dated December 4, 1981 and recorded in the Office of the Recorder of Deeds of Butler county on December 4, 1981 in Mortgage Book 1142, Page 473.

BEING Tax Parcel 040-1F05-1BA1

BCLJ: June 11, 18, 25, 2021

E.D. 2019-30312

C.P. 2019-22242

ATTY ANDREW MARKOWITZ

Seized and taken in Execution as the property of **GINA M. WOLF FKA GINA M. SZEGHO** at the suit of **BANK OF AMERICA, N.A.**, Being:-

TAX I.D.#: 270-3F49-14-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE VILLAGE OF RENFREW, PENN TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER LINE OF L.R. 10015 AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT OF BEGINNING IS INTERSECTED BY THE CENTER LINE OF T-450; THENCE BY SAME, NORTH 66° 05' 40" WEST A DISTANCE OF 274.61 FEET; THENCE CONTINUING BY SAME, NORTH 69° 57' 20" WEST A DISTANCE OF 20.42 FEET TO A POINT THE SOUTHEAST

CORNER OF LAND NOW OR FORMERLY OF K.L. DONALDSON; THENCE BY SAME, NORTH 40° 13' 40" EAST A DISTANCE OF 191.17 FEET TO A POINT IN THE CENTER OF LINE OF L.R. 1015; THENCE BY SAME THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 26° 06'00" EAST A DISTANCE OF 112.05 FEET; THENCE SOUTH 30° 47' 10" EAST A DISTANCE OF 190.46 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

BEING PARCEL NUMBER: 270-3F49-14-0000

BEING THE SAME PREMISES CONVEYED TO GINA SZEGHO FROM LOYAL J. MCCORMICK, JR. AND MARCIA A. MCCORMICK BY DEED DATED 11/30/1994 AND RECORDED 12/5/1994 IN BOOK 2488 PAGE 348

BCLJ: June 11, 18, 25, 2021

Sheriff of Butler County, Michael T. Slupe