

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION

**Estate of: Margaret Louise Budz
a/k/a: Margaret Budz**

Late of: Valencia PA
Executor: Joseph A Budz
110 Dunedin Drive
Cheswick PA 15024
Attorney: Susan Digirolamo
1386 Old Freeport Road
Suite 3B
Pittsburgh PA 15238

BCLJ: February 12, 19, 26, 2021

Estate of: Rowena J Carrier

Late of: Jefferson Township PA
Executor: Joan L Hilliard
145 Hannastown Road
Butler PA 16002
Attorney: Kenneth Ficerai
Mears Smith Houser & Boyle PC
127 North Main Street
Greensburg PA 15601

BCLJ: February 12, 19, 26, 2021

Estate of: Dorothy H Chandler

Late of: Butler Township PA
Executor: Clark John Chandler
4481 Allegiant Street
Center Valley PA 18034
Attorney: Peter E Iorio
Fitzpatrick Lentz & Bubba PC
Two City Center
645 W Hamilton St Suite 800
Allentown PA 18101

BCLJ: February 12, 19, 26, 2021

Estate of: Mary Mae Craft

a/k/a: Mary Craft

a/k/a: Mary M Craft

Late of: Harmony PA
Executor: Candice Askew
132 Bhame Lane
Harmony PA 16037
Attorney: Jamie C Stello Esquire
103 North Gilpin Street
Punxsutawney PA 15767

BCLJ: February 12, 19, 26, 2021

Estate of: Margie J Dye

Late of: Adams Township PA
Executor: Tracey M Hannon
9108 Cherry Blossom Drive
Mars PA 16046
Attorney: Patrick F Lawlor
Lawlor and Lawlor PC
979 Perry Highway
Pittsburgh PA 15237

BCLJ: February 12, 19, 26, 2021

Estate of: Charles D Eshenbaugh

a/k/a: Charles Dixon Eshenbaugh

Late of: Clay Township PA
Executor: Karen S Eshenbaugh
1206 West Sunbury Road
West Sunbury PA 16061
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Gary L Gates

Late of: Penn Township PA
Executor: Shellie S Matteoni
107 Dolphin Drive
Butler PA 16002
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: June A Golojuh

Late of: Jefferson Township PA
 Executor: Debra J Karastury
 108 Old Pike Lane
 Cabot PA 16023
 Executor: Denise J Pogue
 123 Muddy Creek Drive
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Gladys A Gross

Late of: Butler Township PA
 Executor: Charles E Gross
 116 Balboa Court
 Butler PA 16001
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Thomas J Hooke

Late of: Queen Creek
 Maricopa County Arizona
 Ancillary Ancillary Executor:
 Keith Maley
 20242 E Quintero Road
 Queen Creek AZ 85142
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Lloyd Charles Johnston Jr**a/k/a: Lloyd C Johnston****a/k/a: Lloyd C Johnston Jr**

Late of: Middlesex Township PA
 Executor: Renee L Tatalovich
 104 Darlington Rd
 Beaver Falls PA 15010
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: February 12, 19, 26, 2021

Estate of: Mary Ellen Kelley**a/k/a: Mary Ellen Athorn**

Late of: Butler Township PA
 Administrator: Shawn Michael Kelley
 121 Whippo Ave
 Butler PA 16001
 Administrator: Rachel Leanne Kelley
 102 Muddy Ln
 Karns City PA 16041
 Administrator: Adam Richard Kelley
 306 Bessemer Ave
 Lyndora PA 16045

BCLJ: February 12, 19, 26, 2021

Estate of: Regis Francis Klingensmith Jr**a/k/a: Regis F Klingensmith****a/k/a: Regis Klingensmith****a/k/a: Regis F Klingensmith Jr**

Late of: Penn Township PA
 Executor: Gail A Klingensmith
 112 Dinnerbell Road
 Butler PA 16002
 Attorney: Margaret C Abersold
 200 Hickory Lane
 Valencia PA 16059

BCLJ: February 12, 19, 26, 2021

Estate of: Daniel P Morgan Sr**a/k/a: Daniel P Morgan**

Late of: Valencia PA
 Executor: Cynthia M Simmons
 55 Loffert Street
 McDonald PA 15057
 Attorney: Craig S O'Connor
 Ciao, Torisky & O'Connor, LLC
 7240 McKnight Road
 Pittsburgh PA 15237

BCLJ: February 12, 19, 26, 2021

Estate of: Marian June Neff

Late of: Fairview Township PA
 Executor: Jason C Neff
 3270 Aberdeen Avenue
 Erie PA 16506
 Executor: Scott E Neff
 2218 Rochester Road
 Pittsburgh PA 15237

BCLJ: February 12, 19, 26, 2021

Estate of: David G Pacoe

Late of: Butler Township PA
Executor: Darrell R Pacoe
420 Vista Drive
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Charles F Schott

Late of: Zelienople PA
Executor: Cinthia P Kolarich
519 S Main Street
Zelienople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: February 12, 19, 26, 2021

Estate of: Glenn M Spithaler

Late of: Adams Township PA
Administrator: Martin G Spithaler
112 Angeloff Lane
Valencia PA 16059
Attorney: Joseph E Kubit
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

Estate of: Marlene J Winters

Late of: Butler Township PA
Executor: Grant Winters
118 Clarks Lane
Mars PA 16046
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

BCLJ: February 12, 19, 26, 2021

SECOND PUBLICATION

**Estate of: Richard L Baird Sr
a/k/a: Richard Lee Baird Sr**

Late of: Concord Township PA
Administrator C.T.A.: Diane G Baird
356 North Washington Road
West Sunbury PA 16061
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Eleanor B Balta

Late of: Cranberry Township PA
Executor: Cheryl A Pettes
308 Riva Ridge Road
Cranberry Twp PA 16066
Attorney: Jay R Hagerman
Abernethy & Hagerman, LLC
4499 Mount Royal Blvd
Allison Park PA 15101

BCLJ: February 5, 12, 19, 2021

Estate of: Bertha M Beblo

a/k/a: Bertha Beblo
Late of: Center Township PA
Administrator: Sherri J Zagurskie
271 North Road
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

BCLJ: February 5, 12, 19, 2021

**Estate of: Laura Virginia Bintrim
a/k/a: Laura V Bintrim**

Late of: Lancaster Township PA
Executor: Carol Ruth Brandon
426 Sone Church Road
Prospect PA 16052
Attorney: Michael S Butler Esquire
Heritage Elder
Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Richard D Deal**a/k/a: Richard Dane Deal**

Late of: Fairview PA
Executor: Steven Deal
115 Washington Street
Petrolia PA 16050
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Augusto Nicolas Delerme**a/k/a: Augusto N Delerme-Martinez**

Late of: Cranberry Township PA
Executor: Carmen L Delerme
1032 Feltham Lane
Cranberry Twp PA 16066
Attorney: Carl B Zacharia
Zacharia Brown PC
111 W McMurray Road
Canonsburg PA 15317

BCLJ: February 5, 12, 19, 2021

Estate of: Herbert F Evans**a/k/a: Herbert Frank Evans**

Late of: Muddycreek Township PA
Executor: Kathy Ann Hallberg
227 Arthur Street
Zelienople PA 16063
Attorney: James P Shields
Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: February 5, 12, 19, 2021

Estate of: Joseph E Ferderbar

Late of: Middlesex Township PA
Executor: Theresa A Melaragno
113 Justice Drive
Valencia PA 16059
Attorney: John P Donovan
John P Donovan & Associates LLC
434 Allegheny River Blvd Suite 200
Oakmont PA 15139

BCLJ: February 5, 12, 19, 2021

Estate of: Marie S Grant

Late of: Zelienople PA
Executor: Sally Trump
441 W High Street
Womelsdorf PA 19567
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

Estate of: Robert R Heaton

Late of: Butler Township PA
Executor: James P Coulter
107 Pinecrest Court
Butler PA 16001
Executor: David L Travaglio
365 Hooker Road
West Sunbury PA 16061
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Jerry R Huey

Late of: Center Township PA
Executor: Johanna L Napoletan
461 North Chestnut Street
Butler PA 16001
Executor: Jeryl R Emigh
104 Dakotah Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

Estate of: Eva A John

Late of: Harmony PA
Executor: James A John
334 Second St
Harmony PA 16037
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

Estate of: Dorothy M Paul

Late of: Cabot PA
Executor: Robert M Paul
315 Cobham Lane
Cabot PA 16023
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: February 5, 12, 19, 2021

**Estate of: Walter H Schlag
a/k/a: Walter Hearst Schlag**

Late of: Winfield Township PA
Executor: Douglas Weating
212 Palermo Place
Lady Lake FL 32159
Attorney: John T Richards III
Richards & Richards LLP
16020 Perry Highway
Warrendale PA 15086

BCLJ: February 5, 12, 19, 2021

**Estate of: Paul Sterner
a/k/a: Paul Sterner Jr**

Late of: Mars PA
Executor: Patricia Ann Liersaph
111 Concord Way
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: February 5, 12, 19, 2021

**Estate of: Janet L Territ
a/k/a: Janet Territ**

Late of: Cabot PA
Executor: Thomas E Territ
1035 Tapletop Dr
Somerset PA 15501

BCLJ: February 5, 12, 19, 2021

Estate of: Sherman A Wickline

Late of: Center Township PA
Executor: Robert Sherman Wickline
122 Fontana Street
Butler PA 16001
Executor: Bruce Alan Wickline
143 Mountain Laurel Drive
Butler PA 16002
Attorney: Leo M Stepanik II
Stepanian & Menchik LLP
222 South Main St
Butler PA 16001

BCLJ: February 5, 12, 19, 2021

THIRD PUBLICATION

**Estate of: Shirley Jane Ambrose
a/k/a: Shirley J Ambrose**

Late of: Winfield Township PA
Administrator: Eileen J Geary
438 South Pike Road
Sarver PA 16055
Administrator: Dale K Ambrose
1150 Herman Road
Butler PA 16002
Attorney: Gary J Heim
Mette Evans & Woodside
3401 North Front Street
Harrisburg PA 17110

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Irene Jean Bobby
a/k/a: Irene J Bobby**

Late of: Center Township PA
Executor: Cory J Milkovich
155 Moore Road
Butler PA 16001
Attorney: Leo M Stepanik II
Stepanian & Menchik LLP
222 South Main St
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

Estate of: Evelyn M M Critchlow

Late of: Butler PA
 Executor: Noel L Critchlow
 918 Paradise Rd
 New Bloomfield PA 17068
 Executor: Neal C Critchlow
 106 Wyoming Ave
 Butler PA 16001
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 340 N. Main Street, Suite 103
 Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

Estate of: Mary Louise Endlich

Late of: Winfield Township PA
 Executor: James J Endlich
 2987 Georgia Avenue
 New Kensington PA 15068
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

BCLJ: January 29 and February 5, 12, 2021

Estate of: Rita B Evans

Late of: Middlesex Township PA
 Executor: Karen L Evans
 1019 Saxonburg Road
 Saxonburg PA 16056
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: January 29 and February 5, 12, 2021

Estate of: Marjorie E Gifford

Late of: Cranberry Township PA
 Executor: Scott A Gifford
 112 Kirkwood Dr
 Cranberry Township PA 16066
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: January 29 and February 5, 12, 2021

Estate of: Ruth H Grubb

Late of: Cranberry Township PA
 Executor: Robert W Grubb
 5418 Albermarle Ave
 Pittsburgh PA 15217
 Attorney: C Eric Pfeil
 Dentons Cohen & Grigsby P.C.
 625 Liberty Avenue
 Pittsburgh PA 15222

BCLJ: January 29 and February 5, 12, 2021

Estate of: Robert H Hauer

Late of: Cabot PA
 Executor: Becky L Cook
 34 Allen Drive
 Pittsburgh PA 15214
 Attorney: Dale P Frayer
 Temple & Frayer
 250 Mt. Lebanon Boulevard Suite 207
 Pittsburgh PA 15234

BCLJ: January 29 and February 5, 12, 2021

Estate of: Jennifer Ashley Haux

Late of: Butler PA
 Administrator: Dillon Weidenhof
 227 Keck Road
 Butler PA 16001
 Attorney: William J Schenck
 Schenck & Long
 610 North Main Street
 Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

Estate of: Patrick Boyd Hayden Jr

Late of: Penn Township PA
 Administrator: David Hayden
 PO Box 129
 West Sunbury PA 16061
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

Estate of: Christopher D Jones

Late of: Middlesex Township PA
 Executor: Ashley Rae Good
 218 North Trail
 Butler PA 16002
 Attorney: Anthony R Sosso
 1310 Freeport Road
 Pittsburgh PA 15238

BCLJ: January 29 and February 5, 12, 2021

Estate of: John C Lovelace

Late of: Jefferson Township PA
Executor: Carlita L Hines
1848 Rose St
Lower Burrell PA 15068
Attorney: Allan C Lundberg
Lower Burrell Professional Plaza
3058 Leechburg Road
Lower Burrell PA 15068

BCLJ: January 29 and February 5, 12, 2021

Estate of: Emily P Maffei

Late of: Butler PA
Executor: Charles M Maffei
13722 Halliford Drive
Tampa FL 33624
Executor: Francis R Maffei III
7955 Contrails Drive
Colorado Springs CO 80920
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

Estate of: Harriet D Melvin

Late of: Cranberry Township PA
Executor: William H Melvin Jr
20167 Avalon Court
Sterling VA 20165
Attorney: Robert J Winters
Goehring Rutter and Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Mary Pauline Bonner Miller
a/k/a: Mary B Miller**

Late of: Winfield Township PA
Executor: Calvin J Miller
186 Creekside Drive
Sarver PA 16055
Attorney: Richard L Osberg III
246 W Main Street
PO Box 451
Saxonburg PA 16056

BCLJ: January 29 and February 5, 12, 2021

Estate of: Joseph Rocco

Late of: Cranberry Township PA
Executor: Charles A Rocco
144 Hampshire Drive
Cranberry Township PA 16066

BCLJ: January 29 and February 5, 12, 2021

Estate of: Lidia M Sabatini

Late of: Winfield Township PA
Executor: Judith S Damico
125 Lincoln Drive
Sarver PA 16055
Attorney: Donald S Mazzotta
Mazzotta Law
1035 Boyce Road Suite 121
Pittsburgh PA 15241

BCLJ: January 29 and February 5, 12, 2021

Estate of: Katherine L Scherder

Late of: Center Township PA
Executor: Rose M Pawluk
136 Leslie Farms Drive
Evans City PA 16033
Executor: Mary Lou Scherder
391 Mary Street
Cranberry Twp PA 16066
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Joanne Swigart
a/k/a: Joan M Swigart**

Late of: Franklin Township PA
Executor: Cecelia Dodds
129 Whipporwill Road
Butler PA 16001
Executor: Mary Fisher
604 Surrey Lane
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: January 29 and February 5, 12, 2021

**Estate of: Melvin F Urschler
a/k/a: Melvin Francis Urschler**

Late of: Zelenople PA
Executor: Pamela A Hernon
216 West Grandview Avenue
Zelenople PA 16063
Attorney: John R Cook
Cook & Associates
9380 McKnight Road
106 Arcadia Court
Pittsburgh PA 15237

BCLJ: January 29 and February 5, 12, 2021

**NOTICE OF REVOCABLE TRUST
PURSUANT TO 20 Pa.C.S. 7755(c)**

NOTICE is hereby given of the administration of the **JANET M. POTTER REVOCABLE TRUST** dated December 3, 2012. JANET M. POTTER, grantor of the trust, of Cranberry Township, County of Butler, and Commonwealth of Pennsylvania, died on October 20, 2020. All persons having claims against Janet M. Potter are requested to make known the same to the trustee or attorney named below. All persons indebted to Janet M. Potter are requested to make payment without delay to the trustee or attorney named below.

Polly Potter Ferringer, Co Trustee
2354 Kuhlview Drive
Pittsburgh, PA 15237

James M. Novak, Esq.
P.O. Box 1394
Wexford, PA 15090

BCLJ: January 29 and February 5,12, 2021

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the REVOCABLE LIVING TRUST AGREEMENT OF **HOWARD W. WILHELM, JR.**, DATED MAY 18, 2003, AS AMENDED. Settlor of the Trust died on September 19, 2020. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Cynthia Jeanne Mellott, Trustee
201 E. Washington Street
Harrisville, PA 16038

Joseph R. "Jay" West, Esquire
West & Zuberbuhler, PC
2605 Nicholson Road, Suite 3200
Sewickley, PA 15143

BCLJ: February 5, 12, 19, 2021

ESTATE NOTICE

Thomas McClelland, Trustee of the Angelamaria Panno also known as **Marie A. Panno Revocable Living Trust** dated July 8, 2002, as amended on November 5, 2012 and pursuant to 20 Pa. C.S. § 7755(c) (1)(ii) requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to JAY R. HAGERMAN, ESQUIRE or Thomas McClelland c/o THE LAW OFFICE OF ABERNETHY & HAGERMAN, LLC., 4499 Mt. Royal Blvd., Allison Park, PA 15101.

Jay R. Hagerman, Esquire
Abernethy & Hagerman, LLC
4499 Mount Royal Blvd.
Allison Park, PA 15101

BCLJ: February 12, 19, 26, 2021

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
A.D. No. 2020 - 10761**

JAMES I. GLATCH, Executor of the Estate of Margaret L. Glatch, deceased, Plaintiff,

vs. **CHARLES BARDIN and REGINA BARDIN his wife; EDGAR KWALWASSER and ANN LOIS KWALWASSER, his wife; ROBERT KWALWASSER and BARBARA KWALWASSER, his wife; MURRAY SACHS and MARJORIE SACHS, his wife; ALEX VENIG and ILENE VENIG, his wife; HARVEY WEDEEN and HELEN K. WEDEEN, his wife; NORTON KALINSKY, a/k/a MORTIN KALINSKY and KATHERINE KALINSKY, his wife; EMERSON SAMUELS and JEANNE K. SAMUELS, his wife; HENRY SILVERMAN and FRANCES SILVERMAN, his wife; and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them, Defendants.**

ORDER OF COURT

AND NOW, this 2nd day of February, 2021, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no Answer having been made by the Defendants for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiff and pursuant to Pa. R.C.P. 1066, IT IS HEREBY ORDERED that a judgment by default be entered against the Defendants, Charles Bardin and Regina Bardin his wife; Edgar Kwalwasser and Ann Lois Kwalwasser, his wife; Robert Kwalwasser and Barbara Kwalwasser, his wife; Murray Sachs; Alex Venig; Harvey Wedeen and Helen K. Wedeen, his wife; Norton Kalinsky, a/k/a Mortin Kalinsky and Katherine Kalinsky, his wife; Emerson Samuels and Jeanne K. Samuels, his wife; Henry Silverman and Frances Silverman, his wife; and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them, directing that the Defendants be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

ALL that certain lot or piece of ground situated in Connoquenessing Township, Butler County, Pennsylvania, being lot no. 977 (on Hawk Road), a subdivision as shown by map or plat known as Connoquenessing Woodlands Plan No. 5 laid out by Connoquenessing Resorts, Inc., and recorded July 22, 1965 in the office for recording deeds, etc., in and for Butler County, PA in Plat or Plan Book Volume 45, Page 3A. Also, known as 112 Hawk Road, Evans City, PA 16033.

BEING designated as Tax Parcel No. 120-S5-A977.

SUBJECT to easements, rights-of-way, restrictions, coal, oil and gas rights, if any, and other matters of record.

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

BY THE COURT:
Judge S. Michael Yeager

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

BCLJ: February 12, 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 19th day of March 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 April 16, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30002
C.P. 2019-22373
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **WILLIAM J. BANASZEWSKI AND W.J. BANASZEWSKI** at the suit of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2017-8 MORTGAGE-BACKED NOTES, SERIES 2017-5, Being:-

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

Beginning at a point in the center of an improved public road leading from Chicora to Karns City, Pennsylvania, and known as Spur 214, said point being the Northwest corner of the herein described tract; thence by lands of Lee Parker, North 73 degrees 36' East, Five Hundred Eighty Four and Fifty Eight Hundredths (584.58) feet to an iron pin comer; thence by lands of Lee Parker and A.M. McCullough, North 88 degrees 36' East, Five Hundred and Forty Sue Hundredths (500.46) feet to an iron pin comer on line of land of A.M. McCullough at line of land of Nolan Heirs, the Northeast comer hereof; thence by land of Nolan Heirs, South 2 degrees 19' West, Eighty One and Twenty Four Hundredths (81.24) feet to an iron pin comer on line of land of Nolan Heirs and

other lands of Rachel L. Fair and Margaret L. Cowley, the Southeast comer hereof thence by lands now or formerly of Rachel L. Fair and Margaret L. Cowley, South 88 degrees 53* West Four Hundred Seventy Four and Forty Eight Hundredths (474.48) feet to an iron pin comer, thence by same South 73 degrees 36' West, Five Hundred Ninety Four and Sixty Six Hundredths (594.66) feet to a point in the center of an improved public road known as Spur 214, the Southwest comer hereof; thence along center of said public road, North 9 degrees 21' West Eighty One and Fifty Five Hundredths (81.55) feet to a point, the place of beginning.

Containing 1.97 acres, more or less, as Survey by E.J. Weibel, Registered Engineer, on September 4,1964.

BEING known and numbered as 315 Fairmont Road, Chicora, PA 16025»

Being the same property conveyed to William J. Banaszewski and Diane L. Ledkins, no marital stats shown who acquired title, as joint tenants with rights of survivorship, by virtue of a deed from James F. Matthews and Vicki L. Matthews, husband and wife, dated May 27,1994, recorded June 9,1994, at Document ID 013988, and recorded in Book 2440, Page 0S74, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Diane L. Ledkins died June 15,2013, and pursuant to the survivorship language in the above deed, all her interest passed to William J. Banaszewski.

Parcel No.: 150-1F59-18J

BCLJ: February 5, 12, 19, 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 N A, 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 Wyant dated December 16, 2005 and recorded December 19,2005 in Instrument Number 200521190035991.

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30028
C.P. 2020-20206
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **DEBBIE DUNKLE, HEIR ADMR, ELLIE SULLIVAN EST BY ADMR, EDWARD PAGO JR, HEIR ADMR, AND UNKNOWN HEIRS AND UNKNOWN ADMRS** at the suit of WELLS FARGO BANK NA, Being:-

All that certain piece, parcel or tract of land situate partially in Washington and Venango Township bounded and described as follows, to-wit:

Being the same property described as Lot No. 4A containing 1.61 acres in the W.J. McGarvey P.E. of The Sullivan Subdivision as recorded in the Butler County Office of the Recorder of Deeds at Plan Book Volume 278, pages 8.

BEING known and numbered as 2257 Branchton Road, Hilliards, PA 16040.

Being the same property conveyed to Richard D. Sullivan and Ellie Sullivan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Richard D. Sullivan and Ellie Sullivan, husband and wife, dated March 29, 2005, recorded March 30, 2005, at Instrument Number 200503300007511, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Richard D. Sullivan died August 3, 2010, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Ellie Sullivan.

ParcelNo.:310-1F118-A1G

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30112
C.P. 2020-20786
ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of **JOHN HAGGERTY** at the suit of US BANK TRUST NATL ASSN, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 11A in the Brookside Village in the Adams Ridge Phase 1 Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 166, pages 3 through 7.

SUBJECT TO a 40 foot building line along Brookhaven Boulevard

SUBJET TO a 10 foot utility easement along Brookhaven Boulevard

SUBJECT to the Adams Ridge Declaration of Covenants, Conditions and Restrictions as the same are record in the Office of the Recorder of Deeds of Butler County at Record Book Volume 2369, page651.

UNDER and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

HAVING ERECTED THEREON a dwelling known as 124 Brookhaven Boulevard, Mars, Pennsylvania 16046

Tax Parcel No. 010-S9-A11

BEING the same property which Timothy D. Kelly and Terri L. Wayne, Husband and Wife, by Deed dated August 1, 2003 and recorded August 5, 2003 in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Instrument No. 200308050034844, granted and conveyed unto John Haggerty.

BCLJ: February 5, 12, 19, 2021

**E.D. 2020-30111
C.P. 2020-21379
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **WILLIAM JORDAN** at the suit of **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1**, Being:-

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

COMMENCING at a point at the center line of Township Road 579, said point being the northwest corner of a tract of land now owned by Thomas M. Ferraro; thence from said point and continuing along the western boundary line of lands of Thomas M. Ferraro, South 25° 41' 20" East a distance of 329.15 feet to a point at the southwest corner of lands of said Thomas M. Ferraro, said point also being common with the northwest corner of the tract herein described and being the place of beginning; thence from said beginning and continuing along the southern boundary of lines now or formerly of Thomas M. Ferraro, North 61° 45' East a distance of 212 feet to a point on line of lands now or formerly of Paule; thence from said point and continuing along line of other lands now or formerly of Paule, South 23° 25' 20" East a distance of 398.50 feet, more or less to a point on line of lands now or formerly of Grelling; thence continuing along line of other lands of R. Grelling, South 59° 49' 44" West a distance of 212.56 feet, more or less, to a point on line of lands now or formerly of H. H. Turner; thence from said point and continuing along line of lands now or formerly of H. H. Turner, North 23° 25' 20" West a distance of 406.15 feet to a point, the place of beginning.

SAID tract containing two (2.00) acres, more or less.

EXCEPTING THEREOUT AND THEREFROM a one (1.00) acre tract of land conveyed to Gary Wissinger et ux by deed recorded at Deed Book 1132, Page 202. [Map 1F155, Parcel 3C4A).

TOGETHER WITH AND SUBJECT TO the free and uninterrupted use, liberty and privilege of passage in and along a certain

right-of-way granted by Thomas M. Ferraro and recorded at Deed Book 1132, Page 190.

SUBJECT TO a Disclaimer from M.M. Thomas and Betty J. Thomas for themselves, their heirs and assigns in which the owner of this property accepts full responsibility for the septic system over which a right of-way granted to Gary Wissinger et ux [see Deed Book 1132, Page 194] extends and in which Jefferson Township is released from liability in the event the septic system malfunctions.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Michael M. Thomas, by Deed dated March 22, 2006, and recorded on March 23, 2006, by the Butler County Recorder of Deeds as Instrument No. 200603230006514, granted and conveyed unto William Jordan, an Individual.

BEING KNOWN AND NUMBERED AS 109 Betty Lane, Butler, PA 16002.

TAX PARCEL NO. 190-1F155-3C4-0000.

BCLJ: February 5, 12, 19, 2021

**E.D. 2019-30235
C.P. 2019-21797
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **JAMES K. LAUTENBACHER, SUSAN L. LAUTENBACHER, JAMES LAUTENBACHER, AND SUSAN LAUTENBACHER** at the suit of **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1**, Being:-

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

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

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

covenants and conditions as set forth in the Declaration and By-Laws above recited

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

PROPERTY ID: 130-S19-A245-0000

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

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

BCLJ: February 5, 12, 19, 2021

**E.D. 2017-30378
C.P. 2017-21941
ATTY LEON HALLER**

Seized and taken in Execution as the property of **STACEY J. REYNOLDS** at the suit of U S BANK NATIONAL ASSN, Being:-

ALL that certain parcel or lot of land situate in the Fourth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the corner of Howard and North Cliff Streets; thence running East along said Howard Street a distance of 47.5 feet, more or less, to lot now or formerly of Oswald; thence running South along said lot now or formerly of Oswald a distance of 92.68 feet, more or less, to lot of formerly Blymiller, now or formerly Welsh; thence running West along lot now or formerly of Welsh, formerly Blymiller, a distance of 49.15 feet, more or less, to North Cliff Street, the southwest corner; thence running North along North Cliff Street a distance of 89.48 feet, more or less, to a point at the corner of Howard Street and North Cliff Street, the place of beginning.

HAVING THEREONERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 215 HOWARD STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-11-160-0000

BEING THE SAME premises which Janice Louise Oberdorf, Executrix of the Estate of Andrew L. Gorencic, by deed dated May 18, 2010 and recorded May 19, 2010, Butler County Instrument No. 201005190010641, granted and conveyed unto Stacey J. Reynolds. Stacey J. Reynolds died intestate on May 21, 2019. Her only known heir was her minor son, Hayden C. Miller. On November 26, 2019, an Order was entered appointing R.E. Miller and Sharon King as Guardians Ad Litem for the minor, Hayden C. Miller. R.E Miller died January 21, 2019. On February 18, 2020, Lynn S. Patterson, Esquire, as appointed Guardian Ad Litem to replace the deceased Guardian Ad Litem, R.E. Miller.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF STACEY J. REYNOLDS UNDER BUTLER COUNTY JUDGMENT NO. 2017-10450.

BCLJ: February 5, 12, 19, 2021

**E.D. 2019-30312
C.P. 2019-22242
ATTY TERENCE MCCABE**

Seized and taken in Execution as the property of **GINA M. WOLF AND 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 HEREBY 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: February 5, 12, 19, 2021

Sheriff of Butler County, Michael T. Slupe

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