

**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: Janet L Affolder**

Late of: Cranberry Township PA  
 Executor: Jason Affolder  
 2318 S 2nd St  
 Jblm WA 98433

BCLJ: March 10, 17, 24, 2023

**Estate of: Edward Ambrose**

Late of: Winfield Township PA  
 Executor: Edward E Ambrose  
 115 Kriley Lane  
 Butler PA 16002  
 Attorney: Michael S Lazaroff Esquire  
 277 West Main St  
 PO Box 216  
 Saxonburg PA 16056

BCLJ: March 10, 17, 24, 2023

**Estate of: Carl T Anderson Jr****a/k/a: Bud Anderson**

Late of: Clay Township PA  
 Executor: Glenn L Anderson  
 62 Pine Valley Lane  
 Rotonda West FL 33947  
 Attorney: Thomas J Doerr  
 The Lynch-Law Group  
 501 Smith Drive Suite 3  
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

**Estate of: Gary Ray Farley**

Late of: Brady Township PA  
 Executor: Kathleen M Farley  
 452 Muddy Creek Drive  
 Slippery Rock PA 16057  
 Attorney: William J Schenck  
 Schenck & Long  
 610 North Main Street  
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

**Estate of: Mary C Gray****a/k/a: Mary Cleora Gray**

Late of: Center Township PA  
 Executor: James S Gray  
 238 Rider Church Road  
 Butler PA 16001  
 Executor: Thomas J Gray  
 109 Jacobs Lane  
 Butler PA 16001  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: March 10, 17, 24, 2023

**Estate of: David R Heddaeus**

Late of: Penn Township PA  
 Executor: Betty K Heddaeus  
 225 North Trail  
 Butler PA 16002

BCLJ: March 10, 17, 24, 2023

**Estate of: Bronwyn Edda Hinderliter****a/k/a: Bronwyn E Hinderliter**

Late of: Jefferson Township PA  
 Executor: Karen K Carroll  
 3000 Creekview Circle Apt 3305  
 Cranberry Twp PA 16066  
 Attorney: Robert A Cimpinski  
 200 North Jefferson Street  
 Kittanning PA 16201

BCLJ: March 10, 17, 24, 2023

**Estate of: David A Lightner****a/k/a: David Alan Lightner**

Late of: Marion Township PA  
 Executor: Susan D Lightner  
 119 Long Road  
 Harrisville PA 16038  
 Attorney: James A Stranahan IV  
 Stranahan Stranahan & Cline  
 101 South Pitt Street, PO Box 206  
 Mercer PA 16137

BCLJ: March 10, 17, 24, 2023

**Estate of: John Paul Martha**

Late of: Adams Township PA  
 Administrator: John Paul Martha Jr  
 6187 Brown Road  
 Butler PA 16002  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053

BCLJ: March 10, 17, 24, 2023

**Estate of: Frances A Mateyko**  
**a/k/a: Frances Anne Mateyko**  
 Late of: Cranberry Township PA  
 Executor: Erik M Nelson  
 123 Freda Street  
 Pittsburgh PA 15235  
 Attorney: Slade R Miller  
 Miller & Miller Attorneys at Law PLLC  
 4767 William Flynn Highway  
 Allison Park PA 15101

BCLJ: March 10, 17, 24, 2023

**Estate of: Margaret J McClimans**  
 Late of: Center Township PA  
 Executor: Julie Buffington  
 102 A Lakeview Drive  
 Butler PA 16001  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

**Estate of: Thomas J McLaughlin**  
**a/k/a: Thomas Joseph McLaughlin**  
 Late of: Zelenople PA  
 Executor: Jennifer A Ondek  
 115 North Clay St  
 Zelenople PA 16063  
 Attorney: Darla J Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

BCLJ: March 10, 17, 24, 2023

**Estate of: Rosine C Michel**  
**a/k/a: Rosine Catherine Michel**  
**a/k/a: Rosine Michel**  
 Late of: Summit Township PA  
 Executor: Joseph L Michel  
 114 Reed Lane  
 Butler PA 16002  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippy Rock PA 16057

BCLJ: March 10, 17, 24, 2023

**Estate of: Robert E Morris**  
**a/k/a: Robert Eugene Morris**  
 Late of: Concord Township PA  
 Executor: Donna K Morris  
 249 Bryan Road  
 Karns City PA 16041  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippy Rock PA 16057

BCLJ: March 10, 17, 24, 2023

**Estate of: Albert Henry Morrow Jr**  
 Late of: Oakland Township PA  
 Executor: Rebecca L Morrow  
 1491 Grant Ave Ext  
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

**Estate of: Eileen L Mosley**  
**a/k/a: Eileen Mosley**  
 Late of: Buffalo Township PA  
 Executor: Janie Lynn Tanilli  
 163 Ralston Road  
 Sarver PA 16055  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

**Estate of: Erma M Onufer**  
**a/k/a: Erma Marie Onufer**  
**a/k/a: Erma Onufer**  
 Late of: Butler PA  
 Executor: Diana L Novak  
 138 West Liberty Road  
 Slippy Rock PA 16057  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippy Rock PA 16057

BCLJ: March 10, 17, 24, 2023

**Estate of: Michael William Pappas**  
 Late of: Slippy Rock PA  
 Executor: Sharon Anne Pappas  
 102 Butternut Court  
 Slippy Rock PA 16057  
 Attorney: Michael J Pawk  
 Lutz & Pawk LLP  
 101 East Diamond Street, Suite 102  
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

**Estate of: Patricia A Scott**

Late of: Evans City PA  
Administrator: Heidi D Brown  
866 Egolf Rd  
Bedford PA 15522  
Attorney: Dawn A Botsford  
373 Republic St  
Pittsburgh PA 15211

BCLJ: March 10, 17, 24, 2023

**Estate of: Gary Allan Smith**

**a/k/a: Gary Smith**

**a/k/a: Gary A Smith**

Late of: Connoquenessing Township PA  
Executor: Michele Leigh Smith  
331 Grove City Rd  
Unit 504  
Slippery Rock PA 16057

BCLJ: March 10, 17, 24, 2023

**SECOND PUBLICATION**

**Estate of: Bradley Bailey**

**a/k/a: Brad Bailey**

**a/k/a: Bradley K Bailey**

Late of: Marion Township PA  
Administrator: Patricia B Bailey  
349 Porter Road  
Harrisville PA 16038  
Administrator: Marsha Johnson  
122 Baker House Road  
Columbia SC 29223  
Attorney: Ross M Thompson  
S R Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: March 3, 10, 17, 2023

**Estate of: Marlin James Clay**

**a/k/a: Marlin J Clay**

Late of: Adams Township PA  
Executor: Michele Klingensmith Clay  
122 Windsor Ct  
Cranberry Township PA 16066  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: March 3, 10, 17, 2023

**Estate of: Oliver Klaus Euler**

**a/k/a: Klaus Raible**

Late of: Butler Township PA  
Administrator: Gisela Maxwell  
133 Lower Lake Court  
Debary FL 32713  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: March 3, 10, 17, 2023

**Estate of: Sharon K Filges-Hemphill**

**a/k/a: Sharon Kay Filges-Hemphill**

Late of: Clay Township PA  
Executor: Chad T Hemphill  
505 Mahood Road  
Butler PA 16001  
Attorney: Heather A Kelly  
Markovitz Law Group  
1001 East Entry Drive  
Pittsburgh PA 15216

BCLJ: March 3, 10, 17, 2023

**Estate of: Richard W Keener**

Late of: Winfield Township PA  
Executor: Randall Keener  
236 South Beach St  
Ormand Beach FL 32174  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: March 3, 10, 17, 2023

**Estate of: Shirley A Raymond**

Late of: Cranberry Township PA  
Executor: Scott M Raymond  
2160 Ridge Drive  
Mars PA 16046  
Attorney: Heather M Papp-Sicignano  
Sweeney Law Offices  
20581 Route 19 Suite 1  
Cranberry Township PA 16066

BCLJ: March 3, 10, 17, 2023

**Estate of: Sarah P Recio**  
**a/k/a: Sarah Jean Recio**  
 Late of: Lancaster Township PA  
 Administrator C.T.A.: R Matthew Recio  
 4006 Brockett Oaks  
 Tucker GA 30084  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: March 3, 10, 17, 2023

**Estate of: Joan M Schick**  
 Late of: Valencia PA  
 Executor: Laura Ann Zapanta  
 11496 Percheron Circle  
 North Huntingdon PA 15646  
 Attorney: Paul Bogdon  
 2181 Battenkill Lane  
 Gibsonia PA 15044

BCLJ: March 3, 10, 17, 2023

**THIRD PUBLICATION**

**Estate of: William B Blackham**  
 Late of: Valencia PA  
 Administrator: Christy Blackham  
 119 North Drive  
 Valencia PA 16059  
 Attorney: Joseph P Rewis  
 Rewis & Yoder  
 234 Shiloh Street  
 Pittsburgh PA 15211

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Conner James Checkan**  
 Late of: Butler Township PA  
 Administrator: Donald Earl Checkan  
 PO Box 46 106 Short Street  
 Georgetown PA 15043  
 Attorney: Dennis M Sloan  
 Sloan and Associates PC  
 106 S Main St Suite 305  
 Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Ralph L D'Antonio Jr**  
 Late of: Butler PA  
 Administrator: Kara D'Antonio  
 757 Bullcreek Rd  
 Butler PA 16002

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Craig A DeFinis**  
 Late of: Cranberry Township PA  
 Administrator: Anthony M DeFinis  
 139 Shirehill Drive  
 Glenshaw PA 15116  
 Attorney: Stephen L Barsotti  
 Barsotti Law Office  
 PO Box 356  
 Ingomar PA 15127

BCLJ: February 24 & March 3, 10, 2023

**Estate of: William Theodore Diakiw**  
**a/k/a: Bill Diakiw**  
**a/k/a: Rev William Diakiw**  
 Late of: Connoquenessing Township PA  
 Executor: William T Diakiw Jr  
 1415 Meadow Moor Dr  
 Beavercreek OH 45434

BCLJ: February 24 & March 3, 10, 2023

**Estate of: James A Karnavas**  
**a/k/a: James Andrew Karnavas**  
 Late of: Adams Township PA  
 Executor: Andrew J Karnavas  
 8949 Huron Avenue  
 Pittsburgh PA 15237  
 Attorney: Harold A English  
 H A English and Associates PC  
 4290 William Flinn Hwy Suite 200  
 Allison Park PA 15101

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Mary Lorene Miles**  
 Late of: Jackson Township PA  
 Administrator C.T.A.: Paula J Willyard  
 347 N Pike Road  
 Sarver PA 16055  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

BCLJ: February 24 & March 3, 10, 2023

**Estate of: David Michael Milligan**  
**a/k/a: David M Milligan**  
 Late of: Clearfield Township PA  
 Administrator: David M Milligan  
 141 Burke Rd  
 Fenelton PA 16034  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Janet M Morgan****a/k/a: Janet Morgan**

Late of: Center Township PA  
 Executor: Michael J Morgan  
 374 Palmer Road  
 Butler PA 16001  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: February 24 &amp; March 3, 10, 2023

**Estate of: Virginia L Neubert**

Late of: Butler Township PA  
 Executor: Diane Lee Woodford  
 14003 Main Street  
 Kensington OH 44427  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: February 24 &amp; March 3, 10, 2023

**Estate of: Dorothy F Rothert**

Late of: Adams Township PA  
 Executor: Mark Rothert  
 501 Glengary Drive  
 Pittsburgh PA 15215  
 Attorney: Lillian Orzechowski  
 PO Box 77  
 Springdale PA 15144

BCLJ: February 24 &amp; March 3, 10, 2023

**Estate of: Robert M Rotnour****a/k/a: Robert Mark Rotnour**

Late of: Lancaster Township PA  
 Executor: Vonnie J Rotnour  
 105 Dogwood Drive  
 Harmony PA 16037  
 Attorney: Amy D Rees Esquire  
 Sechler Law Firm LLC  
 20206 Route 19 Suite 300  
 Cranberry Twp PA 16066

BCLJ: February 24 &amp; March 3, 10, 2023

**Estate of: Fred D Round****a/k/a: Frederick D Round**

Late of: Penn Township PA  
 Executor: Sherre A Round Stepney  
 1810 Washington Road  
 Apollo PA 15613  
 Executor: David E Round  
 3361 Riverview Street  
 Lower Burrell PA 15068  
 Attorney: Tracy Cornibe Schaffner  
 Zunder & Associates PC  
 130 East Jefferson Street  
 Butler PA 16001

BCLJ: February 24 &amp; March 3, 10, 2023

**Estate of: G Earl Sadlon**

Late of: Center Township PA  
 Executor: Errol M Sadlon  
 325 Patriot Lane  
 Freedom PA 15042  
 Attorney: Nathan L Bible  
 NBMS Law PC  
 650 Corporation St Suite 304  
 Beaver PA 15009

BCLJ: February 24 &amp; March 3, 10, 2023

**Estate of: Gary L Shannon****a/k/a: Gary Shannon****a/k/a: Gary Lee Shannon**

Late of: Butler Township PA  
 Executor: Donna K Shannon  
 100 Saybrook Road  
 Sheffield PA 16347

BCLJ: February 24 &amp; March 3, 10, 2023

**Estate of: Stephen Yalshevec****a/k/a: Steve Yalshevec****a/k/a: Stephen P Yalshevec**

Late of: Center Township PA  
 Executor: Victor N Homa  
 118 Holland Road  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: February 24 &amp; March 3, 10, 2023

**MARRIAGE LICENSE FILINGS**

Application Date: February 26, 2023 - March 4, 2023

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

2023-202300063 Sadie Mae Siegel and Anthony John Mohrbacher	2023-202300067 David James Santus and Norine Z Lischy	2023-202300071 Lydia Rose Bouch and Nicholas John Moore
2023-202300064 Taylor Marie Eckes and Riley Martin Coleman	2023-202300068 Lynnae Lee Hughes and Stephen Harry Niedenberger	2023-202300072 Denise Suzanne Bohr and Frank Laverne Holfelder
2023-202300065 Amanda Faye Knight and Jamie Richard Keller	2023-202300069 Nathanael Garrett Rebmann and Amber Lee Hendricks	2023-202300073 Paul George Wessel and Mindy Ann Mackins Morton
2023-202300066 Sherri Davis MaGill and Thomas Christopher Vayansky	2023-202300070 Alejandro Gonzalez Diaz and Simone Ostete Rolnik Matroni	

**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 MARCH 13, 2023, at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
<b>COOPER, Betty P.</b> a/k/a <b>BETTY LOIS COOPER</b> a/k/a <b>BETTY L. COOPER</b>	Judith C. Brezel, Executrix	01/24/2023
<b>SNYDER, James Patrick</b>	George R. Snyder and Theresa McCaslin, Co-Administrators	01/26/2023
<b>WESTERMAN, Betty K.</b>	David L. Westerman, Executor	01/26/2023
<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
<b>JANICE P. LARRICK REVOCABLE TRUST</b>	Eleanore P. Dickey and Gordon C. Phillips, Successor Trustees	01/27/2023

BCLJ: March 3, 10, 2023

**PUBLIC NOTICE  
ALLEGHENY TOWNSHIP**

Notice is hereby given that at its regular meeting to be held on **Tuesday, April 11, 2023, at 7:00 p.m.**, at the Township Building at 375 Foxburg Road, Parker, Pennsylvania 16049, the Allegheny Township Board of Supervisors will hold a public hearing on and thereafter consider the adoption of a resolution expressing the desire of Allegheny Township to file Articles of Amendment under the Municipality Authorities Act, 53 Pa.C.S. Ch. 56, as amended, for the Allegheny Township Sewer and Water Authority (the "Authority"). The proposed resolution authorizes the filing of Articles of Amendment for the Authority, defines the purposes and powers of the Authority, and authorizes the officers of the Township to do all things required for the organization of the Authority.

A copy of the text of the proposed resolution is on file and may be examined or copied by the public at the Township Building, address referenced above, during the hours of 9:00 AM to 5:00 PM, Monday through Friday, excluding legal holidays. A copy of the proposed resolution is also available for inspection at the newspaper publishing this legal notice and at the Butler County Law Library, Butler County Courthouse, Butler, PA.

BCLJ: March 10, 2023

**LEGAL ADVERTISEMENT  
ARTICLES OF INCORPORATION**

Notice is hereby given that Articles of Incorporation - for Profit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Butler Industrial Services, Inc.** with the principal address of 620 Butler Crossing, Suite 3, P.O. Box 191, Butler, PA 16001.

Andrea C. Parenti, Esquire  
Dillon McCandless King  
Coulter & Graham, L.L.P.  
600 Cranberry Woods Drive, Suite 175  
Cranberry Township, PA 16066

BCLJ: March 10, 2023

**NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that on November 4, 2022 Ella Sahli filed an Application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311) in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, to conduct business under the name of **Outlawed Thrifts**. The business is to be carried on at 255 Rockdale Road, Butler, Pennsylvania 16002-8883.

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

BCLJ: March 10, 2023

**NOTICE OF FILING OF PETITION FOR  
CHANGE OF NAME  
IN THE MATTER OF MSD. NO. 2023-40035**

Notice is hereby given that on February 3, 2023, a Petition for Change of Name of William Richard Rounds was filed in the above-named Court, requesting an order to change the name of **William Richard Rounds** to Richard William Rounds.

The Court has fixed the 2nd day of May, 2023 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.

MICHAEL D. SHAKLEY, ESQUIRE  
Dillon McCandless King  
Coulter & Graham L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: March 10, 2023

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

IN THE MATTER OF: Ms.D. 2023 of 40016  
Notice is hereby given that, on January 18th,  
2023, the petition of Name Change was filed  
in the above-named court, requesting an  
order to change the name of **Caitlin Marie  
Ramelli** to Caitlin Marie Green.

The Court has fixed the 4th day of April,  
2023, at 9:45 A.M., in Court Room number  
3, in the Butler County Courthouse, Butler,  
Pennsylvania, as the time and place for the  
hearing on said petition, when and where  
all interested parties may appear and show  
cause, if any, why the request of the petitioner  
should not be granted.

BCLJ: March 10, 2023

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for Lawyers**

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- Grief & Loss
- Problematic Gambling
- Eating Disorders
- Emotional & Vicarious Trauma
- Compassion Fatigue
- Compulsive Behaviors & Other  
Mental Health Concerns

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Additional informational materials can be  
found under the Resources link.

<https://www.lclpa.org/>

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**1-888-999-1941**



**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 May 2023** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution June 16, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 10, 17, 24, 2023

**No. 2023-30026**

FREEDOM MORTGAGE CORPORATION  
vs  
**MICHAEL P CELESTIN**

PROPERTY ADDRESS: 109 BRADMOOR LANE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-5-07 & 056-5-D70000

ALL THOSE TWO CERTAIN lots situate in Butler Township. Butler County, Pennsylvania, being Lots Nos. 7 and 8 in the Theodore L. Schenck Plan of Lots as recorded in the Recorder's Office of Butler County, PA, in Plan Book 3, page 1, bounded and described as follows:

COMMENCING at a point on the North side of the Park Road, where the dividing line between Lots Nos. 6 and 7 intersect therewith; thence North along said line a distance of 308.95 feet to a point where the said line intersects with a 4-foot reserve; thence South 86 degrees 35 minutes East along the said 4-foot reserve a distance of 152.46 feet to a point where the dividing line between Lots Nos. 8 and 9 intersect with said 4-foot reserve; thence South along said line a distance of 281.69 feet to a point where the said line intersects with the North line of the Park Road: thence along the North line of said Park Road. South 83 degrees 07 minutes West a distance of 150 feet to the place of beginning.

SUBJECT to the restrictions as recorded with the said Plan of Lots above mentioned and also subject to the profile of roads and streets in said Plan as shown by the profile plan as recorded in Plan Book 2 page 20.

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

ON the North 152.46 feet, more or less, by land now or formerly of E.T. Henricks. formerly the Harold Farm, on the East 4 feet, more or less, by Schenck, on the South 152.46 feet, more or less, by land now or formerly of Black: and on the West 4 feet, more or less, by land now or formerly of W. L. Schenck et ux,

Being the same premises which James Stanley Sams. Jr. by Deed dated 11/14/2014 and recorded 11/18/2014 in the Office of the Recorder of Deeds in and for the County of Butler instrument number 201411180027553, granted and conveyed unto Michael P. Celestin, an individual, in fee.

Tax 10:056-5-07

Tax Parcel: 056 5 D70000

Premises Being: 109 Bradmoor Ln, Butler, PA 16001

BCLJ: March 10, 17, 24, 2023

**No. 2022-30020**

PNC BANK, NATIONAL ASSOCIATION  
vs  
**STEVEN J FAIR, SR., APRIL M FAIR**

PROPERTY ADDRESS: 120 HICKORY STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-37-83-0000

All that lot of ground having thereon erected a two-story frame dwelling house and out-buildings, situate at Number 120 Hickory Street, First Ward, City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a pin on Hickory Street at the Northeast corner of Lot No. 21 in same plan; thence East along line of Hickory Street, a distance of forty (40) feet to a pin at the

Northwest corner of Lot No. 19 in same plan; thence South one-hundred twenty-five (125) feet to pin on twenty (20) foot alley; thence west along line of said alley, a distance of forty (40) feet to a pin at the corner of Lot No. 21 in same plan; thence North along line of said Lot No. 21a distance of one hundred twenty-five (125) feet to a pin, the place of beginning. Being Lot Numbered twenty in Phillip Daubenspeck's Plan of Lots of Springdale, formerly Borough of Butler, now City of Butler, Pa, as found of record in deed Book 181, Page 497.

BEING KNOWN AS: 120 HICKORY STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 561-37-83-0000

BEING THE SAME PREMISES WHICH TORRE A. MOORE AND HEATHER M. MOORE, HUSBAND AND WIFE BY DEED DATED 4/15/2005 AND RECORDED\_4/25/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 20050426001078, GRANTED AND CONVEYED UNTO STEVEN J. FAIR, SR AND APRIL M. FAIR

BEING KNOWN AS: 120 HICKORY STREET, BUTLER, PA 16001

BCLJ: March 10, 17, 24, 2023

**No. 2023-30023**

STATE FINANCIAL NETWORK LLC vs **LINDSAY GARDNER, PONCHO GARDNER**

PROPERTY ADDRESS: 901 BELMONT AVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-47-24-0000

ALL that certain parcel or tract of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being the Northern one-half of Lots Nos. 100 and 101 in the Theodore C. Limberg Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack File Section 2, Page 4, and being bounded and described as follows:

BEGINNING at a pin at the intersection of the Boulevard (Belmont Road) and an alley known as Charles Street Extension, and being the Northwest corner of the lot hereby

conveyed; thence Eastwardly along said alley, 100 feet to a pin at line of Lot No. 102 in the same Plan, being the Northeast corner of the lot hereby conveyed; thence Southwardly along line of Lot No. 102, 68.25 feet to a pin; thence Westwardly along the Southerly half of Lots Nos. 101 and 100, 100 feet to a pin on the Boulevard aforesaid; thence Northwardly along said Boulevard, 68.25 feet to a pin on the Charles Street Extension, the place of beginning. The above description has been corrected to confirm the prior Deeds of record to the referenced Limberg Plan of Lots recorded at Rack File 2, Page 4.

ALSO, ALL that certain parcel or tract of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, and being the Southern half of Lots No. 100 and No. 101 in the Theodore C. Limberg Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack File Section 2, Page 4, and being bounded and described as follows:

BEGINNING at a pin at the intersection of the Boulevard (Belmont Road) and Orchard Avenue, and being the Southwest corner of the lot hereby conveyed; thence Eastwardly along said Orchard Avenue, 100 feet to a pin at line of Lot No. 102 in the same Plan, being the Southeast corner of Lot No. 101 hereby conveyed; thence Northwardly along line of Lot No. 102, 68.25 feet to a pin on the Northerly half of Lots 100 and 101; thence Westwardly by a line parallel to Orchard Avenue, 100 feet to a pin on the Boulevard aforesaid; thence Southwardly along said Boulevard, 68.25 feet to a pin on Orchard Avenue, the place of beginning.

BEING KNOWN AS: 901 BELMONT AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 564-47-24-0000

BEING THE SAME PREMISES WHICH TIMOTHY D. RICHARDS AND KAREN S RICHARDS, HUSBAND AND WIFE BY DEED DATED 12/8/2017 AND RECORDED 12/11/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201712110026975, GRANTED AND CONVEYED UNTO PONCHOR. GARDNER AND LINDSAY M. GARDNER, HUSBAND AND WIFE.

BCLJ: March 10, 17, 24, 2023

No. 2023-30029

FIRST COMMONWEALTH BANK  
vs  
**GRACE YOUTH AND FAMILY  
FOUNDATION**

PROPERTY ADDRESS: 100 CENTER  
AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-5-121,  
562-5-120A, 562-5-120B

PARCEL 1

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

BEGINNING at the intersection of South  
McKean Street and Center Avenue, which  
point is the Northwest corner of the lot  
herein described, thence East along Center  
Avenue, 110 feet, more or less, to lands of  
now or formerly Bessemer and Lake Erie  
Railroad Company; thence along said lands  
of now or formerly Bessemer and Lake  
Erie Railroad Company to lands of formerly  
Glenn H. Slater, now or formerly Elliott's  
Tire Service, Inc.; thence in a Westerly  
direction along said lands, 35 feet, more or  
less; thence continuing along said lands in a  
general Northerly direction, 30 feet, more or  
less; thence continuing along said lands in a  
general Westerly direction, 21.9 feet, more or  
less; thence continuing along said lands, in  
a general Westerly direction, perpendicular  
to South McKean Street, 24.5 feet, more or  
less, to a point on the East side of South  
McKean Street; thence along South McKean  
Street, North 70 feet, more or less, to a  
point, the place of beginning. Having erected  
thereon a commercial building.

BEING the same property conveyed from  
In The Beginning Creations, Inc., to In the  
Beginning Creations, Inc., by deed dated  
March 22, 1996 and recorded in the Office  
of Recorder of Deeds of Butler County,  
Pennsylvania, at Book 2615, Page 860.

PARCEL 2:

BEGINNING at the point where the East  
side of South McKean Street intersects with  
the Northerly right-of-way line of the now or  
formerly Bessemer and Lake Erie Railroad  
Company, said point being the Southwest  
corner of the tract herein described; thence  
North 2° V O" East along the East side of

South McKean Street, a distance of 103 feet  
to a point; thence South 89° 59' East along  
line of lands of the now or formerly In The  
Beginning Creations, Inc., a distance of 24.50  
feet to a point; thence South 67° 34' 58" East  
along line of lands of the now or formerly In  
The Beginning Creations, Inc., a distance  
of 24.32 feet to a point; thence South 1° 13'  
3" West, along line of lands of the now or  
formerly In The Beginning Creations, Inc.,  
a distance of 21.52 feet to a point; thence  
South 87° 59' East along line of lands of the  
now or formerly In The Beginning Creations,  
Inc., a distance of 27.51 feet to a point; thence  
South 24° 27' 18" West along line of lands  
of the now or formerly Bessemer and Lake  
Erie Railroad Company, a distance of 21.99  
feet to a point; thence South 53° 43' 30" West  
along the Northerly side of the right-of-way of  
the now or formerly Bessemer and Lake Erie  
Railroad Company, a distance of 85 feet to a  
point, which point is the place of beginning.

Containing 4,523.92 square feet according  
to the survey of Shoup/Zamick & Associates,  
Inc., dated January 8, 1979, being designated  
as Tract No. 4.

BEING the same property conveyed from  
Elliott's Tire Service, Inc., to In The Beginning  
Creations, Inc., by deed dated July 31, 1997,  
and recorded in the Office of Recorder of  
Deeds of Butler County, Pennsylvania, at  
Book 2763, Page 1009.

PARCEL 3:

BEGINNING at the Northwest corner of  
the tract herein described, said point being  
located South 66° 17' 17" East a distance  
of 107.60 feet from the intersection of the  
Southern right of way line of Center Avenue,  
a fifty foot (50') right of way and the Eastern  
right of way line of South McKean Street, a  
sixty foot (60') right of way, thence along the  
Southerly right of way line of Center Avenue,  
South 66° 17' 17" East a distance of 10.21  
feet to a point; thence across property of the  
now or formerly Bessemer and Lake Erie  
Railroad Company, South 24° 27' 18" West  
a distance of 98.47 feet to a point; thence  
by same, South 53° 4' 30" West a distance  
of 91.58 feet to a point; thence along the  
Easterly right of way line of South McKean  
Street, North 2° Oil 00" East a distance of  
18.33 feet to a point; thence along lands  
of the now or formerly In The Beginning  
Creations, Inc., herein, North 53° 43' 30" East  
a distance of 85.00 feet to a point; thence by  
same, North 24° 27' 18" East a distance of

87.15 feet to the point of beginning.

Said parcel containing 2217.744 square feet as per survey by Land Surveyors, Inc. dated September 14, 1998.

Subject to any and all existing rights of way and easements of record.

BEING the same property conveyed from the Bessemer and Lake Erie Railroad Company, to In the Beginning Creations, Inc., by deed dated October 29, 1998, and recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania, at Book 2932, Page 887.

The above 3 Parcels constitute all of the real estate of In The Beginning Creations, Inc., located in the City of Butler, Pennsylvania. On December 26, 2000, In The Beginning Creations, Inc. merged with Grace Youth and Family Foundation, Inc.. with the survivins organization being Grace Youth and Family Foundation, Inc., all of which appears of record in the Secretary of the Commonwealth's Office, Commonwealth of Pennsylvania. The sole purpose of this Deed is to confirm record title to the subject properties in the name of the surviving corporation, Grace Youth and Family Foundation, Inc.

BEING the same property known as 100 Center Avenue, Butler, PA 16001, which Grace Youth and Family Foundation, Inc. formerly In the Beginning Creations, Inc., by Deed dated May 30, 2002 and recorded with the Recorder of Deeds Office of Butler County, Pennsylvania on May 31, 2002 at Instrument No. 200205310018774, granted and conveyed unto Grace Youth and Family Foundation.

BCLJ: March 10, 17, 24, 2023

**No. 2023-30020**

PNC BANK, NATIONAL ASSOCIATION  
vs  
**LENA GUIDOTTI, AS CO-ADMINISTRATOR OF THE ESTATE OF THOMAS A. GUIDOTTI AKA THOMAS ARTHUR GUIDOTTI, MICHAEL GUIDOTTI, AS CO-ADMINISTRATOR OF THE ESTATE OF THOMAS A. GUIDOTTI, AKA THOMAS ARTHUR GUIDOTTI**

PROPERTY ADDRESS: 213 HEIM AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-37-248-0000

All that certain piece, parcel or lot of land situate in the First Ward, City of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point at the northwest corner of the lot conveyed at the intersection of the south line of Marvin Street, a twenty-five foot street, and the east line of Heim Avenue, a twenty-foot street; thence along Marvin Street, South 84 degrees 46' East 120 feet to a twelve (12) foot alley; thence along said twelve foot alley, South 1 degree 35' West sixty (60) feet to a point on line of lot of Petrigni Heirs; thence along lot of Petrigni Heirs, North 84 degrees 46' East a distance of 120 feet to Heim Avenue; thence along Heim Avenue, North 1 degree 35' East a distance of 60 feet to a point at the northwest corner, the place of beginning. Being all of lot No. 23 and twenty feet off the northern part of Lot No. 24 in the Heim Plan of Lots as shown by survey of Greenough, McMahan and Greenough, R.E. dated February 2, 1959, and recorded in Plan Book 183 page 495, and as per survey of Lucas Engineering Co. made April 2, 1970, for Albert Petrigni. Having thereon erected a two-story frame house.

BEING known and numbered as 213 Heim Avenue, Butler, PA 16001

Being the same property conveyed to Thomas Arthur Guidotti who acquired title by virtue of a deed from Mary Guidotti, dated February 21, 2001, recorded March 2, 2001, at Instrument Number 200103020004374, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561 37 2480000

BCLJ: March 10, 17, 24, 2023

**No. 2023-30024**

WELLS FARGO BANK NA  
vs  
**ROBERT L LIVINGSTON, JR**

PROPERTY ADDRESS: 143 SUNBURY STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 410-S1-B17-0000

All that tract of land situate in the Borough of Fairview, Butler County, Pennsylvania, and known as lots or parcels A and B in a survey of a Plot of land for W. A. Campbell, in Fairview Borough, Butler County, State of Pennsylvania, by E. J. Weibel Surveyor, under date of July 29, 1946, bounded and described as follows to wit:

Beginning at the Northwest corner of property now being conveyed and extending Eastward along property of J. C. McKee Estate, a distance of 125.50 feet, to a post, the property line now or formerly of J. C. McKee, formerly Thomas Hays property; thence South along property now or formerly of J. C. McKee formerly Thomas Hays, and property of now or formerly of Claries L. Reep and Margaret M. Reep, his wife, a distance of 297 feet, to a corner in the center of the public road, leading to West Sunbury, Pennsylvania; thence West along the center of said public road, leading from Fairview Borough, to West Sunbury, Pennsylvania a distance of 125.50 feet to a corner in the middle of the aforestated public road, being the property line of other property of Charles K. Wigton; thence North along other property of Charles K. Wigton, a distance of 297 feet, to the place of beginning.

Also

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

Beginning at a point in the center of a public road now or formerly known as the Middletown Road, said point being the Southeast corner of the premises herein described; thence North 17 degrees 30' East, 313.5 feet along lands now or formerly of W.A. Campbell, formerly Reep, to a point; thence South 89 degrees West, 190 feet along other lands now or formerly of Clara G. McKee to a point; thence South 0 degrees 50' West, 297.45 feet along lands now or formerly of Donald B. Robinson, et ux, to a point in the center of the aforesaid public road; thence North 89 degrees East, 100 feet along the center line of the aforesaid public road to a point, the place of beginning.

Having erected thereon a dwelling house, garage and shed.

BEING known and numbered as 143 Sunbury Street, Petrolia, PA 16050

Being the same property conveyed to Robert L. Livingston, Jr. who acquired title by virtue of a deed from Donald E. Wigton and Richard P. Wigton, dated September 15, 2006, recorded September 15, 2006, at Instrument 200609150023851, Release of Marital Claims filed March 13, 2009, recorded at Official Instrument 200903130004666, Recorder's Office, Butler County, Pennsylvania., Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 410-S1 -B17-0000

BCLJ: March 10, 17, 24, 2023

**No. 2022-30159**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN GROWTH IV TRUST vs

**MICHELLE MCCORD, KEVIN WYANT, RAYMOND WYANT, UNKNOWN SURVIVING HEIRS OF LINDA C. WYANT, DECEASED**

PROPERTY ADDRESS: 765 PARKER PIKE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 260-1F33-11B-0000

ALL THAT CERTAIN piece or parcel of land situate in Parker Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at corner of public road leading from Parker, Pennsylvania, to Six Points, known as Mercer Pike, and extending in a northerly direction along property owned by William E. Taylor, North 48° East of 135 feet from center of public road; thence along property of William E. Taylor, in a westerly direction North 42° West to the property line of Lottie Logue, measuring 111 feet; thence on an angle in a southerly direction, North 65 1A° East along property of Lottie Logue measuring 144 feet to the center of the public road; thence along said public road leading from Parker, Pennsylvania, to Six Points, in an easterly direction 150 feet in length, North 42° West to the place of beginning. Containing one (1) acre, more or less.

BEING THE SAME PREMISES which Jackie L. Davis and Edith Davis, husband and wife,

by Deed dated Mas 4, 1973 and recorded on May 25, 1973. in the Butler Count) Recorder of Deeds Office at Deed Book Volume D.C.C. 969 at Page 1041. granted and conveyed unto Raymond N. Wyant and Linda C. Wyant, husband and wife. The said Raymond N. Wyant departed this life on or about December 9,2006. The said Linda C. Wyant departed this life on or about September 25, 2019 thereby vesting ownership of her interest in the property in her known heirs, Michelle McCord, Kevin Wyant, Raymond Wyant, and unknown surviving heirs of Linda C. Wyant, Deceased, by operation of law.

Being Known as 765 Parker Pike, Parker, PA 16049

Parcel I.D. No. 260-1F33-11B-0000

BCLJ: March 10, 17, 24, 2023

**No. 2023-30002**

CARDINAL FINANCIAL COMPANY,  
LIMITED PARTNERSHIP  
vs  
**DOUG PATSILEVAS, MELISSA PATSILEVAS**

PROPERTY ADDRESS: 141 APPLEWOOD LANE, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER :  
280-S13-A41-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 41 in the Applewood Meadows, Phase 1, Revision No. 4 Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 146, page 8, being more particularly bounded and described as follows:

BEGINNING at a point on the right of way line of Applewood Lane, said point being the northeast corner of Lot No. 40 in said plan; thence South 41° 45' East along the right of way of Applewood Lane, a distance of 140 feet to a point; thence South 48° 15' West along a sanitary sewer right of way and drainage easement, a distance of 183.46 feet to a point; thence North 48° 18' 30" West along Lot No. 50 in said plan, a distance of 140.92 feet to a point; thence North 48° 15' East along Lot No. 40 in said plan, a distance of 199.55 feet to a point, which is the place of beginning.

Being a revision of part of Lot No. 41 in the Applewood Meadows Phase Plan of Lots as recorded in Plan Book Volume 119, Page 37; reference also being made to Applewood Meadows Phase I Plan of Lots Revision No. 1 as recorded in Plan Book Volume 122, Page 42; Applewood Meadows Phase I plan of Lots Revision No. 2 as recorded in Plan Book Volume 133, Page 16; Applewood Meadows Phase I Plan of Lots Revision No. 3 as recorded in Plan Book Volume 137, Page 25.

PARCEL NO. 280-S13-A41-0000

Parcel ID: 280-S13-A41-0000

Commonly Known As: 141 Applewood Lane, Slippery Rock, Pennsylvania 16057

BEING THE SAME PREMISE which Shannon M. Adkin Estate of Eugene Palmer, by Deed dated 07/24/2019 and recorded 08/01/2019 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201908010014590, granted and conveyed unto Doug Patsilevas and Melissa Patsilevas, husband and wife, in fee.

Tax Parcel: 280-S13-A41-0000

Premises Being: 141 Applewood Ln, Slippery Rock, PA 16057

BCLJ: March 10, 17, 24, 2023

**No. 2023-30005**

PENNYMAC LOAN SERVICES, LLC  
vs  
**RUBEN RIOS, LYNN M. RIOS**

PROPERTY ADDRESS: 111 CENTRAL DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S3-D8-0000

ALL THAT CERTAIN LOT OF GROUND SITUATE IN CENTER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, HOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE BUTLER-WEST SUNBURY ROAD, WHICH POINT IS COMMON TO THE DIVIDING LINE BETWEEN LOTS 9 AND 8 IN SAID PLAN, BEING THE NORTHWEST CORNER OF THE LOT

HEREIN CONVEYED; THENCE BY LOT NO. 9, NORTH 86° 39' EAST, 251.35 FEET TO LOT NO. 22; THENCE BY THE SAME, SOUTH 0° 37' EAST, 125 FEET TO THE CENTER OF A 40-FOOT ROAD; THENCE BY THE CENTER OF THE SAME, SOUTH 86° 39' WEST, 256.54 FEET TO THE CENTER OF THE WEST SUNBURY-BUTLER ROAD; THENCE BY THE CENTER OF THE SAME, NORTH 1° 46' EAST, 124.64 FEET TO THE PLACE OF BEGINNING.

CONTAINING .73 OF AN ACRE AND BEING LOT NO. 8 IN THE SHANOR MANOR PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 9, PAGE 24.

BEING THE SAME PREMISES which Regis M. Lewis and Deborah L. Lewis, by Deed dated 1/29/2016 and recorded in the Office of the Recorder of Deeds of Butler County on 2/2/2016 in Instrument No. 201602020002142, granted and conveyed unto Ruben Rios and Lynn M. Rios.

PARCEL NO.: 060-S3-D8-0000.

BCLJ: March 10, 17, 24, 2023

**No. 2022-30160**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2

vs

**RHONDA A. SCHNITZKI**

PROPERTY ADDRESS: 232 GRANDVIEW BOULEVARD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 051-38-7/110000

ALL THAT CERTAIN parcel, piece or tract of land situate in the Township of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of the Lot herein described at the Northern line of Grandview Boulevard, a fifty-foot street, at the Southeast corner of Lot No. 12 in the same Plan now or formerly owned by Leon D. Radaker, etux; thence by said Lot No! 12 North 37° 49' West, 46.15 feet to a line of Lot No. 10 in the same Plan; thence by said Lot No. 10, North 49° 00' East, 126.94 feet to the Western edge of Grandview Boulevard aforementioned; thence by Grandview

Boulevard, South 41° 00' East, 70.0 feet to a point; thence continuing by the same in a Southwesterly direction by a curve to the right having a radius of 31.9 feet, a distance of 72.94 feet; thence continuing by the same in a Westerly direction by a curve to the left, having a radius of 127.34 feet, a distance of 60.45 feet to the place of beginning. Being Lot No. 11 in the Grandview Plan of Lois as recorded in Butler Counts- in Rack File 5 page 21.

SUBJECT TO THE FOLLOWING: EXCEPTING AND RESERVING, however, the right to lay or have laid, maintain or have maintained, replace or have replaced, such gas lines, water lines, sewer lines and electric and telephone lines and poles as the grantor, its heirs or assigns may deem necessary.

SUBJECT TO THE restrictions as shown in Deed Book Volume 1053 page 349.

BEING THE SAME PREMISES which Rhonda A. Schnitzki, by Deed dated December 13, 2004 and recorded on December 30,2004, in the Butler County Recorder of Deeds Office as Instrument No. 200412300040800, granted and conveyed unto Anthony M. Schnitzki and Rhonda A. Schnitzki, husband and wife. The said Anthony M. Schnitzki departed this life on or about August 24, 2010, thereby vesting title solely in Rhonda A. Schnitzki, by operation of law.

Being Known as 232 Grandview Boulevard, Butler, PA 16001

Parcel I.D. No. 051 38 7/110000

BCLJ: March 10, 17, 24, 2023

**No. 2022-30161**

KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA

vs

**SARAH SCHNUR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNEST E. SCHNUR, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ERNEST E. SCHNUR**

PROPERTY ADDRESS: 177 SCHNUR ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-1F98-

A11A-0000 290-1F98-A20B1-0000

All those two certain pieces, parcels or tracts of land Situate in Summit Township, Butler County, Pennsylvania, being bounded and described as follows:

First: Beginning at a point in the center of a public road, being Township Road T-622, at the Southwest corner of its intersection with property of now or formerly Margaret Baldauf; thence along lands of now or formerly Baldauf, North 2 degrees 17 minutes West 220 feet to a point on lands of now or formerly Margaret Baldauf and Parcel Second herein; thence along Parcel Second herein, South 32 degrees 17 minutes West 200 feet to a point in the road bed of existing Road T-622; thence along the line in the road bed of T-622 South 62 degrees 38 minutes 29 seconds East a distance of 110.41 feet to a point in the center of said public road, the place of beginning. And being a triangular shaped piece of ground with a two-story frame dwelling house thereon erected, and containing 0.25 acres as per survey of Greenough & Greenough, Inc. made for Gerald Schnur dated April 22,1968.

Second: Beginning at a point at the Southwest corner of Parcel First herein; thence along a line in the roadway of T-622, a public highway, North 71 degrees 45 minutes 50 seconds West 9.82 feet to a point on other lands of now or formerly Willis R. Schnur, et ux.; thence along other lands of now or formerly Willis R. Schnur, et ux., North 25 degrees 01 minute 36 seconds East a distance of 283.08 feet to a point on line of lands of now of formerly Margaret Baldauf; thence along line of lands of now or formerly Baldauf, South 2 degrees 17 minutes West a distance of 90.56 feet to a point at the northernmost point of triangular lot, Parcel First herein; thence along Parcel First herein, South 32 degrees 17 minutes West a distance of 200 feet to a point in the said public road, the place of beginning. And containing 0.14 acres of land as per survey of Greenough & Greenough, Inc., made April 22, 1968, for Gerald Schnur.

BEING known and numbered as 177 Schnur Road, Butler, PA 16002

Being the same property conveyed to Ernest E. Schnur, no marital status shown who acquired title by virtue of a deed from Jean M. Schnur, sole surviving Trustee of the Schnur Family Trust, and Jean Schnur, widow, dated

April 12,2010, recorded April 16, 2010, at Instrument Number 201004160007821, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1F98-A11A-0000,290-1F98-A20B1-0000

BCLJ: March 10, 17, 24, 2023

**No. 2023-30001**

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.

vs

**DAVID E. SHAFFER A/K/A DAVID E. SHAFFER, JR., HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER**

PROPERTY ADDRESS: 211 SOUTH PITTSBURGH STREET, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 420-S1-K25A-0000

All that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the Abraham U. Flowers Plan of Lots, bounded and described as follows:

Beginning at an iron stake, corner of Flowers Avenue and Pittsburgh Street; thence West 140 feet along Flowers Avenue to a stake; thence North 43 feet along through the lands of Abraham U. Flowers to a stake; thence East 140 feet along through lands of Abraham U. Flowers to a stake on Pittsburgh Street; thence South 43 feet along Pittsburgh Street to an iron stake, the place of beginning.

The improvements thereon being known as 211 South Pittsburgh Street, Zelenople, Pennsylvania -16063

BEING KNOWN AS: 211 S PITTSBURGH ST ZELIENOPLE, PA 16063

PROPERTY ID: 420-S1-K25A-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AKA DAVID E. SHAFFER JR. AND HEIDI L. SHAFFER,



HUSBAND AND WIFE BY DEED FROM ERICH, HUY AND KAREN HUY, HUSBAND AND WIFE, DATED AUGUST 4, 2004 RECORDED AUGUST 26, 2004 IN INSTRUMENT NO. 200408260028078

TO BE SOLD AS THE PROPERTY OF: DAVID E. SHAFFER AKA DAVID E. SHAFFER JR., AND HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER

BCLJ: March 10, 17, 24, 2023

**No. 2023-30025**

FREEDOM MORTGAGE CORPORATION vs **TIMOTHY S STEWART, KATHERIN STEWART**

PROPERTY ADDRESS: 1174 BOYERS ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 210-S1-B32-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN MARION TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER AT A POINT;

THENCE BY LANDS OF WILLIAM MAYBOLD, FORMERLY, NOW G. VIZLOLT, NORTH 1-1/4 EAST FEET (4) PERCHES TO A POST;

THENCE BY LANDS OF SAME AND ALONG MIDDLE OF PUBLIC ROAD, SOUTH 88 DEGREES, NINE AND 11/100 (9.11) PERCHES TO A POST;

THENCE BY LANDS OF J.Z. MORRIS, FORMERLY, NOW BISHOP HUGH C. BOYLE, TRUSTEE, SOUTH 1-1/4 WEST, FIVE AND 15/100 (5.15) PERCHES TO A POST;

THENCE BY RIGHT OF WAY OF S. AND A. R. R., NORTH 79 DEGREES WEST, NINE AND 12/100 (9-12) PERCHES TO THE PLACE OF BEGINNING, CONTAINING ONE-FOURTH OF AN ACRE, MORE OR LESS, WITH DWELLING HOME THEREON ERECTED.

PARCEL ID: 210-S1-B32

BEING THE SAME PREMISES WHICH THOMAS REDDY AND TIMOTHY S STEWART, BY DEED DATED 09/03/2016 AND RECORDED 03/06/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 201703060004734, GRANTED AND CONVEYED UNTO TIMOTHY S STEWART AND KATHERIN STEWART, IN FEE.

Tax Parcel: 210-S1-B32-0000

Premises Being: 1174 Boyers Rd, Boyers, PA 16020

BCLJ: March 10, 17, 24, 2023

**No. 2023-30027**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION 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 designed 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 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.

Parcel Number: 030 3F86 6JH0000

Property Address: 140 Staff Road, 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 05, 1999 at Book 2974, Page 1028 granted and conveyed unto Juanita L. Thompson and Kelly S. Thompson.

BCLJ: March 10, 17, 24, 2023

Sheriff of Butler County, Michael T. Slupe

## UPCOMING EVENTS

### QUARTERLY MEETING DATES

#### March 17 at 12:00

June 16 at 12:00 (Foundation Grant Awards Announced)

September 15 at 12:00 (Bench Bar)

December 15 at 12:00 (Election)

**\*\*March 17 Quarterly Meeting will begin immediately following the What are Non-fungible tokens (NFTs)? CLE**

#### April 13

9:00 - 10:00

1 ethic credit

LCL - TBD

Presented by Brian Quinn, Lawyers Concerned for Lawyers

\*Registration and more info will be forthcoming

### BENCH BAR DATE

Bench Bar

#### September 15

\*9:00 - 3:00 - *\*Time is subject to change*

BC3 - Founder's Hall