

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: Marlene J Docherty**

Late of: Clinton Township PA
 Executor: Scott Stephen Docherty
 224 Glade Run Road
 Valencia PA 16059
 Executor: Casey Shawn Docherty
 1303 Player Way
 Gibsonia PA 16059
 Attorney: John R Kardos Jr
 710 Fifth Avenue
 Suite 2400
 Pittsburgh PA 15219

BCLJ: May 26 & June 2, 9, 2023

Estate of: James W Dolan**a/k/a: Reverend James W Dolan****a/k/a: James Wilson Dolan**

Late of: Butler Township PA
 Executor: Susan M Nolkemper
 7836 Cardinal Ridge Court
 Shrewsbury MO 63119
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: May 26 & June 2, 9, 2023

Estate of: John M Enlow

Late of: Clinton Township PA
 Executor: Melissa S Germovsek
 745 Violet Court
 Saxonburg PA 16056
 Attorney: McKenna Adams
 The Elder Law Offices of Shields and Boris
 1150 Old Pond Road
 Bridgeville PA 15017

BCLJ: May 26 & June 2, 9, 2023

Estate of: Alan Bruce Gribble**a/k/a: Alan B Gribble**

Late of: Middlesex Township PA
 Executor: Donna J Higgins
 436 Steiner Bridge Road
 Valencia PA 16059
 Attorney: Tracy L Zihmer
 Zihmer Law Firm LLC
 3244 Washington Road Suite 210
 McMurray PA 15317

BCLJ: May 26 & June 2, 9, 2023

Estate of: Richard J Hartman Sr

Late of: Forward Township PA
 Executor: Richard J Hartman Jr
 6218 Penn Drive
 Butler PA 16002
 Attorney: Kim Orlando
 Minto Law Group LLC
 811 Camp Horne Road Suite 320
 Pittsburgh PA 15237

BCLJ: May 26 & June 2, 9, 2023

Estate of: Edith B Johnston

Late of: Center Township PA
 Executor: Raymond L Johnston
 108 Heritage Lane
 Butler PA 16001
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

BCLJ: May 26 & June 2, 9, 2023

Estate of: Robert James Krummert

Late of: Butler PA
 Executor: Aubrei J Krummert
 6272 Shelley Drive
 Athens OH 45701

BCLJ: May 26 & June 2, 9, 2023

Estate of: John M Murray

Late of: Donegal Township PA
 Administrator: Catherine A Murray
 124 Murray Lane
 Fenelton PA 16034
 Attorney: Jason E Rolls
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

BCLJ: May 26 & June 2, 9, 2023

Estate of: George H Pann

Late of: Saxonburg PA
Executor: Joyce Fritch
331 Bower Road
Fredonia PA 16124
Attorney: Ted Isoldi Esq
106 North Pitt Street
PO Box 2
Mercer PA 16137

BCLJ: May 26 & June 2, 9, 2023

Estate of: Alexander D Sanguigni Sr

Late of: Adams Township PA
Executor: Dawn Getty
3003 Ambassador Ln
Valencia PA 16059
Attorney: Kathleen D Schneider
Regent Square Professional Bld
1227 S Braddock Ave
Pittsburgh PA 15218

BCLJ: May 26 & June 2, 9, 2023

Estate of: Matthew Spedding

Late of: Cranberry Township PA
Executor: Jane Bronwen Spedding
738 Skyview Drive
Cranberry Twp PA 16066
Attorney: Deanna Lyn Istik
Gilliland Vanasdale Sinatra Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

BCLJ: May 26 & June 2, 9, 2023

**Estate of: Clement G Stockham
a/k/a: Clement G Stockham Jr
a/k/a: Clement George Stockham**

Late of: Cherry Township PA
Executor: Kimberly Spears
749 Venango Ave
Pittsburgh PA 15209
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: May 26 & June 2, 9, 2023

SECOND PUBLICATION

Estate of: Mae C Allen

Late of: Middlesex Township PA
Executor: Robert Keith Allen
213 Homestead Drive
Valencia PA 16059
Attorney: Adam C Kish Esquire
5790 Morland Drive North
Adamstown MD 21710

BCLJ: May 19, 26, & June 2, 2023

Estate of: Marian L Barkley

Late of: Zelenople PA
Executor: Matthew T Barkley
115 Meehan Lane
New Brighton PA 15066
Attorney: Janice H Chisnell
140 Golden Gate Drive
Verona PA 15147

BCLJ: May 19, 26, & June 2, 2023

Estate of: Beth A Black

Late of: Zelenople PA
Administrator: Cathy Beighey
110 Peffer Street
Zelenople PA 16063
Administrator: Amy Daning
511 South Oliver Street
Zelenople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

BCLJ: May 19, 26, & June 2, 2023

Estate of: William J Davis

Late of: Buffalo Township PA
Executor: Jenna Nicole Davis
117 Pickwick Place
Millersville PA 17551
Attorney: Kelley I Harley
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Raymond David Lunn

Late of: Harrisville PA
Executor: James Richard Lunn Sr
427 Portman Road
Butler PA 16002
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Dennis P Meals

a/k/a: Dennis Paul Meals
Late of: Clay Township PA
Administrator: Christina R Simmers
103 Johnson Drive
Butler PA 16001
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: May 19, 26, & June 2, 2023

Estate of: Patricia Hoerner Rebholz

a/k/a: Patricia J Hoerner
Late of: Middlesex Township PA
Administrator: Jerome J Rebholz Sr
119 Buckingham Dr Ext
Valencia PA 16059
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: May 19, 26, & June 2, 2023

Estate of: Audra Imogene Roberts

Late of: Jackson Township PA
Administrator: Florence Jane Poff
1930 Bretton Lane
York PA 17408
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: May 19, 26, & June 2, 2023

Estate of: H Gary Roudybush

a/k/a: Herman Roudybush
Late of: Penn Township PA
Executor: Cheryl L Hay
112 E Metzger Avenue
Butler PA 16001
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Deanna M Shannon

Late of: Cranberry Township PA
Executor: Charles Joseph Shannon
586 Brandywine Drive
Cranberry Twp PA 16066
Attorney: George Steffish III
Steffish & Lafferty PC
121 North Washington Street
Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Betty Silsby

Late of: Butler Township PA
Executor: Susan J Schoonover
108 Sunbury Fields Apt 1
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

THIRD PUBLICATION

Estate of: Thomas P Angert

Late of: Connoquenessing Township PA
Administrator: Aaron Cumberland
138 Grant Avenue
PO Box 633
East Butler PA 16029
Administrator: Jennifer Howard
112 Bish Road
Butler PA 16002
Attorney: Jennifer R Pullar
Paragon Legal Inc
228 South Main Street
Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Phyllis Ann Cooper**a/k/a: Phyllis A Cooper****a/k/a: Phyllis Cooper**

Late of: Slippery Rock Township PA
Executor: Dawn Lynn Bastin
344 Jones Road
Cabot PA 16023
Attorney: Frank G Verterano Esquire
Verterano & Manolis
2622 Wilmington Road
New Castle PA 16105

BCLJ: May 12, 19, 26, 2023

Estate of: Clarence L Covert

Late of: Saxonburg PA
Executor: Julie C Anderson
PO Box 154 234A Smith Rd
Renfrew PA 16053
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: May 12, 19, 26, 2023

Estate of: Ronald S Dietz

Late of: Butler Township PA
Executor: Charles S Swidzinski
219 Beechwood Boulevard
Butler PA 16001
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Edna M Erlwein**a/k/a: Edna M Holsinger**

Late of: Mars PA
Executor: Debra J Stroupe
148 Darlington Rd
Zelienople PA 16063
Attorney: W John Rackley Esquire
345 Commerce St
Beaver PA 15009

BCLJ: May 12, 19, 26, 2023

Estate of: Irene B Gold**a/k/a: Irene Gold**

Late of: Saxonburg PA
Executor: David S Gold
958 Copper Creek Trail
Gibsonia PA 15044
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: May 12, 19, 26, 2023

Estate of: Maryann L Gorney

Late of: Cranberry Township PA
Executor: Christine Wardzinski
306 Countryside Drive
McKees Rocks PA 15136
Attorney: James M Herb PC
464 Perry Highway
Pittsburgh PA 15229

BCLJ: May 12, 19, 26, 2023

Estate of: John Hartle

Late of: Butler PA
Executor: Linda Hartle
362 Heist Road
Butler PA 16002
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Mary Ann Hunt**a/k/a: Mary Ann Brown**

Late of: Summit Township PA
Administrator: Tabatha A Brown
109 Valleyview Drive
Butler PA 16002
Administrator: Candace M Rikal
123 Geiger Lane
Prospect PA 16052
Administrator: Thomas P Brown
2118 William Flynn Highway
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Lorraine F Sherwin

Late of: Center Township PA
 Executor: Joseph Edward Sherwin
 110 Jenny Drive
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Gary Watterson

Late of: Sarver PA
 Administrator: Heather Kuzmirek
 540 Reimer St
 Lower Burrell PA 15068
 Attorney: Samuel R Coury
 1725 Fifth Ave
 Arnold PA 15068

BCLJ: May 12, 19, 26, 2023

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH April 21, 2023

Recorded April 17, 2023 - April 21, 2023

234 Harmony LP; 234 Harmony Mgmt Inc--PEOPLES SECURITY BK & TR CO--Jackson Twp Parcel:180-4F100-13 Acre:2.2486:\$9,000,000.00

A & C Rentals LLC; A&C Rentals LLC--CLARION CO COMMUNITY BK--Butler Twp Street:135 Ayers Avenue Parcel:051-38-D35:\$188,000.00

Allen, Derek; Allen, Kaitlin--USAA FED SAV BK--Cranberry Twp Sub/Condo:Cedarbrook Prd Lot:5 Street:100 Windsor Ct Parcel:130-S15-C5:\$385,200.00

Armahizer, Ryan M; Peduto, Anita N--ARMCO CRED UN--Summit Twp Sub/Condo:Moore Plan Lot:2 Street:130 Tower View Drive Parcel:290-2F18-15:\$200,000.00

Bandura, Janet aka; Bandura, Janet J aka; Bandura, Thomas M--ARMCO CRED UN--Franklin Twp Street:244 Pflugh Rd Parcel:170-3F80-41B:\$110,150.00

Barnett, Julia C aka; Barnett, Julia Christine aka--S&T BK--Summit Twp Street:550 Herman Road Parcel:290-2F14-A8A:\$110,400.00

Baumler, Danielle Renee; Baumler, Michael E--SECRETARY HOUSING & URBAN DEV--Saxonburg Boro Sub/Condo:Green Acres Gen Plan Lot:8 Street:334 Butler Rd Parcel:500-S1-B8:\$4,192.61

Bell, Stacy L; Bell, Troy--MUTUAL OMAHA MTG INC--Butler City Ward:4 Street:101 Lemont Dr Parcel:564-17-34A:\$178,062.00

Bevington, Benjamin; Casper, Regina Lou--LENDING HEIGHTS LLC--Cranberry Twp Sub/Condo:Fernway Plan No 2 Sec B Lot:353 Street:118 Queenswood Drive Parcel:130-S5-A353:\$250,900.00

Bodnar, Christine M; Bodnar, Edward V Jr--FIRST NATL BK PA--Cranberry Twp Sub/Condo:Hunters Creek Purd Ph I Lot:124 Street:205 Drake Circle Parcel:130-S28-A124:\$138,550.00

Boulanger, Eugene David; Boulanger, Penny--ARMCO CRED UN--Summit Twp Street:20 Vogleyville Rd Parcel:290-2F16-22Dc:\$85,000.00

Branded In Butler LLC--FIRST COMMONWEALTH BK--Butler City Ward:3 Street:126 South Main St Parcel:536-7-45:\$242,500.00

**Notice of Revocable Trust
Pursuant to 20 Pa. C.S. §7755(c)**

Notice is hereby given of the administration of **THE SIMEON L. HARDY AND MARGARETTA E. HARDY REVOCABLE LIVING TRUST AGREEMENT**. The Settlor of the Trust, SIMEON L. HARDY, a resident of Butler County, Pennsylvania, died on March 02, 2022. All persons having claims against SIMEON L. HARDY are requested to make known the same to the Trustee or attorney named below. All persons indebted to SIMEON L. HARDY are requested to make payment without delay to the Trustee or attorney named below.

Lexie Graham
1196 Slippery Rock Road
Grove City, PA 16127

OR

Marjorie L. Berg
13789 Apollo Road
Glen Rock, PA 17327

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

BCLJ: May 19, 26, & June 2, 2023

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **Ankrom Living Trust** dated October 14, 2022. Alan T. Ankrom, Grantor of the trust, of Butler, Butler County, Pennsylvania, died on April 5, 2023. All persons having claims against Alan T. Ankrom are requested to make known the same to the trustee or attorney named below. All persons indebted to Alan T. Ankrom are requested to make payment without delay to the trustee or attorney named below.

Laura K. Ankrom, Trustee
c/o Nicholas Longinotti, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: May 19, 26, & June 2, 2023

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR CHANGE OF NAME

In the Matter of Ms.D. No. 2023-40022

Notice is hereby given that, on the 19th of January, 2023, a Petition for Change of Name of Jesalynn Michelle Voelker was filed in the above-named court, requesting an order to change the name of **Jesalynn Michelle Voelker** to Jesalynn Aurelia Voelker.

The Court has fixed the 20th day of June, 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.

BCLJ: May 26, 2023

NOTICE OF INCORPORATION Nonprofit Business Corporation

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 27th day of April, 2023, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended.

The name of the corporation is: **Evans City Events Committee.**

BCLJ: May 26, 2023

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 1, 2023, for **A Rains Cloud** with a principal place of business located at 201 Highfield Rd., Butler, PA 16001 in Butler County. The individual interested in this business is Laraine A. Lawrence, also located at 201 Highfield Rd., Butler, PA 16001. This is filed in compliance with 54 Pa.C.S. 311.417

PennCorp Servicegroup, Inc.
600 North Second Street
Harrisburg, PA 17101

BCLJ: May 26, 2023

LEGAL NOTICE IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NOTICE OF FILING OF PETITION FOR INVOLUNTARY TRANSFER OF VEHICLE TITLE AND CLEAR OF LIENS MsD No. 2023-40064

Justin Lawrence Olson,
Petitioner

vs.
Tami Yard,
Respondent

Notice is hereby given that, on March 14, 2023, a petition was filed the above named Court, seeking transfer of title to a certain **2014 Jeep Compass SUV. VIN 1C4NJDEB6ED521292**, from Tami Yard to Justin Lawrence Olson free and clear of any lien or security interest held by Tami Yard.

The Court has set June 6, 2023 at 10:00 A.M. in Courtroom 3 of the Butler County Government Center as the time and place for a hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: May 26, 2023

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
A.D. No. 2023-10401**

TRAVIS ALAN STEELE and
KAITLIN ROSE STEELE, husband and wife,
Plaintiffs,

vs.

DANIEL KELLER, and his heirs, unknown
heirs, executors, administrators, personal
representatives, successors, assigns, and
all persons claiming under or through him,
Defendant.

**TO: DANIEL KELLER, and his heirs,
unknown heirs, executors, administrators,
personal representatives, successors,
assigns, and all persons claiming under
or through him**

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiffs
have filed a Complaint to Quiet Title against
you at the above number and term on May 11,
2023. The parcel which is the subject of this
action is located in the Township of Concord,
Butler County, Pennsylvania, and is bounded
and described as follows:

All that certain lot or piece of ground situate
in the Township of Concord, County of
Butler and Commonwealth of Pennsylvania,
being Lot No. 10 in the Green Meadows
Subdivision, as recorded in the Recorder's
Office of Butler County, Pennsylvania, in PBV
126, Page 44

BEING designated as Parcel No. 110-3F06-
27K in the Deed Registry Office of Butler
County, Pennsylvania.

TOGETHER with a 52 foot x 28 foot double
wide mobile home permanently erected
thereon and more specifically described
as follows:

Year: 2000
Manufacturer: Redman
Title No.: 55487758
VIN No.: 143T2311
Tax Parcel: 110-3F06-27K-0000
Premises Being: 845 Seven Hills Road,
Chicora, PA 16025-4217

You are hereby notified to plead to the above-
referenced Complaint on or before twenty
(20) days from the date of this publication or

a judgment by default will be taken against
you and unless within thirty (30) days from
the entry of said judgment by default you
commence an action in ejectment against
the Plaintiffs, a Final Decree may be entered
against you, forever barring you from
asserting any right, title, interest or claim in
said property inconsistent with the claim of
Plaintiffs.

NOTICE

If you wish to defend, 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 case may proceed without you and a
judgment may be entered against you without
further notice for the relief requested by the
Plaintiffs. 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 ASSISTANCE TO ELIGIBLE
PERSONS AT A REDUCED FEE FOR NO
FEE.**

Office of 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

Thomas J. May, Esquire
Attorney for Plaintiffs
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: May 26, 2023

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
BUTLER COUNTY**

Number 2021-10358

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

v.

John F. Toback a/k/a John Francis Toback a/k/a John F. Toback, III

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: John F. Toback a/k/a John Francis Toback a/k/a John F. Toback, III:

Your house (real estate) at **3104 Oneida Valley Road, Hilliards, PA 16040** is scheduled to be sold at Sheriff's Sale on **July 21, 2023 at 11:00 a.m.** at Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$88,020.11 obtained by WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Prothonotary
Office of Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, Pennsylvania 16001
(724) 284-5214

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
Suite 1501
1420 Walnut St
Philadelphia, PA 19102
215-790-1010

BCLJ: May 26, 2023

Lawyers Concerned for Lawyers

Confidential Services, Support & Information

Since 1988, we have discreetly assisted thousands of lawyers, judges, their family members and law students struggling with:

- Anxiety
- Depression
- Stress & Burnout
- Problematic Alcohol Use
- Problematic Prescription & Illicit Drug Use
- Grief & Loss
- Problematic Gambling
- Eating Disorders
- Emotional & Vicarious Trauma
- Compassion Fatigue
- Compulsive Behaviors & Other Mental Health Concerns

All services are 100% confidential, voluntary, and provided at no charge to Pennsylvania lawyers, judges, their family members, and law students.

Let us help you successfully manage life's challenges.

Additional informational materials can be found under the Resources link.

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

Our toll-free Helpline is answered live 24 hours a day, 365 days a year.

100% Confidential Helpline:

1-888-999-1941



SEARCH UNCLAIMED PROPERTY

1 in 10 Pennsylvania residents have unclaimed property waiting for them - Do you?

Butler County has unclaimed property waiting to be claimed.

For information about the nature and value of the property, or to check for additional names, visit www.patreasury.gov.

Pennsylvania Treasury Department

Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

Butler County

Listed in Alphabetical Order by Last Known Reported Zip Code

16001

A Preferred Restoration
 Abbott Tina
 Adams Mary E
 Alters Sara
 Arthurs Patrick S
 Bankers Insurance
 Beneigh Marian
 Benninger Doris Jean
 Bittner Charlene
 Blasco Grace R
 Bogacki Gregory P
 Bonnett Katherine I, George H
 Boyer Grace A
 Brewer Joshua
 Bronder Kenneth
 Brunner Amy
 Btvfd
 Burch Nancy J
 Bush Thomas
 Butler Armco Employee Cre
 Butler County Soccer Assn
 Butler Medical Providers
 Butler Pediatrics Llc
 Butterworth David C
 Cadwallader Susan E
 Campbell Florence I
 Cavaleo Janet
 Ceasar Lisa
 Chen Jian R
 Christ Community Chapel

Chrysler Credit
 Clark Jason
 Clark Jonathan
 Conley Victoria
 Coordinated Capital Cons
 Corbett Dean R
 Corwin Shirley
 Coulter Jean E
 Craft Mary M
 Cranmer Charles
 Crevar Jennifer
 Croll Alma C
 Cub Scout Pack 20
 Cumberland Justin
 Davis Alan J
 Deal Goldie
 Decorte Richard Kell
 Dinh Mary Ann
 Dougherty Melanie L
 Dovenspike Heather D, Adam T
 Downey Delores
 Duffey Pays J B Jr
 Dunmyre John D
 Eckhardt Sandra H, Adam P
 Epps Krystal N
 Estate of Irene Johnson
 Farfan Loni L
 Fetty David E
 Fitzpatrick Jeffrey
 Fleet Kenneth T
 Fna Solutions Llc
 Foss Hal

Francese Carla J, A S Jr
 Geen Alouane Barbara
 Geibel Thomas C
 Gibson Barbara J
 Gibson Michael D
 Gorney Raymond P
 Goss Anthony L, Lorrie E
 Graham Ryan W
 Grosclaude Pierre Est
 Harlsen Eleanor
 Harmon Becca A
 Harper Mental Health
 Hensley Susan
 Herndon Ashley N
 Hillard David S
 Hillard Kendra
 Hoak Cassandra L
 Hodgson Denise A
 Honda North
 Huff Scott Allen
 Hunt Scott R
 Hutchings David K
 Ingram Joe
 Inklovich Joshua
 Innovative Billing Sol
 Ivory Andrew
 James Fred
 Joe Pierrel Auto
 Johns Robert E
 Johnson Jonathan W
 Jones Ariana
 Kellerman David L
 Kelly Richard
 Kennedy Charles
 Kern Kurt
 Kern Sara
 Kerr Debbra
 Kiddle Robert
 Kijowski Leo S
 Kilroy Genevieve
 Kimmell M K
 Kirkpatrick Jay
 Kramer Donald H
 Krampert Dale
 Kranz Robert L
 Kueblers
 Kummer Virginia S
 Kurowski Neil R
 Kuss Angela
 Lascuola Dorothy L
 Lee Paul
 Leitem Christopher
 Lindsay Andrew
 Livengood Family Irrev
 Lucas Lesley
 Lukagfinay Kevin
 Lyon Kerilyn
 Mackalica Cearra D
 Malecky Mary Lou
 Markiw Dorothy

Martin John A
 Martonik Martin R
 Martsolf Robert W
 Mashuda Carol A, Rachel
 Mccandless Clarence B
 Mccandlessremainder Clarence B
 Mcclelland Matthew
 Mcconahy Lucinda A
 Mcconnell Carol A
 MCGarvey Elsie
 MCGinnis Kristin
 Mcintyre William A
 Mckinney Eric
 Mckinnis Hannah
 Mcwilliams Doris M
 Meagans Mood Design
 Megnin Donald F Est
 Miller Carol
 Minar Audrey Lorene
 Mincer Michelle, Sydney
 Minteer Alice
 Mohan Benjamin V
 Mon D Aid Cleanit Co
 Moncello Joanne
 Moore Judy
 Morgan Georgy W Jr, Kenneth L
 Murray Anthony
 Murray Delyte
 Nagel Martha E
 Nickel Frank R
 Nickel Judith
 Noone Larry
 Norris Helen L
 Oesterling Gayle P, Eric A
 Olivarez Samantha
 One Main Financial
 Owens Thomas
 Papania Frank
 Patten Duane A
 Patterson Jacquelyn Est
 Peoples Township
 Petrarca Marsha B
 Phoenix Five Thousand
 Pipher Nicholas
 Pittsburgh Auto Sales
 Plyler Sheila A
 Potts David
 Precise Judy L
 Premiere Anesthesia for Dent
 Priestley Bernard G
 Ramsey Janet, Mark
 Rapp S Packaging
 Rec21 Inc
 Reese Judy
 Reitnauer Damar P
 Rhodes Anyhony
 Rihel Joseph L
 Riordan Kevin
 Rocknrescue
 Rodgers Christopher L

Rosellini Louis F
 Rosen Rodney D
 Rossignoli Desmond
 Rummel Donald
 Rummel Michael T
 Sacco Edward C
 Sandala David P
 Savvo Lrs Holding Account
 Schiebel Pamela
 Schnur Ralph A, Mary P
 Schoeffel Sarah S
 Servics Sedan
 Seybert Lucas J
 Shareef Hasan A N
 Shott Alexander
 Simons Renee L
 Skamai Robert
 Smith Benjamin W
 Smith Courtney D
 Smolnik Daisy
 Snider Mary Eleanor
 Snow Alice
 Snyder Josephine E
 Soiree Llc
 Specialty Outreach Serv
 Stevenson Joann Elaine
 Suders Michael
 Swartzlander Catherine M
 Swartzwelder Garry
 Swidzinski Adam Est
 Turner Roy
 United Plate Glass Co
 Vandevort Robert F
 Villa Grande
 Waller Gary E
 Walter Estate Linda D
 Walter Scott
 Ward Mary
 Warheit Abigail V
 Weichey Stephen E
 Welling Nichole
 Wentling Paula J
 Widenhofer James C
 Wilbert Keith A
 Wodarski Caitlyn M
 Woerle Jacob
 Wolfe Mickey Sue
 Zinkhann Arthur E

16002

Ausk Jessica A
 Biddle Jessica
 Bradfutekohen Jaque
 Chopp Cameron M
 Cialella Robert
 Citrone Marilyn B
 Devitis Dexter
 Diehl Automotive Group
 Diehl Volkswagen of Butler

Edwards Carol
 Ferrari Debbie L
 Foster David
 Froello Jerry Est
 Gasparin Oliver
 Gilbertson Richard A
 Glotfely Matthew
 Goshe Arthur H Liv Tr
 Harry Products Inc
 Hoffman Patricia, Daniel
 Hood Constance
 Horst John
 Hunt Donald
 Hunter Truck Sales & Serv
 Jo De Enterprised In
 Jsp International
 Kane Hannah
 Kisiel Elaine I
 Ladouceur Jane Phillips
 Mac Kinney Henry B
 Mcelravy Michelle R
 Mckruit Brandon P, Elizabeth
 Mclachlan Travis
 Meadows Manor Inc
 Metz David
 Miller Michael J
 Miller Sandra, Frank
 Morgus William C
 Murray Kevin M
 Neurohr Jacob E
 Parison Nickolas B
 Pyzdrowski Stanley S
 R Ortiz & Associates
 Rath David F
 Schnur Holly E
 Snyder Jennifer
 Sullivan Daniel Richard
 Tango Charley Food Serv
 Wenck Gwendolyn L
 Wise Debra
 Wise Vernon Iv
 Zimmerman Virginia F

16003

County of Butler
 Habitat For Humanity

16018

Us Investigations Services

16020

Bonetti Frank
 Community Memorial Health
 Dellich Daniel J Jr
 Dematteis Toni
 Dixon Erick
 Marks Thomas

Pauba Leonard, Evelyn
Tiche Creda Est

16022

Bowser Billy J

16023

Adley James
Bartlebaugh Harry
Basehore Marie R
Benzinger William P Jr Est
Butterworth Helen B Est
Coltz Jerry J
Concordia Lutheran Health
Dewalt Daniel
Estate of M Scott
Filter Ernest C
France George E
Frey Beulah A
Hawley Dwight A
John Knox Village
Johnston Mark II
Kissell Grace
Lang Brandon M
Mccall Garnet I
Providence Pharm Svcs
Rumbaugh Helen J
Shearer Bobbie
Smith Helen
Spreng Robert H
Weston Charles, Elva M

16024

Mcalpine Constance L
Moody Douglas C
Rhinehart Cody

16025

Ace Leonard D
Anthony Barbara A
Butler High Class of 1993
Citizens Bank
Conerty Bernadette L
Daub Dale
Donaldson Patrick
Dunn Shirley, Robert
Estate of Edna M Hicks
Everetts Lawrence
Hawk James Est
Hewitt William R
Karwoski Nikki
Kennedy Robert E
Kiefer Leo
Little James E Est
Murray John
Ramsey George

Randy & Bobs Auto Body II
Scott Richard P
Zavilla Derrick J

16027

Hixon Dana
Smith Ava L

16029

Macario Maria
Pastorius Cathy A
Phillips Mary A Est
Sanchez Victor

16033

1st Choice Travel of Nor
Abt Elizabeth A
Angel Fleece Farms
Black Knight Energy
Caldwell Sally J
Ciarlariello Family Trust
Delfosse Emily L
Donaldson Marilyn J
Graham Stella L
Hammerbeck Troy
Jones Marvin B
Kreuer Brandon L
Martin Erik
Mccosby James
Megan Reiger A
Mick Odbert
Murin Tyler
North Union Reformed Presb
Perez Freddy
Rall Enterprises dba Punc
Rasp Elizabeth J
Runser Joann R Est
Rupert Steven E
Ryder Pamela M
Struss Samantha
Ward Frederick A
Weir Mark

16034

Augustine Contracting
Donaldson Robert Est
Froello Jerry
Northime Neil
Novak J Tyrus
Snyder Rose Est
Zaludek Bonita

16037

Anderson Frances W
Anger Jason

Cavanaugh Jennifer
 Dangelo Maurissa S
 Evergreen Nuring Center
 Good II Great Landscape
 Guido Vincent J
 Haefner John T
 Harmony Castings Inc
 Harmony Truck Inc
 Hewlett Nicholas J, Stacy L
 High School Seneca Valley
 Kelly Megan
 Mignanelli Michael
 Northgate Piazza Bilo
 Powell Catherine M
 Wissler Karen Sue

16038

Baker Ian
 Bell Charles D
 Berteotti Darlene
 Burnett Robert P
 Dennis Florence E
 Doss Jill L
 Hoffman Frederick M, Betty Jane
 Hostetler Benjamin
 Ivell Robert E Jr
 Lees Donna L
 Lewis Michael
 Mcconnell Cody
 Oesterling Nathaniel Ryan, Kiara
 Snow Julie A

16039

Manchester Christine N

16040

Paga Michael A
 Schoentag William J
 Sullivan Ellie

16041

Brown Kacie L
 Burge Colin P
 Gosnell Charles
 Miller Russ
 Penreco Savings & Invest
 Titley David

16045

American Legion Post 778
 Coleman David T
 Fedak Anna M
 Kuhn Christina
 Sass Christy L

16046

1k Precision
 Batavia Parag
 Beebe Beverly J
 Biddle Keith
 Boody Mary A, Donald
 Brack Timothy
 Brown Jeffrey
 Bucklew Amanda
 Bukowski Debbie
 Candea Honorina, Stefan
 Casteel Bill
 Chambers Lynn M
 Charapp Kevin M
 Choi Sonia H
 Chunderlik Emily
 Clemmer Dustin
 Cohen Oliver
 Conley Michael D
 Costanzo Theresa
 Cummings Jean R
 Dan Beck Inc
 Davis Shanae MD
 Decker Samantha
 Dumont Robert J
 Eep Contracting Llc
 Ellis Brian C
 Esposito Francesca
 Feedthedreamcomllc
 Flynn Matthew
 Fusilli Jennifer J
 Glass Ashton
 Gonter Martha I
 Gratton Bryan R
 Guthrie Ronald, Yvonne
 Haden Joseph W, Sarah
 Haines Zachariah N
 Harsco Metals & Minerals
 Healing 4 Heroes Hearts
 Heiser Tomasovich Julie
 Heldman Irene K
 Hine Wards Table 86
 Hobutt Richard W
 Hood Robin M
 Horst Joseph L
 Hostetler Troy
 Houghton Kevin
 Jeffers Jeffrey Z, Molly A
 Johnson Marty
 Kaufman Justin
 Kestner Donald
 King Joyce
 Kinscha Gibran
 Kirkwood Christopher
 Kuntne Elizabeth I, Olivia R
 Lawless James C
 Li Shifu
 Luft Dolores A
 Magee Kelly

Maltz Erika C
 Markovich Robert
 Martell Marion C
 Mashuda Beatrice
 May Elaine A
 Mcginnis Mildred A
 Mcmurtrie Brandon
 Medica Mark
 Mhs Gifting Tr
 Milam Christopher
 Miller Harry R
 Novak Christi
 Nudi Vincent
 Oltmanns Alexander M, Robert
 Oltmanns Valerie M
 Osborne Lloyd C, Don W
 Pappan Mitchol S
 Pinkerton Cherie J Est
 Plourde Christopher
 Portales Luciano
 Rabold George
 Raymond Alec M
 Reedy Paula J
 Roberts John T
 Salicce Adam R
 Sartshev Adam J
 Saville Henry S
 Schmitt Maureen P
 Schwartz Seymour, Beverly E
 Sciarrino Rhea
 Sperring Kimberly
 Spotti William D
 Sprando Arianna
 Stonebraker Meredith K, Matthew C
 Strutz Steven
 Tagliavia Matthew
 Talhouk Khaled N
 Tamayo Kelvin
 Tetzlaff Joseph A
 Tgw Fit Llc
 Tillotson Carol
 Tomasovich James P
 Truver Alice V
 Vanachterbergh Liezel Dorette
 Vandyke Daniel Lee
 Verve Wellness Llc
 Vna Homecare Inc
 Wang Naidong
 Wilkinson Brianna
 Wohlgamuth Jack
 Wygal Robert J Jr, Jane S
 Xiao Lin

16048

Snow David M

16050

Bowers Darrell L

Campbell Betty
 Hilliard Patrick B
 Jamison James Ross, Helen E
 Macurak Brodie

16051

Hoover Gloria J
 Kerry Roy
 Kirkwood Charlotte
 Kowalewski Linda
 Mcclymonds Robert G, Janice
 Munn Cody L
 Paul Loretta E, Edward
 Snyder Jacob M
 Welling Fruehauf

16052

Charles Mick
 Fend Cyril G Jr
 Golla Pauline
 Gregory Jessica L
 Groves Lois
 Kozminski Tonya N
 Leute Jared E
 Martz Larry Est
 Michelotti Joyce M, Marion
 Raisley Bruce
 Throm Matthew

16053

Bergbigler Kalie
 Bianco Roman
 Calderwood Lelia E
 Clement Mallie
 Gibson Donna K
 Graves Dylan
 Jones Duane T Sr, Ethel P
 Karski Melissa R
 Lewis Wendy
 Magnus Kayla Nichole
 Mccollough Stanley A Est
 Mcdonald Kenneth M
 Moore David
 Parisi Susan Est
 Peterson Jeffrey
 Pride Masonry
 Rieci Nellie L
 Taylor Janice
 Taylor Lynn M
 Zielinski B

16055

Anderson Connie S
 Andreen Robert W
 Assisted Living At
 Ballute Joseph

Beattie Christopher
 Burtoft Cheryl
 Comperatore Carl, Kathleen
 David A Gemperlein Trust
 Edwards Rudolph
 Ekas Margaret A
 Elaschat John
 Estate of Lola Hogan
 Frank Wholesale Inc
 Honzo Barbara A
 Joseph Palmiere III Est
 Kenny Wallace Dirt Racing
 Landers Robert A, Terri R
 Love Thomas E
 Mcinerney Colleen
 Momberger Sandra L
 Morris Tyler
 North Country Serv
 Novosel John P
 Obringer Gale
 Palmiere Joseph 3rd
 Pietrolaj Louise
 Rankin Donald
 Riley Sean
 Roberts Russell
 Rosak Randy
 Simpson Tana M
 Stephens Chase A
 Strobel Dean
 Thomas Schae E
 Van Tine Pamela
 Walker Cecilia
 Weber Le T
 Wells Chester
 White Stag Trucking

16056

Beinhardt Lawrence J, Sandra J
 Bier Joseph R
 Convery James J, Amy N
 Davis Machine Shop Inc
 Ellis Rebecca
 Frey Mary K
 Heakins Carolyn
 Heatherman Dennis W
 Hoffman William
 Johnston Sara
 Makin Sandra L
 Morris Michael
 Pierce Michael A
 Renfrew David
 Scott Benjamin
 Yuhas Scott J

16057

American Assn for Employ
 Aujanæ Givner
 Beatty Stephen E

Bell Kevin
 Belloma Tara M
 Bonetti Joseph
 Brendlinger Kyle Gregory
 Brendlinger Ronald R, Kelsey
 Brown Brady
 Buzzie Abigail
 Cassella Paige
 Coppersmith Tyler
 Craig Charles
 Cross Kristi N
 Crouse Rebecca E
 Demko Michael A
 Doerr Garnet M
 Edling Sherri L
 Finn Tyler
 Fragomeni Carl
 Frampton Correne A
 Gamma Sigma Tau
 Gouverneur Volunteer Rescue
 Grand Isle Volunteer Emerg
 Hamilton Walker A
 Hilliard Robert
 Hoang Hiep
 Hodgdon Dylan
 Huang Qiuye
 Ippolito Anthony S
 Ireland Gail C
 Kawakubo Shusuke
 Kerchis Jackson
 Lippert Douglas R
 Long Jack L Jr, Cathy L
 Lumley Parker L
 Mclachlan Martha N
 Moore Marlene L
 Muraca Frances J
 Ney Paula J, Erma L
 Palicki Jeffrey J Sr
 Pittsburg Education
 Rader Joshua
 Richards Carolyn B
 Rudolph Philip
 S R U Federal Credit
 Shaner Wade A
 Stephenson Susan
 Stromp Michael A Est
 Taylor Nicholas J
 Tissue Bob
 Top Floor
 Yeomans James Jr

16059

Bailey Lillian F Est
 Batz Robin
 Betts Kathleen M
 Bombick Ryan
 Brubach David G III
 Carr Nana B
 Cicconi Cyann

Cifu Kathleen A, Edward
 Ding Ying
 Douds Bros Inc
 Driven Solutions, Inc
 Eileen Liebert
 Elm Jonathan P
 Garcia Sergio E
 Godfrey Shirley M
 Goetz Frances
 Halcomb David B
 Hallmark Laurie S
 Harris Hilda
 Hartge Heinrich A
 Hoover Lorraine M
 Huber Vincent
 Ice Connection Acquisition
 Isaacs Maxine
 Kelly Chevrolet Collision
 Lawther Stacy L
 Lord William G
 Mappin Thomas
 Mcguire Karen A
 Moser Richard E
 Nguyen Mai
 Nidigattu Umapoleswarara
 Pink Ribbon Classic
 Salvaggio Dorothy
 Schweizer Karl
 Selzer Scott D
 Sheridan Robert, Lisa
 Starr Paul
 Stelter Mildred L
 Stewing Kalyon Dawn
 Sturges Deida M
 Sweeney Gayle K
 Taylor Amy L
 Trinidad Patricia J
 Vail Deborah G
 Yost Jason

16061

Ashby Marshall W, Joan M
 Colosimo Marsha L
 Gorham Linsey
 Gritser Willard C
 Maffet Margaret E
 Metz Thomas N
 Parks Judith A
 Rachel Christy
 Rummel Ruth
 Summerville Jason
 Walker Shelley

16063

Almendarezdiaz Vidal
 Bailey Sallie P
 Banas William A
 Bissonnette Barbara A, Dan W

Borza Patricia W
 Brown Maryjane
 Croll Emily
 Delaney Bryan S
 Doncevic John G
 Evans Eric T
 Fedex Ground 0150
 Hamilton Nicole R, Greg W
 Haverstock Dorothy R, Harold H
 Herb Brittner Smokehouse
 Hoffman Wendy
 Kopicki Frances M
 Krag Chevrolet of Cranberry
 Krag Nissan Llc
 Long Gregory W
 Martin Marvin L, Donna L
 Onega Barbara S
 Parsons Wayne K Est
 Prens Charles W
 Rainey Linda J
 Rape Mary E
 Reutzel Amanda
 Rogers Steven L
 Short Alan W
 Standish N Graham
 Tepley Peter A
 Trettel Justin

16066

Ahmadi Masoudeh
 Ali Junaid
 American Hotel Income
 Annakyle Llc
 Asbury Robert B
 Ault Martha A
 Auto Works
 B M Bailey Plastering
 Baierl Toyota 738
 Bather Laurence Alfred
 Beaudin Barbara V
 Beightley Holly
 Bergman Diana
 Bids For Kids 2014
 Bixby Kelly Anne
 Bof Associates Inc
 Brant Hickey & Assoc
 Braun Menachem
 Brunner Scott
 Bulow Michelle E
 Burns Gregory
 Bush Laurie
 Car Sense Inc
 Carese 1
 Cedeno Rammy E
 Centers For Care
 Ceramicamolto Bella
 Cherukuri Balaji
 Christa Tapert DDS
 Christopher Ackerman

Cognitive Behavior Institute
 Cohen Adam
 Coligan Malachi A
 Conklin Stephanie, Ross
 Coventry of the Carolinas
 Cress Towing
 Cruz Christian
 Cwnc Swimming & Diving Booster
 Danylo Irene
 Darcangelo John M
 De Paula Souza Elisangela
 Dentalworks of Cranberrytownship
 Devenney Matthew
 Dewolf Larry
 Dickens Walter E
 Dnu Car Sense
 Downing Hugh S Est
 Eclipse Wholesale
 Elstner Ronald D
 Enrique Wilson
 Est of Lyle V Silverman
 Faub Wendy
 Fedex Supply Chain
 Fediaczko Brenda
 Fernandes Maria S
 Field Services Inc
 Fifth Third Bank
 Fisher Pauline F
 Flores Andres
 Forrest Sherry
 Fragomen Del Rey Bernsen
 Francart Jonathan T
 G A Industries Inc
 Gallegosrico Gonzalo
 Garcia Manuel De Jesus
 Gatafsky Alexander T
 Giglione Lynn A
 Glasgow Brittany J
 Gragg Duane, Lisa
 Gressang Joseph C
 Gutierrez Jose E
 Hadad Charles B
 Hamilton Craig
 Hartman Elizabeth J
 Haymon Francene E
 Heinauer William
 Hensch Robert M
 Hgi Pittsburgh Cranberry Pa
 Holden Eugene
 Holsinger Robyn
 Holt Leslie C
 Housley Gladys
 Huch John R Est
 Hugus Karen M
 Huselton Erla M
 Jaworowski Joshua G
 Jeld Wen
 Jewell Terry
 Jin Bei
 Junker Warren A

Kelley Shon
 Kepes Lois
 Kessler Andrea L
 Kinross Enterprises
 Koehler Bruce A
 Kopie Eleanor P
 Krampf John
 Kuhnsschoedel Kim
 Kujawa John S
 Kumper John
 Landor James
 Latkovic Marsha J
 Lee Kelly A
 Lhota Elsie R
 Liao Hsuan-Yi
 Lopez Claudia
 Lovell Devin J
 Lovett Smith Ins Agy
 Lowery Scott Thomas, Jay W
 Lowery Kevin G
 Lowery Scott T
 Lozowski Robert S
 Maintenance Underwriters
 Malik Mansoor
 Mancia Denis Anabel
 Mariner Finance Llc
 Marks David E
 Martinsaenz Vicente
 Medicare Replacement Plan
 Midtown Center
 Mikula Anna Mae
 Miladinovich Christopher J
 Milbert William P
 Mine Safety Appliances Co
 Minerva Thomas
 Minnock Construction Co
 Msa
 Mundell Kenneth C
 Nalley Daniel T
 Nichols Pamela C
 Nordam Group in Envis
 Norris Lee
 Oido Kosuke, Shiori
 Pacto Intl
 Panas Marie T
 Panucci Joseph A
 Parone Parkwood
 Patten Brian W
 Pittsburgh Community Rink
 Pls Logistics Services
 Powell Elaine
 Ppg Aerospace
 Precision
 Razza Paolo
 Regency Integrated Healthcare
 Rhodes Lauren
 Riccadonna Arturo
 Riffe Ethan
 Riley Melissa, Joshua
 Rite Rug

Ross Kenneth M
 Rzeznik Raymond J
 Sabean Benjamin
 Saga Hibachi Steakhouse
 Sangricco Christine M
 Sawa Japanese Inc
 Sawa Steakhouse Inc
 Schmid Jeffrey
 Schmitt Jessica
 Schultz Henrietta S Est, Keith R
 Scott Colin R
 Senekal Hendrik J
 Sensabaugh Aaron
 Sferra James Joseph
 Shaler Township
 Shank Adam
 Sharma Rishin K
 Signature Realty
 Simon Brooke T, Scott M
 Simpson Jeffrey
 Sir Pizza
 Slemmer Vera
 Smaretsky Ryan
 Smith Charles H
 Smith Daniel
 Smith John
 Soffel William
 Southwood Mike
 Spurney Sean
 Sriram Nagarani
 Staats Kenneth Jr Est
 Stacey Sargent Ira
 Stanchak Cynthia Ann, David G
 Stebler Auto Villa
 Steiner Louis R
 Stewart Denise
 Subway
 Szenyeri Rob
 The Nordam Group in Envis
 Thomas Heather M
 Trenton Nadine S
 Tucker Thomas
 Turner Rebecca S
 United States Treasury
 Vaccaro John
 Valencia J Jaime
 Vidt Jane Est
 Villalobos Oscar
 Vitas Healthcare Corp
 Wadlow Maria
 Wehr Craig
 Weigand Joann P
 Weiss Jarrod L
 Westinghouse Electric Co
 Wortmann Steven
 Yoho Terri
 Yun Hee
 Zhao Qiannan
 Zhou June
 Ziccarelli Louis G

Zimmers Lora M

For information about the nature
 and value of the property, or to
 check for additional names, visit
www.patresury.gov

BCLJ: May 26, 2023

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 21st day of July 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 August 18, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 12, 19, 26, 2023

No. 2023-30037

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP
vs
KEN L. ASHBAUGH, JR.

PROPERTY ADDRESS: 668 FAIRVIEW ROAD, NORTH WASHINGTON, PA 16048

UPI/ TAX PARCEL NUMBER: 310-3F10-16A-0000

All that certain piece or lot of land situate in the Township of Washington, County of Butler, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Kittanning Road, sometimes known as the Fairview-North Washington Road, said point being 70 feet South of lot of land of Florence Michaels, being the Southeast corner of the lot hereby conveyed; thence extending in a Western direction along line of other land of party of the first part, part of same tract, a distance of 200 feet to a stake; thence extending in a Northern direction along line of other land of party of the first part, part of same tract by a line parallel to said Kittanning Road, a distance of 60 feet to a stake; thence extending in an Eastern direction along line of said other land of party of the first part; part of same tract, a distance

of 200 feet to a point on the Kittanning Road; thence extending in a Southern direction along the center line of said Kittanning Road, a distance of 60 feet, to a point, the place of beginning.

BEING THE SAME PREMISES which National City Bank of Pennsylvania, by Deed dated 2/19/1999 and recorded in the Office of the Recorder of Deeds of Butler County on 2/25/1999 in Deed Book Volume 2971, Page 909, granted and conveyed unto Ken L. Ashbaugh, Jr..

PARCEL NO.: 310-3F10-16A-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30052

SPECIALIZED LOAN SERVICING LLC
vs
ROBERT BALASH, CARMEEN BALASH

PROPERTY ADDRESS: 402 BON AIR COURT, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S28-C56-0000

All that certain lot or piece of ground situate in the Township of Cranben-y, County of Butler and Commonwealth of Pennsylvania, being Lot Number 56 in the Franklin Ridge Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book volume 218, pages 46-49.

Being known and designated as Tax Parcel Number 130-528-C56 in the Deed Registry Office of Butler County, Pennsylvania.

Being the same property which Maitz Construction, Inc., by its deed dated January 3, 2003 and recorded February 4, 2003 in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200302040004793 granted and conveyed unto Charlene Wellington-Radwan and Robert F. Radwan, wife and husband, the grantors herein.

BEING KNOWN AS: 402 BON AIR COURT CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID: 130 S28 C560000

TITLE TO SAID PREMISES IS VESTED IN ROBERT BALASH AND CARMEEN

BALASH, HUSBAND AND WIFE BY DEED FROM CHARLENE WELLINGTON-RADWAN AND ROBERT E. RADWAN, WIFE AND HUSBAND, DATED DECEMBER 18, 2007 RECORDED DECEMBER 21, 2007 INSTRUMENT NO. 200712210032242

BCLJ: May 12, 19, 26, 2023

No. 2023-30030

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TUSTEE FOR CSMC 2021-RPK5 TRUST

vs
JEFFREY M. BARBER, JULIANE M WERNER-BARBER, JULIANE M. WERNER

PROPERTY ADDRESS: 181 Brinker Rd, Butler, PA 16002

UPI/ TAX PARCEL NUMBER: 290-1F151-25-0000

ALL THAT CERTAIN lot or parcej of land situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of T-588 at the Southeast corner of the parcel herein described.,said point being common o the Northeast corner of lands of now or formerly L. Wager; thence by the Northern line of Wagner: North 84° 50' 53" West, a distance of 202.3 feet to a point on the line of lands of now or formerly Heasely Nurseries, Inc.; thence by same the following courses and distances: North 17° 6' 00" West, a distance of 183.67 feet to a point: thence North 2° 53' 33" East, 578.37 feet to a point on the line of the railroad right of way; thence by same the following five courses and distances: North 75° 37' 26" East, a distance of 68.58 feet; thence South 71° 7' 34" East. A distance of 600 feet; thence South 62° 18' 34" East, a distance of 750.00 feet; thence South 68° 23' 37" East, a distance of 596.89 feet; thence South 72° 26' 23" East, a distance of 343.75 feet to a point in the center line of T-588; thence by same, South 3° 44' 20" West, 407.32 feet to a point, the place of beginning.

CONTAINING 23.39 acres and having thereon erected a dwelling house and outbuildings.

BEING THE SAME PREMISES which Jeffrey M. Barber, by Deed dated March 27, 2007 and recorded on March 30, 2007, in the Butler County Recorder of Deeds as Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Werner-Barber, husband and wife.

Being Known as 181 Brinker Road, Butler, PA 16002

Parcel I.D. No. 290-1 F151-25.0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30062

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

vs
AVERY W. BEAMISH

PROPERTY ADDRESS: 205 BRYAN STREET, EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 400-G61A-0000

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN EVANS CITY BOROUGH, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF BRYAN STREET AT A POINT COMMON TO LOTS NO. 50 AND 51; THENCE IN AN EASTERLY DIRECTION ALONG SAID BRYAN STREET, 50 FEET TO A POINT AND THE NORTHWEST CORNER OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LOT NO. 52, 150 FEET TO A POINT ON THE NORTH SIDE OF A 16 FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG SAID 16 FOOT ALLEY, 50 FEET TO A POINT AND THE SOUTHEAST CORNER OF LOT NO. 50; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 50, 150 FEET TO THE PLACE OF BEGINNING. BEING LOT NO. 51 IN THE O.G. IFFT PLAN OF LOTS (UNRECORDED) AND WITH THE IMPROVEMENTS THEREON.

BEING KNOWN AS: 205 BRYAN STREET, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400- SI- G61A-0000

BEING THE SAME PREMISES WHICH ERIC B. SMITH, EXECUTOR OF THE ESTATE OF JOYCE A. BADER, AIKJA JOYCE ANN BADER, F/KJA JOYCE A. SMITH, DECEASED BY DEED DATED 6/8/2017 AND RECORDED 6/20/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #201706200012749, GRANTED AND CONVEYED UNTO AVERY W. BEAMISH, A MARRIED PERSON.

BCLJ: May 12, 19, 26, 2023

No. 2023-30053

MIDFIRST BANK
vs
KATLYN G. BLACKWELL

PROPERTY ADDRESS: 205 BESSEMER AVENUE, LYNDORA, PA 16045

UPI/TAX PARCEL NUMBER: 052-37-A377-0000

All that certain lot or piece of ground situate in Lyndora, Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 377 in the Lyndora Land and improvement Company's Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 1, Page 7 (fonnerly Plan Book Volume 5, Page 1.)

BEING KNOWN AS: 205 BESSEMER AVENUE, LYNDORA, PA 16045

PROPERTY ID NUMBER: 052-37-A377-0000

BEING THE SAME PREMISES WHICH L & SH PROPERTIES, LLC BY DEED DATED 9/11/2018 AND RECORDED 9/14/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201809140018880, GRANTED AND CONVEYED UNTO KATLYN G. BLACKWELL, UNMARRIED.

BCLJ: May 12, 19, 26, 2023

No. 2023-30067

PENNYMAC LOAN SERVICES LLC
vs
KRISTA DAVIS, BARBARA GRAHAM,

TODD DAVIS

PROPERTY ADDRESS: 423 ISABELLACOURT, ZELIENOPLE, PA 16063

UPI/TAX PARCEL NUMBER: 180-S8-A209

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 209 AS SHOWN ON THE PLAN ENTITLED, "JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN" AND RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA IN PLAT BOOK 358, PAGES 14, 15 & 16.

UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT AND DECLARATION OF EASEMENT AS RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIAAS INSTRUMENT NUMBER 201608220017145.

BEING PARCEL NO.: 180-S8-A209

Having Erected thereon a dwelling known as 423 Isabella Court, Zelenople, PA 16063

BEING THE SAME PREMISES which NVR Inc., a Virginia Corporation , by Deed dated 9/22/2017 and recorded in the Office of the Recorder of Deeds of Butler County on 09/26/2017 in Instrument 201709260020940, granted and conveyed unto Krista Davis and, Todd Davis, Wife and Husband and Barbara Graham, Unmarried.

PARCEL NO.: 180-S8-A209.

BCLJ: May 12, 19, 26, 2023

No. 2023-30044

SPECIALIZED LOAN SERVICING LLC
vs
CHRISTIAN DEGUTIS

PROPERTY ADDRESS: 312 LESLIE ROAD, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-2F90-38GD

ALL THAT CERTAIN piece, parcel or tract ofland situate in MIDDLESEX TOWNSHIP,

BUTLER COUNTY, PENNSYLVANIA, being bounded and described as follows:

BEGINNING at a point in the center line of R.10017, known locally as Leslie Road, a 33 foot right of way, said point being common to the northwest corner of lands of now or formerly W. T. Gardner and the northeast corner of the lot herein conveyed; thence South 5° 18' West presently along a tree line and the western line of lands of W. T. Gardner, a distance of 304.20 feet; thence North 85° 42' West along the northern line of lands now or formerly of Paul J. Miller, a distance of 150.02 feet to a point, the southeast corner of a 1.155 acre tract being other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, thence North 5° 18' East along the easterly line of other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, a distance of 305.99 feet to a point in the center of R. 10017; thence South 85° 01' East along the center line of L. R. 10017, a distance of 150.00 feet to a point, the place of beginning.

BEING known as Parcel Number 230-2F90-38GD.

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA, PA 16059

PROPERTY ID: 230-2F90-38GD

TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN DEGUTIS BY DEED FROM REBECCA L. DEGUTIS, NOW KNOWN AS REBECCA L. LEMON AND CHRIS DEGUTIS DATED 03/03/2017 RECORDED 03/10/2017 INSTRUMENT NO. 201703100005149.

BCLJ: May 12, 19, 26, 2023

No. 2023-30046

PENNYMAC LOAN SERVICES LLC vs **AMOS GOOD**

PROPERTY ADDRESS: 843 EAU CLAIRE ROAD, HARRISVILLE, PA 16038

UPI/ TAX PARCEL NUMBER: 210-2F120-12C-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 IN THE PIERCE LOT

LINE REVISION PLAN OF LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 368, PAGE(S)20.

BEING THE SAME PREMISES which Paul E. Pierce and Shirley L. Pierce, Husband and Wife, by Deed dated 2/6/2018 and recorded in the Office of the Recorder of Deeds of Butler County on 2/15/2018 in Instrument No. 201802150002991, granted and conveyed unto Amos Good.

PARCEL NO.: 210-2F120-12C-0000 and Part of 210-2F120-12F-0000.

BCLJ: May 12, 19, 26, 2023

No. 2023-30032

WELLS FARGO BANK, N.A. vs **NINA MARIE GROSSMAN, NINA M NORTHROP**

PROPERTY ADDRESS: 167 Naughton Circle, Evans City, PA 16033

UPI/ TAX PARCEL NUMBER: 160-S6-B135-0000

All that certain lot or parcel of ground, situate in the Township of Forward, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 135 on the Plan of Wilsons Ridge, Phases 1 and 2, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 323, Pages 35 to 37, inclusive.

BEING known and numbered as 167 Naughton Circle, Evans City, PA 16033

Being the same property conveyed to Nina M. Grossman, as her sole and separate property who acquired title by virtue of a deed from Matthew E. Northrop and Nina M. Northrop, now known as Nina M. Grossman, dated January 25, 2019, recorded January 31, 2019, at Instrument Number 201901310001873, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 160-S6-B135-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30061

SPECIALIZED LOAN SERVICING LLC
vs
JOSEPH P LARNINO

PROPERIY ADDRESS: 564 MAHOOD ROAD, WEST SUNBURY, PA 16061

UPI/ TAX PARCEL NUMBER : 080-2F108-A30-0000

The land referred to herein below is situated in the county of BUTLER, State of PA and is desaiabd as follows: ALL THAT PARCEL OF LAND IN TOWNSHIP OF CLAY, BUTLER COUNIY, COMMONWEALTH OF PENNSYLVANIA, AS DESCRIBED IN DEED INST# 200703260006, PAGE 0, ID# 080 2FI 08 A30, BEING KNOWN AND DESIGNATED AS:

COMMENCING AT A POINT IN THE CENTER LINE OF LEGISLATIVE ROUTE 10055, AT A POINT ON THE LINE OF LANDS NOW OR FORMERLY OF N. CAIN, THE NORTHWEST CORNER OF THE PROPERIY HEREIN DESCRIBED; THENCE ALONG THE CENTER LINE OF LEGISLATIVE ROUTE I 0055 NORTH 51° 37' 00" EAST A DISTANCE OF 300.00 FEET TO A POINT; THENCE ALONG LINE OF LANDS NOW OR FORMERLY MCKEE SOUTH 2° 00' 00" EAST A DISTANCE OF 626.16 FEET TO AN IRON PIN; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF MCKEE SOUTH 88° 00' 00" WEST A DISTANCE OF 242.83 FEET TO AN IRON PIN ON LANDS NOW OR FORMERLY OF D. PATTERSON; THENCE ALONG LANDS NOW OR FORMERLY OF PATTERSON AND CAIN, NORTH 2° 00' 00" WEST, A DISTANCE OF 450.00 FEET TOA POINT IN THE CENTER LINE OF LEGISLATIVE ROUTE 10055, THE PLACE OF BEGINNING.

BEING LOT NO. 1 IN THE PLAN OF SUBDIVISION FOR THE ESTATE OF CHARLOTTE A. LOEW AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNIY AT RACK FILE 113, PAGE 12.

Property Address:
564 MAHOOD RD
WEST SUNBURY, PA 16061

Parcel Number:
080-2FI 08-A30-0000

BEING KNOWN AS: 564 MAHOOD ROAD WEST SUNBURY, PA 16061

PROPERIY ID: 080-6980-7810

TITLE TO SAID PREMISES IS VESTED IN JOSEPH P. LARNINO AND ELIZABETH M. LARNINO, HUSBAND AND WIFE BY DEED FROM JOSEPH P. LARNINO, MARRIED DATED 03/16/2007 RECORDED 03/26/2007 INSTRUMENT NO. 2007032600006894.

BCLJ: May 12, 19, 26, 2023

No. 2020-30071

21ST MORTGAGE CORPORATION, ASSIGNEE OF MERS AS NOMINEE FOR CIT GROUP/CONSUMER FINANCE INC. vs
KATHLEEN LAURIA, STEVEN LAURIA

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051

UPI/TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to s point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppinger, South 88 degrees West, a distance of 641 feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: May 12, 19, 26, 2023

No. 2023-30071

WHITESTOWN TOWNHOMES LLC
vs
GABRIEL LUTZ

PROPERTY ADDRESS: 129 WHITESTOWN VILLAGE, APARTMENT B, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-65-83568-0000

ALL THAT CERTAIN Unit situate in Butler Township, Butler County, Commonwealth of Pennsylvania, being designated as Unit 3568 in Whitestown Village Townhouses, a Unit property project, submitted to the provisions of the Unit Property Act (Act of July 3, 1963 P.L. 196) pursuant to Declarations recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 963, Page 699: the Declaration Plan entitled "DedARATION Plan for Whitestown Village Townhouses" in the Whitestown Village Composite Unit Property Plan and recorded in said Recorder's Office in Rack File 63, Page 6A, 6B and 6C, including the Subdivision Plan for Whitestown Village Composite Unit Property Plan and SubPlan 1 Roadway, Easements and Utility Plan for Whitestown Village Composite Unit Property Plan and SubPlan 2 Title Plan for Whitestown Village Composite Unit Property Plan, all as recorded in said Recorder's Office in Rack File 63, Pages 4, 5A and 5B, and by reference therein and thereto incorporated into the Whitestown Village Townhouses and the amended Code of Regulations for Whitestown Village Townhouses, recorded in the Recorder's Office in Deed Book Volume 968, Page 549.

SUBJECT to reservations, easements, conditions, and encumbrances, more specifically set forth in the DedARATION and the Amended Code of Regulations above referenced to, recorded as aforesaid.

SUBJECT to the conditions, reasons and purposes set forth in a Deed of Clarification Between Jolin Construction Corporation, a/k/a American Land and Leisure Corporation, and American Land and Leisure Corporation, date June 19, 2006, and recorded July 5, 2006, as aforesaid, at Instrument Number 200607050016844.

TOGETHER WITH AND SUBJECT TO easements in, over and across the land above described and other lands of the declarant contiguous therewith for the following purposes:

- (a) Road or driveway for ingress, egress and regress to and from the property above described and the Whitestown Road to be used by the unit owners in the Whitestown Village Townhouses, their heirs and assigns, in common with the declarant as owner of adjoining premises, its successors and assigns;
- (b) Sewer, water, electricity, and gas utility service, including the necessary poles, pipes, wires, fittings, valves and other appurtenances, to serve the Whitestown Village Townhouses, and also to serve other land held by declarant.

BEING the same premises title, to which became vested in Gabriel Lutz by deed of Lawrence R. Newman dated June 19, 2018, and recorded in Butler County at Instrument Number 201806260012657 on June 26, 2018.

BEING KNOWN as 1298 Whitestown Village, Butler, PA 16001 Butler County Parcel Number 056-65-8356B-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30058

AMERISAVE MORTGAGE CORPORATION
vs
JOHN LUTZ

PROPERTY ADDRESS: 254 ANDERSON ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-2F733-9E0000

ALL THAT CERTAIN lot or parcel of ground situate in Penn Township, Butler County, Pennsylvania, being more accurately described as follows:

BEGINNING at a point in the center line of T-490 A.K.A. Anderson Road; said point being South 11° 29' 00" East, a distance of 20.09 feet from the Northeast corner of the parcel of which this is a part; thence through lands now or formerly of William J. Gass, Jr., North 86° 31' 00" West, a distance of 400.12 feet to a point; thence continuing through the lands now or formerly of William J. Gass, Jr., South 3° 29' 00" West, a distance of 224.80 feet to a point; thence continuing through same, South 86° 31' 00" East, a distance of 460.69 feet to a point in the center line of T-490; thence by said center line, North 11° 29' 00" West, a distance of 234.53 feet to the point of BEGINNING.

HAVING erected thereon a one story frame dwelling house. PARCEL NO. 270-2F73-39E-0000
Being the same premises which Tammy Lutz, by deed dated 07/09/2021 and recorded 07/13/2021 in the Office of the Recorder of Deeds in and for the County of Butler, in Instrument No. 202107120019709, granted and conveyed unto John Lutz, in fee.

Tax Parcel: 270 2F733 9E0000

Premises Being: 254 Anderson Rd, Butler, PA 16002

BCLJ: May 12, 19, 26, 2023

No. 2023-30034

MORTGAGE ASSETS MANAGEMENT, LLC vs
JUDITH A. NEILL, IN HER CAPACITY AS HEIR OF RONALD R. MCCANDLESS, TWILA STEWART, IN HER CAPACITY AS HEIR OF RONALD R. MCCANDLESS, UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD R. MCCANDLESS

PROPERTY ADDRESS: 451 GREAT BELT ROAD, BUTLER, PA 16001

UPI /TAX PARCEL NUMBER: 190-1F155-6B-0000

ALL THOSE TWO (2) CERTAIN PIECES,

PARCELS OR TRACTS OF LAND SITUATE IN JEFFERSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT ONE: BEGINNING AT A POINT AT THE PUBLIC ROAD LEADING FROM HERMAN TO THE FREEPORT ROAD AT THE EASTERN EDGE OF A PRIVATE DRIVEWAY, THE SOUTHWEST CORNER OF THE LAND HEREIN CONVEYED; THENCE NORTH ALONG THE EASTERN SIDE OF SAID PRIVATE DRIVEWAY 180 FEET, MORE OR LESS, TO A POINT ON LNE OF LANDS OF STROBEL, THE NORTHWEST CORNER; THENCE EAST ALONG THE STROBEL LANDS 160 FEET, MORE OR LESS, TO A POINT AT THE AFOREMENTIONED PUBLIC ROAD, THE NORTHEAST CORNER; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SAID PUBLIC ROAD LEADING FROM HERMAN TO THE FREEPORT ROAD, 160 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, SAID PARCEL OF LAND BEING TRIANGULAR IN SHAPE AND CONTAINING APPROXIMATELY 27/100THS OF AN ACRE, AND HAVING THEREON ERECTED A FRAME DWELLING HOUSE.

TRACT TWO: BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF LANDS OF R. STROBEL AND THE EAST LINE OF LANDS OF GAILLOT AND THE CENTER LINE OF LEGISLATIVE ROUTE NO. 10033: THENCE SOUTH 44 DEGREES WEST ALONG THE CENTER LINE OF LEGISLATIVE ROUTE NO. 10033 A DISTANCE OF 118.40 FEET TO A POINT, THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG LINE OF LANDS OF GAILLOT A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT ON LIEN OF LANDS OF H.N., STROBEL: THENCE SOUTH 89 DEGREES 32 MINUTES ESAST ALONG LINE OF LANDS OF MCCANDLESS A DISTANCE OF 200 FEET TO A POINT IN THE CENTERLINE OF LEGISLATIVE ROUTE NO. 10033; THENCE NORTH 44 DEGREES EAST ALONG THE CENTER LINE OF SAID LEGISLATIVE ROUTE NO. 10033 A DISTANCE OF 5 FEET TO A POINT, THE PLACE OF BEGINNING BEIONG A STRIP OF LAND 5 FEET IN WIDTH OFF THE SOUTH END OF THE GAILLOT PROPERTY

UNDER AND SUBJECT TO A RIGHT OF WAY FOR A GAS AND PIPE LINE BEING KNOWN AS: 451 GREAT BELT ROAD, BUTLER, PA 16002
PROPERTY ID: 190-1F155-6B-0000

TITLE TO SAID PREMISES IS VESTED IN RONALD R. MCCANDLESS BY DEED FROM RONALD R. MCCANDLESS, DATED JUNE 4, 2009 RECORDED JULY 6, 2009 IN INSTRUMENT NO. 200907060015227

RONALD R. MCCANDLESS DEPARTED THIS LIFE ON OR ABOUT NOVEMBER 23, 2021

BCLJ: May 12, 19, 26, 2023

No. 2023-30069

MCLP ASSET COMPANY INC
vs
JEREMY R. ROWLEY

PROPERTY ADDRESS: 162 HECK ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F75-A3S-0000

All that certain lot or parcel located in Buffalo Township, Butler County, Pennsylvania, known as Lot No. 6 and also known as parcel A3S in the Heck Road Plan of Lots recorded at Plan Book Volume 150, page 39 and the revised Heck Road Plan of Lots recorded at Plan Book Volume 183, page 38, all in the Office of the Recorder of Deeds of Butler County, and being more particularly described as follows:

Beginning at a point where the boundary line between Lots 5 and 6 of the Heck Road Plan of Lots intersects with the northwestern border of Township Road 618, also known as Heck Road; thence along the boundary line between Lots 5 and 6, North 46 degrees 56 minutes 24 seconds West, 309.68 feet to a point on the boundary line between the Heck Road Plan of Lots and the property now or formerly of Deanna Ekas; thence along said boundary line, North 37 degrees 4 minutes 29 seconds East, a distance of 122.56 feet to a point along the boundary line between Lots 6 and 7; thence along the boundary line between Lots 6 and 7 South 52 degrees 55 minutes 31 seconds East, a distance of 318.90 feet to a point along the northern boundary of Heck Road; thence along said boundary South

41 degrees 6 minutes 6 seconds West, a distance of 155.23 feet to a point, being the place of beginning.

BEING THE SAME PREMISES which Dennis G. Renaldi and Sandra L. Renaldi, Husband and Wife, by Deed dated 10/1/2010 and recorded in the Office of the Recorder of Deeds of Butler County on 10/12/20 10 in Instrument No. 201010120023333, granted and conveyed unto Jeremy R. Rowley.

PARCEL NO.: 040-1F75-A3S-0000.

BCLJ: May 12, 19, 26, 2023

No. 2023-30068

DU MORTGAGE CAPITAL, INC.
vs
WILLIAMSEYBERT, CO-ADMINISTRATOR OF THE ESTATE OF TERENCE W. KWIATKOWSKI, DECEASED, KATHY PROTZMAN, CO-ADMINISTRATOR OF THE ESTATE OF TERENCE W. KWIATKOWSKI, DECEASED

PROPERTY ADDRESS: 111 SHADY AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-B75-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in Butler Township, Butler County, Pennsylvania, being Lots No. 74, 75, 76, and 77 in the Butler Highfields Plan of Lots as recorded in Plan Book 3, page 35, being more accurately described as follows:

ON the North 100 feet, more or less, by Shady Avenue; on the East 140 feet, more or less, by Lot # 73; on the South 100 feet, more or less, by Shady Way; and on the West 140 feet, more or less, by Lot# 78.

Lot# 77 having thereon erected a brick dwelling house.

BEING THE SAME PREMISES which Olana Purcell, now Olana Razny and Leonard F. Razny, Jr., her husband, by Deed dated October 11, 1984 and recorded on October 22, 1984, in the Butler County Recorder of Deeds Office at Deed Book Volume 1207 at Page 519, granted and conveyed unto Terence W. Kwiatkowski and Terry A. Kwiatkowski, his wife. Terry A. Kwiatkowski departed this life on or about February 17, 2018, thereby vesting title to Terence W.

Kwiatkowski by operation of law. Terence W. Kwiatkowski departed this life on or about September 22, 2019. Decedent's estate has been raised and Letters of Administration were granted to William Seybert and Kathy Protzman under File No. 10-20-0174 by the Register of Wills of Butler County. Where by operation of law, title vested in William Seybert and Kathy Protzman, as Co-Administrators of the Estate of Terence W. Kwiatkowski.

Being Known as 111 Shady Avenue, Butler, PA 16001 Parcel 1.0. No. 055-28-875-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30051

FREEDOM MORTGAGE CORPORATION vs **BRYAN ST. GERMAIN, RACHEL ST. GERMAIN-FIGUERAS**

PROPERTY ADDRESS: 1802 POINTE VIEW DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S18-B8B-0000

All that certain lot or parcel of ground situate in Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being known as Lot 8B as shown on the Plan entitled "Adams Pointe-PRO Amendment No. 12-Lots 8 &14", recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 353, page 48.

BEING KNOWN AS: 1802 POINTE VIEW DRIVE, MARS, PA 16046

PROPERTY ID NUMBER: 010-S18-BSB-0000

BEING THE SAME PREMISES WHICH NVR INC., A VIRGINIA CORPORATION BY DEED DATED 4/26/2016 AND RECORDED 4/27/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201604270007914, GRANTED AND CONVEYED UNTO RACHEL ST. GERMAIN-FIGUERAS AND BRYAN ST. GERMAIN, WIFE AND HUSBAND.

BCLJ: May 12, 19, 26, 2023

No. 2023-30056

PLANET HOME LENDING, LLC vs **GABRIEL MICHAEL VARRENTI**

PROPERTY ADDRESS: 781 NORWEGIAN SPRUCE DRIVE. MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S12-B8B

ALLTHAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 8-B in Townhouse Building B Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 291, page 27.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions, including but not limited to easements and assessments created therein, as recorded in Record Book 2369, page 651; First Amendment in Record Book Volume 2433, page 40; Second Amendment in Record Book Volume 2463, page 351; Third Amendment in Record Book Volume 2506, page 312; Fourth Amendment in Record Book Volume 2693, page 956; Fifth Amendment in Instrument No. 200107270020603 and Sixth Amendment in Instrument No. 200206270022003; and Instrument No. 200407120022712 and First Amendment in Instrument No. 200411090035851.

SUBJECT TO an 8 foot easement for utilities as they now exist extending from the front and rear of unit

PARCEL NO. 010-S12-BSB.

BCLJ: May 12, 19, 26, 2023

Sheriff of Butler County, Michael T. Slupe

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 21st day of July 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 August 18, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 26 & June 2, 9, 2023

No. 2022-30107

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

vs

JOHN F TOBACK, JOHN FRANCIS TOBACK, JOHN F TOBACK, III

PROPERTY ADDRESS: 3104 ONEIDA VALLEY ROAD, HILLIARDS, PA 16040

UPI / TAX PARCEL NUMBER: 300-3F16-31BB-0000

TAX I.D. #: 300-3F16-31BB-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 2 IN THE LOT LINE REVISION FOR JOHN O. BEATTY, SR. & ETHEL I. BEATTY, HAROLD G. MOORE & PAMELA ANN MOORE, RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 271 PAGE 32.

CONTAINING 1.25 ACRES AS PER SURVEY OF JOHN E. DUSHEK, SURVEYOR, DATED JANUARY 22, 2004.

BEING KNOWN AS: 3104 ONEIDA VALLEY

ROAD, HILLIARDS, PENNSYLVANIA 16040.

TITLE TO SAID PREMISES IS VESTED IN JOHN F. TOBACK A/K/A JOHN FRANCIS TOBACK A/K/A JOHN F. TOBACK, III BY DEED FROM JOHN F TOBACK AND LORI ANN TOBACK, HUSBAND AND WIFE, DATED MAY 14, 2019 AND RECORDED MAY 14, 2019 IN INSTRUMENT NUMBER 201905140008600.

BCLJ: May 26 & June 2, 9, 2023

Sheriff of Butler County, Michael T. Slupe