

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: Richard Peter Fennell
a/k/a: Richard P Fennell**

Late of: Summit Township PA
Executor: Adam Felmlee
913 Southview Place Ne
Lenoir NC 28645
Executor: Leah Felmlee
913 Southview Place Ne
Lenoir NC 28645
Executor: Carmella Solita
11464 Maid At Arms Lane
Berlin MD 21811
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: September 12, 19 & 26, 2025

Estate of: Amber Kathleen Goepfert

Late of: Butler Township PA
Executor: Wendy D Welsh
101 October Dr
Butler PA 16002
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: September 12, 19 & 26, 2025

Estate of: Mary Ann Latini

Late of: Center Township PA
Executor: Deborah A Gilbert
111 Haylees Lane
Butler PA 16002
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
Po Box 154
Renfrew PA 16053
BCLJ: September 12, 19 & 26, 2025

**Estate of: William Leroy Layton
a/k/a: William L Layton**

Late of: Center Township PA
Executor: Linda Herman
225 Seminole Trail

Butler PA 16001
Executor: Sandra Knies
135 Elgie Drive
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King Coulter & Graham
LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: September 12, 19 & 26, 2025

**Estate of: Amy L Navoney
a/k/a: Amy Lu Navoney**

Late of: Cranberry Township PA
Executor: Christopher J Navoney
604 Penn Tree Drive
Gibsonia PA 15044
Attorney: Marc Rosenwasser
5001 Baum Boulevard
Suite 789
Pittsburgh PA 15213

Estate of: Sandra Lee Smith

Late of: Renfrew PA
Administrator: Sandra J Smith
238 Beacon Road
Renfrew PA 16053
Attorney: Harold A English
H A English And Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101
BCLJ: September 12, 19 & 26, 2025

Estate of: Gwendolyn Tisdale

Late of: Bonita Springs, Lee County,
Florida
Ancillary Ancillary Executor: Nicholas A
Fisher
210 Crowe Ave
Mars PA 16046
BCLJ: September 12, 19 & 26, 2025

Estate of: Eunice J Zabicki

Late of: Butler Township PA
Executor: Richard V Zabicki
529 Brown Ave
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: September 12, 19 & 26, 2025

**Estate of: Marsha Zabicki
a/k/a: Marsha M Zabicki**

Late of: Butler Township PA
Administrator D.B.N.: Richard V Zabicki
529 Brown Ave
Butler PA 16001
Attorney: Lynn M Patterson

Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: September 12, 19 & 26, 2025

SECOND PUBLICATION

Estate of: David K Blackwell

Late of: Butler County PA
Administrator: Nicole Allison
3540 Saxonburg Boulevard
Pittsburgh PA 15238
BCLJ: September 5, 12 & 19, 2025

Estate of: Marilyn Book

a/k/a: Marilyn F Book

a/k/a: Marilyn Fizer Book

Late of: Forward Township PA
Executor: Nancy L Noble
291 Beacon Road
Renfrew PA 16053
Attorney: William J Schenck
Schenck & Long
297 Pittsburgh Rd Suite 2B
Butler PA 16002
BCLJ: September 5, 12 & 19, 2025

Estate of: Daryle Lee Byers

Late of: Karns City PA
Executor: Ashley N File
227 Park Avenue
PO Box 1
Bruin PA 16022
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001
BCLJ: September 5, 12 & 19, 2025

Estate of: Leslie Gunn Cook

Late of: Butler PA
Administrator: Shannon Cook
5601 Route 954 Highway N
Creekside PA 15732
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: September 5, 12 & 19, 2025

Estate of: Dorothy Marie Devine

Late of: Cranberry Township PA
Executor: Deborah Lynn Ference
206 Lafayette Dr
Cranberry Twp PA 16066
Attorney: Brock A Meanor
234 Beaver Street Suite 2
Sewickley PA 15143

Estate of: Sylvia A Dimarco

Late of: Prospect PA
Executor: Danette Dimarco
154 Kirk Rd
Prospect PA 16052
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: September 5, 12 & 19, 2025

Estate of: Michael E Holko

Late of: Butler Township PA
Executor: Michael C Holko
5425 Autumn Drive
Harrisburg PA 17111
Executor: Christopher E Holko
217 Royal Oak Drive
Butler PA 16002
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: September 5, 12 & 19, 2025

Estate of: James N Krenicky

a/k/a: James Krenicky

Late of: Cranberry Township PA
Executor: Mary Ann Reynolds
100 Denniston Street
Unit 233
Pittsburgh PA 15206
Attorney: Carl M Hanchak
Hanchak & Pratt, LLC
76 Old Clairton Road
Pittsburgh PA 15236
BCLJ: September 5, 12 & 19, 2025

Estate of: Crystal Lucas

Late of: Butler PA
Administrator: Tyler P Bartley
538 E Pearl Street
Butler PA 16001
Attorney: Leland C Clark
138 E Jefferson St Suite 4
Butler PA 16001
BCLJ: September 5, 12 & 19, 2025

Estate of: Leonard J Martin

Late of: Jackson Township PA
Executor: Robert L Martin
114 1/2 Greenwood Drive
Butler PA 16001
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: September 5, 12 & 19, 2025

Estate of: Karen J Miller

Late of: Butler Township PA
 Executor: Gordon F Miller
 1006 Lake Path Road
 Willow Spring NC 27592
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: September 5, 12 &19, 2025

Estate of: Dennis Pinsky

Late of: Prospect PA
 Administrator: Joseph Pinsky
 1551 Midland Beaver Rd
 Industry PA 15052
 Attorney: Ryan F Scully
 Scully & Scully PC
 7500 Brooktree Rd Ste 202
 Wexford PA 15090
 BCLJ: September 5, 12 &19, 2025

Estate of: William J Rapp

a/k/a: William Joseph Rapp
 Late of: Connoquenessing PA
 Executor: Maxine J Rapp
 149 Moose Road
 Renfrew PA 16053
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: September 5, 12 &19, 2025

Estate of: Anthony D Sack

a/k/a: Tony Donald Sack
a/k/a: Anthony Donald Sack
 Late of: Marion Township PA
 Executor: John T Sack
 515 Harrisville Rd
 Boyers PA 16020
 BCLJ: September 5, 12 &19, 2025

Estate of: Margie Louise Vangorder

Late of: Butler PA
 Executor: Judy A Marzullo
 326 South Duffy Road
 Butler PA 16001
 BCLJ: September 5, 12 &19, 2025

Estate of: Marjorie L Waldroup

Late of: Chicora PA
 Executor: Gerald Waldroup
 124 Green Street
 Chicora PA 16025
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001
 BCLJ: September 5, 12 &19, 2025

Estate of: Eunice A Weber

Late of: Mars PA
 Executor: Robert A Weber
 616 Pierson Drive
 Highlands NC 28741
 BCLJ: September 5, 12 &19, 2025

THIRD PUBLICATION**Estate of: Betty L. Byers**

Late of: Penn Township PA
 Executor: Susan L. Zitzman
 2310 Treetop Lane
 Hebron KY 41048
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: James E. Cooper Jr.

Late of: Adams Township PA
 Executor: Jodie L. Rupp
 1409 Jefferson Heights Rd.
 Pittsburgh PA 15235
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: James C Davidson

Late of: Zelenople PA
 Executor: Mary E Metzger
 127 Chestnut St
 Zelenople PA 16063
 BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: John Joseph Ferry

a/k/a: John J. Ferry
 Late of: Cranberry Township PA
 Executor: Carol F. Ferry
 610 Norman Dr
 Cranberry Twp PA 16066
 Attorney: Michael K Parrish Esq
 Grb Law Waterfront Corporate Park
 2100 Georgetown Drive Suite 300
 Sewickley PA 15143
 BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Donald Theodore Gengler

a/k/a: Donald T. Gengler
 Late of: Jefferson Township PA
 Administrator: Jonathan Gengler
 1107 Freeport Rd
 Natrona Heights PA 15065
 Attorney: Michael S Lazaroff Esquire
 277 West Main St

PO Box 216
Saxonburg PA 16056
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Nancy A Huckestein

Late of: Valencia PA
Executor: Charlene A. Friel
602 Appleridge Court
Gibsonia PA 16044
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Linda E Lees**a/k/a: Linda Lees**

Late of: Adams Township PA
Executor: Larry F Baumgartel
1564 Three Degree Road
Mars PA 16046
Attorney: Gabrielle N Morella
Morella & Associates PC
706 Rochester Road
Pittsburgh PA 15237
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Harold G. McDowell**a/k/a: Harold George McDowell**

Late of: Slippery Rock Township PA
Executor: George F. McDowell
107 McDowell Lane
Slippery Rock PA 16057
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Joseph R. Pawlak

Late of: Cranberry Township PA
Executor: Joseph M. Pawlak
354 Valerie Drive
Cranberry Township PA 16066
Attorney: Marc Rosenwasser
5001 Baum Boulevard
Suite 789
Pittsburgh PA 15213
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Michael Allen Pflugh**a/k/a: Michael A. Pflugh**

Late of: Renfrew PA
Executor: Luellen Gall
159 Camp Fatima Rd
Renfrew PA 16053
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Shirley A. Shearer**a/k/a: Shirley Anne Shearer**

Late of: Zelenople PA
Executor: Brian J Shearer
143 Pine Hill Way
Ellwood City PA 16117
Executor: Carla A Hardt
164 Forsythe Road
Valencia PA 16059
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: Donald Lee Swope

Late of: West Sunbury PA
Administrator: Christopher Swope
304 Oak Street
Butler PA 16001
Attorney: Drew A. Durbin
The Lynch Law Group
375 Southpointe Blvd, Suite 100
Canonsburg PA 15317
BCLJ: August 29 & Sept 5 & 12, 2025

Estate of: William J Tiegel**a/k/a: William James Tiegel**

Late of: Saxonburg PA
Executor: Rebecca T Morella
9411 Pearl Dr
North Benton OH 44449
Attorney: Gabrielle N Morella
Morella & Associates PC
706 Rochester Road
Pittsburgh PA 15237
BCLJ: August 29 & Sept 5 & 12, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
July 19 - July 25, 2025**

101 Clearview Assoc Lp; 101 Clearview

**Assoc Mgmt Inc--S&T BK--Center
Twp Sub/Condo:Clearview Mall
Plan No 2 Lot:5 Parcel:060-S18-A1
Acre:7.0406:\$14,234,500.00**

Aippersbach, Camille; Aippersbach,

**Dale--CITIZENS BK NA--Center Twp
Sub/Condo:Timberidge Plan Ph Vi Lot:69
Street:112 Dakotah Dr Parcel:060-
S19-A69:\$200,000.00**

Ament, Katelyn a/k/a; Ament, Katelyn

**M a/k/a; Ament, Timothy M--ARMCO
CRED UN--Butler Twp Ward:1 Street:119
Dolphin Dr Parcel:051-48-28J:\$21,107.00**

Applewood Chiropractic Ctr Inc; Lucas,

**Craig J; Lucas, Meghan M--S&T BK--
Oakland Twp Street:119 Thorn Apple Dr
Parcel:250-S3-E15:\$450,000.00**

Arbanas, Alexandra--UNITED

**WHOLESALE MTG LLC--Buffalo Twp Sub/
Condo:Singleton Acres No 2 Plan Lot:16**

Pennymac Loan Services, LLC vs. **Plaisted, Carla**: Writ of Execution: 25-30175: \$170,067.42:

DIVORCES

August 30 - September 5, 2025

1st Name-Plaintiff

2nd Name-Defendant

Beauchamp, Michelle vs. **Beauchamp, Robert**: Atty: Sinatra & Istik Law Office, PLLC: 25-90506

Carter, Bonnie vs. **Carter, Joseph**: Atty: None: 25-90507

Geraghty, Toni Lynn vs. **Geraghty, Thomas John**: Atty: Boyer, Paulisick, Eberle & Biss: 25-90497

Joyce, Shawna vs. **Joyce, Aaron**: Atty: None: 25-90505

Parker, Justin vs. **Parker, Audrey**: Atty: None: 25-90504

Sauer, Linda S vs. **Sauer, Robert A**: Atty: None: 25-90503

MARRIAGE LICENSE FILINGS

Application Date:

August 30 - September 5, 2025

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.

Lizabeth Grace Stewart and Jackson Ray Batz :25-00645

Rodger Christopher Moore and Kieleigh Rose Booher :25-00627

Stephanie Victoria Lloyd and John Harvey Chamberlain Jr :25-00649

Aaron Taylor Foote and Christa Rena Christy :25-00631

Beth Ann Peebles and Howard John Fleeger Jr :25-00646

Dante Joseph Grecni and Kendyl Michelle Hilliard :25-00641

Nicole Marie Helmerich and Shane Carlson Hurdle :25-00632

Anna Elizabeth Hyatt and Timothy Michael Lipovsky :25-00634

Alfred Charles Schnabel and Angela Lynne Monpere :25-00637

Travis Cole Parsell and Carlie McKay Palmo :25-00630

Cortney Patricia Hazlett and Derek James Peterson :25-00636

Jeffrey Allen Walls and Melissa Jayne Philips

:25-00638

Dylan Myles Cullen and Jessica Nichole Price :25-00648

Cassandra Helene Kays and Devin Leroy Ritchie :25-00640

Elijah James Thompson and Cydney Lauryn Rupert :25-00642

Ryan Anthony Vero and Emily Nicole Sauer :25-00647

Dustin Emanuel Sahene and Kristen Noelle Schoeffel :25-00643

Cynthia Stacy Ponce and Jose Luis Serrano :25-00629

John Patrick Helzlsouer and Jamie Victoria Silicki :25-00628

Christopher Ryan Worst and Rebecca Anne Smith :25-00633

Alison Nichol Levier and Randy Joseph Stewart :25-00644

Bryan Paul Laughner and Emily Margaret Taylor :25-00635

Landon David Larimore and Taylor Nicole Thomas :25-00626

Patrick Joseph Trunzo and Jessica Lauren Tupper :25-00625

Zane Allen Hankey and Charity Elizabeth Unruh :25-00639

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Brumagin Family Revocable Living Trust dated December 18, 2007. All persons having claims against the **Brumagin Family Revocable Living Trust, Wayne P. Brumagin and Mary J. Brumagin Trustees** (deceased), are requested to make known the same to the attorney named below. All persons indebted to the said Trust are requested to make payment without delay to the attorney named below:

c/o Lynn M. Patterson, Esq.
1202 Oakridge Drive
Butler, PA 16001

BCLJ: August 29 & September 5 & 12, 2025

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on May 21, 2025, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **The Woodcraft and Wilderness Learning Trust.**

The corporation is organized exclusively for charitable and educational purposes, including but not limited to supporting the educational mission of the Woodcraft League of America® through wilderness-based programs for youth, families, and veterans, and providing equitable access through scholarships, mentorship, and land stewardship support.

Robert Yeager
President
The Woodcraft and
Wilderness Learning Trust

BCLJ: September 12, 2025

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on August 27, 2025, with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Mars Youth Basketball Association.** The corporation is formed exclusively for charitable, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Justin T. Barron, Esq.
Barron Law Office LLC
P.O. Box 493
Valencia, PA 16059

BCLJ: September 12, 2025

LEGAL NOTICE

In Re: Petition for Confirmation of Distribution of Monies, Butler County Tax Claim Bureau

MSD No. 202 5-402 46

The Estate of Linda L. Chupka (her known heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, or any other persons claiming under her); Parcel No. 290-1F1001A-0000; Property located in Summit Township; consisting of a tract of land and a house located at 121 Rimp Road, Butler County, PA; Date of Upset Sale September 9, 2024. Sold price \$14,500.00. You are hereby notified that on September 2, 2025, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why the Court should not confirm the proposed distribution of excess funds from the tax sale of the Parcel. After payment of delinquent taxes, 2025 taxes, deed recording and transfer taxes, Tax Claim Bureau statutory commission, lien search fee, and Certificate of Title preparation fee, the Butler County Tax Claim Bureau proposes that the remaining funds be distributed as follows: (1) Payment of any additional costs that may be incurred by the Butler County Tax Claim Bureau as a result of filing this Petition for Confirmation of Distribution of Funds, said costs are unknown at the time of filing.; (2). To the Butler County Register of Wills, Agent for release of lien on the real property located at 121 Rimp Road, Summit Township, Butler County, Pennsylvania, the amount of \$5,500.78. (3). To the Butler County Register of Wills to file the Release of Lien, \$10.00; (4). The balance of funds remaining after payment of any Bureau costs incurred, and payments for Release of Lien, in an amount not to exceed \$2,445.72, payable to the Estate of Linda L. Chupka, the delinquent former owner of the property at the time of the Upset Sale, subject to the provisions of Section 205(f) of the Real Estate Tax Sale Law of 1947, which provides that whenever no claim for payment of any balance due the owner of the property is presented by or on behalf of the owner within a period of three (3) years from the date of the sale, the balance of the proceeds shall be distributed to the respective taxing districts pro rata based upon the millage imposed by the taxing districts as of the year such property was sold, and in accordance with Section 205 of

the Real Estate Tax Sale Law.

LEGAL NOTICE

If no claim is presented by or on behalf of the owner by September 9, 2027, the Tax Claim Bureau shall proceed, without further Order of Court, with the distribution of the balance of the proceeds to the taxing districts pro rata based upon the millage in effect in the year the property was sold.

Said Rule is returnable and to be heard on September 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

BCLJ: September 12, 2025



NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Popovec Oil & Gas Management, LLC**, and it is to be organized effective May 23, 2023.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: September 12, 2025



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

In the Matter of MsD. No. 2025-40295

Notice is hereby given that, on the 25th day of August 2025, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of :

**Kaylor Robert Dodds to
Kaylor James Walters**

The Court has fixed the 25th day of November, 2025, at 9:45 AM 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: September 12, 2025



SHERIFF'S SALES

THIS IS AN ADD-ON FROM LAST WEEK

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 November, 2025 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.

All parties in interest and claimants are hereby notified that Schedules of Distribution December 19, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 12, 19 & 26, 2025

No. 2025-30173

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs
GEORGENE O'SCHE, EDWARD R O'SCHE

PROPERTY ADDRESS: 2020 POWELL ROAD, CRANBERRY TOWNSHIP, PA 16066
UPI / TAX PARCEL NUMBER: 130-4F110-33B Tax Id Number (s): 130-4F110-33B
All that certain lot in the Township of Cranberry, Butler County, Pennsylvania, being Lot No. One (1) in the Pine Hollow Plan of Lots No. 1 as recorded in Plan Book Volume 120, Page 12, bounded and described as follows:

BEGINNING at a point on the easterly right of way line of Powell Road, a 50-foot right of way, said point being the northwest corner of property herein conveyed and the southwest corner of Lot No. 2 in said plan the following courses and distances: South 83 degrees 53' 02" East for 224.15 feet to a point; thence South 57 degrees 06' 56" East for 140.73 feet to a point; thence South 27 degrees 22' 00" West along line of lands now or formerly Kapfer for 239.51 feet to an existing iron pipe; thence North 83 degrees 13' 00" West along line of lands now or formerly of John Osche for 233.37 feet to an existing iron pipe on the easterly right of way of Powell Road aforesaid; thence continuing along

the easterly right of way line of Powell Road North 00 degrees 09' 30" East for 652.12 feet to the place of beginning. Containing 1.882 acres per survey by Shoup Engineering, Inc. dated May 12,1987.

SUBJECT to a 40 foot building line along Powell Road and a 20 foot utility easement along the east side of said Lot No. 1. Excepting and reserving to certain previous grantors, their heirs and assigns, the free and uninterrupted right to use the 20 foot utility easement along the easterly side of Lot No. 1 as shown on said plan.

HAVING erected thereon a dwelling addressed as 2016 Powell Road, Mars, PA 16046.

UNDER AND SUBJECT to the payment of a certain mortgage dated November 13, 1987 from John R. Mauldin to Liberty Bell Savings Association, as recorded in Record Book Volume 1374, Page 1007, in the Butler County Office of Recorder of Deeds.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 2020 Powell Rd, Cranberry Township, PA 16066 A/K/A 2016 Powell Road, Mars, PA 16046
Being the same premises which John R. Mauldin, by Deed dated 06/26/1988 and recorded 06/24/1988, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 1408, Page 298, granted and conveyed unto Edward R. O'Sche and wife Georgene O'Sche, in fee. Tax parcel: 1304F11033B0000 aka 130-4F110-33B

Premises Being: 2020 Powell Road, Cranberry Township, PA 16066, F/K/A 2016 Powell Road, Mars, PA 16046

BCLJ: September 12, 19 & 26, 2025

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 November, 2025** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution December 19, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 5, 12 &19, 2025

No. 2025-30038

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK vs
JEFFREY L. COLLINS, ALYCE COLLINS**

PROPERTY ADDRESS: 143 MESA DRIVE, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER:
040-SI3-B119-0000

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 119 in the Buffalo Trails, PRD Phase I Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 200, pages 50-53.

SUBJECT to the Covenants affecting Buffalo Trails as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to the Agreement of Easement and Use, dated June 1, 1997 between Buffalo Trails Homeowners Association and Buffalo Trails Condominium Association, as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights incidental

thereto, etc., as the same appear in the above-recited deed and in prior instruments of record.

TOGETHER with a sewage and drainage easement over adjacent property now or formerly of Shuster on the existing natural water course, said easement to be 20 feet in width. The storm drainage to be underground only to the natural water course.

HAVING ERECTED THEREON A TWO STORY BRICK & FRAME DWELLING WITH A TWO CAR CONTIGUOUS GARAGE. BEING KNOWN AS: 143 MESA DRIVE, FREEPORT, PA 16229 PROPERTY ID NUMBER: 040-SI3-8119-0000

BEING THE SAME PREMISES WHICH BUFFALO ASSOCIATES, LTD. BY DEED DATED 4/23/1998 AND RECORDED 7/20/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2888 AT PAGE 0214, GRANTED AND CONVEYED UNTO JEFFREY L. COLLINS AND ALYCE J. COLLINS, HUSBAND AND WIFE.

BCLJ: September 5, 12 &19, 2025

No. 2025-30159

**MILL CITY MORTGAGE LOAN TRUST 2018-4 vs
JEFFREY L. COLLINS, ALYCE COLLINS**

PROPERTY ADDRESS: 143 MESA DRIVE, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER:
040-S1 3-B1190000

All that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 119 in the Buffalo Trails, PRD Phase I Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 200, pages 50-53.

Subject to the Covenants affecting Buffalo Trails as recorded in the Recorder's Office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

Subject to the Agreement of Easement and Use, dated June 1, 1997 between Buffalo Trails Homeowner's Association and Buffalo Trails Condominium Association, as recorded in the Recorder's Office of Butler

County, Pennsylvania, in Book Volume 2747, page 214.

Subject to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights incidental thereto, etc., as the same appear in the above-recited deed and in prior instruments of record.

Together with a sewage and drainage easement over adjacent property now or formerly of Shuster on the existing natural water course, said easement to be 20 feet in width. The storm drainage to be underground only to the natural water course.

BEING known and numbered as 143 Mesa Drive, Freeport, PA 16229

Being the same property conveyed to Jeffrey L. Collins and Alyce J. Collins, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Buffalo Associates, Ltd., dated April 23, 1998, recorded July 20, 1998, as Instrument Number 199807200019962, and recorded in Book 2888, Page 214, Office of the Recorder of Deeds, Armstrong County, Pennsylvania. Parcel No.: 040 S13 B1 190000

BCLJ: September 5, 12 &19, 2025

No. 2025-30157

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4 vs **DONALD E. CRESS**

PROPERTY ADDRESS: 117 RIDGE ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-157A

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

BOUNDED on the North 25 feet by Ridge Avenue; On the East 75 feet more or less, by land now or formerly Frangona; On the South 25 feet by land now or formerly Royal M. Greenert; On the West 75 feet, more or less, by lands now or formerly Mary C. McManus.

Parcel Number: 565 24 157A

Property Address: 117 Ridge Rd A/K/A117 Ridge Ave, Butler, PA 16001-1224

BEING the same premises which Nancy J. Blewett, Executrix of the Estate of Dorothy A. Berry by Deed dated February 27, 2002 and recorded in the Office of Recorder of Deeds of Butler County on March 4, 2002 Instrument# 200203040007555 granted and conveyed unto Donald Cress and Barbara Cress.

Barbara Cress having departed this life on December 24, 2022.

BCLJ: September 5, 12 &19, 2025

No. 2025-30160

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs **WILLIAM M. GRAHAM**

PROPERTY ADDRESS: 233 MAIN STREET, BRUIN, PA 16022

UPI / TAX PARCEL NUMBER: 340-S1-A14-0000

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

BEGINNING on the North 170 feet by lot of J.E. Knox, now (or formerly) Lebecco; on the East 80 feet, more or less, by an alley; on the South 170 feet by an alley; on the West 80 feet, more or less, by Main Street. Having erected a two-story frame dwelling house and outbuildings.

UNDER AND SUBJECT TO any and all prior grants and reservations, restrictions, covenants, easements, rights-of-way or building set-back lines of record and/or Plan recordings, or which are apparent from the physical inspection of said premises.

BEING KNOWN AS: 233 Main Street, Bruin, PA 16022

BEING THE SAME PREMISES which Debra L. Saylor, by Deed dated 10/22/2019 and recorded 11/7/2019 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201911070022591, granted and conveyed unto William M. Graham. PARCEL NO.: 340-S1-A14-0000

BCLJ: September 5, 12 &19, 2025

No. 2025-30146

FREEDOM MORTGAGE CORPORATION
vs
**WILLIAM JAMES HARRIS IN HIS
CAPACITY AS HEIR OF THE ESTATE
OF VICTOR W. HARRIS A/K/A VICTOR
WILLARD HARRIS JR., DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR FROM OR UNDER VICTOR W. HARRIS
A/K/A VICTOR WILLARD HARRIS JR.,
DECEASED**

PROPERTY ADDRESS: 106 COUNTRY
LANE, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER:
030-4F13-A12

ALL THAT CERTAIN parcel of property
situated in Brady Township, Butler County,
Pennsylvania, being known as Parcel B,
Lot No. 2 in the Plan of Subdivision for Gary
D. and Donna S. Palmer, recorded at P.B.V.
170, Page 18 in the Butler County Recorder
of Deeds, and being more fully described
as follows;

BEGINNING at a point at the intersection
of the center line of T-457, also known as
Beatty Road, and the boundary line of Lot
#1 in the aforesaid Plan of Subdivision of
Gary D. and Donna S. Palmer, being the
place of beginning; thence North 02°05' 27"
East, a distance of 350.31 feet to a point at
the intersection of Lot #1 and Lot #2 and a
proposed 50 foot right-of-way as shown on
said Plan of Subdivision, said point being
the true place of beginning; thence along
the boundary line between Lot# 1 and Lot# 2.
North 88° 46' 22" West, a distance of 287.79
feet; thence along the boundary line between
Lot #2 and lands now or formerly of Gary D.
and Donna S. Palmer North 01° 13'38" East,
a distance of 204.00 feet to a point; thence
along the boundary line between Lot #2 and
lands now or formerly of Gaiy D. and Donna
S. Palmer South 88° 46' 22" East, a distance
of 290.87 feet to a point; thence South 02°
05' 27" West, a distance of 204.02 feet to a
point being the true place of BEGINNING.
AS per the survey and Subdivision Plan of
Land Surveyors, Inc. dated October 7,1993.
PARCEL NO. 030-4F13-A12

TITLE TO SAID PREMISES VESTED IN

Victor W. Harris by Deed from Charles A.
Blystone, dated October 24, 2011, recorded
October 26, 2011, as Instrument Number
201110260026241. The said Victor W. Harris
departed this life on October 1, 2023.

Tax Parcel No: 030-4F13-A12-0000

Premises known as: 106 Country Lane,
Slippery Rock, PA 16057

To Be Sold as the property of Victor W. Harris
a/k/a Victor Willard Harris Jr. (Deceased)

BCLJ: September 5, 12 &19, 2025

No. 2025-30137

NORTHWEST BANK vs
TWO20, LLC

PROPERTY ADDRESS: C/O ANNETTE
M. GERVAIS, MEMBER, 220 WEST MAIN
STREET, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER:
500-S4-82 & 500-S4-81B

PARCEL ONE:

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

On the North 100 feet, more or less, by lands
of now or formerly of George Aderhold; on
the East 200 feet, more or less, by lands
of now or formerly of George Aderhold; on
the South 100 feet by Main Street in said
Borough; and on the West 200 feet by lands
now or formerly of August Stubgen.

BEING designated as Tax Parcel No. 500-
S4-82 in the Butler County Deed Registry.

PARCEL TWO:

ALL THAT CERTAIN lot or piece of ground
situate in the Borough of Saxonburg,
County of Butler and Commonwealth of
Pennsylvania, being known as Lot No. 1 in
the B. Timothy and Evelyn A. Barnes Plan of
Subdivision, as recorded in the Recorder's
Office of Butler County, Pennsylvania in Plan
Book 153, page 36.

BEING designated as Tax Parcel No.
500-S4-81B in the Butler County Deed
Registry.

BEING the same premises conveyed to Two20, LLC by deed dated October 17, 2023 and recorded on October 26, 2023 in the Office of the Recorder of Deeds for Butler County at Instrument No. 202310260016145.

BCLJ: September 5, 12 &19, 2025

No. 2025-30150
MIDFIRST BANK vs
JAEDYN LESLEE JANKOVICH, JESSE MARK JANKOVICH

PROPERTY ADDRESS: 408 MITCHELL AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-60D

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

COMMENCING on the western line of Mitchell Avenue, said point being the northeast corner of the within described lot; thence South 3° 52' West 66.17 feet to lands of now or formerly Wiles; thence North 86° 41' 30" West along lands of now or formerly Wiles, a distance of 80.00 feet to a point on line of lands of now or formerly Morrison; thence North 3° 52' East along lands of now or formerly Morrison, a distance of 67.06 feet to a point on a twenty foot alley; thence South 86° 03' 15" East along said twenty foot alley a distance of 80.00 feet to a point on the western line of Mitchell Avenue, the place of beginning. Being Parcel A of lands formerly known as Lots 15 and 16 in the M. Louise Brown Plan of Lots, as per survey of Olsen Engineering and Associates, dated Novembers, 1986.

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

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 408 MITCHELL AVENUE, BUTLER, PA 16001 PARCEL NO:565-24-60D

BEING THE SAME PREMISES WHICH Sherry Lea Greffths a/k/a Sherry Lea Griffiths, by Deed dated May 25, 2018 and recorded May 29, 2018 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, at Instrument No. 201805290010358, granted and conveyed unto Jesse Mark Janovich and Jaedyn Leslee Jankovich.

TO BE SOLD AS THE PROPERTY OF JAEDYN LESLEE JANKOVICH AND JESSE MARK JANKOVICH ON JUDGMENT NO. 25-10106

BCLJ: September 5, 12 &19, 2025

No. 2021-30032
NEXTIER BANK, N.A. vs
JUSTIN KRENITSKY, JENNIFER KRENITSKY

PROPERTY ADDRESS: 4436 OAKDALE ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-18-F2A-0000 & 056-18-F-0000

PREMISES A
ALL THAT CERTAIN lot or parcel of ground located in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a point in the center of Old Route 68 being the Southwest corner of the tract herein conveyed; thence North 2° 30' East 280 feet, more or less, to a point in the center of New Route 68; thence North 70° 30' East 93 feet, more or less, to a point in the center of New Route 68; thence South 19° 30' East 190 feet to a point; thence South 7° 20' East 150.02 feet to a point in the center of Old Route 68; thence North 89° 8' West 45 feet to a point in the center of Old Route 68; thence North 83° 18' West 140 feet, more or less, to a point in the center of Old Route 68, the place of beginning.

BEING a part of Lot No. 2 in the Eberhart Plan of Lots.

PARCEL NO. 056-18-F2A-0000

PREMISES B

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

BEGINNING at a point on the Easterly side of the Petersville Road at line of land of other lands of H. L. Logan, et. ux; thence in an Easterly direction, 150.02 feet to a point; thence continuing along other lands of H. L. Logan, a distance of 190.0 feet to a point on the Westerly side of Route 68; thence in a Southerly direction along the edge of Route 68, a distance of 25 feet, more or less, to a point on line of lands of G. W. Vaupel; thence in a Westerly direction along line of lands of G. W. Vaupel, a distance of 351.24 feet to a point on the Easterly side of the Petersville Road; thence in a Northerly direction along the edge of the Petersville Road, a distance of 14 feet, more or less, to a point at line of land of H. L. Logan, the place of beginning. PARCEL NO. 056-18-F-0000

BEING THE SAME PREMISES which Harry L. Logan and Adrienne J. Logan, husband and wife, by Deed dated April 24, 2017 and recorded in the Office of the Recorder of Deeds of Butler County on April 25, 2017 at Instrument No. 201704250008628, granted and conveyed unto Justin T. Krchnitsky and Jennifer L. Krenitsky, husband and wife.

BCLJ: September 5, 12 &19, 2025

No. 2025-30164

EVANS CITY WATER AND SEWER AUTHORITY vs DAYNE LONG

PROPERTY ADDRESS: 318 WAHLAVE, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S2-B133A

ALL those certain town lots situate in the Borough of Evansburg, Butler County, Pennsylvania, in the Martin Wahl Plan recorded February 9,1903; and described as follows:

FIRST: On the South by Elizabeth Avenue; on the West by Porter Alley; on the North by Sarah Alley; and on the East by Franklin Street and being Lots No. 50, 48,130.

SECOND: On the North by Dunbar Avenue; on the West of Porter Alley; on the South by Sarah Alley; and on the East by Franklin Street, being Lot No. 129.

THIRD: On the North by May Alley; on the West by Lot 133; on the South by Dunbar Avenue; on the East by Franklin Street, being Lots 131 and 132.

FOURTH: On the North by Pierce Avenue; on the West by Lot 144; on the South by May Alley; on the East by Franklin Street, being Lots 145 and 146

BEING part of the same premises conveyed to Dayne E. Long from Roy E. Long and Sally J. Long, his wife, by deed dated November 2, 1987 and recorded in the Office of the Recorder of Deeds of Butler County on November 4, 1987 in Deed Book Volume 1373, Page 472.

Tax Parcel Number 400-S2-B133A

BCLJ: September 5, 12 &19, 2025

No. 2025-30138

PENNYMAC LOAN SERVICES, LLC vs ALTORIA MAY, JASON MAY

PROPERTY ADDRESS: 108 SETTLERS COURT, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-S1 3-B202-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 202-A in the Buffalo Trails, PRD Phase II, IIA, and III Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 213, pages 38 through 42.

SUBJECT to the Covenants affecting Buffalo Trails as recorded in the Recorder's Office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to the Agreement of Easement and Use, dated June 1, 1997 between Buffalo Trails Homeowner's Association and Buffalo Trails Condominium Association, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights incidental thereto, etc., as the same appear in the above-recited deed and in prior instruments of record.

TOGETHER with a sewage and drainage easement over adjacent property now or formerly of Shuster on the existing natural water course, said easement to be 20 feet in width. The storm drainage to be underground only to the natural water course.

UNDER AND SUBJECT to all prior recorded rights of way affecting the property herein conveyed, including a right-of-way agreement dated March 9, 1951 and recorded in Deed Book Volume 613, page 183, as amended by right-of-way agreement dated May 21, 1968, and recorded at Deed Book Volume 891, page 168 and, as further amended by Amendment to Rights of Way Agreement dated December 1, 1998 and recorded in Deed Book Volume 2941, page 0303.

BEING KNOWN AS: 108 SETTLERS COURT, FREEPORT, PA 16229

PROPERTY ID NUMBER:
040-SI3-B202-0000

BEING THE SAME PREMISES WHICH MICHAEL J. GRIMES AND JANE C. GRIMES BY DEED DATED 6/14/2021 AND RECORDED 6/16/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 202106160016972, GRANTED AND CONVEYED UNTO ALTORIA MAY AND JASON MAY, WIFE AND HUSBAND.

BCLJ: September 5, 12 &19, 2025

No. 2025-30136

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST UNION HOME EQUITY LOAN TRUST 1998-2, HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 1998-2 vs

PAUL L PATTEN, PAMELA L TRAUOGOTT

PROPERTY ADDRESS: 101 BEULAH ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER:

250-2F20-13A2-0000

All that certain property situated in the Township of Oakland in the County of Butler and Commonwealth of Pennsylvania, being described as follows: Lot 2 in the Patten Subdivision 1, Plat Book 159, Page 29.

Being more fully described in a deed dated 01/25/93 and recorded 01/27/93, among the land records of the County and State set forth above, in Deed Volume 2262 and Page 201. Address: 101 Beulah Rd., Butler, PA Tax Map or Parcel ID No.: 2F20-13A2

Said premises being improved by a one or two family dwelling.

Being the same premises which Lillian G. Patten and Paul Patten, her husband and Keith S. Patten and Nancy J. Patten, his wife, by Deed dated 01/25/1993 and recorded 01/27/1993, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2262, Page 0201, granted and conveyed unto Paul L. Patten and Pamela E. Traugott, in fee.

Tax Parcel: 250-2F20-13A2-0000
Premises Being: 101 Beulah Road, Butler, PA 16001

BCLJ: September 5, 12 &19, 2025

No. 2025-30149

CITIZENS BANK NA F/K/A RBS CITIZENS NA vs

DOROTHY J. PETRANCOSTA, ESQUIRE, ADMINISTRATRIX OF THE ESTATE OF KARL J. GIESE

PROPERTY ADDRESS: 215 WALLULA AVENUE. BUTLER, PA 16001

UPI / TAX PARCEL NUMBER:
56131165A TAX I.D. #: 56131165A

ALL THAT CERTAIN lot or piece of ground situate in the First Ward, City of Butler, County of Butler and State of Pennsylvania, being Lot Numbered Twenty- Seven (27) in the Revised Boyd Heights Plan of Lots, as recorded in the Recorder* Office of Butler County in Rack File No, 14, Page 15.

Being known as: 215 WALLULA AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Karl J.

Giese by deed from JAMES T. EMERICK AND NICHOLE K. EMERICK, HUSBAND AND WIFE dated June 10, 2016 and recorded June 15, 2016 in Instrument Number 201606150011658. The said Karl J. Giese died on September 11, 2022. On September 11, 2022, Letters of Administration were granted to Dorothy J. Petracosta, nominating and appointing her as the Administratrix of the Estate of Karl J. Giese.

BCLJ: September 5, 12 &19, 2025

No. 2025-30161

FIRST COMMONWEALTH BANK vs **EDWARD H. WETHLI**

PROPERTY ADDRESS: 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S33-A328-0000

ALL THAT CERTAIN lot or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 328, as shown on a certain plan entitled Ehrman Farms Phase III, as recorded in the Office of the Recorder of Deeds of Butler, County, Pennsylvania in Plan Book Volume 218, Pages 37 and 38, which lot is the same as designated in the Declaration of Ehrman Farms recorded in Record Book Volume 2748, Page 374 and any all Amendments thereto, as the same may change from time to time.

SUBJECT to all exceptions, reservations and covenants conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

PARCEL N0.130-S33-A328-0000 and known as 320 Steeplechase Drive, Cranberry Township, PA 16066.

BEING the same premises which Edward H. Wethli and Robin M. Wethli, by Special Warranty Deed dated July 17, 2013 and recorded with the Recorder of Deeds Office of Butler County, Pennsylvania on July 29, 2013 at Instrument No. 201307290021990, granted and conveyed unto Edward H. Wethli.

BCLJ: September 5, 12 &19, 2025

No. 2025-30145
NATIONSTAR MORTGAGE LLC vs **JOHN WILLIAMS, III**

PROPERTY ADDRESS: 110 CHRIE LANE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 080-2F110-10AA

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF CLAY, COUNTY OF OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT NO.1 IN THE 3 LOT PROPERTY SUBDIVISION FOR LLOYD S. AND MELISSA J. EAGALAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PA IN PLAN BOOK 272, PAGE 29. CONTAINING 1.52 ACRES AS PER SURVEY OF JOHN E. DUSHECK DATED AUGUST 25, 2004.

SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AT INSTRUMENT NUMBER 200404150011590. BEING MAP AND PARCEL NUMBER 080 2F11010AA.

UNDER AND SUBJECT TO BUILDING AND USE RESTRICTIONS; EASEMENTS; PRIOR GRANTS, RESERVATIONS OR LEASES OF MINERALS; OR OTHER CONDITIONS, IF ANY, OF RECORD OR APPARENT UPON INSPECTION OF SAID PROPERTY.

BEING THE SAME PROPERTY WHICH RICHARD L. MICHAEL AND SHIRLEY A. MICHAEL, HUSBAND AND WIFE, CONVEYED TO MICHAELA. DEEB AND BREANNE M. DEEB, HUSBAND AND WIFE, BY DEED DATED MARCH 24, 2006 AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY ON MARCH 27, 2006 AT INSTRUMENT NO. 200603270006795.

THIS CONVEYANCE IS PURSUANT TO AN ORDER OF COURT ENTERED IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA DATED SEPTEMBER 3, 2019, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

BEING KNOWN AS: 110 CHRIE LANE BUTLER, PA 16001

PROPERTY ID: 080-2F110-10AA-0000

TITLE TO SAID PREMISES IS VESTED IN JOHN C. WILLIAMS, III BY DEED FROM NATALIE LUTZ CARDIELLO, TRUSTEE FOR THE BANKRUPTCY ESTATE OF MICHAEL A. DEEB AND BREANNE M. DEEB AT BANKRUPTCY CASE NO. 18-24439-JAD, DATED SEPTEMBER 4, 2019 RECORDED OCTOBER 9, 2019 AT INSTRUMENT NO. 201910090020237

BCLJ: September 5, 12 &19, 2025

No. 2025-30152

MC LP ASSET COMPANY INC vs
JONI ZARNICK, IN HER CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ, ZANE EURY, IN HIS CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ, PAULA SNODGRASS, IN HER CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ, TAMMY HENRY, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, JAMES SYCHAK A/K/A JAMIE SYCHAK, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, ERICA LORENZ-HAYS, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, LISA LORENZ A/K/A LISA BLACKWELL, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, JERRY LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, BERNADETTE GENEMORE A/K/A BABS GENEMORE, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, MICHAEL KRAMER, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES E. LORENZ AKA CHARLES LORENZ, JERRY LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY ZARNICK, DECEASED HEIR OF CHARLES E. LORENZ, VINCENT LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, CATHY TURNER, IN HEIR CAPACITY AS HEIR OF CHARLES E. LORENZ

PROPERTY ADDRESS: 125 EVANS CITY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER:
056-20-F16-0000

ALL THAT CERTAIN piece, parcel or lot of ground situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of the Butler-Evans City Public Road, commonly referred to as Route No. 68, on line of lands of Lot No. 17 in the same plan of lots now or formerly of Roy W. Sturtz, being the northeast corner of the within described lot; thence south 1° 51' west, 676.33 along said Lot No. 17 now or formerly of Sturtz to a point on line of lands of now or formerly J.W. Kradel; thence along line of lands of the said J.W. Kradel, north 83° 01' west, 110.27 feet to a point on line of Lot No. 15, now or formerly of Maurice J. VanBuren; thence along lien of said Lot No. 15 of now or formerly Van Buren, north 1° 5T east, 660.35 feet to a point in the center line of the Butler-Evans-City Road, commonly referred to as Route No. 68; thence along the center line of said Route No. 68, north 88° 40' east, 110 feet to a point on line of Lot No. 17, the place of beginning.

BEING Lot No. 16 in a plan of lots laid out for A.F. Kradel by L.C.D. Greenough in June, 1941 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record. BEING the same property conveyed to the Grantors herein, by deed from Betty G. Rosenberry by her attorney in fact John C. Davey, dated June 1, 2001 and recorded in the Recorder's office of Butler County at Instrument# 200107050018067.

BEING KNOWN AS: 125 EVANS CITY RD BUTLER, PA 16001 PROPERTY ID: 056-20-F16-0000

TITLE TO SAID PREMISES IS VESTED IN CHARLES E. LORENZ AND CYNTHIA M. LORENZ, HUSBAND AND WIFE BY DEED FROM PAUL D. ZARNICK AND SHIRLEY A. ZARNICK, HUSBAND AND WIFE DATED MARCH 8, 2002 RECORDED MARCH 13, 2002 INSTRUMENT NO. 20020313008775 CHARLES E. LORENZ IS DECEASED, DATE OF DEATH IS MARCH 27, 2022 CYNTHIA M. LORENZ IS DECEASED,

DATE OF DEATH IS JUNE 25, 2016

BCLJ: September 5, 12 & 19, 2025

Sheriff of Butler County, Michael T. Slupe

R E M E M B E R I N G

SEPTEMBER 11th

