

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: 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
Creskide 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

SECOND 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
 Saxtonburg 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: Zelienople 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: Saxtonburg 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

THIRD PUBLICATION

Estate of: Gordon Paul Cavalero

a/k/a: Gordon P Cavalero

Late of: Butler Township PA
 Administrator C.T.A.: Cassandra E Foti
 9 Allendale Avenue
 Jamestown NY 14701
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: August 22, 29 & September 5, 2025

Estate of: Thomas V Colosimo Sr

a/k/a: Thomas V Colosimo

Late of: Boyers PA
 Executor: Nancy E Colosimo
 415 Harrisville Rd
 Boyers PA 16020
 Attorney: Bradley S Kriley

S.R. Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: August 22, 29 & September 5, 2025

Estate of: Richard Emerson Cox

a/k/a: Richard E Cox
Late of: Zelenople PA
Executor: Sharon J Cox
301 Magill Road
Zelenople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063
BCLJ: August 22, 29 & September 5, 2025

Estate of: Elizabeth A Dowling

a/k/a: Elizabeth Dowling
Late of: Winfield Township PA
Executor: Nancy E Keyser
1880 Lindsey Lane
Cincinnati OH 45230
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr PO Box 687
Grove City PA 16127
BCLJ: August 22, 29 & September 5, 2025

Estate of: Matthew Scott Henderson

a/k/a: Matthew S Henderson
Late of: Harmony PA
Executor: Jennifer L Henderson
1066 W Lancaster Road
Harmony PA 16037
Attorney: Aubrey H Glover
Brenlove & Fuller LLC
401 Washington Ave
Bridgeville PA 15017
BCLJ: August 22, 29 & September 5, 2025

Estate of: Patricia Jean Jelkovic

Late of: Butler Township PA
Executor: Kelly J Hasychak
111 Artlee Avenue
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Mary Ann Kepple

Late of: Buffalo Township PA
Administrator: Robin L Kepple
139 Washington Street
Freeport PA 16229
Administrator: Leanne M Shick
1019 Spring Hill Road
Murrysville PA 15668

Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Kathy J MacTaggart

Late of: Winfield Township PA
Administrator: Jeffrey L MacTaggart
119 Aspen Road
Karns City PA 16041
Administrator: Mark A MacTaggart
205 Lakewood Drive
Butler PA 16001
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066
BCLJ: August 22, 29 & September 5, 2025

Estate of: Cynthia Lee Magrini

Late of: Reno, Washoe County, Nevada
Executor: Amanda Rose Mangrini
9330 Highball Court
Sparks NV 89441
Attorney: Peter D Lyle
Morascyzk & Polochak Attorneys At Law
81 Dutilh Road Suite 200
Cranberry Twp PA 16066
BCLJ: August 22, 29 & September 5, 2025

Estate of: Carol Anne Maines

Late of: Renfrew PA
Administrator: Elizabeth Tracy Maines
216 Sandalwood Drive
Cranberry Twp PA 16066
Attorney: Robert A Banks
345 Commerce St
Second Floor
Beaver PA 15009
BCLJ: August 22, 29 & September 5, 2025

Estate of: Mary Ann McKeon

Late of: Mars PA
Executor: Cheryl A Ray
254 Great Belt Road
Butler PA 16002
Attorney: Jeffrey R Bellomo
Bellomo & Associates LLC
3198 East Market Street
York PA 17402
BCLJ: August 22, 29 & September 5, 2025

Estate of: Gary Lee Petrigni

Late of: Butler PA
Administrator: Mary Ann Petrigni
217 Heim Avenue
Butler PA 16001
Attorney: Michael J Pater
Charlton Law

101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Michael Quinn

Late of: Cranberry Township PA
Executor: Thomas Quinn
105 Jim Mountain Rd
Cody WY 82414
Attorney: Emily N Masotto
Sechler Law Firm LLC
500 Commonwealth Drive
Cranberry Twp PA 16066
BCLJ: August 22, 29 & September 5, 2025

Estate of: Nancy A Stroup

Late of: Winfield Township PA
Executor: Kimberly A Munoz
20623 Coppersmith Drive
Ashburn VA 20147
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: August 22, 29 & September 5, 2025

**Estate of: David W Tirk Jr
a/k/a: David W Tirk**

Late of: Winfield Township PA
Executor: Tina Suhan
444 Marwood Road
Cabot PA 16023
Executor: Kelly Andrasko
119 12th Street
East Butler PA 16029
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Ina Webb

Late of: Butler Township PA
Administrator: Brittany Alexis Williams
128 Laurie Drive
Pittsburgh PA 15235
BCLJ: August 22, 29 & September 5, 2025

Estate of: Margaret L Zozula

Late of: Winfield Township PA
Executor: Christine Moss
110 Maple Ln
Kittanning PA 16201
Executor: Richard Cribbs
112 Marwood Rd Apt 4334
Cabot PA 16023
Attorney: Tyler S Heller
Mechling And Heller LLP
216 N Jefferson St
Kittanning PA 16201

BCLJ: August 22, 29 & September 5, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
July 15 - July 18, 2025**

Abruzzese, Megan C; Abruzzese, Patrick C--LENDAGE LLC DBA--Cranberry Twp Sub/Condo:Freedom Woods Ph One Plan Lot:103 Street:107 Valley Forge Drive Parcel:130-S19-A104:\$150,000.00

Aloisio, Carly E; Aloisio, Nicholas R--NORTHWEST BK--Adams Twp Sub/Condo:McKnight Manor Plan Lot:5D-3 Street:134 Tenacity Trail Parcel:010-S6-A5D:\$100,000.00

Ames, Rhonda J; Slade, William B--PNC BK NATL ASSN--Buffalo Twp Street:628 Fleming Rd Parcel:040-1F90-A4Cb Acre:0.43:\$5,000.00

Andler, Kelsey R; Widenhofer, Erick H a/k/a; Widenhofer, Erick Horth a/k/a; Widenhofer, Kelsey Ray a/k/a--ARMCO CRED UN--Oakland Twp Street:237 Beulah Rd Parcel:250-2F20-2D5:\$252,000.00

Armstrong, Juanita E; Armstrong, Varden E--WESBANCO BK INC--Lancaster Twp Sub/Condo:Harmony Ridge Plan Ph 1 Lot:1 Street:192 Whitestown Rd Parcel:200-S6-A1:\$350,000.00

Baker, Michael; Cohn, Vanessa--S&T BK--Jefferson Twp Sub/Condo:Waechter Est Plan No 2 Lot:B-4 Street:235 Heller Rd Parcel:190-2F12-42Aab4:\$550,000.00

Bartos, Ethan M; Rumbaugh, Jordan L--GUARANTEED RATE AFFINITY LLC--Winfield Twp Sub/Condo:Neubert Plan Lot:2 Street:355 Riemer Rd Parcel:320-1F94-16Bba:\$455,000.00

Blatt, Roy E Jr; Blatt, Sara M--ARMCO CRED UN--Bruin Boro Street:204 School Street Parcel:340-S2-G2:\$30,000.00

Bock, Janet M; Bock, Michael M--PITTSBURGH FIRE FIGHTERS FED CRED UN--Cranberry Twp Sub/Condo:Glen Eden Ph 1-A Lot:12 Street:521 Greenspire Court Parcel:130-S16-C12:\$30,000.00

Brink, Mary M; Stamerra, Richard P Jr--ROCKET MTG LLC--Butler Twp Sub/Condo:Miller Heirs Plan Lot:11 Street:115 Woodlawn Rd Parcel:054-25-B11A:\$292,600.00

Brown, Lynda H; Brown, Michael D--WESBANCO BK INC--Zelienople Boro Street:522 Perry Way Parcel:550-S5-D21A:\$50,000.00

Leah Hashimi and Chaim Yosef Yitzcho Friedman :25-00590
 Michael Preston Wright and Hope Lynn Griffith :25-00610
 Tayler Kenneth Wagner and Marissa Lynne Hartman :25-00593
 Alexander Rhett Stobert and Emma T Hundt :25-00595
 Jennifer Ann Scott and Alex Nicholas Kapres :25-00622
 Donavin Shayne Chambers and Isabella Marie Kosto :25-00604
 Alexis Marie Rys and Stephanie Renee Kraynik :25-00623
 Shawn Douglas Bossinger and Shelby Paula Lang :25-00614
 Autumn Lucille Sperski and Tyler Raymond Long :25-00601
 Dalton Luke Kepple and Harlee Ann Losser :25-00602
 Johnathan Julius Jablonski and Maria Christine Mahan :25-00621
 Dustin Jay McCall and Kristina Elizabeth Marlin :25-00619
 Anthony John Rosso and Tammi Lee Matthews :25-00597
 Jamie Sue Shuler and Adam John McDonald :25-00592
 Seth Douglas Shaffer and Sydney Nicole Pastorek :25-00596
 Emily Marie Schneider and Tyler James Ramsey :25-00608
 Tobie Joseph Francis Lucas and Anna Marie Renwick :25-00605
 Kaelin Alexis Vioral and Gavin Michael Roenigk :25-00594
 Brittany Estelle Johnson and Wilmin Antonio De La Rosa :25-00615
 Elana Joan Dipippa and Isaiah Shahe Scribner :25-00598
 David Stephen Evans and Emily Anne Seibel :25-00613
 Lee Michael Dowell and Kimberly Esther Stickney :25-00620
 Paige Abigail Henry and Lucas Clarence Stone :25-00587
 Kelly Ann Cable and Johnathan Michael Trinkley :25-00612
 Derek James Stewart and Kirsten Landon Walmsley :25-00588
 Tyler Ryder White and Allison Leigh White :25-00600
 Zachary Ian Starkey and Meghan Alyssa Williams :25-00586
 Bruce Nicholas Edwards and Courtney Catherine Zellers :25-00617
 Kristen Anne Vollrath and Tao Zhang :25-00589

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

August 29 & September 5 & 12, 2025

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Trust Under Last Will and Testament of **Ethel M. Miller, deceased**, said Will dated September 19, 1988, and said Trust established upon the death of the said Ethel M. Miller, being July 21, 2005. All persons having claims against the Trust under Last Will and Testament of Ethel M. Miller, deceased, are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust under Last Will and Testament of Ethel M. Miller, deceased, are requested to make payment without delay to the trustee or attorney named below:

Gordon Miller, Trustee AND
 Kathryn McMurry, Trustee
 c/o Lynn M. Patterson, Esq.
 1202 Oakridge Drive
 Butler, PA 16001

BCLJ: August 22, 29 & Sept 5, 2025

NOTICE

Notice is hereby given that effective on August 8, 2025, an Amendment to the Articles of Incorporation was filed with the Department of State, Corporation Bureau, of the Commonwealth of Pennsylvania, for a business corporation whose name and registered office have been changed pursuant to the provisions of Section 7720 of Title 15 Pa. C.S.A. The original name of the corporation was **BAWM, Inc.** The amended name of the corporation is now **Randall & Associates Wealth Management Inc.** The original registered office for the corporation was 122 S Washington St Suite 200, Butler, PA 16001. The amended registered office of the corporation is 122 S Washington Street, Butler, PA 16001-5752.

BCLJ: September 5, 2025

REGISTER'S NOTICE

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **on MONDAY SEPTEMBER 8, 2025, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
STOECKEL, Howard F., a/k/a Howard Stoeckel, a/k/a Howard Frank Stoeckel	Karen E. Stoeckel, Executrix	7/17/2025
KASEY, Nancy J.	Diane L. Lomago, Administratrix	7/21/2025
LEFEVER, Susanne M.	Nancy A. King, Executrix	7/28/2025

BCLJ: August 29 & September 5, 2025

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 NO.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

2025 Bench Bar at BC3 Founder's Hall Attention Attorneys!

Registration is now open for the BCBA Bench-Bar Conference!

Bench-Bar will be held Friday, September 19, 2025 [8:30 - 4:30] at Founder's Hall on the main campus of the Butler County Community College. The conference, open to members and non-member attorneys, offers a total of six CLE credits that include 2 ethics credits.

Registration is \$100 for members and \$175 for non-members.

In addition to our mix of legal topics, we are excited to present a one-of-a-kind session — "From Burn Buildings to the Courtroom"— where law meets live fire!

Held inside the state-of-the-art Burn Building located at the Public Safety Training Facility on the campus of BC3, this immersive session puts you in the heart of a simulated structure fire — complete with intense heat, blinding smoke, and zero visibility conditions that emergency responders face every day.

Learn how fire scene evidence is gathered under extreme conditions and gain insight into how emergency response tactics affect legal outcomes.

Watch firsthand how Thermal Imaging Cameras (TICs) are used to navigate chaos and save lives — then explore how these critical technologies, decisions, and scene dynamics translate into courtroom arguments, liability, and legal analysis.

Link to register: <https://forms.gle/3gA9p5eydQzH4fZM8>

Help Us Thank BC3 and Celebrate the BCBA Foundation's Tenth Anniversary!

We extend our thanks to Butler County Community College for its continued generosity and partnership in hosting our Bench Bar.

In the spirit of giving back, and to celebrate of the **BCBA Foundation's Tenth Anniversary**, we encourage you to consider making a donation of just \$10 to the BC3 Pioneer Food Pantry Project, which provides essential food and personal care items to students facing food insecurity.

Can't attend but still want to help? Consider making a donation to the pantry and support BC3's amazing students. This is a meaningful way to make a difference in the lives of students facing food insecurity.

To make a donation visit <https://www.bc3.edu/services/pioneer-pantry.html>

#10YearsStrong #CLEwithImpact #ThankYouBC3 #PioneerPantry #StudentSupport
#LegalEducation #CommunityMatters #BurnBuildingCLE #GiveBack
#AnniversaryWithPurpose