

**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: Martin L Broderick Jr**

Late of: Center Township PA  
 Executor: Deborah L Broderick  
 327 Delta Way  
 Butler PA 16001  
 Attorney: Andrew M Menchyk Jr  
 Stepanian & Menchyk LLP  
 222 South Main Street  
 Butler PA 16001  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Florence M Celigo**

Late of: Adams Township PA  
 Executor: Beth J Meteny  
 304 Apple Hill Court  
 Gibsonia PA 15044  
 Attorney: Molly M Creenan  
 Creenan & Baczkowski PC  
 3907 Old William Penn Highway  
 Suite 304  
 Murrysville PA 15668  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Brian Edward Dean****a/k/a: Brian E Dean**

Late of: Jefferson Township PA  
 Executor: Bruce Dean  
 702 Saxonburg Road  
 Butler 16002  
 Attorney: Michael S Lazaroff Esquire  
 277 West Main St  
 PO Box 216  
 Saxonburg PA 16056  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Kenneth D Edinboro****a/k/a: Kenneth Edinboro****a/k/a: Kenneth David Edinboro**

Late of: Prospect PA  
 Executor: Judy L Weaver  
 106 Tara Lane  
 Prospect PA 16052  
 Attorney: Ronald W Coyer

**Sr Law LLC**

631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Ralph R Flaughter  
a/k/a: Ralph Raymond Flaughter Sr**

Late of: Cranberry Township PA  
 Executor: Ralph R Flaughter Jr  
 2502 Royalview Drive  
 Allison Park PA 15101  
 Attorney: Kenneth A Eisner  
 Eisner Law PC  
 1386 Old Freeport Road Suite 2a  
 Pittsburgh PA 15238  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Ronald J Flynn**

Late of: West Liberty PA  
 Admr. D.B.N. C.T.A.: Rick J Fajohn  
 143 Church Road  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 Sr Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Helen E Hay****a/k/a: Helen Hay**

Late of: East Butler PA  
 Executor: Daniel Hay  
 104 Cloverdale Road  
 Butler 16004  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Carol Israel**

Late of: Butler Township PA  
 Executor: Hilary Collins  
 3237 Rambler Drive  
 Natrona Heights PA 15065  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Emogene Lyon**

Late of: Center Township PA  
 Executor: James C Lyon  
 317 Sawmill Run Road  
 Butler PA 16001  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Mary Belle McMillen**

Late of: Evans City PA

Executor: Larry McMillen  
 8050 Broadlawn Drive  
 Pittsburgh PA 15237  
 Attorney: Shannon L Crew  
 Houston Harbaugh, PC  
 Three Gateway Center  
 401 Liberty Avenue 22nd Flr  
 Pittsburgh PA 15222  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Ruth M Port**

Late of: Butler PA  
 Executor: Diane R Reep  
 188 Vidic Road  
 West Sunbury PA 16061  
 Executor: John V Port  
 6815 West Liseron  
 Boynton Beach Fl 33437  
 Attorney: Emily Masotto  
 Sechler Law Firm LLC  
 20206 Route 19, Suite 300  
 Cranberry Twp PA 16066  
 BCLJ: Dec 22, 29 & January 5, 2024

**Estate of: Mary Frances Yeager**

Late of: Cranberry Township PA  
 Executor: David Allen Corathers  
 133 Glenbrook Drive  
 Cranberry Twp PA 16066  
 Attorney: Deanna Lyn Istik  
 Gilliland Vanasdale  
 Sinatra Law Office LLC  
 1667 Route 228 Suite 300  
 Cranberry Twp PA 16066  
 BCLJ: Dec 22, 29 & January 5, 2024

**SECOND PUBLICATION**

**Estate of: Dennis M Bohatch**

Late of: Buffalo Township PA  
 Executor: Shirley J Bohatch  
 236 Howes Run Road  
 Sarver PA 16055  
 Attorney: Michael J Damico  
 Damico Law Offices LLC  
 310 Grant St Suite 825  
 Pittsburgh PA 15219  
 BCLJ: December 15, 22 & 29, 2023

**Estate of: Nancy J Daley**

**a/k/a: Nancy Daley**

Late of: Saxonburg PA  
 Executor: James R Daley  
 214 Itswambi Trail  
 Mercer PA 16137  
 Executor: Dolores M Edwards  
 131 Crossland Road  
 Butler PA 16002  
 Attorney: Michael S Lazaroff Esquire

277 West Main St  
 PO Box 216  
 Saxonburg PA 16056  
 BCLJ: December 15, 22 & 29, 2023

**Estate of: Anna Dipaola**

**a/k/a: Anne Dipaola**

Late of: Cranberry Township PA  
 Executor: Gerald A Dipaola  
 1536 Haine School Road  
 Cranberry Twp PA 16066  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063  
 BCLJ: December 15, 22 & 29, 2023

**Estate of: Michael David Dobson**

**a/k/a: Michael D Dobson**

Late of: Center Township PA  
 Administrator: Jason M Dobson  
 124 McBride Hill Rd  
 Butler PA 16002  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 106 South Main St, Ste 603  
 Butler PA 16001  
 BCLJ: December 15, 22 & 29, 2023

**Estate of: Henry L Dreshman**

**a/k/a: Henry Dreshman**

Late of: Cabot PA  
 Administrator: Charles R Dreshman  
 13147 Coventry Ave  
 Pickerington Oh 43147  
 Attorney: William E Hager III  
 352 Broad Street  
 New Bethlehem PA 16242  
 BCLJ: December 15, 22 & 29, 2023

**Estate of: Bernard J Fell**

a/k/a: Bernard Jerome Fell  
 Late of: Center Township PA  
 Executor: Debra Lynne Fritz  
 121 Fritz Lane  
 Valencia PA 16059  
 Attorney: Thomas W King III  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: December 15, 22 & 29, 2023

**Estate of: David Fenstermaker**

Late of: Prospect PA  
 Administrator: Davina L Cox  
 117 Doc Walker Rd  
 Parker PA 16049  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC

PO Box 154  
Renfrew PA 16053  
BCLJ: December 15, 22 & 29, 2023

**Estate of: Louise F Fowler**

Late of: Lancaster Township PA  
Executor: Sally Jo Weir  
470 Dutch Road  
Harmony PA 16037  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ: December 15, 22 & 29, 2023

**Estate of: Betty L Kittelmann**

Late of: Zelienople PA  
Executor: Bonita Gavran  
9327 Springfield Dr  
Allison Park PA 15101  
Executor: Brenda Wilson  
106 Foxchase Dr  
Canonsburg PA 15317  
Attorney: Christine Brown Murphy  
Zacharia Brown PC  
111 W McMurray Road  
McMurray PA 15317  
BCLJ: December 15, 22 & 29, 2023

**Estate of: Beth S Leapline**

Late of: Middlesex Township PA  
Administrator: Justin Leapline  
241 Gabriel Drive  
Mars PA 16046  
Attorney: Thomas J May  
Dillon, McCandless, King, Coulter &  
Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: December 15, 22 & 29, 2023

**Estate of: Diana L Over**

**a/k/a: Diana Over**

**a/k/a: Diana Lynn Over**

Late of: Mars PA  
Executor: Matthew J Over  
4030 Gibsonia Rd  
Gibsonia PA 15044  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055  
BCLJ: December 15, 22 & 29, 2023

**Estate of: Frank R. Santamaria**

Late of: Zelienople PA  
Executor: Michael A Santamaria  
270 Strawberry Circle  
Cranberry Twp PA 16066  
Attorney: James R Fenchel II

Fenchel Law Offices  
472 Constitution Blvd  
New Brighton PA 15066  
BCLJ: December 15, 22 & 29, 2023

**Estate of: James Thompson**

**a/k/a: James W Thompson**

Late of: Clinton Township PA  
Executor: Pamela J Thompson  
259 Brewer Road  
Saxonburg PA 16056  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056  
BCLJ: December 15, 22 & 29, 2023

**Estate of: Nancy R Tupper**

**a/k/a: Nancy Tupper**

Late of: Renfrew PA  
Executor: Joseph Mariani  
235 Beacon Light Rd  
Renfrew PA 16053  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055  
BCLJ: December 15, 22 & 29, 2023

**Estate of: Patricia A Verner**

**a/k/a: Patricia Ann Verner**

Late of: Petrolia PA  
Executor: Samantha A Usher  
88 Craigy Lane  
Hinesburg Vt 05461  
Attorney: Mary Jo Dillon  
Dillon McCandless King Coulter & Graham  
LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: December 15, 22 & 29, 2023

-----

**THIRD PUBLICATION**

**Estate of: Ralph Merle Dambaugh**

Late of: Zelienople PA  
Executor: Rosalind Stack  
1011 Innisbrook Drive  
Greensburg PA 15601  
Attorney: Kelton Merrill Burgess  
Law Offices of Kelton M Burgess  
1300 Fifth Avenue Suite 201  
Pittsburgh PA 15219  
BCLJ: December 8, 15 & 22, 2023

**Estate of: Anne Gallagher**

Late of: Buffalo Township PA  
Administrator: Angelo Quaranta  
227 Cole Road

Sarver PA 16055  
 Attorney: Janice H Chisnell  
 140 Golden Gate Drive  
 Verona PA 15147  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Richard L Ordy**

Late of: Center Township PA  
 Executor: Stacie S Ridilla  
 577 Bovard Luxor Road  
 Greensburg PA 15601  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchyk LLP  
 222 South Main St  
 Butler PA 16001  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Delsie Pink**

**a/k/a: Rouie Delsie Pink**

Late of: Slippery Rock Township PA  
 Executor: Carol A Snyder  
 2136 Scrubgrass Road  
 Grove City PA 16127  
 Attorney: Ronald W Coyer  
 Sr Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Allan E Randolph III**

Late of: Beaufort County South Carolina  
 Ancillary Ancillary Executor: Allan E  
 Randolph IV  
 770 Warrendale Bayne Road  
 Wexford PA 15090  
 Ancillary Ancillary Executor: Keith J  
 Randolph  
 121 Wallace Rd  
 Portersville PA 16051  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Wayne C Ruediger**

Late of: Buffalo Township PA  
 Executor: Lorraine I Robinson  
 62 Bonniebrook Road  
 Cabot PA 16023  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Gerald R Shrum Sr**

Late of: Penn Township PA  
 Administrator: Kathryn Ann Pivak  
 247 Inglewood Drive

Pittsburgh PA 15228  
 Attorney: Thomas W King III  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Elizabeth M Stanek**

Late of: Saxonburg PA  
 Executor: James L Stanek  
 257 Brewer Road  
 Saxonburg PA 16056  
 Executor: Robert J Stanek  
 2677 Hunters Point Drive  
 Wexford PA 15090  
 Attorney: Darcy M Dayton  
 Dayton & Kaikis PC  
 9688 Shirley Drive  
 Allisonpark PA 15101  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Norma Jane Stanoski**

Late of: Jefferson Township PA  
 Executor: Sandra Getty Sasson  
 131 South Butler Street  
 Saxonburg PA 16056  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: December 8, 15 & 22, 2023

**Estate of: Mary Lou Wagner**

**a/k/a: Mary L Wagner**

**a/k/a: Mary Louise Wagner**

Late of: Summit Township PA  
 Executor: Amy L Schwalb  
 729 Heathergate Drive  
 Pittsburgh PA 15238  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ: December 8, 15 & 22, 2023

—————  
**MORTGAGES  
 RECORDINGS ARE VERIFIED  
 THROUGH December 1, 2023**

**Adams, Sutton E--ADAMS KIRK R--**  
 Slippery Rock Twp Sub/Condo:Clark Plan  
 Lot:4 Parcel:280-4F68-A5D:\$46,828.35

**Amsler, Katrina L--TOWNE MTG CO--**  
 Center Twp Sub/Condo:Vargo Plan Lot:6  
 Street:110 Freedom Rd Parcel:060-  
 S14-A6:\$263,500.00

**Andrews, William B; Beaufort, Chelsey**

**EXECUTIONS**

Week ending December 15, 2023

1st Name-Plaintiff

**2nd Name-Defendant**

Medallion Bank vs. **Bellis, Colby; Bellis, Wendy**: Writ of Execution/Garnishee: \$38648.10: 23-30193

Lhome Mortgage Trust 2022-Rtl2 vs. **Kdi Reality Solutions Inc**: Writ of Execution: \$66937.52: 23-30192

Freedom Mortgage Corporation vs. **Spurk, Tanya**: Writ of Execution: \$163405.01: 23-30194

**DIVORCES**

Week ending December 15, 2023

1st Name-Plaintiff

**2nd Name-Defendant**

Burkhart, Kelly vs. **Burkhart, Andrew M.**: Atty: McMorro Law, LLC: 23-90731

Heneghan, James vs. **Scalamogna, Catherine**: Atty: Frank, Gale, Bails & Pocrass, PC: 23-90724

Thomas, Hanna vs. **Thomas, Brandon**: Atty: McMorro Law, LLC: 23-90728

**MARRIAGE LICENSE FILINGS**

Application Date:

December 10 - December 16, 2023

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

Nathan Scott McDowell and Haley Marie Angerett :2300919

Rory John Kuhn and Linda Marie Bolena :2300914

Nancy Marie Anderson and Cruz Alan Eshenbaugh :2300916

Diane Lynn Hall and David Nestor Gregoire :2300917

Ian Philip Forte and Alyssa Breanne Mainhart :2300918

Connor Jerome Sullivan and Taylor Ann Mortimer :2300913

Corey Richard Austin and Abigail Lynn Schmader :2300920

Sherri Kay Rekich and Jason Charles Voyda :2300915

Grant Thomas Craig and Taylor Christina Walsh :2300912

**NOTICE OF TRUST****RE: Harry H. Pierce Irrevocable Trust dated November 16, 2015**

Notice is hereby given that Susan E. Rapp is the Trustee of the above-named Trust. All persons indebted to the Harry H. Pierce Irrevocable Trust are requested to make payment and all those having claims against the Harry H. Pierce Irrevocable Trust are directed to present the same without delay to:

Harry H. Pierce Irrevocable Trust dated November 16, 2015

**c/o Susan E. Rapp  
110 Mohawk Drive  
Sarver, PA 16055**

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

BCLJ: December 15, 22 & 29, 2023

**NOTICE OF TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of **THE HELEN GRACE SHANNON REVOCABLE TRUST DATED JULY 5, 2013 AS AMENDED NOVEMBER 24, 2020**. HELEN GRACE SHANNON, Grantor of the Trust, of 465 Upper Harmony Road, Evans City, Pennsylvania, 16033 died on September 3, 2023. All persons having claims against the Trust are requested to make known the same to the Co-Trustees or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Co-Trustees or Attorney named below.

Terry C. Shannon, Co-Trustee  
517 Scott Lane  
Venetia, PA 15367

Cynthia J. Westerman, Co- Trustee  
489 Upper Harmony Rd.  
Evans City, PA 16033

Sarah G. Hancher, Esquire  
Hancher Law Office  
101 North Green Lane  
Zelienople, PA 16063

BCLJ: December 8, 15 & 22, 2023

**NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that VNS Operations, LLC has filed on November 20, 2023, with the Department of State of the Commonwealth of Pennsylvania, an Application for Registration of Fictitious Name, under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended; Section 311 of Act 1982-294 (54 Pa.C.S. Section 311), to conduct business under the name of **Vinny's Pizzeria of Butler**, with its principal place of business being 532 West Cunningham Street, Butler, PA 16001.

Sophia V. Benoit, Esquire  
Dillon McCandless King  
Coulter & Graham, LLP  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: December 22, 2023

—————

**NOTICE OF INCORPORATION  
Nonprofit Business Corporation**

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 30th day of October, 2023, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended.

**The name of the corporation is: Pellere Foundation.**

BCLJ: December 22, 2023

—————

IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA

**NOTICE OF FILING OF PETITION FOR  
CHANGE OF NAME OF A MINOR**

In the Matter of MsD. No. 2023-40361

Notice is hereby given that, on November 21, 2023, a Petition for Change of Name of a Minor and an Amended Petition for Change of Name was filed on December 4, 2023, in the above-named Court by Justine A. VanCise, Parent and Natural Guardian of River Jene Bivens, a minor, requesting an order to change the name of:

**RIVER JENE BIVENS to RIVER JENE  
VANCISE**

The Court has fixed the 5th day of March, 2024 at 9:45 a.m. in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BOYER PAULISICK EBERLE & BISS  
108 East Diamond Street  
Third Floor  
Butler, Pennsylvania 16001

BCLJ: December 22, 2023

—————

**SHERIFF'S SALES  
\* ADDITIONS TO THE**

November 24 - December 8, 2023 Run

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 19th day of January, 2024** 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 February 16, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: December 1,15, & 22, 2023

**No. 2023-30093**

**NATIONSTAR MORTGAGE LLC vs**

**JUAN A. AGUIRRE**

PROPERTY ADDRESS: 109 EAST BOYD AVENUE. BUTLER. PA 16001 UPI / TAX PARCEL NUMBER: 561-35-60A-0000

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

BOUNDED on the North by East Boyd Avenue, formerly known as East Street, a distance of 28 feet; bounded on the East a distance of 100 feet by lot now or formerly of Marbison; bounded on the South a distance of 33.8 feet by lot now or formerly Macefe; and bounded on the West a distance of 100 feet, more or (ess; by lot of now or formerly Bathman. Having thereon erected a frame dwelling house and cement block garage.

Parcel ID: 561-35-60A-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 109 East Boyd Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Lee R. Cichoski, by deed dated February 24, 2006 and recorded March 1, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instalment No. 200603010004656 granted and conveyed unto Juan A. Aguirre and Alitza G. Abner, in fee.

ALSO BEING THE SAME PREMISES which Alitza G. Aguirre f/k/a Alitza G. Abner, by Deed dated October 26, 2020 and recorded November 16, 2020 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 20201160046446 granted and conveyed unto Juan A. Aguirre in fee.

BCLJ: December 8, 15 & 22, 2023, 2023

**No. 2023-30062**

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

**AVERY W. BEAMISH**

PROPERTY ADDRESS: 205 BRYAN STREET. EVANS CITY. PA 16033 UPI / TAX PARCEL NUMBER: 400-G61A-0000

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

BEGINNING AT A POINT ON THE SOUTH SIDE OF BRYAN STREET AT A POINT COMMON TO LOTS NO. 50 AND 51; THENCE IN AN EASTERLY DIRECTION ALONG SAID BRYAN STREET. 50 FEET TO A POINT AND THE NORTHWEST CORNER OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LOT NO. 52. 150 FEET TO A POINT ON THE NORTH SIDE OF A 16 FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG SAID 16 FOOT ALLEY. 50 FEET TO A POINT AND THE SOUTHEAST CORNER OF LOT NO. 50; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 50,150 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 51 IN THE O.G. IFFT PLAN OF LOTS (UNRECORDED) AND WITH THE IMPROVEMENTS THEREON.

BEING KNOWN AS: 205 BRYAN STREET. EVANS CITY. PA 16033 PROPERTY ID NUMBER: 400- SI- G61A-0000

BEING THE SAME PREMISES WHICH ERIC B. SMITH. EXECUTOR OF THE ESTATE OF JOYCE

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

BCLJ: December 8, 15 & 22, 2023

**No. 2023-30067**

**PENNYMAC LOAN SERVICES LLC vs**

**KRISTA DAVIS, BARBARA GRAHAM, TODD DAVIS**

PROPERTY ADDRESS: 423 ISABELLA COURT, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 180-S8-A209

ALL THAT CERTAIN LOT OR PARCEL OF GROUND. SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA. BEING LOT NO. 209 AS SHOWN ON THE PLAN ENTITLED, "JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN" AND RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA IN PUT BOOK 358. PAGES 14.15 & 16.

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

BEING PARCEL NO.: 180 -S8 -A209

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

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

PARCEL NO.: 180-S8-A209.

BCLJ: December 8, 15 & 22, 2023

**No. 2023-30044**

**SPECIALIZED LOAN SERVICING LLC vs**

**CHRISTIAN DEGUTIS**

PROPERTY ADDRESS: 312 LESLIE ROAD. VALENCIA. PA 16059 UPI / TAX PARCEL NUMBER: 230-2F90-38GD

ALL THAT CERTAIN piece, parcel or tract of land situate in MIDDLESEX TOWNSHIP. BUTLER COUNTY, PENNSYLVANIA, being bounded and described as follows:

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

BEING known as Parcel Number 230-2F30-38GD.

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA. PA 16059 PROPERTY ID: 230-2F90-38GD

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

BCLJ: December 8, 15 & 22, 2023

**No. 2023-30046**

**PENNYMAC LOAN SERVICES LLC vs**

**AMOS GOOD**

PROPERTY ADDRESS: 843 EAU CLAIRE ROAD. HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 210-2F120-12C-C0UO

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 IN THE PIERCE LOT LINE REVISION PLAN OF LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 368, PAGE(S)20.

BEING THE SAME PREMISES which Paul E. Pierce and Shirley L. Pierce, Husband and Wife . by Deed dated 2/6/2018 and recorded in the Office of the Recorder of Deeds of Butler County on 2/ 1 5/2018 in Instrument No. 201802150002991. granted and conveyed unto Amos Good.

PARCEL NO.: 210-2FI20-12C-COCO and Part of 210-2FI20-12F-0000.

BCLJ: December 8, 15 & 22, 2023

**No. 2023-30122**

**PNC BANK. NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK vs**

**MICHAEL S. GRENEK, DIANE L. GRENEK AJKJA DIANE GRENEK PROPERTY ADDRESS: 143 GREENHILL DRIVE, BUTLER. PA 16001 UPI / TAX PARCEL NUMBER: 053-6-C31-0000**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE BUTLER TOWNSHIP. BUTLER COUNTY. COMMONWEALTH OF PENNSYLVANIA, BOUNDED AD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT. SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREINAFTER DESCRIBED AND BEING COMMON TO LINE OF LOTS NO'S. 23. 31 AND 32: THENCE ALONG LINE OF LOTS NO'S. 23 AND 24, NORTH 83° 25' EAST. A DISTANCE OF 86.00 FEET TO A POINT ON LINE OF LOT NO. 30; THENCE ALONG LINE OF LOT NO. 30 SOUTH 13° 38' EAST A DISTANCE OF 140 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE: THENCE ALONG THE NORTH SIDE OF GREENHILL DRIVE SOUTH 76° 22' WEST. A DISTANCE OF 18.35 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE; THENCE CONTINUING ALONG THE NORTH SIDE OF GREENHILL DRIVE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 1.679.61 FEET A TANGENT OF 143.99 FEET AND AN ANGLE OF 09° 48'. A DISTANCE OF 72. U FEET TO A POINT ON LINE OF LOT NO. 32: THENCE ALONG LINE OF LOT NO. 32.

NORTH 11 40\* WEST A DISTANCE OF 149.12 FEET TO A POINT ON LINE OF LOT NO. 23. THE PLACE OF BEGINNING. AND BEING LOT NO. 31 IN THE BRANDE HILL PLAN OF LOTS AS LAID

OUT BY GREENOUGH, MCMAHON AND GREENOUGH. REGISTERED ENGINEERS. DATED DECEMBER1954, AND RECORDED IN RACK FILE 14. PAGE 25.

BEING DESIGNATED AS DISTRICT # 053: MAP # 6; PARCEL C 31: IN THE TAX ASESSMENTT OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

TAX PARCEL I.D. NO. 053-6-C31-0000

BCLJ: December 8, 15 & 22, 2023

**No. 2020-30071**

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

**KATHLEEN LAURIA, STEVEN LAURIA**

PROPERTY ADDRESS: 1663 PERRY HIGHWAY. PORTERSVILLE, PA 16051 UPI / TAX PARCEL NUMBER: 4FI 35\*7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest comer of the land herein conveyed; thence along the center of Route 19, North 6 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerty of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to s point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerty of Charles Eppinger, South 88 degrees West, a distance of 641 feet to a point and land now or formerty of John G. Stickel; thence along same. North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

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

The real property being sold is known as Parcel No. 4F135 7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.65 acres.

BCLJ: December 8, 15 & 22, 2023

**No. 2023-30001**

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

vs

**DAVID E. SHAFFER A/K/A DAVID E. SHAFFER, JR., HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER PROPERTY ADDRESS: 211 SOUTH PITTSBURGH STREET, ZELIENOPLE, PA 16063 UPI / TAX PARCEL NUMBER: 420-S1-K25A-00D0**

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

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

The improvements thereon being known as 211 South Pittsburgh Street, Zelienville, Pennsylvania -16063 BEING KNOWN AS:

211 S PITTSBURGH ST ZELIENOPLE, PA 16063 PROPERTY ID: 420-SI-K25A-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AKA DAVID E. SHAFFER JR. AND HEIDI L. SHAFFER, HUSBAND AND WIFE BY DEED FROM ERICH. HUY AND KAREN HUY, HUSBAND AND WIFE, DATED AUGUST 4, 2004 RECORDED AUGUST 26, 2004 IN INSTRUMENT NO. 200408260028078

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

BCLJ: December 8, 15 & 22, 2023

Sheriff of Butler County, Michael T. Slupe