

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: Janice L Black**

Late of: Zelenople PA
 Executor: Amy Jo Daning
 511 South Oliver St
 Zelenople PA 16063
 Executor: Cathy Lee Beighey
 110 Peffer Street
 Zelenople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Roy M Bonnar

Late of: Cranberry Township PA
 Administrator: Brian Bonnar
 5019 Sunnyslope Drive
 Gibsonia PA 15044
 Attorney: Harold A English
 H A English and Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101
 BCLJ: May 24, 31 & June 7, 2024

Estate of: John W Brain

Late of: Clay Township PA
 Administrator: Laura J Graham
 156 Reiber Road
 Renfrew PA 16053
 Administrator: Chad W Brain
 136 Shady Tree Lane
 Butler PA 16001
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Helen Marie Catlos

Late of: Buffalo Township PA
 Executor: Michael M Catlos
 204 Spruce Hollow Road
 Vandergrift PA 15690

Attorney: Emily K Trisoline
 Trisoline Bosack Law Group PLLC
 3293 Leechburg Road
 Lower Burrell PA 15068
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Alvin G Gray

Late of: Center Township PA
 Admr. D.B.N. C.T.A.: Jeremy Lee Fosnaught
 125 Shanahan Road
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: May 24, 31 & June 7, 2024

**Estate of: Nicholas R Hasychak
a/k/a: Nicholas Robert Hasychak**

Late of: Butler Township PA
 Administrator: Paula J Willyard
 347 N Pike Road
 Sarver PA 16055
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Kathleen A Maloney

Late of: Cranberry Township PA
 Executor: Melanie L Funt
 3932 Longhill Station Road
 Williamsburg VA 23188
 Attorney: McKenna Adams
 The Elder Law Offices of
 Shields and Boris
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Donald Aaron Marks

Late of: Jackson Township PA
 Executor: Tessa Davis
 1864 Old Hwy 431 S
 Greenbrier TN 37073
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Margaret J McClimans

Late of: Center Township PA
 Admr. D.B.N. C.T.A.: Joni Rusnak
 106 Rural Drive
 Butler PA 16001
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Alphonse R Peciulis
a/k/a: Alphonse Robert Peciulis

Late of: Center Township PA
 Executor: Victoria S Corl
 947 Sunset Drive
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Grace Mary Pederzoli
a/k/a: Grace M Pederzoli

Late of: Center Township PA
 Executor: Nancy G Wilson
 119 Fared Drive
 Butler PA 16001
 Executor: Andrew M Pederzoli
 169 Davis Road
 Butler PA 16001
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Emma L Peters

Late of: Cranberry Township PA
 Executor: Barbara D Hughes
 5 Iddings Lane
 Newtown Square PA 19073
 Attorney: Glenn R Weiser
 McCarthy Weidler PC
 2000 Market St Suite 2820
 Philadelphia PA 19103
 BCLJ: May 24, 31 & June 7, 2024

Estate of: William L Protzman
a/k/a: William Lucas Protzman

Late of: Franklin Township PA
 Executor: Lisa A Protzman
 3525 Willowood Circle #1002
 Arlington TX 76015
 Attorney: Thomas W King III
 Dillon McCandless King Coulter &
 Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Ruth H Rapetti

Late of: Cranberry Township PA
 Executor: Pnc Bank National Association
 C/O Sharon Whitney
 300 Fifth Avenue 31st Floor
 Pittsburgh PA 15222
 Attorney: C Eric Pfeil
 Dentons Cohen & Grigsby P.c.

625 Liberty Avenue 7th FL
 Pittsburgh PA 15222
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Jeffrey L Stauffer
a/k/a: Jeffrey Lee Stauffer

Late of: Winfield Township PA
 Executor: Deanne M Hoke
 523 Cress Street
 Carnegie PA 15106
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxenburg PA 16056
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Linda G Striganivcz

Late of: Adams Township PA
 Executor: Leah E Cairns
 126 Carlye Drive
 Cranberry Township PA 16066
 BCLJ: May 24, 31 & June 7, 2024

Estate of: Donald L Wise

a/k/a: Donald Lee Wise
 Late of: Butler PA
 Executor: Margie T Wise
 134 Virginia Ln
 Pittsboro NC 27312
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 24, 31 & June 7, 2024

SECOND PUBLICATION

Estate of: Michael C Baptiste

a/k/a: Michael Baptiste
a/k/a: Michael Charles Baptiste
 Late of: Clearfield Township PA
 Administrator: Karen S Hodak
 333 S Duffy Road
 Butler PA 16001
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: May 17, 24, 31, 2024

Estate of: Frances Dorothy Dillon

a/k/a: Frances Dillon
 Late of: Butler Township PA
 Administrator: Debra Daniels
 207 First Street
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP

128 West Cunningham Street
Butler PA 16001
BCLJ: May 17, 24, 31, 2024

Estate of: Bonnie D Fry

Late of: Concord Township PA
Executor: Jack A Fry
253 Zion Church Road
Chicora PA 16025
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001
BCLJ: May 17, 24, 31, 2024

Estate of: Lewis E Gates

Late of: Jefferson Township PA
Executor: Cathy Stewart
1419 Springhill Road
Natrona Heights PA 15065
Executor: Kelley Carr
447 Cemetary Rd
Boyers PA 16020
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: May 17, 24, 31, 2024

Estate of: David A Imhof

Late of: Butler Township PA
Administrator: Luann M Imhof
118 Elizabeth Dr
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: May 17, 24, 31, 2024

**Estate of: Stephen M Kensky
a/k/a: Stephen Martin Kensky**

Late of: Jefferson Township PA
Executor: Kathleen J Weber
228 Grandview Boulevard
Butler PA 16001
Executor: Ronald L Kensky
9415 Hunt Club Trail
Warren OH 44484
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001
BCLJ: May 17, 24, 31, 2024

Estate of: Wanda F Kesner

a/k/a: Wanda Faye Kesner
Late of: Slippery Rock Township PA
Executor: Brenda R Loomis
2564b Grouse Ridge

Wexford PA 15090
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Flinn Hwy
Allison Park PA 15101
BCLJ: May 17, 24, 31, 2024

Estate of: Frank Michael Kuriluk

Late of: Butler PA
Administrator: Dennis Joseph Kuriluk
508 Cribbs Street
Greensburg PA 15601
Attorney: Matthew A Curiale
124 Vannear Avenue
Greensburg PA 15601
BCLJ: May 17, 24, 31, 2024

Estate of: Dean I McGregor

Late of: Clay Township PA
Executor: Robert E McGregor
110 Kildoo Road
Butler PA 16001
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001
BCLJ: May 17, 24, 31, 2024

Estate of: Edward B Sulkoske Jr

Late of: Jackson Township PA
Administrator: Michael D Sulkoske
104 McDonnell Lane
Butler PA 16002
BCLJ: May 17, 24, 31, 2024

THIRD PUBLICATION

**Estate of: Robert D Badger
a/k/a: Robert Douglas Badger**

Late of: Long Beach,
Los Angeles County, California
Ancillary Ancillary Executor: Holly Madrid
1617 Prairie Falcon Lane
Broomfield CO 80020
Attorney: Michael L Daiello
2 W Market St
West Chester PA 19382
BCLJ: May 10, 17 & 24, 2024

Estate of: Mercedes L Cowen

Late of: Concord Township PA
Administrator: Darin M Cowen
262 Morgan Road
Hilliards PA 16040
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001
BCLJ: May 10, 17 & 24, 2024

Estate of: Holley Dee Haugh

Late of: Butler PA
Administrator: Crystal Haugh
115 Osche Rd
Butler PA 16002
Attorney: Roger T Mechling Esq
Mechling & Heller LLP
216 N Jefferson Street
Kittanning PA 16201
BCLJ: May 10, 17 & 24, 2024

Estate of: Norma L Kamerer

a/k/a: Norma Lee Kamerer
Late of: Butler Township PA
Executor: Bruce A Fair
203 Sw 3rd Avenue
Clearfield PA 16830
Attorney: John R Ryan
Kubista Ryan & Valenza LLP
202 South Front Street
Clearfield PA 16830
BCLJ: May 10, 17 & 24, 2024

Estate of: Miriam J Lippi

Late of: Butler PA
Executor: Sandra L Pontius
104 Hickory Street
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: May 10, 17 & 24, 2024

Estate of: Aiden Miles Lutz

Late of: Butler Township PA
Administrator: Benjamin Lutz
123 Hampton Court
Butler PA 16002
Attorney: John J Bench
Bench Law Limited
8050 Rowan Road Suite 403
Cranberry Twp PA 16066
BCLJ: May 10, 17 & 24, 2024

Estate of: Margaret Elizabeth Mawhinney

a/k/a: Margaret E Mawhinney
Late of: Zelenople PA
Executor: John R Mawhinney
9316 Almar Place
Pittsburgh PA 15237
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063
BCLJ: May 10, 17 & 24, 2024

Estate of: Helen Joanne McLafferty

a/k/a: Helen J McLafferty
Late of: Saxonburg PA
Executor: Bruce H McLafferty
189 Cooper Road
Cabot PA 16023
Executor: Sharon A McLafferty
280 Thelma Drive
Saxonburg PA 16056
Attorney: Richard L Osberg III
Law Offices Of Richard L. Osberg, III,
PLLC
1900 Main Street, Suite 225
Canonsburg PA 15317
BCLJ: May 10, 17 & 24, 2024

Estate of: Ruth Nickle

a/k/a: Ruth A Nickle
Late of: Butler PA
Administrator: Angela J Nickle
121 Le Donne Lane
Butler PA 16001
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 10, 17 & 24, 2024

Estate of: Robert A Rakarich

Late of: Summit Township PA
Executor: Rebecca A Jackman
943 New Castle Road
Slippery Rock PA 16057
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: May 10, 17 & 24, 2024

Estate of: Lawrence J Schaffer

Late of: Jefferson Township PA
Executor: Jeffrey L Schaffer
555 Sarver Road
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: May 10, 17 & 24, 2024

Estate of: Richard Steiner Sickle

Late of: Muddycreek Township PA
Administrator: Stacy Croll
150 Wolf Creek Lane
Slippery Rock PA 16057
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057
BCLJ: May 10, 17 & 24, 2024

Estate of: Samuel Joseph Smith a/k/a: Samuel J Smith
 Late of: Winfield Township PA
 Executor: Caitlyn J Smith
 407 Husky Drive
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: May 10, 17 & 24, 2024

Estate of: Theresa M Ziegler
 Late of: Cranberry Township PA
 Administrator: Michael Ziegler
 2883 Hawkins Lane
 Twinsburg OH 44087
 Attorney: Nora Gieg Chatha
 Tucker Arensberg PC
 1500 One PPG Place
 Pittsburgh PA 15222
 BCLJ: May 10, 17 & 24, 2024

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MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH
April 20 - 26, 2024

Ali, Mohamad A; Ali, Mohamad Arif; Samanez, Liz; Samanez, Liz Gisella--NEXTIER BK NA--Adams Twp Sub/Condo:Glen Ests Lot:1 Street:300 Cambridge Dr Parcel:010-S19-B1:\$211,247.00

Andrews, Samantha Marie; Celik, Yigitcan--RMC HOME MTG LLC--Jackson Twp Sub/Condo:Trails @ Harmony Junction Ph 1 Lot:132 Street:110 Spencer Ct Parcel:180-4F102-8C132:\$410,484.00

Andrews, William; Beaufort, Chelsey--ROCKET MTG LLC--Jefferson Twp Street:628 Saxonburg Road Parcel:190-S2-A9N3:\$308,000.00

Baker, Joella; Baker, Scott--CROSSCOUNTRY MTG LLC--Lancaster Twp Sub/Condo:Boros Plan Lot:4 Street:213 High Acres Rd Parcel:200-4F127-A12H Acre:6.678:\$84,117.08

Bandari, Aruna Kumar; Nukala, Veera Raghava--UNITED WHOLESAL MTG LLC--Cranberry Twp Sub/Condo:Park Place Amendment No 60 Lot:8-17D Street:316 Abacot Way Parcel:130-S46-B17D:\$320,810.00

Bayer, Alec Joseph--UNITED WHOLESAL MTG LLC--Butler Twp Street:4424 Oakdale Road Parcel:056-18-22 Acre:2.05:\$203,700.00

Bazner, Danielle Renee; Bazner, David

S--CITIZENS BK NA--Butler Twp Sub/Condo:Westwood Manor Plan Lot:42 Street:139 Westwood Mnr Parcel:056-3-A42:\$200,000.00

Beck, Chadwick P a/k/a; Beck, Chadwick Preston a/k/a; Huttinger, Christina J--FIRST NATL BK PA--Muddycreek Twp Street:250 Hufnagel Rd Parcel:240-4F133-11Ja:\$41,000.00

Bergbigler, Stacy R--HOWARD HANNA MTG SERVS--Butler City Ward:5 Street:407 Broad Street Parcel:565-12-218:\$114,750.00

Bowers, Carolyn L; Bowers, Gregory R--ARMCO CRED UN--Seven Fields Boro Street:803 Graywyck Dr Parcel:505-S5-A817:\$50,000.00

Boyle, Charles E a/k/a Trs; Boyle, Charles Eugene a/k/a Trs; Boyle, Charles Revocable Tr By Trs; Boyle, Jean A a/k/a Trs; Boyle, Jean Revocable Tr By Trs; Boyle, Jean W a/k/a Trs--PNC BK NATL ASSN--Adams Twp Sub/Condo:Gables @ Brickyard Hill Plan N Lot:211-A Street:2111 Gables Ct Parcel:010-S16-B211A:\$250,000.00

Brookins, Calvin J; Brookins, Cameron B--DHI MTG CO LTD--Connoquenessing Boro Sub/Condo:Hidden Springs Planned Res Dev Lot:123 Street:121 Hidden Springs Drive Parcel:370-S2-C123:\$296,250.00

Broze, Kari L; Broze, Ryan T--FIRST NATL BK PA--Adams Twp Sub/Condo:Treesdale Old Orchard Neighbor Lot:2 Street:1066 W Grove Court Parcel:010-S8-A2:\$1,000,000.00

Buchanan, Rosemary A; Buchanan, Theodore T Jr--HUNTINGTON NATL BK--Butler Twp Sub/Condo:Westwood Manor Plan Lot:90 Street:152 Westwood Mnr Parcel:056-2-A9:\$75,000.00

Buletko, Lori S; Buletko, Richard J--NVR MTG FIN INC--Lancaster Twp Sub/Condo:Arden Wood Res Plan Ph 5 Lot:512 Street:522 Coughton Cross Drive Parcel:200-S7-A512:\$141,000.00

C A G Quincy Heights Apts LLC; Cag Quincy Heights Apts LLC--FIRST NATL BK PA--Adams Twp Sub/Condo:Quincy Heights Plan Lot:4 Parcel:010-4F35-16D:\$3,600,000.00

Carson, Heather L; Carson, Paul J--FREEDOM UNITED FED CRED UN--Cranberry Twp Sub/Condo:Creekwood Plan No 2 Lot:329 Street:207 Woodridge Dr Parcel:130-S132-A329:\$25,000.00

Conrad, Jenna M; Parsons, Brian J--AMERICAN FIN NETWORK INC DBA--Jefferson Twp Street:226 Great Belt Road Parcel:190-1F155-29Aa4

**NOTICE OF TRUST ADMINISTRATION
PURSUANT TO 20Pa.C.S. Section 7756(c)**

NOTICE is hereby given of the administration of the **EDNA G. WELLS REVOCABLE TRUST** dated December 10,1996. EDNA G. WELLS, Settlor/Trustee of the Trust, of P.O. Box 35, Elderton, Butler County, Pennsylvania, died on January 25, 2024. All persons having claims against the **EDNA G. WELLS REVOCABLE TRUST** dated December 10,1996, are requested to make known the same to the Successor Co-Trustees named below. All persons indebted to the **EDNA G. WELLS REVOCABLE TRUST** dated December 10, 1996, are requested to make payment without delay to the Successor Co-Trustees named below:

SUCCESSOR CO-TRUSTEES:

D. KAYE CROWNOVER
60 David Drive
Lower Burrell, PA 15068

PATRICIA S. THROCKMORTON
288 Smeltzers Flats Road
Ford City, PA 16226

**ATTORNEY:
TIMOTHY C. LEVENTRY, Esquire
LEVENTRY, HASCHAK & RODKEY, LLC**
1397 Eisenhower Boulevard Richland Square III, Suite 202 Johnstown, Pennsylvania 15904

BCLJ: May 10, 17 & 24, 2024

NOTICE OF REVOCABLE TRUST

NOTICE is hereby given of the administration of the **GEORGE T. AND MARY F. CUDOC REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 3, 1997.**

Mary F. Cudoc, Surviving Settlor of the Trust, of 120A Blossom Drive, Butler, Pennsylvania 16001, died on March 25, 2024. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below

Patricia A. Cudoc-Gray, Trustee
120A Blossom Drive
Butler, PA 16001

David A. Crissman, Esquire
Montgomery Crissman PLLC
518 North Main Street
Butler, PA 16001

BCLJ: May 17, 24 & 31, 2024

NOTICE OF TRUST ADMINISTRATION

Caroline T Hawkey, of 160 Green Manor Drive, Butler, Butler County, Pennsylvania, trustee of the **Caroline T Hawkey Living Trust dated November 25, 2016**, deceased. All persons having claims against decedent will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Martina A Mancuso, Successor Trustee
Caroline T Hawkey Living Trust uta
11/25/2016
81 Hunter
Road Blairsville, PA 15717

Heritage Elder Law & Estate Planning LLC

BCLJ: May 24, 31 & June 7, 2024

TRUST NOTICE

Trust of: The Eugenia M. Sundy Protector Trust dated 07/26/2010 Eugenia M. Sundy, deceased

Late of: Zelianople, Butler County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Rhonda Buzard
1151 Locust Street
Ellwood City, PA 16117

Or to:
James P. Shields, Esq.
Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville, PA 15017

BCLJ: May 24, 31 & June 7, 2024

TRUST NOTICE

Trust of: The Eugenia M. Sundy Revocable Living Trust dated 07/26/2010 Eugenia M. Sundy, deceased

Late of: Zelianople, Butler County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Rhonda Buzard
1151 Locust Street
Ellwood City, PA 16117

Or to:
James P. Shields, Esq.
Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville, PA 15017

BCLJ: May 24, 31 & June 7, 2024

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **WILLARD L. HARR REVOCABLE TRUST, DATED JANUARY 21, 2021**. Settlor of the Trust died on May 14, 2024. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Jeffrey P. Harr, Trustee
55080 Summer Lynn Ct.
La Quinta, CA 92253

Joseph R. "Jay" West, Esquire
West & Zuberbuhler, PC
2605 Nicholson Road, Suite 3200
Sewickley, PA 15143

BCLJ: May 24, 31 & June 7, 2024

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. 2024-40098

Notice is hereby given that on April 11, 2024, a Petition for Change of Name of a Minor was filed in the above-named Court by **Jennifer R. Cooper**, Parent and Natural Guardian of **James Leo Mitchell**, a minor, requesting an order to change the name of James Leo Mitchell, a minor, to **James Leo Cooper**. The Court has fixed July 9, 2024, at 9:45 o'clock, a.m., in Courtroom No. 3 of the Butler County Government Center as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: May 24, 2024

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. 2024-40104

Notice is hereby given that, on April 17, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

STEVEN SCOTT DEFELICE JR. to AMBER NOVA DEFELICE

The Court has fixed the 9th day of July, 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.

BCLJ: May 24, 2024

**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. 2024-40097

Notice is hereby given that, on April 11, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**TAYLOR NEUMANN CHAKURDA to
TAYLOR NEUMANN SULLIVAN**

The Court has fixed the 9th day of July, 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.

BCLJ: May 24, 2024

LEGAL NOTICE

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 Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **VN HOME, LLC** and it is organized effective February 16, 2024.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: May 24, 2024

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

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 **Rent Allegheny Valley LLC.**

Charles T Clark
210 Fifth Ave
Tarentum, PA 15084

BCLJ: May 24, 2024

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

IN RE: 1978 LIBERTY TRAILER
MANUFACTURED HOME

MsD. No. 2024 - 40122

TO: FRANCES E. BERRY

**NOTICE OF PETITION TO CONFIRM
AND RETIRE TITLE**

You are hereby notified that Roger L. Berry filed an action at the above number and term on May 6, 2024. This matter concerns a 1978 Liberty Trailer Manufactured Home located at 418 Buena Vista Road, Chicora, PA 16025, also known as Tax Assessment Parcel 150-1F110-11CA-0000.

You are further notified that a Hearing has been scheduled regarding the Petition for Involuntary Transfer of Vehicle Title for Tuesday, June 25, 2024, at 9:30 a.m., in Courtroom No. 3 of the Butler County Government/Judicial Center.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH INFOR-
MATION ABOUT HIRING A LAWYER.**

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

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

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

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

BCLJ: May 24, 2024

**BUTLER COUNTY BAR ASSOCIATION
QUARTERLY MEETINGS**

FRIDAY, JUNE 28, 2024 AT NOON
FRIDAY, SEPTEMBER 27 AT NOON
DECEMBER, 27 AT NOON

**BUTLER COUNTY BAR ASSOCIATION
BENCH BAR - FOUNDERS' HALL AT BC3**

FRIDAY, SEPTEMBER 20
8:30 REGISTRATION
6 CREDITS CLE

SHERIFF'S SALES

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

BCLJ: May 17, 24, 31, 2024

No. 2024-30035

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC
vs
ROBERT BALAS ADMINISTRATOR OF THE ESTATE OF ROBERTA L. BALAS, DECEASED

PROPERTY ADDRESS: 457 GEORGETOWN COURT, SEVEN FIELDS, PA 16046 UPI / TAX PARCEL NUMBER: 505-S1-L3902-0000

Land Situated i.11 the Borough of Seven Fields in the County of Butler in the State of PA

ALL that certain lot or piece of ground, being Unit No. 3902 in Lot No. 39 of the Castle Creek Townhouses Plan of Lots Phase III, recorded in the Butler County Recorder of Deeds Office in Plan Book Volume 224, page(s) 8-10.

BEING KNOWN AS: 457 GEORGETOWN COURT, SEVEN FIELDS, PA 16046

PROPERTY ID NUMBER: 505-S1-L3902-0000

BEING THE SAME PREMISES WHICH SEVEN FIELDS DEVELOPMENT COMPANY, A PENNSYLVANIA TRUST, AS SUCCESSOR BY MERGER

TO SEVEN FIELDS DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION, AS SUCCESSOR BY MERGER TO CANTERBURY VILLAGE, INC. BY DEED DATED 10/20/2000 AND RECORDED 10/24/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 200010240025090, GRANTED AND CONVEYED UNTO ROBERTA L. BALAS, NOW DECEASED.

BCLJ: May 17, 24, 31, 2024

No. 2024-30026

MORTGAGE ASSETS MANAGEMENT, LLC
vs
KATHLEEN M. CAROTHERS A/K/A KATHLEEN CAROTHERS

PROPERTY ADDRESS: 105 SAINT WENDELIN ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 250-S4-C50000

ALL that certain lot or piece of ground situate in the Township of Oakland, Butler County, Pennsylvania, being Lot #5 in the Bonnie Brook Highlands, Plan of Lots as recorded in the Recorder of Deed's Office of Butler County, Pennsylvania in Plan Book Volume 97, Page 38.

Parcel Number. 250 S4 C50000

Property Address: 105 Saint Wendelin Road, Butler, PA 16002

BEING the same premises which MARIE FRIEL TRUST, DEBORAH MACHESTY, TRUSTEE AND MARIE M. FRIEL, WIDOW by Deed dated November 16, 1993, and recorded in the Office of Recorder of Deeds of Butler County on November 17, 1993, at Book 2378, Page 0009 granted and conveyed unto KATHLEEN M. CAROTHERS, SINGLE. Kathleen M. Carothers A/K/A Kathleen Carothers.

BCLJ: May 17, 24, 31, 2024

No. 2024-30053

J.P. MORGAN ACQUISITION CORP. C/O NEWREZ LLC FKA NEW PENN FINANCIAL LLC, DBA SHELLPOINT MORTGAGE SERVICING
vs
REBECCA DEVORE

PROPERTY ADDRESS: 2810 EAST OLD 422, FENELTON, PA 16034 UPI / TAX PARCEL NUMBER: 090-1F67-26A0000

ALL that certain piece, parcel or lot of land situate in the Township of Clearfield, Butler County, Pennsylvania, being bound and described as follows:

BEGINNING at a point at the intersection of the centerline of Legislative Route 10125 (Old Route 422) and the East line of land of now or formerly McBride, said point being the Northwest comer; thence South 73° 08' East along the centerline of Old Route 422 a distance of 319.41 feet to a point, the Northwest comer; thence South 16° 52' West through land of Muir a distance of 533.83 feet to a point, the Southeast comer; thence North 56° 14' 24" West through land of Muir a distance of 202.02 feet to a point, the Southwest comer; thence North 2° East along the East line of land of McBride a distance of 491.03 feet to a point, the place of beginning. Containing 2.93 acres as per survey of Lucas Engineering Company dated June 25, 1986.

PARCEL IDENTIFICATION NO: 090 1F67 26A0000

BCLJ: May 17, 24, 31, 2024

No. 2024-30033

**NATIONSTAR MORTGAGE LLC
vs
CRAIG A. DRUSBASKY, MICHELLE A. DRUSBASKY**

PROPERTY ADDRESS: 357 CREEK ROAD, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 280-S4-A500000; 280-S4-A520000

ALL those certain lots or parcels of land situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, being Lot Numbers 49, 50 and 51 in the Slippery Rock Park Plan of Lots as laid out for O.H. Nicolas and Ralph A. Nicolas according to a survey of Aiken and Greenough Engineers, dated January 1929 and recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 5, Page 16.

ALL that certain lot of ground situated in Slippery Rock Township, Butler County, Pennsylvania, consisting of a lot.

The map code S4 A52

BEING KNOWN AS: 357 CREEK RD SLIPPERY ROCK, PA 16057 PROPERTY ID: 280 S4 AS00000; 280 S4 A520000

TITLE TO SAID PREMISES IS VESTED IN MICHELLE A. DRUSBASKY AND CRAIG A. DRUSBASKY, HUSBAND AND WIFE BY DEED FROM MARION J. LAUKIS, A/K/A MARIAN J. LAUKIS, A WIDOW DATED 05/07/2004 RECORDED 05/13/2004 INSTRUMENT NO.: 200405130015271

TO BE SOLD AS PROPERTY OF: MICHELLE A. DRUSBASKY AND CRAIG A. DRUSBASKY, HUSBAND AND WIFE

BCLJ: May 17, 24, 31, 2024

No. 2024-30024

**CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A.
vs
NATHAN J GUTSHALL**

PROPERTY ADDRESS: 218 WEST FULTON STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565-11-20000

All that certain lot or piece of ground situate in the 5th Ward of the City of Butler, County of Butler, and the Commonwealth of Pennsylvania, being Lot No. 10 in the Berg Plan of Lots and in the North Manor Plan of Lots, laid out by J. A. Henninger, January, 1927, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 11, page 3, bounded and described as follows:

BEGINNING on the North fifty-one (51) feet by an alley; on the East one hundred ten (110) feet by Lot No. 11 in the same plan now or formerly owned by Oliver W. Scott; on the South fifty-one (51) feet by West Fulton Street; on the West one hundred ten (110) feet by Lot No. 9 now or formerly owned by John H. Stewart.

BEING KNOWN AS: 218 WEST FULTON STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565 11 20000

BEING THE SAME PREMISES WHICH PAUL W. BROWN, UNMARRIED BY DEED DATED 11/29/2016 AND RECORDED

12/1/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201612010025231, GRANTED AND CONVEYED UNTO NATHAN JOHN GUTHSALL, A SINGLE MAN.

BCLJ: May 17, 24, 31, 2024

No. 2023-30091

FREEDOM MORTGAGE CORPORATION vs XAVIER A KNIGHT, KATE R KNIGHT

PROPERTY ADDRESS: 319 CHESTNUT DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S10-142-0000

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

LOT No. 142 on Chestnut Drive in the Northvue Farms Plan, and more fully shown in the Northvue Farms Plan in Rack 29, Page 26 as Addition No. 2 recorded March 18, 1960, in the records of Recorder of Deeds Office in Butler County, Pennsylvania.

THE above lot is described as follows:

BEGINNING at the Southwest comer at an iron pin where the dividing line between Lot Nos. 141 and 142 intersects Chestnut Drive, a 50 foot right-of-way; thence North 9° 33° 00" West, 80.00 feet along Chestnut Drive to an iron pin on the dividing line between Lot Nos. 142 and 143; thence by the dividing line between Lot Nos. 142 and 143, North 80° 27' 00" East, 218.21 feet to a concrete monument on line of land now or formerly J. Graham; thence along line of land now or formerly J. Graham, South 0° 41' 30" East, 80.97 feet to an iron pin on the dividing line between Lot Nos. 141 and 142; thence by dividing line between Lot Nos. 141 and 142, South 80° 27' 00" West, 205.74 feet to an iron pin where this dividing line intersects Chestnut Drive, a 50 foot right-of-way, the place of beginning.

Parcel No; 060-S10-142-0000

Being the same premises which Joseph L. Gray and Jacquelyn P. Gray, Husband and Wife, by Deed dated 09/06/2019 and recorded 09/11/2019, in the Office of the Recorder of Deeds in for the County of Butler,

in Deed Instrument No. 201909110017877, granted and conveyed unto Xavier A. Knight and Kate R. Knight, Husband and Wife, in fee.

Tax Parcel: 060-S110-142-0000

Premises Being: 319 Chestnut Drive, Butler, PA 16001

BCLJ: May 17, 24, 31, 2024

No. 2024-30052

FANNIE MAE vs LOWRIE AID PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY PROPERTY

ADDRESS: 100 STIRLING VILLAGE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 056-18-8BE-0000

All that certain lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. B-4 of the Stirling Village R.H.G.L., Inc. Subdivision No. 2, recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 202 Page 32, and containing 2.354 acres.

Together with that certain drainage easement as set forth in Agreement between Clair E. Altemus et ux. and R.H.G.L., Inc., dated June 2,1997 and recorded in Record Book Volume 2744 Page 166.

Together with that certain access, utility and drainage easement set forth in Cross-Easement Agreement by R.H.G.L., Inc. dated July 31, 1996 and recorded in Record Book Volume 2664 Page 158, as amended by Cross-Easement Agreement by R.H.G.L., Inc. dated June 2,1997 and recorded in Record Book Volume 2749 Page 722.

BEING Tax Parcel 056-18-8BE-0000

BEING the same premises which ALC Properties II, LLC., a Nevada limited liability company, by Deed dated- 07/01/2013 and recorded 07/26/2013 in Butler County at Instrument No. 201307260021886, granted and conveyed unto Lowrie Aid Propco, LLC, a Delaware limited liability company, in fee.

BCLJ: May 17, 24, 31, 2024

No. 2024-30055

**COMMUNITY BANK
vs
PAUL MALONEY**

PROPERTY ADDRESS: 400 CHELSEA COURT, MARS, PA 16046 UPI / TAX PARCEL NUMBER: 10-S19-B12

ALL that certain lot situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 12 in the Meredith Glen Estates Plan as recorded in the Recorder's Office of Butler County in Plan Book Volume 281, page 5.

BEING designated as Tax Parcel No. 10-S19-B12 in the Butler County Deed Registry Office.

HAVING erected thereon a dwelling known as 400 Chelsea Court, Mars, PA 16046. SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

BEING the same property conveyed to Paul Maloney, unmarried by deed dated May 24, 2006 and recorded in the Recorder's Office of Butler County on May 30, 2006 at Instrument Number: 200605300012949.

BCLJ: May 17, 24, 31, 2024

No. 2024-30025

**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1, ASSET BACKED CERTIFICATES, SERIES 2003-1
vs
CINDY A. MCCALL A/K/A CYNTHIA A. MCCALL, DENNIS W. MCCALL**

PROPERTY ADDRESS: 127 FOURTH AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-24-316

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

Beginning at a point, said point being the

northwesterly portion of the property therein described and in common with a point being the Southwesterly portion of Lot 74; thence along Lot 74, South 69 degrees 36 30 East a distance of 90 feet to a point on the Westerly side of a 15 foot alley; thence South 20 degrees 23' 30' West, and distance of 30 feet to a point on the Northern side of 2 intersecting 15 foot alleys; thence North 69 degrees 36, 30" West, a distance of 90 feet right of way; thence North 20 degrees 23 30" East a distance of 30 feet to a point and the original place of beginning.

Hazardous Waster Provision: The grantor herein certify that the land hereby conveyed has, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act. No. 97 of 1980. This notice is give pursuant to requirements of Section No. 405 of said Act (35p.s. 6018-101, et seq.)

Parcel Number: 563-24-316

Property Address: 127 Fourth Avenue, Butler, PA 16001-5607

BEING the same premises which Christopher Charles Reep and Katherine Sue Reep, Husband and Wife by Deed dated November 22, 2002 and recorded in the Office of Recorder of Deeds of Butler County on November 27, 2002 Instrument#200211270040158 granted and conveyed unto Dennis W. McCall and Cynthia A. McCall, Husband and wife.

BCLJ: May 17, 24, 31, 2024

No. 2022-30004

**NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING
vs
KATHLEEN MEINERT**

PROPERTY ADDRESS: 128 CRYSTAL SPRINGS DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S26-B15

ALL THAT CERTAIN lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 15 in the Crystal Springs Plan of Lots Phase 2 Planned Residential Development, as same is recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 178

Page 16.

Parcel Number: 130-S26-B15

Property Address: 128 Crystal Springs Drive, Cranberry Township, PA 16066

BEING the same premises which Scott R. Sutterlin and Kathleen T. Sutterlin, n/k/a Kathleen T. Meinert by Deed dated April 21, 2010, and recorded in the Office of Recorder of Deeds of Butler County on April 28, 2010, Instrument#201004280008794 granted and conveyed unto Kathleen T. Meinert.

BCLJ: May 17, 24, 31, 2024

No. 2024-30050

**UNITED WHOLESALE MORTGAGE, LLC
vs
BENJAMIN JOSEPH NAGY**

PROPERTY ADDRESS: 125 MERRY LANE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S10-880000

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Center, County of Butler, Commonwealth of Pennsylvania, being Lot No. 88 in the Northvue Farms Addition #1 as recorded in Rack File 7, Page 23, bounded and described as follows:

BEGINNING at the Northeast corner of the property herein described on the West side of Chestnut Drive at a point common to Lot 89; thence by the West side of Chestnut Drive, South 1° 57' West 80 feet; thence by Lot 87, North 88° 03' West 203.78 feet to a point; thence by Lot 79 North 1° 57' East 80 feet; thence by Lot No. 89 South 88° 03' East, 203.78 feet to the place of BEGINNING.

PROPERTY ADDRESS: 125 MERRY LANE, BUTLER, PA 16001 PARCEL NUMBER: 060-S10-880000

TITLE TO SAID PREMISES IS VESTED IN BENJAMIN JOSEPH NAGY BY DEED FROM BARBARA M. SNYDER RECORDED 03/08/2011 DATED 02/25/2011 INSTRUMENT NO. 201103080006108

BCLJ: May 17, 24, 31, 2024

No. 2023-30206

MIDFIRST BANK

**vs
THE UNKNOWN HEIRS OF JOSHUA S. NIXON DECEASED**

PROPERTY ADDRESS: 220 KITTANNING STREET, CHICORA, PA 16025 UPI / TAX PARCEL NUMBER: 460-S1-F32HJ0000

ALL that certain piece, parcel or lot of land situate in the Borough of Chicora, Butler County, Pennsylvania, being known and designated as Lot No. 9 (0.2697 acres) as set forth on the Casa-Bella Heights Subdivision-recorded in Butler County, PA at Plan Book 220 Page 9.

BEING KNOWN AS: 220 KITTANNING STREET, CHICORA, PA 16025 PROPERTY ID NUMBER: 460 S1 F32HJ0000

BEING THE SAME PREMISES WHICH DUSTIN A. SHOKOOHEE BY DEED DATED 5/6/2019 AND RECORDED 5/8/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201905080008135, GRANTED AND CONVEYED UNTO JOSHUA S. NIXON, NOW DECEASED.

BCLJ: May 17, 24, 31, 2024

No. 2024-30019

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

**vs
EDWARD O'SCHE, GEORGENE O'SCHE**

PROPERTY ADDRESS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S9-A216-0000

Land Situated in the Township of Cranberry in the County of Butler in the State of PA Being Lot No. 216 in the Manor Line Plan of Lots No. 2, as the same is Recorder's Office in the Recorder's Office of Butler County in Rack File 60 at Page 5.

BEING KNOWN AS: 201 CAMERON DRIVE, CRANBERRY TOWNSHIP, PA 16066 PROPERTY ID NUMBER: 130-S9-A216-0000

BEING THE SAME PREMISES WHICH THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY DEED DATED 1/27/1999

AND RECORDED 2/8/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2965 AT PAGE 0907, GRANTED AND CONVEYED UNTO EDWARD 01SCHE AND GEORGENE 01SCHE, HIS WIFE.

BCLJ: May 17, 24, 31, 2024

No. 2024-30051

**CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA
vs
JOAN T. RHODES**

PROPERTY ADDRESS: 427 EUCLID ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 080-S4-E5-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Clay, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 5 of the Yohe Plan as recorded in the Recorder's Office of Butler County in Rack File 86, page 23.

Having erected a dwelling known as R.D. 1, Route 138.

UNDER AND SUBJECT to all reservations, restrictions, easements, covenants, conditions, building lines, oil and gas leases, if any, rights of way, as recorded in prior instruments of record and on the recorded plan.

BEING KNOWN AS: 427 Euclid Road, Butler; PA 16001

BEING THE SAME PREMISES which Kenneth D. Rhodes and Joan T. Rhodes, by Deed dated 4/1/2003 and recorded 4/3/2003 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200304030013728, granted and conveyed unto Joan T. Rhodes.

PARCEL NO.: 080-S4-E5-0000

BCLJ: May 17, 24, 31, 2024

No. 2024-30038

**NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING
vs
MICHAEL T.SCHOEDEL**

PROPERTY ADDRESS: 305 CENTRAL AVENUE, CHICORA, PA 16025 UPI / TAX

PARCEL NUMBER: 460-S1-B32-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE BOROUGH OF CHICORA, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 160 FEET BY LOT FORMERLY OF SCHULTZ NOW IVAN ALABAUGH; ON THE EAST 60 FEET BY THE WEST LINE OF AN ALLEY, ON THE SOUTH 140 FEET BY LOT FORMERLY OF LARKINS NOW ALVIN G. KING, AND ON THE WEST 60 FEET BY THE EAST LINE OF CENTRAL AVENUE EXTENSION. HAVING THEREON ERECTED A ONE AND ONE-HALF STORY DWELLING HOUSE.

BEING THE SAME PREMISES which Dennis P. King, single, by Deed dated 9/22/1998 and recorded in the Office of the Recorder of Deeds of Butler County on 9/25/1998 in Deed Book Volume 2914, Page 07 I 0, Instrument I 99809250027 I 68 granted and conveyed unto Michael T. Schoedel and Yvette S. Schoedel, Husband and Wife.

Yvette S. Schoedel departed this life on 8/17/2023.

PARCEL NO.: 460-S1-B32-0000

BCLJ: May 17, 24, 31, 2024

No. 2024-30049

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST

**vs
HEATHER SLIVAN, SOLELY IN HER CAPACITY AS HEIR OF JAMES D. HOOK, DECEASED**

PROPERTY ADDRESS: 118 GERNER ROAD, CABOT, PA 16023 UPI / TAX PARCEL NUMBER: 320-S6-B90000

ALL that certain lot or parcel of ground situate in Winfield Township, County of Butler and Commonwealth of Pennsylvania, being Lot No. 9 in the Plan of Subdivision for Barry L. Gross and Deborah J. Gross of record in the Recorder's Office of Butler County in Rack File 9, page 28 (Plan Book Volume 159, page 28).

BEING KNOWN AS: 118 GERNER ROAD,

CABOT, PA 16023

PROPERTY ID NUMBER: 320 S6 B90000

BEING THE SAME PREMISES WHICH RICHARD L. LUCAS AND CINDY LUCAS, HUSBAND AND WIFE BY DEED DATED 6/11/2005 AND RECORDED 6/21/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200506210016037, GRANTED AND CONVEYED UNTO JAMES D. HOOKS, UNMARRIED, NOW DECEASED.

BCLJ: May 17, 24, 31, 2024

No. 2024-30036

**COLONIAL SAVINGS F.A.
vs
RAYNE M. STOUGHTON AKA RAYNE
STOUGHTON**

PROPERTY ADDRESS: 126 STOUGHTON ROAD, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 280-4F11-21A0000

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

On the North 125 feet by a public road, also known as Stoughton Road; on the East 250 feet by lands now or formerly of Howard Stoughton; on the South 125 feet by lands now or formerly of George A. Glessner; and on the West 250 feet by lands now or formerly of Walker and the Northern and Southern lines being parallel.

Excepting and reserving therefrom a right-of-way from the above-mentioned public road, leading through the above-described property to lands now or formerly of George A. Glessner; Said right-of-way to be 16 feet wide and to be along the West side of the above-described property.

BEING KNOWN AS: 126 STOUGHTON ROAD, SLIPPERY ROCK, PA 16057

PROPERTY ID NUMBER: 280 4FII 21A0000

BEING THE SAME PREMISES WHICH MITCHELL STOUGHTON AND KIMBERLY STOUGHTON, HIS WIFE BY DEED DATED 7/23/2021 AND RECORDED 7/28/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT

NO. 202107280021402, GRANTED AND CONVEYED UNTO RAYNE M. STOUGHTON, MARRIED.

BCLJ: May 17, 24, 31, 2024

No. 2024-30037

**FREEDOM MORTGAGE CORPORATION
vs
BRIAN J SYSKA, JR, KATHRYN LYNNE
SYSKA**

PROPERTY ADDRESS: 3908 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 280-3F94-A3J-0000

ALL that certain tract of land situate in Slippery Rock Township, Butler County and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by lands of Harry Osborne; on the East by Pittsburgh and Franklin Road; on the South by Slippery Rock-New Castle Road; on the West by lands now or formerly of Bethel Church, and formerly McIntosh and Bingham heirs.

LESS AND EXCEPTING ALL THAT CERTAIN tract, piece or parcel of land conveyed in Deed Book Volume 894, Page 96 and Deed Book Volume 94, Page 96 and at Instrument No. 201205170014187.

PARCEL NO. 280-3F94-A3J-0000

BEING the same premises which Cameron R. Daugherty, by Deed dated 5/25/2018 and recorded 5/30/2018 in the Office of the Recorder of Deeds in and for the County of Butler in Deed Instrument Number 201805300010497, granted and conveyed unto Brian J. Syska, Jr., and Kathryn Lynne Syska, husband and wife, in fee.

Tax Parcel: 280-3F94-A3J-0000

Premises Being: 3908 William Flynn Hwy, Slippery Rock, PA 16057

BCLJ: May 17, 24, 31, 2024

Sheriff of Butler County, Michael T. Slupe