

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**Estate of: Richard L Campbell**

Late of: Oakland Township PA
 Executor: Lisa Kristine Frank
 111 Cranston Drive
 Coraopolis PA 15108
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

**Estate of: Marsha K Codisport
a/k/a: Marsha Codisport**

Late of: Center Township PA
 Executor: Robert J Codisport
 106 Sunburst Ct
 Butler PA 16001
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxtonburg PA 16056

**Estate of: Ronald Charles Connors
a/k/a: Ronald Connors**

Late of: Butler PA
 Administrator: Amanda Connors
 324 Howard Street
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

**Estate of: Inalee Dillon
a/k/a: Lee Dillon**

Late of: Zelienople PA
 Admr. D.B.N. C.T.A.: Gregory R Dillon
 937 Cabot St
 Aliquippa PA 15001
 Attorney: Robert G Lovett
 Lovett Bookman Harmon Marks LLP
 1001 Liberty Ave Suite 1150
 Pittsburgh PA 15222

Estate of: Terrance W Gostkowski

Late of: Connoquenessing PA
 Executor: Megan Gass
 108 Spring Valley Road
 Evans City PA 16033
 Attorney: Lawrence F Becker III
 Moore Becker Smarto and Ciszek PC
 121 West Second Street
 Greensburg PA 15601

Estate of: Ronald D Grabowski

Late of: Mars PA
 Executor: Linda Grabowski
 250 Adams Pointe Blvd N Apt 10
 Mars PA 16046
 Attorney: Richard S Ross
 Ross Law LLC
 6425 Living Place Suite 200
 Pittsburgh PA 15206

Estate of: Earl Dean Hill

Late of: Butler Township PA
 Executor: Deanna Panza
 1140 Branchton Road
 West Sunbury PA 16061
 Attorney: Andrea C Parenti
 Dillon McCandless King
 Coulter & Graham LLP
 600 Cranberry Woods Drive Suite 175
 Cranberry Twp PA 16066

Estate of: Carole S McElhinny

Late of: Adams Township PA
 Executor: David R McElhinny
 PO Box 132
 Mars PA 16046
 Attorney: Wendy Denton Heleen
 Goehring Rutter & Boehm
 437 Grant St Suite 1424
 Pittsburgh PA 15219

Estate of: Joanne Jane Moore

Late of: Middlesex Township PA
 Executor: Janet McCracken
 137 Milheim Drive
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

Estate of: Mary Jane O'Donnell

Late of: Muddy Creek Township PA
 Executor: Edward E O'Donnell
 1775 Perry Highway
 Portersville PA 16051

Estate of: Albert J Peluso

Late of: Zelenople PA
Executor: Cynthia Peluso
208 Emerson Drive
Zelenople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063

**Estate of: Roberta A Scuoteguazza
a/k/a: Roberta A Convery**

Late of: Butler Township PA
Administrator: Peter T Scuoteguazza
114 Braethorn Drive
Butler PA 16001
Attorney: Bernard R Rizza Esquire
Frischman & Rizza PC
7300 Penn Avenue
Pittsburgh PA 15208

Estate of: Robert L Singer Jr

Late of: Butler Township PA
Executor: Lori A Bible
600 Bittersweet Court
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063

Estate of: James L Slupe

Late of: Butler PA
Executor: Robert W Slupe
674 Oneida Valley Road
Butler PA 16001
Attorney: Eric D Levin
Rishor Simone
101 East Diamond St Suite 208
Butler PA 16001

**Estate of: Paul W Taggart
a/k/a: Paul William Taggart**

Late of: Mercer Township PA
Executor: Dorothy J Thompson
225 Branchton Road
Slippery Rock PA 16057
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Alfonse J Wezorek Jr

Late of: Buffalo Township PA
Administrator: Jill Wezorek
110 Norfolk Drive
Sarver PA 16055
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

**Estate of: John Anthony Witkowski
a/k/a: John A Witkowski**

Late of: Butler Township PA
Administrator: Ruth E Witkowski
PO Box 27
West Sunbury PA 16061
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: March 20, 27 & April 3, 2020

SECOND PUBLICATION

Estate of: Helen A Berasi

Late of: Clinton Township PA
Administrator: Rosalyn McCall
131 Anderson Rd
Saxonburg PA 16056
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: William H Cormier

Late of: Zelenople PA
Executor: Christiane Unico
237 St Leonards Lane
Cranberry Twp PA 16066
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

Estate of: Lawrence Cupka

Late of: Winfield Township PA
Administrator: Mark T Coulter Esquire
One Monroeville Center
3824 Northern Pike Suite 801b
Monroeville PA 15146
Attorney: Mark T Coulter
3824 Northern Pike Suite 801b
One Monroeville Center
Monroeville PA 15146

Estate of: Paul S Cypher

**a/k/a: Paul Cypher Sr
a/k/a: Paul Cypher**
Late of: Jefferson Township PA
Administrator C.T.A.: Paul S Cypher Jr
169 Becker Road
Butler PA 16002
Attorney: David M Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Carroll H Densmore Jr**a/k/a: Carroll Densmore**

Late of: Jefferson Township PA
 Executor: Robert Keith Densmore
 455 Old Plank Road
 Butler PA 16002
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

Estate of: Edwin Ross Dillon**a/k/a: Ross Dillon****a/k/a: E Ross Dillon**

Late of: Zelienople PA
 Executor: Gregory R Dillon
 937 Cabot St
 Aliquippa PA 15001
 Attorney: Robert G Lovett
 Lovett Bookman Harmon Marks LLP
 1001 Liberty Ave Ste 1150
 Pittsburgh PA 15222

Estate of: Deborah J Errington

Late of: Cranberry Township PA
 Administrator: Steven M Errington
 409 Snowberry Lane
 Cranberry Twp PA 16066
 Attorney: Robert J Tate
 Robert J. Tate & Associates
 1003 Perry Highway
 Pittsburgh PA 15237

Estate of: Anna V Farinelli

Late of: Prospect PA
 Executor: Judith Ann McCandless
 590 Whitestown Road
 Butler PA 16001
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

Estate of: Rex Hodge

Late of: Cranberry Township PA
 Executor: Paul R Hodge
 27 East Summit Street
 Chagrin Falls OH 44022
 Attorney: Christopher M Swart
 1151 Old Freeport Road
 Pittsburgh PA 15238

Estate of: Andrew M Jakub

Late of: Middlesex Township PA
 Administrator: Beverly A Jakub
 5601 Meridian Road
 Gibsonsia PA 15044
 Attorney: Craig S O'Connor
 Ciao Torisky & O'Connor LLC
 7240 McKnight Road
 Pittsburgh PA 15237

Estate of: Leland Edward Kosinski

Late of: Forward Township PA
 Administrator: Megan R Beal
 123 Woodcroft Lane
 Rocky Point NC 28457
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Margretta R Lutz

Late of: Clinton Township PA
 Executor: Patricia A Neubert
 435 Cherry Valley Road
 Saxonburg PA 16056
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Carolyn G Lyman**a/k/a: Carolyn Gertrude Lyman**

Late of: East Butler PA
 Executor: Robert D Einstein
 171 Sixth Street
 East Butler PA 16029
 Attorney: Murray S Shapiro
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Eugene Gordon Manuel**a/k/a: Eugene G Manuel**

Late of: Center Township PA
 Executor: Cynthia M Reddick
 556 Fourth St
 Butler PA 16001
 Executor: Terence T Manuel
 1779 Overlook Dr
 Ambridge PA 15003
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002

Estate of: Betty E McCall

Late of: Fairview Township PA
 Executor: Barbara S Shirey
 PO Box 225
 Petrolia PA 16050
 Executor: Beverly A Ekas
 196 Main St
 Karns City PA 16041
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002

**Estate of: Jean V Myers
a/k/a: Jean Virginia Myers**

Late of: Cranberry Township PA
Administrator: Betsy Lynn Huhn
231 Bentbrook Circle
Cranberry Twp PA 16066
Attorney: Robert W Koehler
Manor Complex Penthouse
564 Forbes Avenue
Pittsburgh PA 15219

Estate of: Dalores V Reesman

Late of: Buffalo Township PA
Executor: Debbie Grimes
430 Muddy Creek Drive
Slippery Rock PA 16057
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001

Estate of: Thomas M Scherder Sr

Late of: Oakland Township PA
Executor: Thomas M Scherder Jr
261 Simon Drive
Butler PA 16002
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001

Estate of: Dolores Jean Tallarom

a/k/a: Dolores Tallarom

a/k/a: Jean Tallarom

a/k/a: D Jean Tallarom

Late of: Jefferson Township PA
Executor: Paul A Tallarom
103 Deer Drive
Lower Burrell PA 15068
Attorney: Larry D Loperfito
Geary and Loperfito
159 Lincoln Avenue
Vandergrift PA 15690

BCLJ: March 6, 13, 20, 2020

THIRD PUBLICATION

Estate of: Judith L Eckenrode

Late of: Zelenople PA
Executor: Tami L Eckenrode
420 Highland Avenue
Zelenople PA 16063
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Jack Kaltenbaugh

Late of: Connoquenessing Township PA
Administrator C.T.A.: Ross Thompson
PO Box 304
Slippery Rock PA 16057
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Terence W Kwiatkowski

Late of: Butler Township PA
Administrator: William Seybert
844 W Old Rt 422
Butler PA 16001
Administrator: Kathy Protzman
109 Greenview Dr
Butler PA 16001
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

Estate of: Nannie J Klaput

a/k/a: Nannie Jean Klaput

Late of: Jefferson Township PA
Executor: Nancy M Ruffner
330 4th Street
Freeport PA 16229
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

Estate of: Phyllis E Johnston Lee

a/k/a: Phyllis E Keefer

a/k/a: Phyllis Stewart

a/k/a: Phyllis E Johnston

Late of: Saxonburg PA
Admr. D.B.N. C.T.A.: Phyllis Sharon Doorn
1831 East Elm Street
Anaheim CA 92805
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

Estate of: Roger Louis Nixon

Late of: Worth Township PA
 Administrator: William E Monpere Jr
 291 Connoquenessing Main Street
 Evans City PA 16033
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Glenn Richard Noland

Late of: Muddycreek Township PA
 Administrator: Cynthia D Noland
 172 Schmidt Rd
 Grove City PA 16127

Estate of: Donald G Roberts

Late of: Butler PA
 Administrator C.T.A.:
 David M Crissman Esquire
 518 N Main Street
 Butler PA 16001
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

Estate of: Mary Jo Rodgers

Late of: Adams Township PA
 Executor: Hayley Rodgers
 774 Norwegian Spruce Drive
 Mars PA 16046
 Attorney: Maureen P Gluntz
 102 Lexington Avenue
 Pittsburgh PA 15215

Estate of: Christopher E Russell

Late of: Cranberry Township PA
 Executor: Leigh A Russell
 301 Village Court
 Cranberry Twp PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

Estate of: Guretta G Yaracs

Late of: Center Township PA
 Administrator: Cindy L Schmieder
 127 Saeler Lane
 Butler PA 16002
 Administrator: Peter J Sebock III
 142 Huselton Drive
 Butler PA 16002
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: March 6, 13, 20, 2020

MORTGAGES

Recorded February 17, 2019- February 21, 2020

910 New Castle Road LLC--DITOMMASO RONALD--Worth Twp Sub/Condo:Ditommaso Plan Lot:1 Parcel:330-4F86-9A Acre:0.58:\$360,000.00

Aber, Carol A; Pustay, Clyde E--NVR MTG FIN INC--Middlesex Twp Sub/Condo:Middlesex Crossing Ph 4 Lot:412 Street:3058 Humbolt Place Parcel:230-S18-A412:\$246,255.00

Adametz, Katrina M; Adametz, Paul T--FIRST COMMONWEALTH BK--Seven Fields Boro Street:302 Westburn Court Parcel:505-S3-B262:\$305,600.00

Aksarben LLC--PNC BK NATL ASSN--Cranberry Twp Sub/Condo:Hannibal Ind Park Plan Lot:14 Street:2710 Rochester Rd Parcel:130-S10-F14:\$101,969.58

Aksarben LLC--PNC BK NATL ASSN--Cranberry Twp Sub/Condo:Hannibal Ind Park Plan Lot:14 Street:2710 Rochester Rd Parcel:130-S10-F14:\$145,855.95

Aksarben LLC--PNC BK NATL ASSN--Cranberry Twp Sub/Condo:Hannibal Ind Park Plan Lot:14 Street:2710 Rochester Rd Parcel:130-S10-F14:\$824,314.75

Alexander Properties LLC, William; Hartman Inc Db, R W; Hartmans Firestone; R W Hartman Inc Db; Smolka, Jayne A; Smolka, Thomas S--DOLLAR BK FED SAV BK--Zelienople Boro Sub/Condo:Rosewood Plan No 1 Lot:31 Street:52 Marion Drive Parcel:550-S3-B31:\$650,000.00

At Home Nursing & Therapy Servs LLC; S C Properties Mgmt LLC; Sc Properties Mgmt LLC--ENTERPRISE BK--Zelienople Boro Sub/Condo:Zelienople Extension Co Plan Lot:12 Street:642 W New Castle Parcel:550-S1-C9:\$208,000.00

Aveard, Agnes; Aveard, Dane--LOANDEPOT COM LLC--Cranberry Twp Sub/Condo:Creekwood Plan No 2 Lot:362 Street:106 Fox Chase Ct Parcel:130-S12-A362:\$223,843.00

B S R E P II Ws Hotel Trs Sub LLC; B S R E P II Ws Pgh Cranberry LLC; Bsrep II Ws Hotel Trs Sub LLC; Bsrep II Ws Pgh Cranberry LLC--CITI REAL EST FUNDING INC--Cranberry Twp Sub/Condo:Kasha Plan Lot:2 Street:102 Wisconsin Ave Parcel:130-S6-J2:\$435,000,000.00

Barnes, Elizabeth A; Barnes, Lee--NVR MTG FIN INC--Jackson Twp Sub/Condo:Jackson Ridge Ph 1 Lot:119 Street:414 Prada Place Parcel:180-S9-B119:\$294,588.00

DIVORCES

Week ending March 13, 2020

1st Name-Plaintiff

2nd Name-Defendant

Baxa, Edward Louis vs. **Baxa, Stacey Marie**:
: 20-90172

Brickner, William George vs. **Brickner, Cathy Ann**: : 20-90186

Carr, Christopher J vs. **Carr, Karen S**: : 20-90173

Druschel, Ann M vs. **Druschel, Allan R**: : 20-90181

Hanlon, Barbara vs. **Hanlon, John**: : 20-90185

TRUST NOTICE

Trust of: The Albert C. Telipsky Revocable Living Trust Dated 12/01/2009

Late of Cranberry Township, 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:

Dawn Marie Heinle, Successor Trustee
133 Majestic Drive
Mars, PA 16046

Or to:

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

BCLJ: March 6, 13, 20, 2020

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MsD No. 2019-40391

Denis Libecco (his unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (Property of Denis Libecco); Parcel No. 340-S3-7-0000; Property located in Bruin Borough and Parker Township; Description – 3 acres with house at 202 Hasenflu Road, Parker, Pennsylvania 16049; Date of previous sale: September 9, 2019; Price at Upset Sale: \$4,456.18.

You are hereby notified that on November 22, 2019 the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and will be heard on April 6, 2020, at 1:00 p.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

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

Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

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

BUTLER COUNTY PROTHONOTARY
300 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

BCLJ: March 20, 2020

CHANGE OF NAME NOTICE

**In the Court of Common Pleas
of Butler County, Pennsylvania:
MsD No. 20-40046**

**In Re Petition of Robert Scott Barger for
change of name to Robert Scott Felix**

Notice is hereby given that on 19th day of February, 2020, an order of said Court authorized the filing of said Petition and fixed the 8th day of May, 2020, at 2:00 P.M. as the time and the Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania, as the place for a Hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

ATTORNEY MICHAEL J. PATER
CHARLTON LAW
101 East Diamond Street,
Suite 202
Butler, PA 16001

BCLJ: March 20, 2020

**IN THE COURT OF COMMON PLEAS
BUTLER COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE
FORECLOSURE
Term No. 2019-10806**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

U.S BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE RMAC
TRUST, SERIES 2018-G-CTT Plaintiff
vs.

**The Unknown Heirs of Eda Colleen Gillett
Deceased Mortgagor and Real Owner
Defendant**

The Unknown Heirs of Eda Colleen Gillett
Deceased, MORTAGOR AND REAL
OWNER, DEFENDANT whose last known
address is 819 Sunset Circle Cranberry
Township, PA 16066.

THIS FIRM IS A DEBT COLLECTOR AND
WE ARE ATTEMPTING TO COLLECT
A DEBT OWED TO OUR CLIENT. ANY
INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THE PURPOSE OF
COLLECTING THE DEBT.

You are hereby notified that Plaintiff U.S
BANK NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE RMAC
TRUST, SERIES 2018-G-CTT, has filed a
Mortgage Foreclosure Complaint endorsed
with a notice to defend against you in the
Court of Common Pleas of Butler County,
Pennsylvania, docketed to No. 2019-10806
wherein Plaintiff seeks to foreclose on the
mortgage secured on your property located,
819 Sunset Circle Cranberry Township, PA
16066 whereupon your property will be sold
by the Sheriff of Butler.

NOTICE

You have been sued in court. If you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after the Complaint
and notice are served, by entering a written
appearance personally or by attorney and
filing in writing with the court your defenses
or objections to the claims set forth against
you. You are warned that if you fail to do
so the case may proceed without you and
a judgment may be entered against you

by the Court without further notice for any money claim in the Complaint of for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

PROTHONOTARY OF BUTLER COUNTY
300 South Main Street
PO Box 1208
Butler, PA 16001
724-284-5214

BUTLER COUNTY BAR ASSOCIATION
240 South Main Street
Butler, PA 16001
724-841-0130

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000,
BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

BCLJ: March 6, 13, 20, 2020

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 15th day of May 2020** 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 June 12, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 6, 13, 20, 2020

**E.D. 2019-30133
C.P. 2019-21088
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **LAYTH F. ABDELQADER AND LATH ABDELQADER** at the suit of UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE, Being:

ALL THAT CERTAIN condominium Unit in Cranberry Township, Butler County, Pennsylvania as more specifically shown and described in the Declaration of Condominium for Foxmoor Rats, a Condominium, dated November 17, 2003 and recorded November 25, 2003 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time to time, and as shown on Phase 2 Declaration Plan for Foxmoor Flats, a Condominium, dated September 29, 2005 and recorded October 24, 2005 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200510240030727, at Plat Book 288 Pages 1-35, which condominium unit is more particularly described as:

Unit 133 in Building 11 in Foxmoor Flats IA, a Condominium.

TOGETHER WITH all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration of Condominium, Article II, Section 2.2, and

the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDER AND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the DEclaration of Condominium.

The Grantee, for Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed covenant and agree to pay such charges for the maintenances of, repairs to, replacements of and expenses in connection with the common elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S.A. 3101 et seq., and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed, and that this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN LAYTH ABDELQADER, by Deed from SANDRA K. TAYLOR, Dated 04/30/2018, Recorded 05/03/2018, Instrument No. 201805030008377.

Tax Parcel: 130-S34-M133-0000

Premises Being: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066-2238

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30002
C.P. 2019-22373
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **WILLIAM J. BANASZEWSKI AND W J BANASEWSKI** at the suit of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2017-8 MORTGAGE-BACKED NOTES, SERIES 2017-8, Being:

BEING known and numbered as 315 Fairmont Road, Chicora, PA 16025.

Being the same property conveyed to William J. Banaszewski and Diane L. Ledkins, no marital stats shown who acquired title, as joint tenants with rights of survivorship, by virtue of a deed from James F. Matthews and Vicki L. Matthews, husband and wife, dated May 27, 1994, recorded June 9, 1994, at

Document ID 013988, and recorded in Book 2440, Page 0574, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Diane L. Ledkins died June 15, 2013, and pursuant to the survivorship language in the above deed, all her interest passed to William J. Banaszewski.

Parcel No.: 150-1759-18J

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30019
C.P. 2020-20376
ATTY JAMES BUCK**

Seized and taken in Execution as the property of **KENNETH R. BAPTISTE** at the suit of PLANET HOME LENDING LLC, Being:

ALL THAT CERTAIN PIECE, PARCEL OR Tract of Land Situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of the property herein conveyed, which point is common to Lot F-7 in the Same Plan and the South side of Aspen Road; Thence by said road, North 71° 04' East 95' to the center of a drainage and utility right-of-way; Thence by the center of the same, South 18° 56' East 148.80 to the center of a drainage and utility right-of-way running at right angles to the former right-of-way; Thence by the Center of the same, South 70° 42 West 95' to a point; Thence by Lot F-7 in the same plan, North 18° 56' West 149.40' to the place of BEGINNING.

BEING Lot F-6 in the General Plan of Meadowood recorded in Rack File 2, Page 21.

Parcel No.: 051-39-F6

BEING known as 104 Aspen Road, Butler, PA 16001

Fee Simple Title Vested in Kenneth R. Baptiste by deed from the Estate of Frances G. Piatt, aka Frances B. Piatt, by Thomas W. Piatt, Executor, dated 10/13/1987, recorded 10/16/1987, in the Butler County Clerk's Office in Deed Book 1370, Page 886.

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30005
C.P. 2019-20792
ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of **LISA A. DAVIDSON** at the suit of **WELLS FARGO BANK NA S/B/M TO WELLS FARGO HOME MORTGAGE, INC.**, Being:

ALL THAT CERTAIN parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 3-C-B in Amended Parcel 3-C, Glen Eden Phase III-C Multi Family Site Subdivision recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 176, page 23.

HAVING erected thereon a townhouse dwelling known as 898 Sunset Circle, Cranberry Township, PA 16066.

PARCELNO.: 130-S18-F3B-0000

BEING THE SAME PREMISES which William E. Deist, unmarried, by Deed dated March 22, 2002 and recorded March 25, 2002 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument No. 200203250010307 granted and conveyed unto **LISA A. DAVIDSON**

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30028
C.P. 2020-20206
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **DEBBIE DUNKLE HEIR ADMR. ELLIE SULLIVAN EST BY ADMR, EDWARD PAGO JR HEIR ADMR, UNKNOWN HEIRS AND UNKNOWN ADMR** at the suit of **WELLS FARGO BANK NA**, Being:

All that certain piece, parcel or tract of land situate partially in Washington and Venango Township bounded and described as follows, to-wit:

Being the same property described as Lot No. 4A containing 1.61 acres in the W.J. McGarvey P.E. of The Sullivan Subdivision as recorded in the Butler County Office of the Recorder of Deeds at Plan Book Volume 278, pages 8.

BEING known and numbered as 2257 Branchton Road, Hilliards, PA 16040.

Being the same property conveyed to Richard D. Sullivan and Ellie Sullivan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Richard D. Sullivan and Ellie Sullivan, husband and wife, dated March 29,2005, recorded March 30,2005, at Instrument Number 200503300007511, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Richard D. Sullivan died August 3, 2010, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Ellie Sullivan.

Parcel No.: 310-1F118-A1G

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30018
C.P. 2020-20370
ATTY LEON HALLER**

Seized and taken in Execution as the property of **SHEILA FIERST HEIR, OLIVE SLEE DECEASED, UNKNOWN HEIRS OLIVE SLEE** at the suit of **PENNSYLVANIA HOUSING FINANCE AGENCY**, Being:

ALL that certain lot or piece of ground situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania, being the western part of Lots 314 and 315 in the Plan of Lots of Springdale, laid out by William S. Boyd, late of the City of Butler, Pennsylvania, being bounded and described as follows:

BEGINNING at the southwest corner of an alley and Ziegler Avenue; thence East along Ziegler Avenue 86 feet to lot of land of now or formerly Craft; thence northwardly 74 feet to Lot No. 316 in the same plan; thence West along said 77 feet to an alley; thence South 40 feet along said alley to Ziegler Avenue to the place of beginning.

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: 113 ZEIGLER AVENUE BUTLER, PA 16001

PARCEL NO: 561-29-153-0000

BEING THE SAME PREMISES WHICH Terry L. Bachman, et ux., by deed dated April 17, 2018 and recorded April 19, 2018, Butler County Instrument No. 201804190007431, granted and upon Olive Slee. Olive Slee died January 21, 2019. There is no known estate. Sheila Fierst, her daughter, is the sold known heir of Olive Slee.

TO BE SOLD AS THE PROPERTY OF SHEILA FIERST, KNOWN HEIR OF OLIVE SLEE, DECEASED ON JUDGMENT NO. No. 19-10742

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30025
C.P. 2020-20393
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **TODD M. GIBSON AND CYNTHIA L. GIBSON** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 3005-HE7, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Prospect, County of Butler and Commonwealth of Pennsylvania, bounded and described as per survey of S. D. Graff, Professional Surveying, Saxonburg, Pennsylvania, dated June 6, 1996, as follows:

BEGINNING at the Southeast corner of the lot herein conveyed, said point marked with an existing iron pin; thence North 36 degrees 39 minutes 00 seconds West, a distance of 555.32 feet to a point; thence South 80 degrees 37 minutes 00 seconds East, a distance of 364.29 feet to a point; thence South 04 degrees 08 minutes 17 seconds West, a distance of 387.14 feet to an existing iron pin, the place of beginning.

SAID property containing 1.612 acres more

or less, is Lot #2 in the C. Dale Gibson Plan, recorded in the Butler County Recorder of Deeds Office.

TOGETHER with the use of a 50-foot right of way, owned now by C. Dale Gibson, which is a part of Lot #1 in the said Plan, for the purpose of ingress and egress from State Route 488.

OWNERS of Lots #1 and 2 in the C. Dale Gibson Plan shall be equally responsible for the maintenance and for all costs associated with the maintenance of said 50-foot right of way and shall be equally responsible for the maintenance and for all costs associated with the maintenance of the sewer line which runs through said right of way.

TITLE TO SAID PREMISES IS VESTED IN TODD M. GIBSON AND CYNTHIA L. GIBSON, HAV, by Deed from TODD M. GIBSON JOINED BY CYNTHIA L. GIBSON, HIS WIFE, Dated 07/03/2002, Recorded 07/15/2002, Instrument No. 200207150023809.

Tax Parcel: 490-S1-DB-0000

Premises Being: 119 GIBSON LANE, PROSPECT, PA 16052-3055

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30006
C.P. 2020-20212
ATTY SCOTT MORRIS**

Seized and taken in Execution as the property of **TRAVIS W. HALAHURICH AND SHAWNA M. DURST** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:

ALL THAT CERTAIN tract of land, Situate in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Southeasterly corner of the 50 acre tract known as the Kennedy Farm, at land now or formerly of Menkins; thence along the Easterly line of said 50 acre tract, North 3° 11' East, 932.14 feet to a point; thence North 3° 56' East, 108.48 feet to a point on the dividing line between property herein conveyed and property now or formerly of Martin Welleski, Jr. at the true place of beginning; thence from said true place of beginning, North 3° 56'

East, 159.20 feet to a point on line of property now or formerly of Seitz and Schoonover, et. ux., et. al.; thence South 74° 21' 20" West, 423.10 feet to a point in the center line of said Township Road T-620; thence along said center line of said Township Road T-620, South 15° 25' East, 94.94 feet to a point; thence continuing along the center line of said Township Road T-620, South 14° 49' East, 55.10 feet to a point; thence North 74° 21' 20" East, 370.92 feet to a point at the true place of beginning.

This description is made in accordance with a survey prepared by Lucas Engineering Co. in August of 1972 and revised June 19, 1973.

PARCEL ID #320-S2-C4-0000

BEING KNOWN AS (for informational purposes only): 529 Helmbold Avenue, Cabot, PA 16023

BEING THE SAME PREMISES which Esther Jean Elliott, unmarried by Deed dated October 27, 2014 and recorded October 31, 2014 at Instrument 201410310026201 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania granted and conveyed unto Travis W. Halahurich and Shawna M. Durst, both unmarried, as joint tenants with right of survivorship, not as tenants in common, in fee.

BCLJ: March 6, 13, 20, 2020

**E.D. 2020-30020
C.P. 2019-22486
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JASON R. HALL AND JASON HALL** at the suit of **WELLS FARGO BANK NA**, Being:

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

BEGINNING at a point on the westerly side of traffic route 268 in Parker township adjacent to line of lands of now or formerly Miller, said point being the northeast corner of the herein described tract; thence along line of lands of now or formerly Miller, south 85 degrees 30 minutes west, a distance of 160 feet, more or less, to line of lands of now or formerly Walker; thence along line of lands of now or formerly Walker, south 4 degrees 30 minutes

east, a distance of 238.75 feet, more or less, to line of lands of now or formerly Walker and Kyle; thence along line of lands of now or formerly Walker and Kyle, north 85 degrees 30 minutes east, a distance of 160 feet, more or less, to the westerly side of traffic route 268; thence along the westerly side of traffic route 268, north 4 degrees 30 minutes west, a distance of 238.75 feet, more or less, to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN JASON HALL, by Deed from DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF AMERIQUEST SECURITIES, INC., ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, WITHOUT RECOURSE BY CITI RESIDENTIAL LENDING, INC. ITS ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED 11/14/2007 IN INSTRUMENT 200711140029253, Dated 04/21/2018, Recorded 05/12/2008, Instrument No. 200805120010420.

Tax Parcel: 260-1F29-15 A-0000

Premises Being: 1880 KITTANNING PIKE, PETROLIA, PA 16050-2318

BCLJ: March 6, 13, 20, 2020

**E.D. 2018-30143
C.P. 2018-21041
ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of **RONALD L. PETRIKOVIC AND KIMBERLY L. PETRIKOVIC** at the suit of **WELLS FARGO BANK NA**, Being:

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being bounded an<1 described as follows:

BEGINNING at a point in the center line of Legislative Route 10024 on line of other lands of George P. Bastin, et ux, the southeast corner of the tract herein described, the place of beginning; thence along line of other lands now or formerly of George P. Bastin, et ux, North 39° 13' 46" East, a distance of 357,60 feet to a point on line of other lands now or formerly of George P. Bastin, the Northeast corner of the tract herein described; thence continuing along other lands now or formerly of George P. Bastin, North 37° 48' 14" West,

a distance of 125 feet to a point on line of other lands of now or formerly George P. Bastin, the northerly corner of the tract herein described; thence South 39° 13' 46" West along line of lands of now or formerly of George P. Bastin a distance of 357.60 feet to a point in the center line of Legislative Route 10024 aforementioned; thence South 37° 48' 14" East along the center line of Legislative Route 10024 aforementioned, a distance of 125 feet to a point, the place of beginning.

BEING KNOWN AS: 621 FLEMING ROAD, SARVER, PA 16055

BEING THE SAME PREMISES which Samuel L. Fenn and Lisa M. Fenn, his wife, by Deed dated February 24, 2003 and recorded February 27, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200302270008027, granted and conveyed unto RONALD L. PETRIKOVIC and KIMBERLY L. PETRIKOVIC, his wife.

PARCEL NO.: 040-1F77-9EB-0000

BCLJ: March 6, 13, 20, 2020

E.D. 2020-30026
C.P. 2020-20395
ATTY RICHARD SQUIRE

Seized and taken in Execution as the property of **ANDREA SCHAFFNER AND MICHAEL D. SCHAFFNER** at the suit of **FIRST GUARANTY MORTGAGE CORPORATION**, Being:

ALL THAT CERTAIN piece, parcel and lot of land located and situated in Center Township, (erroneously referred to in prior deeds as Butler Township) Butler County, Pennsylvania, being bounded and described more particularly as follows:

BEGINNING at a point, said point being the Southwest corner of the tract herein described, said being common to the North line of Oberlin Drive and line of Lot Nos. 87 and 88; thence by a line of Lot No. 88, North 1 degree 27 minutes 30 seconds West, 172.11 feet to a point on line of lands of now or formerly Donald H. Waite and Laura Mae Waite; thence, continuing by the same, North 88 degrees 32 minutes 30 seconds East, 75.0 feet to a point on line of Lot No. 84; thence continuing by the same and line of Lots No. 85 and 86, South 1 degree 27 minutes 30 seconds East, 179.99 feet to a point on the

North of Oberlin Drive, thence continuing by the same by a curve in a Northwesterly direction having a radius of 1491.25 feet, a distance of 75.42 feet to a point on line of Lot No. 88. the place of BEGINNING. BEING Lot No. 87 in the Westwood manor Plan No. 3. as recorded on May 9, 1969, in Rack File Section 58, Page 19.

Also known as Parcel Number 060-S16-C87

Premises being 114 Oberlin Dr., Butler, PA

BEING THE SAME PREMISES which was conveyed to Andrea M. Schaffner and Michael D. Schaffner, husband and wife, by deed of Michael E. Newman, joined by his wife, Doreen M. Newman, dated 02/27/2015 and recorded 03/25/2015 as Instrument No. 201503250006113 in the Butler County Recorder of Deeds Office, in fee.

BCLJ: March 6, 13, 20, 2020

E.D. 2019-30317
C.P. 2019-22442
ATTY KENYA BATES

Seized and taken in Execution as the property of **MATTHEW C. WINTERS** at the suit of **US BANK NATIONAL ASSOCIATION**, Being:

ALL that certain tract of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the East side of Franklin Street at the Southwest corner of lot now or formerly of H. J. Mortimer; thence Eastwardly along the line of said lot now or formerly of H. J. Mortimer and lot now or formerly of Helm, 55 feet to a point; thence Southwardly along lot now or formerly of Helm and a private alley, 48 feet to a point on the North line of a private alley extending across the land of now or formerly Charles E. Cummings to the East side of Franklin Street; thence Westerly along said private alley, 55 feet to a point in the East line of Franklin Street; thence Northwardly along the East line of Franklin Street, 48 feet to a point at the place of beginning. Said description per survey of Lucas & Greenough, Registered Engineers, dated July, 1946.

TITLE TO SAID PREMISES IS VESTED IN **MATTHEW C. WINTERS**, AS SOLE OWNER, by Deed from **BRUCE W. WILSON**,

ANDREW L. MOORE AND ROY D. FEHL,
Dated 08/02/2018, Recorded 08/09/2018,
Instrument No. 201808090016136.

Tax Parcel: 564-21-29A-0000

Premises Being: 531 FRANKLIN STREET,
BUTLER, PA 16001-4414

BCLJ: March 6, 13, 20, 2020

Sheriff of Butler County, Michael T. Slupe

COVID-19 Statements

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Important Updates

FROM THE UNIFIED JUDICIAL SYSTEM:

Numerous court orders are being issued in response to the coronavirus (COVID-19) pandemic.

The Pennsylvania Unified Judicial System (UJS) has created a [webpage](#) with county-by-county listings and links to all the courts orders. UJS is communicating regularly with the Governor’s Office and the state Department of Health for guidance on measures to continue protecting the health and safety of court users and court employees.

The Superior Court of Pennsylvania asked that we circulate [this order](#) to PBA members and to local bar associations.

You also can contact your local county court for more information or visit [its website](#).