

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: Patricia Ann Anthony**

Late of: Cranberry Township PA
 Executor: Joseph E Anthony Jr
 7605 Franklin Road
 Cranberry Twp PA 16066
 Attorney: Ronald S Jones
 Jones Law Group
 309 Smithfield Street 6th Floor
 Pittsburgh PA 15222

BCLJ: November 11, 18, 25, 2022

Estate of: Esther Eleanor Bovard

Late of: Butler Township PA
 Administrator C.T.A.: David M Hollar
 161 Washington St
 Suite 400
 Conshohocken PA 19428
 Attorney: David M. Hollar
 161 Washington Street
 Suite 400
 Conshohocken PA 19428

BCLJ: November 11, 18, 25, 2022

Estate of: Kimberlyn Sue Heeter

Late of: Prospect PA
 Administrator: James M Anderson
 4507 Webbs Chapel Church Road
 Denver NC 28037
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: November 11, 18, 25, 2022

Estate of: Norman P Isles

Late of: Middlesex Township PA
 Executor: Dorothy Y Isles
 120 Lowery Drive
 Valencia PA 16059
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: November 11, 18, 25, 2022

Estate of: Henry M Kopczynski

Late of: Adams Township PA
 Executor: Rita L Short
 1048 Terrace Drive
 Latrobe PA 15650
 Attorney: L Christian Dediana
 533 Rugh St Suite 3
 Greensburg PA 15601

BCLJ: November 11, 18, 25, 2022

Estate of: Irene W Negle

Late of: Adams Township PA
 Administrator C.T.A.: Kelly L Wagner
 234 Gabriel Drive
 Mars PA 16046
 Attorney: William I Negle
 PO Box 38667
 Pittsburgh PA 15238

BCLJ: November 11, 18, 25, 2022

Estate of: Joan R Pitts**a/k/a: Joan Rachel Pitts**

Late of: Cranberry Township PA
 Executor: Joyce M Adler
 114 Little Hollow Dr
 Sewickley PA 15143
 Attorney: Steven Kocherzat
 763 Merchant St
 Ambridge PA 15003

BCLJ: November 11, 18, 25, 2022

Estate of: Arthur P Sallach

Late of: Jackson Township PA
 Admr. D.B.N. C.T.A.: Christina B Erdlen
 2367 James Drive
 Pittsburgh PA 15237
 Attorney: Louise R Vuono
 310 Grant Street Suite 2310
 Pittsburgh PA 15219

BCLJ: November 11, 18, 25, 2022

Estate of: Phyllis A Scanga

Late of: Adams Township PA
Executor: Dr Edward R Robison
115 Resolution Drive
Mars PA 16046
Attorney: Harold A English
H A English and Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101

BCLJ: November 11, 18, 25, 2022

Estate of: Alexander Shott

Late of: Penn Township PA
Executor: Alexander Robert Shott
125 Mountain Laurel Drive
Butler PA 16002
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

BCLJ: November 11, 18, 25, 2022

**Estate of: James M Shoup Jr
a/k/a: James Melvin Shoup Jr**

Late of: Cranberry Township PA
Executor: Jeffrey M Shoup
195 Barrington Ridge
Delmont PA 15626
Attorney: Scott P Magnuson
Attorney at Law
2651 Monroeville Boulevard
Suite 101
Monroeville PA 15146

BCLJ: November 11, 18, 25, 2022

Estate of: Margaret M Stillwagon

Late of: Harrisville PA
Administrator: Barbara J McKean
224 E Washington Street
PO Box 44
Harrisville PA 16038
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: November 11, 18, 25, 2022

**Estate of: Glen T Widenhofer
a/k/a: Glenn T Widenhofer**

Late of: Jefferson Township PA
Executor: Glenda L Martin
338 Headland Road
Butler PA 16002
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

BCLJ: November 11, 18, 25, 2022

SECOND PUBLICATION

Estate of: Phyllis Ackner

Late of: Cranberry Township PA
Executor: Ilene Angarola
2 Laura Lane
Saratoga Springs NY 12866
Attorney: Patrick T Narcisi
Narcisi Law Office
606 California Avenue
Pittsburgh PA 15202

BCLJ: November 4, 11, 18, 2022

**Estate of: Joseph Antoniono
a/k/a: Joseph P Antoniono**

Late of: Jefferson Township PA
Executor: Martha E Matarrese
429 Glenmore Street
New Kensington PA 15068
Attorney: James R Antoniono
DeBernardo Antoniono McCabe
Davis and Dediana PC
11 North Main Street
Greensburg PA 15601

BCLJ: November 4, 11, 18, 2022

Estate of: Betty L Bollinger

Late of: Butler PA
Executor: Wayne E Ziegler
458 Whitestown Rd
Butler PA 16001

BCLJ: November 4, 11, 18, 2022

Estate of: Martha K Ciesielski

Late of: Cranberry Township PA
Administrator: Joseph F Ciesielski
213 Patriot Lane
Freedom PA 15042
Attorney: John T Richards III
Richards & Richards LLP
101 Bradford Rd Ste 100
Wexford PA 15090

BCLJ: November 4, 11, 18, 2022

Estate of: Sonja F DeGray**a/k/a: Sonja DeGray**

Late of: Cranberry Township PA
Executor: Richard J Freyvogel Jr
1704 Law and Finance Building
429 Fourth Avenue
Pittsburgh PA 15219
Attorney: Richard J Freyvogle Jr
1704 Law & Finance Building
429 Fourth Avenue
Pittsburgh PA 15219

BCLJ: November 4, 11, 18, 2022

Estate of: Barbara A Gaynord

Late of: Middlesex Township PA
Executor: Patricia A Kennihan
530 Steiner Bridge Road
Valencia PA 16059
Executor: Martin F Gaynord III
538 Steiner Bridge Road
Valencia PA 16059
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: November 4, 11, 18, 2022

Estate of: Dennis M Hasenflu

Late of: Adams 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: November 4, 11, 18, 2022

Estate of: Richard Wayne Kenyon

Late of: Buffalo Township PA
Executor: Pamela Lynn Kenyon
108 Chapelview Drive
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 4, 11, 18, 2022

Estate of: Kenneth A Klein**a/k/a: Ken Klein**

Late of: Brady Township PA
Executor: Tina M Keller
258 E Butler Street
Mercer PA 16137
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

BCLJ: November 4, 11, 18, 2022

Estate of: Jae Woong Lee

Late of: Cranberry Township PA
Administrator: Koeun Bae
159 Lori Lane
Mars PA 16046
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 4, 11, 18, 2022

Estate of: Matthew R Malesh**a/k/a: Matthew Ronald Malesh**

Late of: Renfrew PA
Administrator: James D Malesh
554 Branchton Rd
Slippery Rock PA 16057
Attorney: James D Dizenzo
PO Box 172
Lyndora PA 16045

BCLJ: November 4, 11, 18, 2022

Estate of: Ross C Mollica

Late of: Cranberry Township PA
Executor: Katherine L Mollica
111 Lawnview Court
Cranberry Twp PA 16066
Attorney: Julian E Gray
954 Greentree Road
Pittsburgh PA 15220

BCLJ: November 4, 11, 18, 2022

Estate of: Uday Sankar Roy

a/k/a: Uday S Roy

Late of: Seven Fields PA
Administrator: Ranjana Roy
156 Jameson Way
Mars PA 16046
Attorney: Lisa M Henry
Strassburger McKenna Gutnick & Gefsky
Four Gategway Center
444 Liberty Ave Suite 2200
Pittsburgh PA 15222

BCLJ: November 4, 11, 18, 2022

Estate of: John William Schlotter

a/k/a: John Schlotter

a/k/a: John W Schlotter

Late of: Butler Township PA
Executor: Heidi L Morris
357 Evans City Road
Butler PA 16001
Attorney: Michael E Fiffik
Fiffik Law Group
661 Anderson Drive Ste 315
Foster Plaza 7
Pittsburgh PA 15220

BCLJ: November 4, 11, 18, 2022

Estate of: William Alan Slater

Late of: Washington Township PA
Administrator: Zachary Slater
145 Morris Road
Petrolia PA 16050
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 4, 11, 18, 2022

Estate of: Jeannie M Summers

Late of: Lyndora PA
Administrator: Samantha Summers
406 Penn Avenue
Lyndora PA 16045
Attorney: Amber L Archer
1100 Law & Finance Building
429 4th Avenue
Pittsburgh PA 15219

BCLJ: November 4, 11, 18, 2022

Estate of: Norma J Vensel

a/k/a: Norma Jean Vensel

Late of: Center Township PA
Executor: Barbara L Stewart
1103 Silver Oak Drive
Renfrew PA 16053
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 4, 11, 18, 2022

THIRD PUBLICATION

Estate of: Jeffrey Clyde Busi

Late of: Cherry Township PA
Administrator: Karen S Busi
157 Coaltown Road
Slippery Rock PA 16057
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

Estate of: Sara Jane Emerick

Late of: Winfield Township PA
Executor: Deborah J Emerick
328 Reimer Rd
Sarver PA 16055
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: October 28 & November 4, 11, 2022

Estate of: John W Foester

Late of: Winfield Township PA
Executor: Deborah Lou Sarver
107 Second Street
Freepport PA 16229
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

Estate of: Louise Edna Frame**a/k/a: Louise E Frame**

Late of: Cranberry Township PA
 Executor: Michael P Bates
 2650 Weinman Road
 Wexford PA 15090
 Attorney: Robert J Winters
 Goehring Rutter and Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143

BCLJ: October 28 & November 4, 11, 2022

Estate of: John B Keegan

Late of: Forward Township PA
 Executor: Kevin B Keegan
 109 Turkey Degree Road
 Sewickley PA 15143
 Executor: Padraic B Keegan
 1145 Three Degree Road
 Butler PA 16002
 Attorney: Lorna A McGeorge
 Harrison & Held LLP
 801 Laurel Oak Drive, Suite 403
 Naples FL 34108

BCLJ: October 28 & November 4, 11, 2022

Estate of: Louise A McCune

Late of: Center Township PA
 Executor: Timothy F McCune
 104 Stratford Drive
 Butler PA 16002
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

Estate of: Beatrice K Moore

Late of: Cranberry Township PA
 Executor: Samuel S Moore II
 243 Courtney Place
 Wexford PA 15090
 Attorney: Karen E Mathias
 Lange Legal Group
 2212 Murray Avenue
 Pittsburgh PA 15217

BCLJ: October 28 & November 4, 11, 2022

Estate of: Anne M Nissley

Late of: Adams Township PA
 Administrator: Cheryl A Stasiowski
 222 Tamarack Drive
 Mars PA 16046
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: October 28 & November 4, 11, 2022

Estate of: Joan Piela

Late of: Jackson Township PA
 Executor: Kenneth A Piela
 126 Piela Lane
 Zelienople PA 16063
 Executor: Edward J Piela
 128 Piela Lane
 Zelienople PA 16063
 Executor: Sharon McKee
 146 Liberty Road
 Harmony PA 16037
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: October 28 & November 4, 11, 2022

Estate of: Debra Lee Pincek**a/k/a: Debra Pincek****a/k/a: Debra L Pincek**

Late of: Center Township PA
 Executor: Elizabeth A Stevens
 111 Oberlin Drive
 Center Township PA 16001
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 340 N. Main Street, Suite 103
 Butler PA 16001

BCLJ: October 28 & November 4, 11, 2022

MARRIAGE LICENSE FILINGS

Application Date: October 30, 2022 - November 5, 2022

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.

2022-202200801 Dalton Tyler Steighner and Lauren Sue Wamsley	2022-202200805 Richard William Rounds and Catherine Jane Schnur	2022-202200809 Morgan Lyn Dillon and Joshua Robert Groves
2022-202200802 Melissa Ruth Johnson and Kyle Richard Guenther	2022-202200806 Tyler Joseph Henning and Nicole Anne Brait	2022-202200810 Jon Roland Slupe and Shannon Lee Pataky
2022-202200803 Randy Clarke Elash and Joseph Andrew Franek	2022-202200807 Thomas Lee Wittlinger Jr and Rebecca Marie Dickson	
2022-202200804 Amber Leigh Toy and David James Pyle	2022-202200808 Jeremy Allen Zaffuto and Chelsea Anne Molinari	

REGISTER'S NOTICE

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY NOVEMBER 14, 2022, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
LEO, Margaret M.	Sharon L. Clouse, Executrix	09/30/2022
MCCALL, Doris L.	Douglas D. McCall, Executor	09/29/2022
MURPHY, JR, Robert O. a/k/a Robert Oliver Murphy, Jr.	Janet F. Murphy, Administratrix	09/19/2022
NEFF, Theresa D.	Lisa D. Metrick, Executrix	10/03/2022
ZIER, JR, William L. a/k/a Bill Zier	Mary Ann Book, Executrix	09/30/2022

BCLJ: November 4, 11, 2022

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. 7755(c)

NOTICE is hereby given of the administration of the **GROSS FAMILY TRUST dated January 7, 1999, amended and restated on July 22, 2009**. FLORENCE M. GROSS, grantor of the trust, of the Borough of Zellenople, County of Butler, Commonwealth of Pennsylvania, died August 14, 2022. All persons having claims against Florence M. Gross are requested to make known the same to the trustees or attorney named below. All persons indebted to Florence M. Gross are requested to make payment without delay to the trustees or attorney named.

Diane L. Grinder, co-Trustee
352 E. New Castle Street
Zellenople, PA 16063

Alan S. Gross, co-Trustee
10602 Battalion Landing Court
Burke, VA 22015

or to Karen E. Mathias, Esq.,
Lange Legal Group, LLC, Attys.
2212 Murray Avenue
Pittsburgh, PA 15217

BCLJ: November 4, 11, 18, 2022

NOTICE OF VOLUNTARY DISSOLUTION BUSINESS CORPORATION

Notice is hereby given that **SCHNEIDER OPERATIONS CORP.**, a Pennsylvania corporation, is being dissolved and is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Dillon McCandless King
Coulter & Graham L.L.P.
600 Cranberry Woods Drive, Suite 175
Cranberry Township, PA 16066

BCLJ: November 11, 2022

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 8th day of August, 2022, 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: **ETERNAL IMPACT CHURCH, INC.**, address: 501 Hedge Row Ct, Cranberry Twp, PA 16066.

BCLJ: November 11, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: 2010 HEARTLAND NORTH COUNTRY TRAVEL TRAILER

VEHICLE IDENTIFICATION NUMBER 5SFEB3421AE206975

**CIVIL DIVISION
MsD No. 2022-40141**

LEGAL NOTICE

Notice is hereby given that on the 12th day of May, 2022, a Petition was filed in the above-named Court by Theodore J. Swartzentruber to have a 2010 Heartland North Country Travel Trailer having Vehicle Identification Number of 5SFEB3421AE206975 titled in his name. This vehicle was last titled in the name of **Gary Boyd and Barbara Boyd**.

The Court has fixed the 20th day of December, 2022, at 10:00 a.m. in Courtroom number 3 of the Butler County Government Center as the time and place for a 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: November 11, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 0068, SECTION 253 IN THE TOWNSHIP OF BUTLER AND IN THE TOWNSHIP OF SUMMIT

NO. 10884 TERM, 2022
EMINENT DOMAIN PROCEEDING
IN REM

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on 11/7/22 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on August 16, 2022 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 0068 Section 253 R/W in Butler County", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on August 26, 2022, in Instrument No. 202208260018410.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property

Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.
1000893000

Parcel No.
24

Name
Unknown Owner

Address
Address unknown and undeterminable after diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been

deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Kevin D. Pollino

District Right-of-Way Administrator
Engineering District 10-0
Pennsylvania Department of Transportation

BCLJ: November 11, 2022

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

CIVIL DIVISION
NO.: 22-10494

DOLLAR BANK, FEDERAL SAVINGS
BANK,
Plaintiff,
vs.

**GEORGETTE FLEEGER, & RONETTE
PALMER, KNOWN HEIRS OF THE
ESTATE OF RONALD L. CAHALL, & THE
UNKNOWN HEIRS, EXECUTORS AND/OR
ADMINISTRATORS OF THE ESTATE OF
RONALD L. CAHALL,**
Defendants.

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 NOTICE 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 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.

Office of Prothonotary
Butler Co. Government Ctr
124 W Diamond St
Butler, PA 16001
(724)284-5214

Butler Co. Bar Assoc
240 S. Main St
Butler, PA 16001
(724)841-0130

Kristine Anthou, Esquire
Grenen & Birsic, P.C.
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222

BCLJ: November 11, 2022

SHERIFF'S SALES

No. 2022-30106

*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 20th day of January 2023** 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 17, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30100

PENNYMAC LOAN SERVICES LLC
vs
ATWAN BROWN, CARLA J. BROWN

PROPERTY ADDRESS: 516 VILLAGE GREEN BOULEVARD WEST, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 130-S18-F3E-0000

ALL THAT CERTAIN piece or parcel of land situate in Cranberry Township, Butler County, Pennsylvania, being unit 3-C-E in amended Parcel 3-C, Glen Eden Phase 111-C Multi Family Site Subdivision recorded at Plan Book Volume 176, page 23 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING THE SAME PREMISES which Paul M. Buckwalter and Kelly L. Buckwalter, by Deed dated 8/17/2016 and recorded in the Office of the Recorder of Deeds of Butler County on 9/6/2016 in Instrument No. 201609060018215, granted and conveyed unto Atwan Brown and Carla J. Brown.

PARCEL NO.: 130-S18-F3E-0000

BCLJ: October 28 & November 4, 11, 2022

ASO EQUITY PARTNERS LLC
vs
DANIEL BURNS

PROPERTY ADDRESS: 109 NORTH STREET, CHICORA, PA 16025

UPI/ TAX PARCEL NUMBER: 460-S1-E14D-0000

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

BEGINNING AT A POINT ON THE EDGE OF A PUBLIC ALLEY, SAID POINT BEING THE NORTHWEST CORNER OF THE LOT BEING CONVEYED AND PROCEEDING IN AN EASTERLY DIRECTION ALONG LINE OF LANDS OF PAUL MCGINNIS, A DISTANCE OF 178 FEET, MORE OR LESS, TO A POINT AT LINE OF LANDS OF JOSEPH MORROW; THENCE SOUTH ALONG LINE OF LANDS OF JOSEPH MORROW, A DISTANCE OF 30 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SAME COURSE THROUGH THE SAME TRACT OF WHICH THIS IS A PART, A DISTANCE OF 133 FEET, MORE OR LESS TO APOINT AT THE PROPERTY LINE OF RALPH SWARTZLANDER; THENCE WEST ALONG THE LINE OF LANDS OF RALPH SWARTZLANDER, A DISTANCE OF 120 FEET TO A POINT AT THE EDGE OF THE ALLEY, THENCE PROCEEDING IN A NORTHERLY DIRECTION ALONG THE EDGE OF THE ALLEY, A DISTANCE OF 193 FEET, MORE OR LESS, TO A POINT, SAID BEING THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH HP MORGAN CHASE BANK, AS TRUSTEE FOR EQUITY ONE, ABS, INC. MORTGAGE PASS THROUGH CERTIFICATES SERIES 2000-1, BY DEED DATED DECEMBER 30, 2003, AND RECORDED ON JANUARY 30, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. 200401300003247, GRANTED AND CONVEYED UNTO DANIEL BURNS, UNMARRIED.

Parcel ID: 460 S1 E14D0000

HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOW AS 109 NORTH STREET, CHICORA, PENNSYLVANIA 16025.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30118

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

JOSEPH BURR, JR., INDIVIDUALLY JOSEPH A BURR JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROL ANN BURR A/K/A CAROL A BURR, DECEASED

PROPERTY ADDRESS: 210 DOBSON ROAD, MARS PA, PA 16046

UPI / TAX PARCEL NUMBER: 010-3F68-23A3-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast comer of the tract herein described at a point in the Dobson public road on line of land now or formerly of Joseph CashdoUar; thence in said Dobson public road, South 1° 30' West, 142.05 feet to a point in said road; thence along other land now or formerly of Momeyer, South 74° 26' 30" West, 262.32 feet to a point; thence along other land now or formerly of Momeyer, North 5° 30' East, 186.86 feet to a point on line of land now or formerly of Joseph CashdoUar; thence along land now or formerly of CashdoUar, North 84° 30' East, 275.59 feet to a point in the Dobson public road, the place of BEGINNING.

CONTAINING 1 acre.

XCEPTING and reserving therefrom a strip of ground 20 feet wide located along the Southerly boundary of the within described tract, running from the Dobson public road on the East to lands now or formerly of Momoyer on the West.

SUBJECT TO reservations, restrictions, limitations, conditions, exceptions and rights of way including oil, gas, coal and other mineral rights as may appear in prior instruments of record and all matters that

could be ascertained by making a visual inspection of the property.

BEING KNOWN AS: 210 Dobson Road, Mars, PA 16046

BEING THE SAME PREMISES which Joseph A. Burr, Jr. and Carol Ann Burr, by Deed dated 1/23/2017 and recorded 1/26/2017 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201701260001859, granted and conveyed unto Carol Ann Burr.

Carol Ann Burr departed this life on May 11, 2017.

PARCEL NO.: 010-3F68-23A3-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2019-30266

NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs

BRANDI RAQUEL COYLE

PROPERTY ADDRESS: 217 EAST PENN STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 564-11-183-00000

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

BOUNDED on the North by East Penn Street; on the East by lot of now or formerly Irvin Braun; on the South by lot of now or formerly Luther M. Bush; and on the West by an alley; having a frontage of 45 feet on East Penn Street and extending back, in parallel lines, preserving the same width, a distance of 65 feet, more or less.

Said premises being known as 217 East Penn Street, Butler, PA 16001.

BEING the same premises which Brandi Raquel Coyle by Deed dated September 26, 2014 and recorded in the Office of Recorder of Deeds of Butler County on September 26, 2014 at Book 0, PageO granted and conveyed unto Brandi Raquel Coyle.

Block and Lot No. 564-11-183-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30130

PENNYMAC LOAN SERVICES, LLC
vs
**MARCI LYNN CRAIG A/K/A MARCI LYNN
CRAIG WEST, EXECUTRIX OF THE
ESTATE OF L. THOMAS CRAIG A/K/A
LOYAL THOMAS CRAIG, DECEASED**

PROPERTY ADDRESS: 230 EAST
PATTERSON AVENUE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 561-1-82-
0000

All that certain piece, parcel or tract of land
situate in the First Ward of the City of Butler,
County of Butler and Commonwealth of
Pennsylvania, being known as Lot No. 37
in the Jahnig Plan of Lots as recorded in
the Recorder's Office of Butler County,
Pennsylvania, in Plan Book Volume 4, Page
21.

BEING THE SAME PREMISES which L.
Thomas Craig, by Deed dated 12/15/2020
and recorded in the Office of the Recorder
of Deeds of Butler County on 12/24/2020 in
Instrument No. 202012240030926, granted
and conveyed unto L. Thomas Craig.

PARCEL NO.: 561 1 82000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30104

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

PROPERTY ADDRESS: 118 GERNER
ROAD, CABOT, PA 16023

UPI / TAX PARCEL NUMBER: 320-S6-
B9000

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.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30019

ADAMS RIDGE CONDOMINIUM
ASSOCIATION
vs
MICHAEL P KENNEDY

PROPERTY ADDRESS: 81202 LOST
VALLEY DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S9-
HA1202-0000

ALL THAT CERTAIN unit located in the
property known, named and identified as
Adams Ridge Condominium, located in
Adams Township, Butler County, and the
Commonwealth of Pennsylvania, which has
heretofore been submitted to the provisions
of the Uniform Condominium Act, 68 Pa.
C.S. 3101, et seq., by the recording of a
Declaration of Condominium in the office of
the Recorder of Deeds in and for the County
of Butler, Pennsylvania, on 12/12/1996, at
Deed Book Volume 2693, Page 959, and
any amendments thereto, as the same
may change from time to time, being and
designated as Unit No. 1202, together with
a proportionate undivided interest in the
Common Elements (as defined in such
Declaration).

BEING known and numbered as 81202 Lost
Valley Drive, Mars, PA 16046.

PARCEL NO. 010-S9-HA1202-0000

BEING the same premises which Weichert
Relocation Resources, Inc. by Deed dated
8/12/2009 and recorded 8/25/2009 in the
Office of the Recorder of Deeds in and
for the County of Butler in Instrument
No. 200908250020013, granted and
conveyed unto Michael P. Kennedy.

BCLJ: October 28 & November 4, 11, 2022

No. 2019-30026

ADAMS POINTE SOUTH VILLAGE OWNERS ASSN

vs

ROBERT M KOLACZYNSKI, JR

PROPERTY ADDRESS: 1401 POINTE VIEW DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S18-B12A-0000

ALL THAT CERTAIN lot or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 12-A, as shown on a certain plan entitled Adams Pointe - PRO Revised Amendment No. 5 - Lot 12. as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 343, Page 34 which lot is the same as designated in the Declaration Planned Community recorded in Instrument No. 201302280006087 and any Amendments thereto, as the same may change from time to time.

BEING known and numbered as 1401 Pointe View Drive, Mars, PA 16046.

PARCEL NO. 010-S18-B12A-0000.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated 09/09/2014 and recorded 10/21/2014 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201410210025334, granted and conveyed unto Robert M. Kolaczynski, Jr.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30126

PNC BANK, NATIONAL ASSOCIATION

vs

MICHELE R. MILLER, AKA MICHELLE R. MILLER, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, CHRISTOPHER A TOMSIK

PROPERTY ADDRESS: 110 STARK ROAD, SARVER, PA 16055

UPI/ TAX PARCEL NUMBER: 100-1F90-13AB

All that certain lot or piece of ground situate

on the Township of Clinton, County of Butler and Commonwealth of Pennsylvania being more particularly bounded and described as follows:

Beginning at the center line of Stark Road (formerly Pittsburgh-Kittanning Road), and intersection of line of lands of now or formerly John Klabnik; thence along line of lands now or formerly John Klabnik, South 1 degrees 38' East, a distance of 195.00 feet to a point; thence along line of other lands now or formerly of John Klabnik, North 89 degrees 33' West, a distance of 290.30 feet to a point; thence also along line of lands now or formerty of John Klabnik, North 1 degrees 38' West, a distance of 195.00 feet to a point at the center line of Stark Road; thence following along the center line of Stark Road, South 89° 33' East, a distance of 290.30 feet to a point being the place of beginning.

BEING known and numbered as 110 Stark Road, Sarver, PA 16055»

Being the same property conveyed to Christopher A. Tomsik and Michele R. Miller who acquired title, with rights of survivorship, by virtue of a deed from Chris J. Wilhelm and Leslie A. Wilhelm, husband and wife, dated August 30,2000, recorded August 31, 2000, at Instrument Number 2000008310020456, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 100-1F90-13AB

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30102

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

vs

HOWARD NEFF, EXECUTOR OF THE ESTATE OF RICHARD LEE STEHLE A/K/A RICHARD L. STEHLE

PROPERTY ADDRESS: 1267 NORBERRY COURT, APT 33, CRANBERR TWP, PA 16066

All that certain unit designated as Unit 33 in Building 10 in the Norberry Court Condominium, being situated on Dutilh Road, Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, as designated in the Declaration of

Condominium recorded in Deed Book Volume 1220, Page 438, as amended in Deed Book Volume 1250, Page 894 and Deed Book Volume 1256, Page 416 and the Plates and Plans as recorded in Plan Book Volume 76, Page 38.

Together with a 2.778 percent interest of, in and to the Common Elements, as set forth in the Declaration of Condominium and Plats and Plans aforesaid.

The improvements thereon being known as 1267 Norberry Court, Apt. 33, Cranberry Township, PA 16066

Tax ID: 130-S12-E33-0000

Being the same premises that Howard Neff, an unmarried man, by deed dated 12/29/2017 and recorded 1/5/2018 in the office of the Recorder of Deeds in the County of Butler, Commonwealth of Pennsylvania as Instrument No. 201801050000254

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30131

PNC BANK, NATIONAL ASSOCIATION vs **LUCAS RAIKES**

PROPERTY ADDRESS: 111 WAYNE DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S9-C304-0000

ALL that certain lot or piece of ground

situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 304 in the Manor Line Plan of Lots No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Rack No. 60, page 22.

BEING KNOWN AS: 111 WAYNE DR, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S9-C304-0000

BEING THE SAME PREMISES WHICH TAMMY R. SCHWEIGER, EXECUTRDC OF THE ESTATE OF RITA M. SCHWEIGER, A/K/A RITA MAE SCHWEIGER, DECEASED BY DEED DATED 7/17/2015 AND RECORDED 7/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201507210015957, GRANTED AND CONVEYED UNTO LUCAS RAIKES, A MARRIED MAN.

BCLJ: October 28 & November 4, 11, 2022

No. 2017-30225

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF DWELLING SERIES IV TRUST vs **ERIC J SCARBOROUGH, ERIC SCARBOROUGH, TINA M SCARBOROUGH, TINA SCARBOROUGH**

PROPERTY ADDRESS: 616 SPRING AVENUE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 450-S2-K12

ALL that certain piece, parcel and tract of land situate in the Borough of Mars? County of Butler and Commonwealth of Pennsylvania/ being bounded and described as follows, to-wit:

BEGINNING at the northeast corner of the tract herein conveyed at a point on the West line of Spring Street; thence South 26 degrees 52' West along the water aide of Spring Street; a distance of 54.10 feet to a point on the Mars Borough line? thence North 85 degrees 16' West along the Kars Borough Line, a distance of 8H.09 feet to a point on the former right of way of the Pittsburgh and Butler Street Railroad Company; thence along said right of way North 16 degrees 29' West, a distance of 53.90 feet to a point on the southerly line of lot now of Milton H. Shaw and Lucretia Shaw; thence South 85 degrees

16' East along said Shaw lot 58.54 feet to a point on the West Side of Spring Street, the place of beginning.

AND

ALL that certain piece, parcel or tract of land situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at northeast corner of the tract of land herein conveyed on a line separating Mars Borough from Adams Township at a point in the center of spring Street of the Borough of Mars? thence South 35 degrees 52' West along the center line of Spring Str&et and lands of August Princz, a distance of 115.00 feet to a point on the fonner right of way of the Pittsburgh and Butler Railroad Company; thence North 16 degrees 23' West along the line separating Mars Borough from Adams Township; thence South 85 degrees 16' East along said line separating the Borough of Mars from Adams Township and the first tract above described, a distance of 98.9C feet to a point, the place of beginning. MAP S2 PARCEL K12 INSTRUMENT #200004070007543

BEING the same premises which Janet L. Ballentine, unmarried by Deed dated March 31, 2000 and recorded in the Official Records of Butler County on April 7, 2000 as Instrument 200004070007543 granted and conveyed unto Eric J. Scarborough, unmarried. 616 Spring Avenue, Mars, PA 16046

Tax Parcel Number: 450 S2 K12

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30031

MIDFIRST BANK
vs
THERESA L SKAL

PROPERTY ADDRESS: 301 NORTH MONROE STREET, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 564-21-199-0000

All that certain piece, parcel, or lot of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of the lot hereby conveyed, at the intersection of

East Penn Street and Monroe Street; thence Northwardly along East line of Monroe Street, thirty-four and one-half (34-1/2) feet to lot now or formerly of Mrs. Catherine Miller, thence Eastwardly along the South line of said now or formerly Miller Lot, one hundred ten (110) feet to a stake; thence Southwardly in a line parallel with the East line of Monroe Street, thirty-four and one-half (34-1/2) feet to North line of East Penn Street; thence Westwardly along the North line of East Penn Street, one hundred ten (110) feet to Monroe Street, at the place of beginning.

BEING known and numbered as 301 North Monroe Street, Butler, PA 16001

Being the same property conveyed to Theresa L. Skal, unmarried who acquired title by virtue of a deed from Jason M. Minerich and Katie M. Minerich, both unmarried, dated April 25,2017, recorded May 1,2017, at Instrument Number 201705010009047, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 564-21-199-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30110

EQUITY RESOURCES, INC.
vs
KYLER MICHEAL STARK, KYLER MICHAEL STARK

PROPERTY ADDRESS: 3007 WEST SUNBURY ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 300-2F38-33D-0000

All that certain piece, parcel or tract of land situate in the Township of Venango, Butler County, Pennsylvania, being known and designated as Lot No. 2 in the property subdivision known as Judy Marie Estates II as recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 208 page 12.

Including that manufactured home more specifically described as a 1999 Fall Creek Housing Corp., Serial No. FC01 1833 99 A/B, HUD Label No.(s) RAD 1188656 & RAD 1188657.

BEING known and numbered as 3007 West Sunbury Road, Boyers, PA 16020

Being the same property conveyed to Kyler Michael Stark, unmarried man who acquired title by virtue of a deed from Charles A. Hartle, Jr. and Rochelle Jo Hartle, husband and wife, dated November 8, 2019, recorded November 26, 2019, at Document Number 201911260023961, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 300-2F38-33D-0000

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30108

PENNYMAC LOAN SERVICES, LLC
vs
MICHAEL W. TILLERY, ALESHA A. TILLERY

PROPERTY ADDRESS: 148 WESTWOOD MANOR, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-2-A92

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE WEST LINE OF A 40 FOOT STREET AND LINE OF LOTS NOS. 92 AND 93; THENCE BY THE WEST LINE OF SAID 40 FOOT STREET, SOUTH 9° 46' EAST, A DISTANCE OF 90.0 FEET TO A POINT ON LINE OF LOT NO. 91; THENCE CONTINUING BY THE SAME SOUTH 80° 14' WEST, A DISTANCE OF 198.75 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY MILLER; THENCE CONTINUING BY THE SAME NORTH 9° 46' WEST, A DISTANCE OF 90.0 FEET TO A POINT ON LINE OF LOT NO. 93; THENCE CONTINUING BY THE SAME NORTH 80° 14' EAST A DISTANCE OF 198.75 FEET TO A POINT ON THE WEST SIDE OF A 40 FOOT STREET, THE PLACE OF BEGINNING. AND BEING LOT NO. 92 IN THE WESTWOOD MANOR PLAN OF LOTS AS RECORDED IN RACK FILE SECTION 30, PAGE 1, ON NOVEMBER 16, 1960.

SUBJECT TO THE BUILDING RESTRICTIONS AS DATED OCTOBER 1, 1964 AND RECORDED OCTOBER 22, 1964 IN DEED BOOK 823, PAGE 556.

ALSO KNOWN AS PARCEL NUMBER 056-2-A92

BEING KNOWN AS: 148 WESTWOOD MANOR, BUTLER, PENNSYLVANIA 16001.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL W. TILLERY AND ALESHA A. TILLERY, HUSBAND AND WIFE, BY DEED FROM RAYMOND J. BLACK AND FRANCES N. BLACK. HUSBAND AND WIFE, DATED JUNE 1, 2015 AND RECORDED JUNE 8, 2015 IN INSTRUMENT NUMBER 201506080012188.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30107

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

vs
JOHN F TOBACK, JOHN FRANCIS TOBACK, JOHN F TOBACK, III

PROPERTY ADDRESS: 3104 ONEIDA VALLEY ROAD, HILLIARDS, PA 16040

UPI / TAX PARCEL NUMBER: 300-3F16-31BB-0000

TAX I.D. #: 300-3F16-31BB-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 2 IN THE LOT LINE REVISION FOR JOHN O. BEATTY, SR. & ETHEL I. BEATTY, HAROLD G. MOORE & PAMELA ANN MOORE, RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 271 PAGE 32.

CONTAINING 1.25 ACRES AS PER SURVEY OF JOHN E. DUSHEK, SURVEYOR, DATED JANUARY 22, 2004.

BEING KNOWN AS: 3104 ONEIDA VALLEY ROAD, HILLIARDS, PENNSYLVANIA 16040.

TITLE TO SAID PREMISES IS VESTED IN JOHN F. TOBACK A/K/A JOHN FRANCIS TOBACK A/K/A JOHN F. TOBACK, III BY DEED FROM JOHN F TOBACK AND LORI

ANN TOBACK, HUSBAND AND WIFE,
DATED MAY 14, 2019 AND RECORDED
MAY 14, 2019 IN INSTRUMENT NUMBER
201905140008600.

BCLJ: October 28 & November 4, 11, 2022

No. 2022-30109

PENNYMAC LOAN SERVICES, LLC
vs
ROBERT D. WROBEL

PROPERTY ADDRESS: 315 KOHLER
AVENUE, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-29-
A158-0000

ALL THAT CERTAIN LOT OF LAND SITUATE
IN BUTLER TOWNSHIP, BUTLER COUNTY,
COMMONWEALTH OF PENNSYLVANIA,
AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY FORMERLY P. H. B.
& N. C. RAILROAD RIGHT OF WAY 63.7
FEET; ON THE EAST BY THE EASTERN
HALF OF LOT #157 IN THE SAME PLAN,
132 FEET, MORE OR LESS; ON THE
SOUTH 60 FEET BY KOHLER AVENUE;
AND ON THE WEST 155 BY LOT #159 IN
THE SAME PLAN. BEING LOT #158 AND
THE WESTERN HALF OF LOT #157 IN THE
KOHLER PLAN OF LOTS AS RECORDED
IN DEED BOOK 424, PAGE 391.

District/Map/Parcel Number: 052-29-A158

BEING THE SAME PREMISES which Lee
Ann Kradei, Executrix of the Estate of Martha
L. Sychak, by Deed dated 12/19/2019 and
recorded in the Office of the Recorder of
Deeds of Butler County on 12/20/2019 in
Instrument No. 201912200025929, granted
and conveyed unto Robert D. Wrobel.

PARCEL NO.: 052-29-A158-0000.

BCLJ: October 28 & November 4, 11, 2022

Sheriff of Butler County, Michael T. Slupe

NEED CLE?

Throughout November &
December we will be offering
video replays of locally
developed CLE's. These
offerings will be in-person (no
zoom) at the bar office and
are considered "live" by the PA
CLE Board and count towards
attorneys live CLE credit
requirements. A moderator will
be present to relay/answer any
questions.

Monday, November 21, 2022
11:00 am - 12:00 pm
1 ethics CLE credit

"I Don't Belong"
Imposter Syndrome in the
Legal Profession

Presented by:
Brian S. Quinn, Esq.,
Education and Outreach
Coordinator
Lawyers Concerned for
Lawyers of Pa, Inc.

Registration information will be
emailed to members and will also
be available on our website at:
[https://butlercountypabar.org/cle-
seminars/](https://butlercountypabar.org/cle-seminars/)