

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: Charles Stephen Beblo

Late of: Butler PA
Administrator: Loretta Ann Beblo
122 Beblo Lane
Butler PA 16002
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001

BCLJ: March 17, 24, 31, 2023

**Estate of: Crawford David Bullman Jr
a/k/a: Dave Bullman**

Late of: Worth Township PA
Executor: Rebecca H Patterson
1213 West Park Road
Slippery Rock PA 16057

BCLJ: March 17, 24, 31, 2023

**Estate of: Harry R Cook
a/k/a: Skip Cook**

Late of: Zelenople PA
Executor: Jennifer J Boston
121 Mohawk Ave
Warren PA 16365
Attorney: Lillian Orzechowski
PO Box 77
Springdale PA 15144

BCLJ: March 17, 24, 31, 2023

**Estate of: Alan Daum
a/k/a: Alan Ernest Daum
a/k/a: Alan E Daum**

Late of: West Sunbury PA
Administrator: Sharon Pelliccione
306 Melody Rd
West Sunbury PA 16061
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: March 17, 24, 31, 2023

**Estate of: Karl Josef Giese
a/k/a: Karl J Giese**

Late of: Butler PA
Administrator: Dorothy J Petrancosta
1541 Butler Plank Road Unit 423
Glenshaw PA 15116
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

BCLJ: March 17, 24, 31, 2023

Estate of: Leanne Heaton

Late of: Butler Township PA
Executor: Donald J Rasely
122 Greenhill Drive
Butler PA 16001
Executor: Ione C Mathias
157 Cherry Road
Chicora PA 16025
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: March 17, 24, 31, 2023

Estate of: Evelyn R Hoak

Late of: Buffalo Township PA
Executor: Linda K Durst
241 Boyd Road
Freeport PA 16229
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

BCLJ: March 17, 24, 31, 2023

Estate of: Patricia J Lobaugh

Late of: Butler Township PA
Executor: Douglas J Lobaugh
PO Box 65
Monarch MT 59463
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: March 17, 24, 31, 2023

**Estate of: Donna Mae Logue
a/k/a: Donna M Logue**

Late of: Clearfield Township PA
Executor: Paula Semler
701 Margaret Road
Kittanning PA 16201
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: March 17, 24, 31, 2023

**Estate of: Dorothy Pfaff
a/k/a: Dorothy L Pfaff**

Late of: Zelenople PA
Executor: Thomas Wayne Pfaff
319 Brewer Road
Rochester PA 15074
Attorney: Anthony J Giresi
Goehring Rutter & Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

BCLJ: March 17, 24, 31, 2023

Estate of: Charlotte T Schwartz

Late of: Cranberry Township PA
Executor: David R Schwartz
146 Kingston Ave
Cranberry Twp PA 16066

BCLJ: March 17, 24, 31, 2023

Estate of: Donald J Stowe

Late of: Harrisville PA
Administrator: Donald O Stowe
518 W Mercer Street
Harrisville PA 16038
Attorney: Raymond H Bogaty
Bogaty Law Office, P.C.
101 S Center Street PO Box 825
Grove City PA 16127

BCLJ: March 17, 24, 31, 2023

Estate of: Rose Marie Tardivo

Late of: Buffalo Township PA
Executor: Kathleen Myers
2133 Stoops Court
PO Box 602
North Apollo PA 15673
Attorney: Charles F Fox III
Uncapher & Fox
171 Columbia Ave
Vandergrift PA 15690

BCLJ: March 17, 24, 31, 2023

Estate of: Jean A Wetzel

Late of: Saxonburg PA
Executor: Debra J Karastury
108 Old Pike Lane
Cabot PA 16023
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: March 17, 24, 31, 2023

Estate of: Richard R Zielinski

Late of: Butler Township PA
Executor: Traci Rene Laffey
2026 Ringold Court
Valencia PA 16059
Attorney: Christine N Guthrie
Gilliland Vanasdale Sinatra Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

BCLJ: March 17, 24, 31, 2023

SECOND PUBLICATION

Estate of: Janet L Affolder

Late of: Cranberry Township PA
Executor: Jason Affolder
2318 S 2nd St
Jblm WA 98433

BCLJ: March 10, 17, 24, 2023

Estate of: Edward Ambrose

Late of: Winfield Township PA
Executor: Edward E Ambrose
115 Kriley Lane
Butler PA 16002
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: March 10, 17, 24, 2023

**Estate of: Carl T Anderson Jr
a/k/a: Bud Anderson**

Late of: Clay Township PA
 Executor: Glenn L Anderson
 62 Pine Valley Lane
 Rotonda West FL 33947
 Attorney: Thomas J Doerr
 The Lynch-Law Group
 501 Smith Drive Suite 3
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

Estate of: Gary Ray Farley

Late of: Brady Township PA
 Executor: Kathleen M Farley
 452 Muddy Creek Drive
 Slippery Rock PA 16057
 Attorney: William J Schenck
 Schenck & Long
 610 North Main Street
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

Estate of: Mary C Gray**a/k/a: Mary Cleora Gray**

Late of: Center Township PA
 Executor: James S Gray
 238 Rider Church Road
 Butler PA 16001
 Executor: Thomas J Gray
 109 Jacobs Lane
 Butler PA 16001
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: March 10, 17, 24, 2023

Estate of: David R Heddaeus

Late of: Penn Township PA
 Executor: Betty K Heddaeus
 225 North Trail
 Butler PA 16002

BCLJ: March 10, 17, 24, 2023

Estate of: Bronwyn Edda Hinderliter**a/k/a: Bronwyn E Hinderliter**

Late of: Jefferson Township PA
 Executor: Karen K Carroll
 3000 Creekview Circle Apt 3305
 Cranberry Twp PA 16066
 Attorney: Robert A Cinpinski
 200 North Jefferson Street
 Kittanning PA 16201

BCLJ: March 10, 17, 24, 2023

Estate of: David A Lightner**a/k/a: David Alan Lightner**

Late of: Marion Township PA
 Executor: Susan D Lightner
 119 Long Road
 Harrisville PA 16038
 Attorney: James A Stranahan IV
 Stranahan Stranahan & Cline
 101 South Pitt Street, PO Box 206
 Mercer PA 16137

BCLJ: March 10, 17, 24, 2023

Estate of: John Paul Martha

Late of: Adams Township PA
 Administrator: John Paul Martha Jr
 6187 Brown Road
 Butler PA 16002
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: March 10, 17, 24, 2023

Estate of: Frances A Mateyko**a/k/a: Frances Anne Mateyko**

Late of: Cranberry Township PA
 Executor: Erik M Nelson
 123 Freda Street
 Pittsburgh PA 15235
 Attorney: Slade R Miller
 Miller & Miller Attorneys at Law PLLC
 4767 William Flynn Highway
 Allison Park PA 15101

BCLJ: March 10, 17, 24, 2023

Estate of: Margaret J McClimans

Late of: Center Township PA
 Executor: Julie Buffington
 102 A Lakeview Drive
 Butler PA 16001
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

Estate of: Thomas J McLaughlin
a/k/a: Thomas Joseph McLaughlin
 Late of: Zelenople PA
 Executor: Jennifer A Ondek
 115 North Clay St
 Zelenople PA 16063
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

BCLJ: March 10, 17, 24, 2023

Estate of: Rosine C Michel
a/k/a: Rosine Catherine Michel
a/k/a: Rosine Michel
 Late of: Summit Township PA
 Executor: Joseph L Michel
 114 Reed Lane
 Butler PA 16002
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057

BCLJ: March 10, 17, 24, 2023

Estate of: Robert E Morris
a/k/a: Robert Eugene Morris
 Late of: Concord Township PA
 Executor: Donna K Morris
 249 Bryan Road
 Karns City PA 16041
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057

BCLJ: March 10, 17, 24, 2023

Estate of: Albert Henry Morrow Jr
 Late of: Oakland Township PA
 Executor: Rebecca L Morrow
 1491 Grant Ave Ext
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

Estate of: Eileen L Mosley
a/k/a: Eileen Mosley
 Late of: Buffalo Township PA
 Executor: Janie Lynn Tanilli
 163 Ralston Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

Estate of: Erma M Onufer
a/k/a: Erma Marie Onufer
a/k/a: Erma Onufer
 Late of: Butler PA
 Executor: Diana L Novak
 138 West Liberty Road
 Slippy Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057

BCLJ: March 10, 17, 24, 2023

Estate of: Michael William Pappas
 Late of: Slippy Rock PA
 Executor: Sharon Anne Pappas
 102 Butternut Court
 Slippy Rock PA 16057
 Attorney: Michael J Pawk
 Lutz & Pawk LLP
 101 East Diamond Street, Suite 102
 Butler PA 16001

BCLJ: March 10, 17, 24, 2023

Estate of: Patricia A Scott
 Late of: Evans City PA
 Administrator: Heidi D Brown
 866 Egolf Rd
 Bedford PA 15522
 Attorney: Dawn A Botsford
 373 Republic St
 Pittsburgh PA 15211

BCLJ: March 10, 17, 24, 2023

Estate of: Gary Allan Smith
a/k/a: Gary Smith
a/k/a: Gary A Smith
 Late of: Connoquenessing Township PA
 Executor: Michele Leigh Smith
 331 Grove City Rd
 Unit 504
 Slippy Rock PA 16057

BCLJ: March 10, 17, 24, 2023

THIRD PUBLICATION

Estate of: Bradley Bailey

a/k/a: Brad Bailey

a/k/a: Bradley K Bailey

Late of: Marion Township PA
Administrator: Patricia B Bailey
349 Porter Road
Harrisville PA 16038
Administrator: Marsha Johnson
122 Baker House Road
Columbia SC 29223
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: March 3, 10, 17, 2023

Estate of: Marlin James Clay

a/k/a: Marlin J Clay

Late of: Adams Township PA
Executor: Michele Klingensmith Clay
122 Windsor Ct
Cranberry Township PA 16066
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: March 3, 10, 17, 2023

Estate of: Oliver Klaus Euler

a/k/a: Klaus Raible

Late of: Butler Township PA
Administrator: Gisela Maxwell
133 Lower Lake Court
Debary FL 32713
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: March 3, 10, 17, 2023

Estate of: Sharon K Filges-Hemphill

a/k/a: Sharon Kay Filges-Hemphill

Late of: Clay Township PA
Executor: Chad T Hemphill
505 Mahood Road
Butler PA 16001
Attorney: Heather A Kelly
Markovitz Law Group
1001 East Entry Drive
Pittsburgh PA 15216

BCLJ: March 3, 10, 17, 2023

Estate of: Richard W Keener

Late of: Winfield Township PA
Executor: Randall Keener
236 South Beach St
Ormand Beach FL 32174
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: March 3, 10, 17, 2023

Estate of: Shirley A Raymond

Late of: Cranberry Township PA
Executor: Scott M Raymond
2160 Ridge Drive
Mars PA 16046
Attorney: Heather M Papp-Sicignano
Sweeney Law Offices
20581 Route 19 Suite 1
Cranberry Township PA 16066

BCLJ: March 3, 10, 17, 2023

Estate of: Sarah P Recio

a/k/a: Sarah Jean Recio

Late of: Lancaster Township PA
Administrator C.T.A.: R Matthew Recio
4006 Brockett Oaks
Tucker GA 30084
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: March 3, 10, 17, 2023

Estate of: Joan M Schick

Late of: Valencia PA
Executor: Laura Ann Zapanta
11496 Percheron Circle
North Huntingdon PA 15646
Attorney: Paul Bogdon
2181 Battenkill Lane
Gibsonia PA 15044

BCLJ: March 3, 10, 17, 2023

TRUST ADMINISTRATION

Allen J. Knappenberger Inter Vivos Revocable Trust. On February 20, 2023, Allen J. Knappenberger, remaining Settlor of the **Allen J. Knappenberger Inter Vivos Revocable Trust** died. The Trustee, pursuant to 20 Pa. C.S. §7755(c) requests all persons having claims or demands against the Trust of the Decedent to make known the same and all persons indebted to Decedent to make payment without delay to Susan K. Appleton, 7754 Georgetown Chase, Roswell, GA 30075, or to Claire Saenz, Esq., 1000 Brooktree Rd. Suite 209, Wexford, PA 15090.

BCLJ: March 17, 24, 31, 2023

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **Ralph R. Swisshelm Revocable Living Trust** dated July 5, 2002. Ralph R. Swisshelm, Grantor of the trust, of Clinton Township, Butler County, Pennsylvania, died on December 6, 2022. All persons having claims against Ralph R. Swisshelm are requested to make known the same to the trustee or attorney named below. All persons indebted to Ralph R. Swisshelm are requested to make payment without delay to the trustee or attorney named below.

Carla M. Dillner, Trustee
c/o Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: March 17, 24, 31, 2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No.295, effective March 16, 1983, as amended, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 7th day of March, 2023, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **JLynn Interiors** with its principal place of business at 318 Franklin Street, Butler, PA 16001.

The name and address of the person owning or interested in said business is: Jennifer Lewis, 318 Franklin Street, Butler, PA 16001.

BCLJ: March 17, 2023

NOTICE OF FILING

NOTICE is hereby given that David Green of 184 Scott Ridge Road, Harmony, Pennsylvania 16037, did on the 24th day of January, 2023, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an application under the Fictitious Names Act approved the 16th day of December, 1982, P.L. 1309, (54 Pa. C.S.A. Section 311), to conduct business under the name of **DAVID GREEN CONSTRUCTION**.

Steven T. Casker, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: March 17, 2023

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY**

NO: AD-2022-10907

Nationstar Mortgage LLC
PLAINTIFF

VS.

Kayla Sargeson, known Heir of Doris J. Brashears, deceased; Hannah Sargeson, known Heir of Doris J. Brashears, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Doris J. Brashears, deceased
DEFENDANTS

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Doris J. Brashears, deceased: TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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.

Butler County Bar Association
240 S. Main Street
Butler, PA 16001

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616
LORRAINE GAZZARA DOYLE, PA I.D. NO. 34576
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 22-067589

BCLJ: March 17, 2023

LEGAL NOTICE

In Re: Petition for Confirmation of Distribution of Monies, Butler County Tax Claim Bureau

MSD No. 2022-40267

Estate of Bill Redick (his unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (Property of Estate of Bill Redick); Parcel No. 300-3F14-23-0000; Property located in Venango Township; Description – 2.32 acres, house, 114 Hughes Road, Hilliards, Butler County, PA; Date of Upset Sale September 12, 2022. Sold price \$20,000.00.

You are hereby notified that on February 28, 2023, 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 the Court should not confirm the proposed distribution of excess funds from the tax sale of the Parcel. After payment of delinquent taxes, 2022 taxes, deed recording and transfer taxes, Tax Claim Bureau statutory commission, lien search fee, and Certificate of Title preparation fee, the Butler County Tax Claim Bureau proposes that the remaining funds be distributed as follows: (1). Payment of additional costs incurred by the Butler County Tax Claim Bureau as a result of filing the Petition for Confirmation

of Distribution of Funds, said costs unknown at the time of filing; (2). To the Butler County Register of Wills, Agent for release of lien on the real property located at 114 Hughes Road, Hilliards, Venango Township, Butler County, PA, the Parcel, for the Estate of Ronald A. Redick, the amount of \$2,993.03; (3). To the Butler County Register of Wills, Agent for release of lien on the real property located at 114 Hughes Road, Hilliards, Venango Township, Butler County, PA, the Parcel, for the Estate of Bill Redick, the amount of \$1,463.06; (4). To the Butler County Register of Wills to file the Release of Lien, two separate checks in the amount of \$10.00 each, one for each Release of Lien; (5). The balance of funds remaining after payment of any Bureau costs incurred, in an amount not to exceed \$11,727.48, payable to the Estate of Bill Redick, the delinquent former owner of the property at the time of the Upset Sale, said payment subject to the provisions of Section 205(f) of the Real Estate Tax Sale Law of 1947, which provides that whenever no claim for payment of any balance due the owner of the property is presented by or on behalf of the owner within a period of three (3) years from the date of the sale, the balance of the proceeds shall be distributed to the respective taxing districts pro rata based upon the millage imposed by the taxing districts as of the year such property was sold, and in accordance with Section 205 of the Real Estate Tax Sale Law.

If no claim is presented by or on behalf of the owner by September 12, 2025, the Tax Claim Bureau shall proceed, without further Order of Court, with the distribution of the balance of the proceeds to the taxing districts pro rata based upon the millage in effect in the year the property was sold.

Said Rule is returnable and to be heard on May 4, 2023, 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.

Office of the 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

BCLJ: March 17, 2023

LEGAL NOTICE

In Re: Petition for Confirmation of Distribution of Monies, Butler County Tax Claim Bureau

MSD No. 2022-40267

Cindy Stivason, Estate of Cindy Stivason (her unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her); (Property of Estate of Gary D. Stivason); Parcel No. 565-22-7-0000; Property located in City of Butler; Description – Lots 193-194 House, Residential, 416 Mercer Street, Butler County, PA; Date of Upset Sale September 12, 2022. Sold price \$21,500.00.

You are hereby notified that on February 22, 2023 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 the Court should not confirm the proposed distribution of excess funds from the tax sale of the Parcel. After payment of delinquent taxes, 2022 taxes, deed recording and transfer taxes, Tax Claim Bureau statutory commission, lien search fee, Certificate of Title preparation fee, and payment of municipal claims, the Butler County Tax Claim Bureau proposes that the remaining funds be distributed as follows: (1). Payment of additional costs incurred by the Butler County Tax Claim Bureau as a result of filing the Petition for

Confirmation of Distribution of Funds, said costs unknown at the time of filing; (2). The balance of funds remaining after payment of any Bureau costs incurred, in an amount not to exceed \$11,754.62, payable to the Estate of Gary D. Stivason, the delinquent former owner of the property at the time of the Upset Sale, said payment subject to the provisions of Section 205(f) of the Real Estate Tax Sale Law of 1947, which provides that whenever no claim for payment of any balance due the owner of the property is presented by or on behalf of the owner within a period of three (3) years from the date of the sale, the balance of the proceeds shall be distributed to the respective taxing districts pro rata based upon the millage imposed by the taxing districts as of the year such property was sold, and in accordance with Section 205 of the Real Estate Tax Sale Law.

If no claim is presented by or on behalf of the owner by September 12, 2025, the Tax Claim Bureau shall proceed, without further Order of Court, with the distribution of the balance of the proceeds to the taxing districts pro rata based upon the millage in effect in the year the property was sold.

Said Rule is returnable and to be heard on May 4, 2023, 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.

Office of the 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

BCLJ: March 17, 2023

LEGAL NOTICE

In Re: Petition for Confirmation of Distribution of Monies, Butler County Tax Claim Bureau

MSD No. 2022-40267

Cindy Stivason, Estate of Cindy Stivason (her unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her); (Property of Estate of Gary D. Stivason); Parcel No. 565-22-4-0000; Property located in City of Butler; Description – vacant lot 148-strip on Maryland Avenue, Butler County, PA; Date of Upset Sale September 12, 2022. Sold price \$20,500.00.

You are hereby notified that on February 22, 2023 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 the Court should not confirm the proposed distribution of excess funds from the tax sale of the Parcel. After payment of delinquent taxes, 2022 taxes, deed recording and transfer taxes, Tax Claim Bureau statutory commission, lien search fee, and Certificate of Title preparation fee, the Butler County Tax Claim Bureau proposes that the remaining funds be distributed as follows: (1). Payment of additional costs incurred by the Butler County Tax Claim Bureau as a result of filing the Petition for Confirmation of Distribution of Funds, said costs unknown at the time of filing; (2). The balance of funds remaining after payment of any Bureau costs incurred, in an amount not to exceed \$17,626.30, payable to the Estate of Gary D. Stivason, the delinquent former owner of the property at the time of the Upset Sale, said payment subject to the provisions of Section 205(f) of the Real Estate Tax Sale Law of 1947, which provides that whenever no claim for payment of any balance due the owner of the property is presented by or on behalf of the owner within a period of three (3) years from the date of the sale, the balance of the proceeds shall be distributed

to the respective taxing districts pro rata based upon the millage imposed by the taxing districts as of the year such property was sold, and in accordance with Section 205 of the Real Estate Tax Sale Law.

If no claim is presented by or on behalf of the owner by September 12, 2025, the Tax Claim Bureau shall proceed, without further Order of Court, with the distribution of the balance of the proceeds to the taxing districts pro rata based upon the millage in effect in the year the property was sold.

Said Rule is returnable and to be heard on May 4, 2023, 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.

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Office of the 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

BCLJ: March 17, 2023

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. 2022-40362

Michael Thomas (his unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (Property of Edward M. Thomas); Parcel No. 420-S1-G53-0000; Property located in Harmony Borough; Description-0.07 acre vacant lots 53-54; Butler County, PA; Date of Previous Sale: September 12,2022; Price at Upset Sale: \$1454.83.

Estate of Edward M. Thomas (his unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (Property of Edward M. Thomas); Parcel No. 420-S1-G53-0000; Property located in Harmony Borough; Description-0.07 acre vacant lots 53-54; Butler County, PA; Date of Previous Sale: September 12,2022; Price at Upset Sale: \$1454.83.

You are hereby notified that on December 21, 2022, 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 to be heard on April 26, 2023, 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.

Office of the 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

BCLJ: March 17, 2023

LEGAL NOTICE

In Re: Petition for Confirmation of Distribution of Monies, Butler County Tax Claim Bureau

MSD No. 2022-40267

Estate of Douglena M. Spencer (her unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her); (Property of Estate of Douglena M. Spencer); Parcel No. 300-3F18-11AA-0000; Property located in Venango Township; Description – 11.04 acres double trailer located on Gibson Road, Butler County, PA; Date of Upset Sale September 12, 2022. Sold price \$29,000.00.

You are hereby notified that on February 15, 2023, 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 the Court should not confirm the proposed distribution of excess funds from the tax sale of the Parcel. After payment of delinquent taxes, 2022 taxes, deed recording and transfer taxes, Tax Claim Bureau statutory commission, lien search fee, and Certificate of Title preparation fee, the Butler

County Tax Claim Bureau proposes that the remaining funds be distributed as follows: (1). Payment of additional costs incurred by the Butler County Tax Claim Bureau as a result of filing the Petition for Confirmation of Distribution of Funds, said costs unknown at the time of filing; (2). To the Butler County Register of Wills, Agent for release of lien on the real property located on Gibson Road, Venango Township, Butler County, PA, the Parcel, the amount of \$912.38; (3). To the Butler County Register of Wills to file the Release of Lien, the amount of \$10.00; (4). The balance of funds remaining after payment of any Bureau costs incurred, in an amount not to exceed \$18,270.95, payable to the Estate of Douglena M. Spencer, the delinquent former owner of the property at the time of the Upset Sale, said payment subject to the provisions of Section 205(f) of the Real Estate Tax Sale Law of 1947, which provides that whenever no claim for payment of any balance due the owner of the property is presented by or on behalf of the owner within a period of three (3) years from the date of the sale, the balance of the proceeds shall be distributed to the respective taxing districts pro rata based upon the millage imposed by the taxing districts as of the year such property was sold, and in accordance with Section 205 of the Real Estate Tax Sale Law.

If no claim is presented by or on behalf of the owner by September 12, 2025, the Tax Claim Bureau shall proceed, without further Order of Court, with the distribution of the balance of the proceeds to the taxing districts pro rata based upon the millage in effect in the year the property was sold.

Said Rule is returnable and to be heard on May 4, 2023, 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.

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BCLJ: March 17, 2023

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 May 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 June 16, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 10, 17, 24, 2023

No. 2023-30026

FREEDOM MORTGAGE CORPORATION
vs
MICHAEL P CELESTIN

PROPERTY ADDRESS: 109 BRADMOOR LANE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-5-07 & 056-5-D70000

ALL THOSE TWO CERTAIN lots situate in Butler Township. Butler County, Pennsylvania, being Lots Nos. 7 and 8 in the Theodore L. Schenck Plan of Lots as recorded in the Recorder's Office of Butler County, PA, in Plan Book 3, page 1, bounded and described as follows:

COMMENCING at a point on the North side of the Park Road, where the dividing line between Lots Nos. 6 and 7 intersect therewith; thence North along said line a distance of 308.95 feet to a point where the said line intersects with a 4-foot reserve; thence South 86 degrees 35 minutes East along the said 4-foot reserve a distance of 152.46 feet to a point where the dividing line between Lots Nos. 8 and 9 intersect with said 4-foot reserve; thence South along said line a distance of 281.69 feet to a point where the said line intersects with the North line of the Park Road: thence along the North line of said Park Road. South 83 degrees 07 minutes West a distance of 150 feet to the place of beginning.

SUBJECT to the restrictions as recorded with the said Plan of Lots above mentioned and also subject to the profile of roads and streets in said Plan as shown by the profile plan as recorded in Plan Book 2 page 20.

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

ON the North 152.46 feet, more or less, by land now or formerly of E.T. Henricks. formerly the Harold Farm, on the East 4 feet, more or less, by Schenck, on the South 152.46 feet, more or less, by land now or formerly of Black: and on the West 4 feet, more or less, by land now or formerly of W. L. Schenck et ux,

Being the same premises which James Stanley Sams. Jr. by Deed dated 11/14/2014 and recorded 11/18/2014 in the Office of the Recorder of Deeds in and for the County of Butler instrument number 201411180027553, granted and conveyed unto Michael P. Celestin, an individual, in fee.

Tax 10:056-5-07

Tax Parcel: 056 5 D70000

Premises Being: 109 Bradmoor Ln, Butler, PA 16001

BCLJ: March 10, 17, 24, 2023

No. 2022-30020

PNC BANK, NATIONAL ASSOCIATION vs **STEVEN J FAIR, SR., APRIL M FAIR**

PROPERTY ADDRESS: 120 HICKORY STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-37-83-0000

All that lot of ground having thereon erected a two-story frame dwelling house and out-buildings, situate at Number 120 Hickory Street, First Ward, City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a pin on Hickory Street at the Northeast corner of Lot No. 21 in same plan; thence East along line of Hickory Street, a distance of forty (40) feet to a pin at the

Northwest corner of Lot No. 19 in same plan; thence South one-hundred twenty-five (125) feet to pin on twenty (20) foot alley; thence west along line of said alley, a distance of forty (40) feet to a pin at the corner of Lot No. 21 in same plan; thence North along line of said Lot No. 21a distance of one hundred twenty-five (125) feet to a pin, the place of beginning. Being Lot Numbered twenty in Phillip Daubenspeck's Plan of Lots of Springdale, formerly Borough of Butler, now City of Butler, Pa, as found of record in deed Book 181, Page 497.

BEING KNOWN AS: 120 HICKORY STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 561-37-83-0000

BEING THE SAME PREMISES WHICH TORRE A. MOORE AND HEATHER M. MOORE, HUSBAND AND WIFE BY DEED DATED 4/15/2005 AND RECORDED_4/25/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 20050426001078, GRANTED AND CONVEYED UNTO STEVEN J. FAIR, SR AND APRIL M. FAIR

BEING KNOWN AS: 120 HICKORY STREET, BUTLER, PA 16001

BCLJ: March 10, 17, 24, 2023

No. 2023-30023

STATE FINANCIAL NETWORK LLC vs **LINDSAY GARDNER, PONCHO GARDNER**

PROPERTY ADDRESS: 901 BELMONT AVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-47-24-0000

ALL that certain parcel or tract of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being the Northern one-half of Lots Nos. 100 and 101 in the Theodore C. Limberg Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack File Section 2, Page 4, and being bounded and described as follows:

BEGINNING at a pin at the intersection of the Boulevard (Belmont Road) and an alley known as Charles Street Extension, and being the Northwest corner of the lot hereby

conveyed; thence Eastwardly along said alley, 100 feet to a pin at line of Lot No. 102 in the same Plan, being the Northeast corner of the lot hereby conveyed; thence Southwardly along line of Lot No. 102, 68.25 feet to a pin; thence Westwardly along the Southerly half of Lots Nos. 101 and 100, 100 feet to a pin on the Boulevard aforesaid; thence Northwardly along said Boulevard, 68.25 feet to a pin on the Charles Street Extension, the place of beginning. The above description has been corrected to confirm the prior Deeds of record to the referenced Limberg Plan of Lots recorded at Rack File 2, Page 4.

ALSO, ALL that certain parcel or tract of land situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, and being the Southern half of Lots No. 100 and No. 101 in the Theodore C. Limberg Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack File Section 2, Page 4, and being bounded and described as follows:

BEGINNING at a pin at the intersection of the Boulevard (Belmont Road) and Orchard Avenue, and being the Southwest corner of the lot hereby conveyed; thence Eastwardly along said Orchard Avenue, 100 feet to a pin at line of Lot No. 102 in the same Plan, being the Southeast corner of Lot No. 101 hereby conveyed; thence Northwardly along line of Lot No. 102, 68.25 feet to a pin on the Northerly half of Lots 100 and 101; thence Westwardly by a line parallel to Orchard Avenue, 100 feet to a pin on the Boulevard aforesaid; thence Southwardly along said Boulevard, 68.25 feet to a pin on Orchard Avenue, the place of beginning.

BEING KNOWN AS: 901 BELMONT AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 564-47-24-0000

BEING THE SAME PREMISES WHICH TIMOTHY D. RICHARDS AND KAREN S RICHARDS, HUSBAND AND WIFE BY DEED DATED 12/8/2017 AND RECORDED 12/11/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201712110026975, GRANTED AND CONVEYED UNTO PONCHOR. GARDNER AND LINDSAY M. GARDNER, HUSBAND AND WIFE.

BCLJ: March 10, 17, 24, 2023

No. 2023-30029

FIRST COMMONWEALTH BANK
vs
GRACE YOUTH AND FAMILY FOUNDATION

PROPERTY ADDRESS: 100 CENTER AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-5-121, 562-5-120A, 562-5-120B

PARCEL 1

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

BEGINNING at the intersection of South McKean Street and Center Avenue, which point is the Northwest corner of the lot herein described, thence East along Center Avenue, 110 feet, more or less, to lands of now or formerly Bessemer and Lake Erie Railroad Company; thence along said lands of now or formerly Bessemer and Lake Erie Railroad Company to lands of formerly Glenn H. Slater, now or formerly Elliott's Tire Service, Inc.; thence in a Westerly direction along said lands, 35 feet, more or less; thence continuing along said lands in a general Northerly direction, 30 feet, more or less; thence continuing along said lands in a general Westerly direction, 21.9 feet, more or less; thence continuing along said lands, in a general Westerly direction, perpendicular to South McKean Street, 24.5 feet, more or less, to a point on the East side of South McKean Street; thence along South McKean Street, North 70 feet, more or less, to a point, the place of beginning. Having erected thereon a commercial building.

BEING the same property conveyed from In The Beginning Creations, Inc., to In the Beginning Creations, Inc., by deed dated March 22, 1996 and recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania, at Book 2615, Page 860.

PARCEL 2:

BEGINNING at the point where the East side of South McKean Street intersects with the Northerly right-of-way line of the now or formerly Bessemer and Lake Erie Railroad Company, said point being the Southwest corner of the tract herein described; thence North 2° V O" East along the East side of

South McKean Street, a distance of 103 feet to a point; thence South 89° 59' East along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of 24.50 feet to a point; thence South 67° 34' 58" East along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of 24.32 feet to a point; thence South 1° 13' 3" West, along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of 21.52 feet to a point; thence South 87° 59' East along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of 27.51 feet to a point; thence South 24° 27' 18" West along line of lands of the now or formerly Bessemer and Lake Erie Railroad Company, a distance of 21.99 feet to a point; thence South 53° 43' 30" West along the Northerly side of the right-of-way of the now or formerly Bessemer and Lake Erie Railroad Company, a distance of 85 feet to a point, which point is the place of beginning.

Containing 4,523.92 square feet according to the survey of Shoup/Zamick & Associates, Inc., dated January 8, 1979, being designated as Tract No. 4.

BEING the same property conveyed from Elliott's Tire Service, Inc., to In The Beginning Creations, Inc., by deed dated July 31, 1997, and recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania, at Book 2763, Page 1009.

PARCEL 3:

BEGINNING at the Northwest corner of the tract herein described, said point being located South 66° 17' 17" East a distance of 107.60 feet from the intersection of the Southern right of way line of Center Avenue, a fifty foot (50') right of way and the Eastern right of way line of South McKean Street, a sixty foot (60') right of way, thence along the Southerly right of way line of Center Avenue, South 66° 17' 17" East a distance of 10.21 feet to a point; thence across property of the now or formerly Bessemer and Lake Erie Railroad Company, South 24° 27' 18" West a distance of 98.47 feet to a point; thence by same, South 53° 4' 30" West a distance of 91.58 feet to a point; thence along the Easterly right of way line of South McKean Street, North 2° Oil 00" East a distance of 18.33 feet to a point; thence along lands of the now or formerly In The Beginning Creations, Inc., herein, North 53° 43' 30" East a distance of 85.00 feet to a point; thence by same, North 24° 27' 18" East a distance of

87.15 feet to the point of beginning.

Said parcel containing 2217.744 square feet as per survey by Land Surveyors, Inc. dated September 14, 1998.

Subject to any and all existing rights of way and easements of record.

BEING the same property conveyed from the Bessemer and Lake Erie Railroad Company, to In the Beginning Creations, Inc., by deed dated October 29, 1998, and recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania, at Book 2932, Page 887.

The above 3 Parcels constitute all of the real estate of In The Beginning Creations, Inc., located in the City of Butler, Pennsylvania. On December 26, 2000, In The Beginning Creations, Inc. merged with Grace Youth and Family Foundation. Inc.. with the surviving organization being Grace Youth and Family Foundation, Inc., all of which appears of record in the Secretary of the Commonwealth's Office, Commonwealth of Pennsylvania. The sole purpose of this Deed is to confirm record title to the subject properties in the name of the surviving corporation, Grace Youth and Family Foundation, Inc.

BEING the same property known as 100 Center Avenue, Butler, PA 16001, which Grace Youth and Family Foundation, Inc. formerly In the Beginning Creations, Inc., by Deed dated May 30, 2002 and recorded with the Recorder of Deeds Office of Butler County, Pennsylvania on May 31, 2002 at Instrument No. 200205310018774, granted and conveyed unto Grace Youth and Family Foundation.

BCLJ: March 10, 17, 24, 2023

No. 2023-30020

PNC BANK, NATIONAL ASSOCIATION
vs
LENA GUIDOTTI, AS CO-ADMINISTRATOR OF THE ESTATE OF THOMAS A. GUIDOTTI AKA THOMAS ARTHUR GUIDOTTI, MICHAEL GUIDOTTI, AS CO-ADMINISTRATOR OF THE ESTATE OF THOMAS A. GUIDOTTI, AKA THOMAS ARTHUR GUIDOTTI

PROPERTY ADDRESS: 213 HEIM AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-37-248-0000

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

Beginning at a point at the northwest corner of the lot conveyed at the intersection of the south line of Marvin Street, a twenty-five foot street, and the east line of Heim Avenue, a twenty-foot street; thence along Marvin Street, South 84 degrees 46' East 120 feet to a twelve (12) foot alley; thence along said twelve foot alley, South 1 degree 35' West sixty (60) feet to a point on line of lot of Petrigni Heirs; thence along lot of Petrigni Heirs, North 84 degrees 46' East a distance of 120 feet to Heim Avenue; thence along Heim Avenue, North 1 degree 35' East a distance of 60 feet to a point at the northwest corner, the place of beginning. Being all of lot No. 23 and twenty feet off the northern part of Lot No. 24 in the Heim Plan of Lots as shown by survey of Greenough, McMahan and Greenough, R.E. dated February 2, 1959, and recorded in Plan Book 183 page 495, and as per survey of Lucas Engineering Co. made April 2, 1970, for Albert Petrigni. Having thereon erected a two-story frame house.

BEING known and numbered as 213 Heim Avenue, Butler, PA 16001

Being the same property conveyed to Thomas Arthur Guidotti who acquired title by virtue of a deed from Mary Guidotti, dated February 21, 2001, recorded March 2, 2001, at Instrument Number 200103020004374, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561 37 2480000

BCLJ: March 10, 17, 24, 2023

No. 2023-30024

WELLS FARGO BANK NA
vs
ROBERT L LIVINGSTON, JR

PROPERTY ADDRESS: 143 SUNBURY STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 410-S1-B17-0000

All that tract of land situate in the Borough of Fairview, Butler County, Pennsylvania, and known as lots or parcels A and B in a survey of a Plot of land for W. A. Campbell, in Fairview Borough, Butler County, State of Pennsylvania, by E. J. Weibel Surveyor, under date of July 29, 1946, bounded and described as follows to wit:

Beginning at the Northwest corner of property now being conveyed and extending Eastward along property of J. C. McKee Estate, a distance of 125.50 feet, to a post, the property line now or formerly of J. C. McKee, formerly Thomas Hays property; thence South along property now or formerly of J. C. McKee formerly Thomas Hays, and property of now or formerly of Claries L. Reep and Margaret M. Reep, his wife, a distance of 297 feet, to a corner in the center of the public road, leading to West Sunbury, Pennsylvania; thence West along the center of said public road, leading from Fairview Borough, to West Sunbury, Pennsylvania a distance of 125.50 feet to a corner in the middle of the aforestated public road, being the property line of other property of Charles K. Wigton; thence North along other property of Charles K. Wigton, a distance of 297 feet, to the place of beginning.

Also

All that certain lot or parcel of land situate in the Borough of Fairview, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center of a public road now or formerly known as the Middletown Road, said point being the Southeast corner of the premises herein described; thence North 17 degrees 30' East, 313.5 feet along lands now or formerly of W.A. Campbell, formerly Reep, to a point; thence South 89 degrees West, 190 feet along other lands now or formerly of Clara G. McKee to a point; thence South 0 degrees 50' West, 297.45 feet along lands now or formerly of Donald B. Robinson, et ux, to a point in the center of the aforesaid public road; thence North 89 degrees East, 100 feet along the center line of the aforesaid public road to a point, the place of beginning.

Having erected thereon a dwelling house, garage and shed.

BEING known and numbered as 143 Sunbury Street, Petrolia, PA 16050

Being the same property conveyed to Robert L. Livingston, Jr. who acquired title by virtue of a deed from Donald E. Wigton and Richard P. Wigton, dated September 15, 2006, recorded September 15, 2006, at Instrument 200609150023851, Release of Marital Claims filed March 13,2009, recorded at Official Instrument 200903130004666, Recorder's Office, Butler County, Pennsylvania., Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 410-S1 -B17-0000

BCLJ: March 10, 17, 24, 2023

No. 2022-30159

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN GROWTH IV TRUST

vs

MICHELLE MCCORD, KEVIN WYANT, RAYMOND WYANT, UNKNOWN SURVIVING HEIRS OF LINDA C. WYANT, DECEASED

PROPERTY ADDRESS: 765 PARKER PIKE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 260-1F33-11B-0000

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

BEGINNING at corner of public road leading from Parker, Pennsylvania, to Six Points, known as Mercer Pike, and extending in a northerly direction along property owned by William E. Taylor, North 48° East of 135 feet from center of public road; thence along property of William E. Taylor, in a westerly direction North 42° West to the property line of Lottie Logue, measuring 111 feet; thence on an angle in a southerly direction, North 65 1A° East along property of Lottie Logue measuring 144 feet to the center of the public road; thence along said public road leading from Parker, Pennsylvania, to Six Points, in an easterly direction 150 feet in length, North 42° West to the place of beginning. Containing one (1) acre, more or less.

BEING THE SAME PREMISES which Jackie L. Davis and Edith Davis, husband and wife,

by Deed dated Mas 4, 1973 and recorded on May 25. 1973. in the Butler Count) Recorder of Deeds Office at Deed Book Volume D.C.C. 969 at Page 1041. granted and conveyed unto Raymond N. Wyant and Linda C. Wyant, husband and wife. The said Raymond N. Wyant departed this life on or about December 9,2006. The said Linda C. Wyant departed this life on or about September 25, 2019 thereby vesting ownership of her interest in the property in her known heirs, Michelle McCord, Kevin Wyant, Raymond Wyant, and unknown surviving heirs of Linda C. Wyant, Deceased, by operation of law.

Being Known as 765 Parker Pike, Parker, PA 16049

Parcel I.D. No. 260-1F33-11B-0000

BCLJ: March 10, 17, 24, 2023

No. 2023-30002

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

vs

DOUG PATSILEVAS, MELISSA PATSILEVAS

PROPERTY ADDRESS: 141 APPLEWOOD LANE, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 280-S13-A41-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 41 in the Applewood Meadows, Phase 1, Revision No. 4 Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 146, page 8, being more particularly bounded and described as follows:

BEGINNING at a point on the right of way line of Applewood Lane, said point being the northeast corner of Lot No. 40 in said plan; thence South 41° 45' East along the right of way of Applewood Lane, a distance of 140 feet to a point; thence South 48° 15' West along a sanitary sewer right of way and drainage easement, a distance of 183.46 feet to a point; thence North 48° 18' 30" West along Lot No. 50 in said plan, a distance of 140.92 feet to a point; thence North 48° 15' East along Lot No. 40 in said plan, a distance of 199.55 feet to a point, which is the place of beginning.

Being a revision of part of Lot No. 41 in the Applewood Meadows Phase Plan of Lots as recorded in Plan Book Volume 119, Page 37; reference also being made to Applewood Meadows Phase I Plan of Lots Revision No. 1 as recorded in Plan Book Volume 122, Page 42; Applewood Meadows Phase I plan of Lots Revision No. 2 as recorded in Plan Book Volume 133, Page 16; Applewood Meadows Phase I Plan of Lots Revision No. 3 as recorded in Plan Book Volume 137, Page 25.

PARCEL NO. 280-S13-A41-0000

Parcel ID: 280-S13-A41-0000

Commonly Known As: 141 Applewood Lane, Slippery Rock, Pennsylvania 16057

BEING THE SAME PREMISE which Shannon M. Adkin Estate of Eugene Palmer, by Deed dated 07/24/2019 and recorded 08/01/2019 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201908010014590, granted and conveyed unto Doug Patsilevas and Melissa Patsilevas, husband and wife, in fee.

Tax Parcel: 280-S13-A41-0000

Premises Being: 141 Applewood Ln, Slippery Rock, PA 16057

BCLJ: March 10, 17, 24, 2023

No. 2023-30005

PENNYMAC LOAN SERVICES, LLC
vs
RUBEN RIOS, LYNN M. RIOS

PROPERTY ADDRESS: 111 CENTRAL DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S3-D8-0000

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

BEGINNING AT A POINT IN THE CENTER OF THE BUTLER-WEST SUNBURY ROAD, WHICH POINT IS COMMON TO THE DIVIDING LINE BETWEEN LOTS 9 AND 8 IN SAID PLAN, BEING THE NORTHWEST CORNER OF THE LOT

HEREIN CONVEYED; THENCE BY LOT NO. 9, NORTH 86° 39' EAST, 251.35 FEET TO LOT NO. 22; THENCE BY THE SAME, SOUTH 0° 37' EAST, 125 FEET TO THE CENTER OF A 40-FOOT ROAD; THENCE BY THE CENTER OF THE SAME, SOUTH 86° 39' WEST, 256.54 FEET TO THE CENTER OF THE WEST SUNBURY-BUTLER ROAD; THENCE BY THE CENTER OF THE SAME, NORTH 1° 46' EAST, 124.64 FEET TO THE PLACE OF BEGINNING.

CONTAINING .73 OF AN ACRE AND BEING LOT NO. 8 IN THE SHANOR MANOR PLAN OF LOTS, RECORDED IN PLAN BOOK VOLUME 9, PAGE 24.

BEING THE SAME PREMISES which Regis M. Lewis and Deborah L. Lewis, by Deed dated 1/29/2016 and recorded in the Office of the Recorder of Deeds of Butler County on 2/2/2016 in Instrument No. 201602020002142, granted and conveyed unto Ruben Rios and Lynn M. Rios.

PARCEL NO.: 060-S3-D8-0000.

BCLJ: March 10, 17, 24, 2023

No. 2022-30160

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2

vs

RHONDA A. SCHNITZKI

PROPERTY ADDRESS: 232 GRANDVIEW BOULEVARD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 051-38-7/110000

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

BEGINNING at the Southwest corner of the Lot herein described at the Northern line of Grandview Boulevard, a fifty-foot street, at the Southeast corner of Lot No. 12 in the same Plan now or formerly owned by Leon D. Radaker, etux; thence by said Lot No! 12 North 37° 49' West, 46.15 feet to a line of Lot No. 10 in the same Plan; thence by said Lot No. 10, North 49° 00' East, 126.94 feet to the Western edge of Grandview Boulevard aforementioned; thence by Grandview

Boulevard, South 41° 00'East, 70.0 feet to a point; thence continuing by the same in a Southwesterly direction by a curve to the right having a radius of 31.9 feet, a distance of 72.94 feet; thence continuing by the same in a Westerly direction by a curve to the left, having a radius of 127.34 feet, a distance of 60.45 feet to the place of beginning. Being Lot No. 11 in the Grandview Plan of Lois as recorded in Butler Counts- in Rack File 5 page 21.

SUBJECT TO THE FOLLOWING: EXCEPTING AND RESERVING, however, the right to lay or have laid, maintain or have maintained, replace or have replaced, such gas lines, water lines, sewer lines and electric and telephone lines and poles as the grantor, its heirs or assigns may deem necessary.

SUBJECT TO THE restrictions as shown in Deed Book Volume 1053 page 349.

BEING THE SAME PREMISES which Rhonda A. Schnitzki, by Deed dated December 13, 2004 and recorded on December 30,2004, in the Butler County Recorder of Deeds Office as Instrument No. 200412300040800, granted and conveyed unto Anthony M. Schnitzki and Rhonda A. Schnitzki, husband and wife. The said Anthony M. Schnitzki departed this life on or about August 24, 2010, thereby vesting title solely in Rhonda A. Schnitzki, by operation of law.

Being Known as 232 Grandview Boulevard, Butler, PA 16001

Parcel I.D. No. 051 38 7/110000

BCLJ: March 10, 17, 24, 2023

No. 2022-30161

KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA

vs

SARAH SCHNUR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNEST E. SCHNUR, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ERNEST E. SCHNUR

PROPERTY ADDRESS: 177 SCHNUR ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-1F98-

A11A-0000 290-1F98-A20B1-0000

All those two certain pieces, parcels or tracts of land Situate in Summit Township, Butler County, Pennsylvania, being bounded and described as follows:

First: Beginning at a point in the center of a public road, being Township Road T-622, at the Southwest corner of its intersection with property of now or formerly Margaret Baldauf; thence along lands of now or formerly Baldauf, North 2 degrees 17 minutes West 220 feet to a point on lands of now or formerly Margaret Baldauf and Parcel Second herein; thence along Parcel Second herein, South 32 degrees 17 minutes West 200 feet to a point in the road bed of existing Road T-622; thence along the line in the road bed of T-622 South 62 degrees 38 minutes 29 seconds East a distance of 110.41 feet to a point in the center of said public road, the place of beginning. And being a triangular shaped piece of ground with a two-story frame dwelling house thereon erected, and containing 0.25 acres as per survey of Greenough & Greenough, Inc. made for Gerald Schnur dated April 22,1968.

Second: Beginning at a point at the Southwest corner of Parcel First herein; thence along a line in the roadway of T-622, a public highway, North 71 degrees 45 minutes 50 seconds West 9.82 feet to a point on other lands of now or formerly Willis R. Schnur, et ux.; thence along other lands of now or formerly Willis R. Schnur, et ux., North 25 degrees 01 minute 36 seconds East a distance of 283.08 feet to a point on line of lands of now of formerly Margaret Baldauf; thence along line of lands of now or formerly Baldauf, South 2 degrees 17 minutes West a distance of 90.56 feet to a point at the northernmost point of triangular lot, Parcel First herein; thence along Parcel First herein, South 32 degrees 17 minutes West a distance of 200 feet to a point in the said public road, the place of beginning. And containing 0.14 acres of land as per survey of Greenough & Greenough, Inc., made April 22, 1968, for Gerald Schnur.

BEING known and numbered as 177 Schnur Road, Butler, PA 16002

Being the same property conveyed to Ernest E. Schnur, no marital status shown who acquired title by virtue of a deed from Jean M. Schnur, sole surviving Trustee of the Schnur Family Trust, and Jean Schnur, widow, dated

April 12,2010, recorded April 16, 2010, at Instrument Number 201004160007821, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1F98-A11A-0000,290-1F98-A20B1-0000

BCLJ: March 10, 17, 24, 2023

No. 2023-30001

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

vs

DAVID E. SHAFFER A/K/A DAVID E. SHAFFER, JR., HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER

PROPERTY ADDRESS: 211 SOUTH PITTSBURGH STREET, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 420-S1-K25A-0000

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

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

The improvements thereon being known as 211 South Pittsburgh Street, Zelenople, Pennsylvania -16063

BEING KNOWN AS: 211 S PITTSBURGH ST ZELIENOPLE, PA 16063

PROPERTY ID: 420-S1-K25A-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AKA DAVID E. SHAFFER JR. AND HEIDI L. SHAFFER,

HUSBAND AND WIFE BY DEED FROM ERICH, HUY AND KAREN HUY, HUSBAND AND WIFE, DATED AUGUST 4,2004 RECORDED AUGUST 26,2004 IN INSTRUMENT NO. 200408260028078

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

BCLJ: March 10, 17, 24, 2023

No. 2023-30025

FREEDOM MORTGAGE CORPORATION vs **TIMOTHY S STEWART, KATHERIN STEWART**

PROPERTY ADDRESS: 1174 BOYERS ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 210-S1-B32-0000

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

BEGINNING AT THE SOUTHWESTERN CORNER AT A POINT;

THENCE BY LANDS OF WILLIAM MAYBOLD, FORMERLY, NOW G. VIZLOLT, NORTH 1-1/4 EAST FEET (4) PERCHES TO A POST;

THENCE BY LANDS OF SAME AND ALONG MIDDLE OF PUBLIC ROAD, SOUTH 88 DEGREES, NINE AND 11/100 (9.11) PERCHES TO A POST;

THENCE BY LANDS OF J.Z. MORRIS, FORMERLY, NOW BISHOP HUGH C. BOYLE, TRUSTEE, SOUTH 1-1/4 WEST, FIVE AND 15/100 (5.15) PERCHES TO A POST;

THENCE BY RIGHT OF WAY OF S. AND A. R. R., NORTH 79 DEGREES WEST, NINE AND 12/100 (9-12) PERCHES TO THE PLACE OF BEGINNING, CONTAINING ONE-FOURTH OF AN ACRE, MORE OR LESS, WITH DWELLING HOME THEREON ERECTED.

PARCEL ID: 210-S1-B32

BEING THE SAME PREMISES WHICH THOMAS REDDY AND TIMOTHY S STEWART, BY DEED DATED 09/03/2016 AND RECORDED 03/06/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 201703060004734, GRANTED AND CONVEYED UNTO TIMOTHY S STEWART AND KATHERIN STEWART, IN FEE.

Tax Parcel: 210-S1-B32-0000

Premises Being: 1174 Boyers Rd, Boyers, PA 16020

BCLJ: March 10, 17, 24, 2023

No. 2023-30027

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

vs

JUANITA L. THOMPSON, KELLY S. THOMPSON

PROPERTY ADDRESS: 140 STAFF ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 030-3F86-6JH0000

ALL that certain piece, parcel or lot of land situate in Brady Township, Butler County, Pennsylvania, being known and designed as Lot No. 8 in the property subdivision for James A. Honse as recorded in the Recorder's Office of Butler County, Pennsylvania, at Rack File 129, Page 39, and being more specifically bounded and described as follows:

COMMENCING at a point in the center line of Township Road 449 at a point in common to Lot 7 of the same plan, said point being the Northeast corner of the premises herein described; thence by line of Lot No. 7 South 3 degrees 0 minutes 49 seconds West, a distance of 400.0 feet to a point on other lands of now or formerly James A. Honse; thence by line of same North 3 degrees 0 minutes 49 seconds East, a distance of 400.0 feet to a point in the center line of Township Road 449; thence by line of same South 86 degrees 59 minutes 11 seconds East, a distance of 180.0 feet to a point, the place

of beginning.

Parcel Number: 030 3F86 6JH0000

Property Address: 140 Staff Road, Slippery Rock, PA 16057

BEING the same premises which James A. Honse and Elizabeth G. Honse by Deed dated February 16, 1999 and recorded in the Office of Recorder of Deeds of Butler County on March 05, 1999 at Book 2974, Page 1028 granted and conveyed unto Juanita L. Thompson and Kelly S. Thompson.

BCLJ: March 10, 17, 24, 2023

Sheriff of Butler County, Michael T. Slupe