

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: Betty Lee Brown**

Late of: Middlesex Township PA
Executor: Ronald E Brown
799 Hill Farm Road
Fairfield CT 06824
Attorney: Edward L Miller
20399 Route 19 Suite 200
Cranberry Township PA 16066

BCLJ: December 11, 18, 25, 2020

Estate of: James F Davis

Late of: Cranberry Township PA
Administrator: Victoria Davis
15 Tall Trees Court
New Castle PA 16105
Attorney: Michael C Bonner
Medure Bonner Bellissimo LLC
713 Wilmington Avenue
New Castle PA 16101

BCLJ: December 11, 18, 25, 2020

Estate of: James D Glasgow

Late of: Butler Township PA
Administrator: Sharon M Perschke
181 Pine Tract Road
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Bonita M Gomori**a/k/a: Bonita L Myers Gomori**

Late of: Butler PA
Executor: Gina L Klopfer
108 Elliott Drive
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Larry Brice Heemer

Late of: Clay Township PA
Administrator C.T.A.: Lorissa M Heemer
354 Claytonia Road
Slippery Rock PA 16057
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Michael Aristocles James

Late of: Jackson Township PA
Administrator: Lisa Irene James
135 High Acres Road
Harmony PA 16037
Attorney: Mark S Riethmuller
Speakman Riethmuller & Allison
6 South Main Street Suite 614
Washington PA 15301

BCLJ: December 11, 18, 25, 2020

Estate of: Gary J Kalkbrenner

Late of: Callery PA
Executor: Lorrie J Kalkbrenner
256 Kline Avenue
PO Box 215
Callery PA 16024
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: December 11, 18, 25, 2020

Estate of: Mary J Kramer

Late of: Cabot PA
Executor: Suzanne McGarrity
110 Colonial Drive
Valencia PA 16059
Attorney: Thomas G Lawlor
Lawlor And Lawlor PC
979 Perry Highway
Pittsburgh PA 15237

BCLJ: December 11, 18, 25, 2020

**Estate of: John W Maharg
a/k/a: John William Maharg**

Late of: Butler Township PA
Executor: Jerry L Maharg
143 Oakdale Dr
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: December 11, 18, 25, 2020

Estate of: Kathleen Merriman

Late of: Cranberry Township PA
Executor: Kenneth McFarland
79 A Grandison Road
London United Kingdom PA SW116LT
Attorney: John M Schaffranek
Gilliland Vanasdale Sinatra Law Office, LLC
1667 Route 228, Suite 300
Cranberry Twp PA 16066

BCLJ: December 11, 18, 25, 2020

Estate of: Edward Nagy

Late of: Butler Township PA
Executor: Mary Nagy-Molina
17 West Mayfair Avenue
Stockton CA 95207
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 11, 18, 25, 2020

Estate of: Vincent U Pale

Late of: Cranberry Township PA
Executor: Vincent Pale
348 Little Creek Road
Harmony PA 16037
Attorney: Robert J Campbell
650 Corporation Street
Suite 201
Beaver PA 15009

BCLJ: December 11, 18, 25, 2020

Estate of: Leo Michael Rauterkus

Late of: Zelienople PA
Executor: Mary Lee Majewski
215 Quail Court
Baden PA 15005
Attorney: Christine Brown Murphy
Zacharia Brown PC
111 W McMurray Road
McMurray PA 15317

BCLJ: December 11, 18, 25, 2020

Estate of: Irene Shearer

Late of: Winfield Township PA
Executor: Scott Robert Shearer
1115 Cornplanter Road
Cabot PA 16023
Attorney: James H Limbaugh
Auld Miller LLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: December 11, 18, 25, 2020

SECOND PUBLICATION**Estate of: Richard D Brown**

Late of: Penn Township PA
Executor: Donna Mary Clark
199 Royal Oak Dr
Butler PA 16002
Executor: Joanne Marie Brandl
PO Box 258
Callery PA 16024

BCLJ: December 4, 11, 18, 2020

Estate of: Patricia J Collins

Late of: Middlesex Township PA
Administrator: Steven M Schmittauer
152 Dwellington Drive
Valencia PA 16059
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: December 4, 11, 18, 2020

Estate of: Mary T Geibel

Late of: Chicora PA
Executor: Dennis A Geibel
361 Rattigan Road
Chicora PA 16025
Executor: Elaine C Peth
114 Peth Lane
Renfrew PA 16053
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Charles Dale Gibson**a/k/a: C Dale Gibson**

Late of: Prospect PA
Executor: Cathleen D Johnson
PO Box 371
Prospect PA 16052
Executor: Patric L Gibson
1330 Dewitt Lane
Sebastian FL 32958
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Margaret L Hankey

Late of: Summit Township PA
Executor: Christine M Scott
119 Sullivan Road
Butler PA 16001
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Ann Rochelle Matteoni

Late of: Butler Township PA
Administrator: Kim Greco
171 Orchard Dr
Prospect PA 16052
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

BCLJ: December 4, 11, 18, 2020

**Estate of: Lawrence Michael Pasquinelli
a/k/a: Lawrence M Pasquinelli**

Late of: Adams Township PA
Administrator C.T.A.: Michael L Pasquinelli
208 Sunset Court
Valencia PA 16059
Attorney: Robert W Koehler
Manor Complex Penthouse
564 Forbes Avenue
Pittsburgh PA 15219

BCLJ: December 4, 11, 18, 2020

Estate of: Cherylle M Rhodes

Late of: Zelienople PA
Executor: Lori Keene
7610 Lafayette Square
Aliquippa PA 15001
Attorney: Michele P Conti
Conti Law
986 Brodhead Road
Coraopolis PA 15108

BCLJ: December 4, 11, 18, 2020

Estate of: Deborah Rumbaugh

Late of: Butler Township PA
Executor: Barbara J Bastian
118 Timber Ridge Road
Saxonburg PA 16056
Attorney: John P Senich Jr
The Lindsay Law Firm PC
110 E Diamond St Suite 310
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Donna Schnur

Late of: Oakland Township PA
Executor: Crystal Schnur
136 N Bonsall Ave
Glenolden PA 19036
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: David G Tubridy Sr
a/k/a: David Gilbert Tubridy
a/k/a: David G Tubridy

Late of: Cranberry Township PA
Executor: Sherri L Tubridy
336 Ridge Rd
Zelienople PA 16063
Executor: John E Tubridy
336 Ridge Rd
Zelienople PA 16063

BCLJ: December 4, 11, 18, 2020

Estate of: David Waynes Wages

Late of: Middlesex Township PA
Administrator: Carrie L Bond
111 Bridle Lane
Exton PA 19341

BCLJ: December 4, 11, 18, 2020

Estate of: Randall Wimer

a/k/a: Randall G Wimer

Late of: Center Township PA
Executor: Norma J Wimer
503 Brookstone Court
Butler PA 16001
Attorney: Lee A Montgomery
Montgomery Crissman & Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

THIRD PUBLICATION

Estate of: Ann Aites

Late of: Butler PA
Executor: Stanley R Aites
12300 Turnpike Road
Corry PA 16407

BCLJ: November 27 & December 4, 11, 2020

Estate of: Mattie F Anderson

Late of: Slippery Rock PA
Administrator: Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

BCLJ: November 27 & December 4, 11, 2020

Estate of: Terri Louise Bowser

a/k/a: Terri Bowser

Late of: Buffalo Township PA
Administrator: Karen Susan Bowser
209 Primrose Drive
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

Estate of: Mary L Butler

Late of: Franklin Township PA
Administrator: Timothy Paul Butler
136 North Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

Estate of: John Lee Clutter

a/k/a: John Lee Clutter Sr

Late of: Mars PA
Administrator: Christine Clutter
118 Irvine St
Mars PA 16046
Attorney: Michael Balzarini Esq
Balzarini & Watson
310 Grant St Suite 3303
Pittsburgh PA 15219

BCLJ: November 27 & December 4, 11, 2020

Estate of: Earl S Fennell

Late of: East Butler PA
Executor: Dennis C Fennell
528 South Franklin Park Circle
Boise ID 83709
Executor: Earl D Fennell
PO Box 195
610 Madison Ave
East Butler PA 16029
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

Estate of: Martha A King**a/k/a: Martha Anne King**

Late of: Cranberry Township PA
Executor: William J Murphy
196 Hampshire Drive
Cranberry Twp PA 16066
Attorney: John H Auld II
Auld Miller, LLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: November 27 & December 4, 11, 2020

Estate of: Bradford Allen Mace

Late of: Butler PA
Administrator: Marla Ann Redick
1457 Mahood Rd
West Sunbury PA 16061

BCLJ: November 27 & December 4, 11, 2020

Estate of: Heather F Riley

Late of: Cranberry Township PA
Administrator: David E Riley
151 Oakview Drive
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: November 27 & December 4, 11, 2020

Estate of: Florence M Truver

Late of: Saxonburg PA
Executor: Edward M Truver
110 Lawry Drive
Valencia PA 16059
Attorney: Nicole L Thurner
Zunder & Associates PC
130 E Jefferson Street
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

Estate of: Mary Ann Ungor

Late of: Middlesex Township PA
Executor: James W Ungor
5758 Phillips Road
Gibsonia PA 15044
Attorney: Leonard A DeJulio
617 Lincoln Avenue
Pittsburgh PA 15202

BCLJ: November 27 & December 4, 11, 2020

Estate of: Violet Anne Wasielewski

Late of: Forward Township PA
Executor: Elaine Buyna
132 Jacks Run Road
Pittsburgh PA 15214
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: November 27 & December 4, 11, 2020

MARRIAGE LICENSE FILINGS

Application Date: November 30, 2020 - December 4, 2020

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.

2020-202000820 Kendyll Adele McCall Smith and Daniel Johannes Van Wyk	2020-202000824 Brandie Desiree Bylstone and Anthony Joseph Smith	2020-202000828 Kristen Ann Sroka and Steven James Yeager
2020-202000821 Michael Lee Ross and Kimberly Lynne Clarke	2020-202000825 William Edward Hartman II and Marcia Jo Moody	2020-202000829 Alexis Elizabeth Wasko and Aaron Ronald Baumann
2020-202000822 Chumin Lin and Michael Timothy Chechak	2020-202000826 Joshua Mark Faber and Emily Lorraine Bilowich	
2020-202000823 Brooke Nichole Workman and Ryan Patrick Campbell	2020-202000827 Glenn Albert Wheeler Jr and Deborah Jean Hoke	

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 DECEMBER 14, 2020, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
GILLILAND, Elizabeth D.	Aligned Partners Trust Co., Executor	10/22/2020
STEWART, Cynthia Jean	Darrell Stewart, Executor	10/27/2020
STEIGHNER, Robert L.	Robert F. Steighner and Brian J. Steighner, Executors	10/29/2020
SUTTON, Martha E.	Pamela Steiner, Executrix	10/30/2020

BCLJ: December 4, 11, 2020

NOTICE OF TRUST**RE: Henry Trust A**

Notice is hereby given that Susan E. Stocker and J. David Henry are the Trustees of the above named Trust. All persons indebted to Natalie Lenore Henry are requested to make payment and all those having claims against Natalie Lenore Henry are directed to present the same without delay to:

Susan E. Stocker and J. David Henry,
Trustees
c/o Dentons Cohen & Grigsby P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

Or to

Mario Santilli, Jr., Esquire
Dentons Cohen & Grigsby P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

BCLJ: November 27 & December 4, 11, 2020

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA****NOTICE OF FILING OF PETITION FOR
NAME CHANGE****IN THE MATTER OF: Ms.D. No. 20-40244**

Notice is hereby given that, on October 16, 2020, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Kyle Doyle Somerville** to Grayson James Clarke.

The Court has fixed the 31st day of December 2020, at 10:00 AM, in Court Room number 3, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: December 11, 2020

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY
COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved, effective for May 20, 2020, by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 2016, as may be amended. The name of the Limited Liability Company is **THORN CREEK FARM LLC**. THORN CREEK FARM LLC's initial registered office is located at 716 Saxonburg Road, Butler, Butler County, Pennsylvania 16002.

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

BCLJ: December 11, 2020

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **A & N Little Bugs Daycare and Preschool, LLC** with a registered address of 126 Main Street, West Sunbury, Pennsylvania 16061

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT, L.L.P.
David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: December 11, 2020

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Riggs Communications, LLC.**

Gary T. Vanasdale, Esquire
Gilliland Vanasdale Sinatra Law Office, LLC
1667 Route 228, Suite 300
Cranberry Township, PA 16066

BCLJ: December 11, 2020

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 27, 2020 for **JC Assets** at 101 Marisa Drive, Slippery Rock, PA 16057. The names and addresses of each individual interested in the business are Christopher Noel at 101 Marisa Drive, Slippery Rock, PA 16057 and Jonathan Show at 153 Brighton Lane, Mars, PA 16046. This was filed in accordance with 54 PaC.S. 311.

PennCorp Servicegroup, Inc.
600 North Second Street
Harrisburg, PA 17101

BCLJ: December 11, 2020

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of January 2021** 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 12, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30095
C.P. 2020-20767
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JOHN H. ALBERT III AND JOHN H. ALBERT** at the suit of PENNYMAC LOAN SERVICES, LLC., Being:-

ALL THAT CERTAIN lot or piece of ground situate in Connoquenessing Borough, Butler County, Commonwealth of Pennsylvania Being known and designated as Lot No. 110, as shown on the plan entitled, "Leslie Farms PRD Phase 1" and recorded with the Recorder of Deeds Office, Butler County, Pennsylvania in Plat Book 304, pages 7-12.

TITLE TO SAID PREMISES IS VESTED IN JOHN H. ALBERT, H, UNMARRIED, by Deed from NVR INC, A VIRGINIA CORPORATION, Dated 09/16/2016, Recorded 09/27/2016, Instrument No. 201609270019935.

Tax Parcel: 370-S1-C110-0000

Premises Being: 120 LESLIE FARMS DRIVE, EVANS CITY, PA 16033-4722

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30101
C.P. 2020-21240
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **HARRY ALCORN** at the suit of **UNITED SECURITY FINANCIAL CORP.**, Being:-

ALL THOSE CERTAIN pieces, parcels or lots of land situated in the Township of Washington, County of Butler and Commonwealth of Pennsylvania, being Lot Nos. 1 and 2 in the Washington Plan of Lots, and being more particularly bounded and described as follows, to-wit;

BEGINNING at a stake at the Northeast corner of the herein described lots on the West side of the North Washington-EAU Clair Road, a/k/a PA State Route No. 38 and on the South line of a 30-foot private roadway; thence along the west side of PA State Route No. 38, South 28 degrees 8 minutes West, a distance of 80 feet to a stake; thence along PA State Route No. 38, South 31 degrees 47 minutes West, a distance of 252.93 feet to a stake on line of lands of now or formerly John Fithian; thence along said lands of now or formerly John Fithian, South 89 degrees 9 minutes West, a distance of 200 feet to a stake on the East side of a 30-foot roadway; thence along the East side of said 30-foot roadway, North 26 degrees 49 minutes East, a distance of 349.41 feet to a stake; thence along the east side of said 30-foot roadway, North 28 degrees 8 minutes East, a distance of 80 feet to a stake at the corner of the intersection of another 30-foot roadway; thence along the last mentioned 30-foot roadway, South 61 degrees 52 minutes East, a distance of 200 feet to the place of BEGINNING.

UNDER AND SUBJECT TO the restrictions set forth in a certain Deed from the School District of Washington to Sheldon Shaffer and Laura Shaffer, his wife, dated June 22, 1953.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Dennis D. Emery and Carol L. Emery, by Deed dated October 28, 2011, and recorded on October 28, 2011, by the Butler County Recorder of Deeds as Instrument No. 201110280026546, granted and conveyed unto Harry L. Alcorn.

BEING KNOWN AND NUMBERED AS 2753 Oneida Valley Road, Parker, PA 16049.

TAX PARCEL NO. 310-S3-A1-0000.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30107
C.P. 2020-21045
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **SHAWN P. DAY JR, SHAWN P. DAY, AND SHAWN DAY** at the suit of **THE HUNTINGTON NATIONAL BANK**, Being:-

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

Beginning at a point on the Westerly right-of-way line of a 20-foot alley and the Southerly right-of-way line of a 20-foot alley, and being the Northeast corner of the lot herein conveyed; thence along the Westerly right-of-way line of said 20-foot alley, South 01 degree 00 minutes 00 seconds West a distance of 73.00 feet to a point; thence through lands of now or formerly D.D. Bowser, North 89 degrees 00 minutes 00 seconds West a distance of 32.50 feet to a point on line of lands of now or formerly R.T. Fleming; thence along lands of now or formerly Fleming, North 01 degree 00 minutes 00 seconds East a distance of 73.25 feet to a point on the Southerly right-of-way line of a 20-foot alley; thence along the Southerly right-of-way line of said 20-foot alley, South 88 degrees 33 minutes 34 seconds East a distance of 32.50 feet to a point, the place of beginning.

BEING known and numbered as 110 Walton Avenue, Butler, PA 16001.

Being the same property conveyed to Shawn P. Day, Jr., a/k/a Shawn Day who acquired title by virtue of a deed from Curtis C. Leitem and Shara J. Leitem, husband and wife, dated September 12, 2000, recorded September 13, 2000, at Instrument Number 200009130021411, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-35-110A-0000

BCLJ: December 4, 11, 18, 2020

**E.D. 2018-30210
C.P. 2018-21608
ATTY KEVIN MCDONALD**

Seized and taken in Execution as the property of **MINDY EAGAL EXTRX, WILLIAM EAGAL EST BY EXTRX AND UNITED STATES OF AMERICA** at the suit of BAYVIEW LOAN SERVICING LLC, Being:-

All That Certain Parcel Of Land In City Of Butler, Butler County, Commonwealth of PA, As More Fully Described In Book 1145 Page 712 ID 565-10-280, Being Known and Designated as a Metes and Bounds Property Being The Same Fee Simple Property Conveyed By Deed From Edna Irene Dowening To William L. Eagal and Betty L. Eagal, husband and wife, Date 02/26/1982 In Book 1145, Page 712 in Butler County Records, Commonwealth of PA.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

All that certain piece or parcel of ground situate in the Fifth Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the dividing line between lands of formerly Paul Klinger and the property herein described, being the Northwest corner of said property and common to the Southside of West North Street; South 87° 12' East, 42.46 feet to lands formerly of Hilderbrand and Wagner, thence by the same South 2° 2' West, 68 feet to the North side of an alley; thence along the Northside of an alley; thence along the North side of the same North 87° 12' West, 4.75 feet to a point; thence along the end of said alley, South 2° 2' West, 13.5 feet to lands of formerly Klinger; thence by the same, North 87° 12' West, 37.71 feet to a point; thence by lands formerly of Klinger, North 2° 2' East, 81.51 feet to the place of beginning, as per survey of Lucas Engineering Company dated September 6, 1977. Having thereon erected a two-story frame dwelling.

BEING KNOWN AS: 227 WEST NORTH STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-10-280-0000

BEING THE SAME PREMISES WHICH EDNA IRENE DOWNING, WIDOW BY DEED DATED 2/26/1982 AND RECORDED 2/26/1982 IN THE OFFICE OF THE

RECORDER OF DEEDS IN DEED BOOK 1145 AT PAGE 712, GRANTED AND CONVEYED UNTO WILLIAM L. EAGAL, NOW DECEASED AND BETTY L. EAGAL, HIS WIFE, NOW DECEASED.

BCLJ: December 4, 11, 18, 2020

**E.D. 2019-30234
C.P. 2019-21796
ATTY KAITLIN SHIRE**

Seized and taken in Execution as the property of **SCOTT L. HUGHES** at the suit of WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, Being:-

ALL that certain lot or piece of ground situate in the Borough of Evans City (formerly the Township of Forward), County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 3, Block "B", of the Evans City Heights Plan of Lots, as laid out by Greenough, McMahon and Greenough. Registered Engineers, May, 1952, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack 9, page 26.

SUBJECT to a right of way for utilities over the northeasterly and southeasterly line of the subject premises as shown on the aforesaid recorded plan.

Tax ID/Parcel No. 400-S3-E3

Being the same premises which Cynthia D. Hopf, now by marriage known as Cynthia D. Colonna, and Kevin M. Colonna, wife and husband, and Donald P. Hopf, unmarried, by Deed dated September 28, 2012 and recorded in the Office of the Recorder of Deeds of Butler County on October 2, 2012 granted and conveyed to Scott L. Hughes.

BCLJ: December 4, 11, 18, 2020

**E.D. 2019-30026
C.P. 2018-22605
ATTY LISA BURKHART**

Seized and taken in Execution as the property of **ROBERT M. KOLACZYNSKI JR** at the suit of ADAMS POINTE SOUTH VILLAGE OWNERS ASSN, Being:-

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 - PRD 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 1402 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: December 4, 11, 18, 2020

**E.D. 2019-30212
C.P. 2019-21715
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **ROSE A. RUPP AND FRANK L. RUMINER** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO PARKVALE SAVINGS BANK, Being:-

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 11 in the Rolling Mills Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 105, page 53-54.

BEING designated as Tax Parcel No. 230-2F75-20B11 in the Tax Assessment Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 100 Rolling Mills Road, Valencia, Pennsylvania 16059.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same premises which Benjamin Trew, by his Agent, Mark Trew and Elizabeth M. Trew, husband and wife, by Deed dated May 31,2000 and recorded in the Office of the Recorder of Deeds of Butler County on June 2, 2000, at Instrument Number 200006020012519, granted and conveyed to Rose A. Rupp, unmarried.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30096
C.P. 2020-21189
ATTY ROBERT FLACCO**

Seized and taken in Execution as the property of **DAVID E. SHAFFER, DAVID SHAFFER, HEIDI L. SHAFFER, HEIDI SHAFFER** at the suit of 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., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP3 , Being:-

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.

Also known as parcel no. 420-S1-K25

Under and subject to the easement between David and Heidi Shaffer and Erich and Karen Huy, dated July 15, 2007 and recorded on July 24, 2007 as Instrument Number 200707240019154 in the Butler County Recorder of Deeds Office.

BEING KNOWN AS: 211 SOUTH

PITTSBURGH STREET ZELIENOPLE, PA
16063

PROPERTY ID: 420-S1-K25-0000

TITLE TO SAID PREMISES IS VESTED
IN DAVID E. SHAFFER 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 AS INSTRUMENT NUMBER
200408260028078.

BCLJ: December 4, 11, 18, 2020

E.D. 2020-30106
C.P. 2020-20480
ATTY LISA BURKHART

Seized and taken in Execution as the property
of **RACHEL ST GERMAIN FIGUERAS AND**
BRYAN ST GERMAIN at the suit of ADAMS
POINTE SOUTH VILLAGE OWNERS
ASSOCIATION, A PENNSYLVANIA NON-
PROFIT CORPORATION, Being:-

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. 8B. as shown on a
certain plan entitled Adams Pointe - PRD
Amendment No. 12 - Lots 8 and 14. as
recorded in the Office of the Recorder of
Deeds of Butler County, Pennsylvania in Plan
Book Volume 353. Page 48.

BEING known and numbered as 1802 Pointe
View Drive, Mars. PA 16046.

PARCEL NO. 10-S18-B8B.

BEING the same premises which NVR
Inc.. a Virginia Corporation, by Deed dated
04/26/2016 and recorded 04/27/2016 in
the Office of the Recorder of Deeds in and
for the County of Butler in Instrument No.
201604270007914. granted and conveyed
unto Rachel St. Germain-Figueras and Bryan
St. Germain, wife and husband.

BCLJ: December 4, 11, 18, 2020

E.D. 2020-30089
C.P. 2020-21081
ATTY JON LEWIS

Seized and taken in Execution as the
property of **TOMCATS LLC** at the suit
of FLORENCE ARTMAN AND SARAH

STARRETT, Being:-

ALL THAT CERTAIN parcel of land situate
in the Township of Mercer, County of Butler
and Commonwealth of Pennsylvania, being
more particularly bounded and described as
follows, to wit:

BEGINNING at a point at the intersection
of the center line of Shields Road and the
northerly corner of lands now or formerly of
L. Shields; thence along said center line of
Shields Road South 71° 30' 55" East 50.00
feet to a point at Lot No. 5 in the Shidemantle
Plan of Lots as recorded in Plan Book Volume
249, page 49; thence along said Lot No. 5
South 19° 00' 51" West 491.62 feet to an iron
pin; thence continuing along said Lot No. 5
and further along Lot No. 4, Lot No. 3, Lot
No. 2 in the aforesaid Plan South 70° 48'
24" East 896.64 feet to a point at Lot No. 1
in the aforesaid Plan; thence along said Lot
No. 1 South 17° 44' 10" West 67.86 feet to an
iron pin; thence continuing along the same
South 70° 52' 37" East 208.14 feet to an iron
pin; thence continuing along the same North
18° 01' 09" East 734.88 feet to a point in the
center line of Shields Road; thence along
said center line South 73° 57' 24" East 20.00
feet to a point; thence South 18° 00' 16" West
14.25 feet to a point; thence South 73° 57'
24" East 95.78 feet to an iron pin at lands
now or formerly of G. Isacco; thence along
said lands South 18° 26' 17" West 200.12
feet to an iron pin; thence continuing along
said lands South 72° 14' 19" East 129.91
feet to an iron pin at lands now or formerly
of M. Morrison; thence along said lands
South 18° 26' 17" West 240.77 feet to an
iron pin; thence continuing along said lands
and further along lands now or formerly of E.
Tonelli South 70° 17' 10" East 397.01 feet to
an iron pin at lands now or formerly of J. Bliss;
thence along said lands now or formerly of
J. Bliss South 16° 41' 00" West 1603.91 feet
to an iron pin at lands now or formerly of K.
McCuean; thence along said lands North 71°
34' 34" West 1856.02 feet to an iron pin at
lands now or formerly of L. Shields; thence
along said lands now or formerly of L. Shields
North 19° 00' 51" East 1900.26 feet to a point
in the center line of Shields Road, the place
of beginning.

CONTAINING 63.96 acres in accordance
with a survey made by John E. Dusheck,
Registered Professional Land Surveyor
dated September 29, 2008.

The above parcel being comprised of the

following tax parcel numbers: 200-S3-BA-0000; 220-S3-BD 0000; 220-S3-BC-0000; 220-S3-B32-0000; 220-S3-B52-0000; 220-S3-B-0000; 220-S3-B-0001; 220-S3 B78A-0000.

UNDER AND SUBJECT to grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instruments of record and in said recorded plan.

EXCEPTING AND RESERVING coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record.

BEING the same premises granted and conveyed by deed from First Commonwealth Bank to Tomcats, LLC dated November 12, 2008 and recorded November 21, 2008 in the Recorder of Deeds Office in and for Butler County, Pennsylvania at Instrument No. 200811210025835.

BCLJ: December 4, 11, 18, 2020

E.D. 2018-30252

C.P. 2018-21888

ATTY BENJAMIN HOEN

Seized and taken in Execution as the property of **BRIAN L. TRISTANI AND MEGAN K. TRISTANI** at the suit of USX FEDERAL CREDIT UNION, Being:-

ALL that certain piece, parcel or lot of land situate in Jefferson Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 of the John W. Sell Plan Subdivision, Phase 2, recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 225, page 3

BEING designated as Tax Parcel Number 190 1F94 12N

SUBJECT to the restrictive covenants for the John W. Sell Plan of Subdivision Phase II as recorded in the Office of the Recorder of Deeds of Butler County, PA, at RBV 2747, page 413, (incorrectly referred to as RB 3043, page 532 in Book 3049, page 337).

SUBJECT to a fifty (50) foot building line as set forth at Plan Book 225, page 3

SUBJECT to prior conveyances, grants, leases, exceptions, or reservations of coal, oil and gas and minerals and mining rights appurtenant thereto; rights-of-way,

easements, covenants, and restrictions as the same may appear of record.

BEING the same premises which Donald J. Fullerton and Pamela A. Fullerton, Husband and wife, by Deed dated August 10, 2000, and recorded on August 14, 2000 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200008140018776, granted and conveyed unto Brian L. Tristani and Megan K. Tristani, husband and wife, in fee

BCLJ: December 4, 11, 18, 2020

Sheriff of Butler County, Michael T. Slupe