

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: Edwin G Amrhein Jr**

Late of: Worth Township PA
Executor: Janet M Amrhein
420 Shady Lane
New Castle PA 16105
Attorney: Ross M Thompson
Thompson Law LLC
PO Box 304
Slippery Rock PA 16057

BCLJ: April 8, 15, 22, 2022

Estate of: Donald Blaine Book

Late of: Worth Township PA
Administrator: Angela Krysa
309 Bella Street
Evans City PA 16033
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue Suite 201
Pittsburgh PA 15219

BCLJ: April 8, 15, 22, 2022

Estate of: Donald James Cihonski Sr

Late of: Connoquenessing Township PA
Executor: Cody Wheeler
429 Eagle Mill Road
Butler PA 16001
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: April 8, 15, 22, 2022

**Estate of: David L Hartman
a/k/a: David Louis Hartman II**

Late of: Butler Township PA
Executor: Debra L Hartman
207 Deer Run Road
Butler PA 16001
Attorney: Donald P Graham
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066

BCLJ: April 8, 15, 22, 2022

Estate of: Gretchen M Jarvis

Late of: Adams Township PA
Executor: Lisa J Devine
2304 Clearvue Road
Pittsburgh PA 15237
Attorney: Richard G Opiela
Opiela and Associates PC
970 Perry Highway
Pittsburgh PA 15237

BCLJ: April 8, 15, 22, 2022

Estate of: Ellen Jane Kness

Late of: Winfield Township PA
Executor: Ralph Kilgore Jr
1906 Moore Avenue
PO Box 472
North Apollo PA 15673
Executor: David M Klingensmith
111 Apple Drive
Spring Church PA 15686
Attorney: Jack J Steiner
Steiner Sacco Law
160 N McKean Street
Kittanning PA 16201

BCLJ: April 8, 15, 22, 2022

**Estate of: Ronald Lewis Mullen
a/k/a: Ronald L Mullen**

Late of: Fairview Township PA
Executor: Jacqueline Susanne Kyle
480 Watts Mill Road
Darlington PA 16115
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: April 8, 15, 22, 2022

Estate of: Eileen C Read

Late of: Adams Township PA
Executor: Erica Esther Miller
237 Longbow Lane
Mars PA 16046
Attorney: Amy D Rees Esquire
Sechler Law Firm LLC
20206 Route 19 Suite 300
Cranberry Twp PA 16066

BCLJ: April 8, 15, 22, 2022

Estate of: Don Ray Stiefel

Late of: Karns City PA
Administrator: Darrell R Stiefel
250 Roenigk Rd
Boyers PA 16020

BCLJ: April 8, 15, 22, 2022

Estate of: Robert Lee Watson

a/k/a: Robert Watson

a/k/a: Robert L Watson

Late of: Slippery Rock PA
Executor: Linda M Boyd
PO Box 275
Prospect PA 16052
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: April 8, 15, 22, 2022

SECOND PUBLICATION**Estate of: Lynn Morley Baldwin**

a/k/a: Edith Lynn Morley Baldwin

Late of: Valencia PA
Executor: Jonathan Morley Baldwin
2270 Fair Oaks Rd
Decatur GA 30033

BCLJ: April 1, 8, 15, 2022

Estate of: Paul W Brown

Late of: Cabot PA
Administrator: David Scott
525 Fifth Street
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: April 1, 8, 15, 2022

Estate of: Nora L Bruniany

Late of: Cranberry Township PA
Administrator: Nicole Sloka
160 Oakdale Drive
Zelienople PA 16063
Attorney: Robin L Rarie
Brenlove & Fuller LLC
401 Washington Ave
Bridgeville PA 15017

BCLJ: April 1, 8, 15, 2022

Estate of: Charles H Clark

Late of: Ocala Marion County Florida
Executor: Charles K Clark
603 Stanwix Street
Suite 375 Two Gateway Center
Pittsburgh 15222
Executor: Kathleen Gingery
10046 SW 77th Loop
Ocala FL 34481
Attorney: Joel Pfeffer
Meyer Unkovic & Scott LLP
535 Smithfield St #1300
Pittsburgh PA 15222

BCLJ: April 1, 8, 15, 2022

Estate of: Beryl E Gilliland

a/k/a: Beryl E Sloan Bloom Gilliland

Late of: Saxonburg PA
Executor: Cynthia A Kniess
167 Kniess Road
Harmony PA 16037
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: April 1, 8, 15, 2022

Estate of: Thomas G Gray

Late of: Middlesex Township PA
Executor: Thomas G Gray Jr
1749 Grove Crest Dr
Pittsburgh PA 15239

BCLJ: April 1, 8, 15, 2022

Estate of: Rhoda J Huber

Late of: Center Township PA
Executor: Matthew G Huber
509 East Carpenter Street
Maiden NC 28650
Attorney: David A Crissman
Montgomery Crissman and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: April 1, 8, 15, 2022

Estate of: James D Hughes III

Late of: Butler PA
Administrator: Patricia A Myers
228 Nursery Rd
Evans City PA 16033
Attorney: Karly R Morgan Esq
Lutz Pawk & Black
101 East Diamond Street Suite 102
Butler PA 16001

BCLJ: April 1, 8, 15, 2022

Estate of: Dorothy J Johnston

Late of: Connoquenessing Township PA
Executor: Joseph J Johnston
237 Smith Road
Renfrew PA 16053
Attorney: Dean A Backeris
2884 E Hardies Road
Suite 103
Gibsonia PA 15044

BCLJ: April 1, 8, 15, 2022

Estate of: David Lee Lawry

a/k/a: Dave Lawry

a/k/a: David Lawry

a/k/a: David L Lawry

Late of: Prospect PA
Administrator C.T.A.: John Clute
27192 Cliffside Circle
Olmsted Township OH 44138
Attorney: Eric A. Thomas
Gilliland Vanasdale Sinatra Law Office
257 South Main Street
Butler PA 16001

BCLJ: April 1, 8, 15, 2022

Estate of: Joseph B Lazan

Late of: Zelienople PA
Executor: Kenneth Lazan
429 Church Road
Kittanning PA 16201
Executor: Deborah Lazan
803 Spring Valley Drive
Zelienople PA 16063
Attorney: Marc Rosenwasser
5001 Baum Boulevard Suite 789
Pittsburgh PA 15213

BCLJ: April 1, 8, 15, 2022

Estate of: Paula J Leone

a/k/a: Paula Leone

Late of: Marion Township PA
Executor: Daniel Leone
454 Holyoke Road
Butler PA 16001
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: April 1, 8, 15, 2022

Estate of: Candace S McKernan

Late of: Forward Township PA
Executor: Nora A Sutermaister
337 Gloria St
Pittsburgh PA 15237

BCLJ: April 1, 8, 15, 2022

Estate of: Shawn M Mimm

Late of: Adams Township PA
Administrator: Kimberly Mimm
146 Downieville Road
Valencia PA 16059
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

BCLJ: April 1, 8, 15, 2022

Estate of: Roma Davis Park

a/k/a: Roma Park

Late of: Middlesex Township PA
Executor: Roger W Park
285 Park Road
Valencia PA 16059
Executor: Randy L Park
158 Route 228 West
Valencia PA 16059
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue Suite 201
Pittsburgh PA 15219

BCLJ: April 1, 8, 15, 2022

Estate of: Bonita Frances Sarver

a/k/a: Bonnie Sarver

a/k/a: Bonita Sarver

Late of: Butler Township PA
Executor: Robin Butler
117 Bonniebrook Road
Cabot PA 16023
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale Law Office, LLC
257 S Main St
Butler PA 16001

Estate of: Rita L Sherych

Late of: Marion Township PA
Administrator: Thomas M Sherych
203 Creek Bottom Rd
Harrisville PA 16038
Attorney: Lewis P McEwen
McEwen Law Firm
220 West Pine Street PO Box 510
Grove City PA 16127

BCLJ: April 1, 8, 15, 2022

**Estate of: Charles Edgar Spangler III
a/k/a: Charles E Spangler III**

Late of: Brady Township PA
Executor: Tawnya Lynn Spangler
119 Burton Drive
Slippery Rock PA 16057
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: April 1, 8, 15, 2022

Estate of: Charles A Stitt

Late of: Penn Township PA
Executor: Charles P Stitt
3035 Eleanor Street
Portage IN 46368
Attorney: Robert J Winters
Goehring Rutter and Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

BCLJ: April 1, 8, 15, 2022

Estate of: Catherine L Then

Late of: Sarver PA
Executor: Robert M Then
271 Harbison Road
Sarver PA 16055
Attorney: John P Donovan
John P Donovan & Associates LLC
434 Allegheny River Blvd Suite 200
Oakmont PA 15139

BCLJ: April 1, 8, 15, 2022

THIRD PUBLICATION**Estate of: Darl L Beer**

Late of: Buffalo Township PA
Executor: Melanie J Waddell
403 Ford City Road
Freeport PA 16229
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

Estate of: Betty O Bloser

a/k/a: Betty Ohl Bloser
Late of: Winfield Township PA
Executor: Barbara S Binder
15 Waverly Place
Cranford NJ 07016
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

BCLJ: March 25 & April 1, 8, 2022

Estate of: Theodore A Boyce

Late of: Buffalo Township PA
Executor: Danielle T Czegan
118 Pasture Crossing Dr
Sarver PA 16055
Attorney: Rebecca A Auld
Auld Brothers Law Group
5349 William Flynn Highway
Gibsonia PA 15044

BCLJ: March 25 & April 1, 8, 2022

**Estate of: William Edward Buchanan
a/k/a: William E Buchanan**

Late of: West Liberty PA
Administrator: Amy S Sedwick
9502 W 141st Place
Cedar Lake IN 46303
Administrator: Michelle R Slater
110 Taggart Road
Slippery Rock PA 16057
Administrator: Matthew J Buchanan
23 Brenckle Lane
Grove City PA 16127
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: March 25 & April 1, 8, 2022

Estate of: George H Clark

Late of: Jackson Township PA
Executor: Bruce D Clark
133 Rolling Hill Drive
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Raymond E Delfosse Sr
a/k/a: Raymond E Delfosse**

Late of: Forward Township PA
Administrator: Gayle Walters
208 W Wabash Ave
New Castle PA 16102
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: March 25 & April 1, 8, 2022

Estate of: Carol R Guenther

Late of: Middlesex Township PA
Executor: Kevin G Guenther Sr
148 Ashemont Road
Aberdeen NC 28315
Attorney: Scott E Kasbee
Scott Kasbee Law, PLLC
3371 Babcock Boulevard
Pittsburgh PA 15237

BCLJ: March 25 & April 1, 8, 2022

Estate of: George A Hazlet Jr**a/k/a: Jerry Hazlet****a/k/a: George Alexander Jerry Hazlet Jr**

Late of: Concord Township PA
Executor: Jeffrey M Banks
2035 Oneida Valley Road
Karns City PA 16041
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

Estate of: Thomas S Kober

Late of: Slippery Rock Township PA
Executor: Megan R Kober
119 Hilltop Acres
Slippery Rock PA 16057
Executor: Thomas P Kober
119 Hilltop Acres
Slippery Rock PA 16057

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Carol Frances Kriberney
a/k/a: Carol B Kriberney**

Late of: Concord Township PA
Administrator: Ann Craig
925 Center Church Road
New Castle PA 16101
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: March 25 & April 1, 8, 2022

Estate of: Esther A Kuchera

Late of: Penn Township PA
Executor: Joyce Titus
233 South Trail
Butler PA 16002
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

Estate of: Larry D Markowski**a/k/a: Larry Markowski**

Late of: Butler PA
Administrator: Lori A Markowski
211 Great Belt Rd
Butler PA 16002
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

BCLJ: March 25 & April 1, 8, 2022

Estate of: Joanne M Morrow

Late of: Butler Township PA
Executor: Richard L Morrow Jr
27572 Paddock Trail Place
Chantilly VA 20152
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Patrick James Oleksak
a/k/a: Patrick J Oleksak**

Late of: Butler Township PA
Administrator: Joyce Osche Schnur
1 Oakhurst Drive
Butler PA 16002
Administrator: Jade P Oleksak
106 Shady Drive
Butler PA 16001
Administrator: Jace P Oleksak
106 Shady Drive
Butler PA 16001

BCLJ: March 25 & April 1, 8, 2022

**Estate of: Doris Jean Ortmann
a/k/a: Doris J Ortmann**

Late of: Cabot PA
Executor: Joyce A Eich
48 Shephard Road
Gibsonia PA 15044
Attorney: Richard J Freyvogel Jr
1704 Law and Finance Building
429 Fourth Avenue
Pittsburgh PA 15219

BCLJ: March 25 & April 1, 8, 2022

**Estate of: M Agnes Peebles
a/k/a: Margaret Agnes Peebles**

Late of: Cranberry Township PA
Executor: Dale A Johnson
823 Aunt Clara Road
Burgettstown PA 15021
Attorney: Robert J Winters
Goehring Rutter and Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

BCLJ: March 25 & April 1, 8, 2022

Estate of: Jo Ann Wagner

Late of: Winfield Township PA
Executor: William Thompson
996 Gabby Avenue
Washington PA 15301
Executor: Ronald Thompson
133 Maple Street
Sarver PA 16055
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

BCLJ: March 25 & April 1, 8, 2022

Estate of: Carmen P Wurdack

Late of: Zelienople PA
Administrator: Karl Wurdack
111 Shadyhill Road
Pittsburgh PA 15205
Attorney: Robert K. Schweitzer
Julian Gray Associates
954 Greentree Road
Pittsburgh PA 15220

BCLJ: March 25 & April 1, 8, 2022

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH March 4, 2022**

Recorded February 28, 2022 - March 4, 2022

Abrino, Caitlin Margaret; Abrino, Scott Allen--PENNYMAC LOAN SERVS LLC--
-Forward Twp Sub/Condo:Wilsons Ridge
Ph 1&2 Lot:212 Street:121 Naughton Circle
Parcel:160-S6-B212:\$322,000.00

Adams, Jason T; Adams, Viki B--
CLEARVIEW FED CRED UN--Cranberry
Twp Sub/Condo:Preserve Plan No 2
Lot:103 Street:105 Preserve Valley Rd
Parcel:130-S34-A103:\$250,900.00

Allison, Benjamin D; Allison, Erika R--
QUICKEN LOANS LLC--Jefferson Twp
Street:764 N Pike Rd Parcel:190-1F96-
7D1:\$257,300.00

Allison, Mallory; Toner, Zachary R--
ARMCO CRED UN--Slippery Rock Twp
Street:116 Mccandless Rd Parcel:280-
3F92-6F1:\$52,000.00

Altman, Gregory A; Altman, Mary P--MARS
BK--Cranberry Twp Sub/Condo:Laurel
Pointe Ph 1 Plan Lot:3 Unit:145 Street:703
Ivy Ln Parcel:130-4F44-35B:\$450,000.00

Amanfo, Linda O; O'Fori, Francis--PNC
BK NATL ASSN AKA--Cranberry Twp
Sub/Condo:Marshall Woods Ph I Lot:115
Street:9239 Marshall Rd Parcel:130-
S35-A115:\$316,000.00

Ambeliotis, Alyssa C; Ambeliotis, Anthony N--PREMIER BK--Cranberry
Twp Sub/Condo:Greenbriar Plan Lot:22
Street:208 Greenbriar Dr Parcel:130-
S17-B22:\$504,000.00

Amrhein, Heather L; Amrhein, Timothy G--JLB CORP DBA--Zelienople Boro Sub/
Condo:Seaton Plan Lot:48 Street:222 Arthur
Street Parcel:550-S1-B9:\$174,196.00

Andler, Kelsey R; Widenhofer, Erick H--
HOWARD HANNA MTG SERVS--Oakland
Twp Sub/Condo:Broad Sub No 2 Lot:5
Street:237 Beulah Rd Parcel:250-2F20-
2D5 Acre:5.30:\$106,800.00

MARRIAGE LICENSE FILINGS

Application Date: March 27, 2022 - April 2, 2022

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

2022-202200113 Marley Elyse Good and Bret Michael Conaway	2022-202200117 Reece James Lutz and Dusty Cadence Gilliland	2022-202200121 Jason Michael Simpson and Joelle Lee Thornhauer
2022-202200114 Andrew Jay Schry and Gina Marie DeGennaro	2022-202200118 Burt Jay Hollobaugh and Leslie Elaine Mellovich	2022-202200122 William Edward Hughes Jr and Michelle Lynn Norco
2022-202200115 Marc Joseph Tamber and Sarah Rebecca Berlin	2022-202200119 Clint Lomax McFeaters and Courtney Rae Van Dusen	2022-202200123 Amber Rose Yoder and Jeffery Robert Hart
2022-202200116 Justin Robert Homola and Serentiy Carolyn Brooks	2022-202200120 Cory Michael Irvin and Ann Marie Questiaux	

LEGAL NOTICE:

**NOTICE OF ACTION OF
ABANDONMENT OF
PERSONAL PROPERTY
BY THE MERCER COUNTY
SHERIFF'S OFFICE**

Take notice that the Mercer County Sheriff's Office has received an order in the Court of Common Pleas of Mercer County, Pennsylvania Civil Action – Law to advertise for next of kin, or other individuals believing they have claim to the following Defendants property. If you wish to make claim, you must do so in writing to the Mercer County Sheriff's Office within thirty (30) days after this publication. You are warned that if you fail to do so the property will be deemed abandoned and disposed of without further notice. **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. LAWYER REFERRAL SERVICE Mercer County Bar Association P.O. Box 1302 Hermitage, PA 16148 (724)342-3111 Second Publication - BEE, JOHN A 2004-2887, Late of Butler, Butler Co., PA; CHRISTIE, MARK W 2008-1215, Late of Slippery Rock, Butler Co., PA;**

BCLJ: April 1, 8, 2022

**TRUSTEE'S NOTICE OF TRUST
PURSUANT TO 20 PA. C.S.9775(C)**

**THE YINGLING FAMILY TRUST
JOSEPH N. YINGLING, DECEASED
DATE OF DEATH: 2/8/2022**

Joseph N. Yingling, late of Mars, Butler County, Pennsylvania, now deceased, having created **THE YINGLING FAMILY TRUST** dated December 5, 1991, and any amendments thereto, and having appointed Keith N. Yingling, Trustee.

Notice is hereby given to all persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them to the undersigned, duly authenticated for settlement to:

Keith N. Yingling, Trustee
327 Stoup Road
Mars, PA 16046
or to William T. Woncheck, Esquire
Sikov & Woncheck, P.C.
1625 Union Ave., Suite 5
Natrona Heights, PA 15065

BCLJ: April 8, 15, 22, 2022

NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The 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 **WEXL Properties, LLC**.

Gary T. Vanasdale, Esquire
Gilliland Vanasdale Sinatra Law Office, LLC
257 S. Main Street
Butler, PA 16001

BCLJ: April 8, 2022

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

**NOTICE OF FILING OF PETITION
FOR NAME CHANGE**

IN THE MATTER OF: Ms.D. 21-40332

Notice is hereby given that, on November 19, 2021, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Cole Dwaine Edward Hecker** to Kalcipher.

The Court has fixed the 26th day of April, 2022, at 10:00 A.M., 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: April 8, 2022

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 20th day of May 2022 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 17, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 25 & April 1, 8, 2022

No. 2019-30133

UNITED SHORE FINANCIAL SERVICES,
LLC D/B/A UNITED WHOLESALE
MORTGAGE

vs

**LAYTH F ABDELQADER, LAYTH
ABDELQADER**

PROPERTY ADDRESS: 1011 STOCKTON
RIDGE, CRANBERRY TWP, PA 16066

UPI / TAX PARCEL NUMBER:
130-S34-M133-0000

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

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

TOGETHER WITH all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration of Condominium, Article n, Section 2.2, and the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDERAND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the Declaration of Condominium.

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

BEING Tax Parcel 130-S34-M133-0000

More commonly known as 1011 Stockton Ridge, Cranberry Township, PA 16066

PROPERTY ADDRESS: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066-2238

PARCEL#130-S34-M133-0000

BEING KNOWN AS: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-S34-M133

BEING THE SAME PREMISES WHICH SANDRA K. TAYLOR BY DEED DATED 4/30/2018 AND RECORDED 5/3/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO LAYTH ABDELQADER.

BCLJ: March 25 & April 1, 8, 2022

No. 2019-30216

BANK OF AMERICA, N.A.
vs

ROBERT S ANDREWS, JR, AMY JO

ANDREWS, ROBERT S ANDREWS, AMY J ANDREWS

PROPERTY ADDRESS: 26 BURKE ROAD, CRANBERRY TWP, PA 16066

UPI / TAX PARCEL NUMBER: 130-4F46-56H

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 6 in the Walden Pond Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 268, page 5.

AND ALSO ALL that certain parcel of land situate in Cranberry Township, Butler County, Pennsylvania, being Parcel B in the Raymond D. McCleary Subdivision Plan dated May 28, 2008, and recorded in the Recorder's Office of Butler County in Plan Volume 309 Page 36. The said Parcel B upon the recording hereof shall become part of Lot 6 Revised in the Walden Pond Plan heretofore of record.

Being part of the same premises conveyed to the Grantors herein by deed recorded in the Recorders Office of Butler County in DeedBookI016Page85.

BEING KNOWN AS: 26 BURKE ROAD, CRANBERRY, PA 16066-3904

PROPERTY ED NUMBER: 130-4F46-56H

BEING THE SAME PREMISES WHICH RAYMOND D. MCCLEARY AND LINDA E. MCCLEARY, HUSBAND AND WIFE, BY DEED DATED 2/28/2009 AND RECORDED 3/19/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 200903190005109, GRANTED AND CONVEYED UNTO ROBERT S. ANDREWS, JR. AND AMY JO ANDREWS, HUSBAND AND WIFE.

BCLJ: March 25 & April 1, 8, 2022

No. 2020-30002

CHIMERA REO 2020-NR1 LLC
vs

WILLIAM J BANASZEWSKI, W J BANASZEWSKI

PROPERTY ADDRESS: 315 FAIRMONT ROAD, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 150-1F59-18J

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

Beginning at a point in the center of an improved public road leading from Chicora to Kams City, Pennsylvania, and known as Spur 214, said point being the Northwest corner of the herein described tract; thence by lands of Lee Parker, North 73 degrees 36' East, Five Hundred Eighty Four and Fifty Eight Hundredths (584.58) feet to an iron pin corner; thence by lands of Lee Parker and A.M. McCullough, North 88 degrees 36' East, Five Hundred and Forty Six Hundredths (500.46) feet to an iron pin corner on line of land of A.M. McCullough at line of land of Nolan Heirs, the Northeast corner hereof; thence by land of Nolan Heirs, South 2 degrees 19' West, Eighty One and Twenty Four Hundredths (81.24) feet to an iron pin corner on line of land of Nolan Heirs and other lands of Rachel L. Fair and Margaret L. Cowley, the Southeast corner hereof thence by lands now or formerly of Rachel L. Fair and Margaret L. Cowley, South 88 degrees 53' West Four Hundred Seventy Four and Forty Eight Hundredths (474.48) feet to an iron pin corner; thence by same South 73 degrees 36' West, Five Hundred Ninety Four and Sixty Six Hundredths (594.66) feet to a point in the center of an improved public road known as Spur 214, the Southwest corner hereof; thence along center of said public road, North 9 degrees 21' West Eighty One and Fifty Five Hundredths (81.55) feet to a point, the place of beginning.

Containing 1.97 acres, more or less, as Survey by E.J. Weibel, Registered Engineer, on September 4, 1964.

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

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30022

RESIDENTIAL MORTGAGE LOAN TRUST 2012-TT2, BY U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE
vs
AMY E DELUNE

PROPERTY ADDRESS: 114 WAYNE DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S9-A239-000

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 239 in the Manor Line Plan of Lots No. 2, as recorded by the Butler County Recorder of Deeds in Plan Rack No. 60, at Page 5.

SUBJECT TO the same Building and Use Restrictions as set forth in the Agreement between Virginia Manor Trotwood Corp. and ALL Purchasers of lots in the Manor Line Plan of Lots No. 2 which Agreement is recorded by the Butler County Recorder of Deeds in Deed Book Volume 914, at Page 514.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Amy E. Detune, by Deed dated February 17, 2000, and recorded on February 24, 2000, by the Butler County Recorder of Deeds as Instrument No. 200002240003968, granted and conveyed unto Amy E. Delune, an Individual.

BEING KNOWN AND NUMBERED AS 114 Wayne Drive, Cranberry Township, PA 16066.

TAX PARCEL NO. 130-S9-A239-0000.

BCLJ: March 25 & April 1, 8, 2022

No. 2019-30291

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
vs
JOHN ESSENWEIN, JESSICA M ESSENWEIN

PROPERTY ADDRESS: 620 WEST PENN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-22-190-0000

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being

Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No. Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever 'thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, of, in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN, SINGLE AND JOHN ESSENWEIN AND JESSICA ESSENWEIN, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JESSICA M. ESSENWEIN AND JOHN ESSENWEIN, WIFE AND HUSBAND.

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30020

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA
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. 21 a 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

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30021

FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST

vs

REGINA M GERARD, DAVID J GERARD

PROPERTY ADDRESS: 88 OLD PLANK ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 051-38-C139-0000

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

BEGINNING at the southeast corner of the tract herein conveyed, said point being common to the west side of SR 3003 (Old Plank Road) and the northeast corner of Lands of Rudiak; thence from said place of beginning by a line other Lands of Rudiak, North 75 degrees 16' 10" West 135.43 feet to an iron pin; thence by a line North 57 degrees 07' 50" West 146.57 feet to an iron pin; thence by a line North 51 degrees 15; East 236.53 feet to a point; thence by a line South 28 degrees 30' 38" West 31.19 feet to an existing iron pin; thence by line South 18 degrees 34' West 97.56 feet to a point; thence South 14 degrees 54' 40" West 53.88 feet to a point, the place of beginning.

BEING THE SAME PREMISES that Alice A. Rudiak, by deed dated June 26, 1992 and recorded June 29, 1992, in Butler County Record Book 2077, page 225 granted and conveyed unto David J. Gerard and Regina M Gerard, husband and wife.

Having erected thereon a dwelling commonly known as 88 Old Plank Road, Butler, Pennsylvania 16001.

Tax Parcel ID. 051-38-C139-0000

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30028

CITIZENS BANK, N.A.
vs
HILLARI F. HAYWISER, GARY D. HAYWISER

PROPERTY ADDRESS: 437 HIGHLAND AVENUE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 420-SI-G23-0000

ALL THOSE TWO CERTAIN lots or parcels of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania being known as Lots Nos. 23 and 24 in the Harmony Common's Plan of Lots as the same is recorded in the Recorder's Office of Butler County in Plan Book Volume 4, Page 14.

SUBJECT to the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

BEING KNOWN AS: 437 Highland Avenue,

Zelienople, PA 16063

BEING THE SAME PREMISES which Barbara E. Cheetham n/k/a Barbara E. Osterrieder, by Deed dated 1/30/2016 and recorded 2/4/2016 in the Office of the Recorder of Deeds in and for Butler County in Document No. 201602040002331, granted and conveyed unto Gary D. Hay wiser and Hillari F. Haywiser.

PARCEL NO.: 420-SI-G23-0000

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30005

CITIZENS BANK, N.A. F/K/ARBS CITIZENS, N.A. S/B/M TO CCO MORTGAGE CORP.
vs
PAMELA IMAN, STEVEN J IMAN

PROPERTY ADDRESS: 508 EAU CLAIRE STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-45-151-0000

ALL THAT CERTAIN piece, parcel or lot of land situate in the 2nd Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of the within described property at an iron pin at the intersection of the North line of Eau Claire Street with the West line of Stewart Street; thence along the North line of Eau Claire Street South 78° 30' West, a distance of 30 feet to lands, now or formerly of D.V. Burrner; thence along said lands, North 12° 30' West, 50 feet to an existing iron pin at lands now or formerly of R.D. Domanski; thence along said lands North 78° 30' East, 30 feet to an existing iron pin on the West line of Stewart Street; thence along the West line of Stewart Street, South 12° 30' East, a distance of 50 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 508 Eau Claire Street, Butler, PA 16001

BEING THE SAME PREMISES which Douglas P. Lawson and Lori L. Lawson, by Deed dated 10/3/2005 and recorded 10/7/2005 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200510070028862, granted and conveyed unto Steven J. Iman and

Pamela Iman.

PARCEL NO.: 562-45-151-0000

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30025

WVRB 2018-1
vs

MARK C JOHNSTON, LESA S JOHNSTON

PROPERTY ADDRESS: 577 EUCLID
ROAD, WEST SUNBURY, PA 16061

ALL THAT CERTAIN piece, parcel, or tract of land, situate in the Township of Clay, County of Butler and Commonwealth of Pennsylvania, being a part of Lot No. 8 and a part of Lot No. 1 in the Warman Plan of Lots, hereinafter known as Lot No. 1 revied (Plan Book 118, Page 1), and being more particularly bounded and described as follows, to-wit;

BEGINNING at a point on the Southwest corner of Lot No. 8, said point being common to the Southeast corner of Lot No. 7, now or formerly owned by D. Rasely; thence by Rasely, North 9° 24' 00" East 834.27 feet to a point; thence through Lot No. 8 and Lot No. 1 the following three courses and distances: South 77° 08' 42" East 283.42 feet to a point; thence South 31° 23' 51" East 139.50 feet to a point; thence South 0° 41' 24" West 517.13 feet to a point, (he Southwest corner of Lot No. 2, now or formerly owned by Ken Rumbarger and being the center line of Route 138 thence by the center line of Roulh 138, the following three courses and distances: South 77° 6' 46" West 22.39 feet; thence South 74° 36' 30" West 217.78 feet; thence South 75° 9' 30" West 255.77 feet to a point, the place of beginning.

CONTAINING 6.7684 acres, more or less.

HAVING ERECTED THEREON a dwelling house and outbuildings.

BEING THE SAME PREMISES AS William B. Tack and Donna M. Tack, by Deed dated August 17, 2006, and recorded on August 25, 2006, by the Butler County Recorder of Deeds as Instrument No. 200608250021841, granted and conveyed unto Mark C. Johnston and Lésa S. Johnston, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 577

Euclid Drive, West Sunbury, PA 16061.

TAX PARCEL NO. 080-SI -G1 -0000

BCLJ: March 25 & April 1, 8, 2022

No. 2016-30279

TRUIST BANK FKA BRANCH BANKING
& TRUST

vs

AARON J LEDDON, RHIANNON MORIN

PROPERTY ADDRESS: 405 SUSSEX
DRIVE, CRANBERRY TOWNSHIP, PA
16066

UPI / TAX PARCEL NUMBER: 130-S3-A88

TAX I.D. #: 130 S3A88

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-Aand 29-B.

UNDER AND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property, or as recorded in prior instruments of record.

UNDER AND SUBJECT to oil, gas and minerals, coal and coal bed methane gas and mining rights, and all rights incident to the extraction or development of oil, gas and minerals, coal or coal bed methane gas heretofore conveyed, leased, excepted and/ or reserved by instruments of record; the rite of surface, lateral or subjacent support; or any surface subsidence.

Subject to a SO foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

Being known as: 405 SUSSEX DRIVE,
CRANBERRY TOWNSHIP, PENNSYLVANIA
16066.

Title to said premises is vested in Aaron J. Leddond and Rhiannon Morin by deed from Donald C. Tusa and Bobette C. Tusa, ERRORNEOUSLY SPELLED AS BABETTE C TUSA, AT PRIOR DEED, HIS WIFE, husband and wife, dated April 1,2014 and recorded May 5,2014 in Instrument Number 201405050009706.

BCLJ: March 25 & April 1, 8, 2022

No. 2019-30289

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
vs

**ALYSSA MARANATHA LAWSON,
WILLIAM E LAWSON, WILLIAM LAWSON,
WILLIAM E LAWSON, JR**

PROPERTY ADDRESS: 228 EAST PENN STREET, APT T, BUTLER, PA 16001

All That Certain Lot or Piece of Ground Situate In The 4th Ward of The City of Butler, County of Butler and Commonwealth Of Pennsylvania, Being Bounded And Described As Follows:

Beginning At A Point On The Northern Right of Way Line Of East Penn Street, Said Point Being Countered To The Southwest Corner Of Lot Of New Or Formerly Zalepos; Thence By East Penn Street, South 86 Degrees 13 Feet 34 Inches West, 43.62 Feet To A Point, The Southeast Corner Of Lot of Now or Formerly McChesney, Thence By McChesney, North 3 Degrees 21 Feet 18 Inches West 120.95 Feet To An Iron Pipe on The Southern Line Of Lands Of Now Or Formerly Fulton: Thence By Same And A Portion Of The Lands Of Now or Formerly Beck, North 83 Degrees 48 Feet 23 Inches, East, 43.67 Feet To A Point, The Northwest Corner Of Lands of Zalepos; Thence Be Zalepos, South 3 Degrees 21 Feet 18 Inches East, 122.79 Feet To An Iron Pin, The Place of Beginning.

Right of Way Agreement Dated November 22,1996 And Of Record In RBV2689, Page 583, For A Common Driveway.

BEING KNOWN AS: 228 EAST PENN STREET, APTT, BUTLER, PA 16001

PROPERTY ID NUMBER: 564-11-156

BEING THE SAME PREMISES WHICH DAVID J. FETTER, JR., A SINGLE

PERSON BY DEED DATED 2/8/2002 AND RECORDED 2/14/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 200202140005584, GRANTED AND CONVEYED UNTO WILLIAM LAWSON, JR., A SINGLE PERSON.

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30006

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

vs

**JEFFREY J MATTYS, MICHELLE MATTYS,
UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 104 OAKRIDGE TRAIL, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER:
130-S11-A1-0000

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT #306 IN THE TIMBERVIEW PLAN 3, RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY IN RACK RILE 138, PAGE 4 ON APRIL 23,1990.

Commonly Known As 104 Oakridge Trail, Evans City, PA 16033

BEING THE SAME PREMISES which Thomas R. Murray, Jr., by Deed dated 12/22/1997 and recorded 1/5/1998 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 000250, granted and conveyed unto Jeffrey J. Mattys and Michelle Mattys.

PARCEL ID #: 130-S11-A1-0000

BCLJ: March 25 & April 1, 8, 2022

No. 2019-30151

NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING

vs

JAMES R. MCCUNE

PROPERTY ADDRESS: 115 Lyndale Dr, Butler, PA 16001

UPI / TAX PARCEL NUMBER :
060-S14-D115-0000

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being Lot No. 115 in the Windward Heights Plan of Lots No. 4 as recorded January 16, 1969 in Rack File 58, page 11.

BEING KNOWN AS: 115 LYN DALE DR
BUTLER, PA 16001

PROPERTY ED: 060-S14-D115-0000

TITLE TO SAID PREMISES IS VESTED IN JAMES MCCUNE BY DEED FROM RICHARD A. DAY, EXECUTOR OF THE ESTATE OF BARBARA D. MARTIN, ALSO KNOWN AS BARBARA ELLEN KRINER, ALSO KNOWN AS BARBARA D. KRINER, DECEASED, DATED 01/02/2018 RECORDED 01/08/2018 INSTRUMENT #201801080000328.

BCLJ: March 25 & April 1, 8, 2022

No. 2019-30071

PNC BANK NATL ASSN
vs

**GERALD B MCNALLY, PATRICIA
MCNALLY**

PROPERTY ADDRESS: 2084 SILVERVILLE
ROAD, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-1F05-
17BE-0000

All that certain parcel or tract of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being particularly described as follows:

To arrive at the true point of beginning, begin at a point which is the intersection of the Saxonburg to Freeport Road and a public road known as the Silverville Road; thence along the center of said Silverville Road, South 2° 53' West, a distance of 797.43 feet to a point in the center of said Silverville Road, also being the true point of beginning; thence continuing along the center line of the aforesaid Silverville road, South 2° 53' West, a distance of 109 feet to a point in the center line of the aforesaid Silverville Road; thence through other lands of Steve Behrik and Mary Behrik, his wife. North 87° 54' 30" West, a distance of 303.16 feet to a point; thence

through other lands of the aforesaid Behriks, North 2° 53' East, a distance of 109 feet to a point, said point being common to the aforesaid Behriks and lands simultaneously conveyed by them to Stephen Behrik, Jr., et ux., thence through land being conveyed to Stephen Behrik, Jr., et ux., and the within described tract, South 87° 54' 30" East, a distance of 303.16 feet to a point in the center line of the aforesaid Silverville Road and the true point of beginning. Under and subject to coal and mining rights; rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Silverville Road; reservation of gas, coal and rights incident thereto as set forth in deed from Peter G. Doyle et ux. and Kerr Coal Company and in deed from Robert Joseph Behrik et ux. to Robert Joseph Behrik et ux.; and right of way; as all appear in prior instruments of record.

BEING known and numbered as 2084 Silverville Road, Freeport, PA 16229»

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30004

NEWREZ LLC, SHELLPOINT MORTGAGE
SERVICING

vs

KATHLEEN MEINERT

PROPERTY ADDRESS: 128 CRYSTAL
SPRINGS DRIVE, CRANBERRY
TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S26-B15

ALL THAT CERTAIN lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 15 in the Crystal Springs Plan of Lots Phase 2 Planned Residential Development, as same is recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 178 Page 16.

Being the same land and premises which Scott R. Sutterlin and Kathleen T. Sutterlin, n/k/a Kathleen T. Meinert by Deed dated 04/21 /2010 and recorded 04/28/2010 in the Butler County Clerk's Office in Instrument No. 201004280008794, granted and conveyed unto Kathleen T. Meinert.

ALSO KNOWN AS 128 Crystal Springs Drive, Cranberry Township, PA 16066

PARCEL ID 130-S26-B15

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30003

ASO EQUITY PARTNERS LLC
vs
JOSEPH M NALEPA

PROPERTY ADDRESS: 232 BROWNS
MILL ROAD, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 160 4F31 4A2

ALL THAT CERTAIN TRACT OF LAND
SITUATE IN THE TOWNSHIP OF
FORWARD, COUNTY OF BUTLER AND
COMMONWEALTH OF PENNSYLVANIA,
BEING BOUND AND DESCRIBED AS
FOLLOWS, TO WIT:

BEGINNING AT A POINT ALONG
BROWNSMILL ROAD, A 33.00 FOOT
RIGHT OF WAY, ALSO KNOWN AS
T-954 AT THE INTERSECTION OF THE
WITHIN PROPERTY AND PROPERTY
NOW OR FORMERLY OF DETTMAN;
THENCE ALONG SAID BROWNSMILL
ROAD, SOUTH 01 ° 00' 00" WEST, A
DISTANCE OF 132.00 FEET TO A POINT
ALONG LAND NOW OR FORMERLY OF
BURCHARDT; THENCE ALONG LANDS OF
BURCHARDT, SOUTH 89° 30' 50" WEST, A
DISTANCE OF 334.82 FEET TO A POINT
ALONG OTHER LANDS OF BURCHARDT;
THENCE NORTH 01° 00' 00" EAST, A
DISTANCE OF 132.00 FEET TO A POINT
ALONG LANDS NOW OR FORMERLY OF
DETTMAN; THENCE ALONG LANDS OF
DETTMAN NORTH 89° 30* 50" EAST, A
DISTANCE OF 334.82 FEET TO A POINT
ON BROWNSMILL ROAD, THE PLACE OF
BEGINNING. THIS DESCRIPTION IS MADE
IN ACCORDANCE WITH THE SURVEY OF
JAMES A. SPERDUTE ON DECEMBER
29, 1993.

BEING THE SAME PREMISES WHICH
LARRY G. BRADY AND MYRA JEAN
BRADY, HUSBAND AND WIFE, BY
DEED DATED JANUARY 7. 1994, AND
RECORDED ON JANUARY 11, 1994 IN THE
OFFICE OF THE RECORDER OF DEEDS
OF BUTLER COUNTY, PENNSYLVANIA,
DEED BOOK 2394 PAGE 0787, GRANTED
AND CONVEYED UNTO JOSEPH M.
NALEPA, UNMARRIED.

Parcel ID: 160 4F31 4A2

Having erected thereon a residential dwelling
known as 232 Browns Mill Road, Evans City,
PA 16033.

BCLJ: March 25 & April 1, 8, 2022

No. 2022-30019

WELLS FARGO BANK, N.A.
vs
**GARY NICKLAS, EST, GLENN F NICKLAS,
HEIR, GLENN F NICKLAS, ADMR,
UNKNOWN HEIRS AND ADMR OF GARY
NICKLAS EST**

PROPERTY ADDRESS: 201 NORTH
WASHINGTON STREET, EVANS CITY,
PA 16033

UPI / TAX PARCEL NUMBER: 400-SI-
B75-0000

ALL that certain lot or piece of ground situate
in the Borough of Evans City, formerly
known as Evans City, County of Butler, and
Commonwealth of Pennsylvania, being
bounded and described as follows:

On the North by an alley known as Sarah
Alley forty-five (45) feet; on the East by
lot now or formerly of Charles Emery, now
or formerly of Walter Fehl, one hundred
forty-five feet; on the South by formerly
Elizabeth Street, now or formerly Elizabeth
Avenue forty-five (45) feet; on the West by
Washington Street, one hundred forty-five
(145) feet.

BEING known and numbered as 201 North
Washington Street, Evans City, PA 16033.

Being the same property conveyed to Gary
Nicklas, unmarried who acquired title by
virtue of a deed from Gary Nicklas and Debra
Wicks, formerly husband and wife, dated
January 31, 2011, recorded February 9, 2011,
at Instrument Number 201102090003892,
Office of the Recorder of Deeds, Butler
County, Pennsylvania.

Parcel No.: 400-SI-B75-0000

BCLJ: March 25 & April 1, 8, 2022

Sheriff of Butler County, Michael T. Slupe