

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: Thomas P Angert**

Late of: Connoqueensing Township PA
 Administrator: Aaron Cumberland
 138 Grant Avenue
 PO Box 633
 East Butler PA 16029
 Administrator: Jennifer Howard
 112 Bish Road
 Butler PA 16002
 Attorney: Jennifer R Pullar
 Paragon Legal Inc
 228 South Main Street
 Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Phyllis Ann Cooper**a/k/a: Phyllis A Cooper****a/k/a: Phyllis Cooper**

Late of: Slippery Rock Township PA
 Executor: Dawn Lynn Bastin
 344 Jones Road
 Cabot PA 16023
 Attorney: Frank G Verterano Esquire
 Verterano & Manolis
 2622 Wilmington Road
 New Castle PA 16105

BCLJ: May 12, 19, 26, 2023

Estate of: Clarence L Covert

Late of: Saxonburg PA
 Executor: Julie C Anderson
 PO Box 154 234A Smith Rd
 Renfrew PA 16053
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: May 12, 19, 26, 2023

Estate of: Ronald S Dietz

Late of: Butler Township PA
 Executor: Charles S Swidzinski
 219 Beechwood Boulevard
 Butler PA 16001
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Edna M Erlwein**a/k/a: Edna M Holsinger**

Late of: Mars PA
 Executor: Debra J Stroupe
 148 Darlington Rd
 Zelenople PA 16063
 Attorney: W John Rackley Esquire
 345 Commerce St
 Beaver PA 15009

BCLJ: May 12, 19, 26, 2023

Estate of: Irene B Gold**a/k/a: Irene Gold**

Late of: Saxonburg PA
 Executor: David S Gold
 958 Copper Creek Trail
 Gibsonia PA 15044
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: May 12, 19, 26, 2023

Estate of: Maryann L Gorney

Late of: Cranberry Township PA
 Executor: Christine Wardzinski
 306 Countryside Drive
 McKees Rocks PA 15136
 Attorney: James M Herb PC
 464 Perry Highway
 Pittsburgh PA 15229

BCLJ: May 12, 19, 26, 2023

Estate of: John Hartle

Late of: Butler PA
 Executor: Linda Hartle
 362 Heist Road
 Butler PA 16002
 Attorney: Mark R Morrow
 Attorney at Law
 204 East Brady Street
 Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Mary Ann Hunt

a/k/a: Mary Ann Brown

Late of: Summit Township PA
Administrator: Tabatha A Brown
109 Valleyview Drive
Butler PA 16002
Administrator: Candace M Rikal
123 Geiger Lane
Prospect PA 16052
Administrator: Thomas P Brown
2118 William Flynn Highway
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Lorraine F Sherwin

Late of: Center Township PA
Executor: Joseph Edward Sherwin
110 Jenny Drive
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: May 12, 19, 26, 2023

Estate of: Gary Watterson

Late of: Sarver PA
Administrator: Heather Kuzmirek
540 Reimer St
Lower Burrell PA 15068
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

BCLJ: May 12, 19, 26, 2023

SECOND PUBLICATION

Estate of: Carolyn J Core

a/k/a: Carolyn June Core

Late of: Cranberry Township PA
Executor: Douglas C Core
307 Wynfield Court
Wexford PA 15090
Executor: Drake R Core
4604 Trilium Trail
Allison Park PA 15101
Attorney: Ted Tishman
Leech Tishman Fuscaldolo & Lampl, LLC
525 William Penn Place, 28th Floor
Pittsburgh PA 15219

BCLJ: May 5, 12, 19, 2023

Estate of: Patricia A Cox

a/k/a: Patricia Ann Cox

Late of: Jackson Township PA
Administrator C.T.A.: Rebecca A Rupp
5349 William Flynn Hwy
Gibsonia PA 15101
Attorney: Rebecca A Auld
Auld Brothers Law Group LLC
5349 William Flynn Highway
Gibsonia PA 15044

BCLJ: May 5, 12, 19, 2023

Estate of: Russell Doerr

Late of: Buffalo Township PA
Executor: Heather F Collins
119 Crescent Hill Drive
Sarver PA 16055
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: May 5, 12, 19, 2023

Estate of: Edward F Fisher

Late of: Chicora PA
Executor: Jana R Rogers
737 Chicora Road
Chicora PA 16025
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: May 5, 12, 19, 2023

Estate of: Avelin L Galante

Late of: Butler PA
 Executor: Tina G Horsman
 110 Westwood Manor
 Butler PA 16001
 Executor: Michele P Galante Schidemantle
 166 Westwood Manor
 Butler PA 16001
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: May 5, 12, 19, 2023

Estate of: Barbara J Gregg

Late of: Adams Township PA
 Administrator: John S Gregg
 4162 Lilly Vue Court
 Mars PA 16046
 Attorney: Salah E Blaik Esq
 Gusty A. E. Sunseri & Associates
 1290 Freeport Road
 Pittsburgh PA 15238

BCLJ: May 5, 12, 19, 2023

Estate of: Marilyn Louise Gwin

Late of: Connoquenessing Township PA
 Administrator: Debra A Neely
 444 Center St
 Zelienople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: May 5, 12, 19, 2023

Estate of: Erik Von Heitzenrater

Late of: Callery PA
 Administrator: Kathleen Heitzenrater
 601 McMillen Street
 Apt 416
 Bridgeville PA 15017
 Attorney: Martin A Dietz
 2885 Wildwood Road Extension
 Allison Park PA 15101

BCLJ: May 5, 12, 19, 2023

Estate of: Earl R Karasack

Late of: Cranberry Township PA
 Executor: Betty J Karasack
 3020 Fairport Lane Apt 210
 Cranberry Twp PA 16066

BCLJ: May 5, 12, 19, 2023

Estate of: Helen M Limegrover

Late of: Winfield Township PA
 Executor: Donald Limegrover
 4203 Charlemagne Circle
 Pittsburgh PA 15237
 Attorney: Daniel R Tobin
 Law Offices of Daniel R Tobin
 2000 Corporate Drive Ste 350
 Wexford PA 15090

BCLJ: May 5, 12, 19, 2023

Estate of: Donna Arian Smith

a/k/a: Donna Smith
a/k/a: Donna A Smith

Late of: Butler PA
 Executor: Tracey L Lark
 314 Logan Rd
 Valencia PA 16059
 Attorney: Christine Hall McClure
 Knox McLaughlin Gornall & Sennett PC
 120 West 10th Street
 Erie PA 16501

BCLJ: May 5, 12, 19, 2023

Estate of: Charlene M Stevenson

a/k/a: Charlene May Stevenson

Late of: Summit Township PA
 Executor: David W Stevenson
 117 Shepperd Dr
 Butler PA 16001
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: May 5, 12, 19, 2023

Estate of: Elizabeth A Tambellini

Late of: Butler PA
 Administrator: Elizabeth A Tambellini
 1427 N St Clair St
 Pittsburgh PA 15206
 Attorney: Scott D Glassmith
 Gismondi & Associates PC
 310 Grant St Suite 700
 Pittsburgh PA 15219

BCLJ: May 5, 12, 19, 2023

Estate of: Holly L. Tweed

a/k/a: Holly Tweed

Late of: Butler PA
Administrator: Timothy J Wolfe
113 Meadowlark Lane
Bruin PA 16022
Attorney: Kim Orlando
Minto Law Group LLC
811 Camp Horne Road Suite 320
Pittsburgh PA 15237

BCLJ: May 5, 12, 19, 2023

Estate of: James G Vadnal

Late of: Jefferson Township PA
Executor: Linda A Vadnal
130 Bull Creek Road
Butler PA 16002
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: May 5, 12, 19, 2023

THIRD PUBLICATION

Estate of: Bonnie Lou Bolten

a/k/a: Bonnie L Bolten

Late of: Butler PA
Executor: Jamie M Bolten
115 Baney Lane
Renfrew PA 16053
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: April 28 & May 5, 12, 2023

Estate of: Darrell E Daubenspeck

a/k/a: Darrell Eugene Daubenspeck

Late of: Marion Township PA
Executor: Jay Hewitt
PO Box 192
Boyers PA 16020
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: April 28 & May 5, 12, 2023

Estate of: Richard Green

Late of: Butler PA
Administrator: Curtis Green
5154 McCandless Road
Butler PA 16001
Administrator: Jennifer Dressing
5145 McCandless Road
Butler PA 16001
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: April 28 & May 5, 12, 2023

Estate of: Joseph Thomas Gruzinski

Late of: Butler PA
Executor: Adam Vincik III
586 Freeport Road
Butler PA 16002

BCLJ: April 28 & May 5, 12, 2023

Estate of: Caroljo Forsythe Henderson

a/k/a: Caroljo F Henderson

Late of: Middlesex Township PA
Executor: Lauri Lee Komita
8 Brook Lane
Chalfont PA 18914

BCLJ: April 28 & May 5, 12, 2023

Estate of: John T Lydon

Late of: Cranberry Township PA
Administrator: Wendy Lydon
526 Paddington Lane
Mars PA 16046
Administrator: Keara Lydon
8708 Lincoln Blvd
Pittsburgh PA 15237
Attorney: Michele P Conti
Conti Law
986 Brodhead Road
Coraopolis PA 15108

BCLJ: April 28 & May 5, 12, 2023

Estate of: Twyla M Meeder

Late of: Oakland Township PA
Executor: Melvin B Meeder
827 8th Street
Box 191
West Pittsburg PA 16160
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: April 28 & May 5, 12, 2023

Estate of: Douglas C Moody

Late of: Connoquenessing Township PA
Executor: Lisa Dengler
103 Kismet Parkway West
Cape Coral FL 33993
Attorney: Thomas J Doerr
The Lynch-Law Group
501 Smith Drive Suite 3
Cranberry PA 16066

BCLJ: April 28 & May 5, 12, 2023

Estate of: Grace K Nadolny

Late of: Connoquenessing PA
Administrator: Deborah M Williamson
113 Essex Court
Evans City PA 16033
Administrator: Cheryl C Auth
324 Brandi Lynn Lane
Evans City PA 16033
Attorney: John T Richards III
Richards & Richards LLP
101 Bradford Rd Ste 100
Wexford PA 15090

BCLJ: April 28 & May 5, 12, 2023

Estate of: Carl E Neyman Jr

Late of: Jefferson Township PA
Administrator: Hunter C Neyman
461 Saxonburg Road
Butler PA 16002
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue Suite 201
Pittsburgh PA 15219

BCLJ: April 28 & May 5, 12, 2023

Estate of: Henry D Sundermann Jr

Late of: Jefferson Township PA
Executor: Brian K McLaughlin
205 McKnight Park Drive
Pittsburgh PA 15237
Attorney: Joseph Cafaro Jr
205 McKnight Park Drive
Pittsburgh PA 15237

BCLJ: April 28 & May 5, 12, 2023

Estate of: Charles John Titterington

a/k/a: Charles J Titterington
Late of: Penn Township PA
Executor: Linda E Titterington
104 Blackthorn Drive
Butler PA 16002
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001

BCLJ: April 28 & May 5, 12, 2023

Estate of: Rita Mary Wick

a/k/a: Rita Mary O'Neil
Late of: Zelenople PA
Executor: Marie Ellen Wick Schwartz
23625 Hobbs Rd
Meadville PA 16335

BCLJ: April 28 & May 5, 12, 2023

**NOTICE OF INCORPORATION
Nonprofit Business Corporation**

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 2nd day of May, 2023, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended. The name of the corporation is: **Butler County SWAT Association.**

Sheryle L. Long, Esquire
Schenck & Long
297 Pittsburgh Road, Suite 2B
Butler, PA 16002

BCLJ: May 12, 2023

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Turf Mutts, Inc.**

Dennis M. Sloan, Esquire
Sloan & Associates, P.C.
106 S. Main Street, Suite 305
Butler, PA 16001

BCLJ: May 12, 2023

**NOTICE OF CERTIFICATE OF
ORGANIZATION
DOMESTIC LIMITED LIABILITY
COMPANY**

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016 as amended. The name of the Limited Liability Company is **Four Seasons Farm LLC** and it was organized April 3, 2023.

Clark & Clark Law, P.C. Robert D. Clark, Jr.
201 N. Market Street
New Wilmington, PA 16142

BCLJ: May 12, 2023

**CERTIFICATE OF ORGANIZATION
Limited Liability Company**

Notice is hereby given that a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is: **TM MAX CUSTOM INTERIORS LLC.**

Regis Moeller, Esquire
235 Arden Drive
Harmony, PA 16037

BCLJ: May 12, 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 1st day of May, 2023, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **Atlantic Overage Refund Group** with its principal place of business at 118 Valleyview Drive Cranberry Township, PA 16066.

The name and address of the person owning or interested in said business is: Robert D Clinton, 118 Valleyview Drive Cranberry Township, PA 16066.

Robert D. Clinton
Atlantic Overage Refund Group
PO Box 1821
Cranberry Township, PA 16066-0821

BCLJ: May 12, 2023

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

IN THE MATTER OF: Ms.D. 2022-40312
Notice is hereby given that, on October 18, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Alexandra Nicole Dahlstrom** to Alexandra Caccese Dahlstrom.

The Court has fixed the 27th day of June, 2023, at 9:45 A.M., in Court Room number 3, in the Butler County Courthouse, 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: May 12, 2023

LEGAL NOTICE

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

MSD No. 2022-40267

Estate of Cindy (Cynthia) 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 continued and to be heard on July 14, 2023, at 9:00 a.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: May 12, 2023

LEGAL NOTICE

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

MSD No. 2022-40267

Estate of Cindy (Cynthia) 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 continued and to be heard on July 14, 2023, at 9:00 a.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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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: May 12, 2023

LEGAL NOTICE

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

MSD No. 2022-40267

William Lewis (his unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (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 continued and to be heard on July 14, 2023, at 9:00 a.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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(724) 284-5214

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240 South Main Street
Butler, PA 16001
(724) 841-0130

BCLJ: May 12, 2023

Lawyers Concerned for Lawyers

Confidential Services, Support & Information

Since 1988, we have discreetly assisted thousands of lawyers, judges, their family members and law students struggling with:

- Anxiety
- Depression
- Stress & Burnout
- Problematic Alcohol Use
- Problematic Prescription & Illicit Drug Use
- Grief & Loss
- Problematic Gambling
- Eating Disorders
- Emotional & Vicarious Trauma
- Compassion Fatigue
- Compulsive Behaviors & Other Mental Health Concerns

All services are 100% confidential, voluntary, and provided at no charge to Pennsylvania lawyers, judges, their family members, and law students.

Let us help you successfully manage life's challenges.

Additional informational materials can be found under the Resources link.

<https://www.lclpa.org/>

Our toll-free Helpline is answered live 24 hours a day, 365 days a year.

100% Confidential Helpline:

1-888-999-1941

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 21st day of July 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 August 18, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 12, 19, 26, 2023

No. 2023-30037

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP
vs
KEN L. ASHBAUGH, JR.

PROPERTY ADDRESS: 668 FAIRVIEW ROAD, NORTH WASHINGTON, PA 16048

UPI/ TAX PARCEL NUMBER: 310-3F10-16A-0000

All that certain piece or lot of land situate in the Township of Washington, County of Butler, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Kittanning Road, sometimes known as the Fairview-North Washington Road, said point being 70 feet South of lot of land of Florence Michaels, being the Southeast corner of the lot hereby conveyed; thence extending in a Western direction along line of other land of party of the first part, part of same tract, a distance of 200 feet to a stake; thence extending in a Northern direction along line of other land of party of the first part, part of same tract by a line parallel to said Kittanning Road, a distance of 60 feet to a stake; thence extending in an Eastern direction along line of said other land of party of the first part; part of same tract, a distance

of 200 feet to a point on the Kittanning Road; thence extending in a Southern direction along the center line of said Kittanning Road, a distance of 60 feet, to a point, the place of beginning.

BEING THE SAME PREMISES which National City Bank of Pennsylvania, by Deed dated 2/19/1999 and recorded in the Office of the Recorder of Deeds of Butler County on 2/25/1999 in Deed Book Volume 2971, Page 909, granted and conveyed unto Ken L. Ashbaugh, Jr..

PARCEL NO.: 310-3F10-16A-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30052

SPECIALIZED LOAN SERVICING LLC
vs
ROBERT BALASH, CARMEEN BALASH

PROPERTY ADDRESS: 402 BON AIR COURT, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S28-C56-0000

All that certain lot or piece of ground situate in the Township of Cranben-y, County of Butler and Commonwealth of Pennsylvania, being Lot Number 56 in the Franklin Ridge Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book volume 218, pages 46-49.

Being known and designated as Tax Parcel Number 130-528-C56 in the Deed Registry Office of Butler County, Pennsylvania.

Being the same property which Maitz Construction, Inc., by its deed dated January 3, 2003 and recorded February 4, 2003 in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200302040004793 granted and conveyed unto Charlene Wellington-Radwan and Robert F. Radwan, wife and husband, the grantors herein.

BEING KNOWN AS: 402 BON AIR COURT CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID: 130 S28 C560000

TITLE TO SAID PREMISES IS VESTED IN ROBERT BALASH AND CARMEEN

BALASH, HUSBAND AND WIFE BY DEED FROM CHARLENE WELLINGTON-RADWAN AND ROBERT E. RADWAN, WIFE AND HUSBAND, DATED DECEMBER 18, 2007 RECORDED DECEMBER 21, 2007 INSTRUMENT NO. 200712210032242

BCLJ: May 12, 19, 26, 2023

No. 2023-30030

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TUSTEE FOR CSMC 2021-RPK5 TRUST

vs
JEFFREY M. BARBER, JULIANE M WERNER-BARBER, JULIANE M. WERNER

PROPERTY ADDRESS: 181 Brinker Rd, Butler, PA 16002

UPI/ TAX PARCEL NUMBER: 290-1F151-25-0000

ALL THAT CERTAIN lot or parcej of land situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of T-588 at the Southeast corner of the parcel herein described, said point being common o the Northeast corner of lands of now or formerly L. Wager; thence by the Northern line of Wagner: North 84° 50' 53" West, a distance of 202.3 feet to a point on the line of lands of now or formerly Heasely Nurseries, Inc.; thence by same the following courses and distances: North 17° 6' 00" West, a distance of 183.67 feet to a point: thence North 2° 53' 33" East, 578.37 feet to a point on the line of the railroad right of way; thence by same the following five courses and distances: North 75° 37' 26" East, a distance of 68.58 feet; thence South 71° 7' 34" East, a distance of 600 feet; thence South 62° 18' 34" East, a distance of 750.00 feet; thence South 68° 23' 37" East, a distance of 596.89 feet; thence South 72° 26' 23" East, a distance of 343.75 feet to a point in the center line of T-588; thence by same, South 3° 44' 20" West, 407.32 feet to a point, the place of beginning.

CONTAINING 23.39 acres and having thereon erected a dwelling house and outbuildings.

BEING THE SAME PREMISES which Jeffrey M. Barber, by Deed dated March 27, 2007 and recorded on March 30, 2007, in the Butler County Recorder of Deeds as Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Werner-Barber, husband and wife.

Being Known as 181 Brinker Road, Butler, PA 16002

Parcel I.D. No. 290-1 F151-25.0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30062

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

vs
AVERY W. BEAMISH

PROPERTY ADDRESS: 205 BRYAN STREET, EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 400-G61A-0000

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN EVANS CITY BOROUGH, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF BRYAN STREET AT A POINT COMMON TO LOTS NO. 50 AND 51; THENCE IN AN EASTERLY DIRECTION ALONG SAID BRYAN STREET, 50 FEET TO A POINT AND THE NORTHWEST CORNER OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LOT NO. 52, 150 FEET TO A POINT ON THE NORTH SIDE OF A 16 FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG SAID 16 FOOT ALLEY, 50 FEET TO A POINT AND THE SOUTHEAST CORNER OF LOT NO. 50; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 50, 150 FEET TO THE PLACE OF BEGINNING. BEING LOT NO. 51 IN THE O.G. IFFT PLAN OF LOTS (UNRECORDED) AND WITH THE IMPROVEMENTS THEREON.

BEING KNOWN AS: 205 BRYAN STREET, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400- SI- G61A-0000

BEING THE SAME PREMISES WHICH ERIC B. SMITH, EXECUTOR OF THE ESTATE OF JOYCE

A. BADER, AIKJA JOYCE ANN BADER, F/KJA JOYCE A. SMITH, DECEASED BY DEED DATED 6/8/2017 AND RECORDED 6/20/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #201706200012749, GRANTED AND CONVEYED UNTO AVERY W. BEAMISH, A MARRIED PERSON.

BCLJ: May 12, 19, 26, 2023

No. 2023-30053

MIDFIRST BANK
vs

KATLYN G. BLACKWELL

PROPERTY ADDRESS: 205 BESSEMER AVENUE, LYNDORA, PA 16045

UPI/TAX PARCEL NUMBER: 052-37-A377-0000

All that certain lot or piece of ground situate in Lyndora, Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 377 in the Lyndora Land and improvement Company's Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 1, Page 7 (fonnerly Plan Book Volume 5, Page 1.)

BEING KNOWN AS: 205 BESSEMER AVENUE, LYNDORA, PA 16045

PROPERTY ID NUMBER: 052-37-A377-0000

BEING THE SAME PREMISES WHICH L & SH PROPERTIES, LLC BY DEED DATED 9/11/2018 AND RECORDED 9/14/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201809140018880, GRANTED AND CONVEYED UNTO KATLYN G. BLACKWELL, UNMARRIED.

BCLJ: May 12, 19, 26, 2023

No. 2023-30067

PENNYMAC LOAN SERVICES LLC
vs

KRISTA DAVIS, BARBARA GRAHAM,

TODD DAVIS

PROPERTY ADDRESS: 423 ISABELLACOURT, ZELIENOPLE, PA 16063

UPI/TAX PARCEL NUMBER: 180-S8-A209

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 209 AS SHOWN ON THE PLAN ENTITLED, "JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN" AND RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA IN PLAT BOOK 358, PAGES 14, 15 & 16.

UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT AND DECLARATION OF EASEMENT AS RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIAAS INSTRUMENT NUMBER 201608220017145.

BEING PARCEL NO.: 180-S8-A209

Having Erected thereon a dwelling known as 423 Isabella Court, Zelenople, PA 16063

BEING THE SAME PREMISES which NVR Inc., a Virginia Corporation , by Deed dated 9/22/2017 and recorded in the Office of the Recorder of Deeds of Butler County on 09/26/2017 in Instrument 201709260020940, granted and conveyed unto Krista Davis and, Todd Davis, Wife and Husband and Barbara Graham, Unmarried.

PARCEL NO.: 180-S8-A209.

BCLJ: May 12, 19, 26, 2023

No. 2023-30044

SPECIALIZED LOAN SERVICING LLC
vs

CHRISTIAN DEGUTIS

PROPERTY ADDRESS: 312 LESLIE ROAD, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-2F90-38GD

ALL THAT CERTAIN piece, parcel or tract ofland situate in MIDDLESEX TOWNSHIP,

BUTLER COUNTY, PENNSYLVANIA, being bounded and described as follows:

BEGINNING at a point in the center line of R.10017, known locally as Leslie Road, a 33 foot right of way, said point being common to the northwest corner of lands of now or formerly W. T. Gardner and the northeast corner of the lot herein conveyed; thence South 5° 18' West presently along a tree line and the western line of lands of W. T. Gardner, a distance of 304.20 feet; thence North 85° 42' West along the northern line of lands now or formerly of Paul J. Miller, a distance of 150.02 feet to a point, the southeast corner of a 1.155 acre tract being other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, thence North 5° 18' East along the easterly line of other lands now or formerly of Raymond R. Mueser and Margaret A. Mueser, a distance of 305.99 feet to a point in the center of R. 10017; thence South 85° 01' East along the center line of L. R. 10017, a distance of 150.00 feet to a point, the place of beginning.

BEING known as Parcel Number 230-2F90-38GD.

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA, PA 16059

PROPERTY ID: 230-2F90-38GD

TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN DEGUTIS BY DEED FROM REBECCA L. DEGUTIS, NOW KNOWN AS REBECCA L. LEMON AND CHRIS DEGUTIS DATED 03/03/2017 RECORDED 03/10/2017 INSTRUMENT NO. 201703100005149.

BCLJ: May 12, 19, 26, 2023

No. 2023-30046

PENNYMAC LOAN SERVICES LLC vs **AMOS GOOD**

PROPERTY ADDRESS: 843 EAU CLAIRE ROAD, HARRISVILLE, PA 16038

UPI/ TAX PARCEL NUMBER: 210-2F120-12C-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 IN THE PIERCE LOT

LINE REVISION PLAN OF LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 368, PAGE(S)20.

BEING THE SAME PREMISES which Paul E. Pierce and Shirley L. Pierce, Husband and Wife, by Deed dated 2/6/2018 and recorded in the Office of the Recorder of Deeds of Butler County on 2/15/2018 in Instrument No. 201802150002991, granted and conveyed unto Amos Good.

PARCEL NO.: 210-2F120-12C-0000 and Part of 210-2F120-12F-0000.

BCLJ: May 12, 19, 26, 2023

No. 2023-30032

WELLS FARGO BANK, N.A. vs **NINA MARIE GROSSMAN, NINA M NORTHROP**

PROPERTY ADDRESS: 167 Naughton Circle, Evans City, PA 16033

UPI/ TAX PARCEL NUMBER: 160-S6-B135-0000

All that certain lot or parcel of ground, situate in the Township of Forward, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 135 on the Plan of Wilsons Ridge, Phases 1 and 2, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 323, Pages 35 to 37, inclusive.

BEING known and numbered as 167 Naughton Circle, Evans City, PA 16033

Being the same property conveyed to Nina M. Grossman, as her sole and separate property who acquired title by virtue of a deed from Matthew E. Northrop and Nina M. Northrop, now known as Nina M. Grossman, dated January 25, 2019, recorded January 31, 2019, at Instrument Number 201901310001873, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 160-S6-B135-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30061

SPECIALIZED LOAN SERVICING LLC
vs
JOSEPH P LARNINO

PROPERIY ADDRESS: 564 MAHOOD ROAD, WEST SUNBURY, PA 16061

UPI/ TAX PARCEL NUMBER : 080-2F108-A30-0000

The land referred to herein below is situated in the county of BUTLER, State of PA and is desaiabd as follows: ALL THAT PARCEL OF LAND IN TOWNSHIP OF CLAY, BUTLER COUNIY, COMMONWEALTH OF PENNSYLVANIA, AS DESCRIBED IN DEED INST# 200703260006, PAGE 0, ID# 080 2FI 08 A30, BEING KNOWN AND DESIGNATED AS:

COMMENCING AT A POINT IN THE CENTER LINE OF LEGISLATIVE ROUTE 10055, AT A POINT ON THE LINE OF LANDS NOW OR FORMERLY OF N. CAIN, THE NORTHWEST CORNER OF THE PROPERIY HEREIN DESCRIBED; THENCE ALONG THE CENTER LINE OF LEGISLATIVE ROUTE I 0055 NORTH 51° 37' 00" EAST A DISTANCE OF 300.00 FEET TO A POINT; THENCE ALONG LINE OF LANDS NOW OR FORMERLY MCKEE SOUTH 2° 00' 00" EAST A DISTANCE OF 626.16 FEET TO AN IRON PIN; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF MCKEE SOUTH 88° 00' 00" WEST A DISTANCE OF 242.83 FEET TO AN IRON PIN ON LANDS NOW OR FORMERLY OF D. PATTERSON; THENCE ALONG LANDS NOW OR FORMERLY OF PATTERSON AND CAIN, NORTH 2° 00' 00" WEST, A DISTANCE OF 450.00 FEET TOA POINT IN THE CENTER LINE OF LEGISLATIVE ROUTE 10055, THE PLACE OF BEGINNING.

BEING LOT NO. 1 IN THE PLAN OF SUBDIVISION FOR THE ESTATE OF CHARLOTTE A. LOEW AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNIY AT RACK FILE 113, PAGE 12.

Property Address:
564 MAHOOD RD
WEST SUNBURY, PA 16061

Parcel Number:
080-2FI 08-A30-0000

BEING KNOWN AS: 564 MAHOOD ROAD WEST SUNBURY, PA 16061

PROPERIY ID: 080-6980-7810

TITLE TO SAID PREMISES IS VESTED IN JOSEPH P. LARNINO AND ELIZABETH M. LARNINO, HUSBAND AND WIFE BY DEED FROM JOSEPH P. LARNINO, MARRIED DATED 03/16/2007 RECORDED 03/26/2007 INSTRUMENT NO. 2007032600006894.

BCLJ: May 12, 19, 26, 2023

No. 2020-30071

21ST MORTGAGE CORPORATION, ASSIGNEE OF MERS AS NOMINEE FOR CIT GROUP/CONSUMER FINANCE INC. vs
KATHLEEN LAURIA, STEVEN LAURIA

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051

UPI/TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to s point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppinger, South 88 degrees West, a distance of 641 feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: May 12, 19, 26, 2023

No. 2023-30071

WHITESTOWN TOWNHOMES LLC
vs
GABRIEL LUTZ

PROPERTY ADDRESS: 129 WHITESTOWN VILLAGE, APARTMENT B, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-65-83568-0000

ALL THAT CERTAIN Unit situate in Butler Township, Butler County, Commonwealth of Pennsylvania, being designated as Unit 3568 in Whitestown Village Townhouses, a Unit property project, submitted to the provisions of the Unit Property Act (Act of July 3, 1963 P.L. 196) pursuant to Declarations recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 963, Page 699: the Declaration Plan entitled "DedARATION Plan for Whitestown Village Townhouses" in the Whitestown Village Composite Unit Property Plan and recorded in said Recorder's Office in Rack File 63, Page 6A, 68 and 6C, including the Subdivision Plan for Whitestown Village Composite Unit Property Plan and SubPlan 1 Roadway, Easements and Utility Plan for Whitestown Village Composite Unit Property Plan and SubPlan 2 Title Plan for Whitestown Village Composite Unit Property Plan, all as recorded in said Recorder's Office in Rack File 63, Pages 4, 5A and 58, and by reference therein and thereto incorporated into the Whitestown Village Townhouses and the amended Code of Regulations for Whitestown Village Townhouses, recorded in the Recorder's Office in Deed Book Volume 968, Page 549.

SUBJECT to reservations, easements, conditions, and encumbrances, more specifically set forth in the DedARATION and the Amended Code of Regulations above referenced to, recorded as aforesaid.

SUBJECT to the conditions, reasons and purposes set forth in a Deed of Clarification Between Jolin Construction Corporation, a/k/a American Land and Leisure Corporation, and American Land and Leisure Corporation, date June 19, 2006, and recorded July 5, 2006, as aforesaid, at Instrument Number 200607050016844.

TOGETHER WITH AND SUBJECT TO easements in, over and across the land above described and other lands of the declarant contiguous therewith for the following purposes:

- (a) Road or driveway for ingress, egress and regress to and from the property above described and the Whitestown Road to be used by the unit owners in the Whitestown Village Townhouses, their heirs and assigns, in common with the declarant as owner of adjoining premises, its successors and assigns;
- (b) Sewer, water, electricity, and gas utility service, including the necessary poles, pipes, wires, fittings, valves and other appurtenances, to serve the Whitestown Village Townhouses, and also to serve other land held by declarant.

BEING the same premises title, to which became vested in Gabriel Lutz by deed of Lawrence R. Newman dated June 19, 2018, and recorded in Butler County at Instrument Number 201806260012657 on June 26, 2018.

BEING KNOWN as 1298 Whitestown Village, Butler, PA 16001 Butler County Parcel Number 056-65-8356B-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30058

AMERISAVE MORTGAGE CORPORATION
vs
JOHN LUTZ

PROPERTY ADDRESS: 254 ANDERSON ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-2F733-9E0000

ALL THAT CERTAIN lot or parcel of ground situate in Penn Township, Butler County, Pennsylvania, being more accurately described as follows:

BEGINNING at a point in the center line of T-490 A.K.A. Anderson Road; said point being South 11° 29' 00" East, a distance of 20.09 feet from the Northeast corner of the parcel of which this is a part; thence through lands now or formerly of William J. Gass, Jr., North 86° 31' 00" West, a distance of 400.12 feet to a point; thence continuing through the lands now or formerly of William J. Gass, Jr., South 3° 29' 00" West, a distance of 224.80 feet to a point; thence continuing through same, South 86° 31' 00" East, a distance of 460.69 feet to a point in the center line of T-490; thence by said center line, North 11° 29' 00" West, a distance of 234.53 feet to the point of BEGINNING.

HAVING erected thereon a one story frame dwelling house. PARCEL NO. 270-2F73-39E-0000
Being the same premises which Tammy Lutz, by deed dated 07/09/2021 and recorded 07/13/2021 in the Office of the Recorder of Deeds in and for the County of Butler, in Instrument No. 202107120019709, granted and conveyed unto John Lutz, in fee.

Tax Parcel: 270 2F733 9E0000

Premises Being: 254 Anderson Rd, Butler, PA 16002

BCLJ: May 12, 19, 26, 2023

No. 2023-30034

MORTGAGE ASSETS MANAGEMENT, LLC vs
JUDITH A. NEILL, IN HER CAPACITY AS HEIR OF RONALD R. MCCANDLESS, TWILA STEWART, IN HER CAPACITY AS HEIR OF RONALD R. MCCANDLESS, UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD R. MCCANDLESS

PROPERTY ADDRESS: 451 GREAT BELT ROAD, BUTLER, PA 16001

UPI /TAX PARCEL NUMBER: 190-1F155-6B-0000

ALL THOSE TWO (2) CERTAIN PIECES,

PARCELS OR TRACTS OF LAND SITUATE IN JEFFERSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT ONE: BEGINNING AT A POINT AT THE PUBLIC ROAD LEADING FROM HERMAN TO THE FREEPORT ROAD AT THE EASTERN EDGE OF A PRIVATE DRIVEWAY, THE SOUTHWEST CORNER OF THE LAND HEREIN CONVEYED; THENCE NORTH ALONG THE EASTERN SIDE OF SAID PRIVATE DRIVEWAY 180 FEET, MORE OR LESS, TO A POINT ON LNE OF LANDS OF STROBEL, THE NORTHWEST CORNER; THENCE EAST ALONG THE STROBEL LANDS 160 FEET, MORE OR LESS, TO A POINT AT THE AFOREMENTIONED PUBLIC ROAD, THE NORTHEAST CORNER; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SAID PUBLIC ROAD LEADING FROM HERMAN TO THE FREEPORT ROAD, 160 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, SAID PARCEL OF LAND BEING TRIANGULAR IN SHAPE AND CONTAINING APPROXIMATELY 27/100THS OF AN ACRE, AND HAVING THEREON ERECTED A FRAME DWELLING HOUSE.

TRACT TWO: BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF LANDS OF R. STROBEL AND THE EAST LINE OF LANDS OF GAILLOT AND THE CENTER LINE OF LEGISLATIVE ROUTE NO. 10033: THENCE SOUTH 44 DEGREES WEST ALONG THE CENTER LINE OF LEGISLATIVE ROUTE NO. 10033 A DISTANCE OF 118.40 FEET TO A POINT, THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG LINE OF LANDS OF GAILLOT A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT ON LIEN OF LANDS OF H.N., STROBEL: THENCE SOUTH 89 DEGREES 32 MINUTES ESAST ALONG LINE OF LANDS OF MCCANDLESS A DISTANCE OF 200 FEET TO A POINT IN THE CENTERLINE OF LEGISLATIVE ROUTE NO. 10033; THENCE NORTH 44 DEGREES EAST ALONG THE CENTER LINE OF SAID LEGISLATIVE ROUTE NO. 10033 A DISTANCE OF 5 FEET TO A POINT, THE PLACE OF BEGINNING BEIONG A STRIP OF LAND 5 FEET IN WIDTH OFF THE SOUTH END OF THE GAILLOT PROPERTY

UNDER AND SUBJECT TO A RIGHT OF WAY FOR A GAS AND PIPE LINE BEING KNOWN AS: 451 GREAT BELT ROAD, BUTLER, PA 16002
PROPERTY ID: 190-1F155-6B-0000

TITLE TO SAID PREMISES IS VESTED IN RONALD R. MCCANDLESS BY DEED FROM RONALD R. MCCANDLESS, DATED JUNE 4, 2009 RECORDED JULY 6, 2009 IN INSTRUMENT NO. 200907060015227

RONALD R. MCCANDLESS DEPARTED THIS LIFE ON OR ABOUT NOVEMBER 23, 2021

BCLJ: May 12, 19, 26, 2023

No. 2023-30069

MCLP ASSET COMPANY INC
vs
JEREMY R. ROWLEY

PROPERTY ADDRESS: 162 HECK ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F75-A3S-0000

All that certain lot or parcel located in Buffalo Township, Butler County, Pennsylvania, known as Lot No. 6 and also known as parcel A3S in the Heck Road Plan of Lots recorded at Plan Book Volume 150, page 39 and the revised Heck Road Plan of Lots recorded at Plan Book Volume 183, page 38, all in the Office of the Recorder of Deeds of Butler County, and being more particularly described as follows:

Beginning at a point where the boundary line between Lots 5 and 6 of the Heck Road Plan of Lots intersects with the northwestern border of Township Road 618, also known as Heck Road; thence along the boundary line between Lots 5 and 6, North 46 degrees 56 minutes 24 seconds West, 309.68 feet to a point on the boundary line between the Heck Road Plan of Lots and the property now or formerly of Deanna Ekas; thence along said boundary line, North 37 degrees 4 minutes 29 seconds East, a distance of 122.56 feet to a point along the boundary line between Lots 6 and 7; thence along the boundary line between Lots 6 and 7 South 52 degrees 55 minutes 31 seconds East, a distance of 318.90 feet to a point along the northern boundary of Heck Road; thence along said boundary South

41 degrees 6 minutes 6 seconds West, a distance of 155.23 feet to a point, being the place of beginning.

BEING THE SAME PREMISES which Dennis G. Renaldi and Sandra L. Renaldi, Husband and Wife, by Deed dated 10/1/2010 and recorded in the Office of the Recorder of Deeds of Butler County on 10/12/20 10 in Instrument No. 201010120023333, granted and conveyed unto Jeremy R. Rowley.

PARCEL NO.: 040-1F75-A3S-0000.

BCLJ: May 12, 19, 26, 2023

No. 2023-30068

DU MORTGAGE CAPITAL, INC.
vs
WILLIAMSEYBERT, CO-ADMINISTRATOR OF THE ESTATE OF TERENCE W. KWIATKOWSKI, DECEASED, KATHY PROTZMAN, CO-ADMINISTRATOR OF THE ESTATE OF TERENCE W. KWIATKOWSKI, DECEASED

PROPERTY ADDRESS: 111 SHADY AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-B75-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in Butler Township, Butler County, Pennsylvania, being Lots No. 74, 75, 76, and 77 in the Butler Highfields Plan of Lots as recorded in Plan Book 3, page 35, being more accurately described as follows:

ON the North 100 feet, more or less, by Shady Avenue; on the East 140 feet, more or less, by Lot # 73; on the South 100 feet, more or less, by Shady Way; and on the West 140 feet, more or less, by Lot# 78.

Lot# 77 having thereon erected a brick dwelling house.

BEING THE SAME PREMISES which Olana Purcell, now Olana Razny and Leonard F. Razny, Jr., her husband, by Deed dated October 11, 1984 and recorded on October 22, 1984, in the Butler County Recorder of Deeds Office at Deed Book Volume 1207 at Page 519, granted and conveyed unto Terence W. Kwiatkowski and Terry A. Kwiatkowski, his wife. Terry A. Kwiatkowski departed this life on or about February 17, 2018, thereby vesting title to Terence W.

Kwiatkowski by operation of law. Terence W. Kwiatkowski departed this life on or about September 22, 2019. Decedent's estate has been raised and Letters of Administration were granted to William Seybert and Kathy Protzman under File No. 10-20-0174 by the Register of Wills of Butler County. Where by operation of law, title vested in William Seybert and Kathy Protzman, as Co-Administrators of the Estate of Terence W. Kwiatkowski.

Being Known as 111 Shady Avenue, Butler, PA 16001 Parcel 1.0. No. 055-28-875-0000

BCLJ: May 12, 19, 26, 2023

No. 2023-30051

FREEDOM MORTGAGE CORPORATION vs **BRYAN ST. GERMAIN, RACHEL ST. GERMAIN-FIGUERAS**

PROPERTY ADDRESS: 1802 POINTE VIEW DRIVE, MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S18-B8B-0000

All that certain lot or parcel of ground situate in Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being known as Lot 8B as shown on the Plan entitled "Adams Pointe-PRO Amendment No. 12-Lots 8 &14", recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 353, page 48.

BEING KNOWN AS: 1802 POINTE VIEW DRIVE, MARS, PA 16046

PROPERTY ID NUMBER: 010-S18-BSB-0000

BEING THE SAME PREMISES WHICH NVR INC., A VIRGINIA CORPORATION BY DEED DATED 4/26/2016 AND RECORDED 4/27/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201604270007914, GRANTED AND CONVEYED UNTO RACHEL ST. GERMAIN-FIGUERAS AND BRYAN ST. GERMAIN, WIFE AND HUSBAND.

BCLJ: May 12, 19, 26, 2023

No. 2023-30056

PLANET HOME LENDING, LLC vs **GABRIEL MICHAEL VARRENTI**

PROPERTY ADDRESS: 781 NORWEGIAN SPRUCE DRIVE. MARS, PA 16046

UPI/ TAX PARCEL NUMBER: 010-S12-B8B

ALLTHAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 8-B in Townhouse Building B Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 291, page 27.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions, including but not limited to easements and assessments created therein, as recorded in Record Book 2369, page 651; First Amendment in Record Book Volume 2433, page 40; Second Amendment in Record Book Volume 2463, page 351; Third Amendment in Record Book Volume 2506, page 312; Fourth Amendment in Record Book Volume 2693, page 956; Fifth Amendment in Instrument No. 200107270020603 and Sixth Amendment in Instrument No. 200206270022003; and Instrument No. 200407120022712 and First Amendment in Instrument No. 200411090035851.

SUBJECT TO an 8 foot easement for utilities as they now exist extending from the front and rear of unit

PARCEL NO. 010-S12-BSB.

BCLJ: May 12, 19, 26, 2023

Sheriff of Butler County, Michael T. Slupe