

**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: Mae C Allen**

Late of: Middlesex Township PA  
 Executor: Robert Keith Allen  
 213 Homestead Drive  
 Valencia PA 16059  
 Attorney: Adam C Kish Esquire  
 5790 Morland Drive North  
 Adamstown MD 21710

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Marian L Barkley**

Late of: Zelenople PA  
 Executor: Matthew T Barkley  
 115 Meehan Lane  
 New Brighton PA 15066  
 Attorney: Janice H Chisnell  
 140 Golden Gate Drive  
 Verona PA 15147

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Beth A Black**

Late of: Zelenople PA  
 Administrator: Cathy Beighey  
 110 Peffer Street  
 Zelenople PA 16063  
 Administrator: Amy Daning  
 511 South Oliver Street  
 Zelenople PA 16063  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelenople PA 16063

BCLJ: May 19, 26, & June 2, 2023

**Estate of: William J Davis**

Late of: Buffalo Township PA  
 Executor: Jenna Nicole Davis  
 117 Pickwick Place  
 Millersville PA 17551  
 Attorney: Kelley I Harley  
 Jaffe & Kecskemethy PC  
 101 East Diamond Street Suite 204  
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Raymond David Lunn**

Late of: Harrisville PA  
 Executor: James Richard Lunn Sr  
 427 Portman Road  
 Butler PA 16002  
 Attorney: Matthew E Fischer  
 114 West Cunningham Street  
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Dennis P Meals****a/k/a: Dennis Paul Meals**

Late of: Clay Township PA  
 Administrator: Christina R Simmers  
 103 Johnson Drive  
 Butler PA 16001  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Patricia Hoerner Rebholz****a/k/a: Patricia J Hoerner**

Late of: Middlesex Township PA  
 Administrator: Jerome J Rebholz Sr  
 119 Buckingham Dr Ext  
 Valencia PA 16059  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Audra Imogene Roberts**

Late of: Jackson Township PA  
 Administrator: Florence Jane Poff  
 1930 Bretton Lane  
 York PA 17408  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

BCLJ: May 19, 26, & June 2, 2023

**Estate of: H Gary Roudybush**  
**a/k/a: Herman Roudybush**  
 Late of: Penn Township PA  
 Executor: Cheryl L Hay  
 112 E Metzger Avenue  
 Butler PA 16001  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street Suite 101  
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Deanna M Shannon**  
 Late of: Cranberry Township PA  
 Executor: Charles Joseph Shannon  
 586 Brandywine Drive  
 Cranberry Twp PA 16066  
 Attorney: George Steffish III  
 Steffish & Lafferty PC  
 121 North Washington Street  
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

**Estate of: Betty Silsby**  
 Late of: Butler Township PA  
 Executor: Susan J Schoonover  
 108 Sunbury Fields Apt 1  
 Butler PA 16001  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 106 South Main St, Ste 603  
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

**SECOND PUBLICATION**

**Estate of: Thomas P Angert**  
 Late of: Connoquenessing 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  
 Zelienople 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

**THIRD 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 Fuscaldo & 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 Freepport 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 &amp; 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 &amp; 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 &amp; Graham LLP

128 West Cunningham Street

Butler PA 16001

BCLJ: May 5, 12, 19, 2023

**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH April 14, 2023**

Recorded April 10, 2023 - April 14, 2023

**Alenchery, Amala J; Joe, Allen**--TD BK  
NA--Cranberry Twp Sub/Condo:Parkplace  
Amendment No 14 Lot:2B-B Street:308  
Cross Creek Dr Parcel:130-531-  
Cbb:\$370,025.00**Anand, Mona; Anand, Sandeep**--  
FIRST COMMONWEALTH BK--Adams  
Twp Street:805 Tahoe Ln Parcel:010-  
S13-A416:\$291,400.00**Anthony, Francesca**--FARMERS  
NATL BK CANFIELD--Venango Twp  
Sub/Condo:Greencrest II Plan Lot:3  
Street:322 Venango Rd Parcel:300-2F38-  
9C:\$266,000.00**Arnold, David B; Arnold, Rebecca A**--  
ROCKET MTG LLC--Middlesex Twp  
Sub/Condo:Keithwood Manor Plan Lot:10  
Street:106 Keithwood Dr Parcel:230-S2-  
43Ea1:\$245,000.00**Baptiste, Joanne C; Baptiste, Terry aka;  
Baptiste, Terry L aka**--NEXTIER BK  
NA--Donegal Twp Sub/Condo:Murray  
Rev Plan Lot:1 Street:401 Donaldson Rd  
Parcel:140-1F63-22B:\$50,400.00**Bell, Chelsea; Bell, Robert**--JPMORGAN  
CHASE BK NA--Jefferson Twp Sub/  
Condo:Neese Foertsch & Neese Plan  
Lot:1 Street:720 Saxonburg Rd Parcel:190-  
2F12-13B:\$214,000.00**Belles, Laverne**--REDEVELOPMENT  
AUTH BUTLER CO--Winfield Twp  
Street:127 Old Orchard Dr Parcel:320  
-S1-50-0007:\$15,625.00**Belles, Shane R**--ARMCO CRED UN--  
Bruin Boro Street:108 Washington Street  
Parcel:340-S1-D2:\$77,600.00**Blair, Frank aka; Blair, Frank J aka; Blair,  
Renate**--FARMERS NATL BK CANFIELD-  
-Washington Twp Sub/Condo:Blair Sub  
Lot:2 Street:279 Hilliard Rd Parcel:310-  
3F12-43B Acre:3.47:\$24,695.75**Blessing, Matthew; Smith, Holly**--ROCKET  
MTG LLC--Butler City Ward:4 Street:567  
3Rd St Parcel:564-47-49:\$144,827.00**Boy, George Anthony; Boy, Nicole**--  
GUARANTEED RATE AFFINITY LLC--  
Middlesex Twp Sub/Condo:Weatherburn  
Heights Prd Ph 1B Lot:166 Street:2068  
Eagle Ridge Drive Parcel:230-  
S16-C166:\$577,150.00**Brennan Group Holdings LLC; Brennan  
Group LP**--WASHINGTON FIN BK-  
-Adams Twp Sub/Condo:Sunrise  
Acres Ph 2 Lot:210 Parcel:010-

**Notice of Revocable Trust  
Pursuant to 20 Pa. C.S. §7755(c)**

Notice is hereby given of the administration of **THE SIMEON L. HARDY AND MARGARETTA E. HARDY REVOCABLE LIVING TRUST AGREEMENT**. The Settlor of the Trust, SIMEON L. HARDY, a resident of Butler County, Pennsylvania, died on March 02, 2022. All persons having claims against SIMEON L. HARDY are requested to make known the same to the Trustee or attorney named below. All persons indebted to SIMEON L. HARDY are requested to make payment without delay to the Trustee or attorney named below.

Lexie Graham  
1196 Slippery Rock Road  
Grove City, PA 16127

OR

Marjorie L. Berg  
13789 Apollo Road  
Glen Rock, PA 17327

Amy E. Molloy, Esquire  
Molloy Law, LLC  
15 Woodland Center Drive  
P.O. Box 687  
Grove City, PA 16127

BCLJ: May 19, 26, & June 2, 2023

**TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of the **Ankrom Living Trust** dated October 14, 2022. Alan T. Ankrom, Grantor of the trust, of Butler, Butler County, Pennsylvania, died on April 5, 2023. All persons having claims against Alan T. Ankrom are requested to make known the same to the trustee or attorney named below. All persons indebted to Alan T. Ankrom are requested to make payment without delay to the trustee or attorney named below.

Laura K. Ankrom, Trustee  
c/o Nicholas Longinotti, Esquire  
Sechler Law Firm LLC  
20206 Route 19, Suite 300  
Cranberry Twp, PA 16066

BCLJ: May 19, 26, & June 2, 2023

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

IN THE MATTER OF: Ms.D. 23-40097  
Notice is hereby given that, on April 14, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Silas Peter Bruno** to Silas Peter Olivet.

The Court has fixed the 11th day of July, 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.

Heather M. Papp-Sicignano, Esq  
20581 Route 19, Suite 1  
Cranberry Township, PA 16066

BCLJ: May 19, 2023

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

IN THE MATTER OF: Ms.D. 23-40096  
Notice is hereby given that, on April 14, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Lauren Rachelle Schamberg** to Lauren Rachelle Olivet.

The Court has fixed the 11th day of July, 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.

Heather M. Papp-Sicignano, Esq  
20581 Route 19, Suite 1  
Cranberry Township, PA 16066

BCLJ: May 19, 2023

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

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

In the matter of Ms.D. 2023-40074

Notice is hereby given that, on the 5th day of April, 2023, a Petition For Change of Name of a Minor, was filed in the above-named Court by Jamie Kohan, Parent and Natural Guardian of Dustin Michael Rape, a minor, requesting an Order of Court to change the name of **Dustin Michael Rape**, a minor, to Dustin Michael Kohan.

The Court has fixed the 27th day of June, 2023, at 9:45 A.M., in Court Room number 3 of the Butler County Government Center 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 19, 2023

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

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

In the matter of Ms.D. 2023-40075

Notice is hereby given that, on the 5th day of April, 2023, a Petition For Change of Name of a Minor, was filed in the above-named Court by Jamie Kohan, Parent and Natural Guardian of Dominic Gage Bruce Rape, a minor, requesting an Order of Court to change the name of **Dominic Gage Bruce Rape**, a minor, to Dominic Gage Bruce Kohan.

The Court has fixed the 27th day of June, 2023, at 9:45 A.M., in Court Room number 3 of the Butler County Government Center 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 19, 2023

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

Notice of Filing of Petition to Declare  
Petitioner Owner of Abandoned/Untitled  
Vehicle

MsD 2023-40126

Daniel A. Saeler, Petitioner  
vs.  
John Doe, Respondent

Notice is hereby given that on May 10, 2023, a petition was filed in the above Court, seeking transfer of title to a **2006 Harley Davidson motorcycle, VIN 1HD1FCW136Y687732**, from John Doe, an unknown individual, to Daniel A. Saeler free and clear of any liens or security interests held by any unknown party. The Court has set August 1, 2023 at 9:45 AM in Courtroom 3 of the Butler County Government Center as the time and place for a hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Michael S. Lazaroff, Esquire  
Attorney at Law  
277 West Main St., PO Box 216  
Saxonburg, PA 16056  
724-352-4905

BCLJ: May 19, 2023

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## **Lawyers Concerned for Lawyers**

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Compassion Fatigue  
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**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, 6B 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 5B, 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