

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: Kathryn A Best

Late of: Summit Township PA
Executor: Kelly Jo Altmire
218 Chicora Road
Butler PA 16001
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: March 22, 29 & April 5, 2024

Estate of: Jean Ann Clark-Carnahan

Late of: Butler PA
Executor: Fredrick Charles Carnahan Jr
535 E Brady Street
Butler PA 16001
Attorney: John R Seltzer
713 Wilmington Avenue
New Castle PA 16101
BCLJ: March 22, 29 & April 5, 2024

Estate of: William Joseph Foster

a/k/a: William J Foster

Late of: Marion Township PA
Executor: Darlene Bishop
6801 Langdon Way
Lake Worth FL 33463
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: March 22, 29 & April 5, 2024

Estate of: Lou Ann Gallanar

Late of: Cranberry Township PA
Executor: Robin Ondo
616 Partridge Drive
Cranberry Township PA 16066
Attorney: Cynthia A Howell
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086
BCLJ: March 22, 29 & April 5, 2024

Estate of: Donald Burdette Hoffman

a/k/a: Donald B Hoffman

Late of: Slippery Rock Township PA
Administrator: Lori A Hoffman
738 West Liberty Road
Slippery Rock PA 16057
Attorney: Thomas R Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: March 22, 29 & April 5, 2024

Estate of: Jean Ann Jenkins

a/k/a: Jean Ann Dudas

Late of: Buffalo Township PA
Executor: Evan J Jenkins
53 S 23rd St
Pittsburgh PA 15203
Attorney: R Anthony Deluca
Deluca Ricciuti & Konieczka
225 Ross St 4th FL
Pittsburgh PA 15219
BCLJ: March 22, 29 & April 5, 2024

Estate of: Carolyn F Johnston

Late of: Harmony PA
Executor: David J Johnston
102 Evergreen Drive
Aliquippa PA 15001
Attorney: Michael W Nalli
Nallii Elias & Associates PC
150 Pleasant Drive, Suite 101
Aliquippa PA 15001
BCLJ: March 22, 29 & April 5, 2024

Estate of: Jason L Lassinger

Late of: Jefferson Township PA
Administrator: Jaylee K Lassinger
105 Charlemagne Drive
Butler PA 16002
Attorney: Julie C Anderson Cela
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: March 22, 29 & April 5, 2024

Estate of: Albert Ross Martin

a/k/a: A Ross Martin

Late of: Butler PA
Executor: Catherine A Martin
213 Cottage Hill Ave
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: March 22, 29 & April 5, 2024

Estate of: Donald S Masyada

Late of: Cranberry Township PA
 Executor: James S Masyada
 4307 Stone Glen Road
 Louisville Ky 40241
 Attorney: James P Shields
 The Elder Law Offices of Shields & Boris
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: March 22, 29 & April 5, 2024

Estate of: John Wilbert Pickerd**a/k/a: John Pickerd**

Late of: Summit Township PA
 Administrator: Ruthann Pickerd
 116 Osche Road
 Butler PA 16002
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Janice Ann Reamer

Late of: Butler Township PA
 Executor: Daniel Reamer
 120 Sarra Lane
 Butler PA 16001
 BCLJ: March 22, 29 & April 5, 2024

Estate of: John P Rehm**a/k/a: John Paul Rehm**

Late of: Butler PA
 Executor: Michael Robert Rehm
 437 Brown Avenue
 Butler PA 16001
 Attorney: Murray S Shapiro
 101 East Diamond Street
 Suite 202
 Butler PA 16001
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Warren Mooney Sacripant**a/k/a: Warren M Sacripant**

Late of: Evans City PA
 Executor: Beverlyanne S Sacripant
 103 Belinda Parkway Apt 4020
 Mount Juliet TN 37122
 Attorney: Steven M Zelinger
 1650 Market Street
 Suite 3600
 Philadelphia PA 19103
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Daniel J Smicik**a/k/a: Daniel Smicik**

Late of: Buffalo Township PA
 Executor: Daniele M Livingston
 403 Parker Road
 Sarver PA 16055

Attorney: Robert B Liotta
 Liotta Law Offices PLLC
 3058 Leechburg Rd Suite 9, 10, & 11
 Lower Burrell PA 15068
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Emilia M Smulski**a/k/a: Emilia Smulski**

Late of: Adams Township PA
 Executor: David Smulski
 136 Mount Vernon Avenue
 Pittsburgh PA 15229
 Attorney: Joseph A Feldman
 Law Office of Max C. Feldman
 1322 5th Avenue
 Coraopolis PA 15108
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Yvonne G Titus

Late of: Adams Township PA
 Executor: William D Newman Jr
 537 Prospect Rd
 Evans City PA 16033
 Attorney: Cynthia A Howell
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Leah K Toth

Late of: Zelenople PA
 Executor: Cynthia Fleeson
 117 Bayberry Lane
 Cranberry Twp PA 16066
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: March 22, 29 & April 5, 2024

Estate of: William Cornelius Williams**a/k/a: William C Williams**

Late of: Lancaster Township PA
 Executor: Carolyn L Paulk
 6132 Heatherfield Court
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: March 22, 29 & April 5, 2024

Estate of: Hazel L Yahn**a/k/a: Hazel Louise Yahn**

Late of: Harrisville PA
 Executor: Deborah L Glenn
 PO Box 236
 1374 Eau Claire Road
 Harrisville PA 16038
 Attorney: Timothy R Bonner

McNickle & Bonner LLP
209 West Pine Street
Grove City PA 16127
BCLJ: March 22, 29 & April 5, 2024

SECOND PUBLICATION

Estate of: Esther Ruth Allen

Late of: Zelenople PA
Administrator: Ray A Kaminski
602 Market Street
Zelenople PA 16063
Attorney: Gregory S Fox
Fox & Fox PC
323 Sixth Street
Ellwood City PA 16117
BCLJ: March 15, 22 & 29, 2024

Estate of: Brian Matthew Angert

Late of: Butler Township PA
Administrator: Patricia K Angert
114 White Avenue
Butler PA 16001
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: Wendy A Bilowich

Late of: Butler PA
Executor: Darla Brannon
350 McGrady Hollow Road
Butler PA 16002
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: Sandra L Cammisa

Late of: Butler Township PA
Executor: Shannon L Mullner
7636 Oxgate Court
Hudson Oh 44236
Attorney: Michael S Butler Esquire
Heritage Elder Law &
Estate Planning LLC
318 South Main Street
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: Lisa Crandell

Late of: Forward Township PA
Executor: Dwane E Crandell
1647 Glade Run Road
Renfrew PA 16053
Attorney: John R Elliott
Anstine & Sparler

117 E Market Street
York PA 17401
BCLJ: March 15, 22 & 29, 2024

Estate of: Gregg J Dolin

Late of: Evans City PA
Administrator: Glenn M Dolin
207 Brookside Court
Seven Fields PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055
BCLJ: March 15, 22 & 29, 2024

Estate of: Cynthia J Gardape

Late of: Cranberry Township PA
Administrator: Aarin Weber
408 Orchard Avenue
Ellwood City PA 16117
Attorney: Andrew Kuzma
Kuzma Law Group PC
200 N 2nd Avenue
Elizabeth PA 15037
BCLJ: March 15, 22 & 29, 2024

**Estate of: Barbara Gayle Groft
a/k/a: Gayle Mohney Groft**

a/k/a: Barbara G Mohney Groft

Late of: Winfield Township PA
Executor: Patricia L Sapp
818 Golfview Drive
McKeesport PA 15135
Executor: Tracy A Hudson
716 Glendale Drive
Rock Hill Sc 29732
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: Margaret Jo Anne Gurner

**a/k/a: M Jo Anne Gurner
a/k/a: Margaret Joanne Gurner
a/k/a: Margaret Jo Anne Gurnare**

Late of: Butler Township PA
Administrator: Anthony Constantino
3062 Eagle Ridge Drive
Valencia PA 16059
Attorney: McKenna Adams
The Elder Law Offices of
Shields and Boris
1150 Old Pond Road
Bridgeville PA 15017
BCLJ: March 15, 22 & 29, 2024

Estate of: Betty J Haberland

Late of: Zelenople PA
Executor: Patti L Ewing

1408 N Main Street
West Baden Springs IN 47469
Attorney: Gene G Dimeo
Dimeo Law Group PLLC
120 Fourth St
Ellwood City PA 16117
BCLJ: March 15, 22 & 29, 2024

Estate of: Arron Craig Jones

Late of: Cranberry Township PA
Administrator: Cameo L Curtis
7658 Franklin Road
Cranberry Twp PA 16066
Attorney: Dorothy J Dohanics
Harry S Cohen & Associates, PC
Two Chatham Center Suite 985
Pittsburgh PA 15219
BCLJ: March 15, 22 & 29, 2024

**Estate of: Larry L Klingensmith
a/k/a: Larry Lee Klingensmith**

Late of: Cranberry Township PA
Executor: Patricia L Klingensmith
4000 Creekview Circle Apt 4328
Cranberry Twp PA 16066
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Flinn Hwy
Allison Park PA 15101
BCLJ: March 15, 22 & 29, 2024

Estate of: Charles F Lamoreaux

Late of: Clay Township PA
Executor: Lynda Lamoreaux-Young
2019 Pine Drive
New Castle PA 16101
Executor: Carla J Grossman
115 Roosevelt Avenue
Waynesburg OH 44688
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: March 15, 22 & 29, 2024

Estate of: Rocco Lanzalotto

a/k/a: Rocco G Lanzalotto

Late of: Butler PA
Executor: Garry C Lanzalotto
220 Thorn Run Road
Butler PA 16001
Attorney: William J Schenck
Schenck & Long
297 Pittsburgh Rd Suite 2b
Butler PA 16002
BCLJ: March 15, 22 & 29, 2024

Estate of: Raymond McCann

Late of: Butler PA
Executor: Richard McCann

123 Oak Ridge Drive
Butler PA 16002
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: William C Mottern

Late of: Cherry Township PA
Executor: Linda V Mottern
256 Redbrush Road
Boyers PA 16020
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: Cheryl Lee Touchet

Late of: Jefferson Township PA
Administrator: Karen J Boltz
215 Hannahstown Road
Cabot PA 16023
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: David R Zembrzusi

Late of: Buffalo Township PA
Executor: Edward R Zembrzusi
212 Cherry Bark Drive
Natrona Heights PA 15065
Executor: Mary Ann Zembrzusi
212 Cherry Bark Drive
Natrona Heights PA 15065
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065
BCLJ: March 15, 22 & 29, 2024

Estate of: Chad Arthur Zinkhann

a/k/a: Chad A Zinkhann

Late of: Butler Township PA
Executor: Sharon L Zinkhann
436 Eagle Mill Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: March 15, 22 & 29, 2024

Estate of: Elmira M Zirnsak

a/k/a: Elmira Zirnsak
Late of: Connoquenessing PA
Executor: Leonard Zirnsak

855 Prospect Road
 Evans City PA 16033
 Executor: Donald Zirnsak
 865 Prospect Road
 Evans City PA 16033
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 15, 22 & 29, 2024

THIRD PUBLICATION

Estate of: James W Bouwkamp
a/k/a: James William Bouwkamp
 Late of: Cranberry Township PA
 Executor: Mary H Bouwkamp
 601 Norman Drive
 Cranberry Township PA 16066
 Attorney: Robert J Winters
 Goehring Rutter And Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143
 BCLJ: March 8, 15, & 22, 2024

Estate of: Dianne Daubenspeck
a/k/a: Dianne M Daubenspeck
 Late of: Franklin Township PA
 Executor: Valerie J Cornetti
 311 Election House Road
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law &
 Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: March 8, 15, & 22, 2024

Estate of: Sandra Duncan
a/k/a: Sandra J Duncan
 Late of: Renfrew PA
 Executor: Sandra J Grafton
 210 Penn Avenue
 Lyndora PA 16045
 Attorney: William J Schenck
 Schenck & Long
 297 Pittsburgh Rd Suite 2b
 Butler PA 16002
 BCLJ: March 8, 15, & 22, 2024

Estate of: Gary E Fanton
a/k/a: Gary Edward Fanton
 Late of: Jefferson Township PA
 Executor: Gloria J Fanton
 112 Marwood Road Apt 4313
 Cabot PA 16023
 Attorney: James H Limbaugh
 Miller & Miller Attorneys at Law PLLC

4767 William Flynn Highway
 Allison Park PA 15101
 BCLJ: March 8, 15, & 22, 2024

Estate of: Rose Ellen Goda
 Late of: Jefferson Township PA
 Executor: Stephen A Goda
 211 Parker Street
 Pittsburgh PA 15223
 Attorney: Nora C Peace
 1501 Mt Royal Blvd
 Glenshaw PA 15116
 BCLJ: March 8, 15, & 22, 2024

Estate of: Nancy K Govan
 Late of: Adams Township PA
 Executor: Christi L Augustine
 116 Govan Lane
 Valencia PA 16059
 Executor: James F Govan
 111 Govan Lane
 Valencia PA 16059
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 8, 15, & 22, 2024

Estate of: Judy Lee Hancock
 Late of: Butler Township PA
 Administrator: James H Hancock
 326 South Home Avenue
 Butler PA 16001
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 8, 15, & 22, 2024

Estate of: Marilyn O Herbster
 Late of: Valencia PA
 Executor: Amy Herbster Scheib
 2978 Chautauqua Dr
 Gibsonia PA 15044
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055
 BCLJ: March 8, 15, & 22, 2024

Estate of: Carl E Jones
a/k/a: Carl Eugene Jones
 Late of: Fairview Township PA
 Executor: Patricia Carol Beck
 104 Cheyenne Drive
 Butler PA 16001
 Attorney: Andrea C Parenti
 Dillon McCandless King

Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066
BCLJ: March 8, 15, & 22, 2024

Estate of: Robert T Mazza

Late of: Saxonburg PA
Executor: Robert P Mazza
611 Sandy Hill Road
Valencia PA 16059
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001
BCLJ: March 8, 15, & 22, 2024

Estate of: Monica M McBride

Late of: Center Township PA
Executor: Cynthia M Koehring
104 Bridle Path Drive
Butler PA 16001
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001
BCLJ: March 8, 15, & 22, 2024

Estate of: Ronald A McCall

Late of: Center Township PA
Administrator: Delores A McCall
PO Box 116
Evans City PA 16033
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler PA 16001
BCLJ: March 8, 15, & 22, 2024

Estate of: Eileen Marie Morin

a/k/a: Leah M Morin

a/k/a: Eileen M Morin

Late of: Connoquenessing Township PA
Administrator: Shawn David Morin
157 Rolling Valley Ln
Butler PA 16001
Administrator: Douglas Wade Morin
507 Whitestown Rd
Butler PA 16001
BCLJ: March 8, 15, & 22, 2024

Estate of: Yvonne Clare Orloski

a/k/a: Yvonne C Orloski

Late of: Washington Township PA
Executor: Erika A Mulligan
14735 Munnberry Oval
Newbury OH 44065
Attorney: Katrine M Erie
Erie Law Offices PC
316 West Jefferson Street
Butler PA 16001

BCLJ: March 8, 15, & 22, 2024

Estate of: Robert J Seiss

Late of: Sarver PA
Executor: Cynthia M Morgano
527 Roup Avenue
Tarentum PA 15084
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: March 8, 15, & 22, 2024

Estate of: Samantha M Swift

a/k/a: Samantha Margaret Swift

Late of: Butler Township PA
Administrator: Dana R Meute
617 Belmont Road
Butler PA 16001
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: March 8, 15, & 22, 2024

Estate of: Laura D Thomas

Late of: Cranberry Township PA
Executor: Bettie Lou Bartolick
342 Arch Street
POB 135
Mars PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055
BCLJ: March 8, 15, & 22, 2024

Estate of: William E Trischler

Late of: Adams Township PA
Executor: Stephen T Cowdin
70425 Old Twenty One Rd
Cambridge OH 43725
Attorney: Jennifer L Rawson
Eckert Seamans Cherin & Merlott LLC
600 Grant St 44th Floor
Pittsburgh PA 15219
BCLJ: March 8, 15, & 22, 2024

Estate of: Charles E Tosi Jr

a/k/a: Charles Tosi Jr

Late of: Butler PA
Administrator: Curtis A Tosi
202 Beech Road
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002
BCLJ: March 8, 15, & 22, 2024

NOTICE

Dennis P. Wyant, deceased, of Lyndora,
Case No. OC 2023-00101, Petition to
Determine Title filed by Marlena Otte, 10
Butler Rd., Lyndora, PA 16045.

Peter B. Lewis
Neighborhood Legal Services,
928 Penn Ave.
Pittsburgh, PA 15222
Counsel

BCLJ: March 15, 22 & 29, 2024

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration
of THE THOMAS R. TOMAYKO AND MARY
E. TOMAYKO REVOCABLE LIVING TRUST.
Thomas R. Tomayko and Mary E. Tomayko,
Grantor of the Trust, of 1105 Seneca Dr.,
Harmony, Pennsylvania, 16037 died on
July 13, 2023 and December 31, 2023. All
persons having claims against the Trust are
requested to make known the same to the
Co-Trustees or Attorney named below. All
persons indebted to the Trust are requested
to make payment without delay to the Co-
Trustees or Attorney named below.

Thomas M. Tomayko, Co-Trustee
174 Saint Ives Way
Zelienople, PA 16063

Robert D. Tomayko, Co- Trustee
121 Cottage Hill Ave.
Butler, PA 16001

Sarah G. Hancher, Esquire
Hancher Law Office
101 North Green Lane
Zelienople, PA 16063

BCLJ: March 8, 15, & 22, 2024

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 17th day of May, 2024** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution June 14, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30010

TOWD POINT MORTGAGE TRUST 2020-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE

vs
JUDITH BROOKS AKA JUDITH SARVER .SOLELY IN HER CAPACITY AS HEIR OF DEBORAH L. SARVER, DECEASED, THE UNKNOWN HEIRS OF DEBORAH L. SARVER, KATHLEEN LEHNERD, SOLEY IN HER CAPACITY AS HEIR OF DEBORAH L SARVER, DECEASED, JOHN SARVER, SOLEY IN HER CAPACITY AS HEIR OF DEBORAH L SARVER, DECEASED

PROPERTY ADDRESS: 265 NORTH DUFFY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-3-A5-0000

ALL THAT CERTAIN Piece, Parcel and Tract of Land Situate in Butler Township, Butler County, Pennsylvania, Bounded and Described as Follows: Beginning at a Point in the Center Of the Duffy Road at the Southeast Corner of Lot No. 4 In The Same Plan; Thence South 1 Degrees 36 Minutes East Along The Center Line Of Duffy Road, Eighty (80) Feet To A Point At The Northeast Comer Of Lot No. 6 In The Same Plan; Thence South 88 Degrees 24 Minutes West Along Line Of Lot No. 6 In The Same Plan, Three Hundred Thirty-Five (335) Feet to a Point On Other Lands Of Donald H. Waite

at the Northeast Comer Of Lot No. 6 In The Same Plan; Thence North 1 Degrees 36 Minutes West Along Other Lands Of Donald H. Waite Et Ux., Eighty (80) Feet to a Point at the Southwest Comer Of Lot No. 4 In The Same Plan; Thence North 88 Degrees 24 Minutes East Along Line Of Lot No. 4 in the Same Plan, Three Hundred Thirty-Five (335) Feet to a Point at the Southeast Corner of Lot No. 4, At The Place Of Beginning. Being Lot No. 5 in the Donald H. Waite plan of lots.

BEING KNOWN AS: 265 NORTH DUFFY ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 056-3-A5-0000

BEING THE SAME PRE1VHSES WHICH ESTATE OF RICHARD C. SARVER, JUDITH JANE BROOKS, EXECUTRIX BY DEED DATED 12/3/2007 AND RECORDED 12/5/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.:200712050030814, GRANTED AND CONVEYED UNTO DEBORAH L. SARVER, NOW DECEASED.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30003

BAYVIEW LOAN SERVICING LLC
vs
DOUGLAS A CICHONSKI, TERESA WILSON

PROPERTY ADDRESS: 265 EAST WASHINGTON STREET, AKA 270 EAST WASHINGTON STREET, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430-S2-A23W-0000

ALL that certain piece, parcel or tract of land lying, being and situate in the Borough of Harrisville, Butler County, Pennsylvania, being known and designated as Lot I in the Plan of Subdivision, Phase 2, For Mershimer Sales, Inc. as recorded in the Office of the Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

Beginning at a point, said point being the Northeast comer of said Lot 11; thence from said beginning point South 05 Degrees 15' 00" West, a distance of 270.00 feet to a point; thence North 41 Degrees 48' 48" West, a distance of 188.00 feet to a point; thence North 13 Degrees 56' 33" West, a distance

of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arch distance of 75.00 feet to a point; thence South 67 Degrees 1T 48" East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less. Title to said Premises vested in Douglas A. Cihonski and Teresa Wilson by Deed from Andrew P. Ottoviani et al dated January 25, 2002 and recorded on January 29, 2002 in the Butler County Recorder of Deeds as Instrument No. 200201290003431.

Being known as: 265 East Washington Street aka 270 East Washington Street, Harrisville, PA 16038

Tax Parcel Number: 430-S2-A23W-0000

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30013

METROPOLITAN LIFE INSURANCE COMPANY

vs

CARRIE COULTERSOLEY IN HER CAPACITY AS KNOWN HEIR OF JOSEPH L FITZGERALD, DECEASED, THE UNKNOWN HEIRS OF JOSEPH L FITZGERALD

PROPERTY ADDRESS: 2645 WEST SUNBURY ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 210-2F47-8E-0000

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

BOUNDED ON THE NORTH. BY LOT OF LAND NOW OR FORMERLY OF CATHERINE MCCULLOUGH HEIRS; ON THE EAST BY PUBLIC HIGHWAY KNOWN AS BUTLER- FRANKLIN ROAD; ON THE SOUTH BY LOT OF LAND NOW OR FORMERLY OF D. G. COURTNEY HEIRS, FORMERLY MICHAEL MCLAUGHLIN; AND ON THE WEST BY LAND OF J. MORTLAND HEIRS.

Parcel Number 210-2F47-8E-0000

Property Address: 2645 West Sunbury Road, Boyers, PA 16020-1811

BEING the same premises which KAREN M. HEDGLIN AND THOMAS A. FITZGERALD, AS TENANTS IN COMMON by Deed dated March 6, 2006, and recorded in the Office of Recorder of Deeds of Butler County on March 9, 2006 Instrument# 2006030900053 l 7 granted and conveyed unto JOSEPH L. FITZGERALD, A SINGLE MAN. Joseph L. Fitzgerald departed this life on December 17,2021.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30012

SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS

vs

CODY R. DAILEY, ZACHARY INFANTINO, TRISTYN PARKER, NATHAN NAGY

PROPERTY ADDRESS: 198 WEST PEARL STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-11-34-0000

ALL THAT CERTAIN lot of ground situate in the Fifth Ward of the City of Butler, Butler County Pennsylvania, being bounded and described as follows:

On the North, 67.5 feet by lands of now or formerly of Zeno F Henninger, on the East, 99 feet by lands of now of formerly George C. Stewart, now or formerly J. Charles Dengler, on the South 67.5 feet by West Pearl Street and on the West 98.7 feet by North Washington Street Having thereon erected a two-story frame dwelling house.

PARCEL NO. 565-11-34-0000

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 198 West Pearl Street, Butler, PA 16001

BEING THE SAME PREMISES which Bradley R. Christie and Rafinurlis Eve Campbell, by Deed dated August 21, 2018 and recorded September 21, 2018 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 201809210019377 granted and conveyed unto Cody R. Dailey, Zachary Infantino, Tristyn Parker, and Nathan Nagy in fee.

BCLJ: March 22, 29 & April 5, 2024

No. 2019-30265

U. S. BANK TRUST NATIONAL ASSOCIATION
vs
KEVIN S HARDT, KERRIE A HARDT

PROPERTY ADDRESS: 198 RAILROAD STREET, CALLERY, PA 16024

UPI / TAX PARCEL NUMBER: 350-S2-C1

ALL that certain lot or parcel of ground situate in the Borough of Callery, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BOUNDED on the North by a public street; on the East by Railroad Street; on the South by lot formerly of Samuel Staples; and on the West by lands formerly of Samuel Staples, fronting 80 feet on Railroad Street and extending back 100 feet.

Parcel Number: 350-S2-C1

Property Address: 198 Railroad St, Callery, PA 16024

BEING the same premises which MICHAEL A. CAIN, AN UNMARRIED MAN by Deed dated August 17, 2004, and recorded in the Office of Recorder of Deeds of Butler County on September 28, 2004 Instrument#200409280031514 granted and conveyed unto KEVIN HARDT AND KERRIE HARDT, HUSBAND AND WIFE

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30002

CITIZENS BANK, N.A.
vs
SARAHLEA A. HUMES, RICHARD E. HUMES, JR.

PROPERTY ADDRESS: 461 NORTH MAIN STREET, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430-S1-B1A-0000 TAX I.D. #: 430-SI-BIA-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE BOROUGH OF HARRISVILLE, BUTLER COUNTY, PENNSYLVANIA, BOUNDED

AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF THE CALVARY ORTHODOX PRESBYTERIAN CHURCH; THENCE NORTH 25 DEGREES EAST, PARALLEL TO THE CENTER LINE OF ROUTE 8, 190 FEET TO A POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY CONVEYED; THENCE NORTH 25 DEGREES EAST, 200 FEET, PARALLEL TO THE CENTER LINE OF ROUTE 8, TO A POINT; THENCE SOUTH 65 DEGREES EAST, 200 FEET, PERPENDICULAR TO ROUTE 8, TO A POINT; THENCE SOUTH 25 DEGREES WEST, 200 FEET, PARALLEL TO ROUTE 8, TO A POINT; THENCE PERPENDICULAR TO ROUTE 8, NORTH 65 DEGREES WEST, 200 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 40,000 SQUARE FEET.

Being known as: 461 NORTH MAIN STREET, HARRISVILLE, PENNSYLVANIA 16038.

Title to said premises is vested in Sarahlea A. Humes and Richard E. Humes, Jr., husband and wife, by deed from DAVID A. DENNIS & KEITH D. DENNIS, CO-EXECUTORS OF THE ESTATE OF FLORENCE E. DENNIS, DECEASED dated November 10,2021 and recorded November 19,2021 in Instrument Number 202111190032548.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30008

MORTGAGE ASSETS MANAGEMENT, LLC
vs
CAROL M. ISLER

PROPERTY ADDRESS: 143 BRIARWOOD LANE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-SI 2-A26B-0000

ALL THAT LOT or parcel of ground situate in the Township of Cranberry Butler County, Pennsylvania, being known as Lot No. 268 of the Creekwood Plan of Lots No. 2 as recorded in the Recorder's Office of Butler County on October 26, 1976 in Rack Book Volume 68, page 33.

SUBJECT to all exceptions, reservations, restrictions, easement, rights of way, if any, as set forth in prior instruments of record and

on the recorded plan.

UNDER AND SUBJECT to that certain Declaration of Covenants, Conditions and Restrictions pertaining to Creekwood Plan of Lots No. 2 of Ryan Homes, Inc., dated October 15, 1976, and recorded in the Recorder's Office of Butler County in Deed Book Volume 1033, page numbers 343-348 on October 29,1976.

BEING KNOWN AS: 143 BRIARWOOD LANE CRANBERRY TWP, PA 16066

PROPERTY ID: 130-SI 2-A26B-0000

TITLE TO SAID PREMISES IS VESTED IN FREDERICK s. ISLER AND CAROL M. ISLER, ms WIFE BY DEED FROM RYAN HOMES, INC., DATED 05/23/1978 RECORDED 06/13/1978 IN BOOK NO. 1070 PAGE 31. FREDERICKS. ISLER DIED ON OR ABOUT MAY 1992.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30014

ARMCO CREDIT UNION
vs
GAIL J. KERR

PROPERTY ADDRESS: 418 CHEROKEE DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-SI 3-A126-0000

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

BEGINNING at a point, said point being the Southeast comer of the tract herein described, said point being common to the North line of Cherokee Drive and line of Lots No. 126 and 127; thence by the North line of Cherokee Drive by a curve to the left, having a radius of 99.28 feet, a distance of 32.42 feet; thence continuing by the North line of Cherokee Drive, North 88° 23' West, a distance of 68.07 feet to a point on line of Lot No. 125; thence continuing by the same, North 02 22' 50" East, a distance of 170.00 feet to a point on line of lands of now or formerly L.A. Cook; thence continuing by the same, South 88e 23' East, a distance of 100.00 feet to a point on line of Lot No. 127; thence continuing by the same, South 02'

22' 50" West, a distance of 175.69 feet to a point on the North line of Cherokee Drive, the place of beginning. And being Lot No. 126 in the Timberly Heights Addition No. 1 Plan of Lots, as recorded on April 22, 1963, in Rack File Section 30, Page 40.

SUBJECT to the building conditions and restrictions of the Timberly Heights Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING the same premises conveyed to Stanley K. Kerr, widower, and Gail Kerr, single woman, by deed of Stanley K. Kerr, widower, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument number 200603080005258. The said Stanley K. Kerr having departed this life on November 28, 2006, title to the within property vested in Gail J. Kerr, by operation of law.

BEING known as tax parcel number: 060-SI3-A126-0000.

BCLJ: March 22, 29 & April 5, 2024

No. 2019-30131

MMG REO II LLC
vs
DEBORAH K MATONAK, DEBRA K MATONAK

PROPERTY ADDRESS: 111 WEST NORTH STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-9-182-0000

Parcel 1:
ALL that certain piece, parcel or lot of land situate in Fifth Ward of the City of butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West side of North Main Street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern

direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning, Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 North Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:

ALL that certain piece, parcel or lot of land situate in Fifth Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions,

restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: March 22, 29 & April 5, 2024

No. 2019-30130

MMG REO II LLC
vs
MILLER'S QUALITY MEATS LLC

PROPERTY ADDRESS: 142 NORTH MAIN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-9-183-000

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right of way line of North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street, South 2° 00' West, a distance of 20.29 feet to a point, at the place

of beginning.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record. Parcel I.D.: 565-9-183-0000

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BCLJ: March 22, 29 & April 5, 2024

No. 2022-30019

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

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

UPI / TAX PARCEL NUMBER: 400-S1-B75-0000

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

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

BEING known and numbered as 201 North Washington Street, Evans City, PA 16033 Being the same property conveyed to Gary Nicklas, unmarried who acquired title by virtue of a deed from Gary Nicklas and Debra Wicks, formerly husband and wife, dated January 31, 2011, recorded February 9, 2011, at Instrument Number 201102090003892, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 400-S1-B75-0000

BCLJ: March 22, 29 & April 5, 2024

No. 2023-30206

MIDFIRST BANK
vs
THE UNKNOWN HEIRS OF JOSHUA S. NIXON DECEASED

PROPERTY ADDRESS: 220 KITTANNING STREET, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-F32HJ0000

ALL that certain piece, parcel or lot of land situate in the Borough of Chicora, Butler County, Pennsylvania, being known and designated as Lot No. 9 (0.2697 acres) as set forth on the Casa-Bella Heights Subdivision recorded in Butler County, PA at Plan Book 220 Page 9.

BEING KNOWN AS: 220 KITTANNING STREET, CHICORA, PA 16025 PROPERTY ID NUMBER: 460 SI F32HJO000

BEING THE SAME PREMISES WIIICH DUSTINA. SHOKOOHEE BY DEED DATED 5/6/2019 AND RECORDED 5/8/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201905080008135, GRANTED AND CONVEYED UNTO JOSHUAS. NIXON. NOW DECEASED.

BCLJ: March 22, 29 & April 5, 2024

No. 2024-30009

FIRST COMMONWEALTH BANK
vs
NICHOLAS PERROZ, JACQUELINE PERROZ

PROPERTY ADDRESS: 153 BEALE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F03-A4-0000

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of an unpaved Public Road known as the

Millerstown Freeport Road, on line dividing property herein described from property now or late of Rezak; thence along the center of said road North 68° 09' East, a distance of 100 feet to a point; thence North 01' East, a distance of 673.03 feet along lands now or formerly of Beatty heirs to a point or stake; thence South 64° 12' West, a distance of 100 feet to a point or stake, on the line dividing property herein described from property now or late of Rezak, as hereinbefore mentioned; thence along said dividing line South 14' West, a distance of 666.75 feet to the point in the center of the Public Road first mentioned, at the place of beginning. Containing 1.45 acres.

SUBJECT TO all exceptions, reservations, restrictions, easements, rights of way, building restrictions and all other matters contained or referred to in prior deeds in the chain of title or visible from an inspection of the premises.

HAVING erected thereon a single-family residence known as 153 Beale Road, Sarver, PA 16055 and designated as Parcel No. 040-1F03-A4-0000.

BEING the same property which Russell H. Felsing, by Deed dated May 2, 2006 and recorded with the Recorder of Deeds of Butler County, Pennsylvania, on May 3, 2006 at Instrument No. 200605030010483, granted and conveyed unto Nicholas R. Perroz and Jacqueline Perroz his wife.

BCLJ: March 22, 29 & April 5, 2024

No. 2023-30207

CITIZENS BANK, N.A.
vs
AMY BETH SHEPTAK

PROPERTY ADDRESS: 408 1/2 FAIRVIEW AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-23A-0000

ALL THAT CERTAIN piece or parcel of land situate in the 15 Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North by now or formerly of Martha Yoeman; on the East by lands now or formerly of Ralph L. Quigley; on the South by Chestnut Way (now Etta Way); on the West by Cherry

Way.

BEGINNING at post; the Southwest corner of the land herein conveyed, on the North side of Chestnut Way, now Etta Way and East side of Cherry Way; thence North along the East side of Cherry Way 40 feet to a post; thence East along lands now or formerly Martha Yoeman, 49 feet, more or less, to the East side of a concrete and iron post; thence South along other lands now or formerly of Ralph L. Quigley, 40 feet to the North side of Chestnut Way, now Etta Way; thence West along Chestnut Way, now Etta Way, 49 feet, more or less, to the place of BEGINNING,

Having thereon erected a frame building.

BEING KNOWN AS: 408 1/2 Fairview Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Gretchen D. Ehlman, by Deed dated 10/17/2019 and recorded 10/18/2019 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201910180020956, granted and conveyed unto Gretchen D. Ehlman and Amy Beth Sheptak.

Gretchen D. Ehlman departed this life on December 20, 2019. PARCEL NO.: 561-29-23A-0000

BCLJ: March 22, 29 & April 5, 2024

No. 2022-30069

FREEDOM MORTGAGE CORPORATION
vs
RYAN J. TODD, KRISTEN D. RUGG

PROPERTY ADDRESS: 1957 Oneida Valley Rd, Kams City, PA 16041

UPI / TAX PARCEL NUMBER: 110-3F08-15E

ALL that certain piece, parcel or lot of land situate in Concord Township, Butler County, Pennsylvania, known as Lot No. 2-A in the Schmoll Subdivision No. 2 as filed at Plan Book 165, Page 21, more particularly described as follows:

BEGINNING at the Northeastern corner of Lot No. 2-A and being a point in the center of State Route 28;

THENCE South 26° 35' 00' West along the center line of State Route 38 a distance of

100 feet to a point;
THENCE South 27° 31" 00' West continuing along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 28° 10" 30' West continuing along the center line of State Route 38 a distance of 100 feet to a point, being the Southeast comer of Lot No. 2-A;

THENCE North 62° 29" 00' West leaving the center line and along other lands, now or formerly, of Richard C. Schmoll, a distance of 289.40 feet to an iron pin;

THENCE North 27° 25" 30' East along lands now or formerly of Richard C. Schmoll a distance of 299.98 feet to an iron pin;

THENCE South 62° 29" 00' East along lands now or formerly of Richard C. Schmoll a distance of 289.40 feet to a point in the center line of State Route 38, the place of beginning.

CONTAINING 2 acres, more or less, and a dwelling house.

BEING designated as Tax Parcel ID No. 110-3F08-15E.

BEING THE SAME PREMISES which Kevin J. Campbell and Janet E. Campbell, husband and wife, by Deed dated 10/10/2018 and recorded 10/15/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810150020827, granted and conveyed unto Ryan J. Todd and Kristen Rugg, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, in fee.

TaxParcel:110-3F08-15E.

Premises Being: 1957 Oneida Valley Road, Kams City, PA 16041

BCLJ: March 22, 29 & April 5, 2024

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-B&B ALL THAT 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 Ins1rument No. 200107270020603 and Sixth Amendment in Ins1rument No. 200206270022003; and Ins1rument 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-B8B.

Being the same premises conveyed to Gabriel Michael Varrenti, by deed from Akou E. Amefia and Kokouvi D. Danklou, husband and wife, dated March 20,2020, recorded June 25,2020 in Butler county.

781 Norwegian Spruce Drive, Mars, PA 16046

BCLJ: March 22, 29 & April 5, 2024

Sheriff of Butler County, Michael T. Slupe