

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: Donald H Beggs****a/k/a: Donald Beggs**

Late of: Jefferson Township PA

Executor: Sue Ann Toy

N61w28820 Parkside Place

Hartland WI 53029

Attorney: Michael P Thomas

MacDonald, Illig, Jones & Britton LLP

100 State Street Suite 700

Erie PA 16507-1459

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Audrey T Budny

Late of: Harmony PA

Executor: Robert A Budny

419 S Oliver Avenue

Zelienople PA 16063

Attorney: Sarah G Hancher

Hancher Law Office

101 N Green Lane

Zelienople PA 16063

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: James H Fair

Late of: Donegal Township PA

Administrator: Debra Bly

430 Annisville Road

Parker PA 16049

Attorney: Craig Murphey

Purchase, George & Murphey, P.C.

2525 West 26th Street Suite 200

Erie PA 16506

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Ingrid G Hagen**a/k/a: Ingrid Gertrud Hagen**

Late of: Adams Township PA

Executor: Sven H Hagen

1122 Haven Glen Lane

Atlanta GA 30319

Attorney: Daniel P Johnson

Williams Coulson

420 Fort Duquesne Blvd

One Gateway Ctr 16 Fl

Pittsburgh PA 15222

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Eugene Raymond Oneill**a/k/a: Gene Oneill**

Late of: Seven Fields PA

Executor: David Oneill

3001 Veazey Terr Nw #1028

Washington DC 20008

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Harry H Pierce

Late of: Buffalo Township PA

Executor: Susan E Rapp

110 Mohawk Dr

Sarver PA 16055

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Joseph Reyes

Late of: Butler PA

Administrator: Jennifer Lynn Reyes

343 1/2 N McKean Street

Butler PA 16001

Attorney: Michael P Oday

Law Office of Michael P Oday

221 Commerical Avenue Suite 200

Aspinwall PA 15215

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: James F Rothen

Late of: Butler PA

Administrator: Brent N Rothen

110 W Boyd Street

Butler PA 16001

Attorney: Andrea C Parenti

Dillon McCandless King

Coulter & Graham LLP

600 Cranberry Woods Drive Suite 175

Cranberry Twp PA 16066

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Larry Seybert

Late of: Chicora PA

Administrator: Kimberly Seybert

251 Redbud Road

Chicora PA 16025

Attorney: David A Crissman

Montgomery Crissman PLLC

518 North Main Street

Butler PA 16001

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Paul J Suorsa**a/k/a: Paul John Suorsa**

Late of: Cranberry Township PA

Executor: Katherine S Super
101 Valley Forge Drive
Cranberry Twp PA 16066
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Elmer S Wagner

Late of: Jefferson Township PA
Executor: Catherine M Hemphill
135 W Mcquistion Road
Butler PA 16001
Executor: Mary A Allen
126 Caldwell Drive
Butler PA 16002

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Grace P Weiland

Late of: Center Township PA
Executor: Michele Kasunich
200 Green Manor Drive
Butler PA 16002
Executor: Robin S Hasychak
911 West Sunbury Road
West Sunbury PA 16061
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: Nov 24 & December 1 & 8, 2023

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SECOND PUBLICATION

Estate of: Peter Paul Bova

a/k/a: Peter P Bova

Late of: Middlesex Township PA
Administrator: Dean M Bova
2010 Eagle Ridge Drive
Valencia PA 16059
Attorney: Jana Phillis Grimm
Vorys, Sater, Seymour and Pease LLP
500 Grant Street Suite 4900
Pittsburgh PA 15219

BCLJ: Nov 17, 24 & December 1, 2023

**Estate of: Robert Thomas-Franklin
Coulter**

Late of: Marion Township PA
Administrator C.T.A.: Colleen Coulter
531 Boyers Road
Harrisville PA 16038
Attorney: Dennis M Sloan
Sloan and Associates PC

106 S Main St Suite 305
Butler PA 16001

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Kathleen A Galante

Late of: Butler PA
Executor: Matthew R Galante
3544 North Troy Street Apt 2
Chicago IL 60618
Attorney: Kelley I Harley
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Evelyn U Graham

a/k/a: Evelyn Ursula Graham

Late of: Oakland Township PA
Executor: Linda M Clouse
214 Red Bridge Trail
Butler PA 16002
Executor: Betty L Hohn
704 Fallecker Road
Butler PA 16002
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Bridget M Reeg

Late of: Adams Township PA
Executor: John C Zappia
125 Cloverdale Dr
Evans City PA 16033
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Helen Grace Shannon

Late of: Connoquenessing PA
Executor: Cynthia J Westerman
489 Upper Harmony Rd
Evans City PA 16033
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Eleanore V Tarcha

Late of: Center Township PA
Executor: Roberta L Diller
644 North Pike Road

Cabot PA 16023
 Attorney: Bjorn Dakin
 H.A. English & Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101

BCLJ: Nov 17, 24 & December 1, 2023

**Estate of: Cindy Ann Webreck
 a/k/a: Cindy A Webreck**

Late of: Butler PA
 Administrator: Jeanne Lowry
 227 Lake Shore Road
 Friedens PA 15541
 Attorney: David M Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Ronald L Wolfe Sr

Late of: Winfield Township PA
 Administrator: Ronald L Wolfe Jr
 102 Andys Lane
 Renfrew PA 16053
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: Nov 17, 24 & December 1, 2023

THIRD PUBLICATION

Estate of: Dolores K Bacher

Late of: Center Township PA
 Executor: Dennis R Bacher
 473 Marwood Road
 Cabot PA 16023
 Executor: Robin L Bacher
 309 Brandi Lynn Lane
 Evans City PA 16033
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: Nov 10, 17 & 24, 2023

Estate of: Jean F Black

Late of: Saxonburg PA
 Executor: Jeffrey R Black
 1417 Evie Lane
 West Chester PA 19382
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

BCLJ: Nov 10, 17 & 24, 2023

Estate of: Edward S Dorsey

Late of: Valencia PA
 Executor: Edward R Dorsey
 256 Welsh Road
 Valencia PA 16059
 Attorney: Janice H Chisnell
 140 Golden Gate Drive
 Verona PA 15147

BCLJ: Nov 10, 17 & 24, 2023

Estate of: Charles Michael English

**a/k/a: Mike English
 a/k/a: C Michael English**

Late of: Zelienople PA
 Executor: Miles English
 111 92nd Ave Ne
 St Petersburg FL 33702

BCLJ: Nov 10, 17 & 24, 2023

Estate of: Susan G Everette

Late of: Penn Township PA
 Executor: Patrick Shirey
 132 Dinnerbell Road
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: Nov 10, 17 & 24, 2023

Estate of: Lois Claire Faller

Late of: Cranberry Township PA
 Administrator: Kathleen S Neidig
 1014 Stockton Ridge
 Cranberry Twp PA 16066
 Attorney: Nicole L Thurner
 Bench Law Limited
 8050 Rowan Road Suite 403
 Cranberry Twp PA 16066

BCLJ: Nov 10, 17 & 24, 2023

Estate of: Walter H Grubbs Jr

Late of: Butler Township PA
 Executor: Janice C Grubbs
 22406 Caroline Cove Lane
 Katy TX 77450

BCLJ: Nov 10, 17 & 24, 2023

Estate of: Margaret Louise Karenbauer

Late of: Center Township PA
 Executor: Thomas M Karenbauer
 233 Winters Rd
 Butler PA 16002
 Executor: Kevin D Karenbauer
 266 Great Belt Rd

Butler PA 16002
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Daniel K Laidlaw
Late of: Center Township PA
Administrator: Renee M Laidlaw
400 Cherokee Drive
Butler PA 16001
Attorney: James D Dizenzo
PO Box 172
Lyndora PA 16045
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Lloyd N Mack
a/k/a: Lloyd Neial Mack
Late of: Harmony PA
Admr. D.B.N. C.T.A.: Rene Few
771 Edie Rd
Somerset PA 15501
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Michael G McClelland
a/k/a: Mike McClelland
Late of: Penn Township PA
Executor: Patricia Kellerman
7302 River Road
Sigel PA 15860
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Edward Piela
Late of: Zelienople PA
Admr. D.B.N. C.T.A.: Kenneth A Piela
126 Piela Lane
Zelienople PA 16063
Admr. D.B.N. C.T.A.: Edward J Piela
128 Piela Lane
Zelienople PA 16063
Admr. D.B.N. C.T.A.: Sharon D Mckee
146 Liberty Road
Harmony PA 16037
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Lynda A Shaffer
Late of: Cranberry Township PA
Administrator: Malena Alexander
523 Beaver St Ext Apt 105
Mars PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC

347 N Pike Road
Sarver PA 16055
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Nancy R Warner
a/k/a: Nancy Ruth Warner
Late of: Lancaster Township PA
Administrator C.T.A.: Steven T Casker
207 E Grandview Avenue
Zelienople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Frank J Weber
Late of: Chicora PA
Administrator: Geza C Weber
115 Knize Ln
Avonmore PA 15618
Attorney: Cynthia A Howell
10475 Perry Hwy Ste 204
Wexford PA 15090
BCLJ: Nov 10, 17 & 24, 2023

Estate of: Paul E Wharton
Late of: Center Township PA
Executor: Scott McGrath
812 E 24th Street
Houston TX 77009
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste
BCLJ: Nov 10, 17 & 24, 2023

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MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH November 10, 2023
Recorded November 4, 2023
- November 10, 2023

Alam, Nusrat; Huq, Arm--FEDERAL
SAV BK--Cranberry Twp Sub/
Condo:Creekwood Plan 1 Lot:182
Street:2070 Powell Rd Parcel:130-
S12-A182:\$236,000.00
Anderson, Jane B; Anderson, Russell K
Jr--KASH MTG GROUP INC--Clearfield
Twp Street:1189 Herman Road Parcel:090-
1F69-3A:\$200,000.00
Augustine, Antonette D--PENNA
HOUSING FIN AGENCY--Zelienople
Boro Sub/Condo:Zelienople Extension
Co Plan Lot:365 Street:303 Mckim Street
Parcel:550-S2-A365:\$9,500.00

vs. **Swierkowski, Bernadette M**: Writ of Execution: \$60941.85: 23-30175
 US Bank Trust National Association vs. **Weyand Estate, Ginger L; Weyand, Mark E; Belich Admrx, Linda**: Writ of Execution: \$70117.45: 23-30178

DIVORCES

Week ending November 17, 2023

1st Name-Plaintiff

2nd Name-Defendant

Polen, Derrick Collins vs. **Benton, Kara Lynne**: Atty: None: 23-90683
 Bresnahan, Marilyn M vs. **Bresnahan, Jason J.**: Atty: Jaffe & Kecskemethy, PC: 23-90679
 Butler, Dylan Ian vs. **Butler, Tawny Kay**: Atty: None: 23-90680
 Hart, Taryn vs. **Hart, Christopher**: Atty: Dillon, McCandless, King, Coulter & Graham, LLP: 23-90671
 Hill, Carl A vs. **Hill, Raylene L.**: Atty: Law Office of Kathryn J McGown: 23-90678
 Kinnick, Jessica vs. **Lyons, Madalyn**: Atty: Notaro Epstein Family Law Group, PC: 23-90673
 Rivera, Luis D vs. **Rivera, Nicole L**: Atty: None: 23-90672
 Roth, Megan L vs. **Roth, Trevor L**: Atty: Michael S Lazaroff: 23-90684

MARRIAGE LICENSE FILINGS

Application Date:

November 12 - November 18, 2023

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

Cassandra Lynn Black and Todd Ryan Perry :202300882
 Tiffany Ryan Golec and Brian James Crowl :202300884
 Dustin Alexander Griffith and Denver Alexis Hilliard :202300893
 Crystal Lynn Hinnebusch and Peter James Eilenfeldt :202300886
 Patrick Edward Hoburg and Dianne Lenn Oesterling :202300894
 Molly Marie Homison and Owen Michael Ward :202300885
 Adam Patrick Keller and Zachary Alan

Butcher :202300891

Elizabeth Mary Kernic and Richard Carl Double Iii :202300890

Tyler Jade Oleskowitz and Paul Michael Schreiber :202300895

Christopher Carl Rhodes and Colane Nancy Deal :202300888

Steven Russo and Vanessa Ann Kern :202300889

Cody James Smith and Jessica Leeann Pinkerton :202300892

Deborah Jossette Stockdill and Randy Lawrence Wasnak :202300887

Jessica Lee Tate and Mark Thomas Horan :202300883

Grace Elizabeth Wahl and Justin Daniel Stout :202300896

Shawna Lynn Ward and William David Harrison :202300897

ESTATE TRUST NOTICE

Thomas G. Prager and Joyce E. Anderson, Co-Trustees of The Prager Revocable Trust dated July 12, 2014, and pursuant to 20 Pa. C.S. §7755(c)(1)(ii) request all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to JAY R. HAGERMAN, ESQUIRE or THOMAS G. PRAGER and JOYCE ANDERSON c/o ABERNETHY & HAGERMAN, LLC, 4927 William Flinn Highway, Allison Park, PA 15101.

BCLJ: Nov 17, 24 & December 1, 2023

NOTICE OF FILING FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 8, 2023, for **Anvil Fishing** at 161 Becker Road, Butler, PA 16002. The name and address of the entity interested in the business is Anvil Rods LLC with a mailing address of 161 Becker Road, Butler, PA 16002. This was filed in accordance with 54 Pa.C.S. Section 311.

MONTGOMERY CRISSMAN PLLC
 David M. Crissman, Esquire

518 North Main Street
Butler, PA 16001
724-285-4776

BCLJ: November 24, 2023

NOTICE OF FILING FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 8, 2023, for **Reactive Line Co.** at 161 Becker Road, Butler, PA 16002. The name and address of the entity interested in the business is Anvil Rods LLC with a mailing address of 161 Becker Road, Butler, PA 16002. This was filed in accordance with 54 Pa.C.S. Section 311.

MONTGOMERY CRISSMAN PLLC
David M. Crissman, Esquire
518 North Main Street
Butler, PA 16001
724-285-4776

BCLJ: November 24, 2023

**VOLUNTARY DISSOLUTION
BUSINESS CORPORATION**

Notice is hereby given that the shareholders and directors of **DELIVRY DISTRIBUTION, LLC**, a Pennsylvania business corporation with an address of 716 Thomson Park Dr, Cranberry Twp PA 16066, have approved a proposal that the corporation voluntarily dissolve, and that it is now winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: November 24, 2023

**VOLUNTARY DISSOLUTION
BUSINESS CORPORATION**

Notice is hereby given that the shareholders and directors of **Paramount Goods LLC**, a Pennsylvania business corporation with an address of 716 Thomson Park Dr, Cranberry Twp PA 16066, have approved a proposal that the corporation voluntarily dissolve, and that it is now winding up its affairs in the manner prescribed by Section 1975 of

the Business Corporation Law of 1988, as amended so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: November 24, 2023

**VOLUNTARY DISSOLUTION
BUSINESS CORPORATION**

Notice is hereby given that the shareholders and directors of **Cotherman Group LLC**, a Pennsylvania business corporation with an address of 716 Thomson Park Dr, Cranberry Twp PA 16066, have approved a proposal that the corporation voluntarily dissolve, and that it is now winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: November 24, 2023

**VOLUNTARY DISSOLUTION
BUSINESS CORPORATION**

Notice is hereby given that the shareholders and directors of **Standard Craft Group, Ltd.**, a Pennsylvania business corporation with an address of 716 Thomson Park Dr, Cranberry Twp PA 16066, have approved a proposal that the corporation voluntarily dissolve, and that it is now winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: November 24, 2023

Fictitious Name Registration

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 13, 2023, for **Joloyn's Salon** with a principal place of business located at 1423 Oneida Valley Rd, West Sunbury, PA 16061 in Butler County. The individual interested in this business is Joloyn Beth Miller, also located at 1423 Oneida Valley Rd, West Sunbury, PA 16061. This is filed in

compliance with 54 Pa.C.S. 311.

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

BCLJ: November 24, 2023

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

**IN RE: K.J.P.
O.A. No. 52 of 2023**

**ORDER OF TERMINATION
OF PARENTAL RIGHTS
NOTICE OF APPEAL**

To: Unknown Natural Father You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child. K.J.P., a male child born to Abbi Rose Cochran on April 20, 2020, in Butler, Butler County, Pennsylvania. You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: November 24, 2023

CHANGE OF NAME NOTICE

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
IN THE MATTER OF: Ms.D.
No.40360 of 2023**

Notice is hereby given that, on November 17, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

**Bella Rose Makenzie Eagle
to Bella Rose Makenzie Searle**

The Court has fixed the 9th day of January, 2024, at 9:45 AM. 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.

Jessica Tully, Esq
Ruder Law
One Oxford Center
301 Grant Street, Suite 270
Pittsburgh, PA 15219

BCLJ: November 24, 2023

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

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

IN THE MATTER OF: Ms.D. 2023-40294

Notice is hereby given that, on October 19, 2023, a Petition for Change of Name of a Minor was filed in the above-named Court by Shayna Fernandez Parent and Natural Guardian of Sage Arrow Fernandez-Fulmer, a minor requesting an order to change the name of

**Sage Arrow Fernandez-Fulmer, a minor
to Sage Arrow Fernandez.**

The Court has fixed the 9th day of January, 2024, at 9:45 A.M., in Court Room number 3, Butler County Courthouse, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: November 24, 2023

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 19th day of January, 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 February 16, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30163

**LAKEVIEW LOAN SERVICING INC
vs
RONDI D. BAKER**

PROPERTY ADDRESS: 326 BUENA VISTA ROAD, CHICORA, PA 16025 UPI / TAX PARCEL NUMBER: 150-S2-D1-0000

ALL that certain piece, parcel or tract of land situate in Faiiview Township, Butler County, Pennsylvania, being bounded and described as follows:

On the North by the right of way line of an alley On the East by line of lands of now or formerly Andre;

On the South by the right of way line of the Faitview Road, now Buena Vista Road;

On the West by the right of way line of a street.

BEING KNOWN AS: 326 BUENA VISTA ROAD, CHICORA, PA 16025

PROPERTY ID NUMBER: 150-S2-DI-0000

BEING THE SAME PREMISES WHICH RONALD J. BLYMILLER BY DEED DATED 8/31/2012 AND RECORDED 9/17/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT

NO.: 201209170026727, GRANTED AND CONVEYED UNTO RONALD J. BLYMILLER, NOW DECEASED AND ROND D. BAKER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOTAS TENANTS IN COMMON.

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30147

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

vs

LINDA BRIDGER SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, SHEILA PAPPAS SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, KATHLEEN TOMMANEY SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, KEVIN TOMMANEY SOLELY IN HIS CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, TIMOTHY TOMMANEY SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, THE UNKNOWN HEIRS OF RETA C. TOMMANEY, DECEASED

PROPERTY ADDRESS: 81042 LOST VALLEY DRIVE, AKA 81402 LOST VALLEY DRIVE UNIT 10D, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S9-HA10D-0000

Land Situated in the Township of Adams in the County of Butler in the State of PA

ALL THAT CERTAIN Unit Designated as Unit 10D Being a Unit In The Adams Ridge Condominium, a Condominium Situate In Adams Township, Butler County, Pennsylvania, Which Unit Is The Same As Designated In The Declaration Of Condominium of Adams Ridge Condominium (The 'Declaration') Recorded In The Office Of The Recorder of Deeds For The County Of Butler ("Recorder") In Record Book Volume 2693, Page 959, Having Attached Thereto A Plat And Plans And As Designated And More Specifically Described In The First Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2705, Page 846, Second Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2721, Page 720, And Third Amended Declaration Of Condominium

Recorded In The Recorder's Office In Record Book Volume 2757, Page 508, And Fourth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2769, Page 274, And Fifth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2781, Page 264, And Sixth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2791, Page 874, And Seventh Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2797, Page 396, And Eighth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2836, Page 19, And Ninth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2851, Page 613, And Tenth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2890, Page 137, And Eleventh Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2905, Page 166, And The Twelfth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2917, Page 261, And Thirteenth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2946, Page 751, Having Attached To The Amendments Revised Plats and Plans.

BEING KNOWN AS: 81042 LOST VALLEY DRIVE AKA 81402 LOST VALLEY DRIVE UNIT 1 OD, MARS, PA 16046 PROPERTY ID NUMBER: 010-S9-HA10D-0000

BEING THE SAME PREMISES WHICH ADAMS RIDGE, INC. BY DEED DATED 7/7/1999 AND RECORDED 8/19/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3039 AT PAGE 0752, GRANTED AND CONVEYED UNTO JOSEPH W. TOMMANEY, NOW DECEASED AND RETA C. TOMMANEY, NOW DECEASED, HUSBAND AND WIFE.

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30170

WEST-AIRCOMM FEDERAL CREDIT UNION
vs
JOSEPH J. KING, HEATHER KING

PROPERTY ADDRESS: 137 PEARCE ROAD, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-57-A 1-0000

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING KNOWN AS PARCEL NO. 1 IN THE DONALD P. ALLEN PLAN OF SUBDIVISION NO. 2 WHICH IS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY AT PLAN BOOK VOLUME 235, PAGE 21, RECORDED ON AUGUST 21, 2000.

Commonly known as 137 Pearce Road, Mars, PA 16046

Being Parcel No. 010-S7-AI-0000

BEING THE SAME PREMISES WHICH DANIEL D. KWIATKOWSKI, BY DEED DATED 01/21/2019, AND RECORDED 01/22/2021, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 202101220002091 GRANTED AND CONVEYED UNTO JOSEPH KING, IN FEE. HAVING ERECTED THEREON A SINGLE FAMILY DWELLING KNOWN AS 137 PEARCE ROAD, MARS, PA 16046.

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30140

PNC BANK, NATIONAL ASSOCIATION
vs
TODD A. NELSON, STACY A. NELSON,
STACY A KELMECKIS

PROPERTY ADDRESS: 153 RAILROAD STREET, EVANS CITY, PA 16033 UPI / TAX PARCEL NUMBER: 400-SI-HI4-0000

ALL THAT CERTAIN lot of land situate in the Borough of Evansburg now Evans City Borough, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 in the J.M. Ifft Plan of Lots of

the Borough of Evansburg, Butler County, Pennsylvania, unrecorded, being bounded and described as follows, to-wit:

BEGINNING at the Northeasterly comer of property herein conveyed; thence along Railroad Street, South 00° 00' 00" West a distance of 50.00 feet to a point; thence along lands now or formerly of G.L. John, North 90° 00' 00" West a distance of 120.00 feet to a point; thence along an Alley, North 00° 00' 00" West 50.00 feet to a point; thence along Harbison Street, North 90° 00' 00" East 120.00 feet to a point, the place of beginning. BEING known as Parcel Number 400-SI-H14.

"This legal taken from prior deed in chain of title for accuracy."

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, party walls, maintenance fees, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

PARCEL: 400-SI-H14-0000

PROPERTY ADDRESS:
153 RAILROAD ST EVANS CITY, PA 16033

BEING KNOWN AS: 153 RAILROAD STREET EVANS CITY, PA 16033

PROPERTY ID: 400-SI-H14-0000

TITLE TO SAID PREMISES IS VESTED IN STACY A. NELSON AND TODD A. NELSON, WIFE AND HUSBAND BY DEED FROM TODD A. NELSON AND STACY A. NELSON, FORMERLY KNOWN AS STACY A. KELMECKIS DATED 09/10/2007 RECORDED 09/17/2007 INSTRUMENT NO. 200709170024209.

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30141

**LOANCARE, LLC
vs**

SHERRI ANN OFFI, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF PAUL I. LASHER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAUL I. LASHER

PROPERTY ADDRESS: 104 TANGERINE TERRACE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S4-E102000

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 102 in the Woodlands Plan Phase II, Section I, as recorded in the Recorder's Office of Butler County in Rack File 67, Page 44.

Also known as Parcel Number 130-S4-E102 The grantees, for themselves and their heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenant and agree to be bound by and governed by the Declaration of Covenants, Conditions and Restrictions as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Deed Book Volume 995, page 749, as amended from time to time; and, the By-Laws of the Woodlands Homeowners Association, as amended from time to time, all matters set forth therein, and any Rules and Regulations adopted pursuant thereto.

The grantee, for themselves and their -heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common property as may be assessed from time to time by the Board of Directors of the Woodlands Homeowners Association; and, further covenants and agrees that the lot or unit herein conveyed by this Deed shall be subject to a charge for all amounts so assessed; and, that this covenant shall run with and bind the lot or unit herein conveyed and all subsequent owners thereof.

Together with an easement on and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in Deed Book Volume 997, Page 1060.

PARCEL: 130 S4 EI 020000

PROPERTY ADDRESS:
104 TANGERINE TER
CRANBERRY TOWNSHIP, PA 16066

BEING KNOWN AS: 104 TANGERINE TER
CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID: 130 S4 EI020000

TITLE TO SAID PREMISES IS VESTED IN PAUL I. LASHER, A SINGLE MAN, THEIR HEIRS AND ASSIGNS BY DEED FROM CHRISTIAN A. BOSSONG AND KRISTIN A. BOSSONG, HUSBAND AND WIFE DATED 07/27/2018 RECORDED 08/03/2018 INSTRUMENT NO. 201808030015645. PAUL I. LASHER DIED ON OR AROUND 8/30/2018

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30166

**DARRELL G. NEBEL
vs
CHINELLE SIMPSON**

PROPERTY ADDRESS:
556 BONNIEBROOK ROAD,
BUTLER, PA 16002
UPI / TAX PARCEL NUMBER:
290-1F151-16F

ALL that certain piece, parcel or tract of land situated in Summit Township, Butler County, Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point in the center of Bonniebrook Road, also known as Legislative Route 10033 at a point in common with other lands of Grantors and a point being 45 feet 5 inches in a southerly direction from a point in the centerline of said road from the property now or formerly of Thomas Nebel (Tax Parcel No. 290-1 FI 51 -16F); thence along the center of Bonniebrook Road in a southerly direction, one hundred twenty-five (125) feet to a point; thence leaving Bonniebrook Road in an easterly direction two hundred twenty-five (225) feet to a point; thence in a northerly direction two hundred (200) feet to a point; thence in a westerly direction, one hundred twenty-three (123) feet to a point; thence in a southwesterly direction, one hundred sixty-three (163) feet to a point in the center of said Bonniebrook Road, the place of beginning, and containing approximately

.94 acres of land with two story dwelling house and garage.

TOGETHER with a non-exclusive right-of-way over lands of Grantors from Bonniebrook Road to the lands herein conveyed.

BEING designated as Tax Parcel No. 290-1F151-16F and known as 556 Bonniebrook Road, Butler, PA 16002.

EXCEPTING AND RESERVING to Grantors, their heirs, successors and assigns, ail the oil, and gas rights and interests underlying said-property, including all the rights to receive delay rentals and royalties. Grantee, her heirs, successors and assigns shall be entitled to receive all compensation from a lessee for well-siting fees, easements, pipeline rights-of-way and other surface damages.

BEING the same property conveyed to Chinelle Simpson, by Deed of Darrell G. Nebel and Cynthia E. Nebel, husband and wife, dated March 25, 2021, and recorded with the Butler County Recorder of Deeds on March 29, 2021, at Instrument No. 202103290008743.

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30155

**CLICK N' CLOSE, INC. F/K/A MID AMERICA MORTGAGE, INC.
vs
UNKNOWN SURVIVING HEIR OF CLOYD ALLEN SMITH**

PROPERTY ADDRESS:
224 MERCER STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER:
565-22-232-000 TAX 1.0. #: 565-22-232-000

All that certain piece, parcel or lot of ground situate in the 5th Ward, City of Butler, Pennsylvania, bounded and described as follows:

Beginning at the Southwest comer of the lot herein described, at a post on the West side of Mercer Street at the comer of lot of now or formerly, Charles F. Frederick; thence North along Mercer Srreet, 33 feet to a point at line of lands of, now or formerly, heirs of John H. Reiber, 95 feet to a point at line of lands of, now or formerly, E.A. Yost; thence South along line of lands of, now or formerly, D.A.

Yost, 28 feet to a point on line of lands of, now or formerly, Charles F. Frederick; thence East along line of lands of, now or formerly, Chartes F. Frederick, 110 feet to Mercer Street, the place of beginning.

And being more accurately described, Beginning at a point on the edge of a 60 feet right of way known as Mercer Street, said point being the Northeast corner of the lot herein conveyed; thence South 24 degrees 30 minutes East along the Western line of Mercer Street, 33.00 feet to a point; thence North 78 degrees 06 minutes West along the Northern line of lands of now or formerly Grover C. Wolf, 110.00 feet to a point; thence North 0 degrees 04 minutes East along the line of lands now or formerly of Henry C. Stauffer 28.00 feet to an existing pipe; thence South 77 degrees 36 minutes East along the southern line of lands of now or formerly Anna A. Miller, 96.16 feet to a point, the place of beginning.

The improvements thereon being known as 224 Mercer Street, Butler, Pennsylvania -16001.

Being known as: 224 MERCER STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Cloyd Allen Smith by deed from BRADLEY M. STUTZ, UNMARRIED AND JAMES A. MCCOLLOUGH, UNMARRIED dated September 28, 2007 and recorded October 2, 2007 in Instrument Number 200710020025637. The said Cloyd Allen Smith died on October 11, 2021 without a will or appointment of an Administrator, thereby vesting title in Unknown Surviving Heir of Cloyd Allen Smith by operation of law.

BCLJ: Nov 24, December 1 & 8, 2023

No. 2023-30160

**PHH MORTGAGE CORPORATION
vs
JAMES P THOMAS, IN HIS CAPACITY AS
HEIR OF EDWARD M. THOMAS, STEVEN
THOMAS, IN HIS CAPACITY AS HEIR
OF EDWARD M. THOMAS, MICHAEL
THOMAS, IN HIS CAPACITY AS HEIR
OF EDWARD M. THOMAS, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSOCIATION
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER EDWARD M. THOMAS**

PROPERTY ADDRESS: 218 N CHESTNUT STREET, ZELIENOPLE, PA 16063 UPI / TAX PARCEL NUMBER: 420-SI-G51

PARCEL NO.1:
ALL those certain lots or pieces ofland situate in the Borough of Harmony, Butler County, Pennsylvania, and being Lots 51 and 52 in the Harmony Commons Plan of Lots, recorded in said County in Plan Book Volume A, Page 74 and lots lying together and being together bounded and described as follows:

COMMENCING at a point on the western side of South Liberty Street, said point being 85.90 feet southwardly from the southwest corner of Clyde Street and South Liberty Street; thence along the western side of South Liberty Street in a southerly direction for a distance of 80 feet to a point on the line dividing Lots 50 and 51, said plan; thence South 84° 06' West, for a distance of 100 feet to a point on the eastern side of Charles Street; thence along the eastern side of Charles Street in a northerly direction for a distance of 80 feet to a point on the line of dividing Lots 52 and 53, said plan; thence North 84° 06' East, for a distance of 100 feet to a point on the western side of South Liberty Street, the place of beginning.

KNOWN as Map and Parcel No. 420 SI G51. SUBJECT to the reservation that no structures shall be erected, altered, placed or permitted to remain on above lot other than one detached single-family dwelling, not to exceed two and one-half stories in height and a private garage for not more than 2 cars. No building shall be located nearer to the front lot line or nearer to the side streets than the building setback line on the recorded plot. No building shall be located nearer than 5 feet to any side lot line except that the side line restrictions shall not apply to a detached garage or other outbuilding located 75 feet or more from the front line.

No building shall be located nearer than 20 feet to the front lot line or nearer than 5 feet to any side street line.

No residential structure shall be erected or placed on the within described lot if it has an area of less than 4000 square feet or a width of less than 40 feet at the front building setback line.

No noxious or offensive trade or activity shall be carried on upon the above lot or shall

anything be done which may become an annoyance or nuisance to the neighborhood. No trailer, basement, tent, shack or garage bam or other out-building erected thereon shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No dwelling costing less than \$3500.00 shall be permitted on the above described lot. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 650 square feet in the case of a one-story structure, nor less than 480 square feet in the case of a one and one-half, two or two and one-half story structure.

These covenants are to run with the land and shall be binding on all parties and all parties claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning real property situate in the same development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgement or Court Order shall in way wise affect any fo the other provisions which shall remain in full force and effect.

BEING KNOWN AS: 218 N CHARLES ST
ZELIENOPLE, PA 16063 PROPERTY ID:
420-SI-GSI

TITLE TO SAID PREMISES IS VESTED IN
EDWARD M. THOMAS, A SINGLE MAN
BY DEED FROM EDWARD M. THOMAS,
A SINGLE MAN DATED 03/13/2015
RECORDED 03/20/2015 INSTRUMENT
NO. 201503200005673.

BCLJ: Nov 24, December 1 & 8, 2023

Sheriff of Butler County, Michael T. Slupe

