

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: Joyce C Berry**

Late of: Zelenople PA
 Executor: Diane Keller Wells
 159 Walosi Way
 Loudon Tn 37774
 Attorney: Craig S Oconnor
 Ciao Torisky & Oconnor LLC
 7240 McKnight Road
 Pittsburgh PA 15237
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Donald E Bombara

a/k/a: Don Bombara
a/k/a: Donald Edward Bombara
 Late of: Jefferson Township PA
 Executor: Louella M Barbara
 135 Winfield Road
 Sarver PA 16055
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: July 19, 26 & August 2, 2024

Estate of: John Joseph Doctor

a/k/a: John J Doctor
 Late of: Center Township PA
 Executor: Michael P Doctor
 343 Gaiser Road
 Worthington PA 16262
 Attorney: Thomas J May
 Dillon, McCandless, King, Coulter &
 Graham LLP
 128 West Cunningham Street
 But Ler PA 16001
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Dolores May Frender

a/k/a: Dolores M Frender
a/k/a: Dolores Frender
 Late of: Middlesex Township PA
 Executor: Diane C Lennon
 304 Glade Mills Road
 POB 1605

Valencia PA 16059
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Richard Gray

Late of: West Sunbury PA
 Executor: Kimberly Gray
 111 Jane Lane
 West Sunbury PA 16061
 Executor: Regina Morgan
 314 Stein Road
 Chicora PA 16025
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Anne H Henderson

a/k/a: Ann H Henderson
a/k/a: Marjorie A Henderson
 Late of: Zelenople PA
 Administrator: Sally H Marburger
 233 Watters Station Rd
 Evans City PA 16033
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Dolores J Hudeck

Late of: Jefferson Township PA
 Executor: Christine M Duff
 220 Central Drive
 Valencia PA 16059
 Attorney: Gene G Dimeo
 Dimeo Olson Law Group LLC
 120 Fourth St
 Ellwood City PA 16117
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Mark E Lapsansky

Late of: Cranberry Township PA
 Administrator: Diana D Lapsansky
 412 Farmington Road
 Cranberry Twp PA 16066
 Attorney: Peter Andrew Smith Esquire
 Smith & Smith
 5101 Bayard Street
 Pittsburgh PA 15232
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Jennifer Lynn Nemitz

Late of: Seven Fields PA
 Administrator: Neil M Nemitz
 128 Jameson Way

Seven Fields PA 16046
 Attorney: Barbara Behrend Ernsberger
 Behrend & Ernsberger
 355 Fifth Ave, Park Bld, 12th Floor
 Pittsburgh PA 15222
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Wayne Charles Peters

a/k/a: Wayne C. Peters

a/k/a: Wayne C. M. Peters

Late of: Adams Township PA
 Executor: Dolores J Peters
 2402 Eloquent Lane
 Valencia PA 16059
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Susan A Smolen

a/k/a: Susan Smolen

Late of: Cranberry Township PA
 Executor: Richard J Smolen
 214 Jefferson Ln
 Cranberry Twp PA 16066
 BCLJ: July 19, 26 & August 2, 2024

Estate of: Helen M Spohn

Late of: Chicora PA
 Executor: Christine M Weber
 186 Wise Road
 Butler PA 16002
 Executor: Jennifer A Schaffner
 335 Geibel Road
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King Coulter & Graham
 LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: July 19, 26 & August 2, 2024

SECOND PUBLICATION

Estate of: Grace L Burkett

a/k/a: Grace Burkett

Late of: Jefferson Township PA
 Executor: Nancy Coldren
 738 Butler Road
 Kittanning PA 16201
 Attorney: Tyler S Heller
 Mechling And Heller LLP
 216 N Jefferson St
 Kittanning PA 16201
 BCLJ: July 12, 19 & 26, 2024

Estate of: Patricia L Dayen

Late of: Lancaster Township PA
 Administrator: Sherry L Santmyer
 102 Hazel Lane
 Harmony PA 16037

Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: July 12, 19 & 26, 2024

Estate of: Irene C Ferraro

Late of: Mars PA
 Executor: Victoria Hoover
 114 Cole Court
 Harmony PA 16037
 Attorney: Jennifer Gilliland Vanasdale
 Gilliland Vanasdale Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Twp PA 16066
 BCLJ: July 12, 19 & 26, 2024

Estate of: Pauline A Parr

Late of: Center Township PA
 Administrator: Margaret A McCorkle
 465 Oneida Valley Road
 Butler PA 16001
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002
 BCLJ: July 12, 19 & 26, 2024

Estate of: Ann Lorraine Polanick

Late of: Marion Township PA
 Executor: Laurel Polanick
 157 Gristmill Lane Ext
 Zelienople PA 16063
 BCLJ: July 12, 19 & 26, 2024

Estate of: Gregory L Riggatire

Late of: Buffalo Township PA
 Executor: Lori L Riggatire
 165 Singleton Road
 Sarver PA 16055
 Attorney: Anthony Giglio
 Andrews Price
 1500 Ardmore Blvd Suite 506
 Pittsburgh PA 15221
 BCLJ: July 12, 19 & 26, 2024

Estate of: Nancy C Stroup

Late of: Forward Township PA
 Executor: Richard L Stroup
 151 Needle Point Rd
 Evans City PA 16033
 BCLJ: July 12, 19 & 26, 2024

Estate of: Robert D Wood

Late of: Adams Township PA
 Executor: Patricia Gaye Wood
 111 Chancellor Ct
 Mars PA 16046
 Attorney: Edwin J Strassburger
 Strassburger McKenna et al
 Four Gateway Ct

Pittsburgh PA 15222
BCLJ: July 12, 19 & 26, 2024

THIRD PUBLICATION

Estate of: Kenneth Mark Benson
a/k/a: Kenneth Benson

a/k/a: Kenneth M Benson
Late of: Concord Township PA
Executor: Wendy B Pounds
159 Cartwright Road
Chicora PA 16025
Attorney: Thomas R Coyer
Sr Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: July 5, 12 & 19, 2024

Estate of: James T Blair
a/k/a: James Thomas Blair
a/k/a: Jim T Blair

Late of: Buffalo Township PA
Executor: Yvette Beck
135 Horseshoe Dr
Freeport PA 16229
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: July 5, 12 & 19, 2024

Estate of: Lorraine E Coyner

Late of: Zelenople PA
Executor: Denise M Garrity
184 Rock Lake Drive
Zelenople PA 16063
Attorney: Colleen D Bratkovich
Zacharia Brown PC
4500 Walnut Street
McKeesport PA 15132
BCLJ: July 5, 12 & 19, 2024

Estate of: Robert H Critchlow Sr

a/k/a: Robert Critchlow
a/k/a: Robert Harvey Critchlow

Late of: Center Township PA
Executor: Valerie Balsiger
132 Harris Road
Butler PA 16002
Attorney: James P Coulter
Dillon Mccandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: July 5, 12 & 19, 2024

Estate of: Levi Deal

a/k/a: Levi T Deal
Late of: Butler PA

Administrator: Bennett Deal
103 Carbon Center Road
Butler PA 16002
Administrator: Rebecca Deal
2225 Highland Drive
Butler PA 16002
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
Attorney: Raymond J Conlon
108 East Diamond St
Butler PA 16001
BCLJ: July 5, 12 & 19, 2024

Estate of: Paul H Dunbar

Late of: Penn Township PA
Executor: Sherrie E Grotenthaler
11 Grange Road
McDonald PA 15057
Executor: Lauren C Somple
PO Box 806
Bath OH 44210
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: July 5, 12 & 19, 2024

Estate of: David B Imhof

Late of: Butler Township PA
Administrator D.B.N.: Luann M. Imhof,
Administrator of The Estate
of David A Imhof
118 Elizabeth Drive
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063
BCLJ: July 5, 12 & 19, 2024

Estate of: Nancy J Kasey

a/k/a: Nancy Kasey
Late of: Cranberry Township PA
Administrator: Diane L Lomago
147 Sugar Run Road
Eighty Four PA 15330
Attorney: F Christopher Spina
Spina Law Associates PC
1002 Fifth Avenue
Pittsburgh Pa 15219
BCLJ: July 5, 12 & 19, 2024

Estate of: Bernice J Lewis

Late of: Jackson Township PA
Administrator: Robert S Lewis
319 Yellow Creek Rd
Harmony PA 16037

Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

**Estate of: Frank J Mandl
a/k/a: Francis J Mandl**

Late of: Adams Township PA
Executor: Lisa Ann Mandl
135 Twin Oak Drive
Wexford PA 15090
Attorney: Robin L Rarie
Brenlove & Fuller LLC
401 Washington Ave
Bridgeville PA 15017

**Estate of: Patricia Melnik
a/k/a: Patricia A Melnik**

a/k/a: Patricia Melnik Brueckman
Late of: Butler PA
Administrator: Sara Lynn Brueckman
212 Adair Street E8
Decatur GA 30030
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002
BCLJ:July 5, 12 & 19, 2024

**Estate of: Mary L Swaney
a/k/a: Mary Louise Schneider
a/k/a: Mary Lou Swaney**

Late of: Mars PA
Executor: Jill Swaney
936 Church St
Indiana PA 15701
Executor: Jack Swaney
PO Box 152
Mars PA 16046
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066
BCLJ:July 5, 12 & 19, 2024

Estate of: Mary Ellen Toomey

Late of: Butler Township PA
Executor: Tracy Olson
383 St Joe Rd
Chicora PA 16025
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ:July 5, 12 & 19, 2024

Estate of: Irene N Veselich

Late of: Jefferson Township PA
Executor: Robert Veselich
245 Bullcreek Road
Butler 16002

Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ:July 5, 12 & 19, 2024

Estate of: Merl P Weir Jr

Late of: Jackson Township PA
Executor: Devon Delprete
719 Brownsdale Road
Evans City PA 16033
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ:July 5, 12 & 19, 2024

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH
June 9 - June 14, 2024**

**Aldridge, Sandra L; Hilliard, Alden E
By P/A; Hilliard, Nancy J--HOLLAND
MTG ADVISORS--Jefferson Twp Sub/
Condo:Sawyer Plan Lot:10 Street:151
Hannastown Road Parcel:190-
S7-D10:\$180,000.00**

**Allenberg, Norman--REDEVELOPMENT
AUTH CO BUTLER--Buffalo Twp
Street:289 Sarver Rd Parcel:040-1F90-
A1F:\$14,708.00**

**Altmire, Kelly Jo--DOLLAR BK FED SAV
BK--Summit Twp Street:218 Chicora Rd
Parcel:290-S1-B48:\$96,000.00**

**Ammon, Christopher M; Ammon, Renee
L--NVR MTG FIN INC--Butler Twp
Sub/Condo:Highfield Trails 100 Sub
Ph 1 Lot:155 Street:121 Dominic Drive
Parcel:055-36-C155:\$237,900.00**

**Ammon, Richard C; Ammon, Virginia
A--FREEDOM MTG CORP--Butler Twp
Sub/Condo:Butler Highfields Co Amended
P Lot:439B Street:213 Linhurst Ave
Parcel:055-28-B440:\$221,399.00**

**Arth, Lauren By P/A; Arth, Thomas--
FIFTH THIRD BK NATL ASSN--Adams
Twp Sub/Condo:Amherst Village Ph
2 Lot:226 Street:208 Ledge Rock Ln
Parcel:010-S12-D226:\$646,000.00**

**Bailey, Lucas--LENDING HEIGHTS LLC-
-Brady Twp Sub/Condo:Beachem Sub
Lot:1 Street:119 Staff Rd Parcel:030-3F37-
A1Y:\$284,000.00**

**Barbish, Robert By P/A; Barbish, Salli
R--SECRETARY VETERANS AFFAIRS-
-Center Twp Sub/Condo:Timberidge Ph
11 Plan Lot:23 Street:122 Shawnee Dr**

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **THE JOHN EVANS REVOCABLE LIVING TRUST** and as amended. JOHN EVANS, Settlor of the Trust, died on March 26, 2024. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Vincent A. Evans, Trustee
558 Kohler Avenue
Butler, PA 16001

David M. Crissman, Esquire
Montgomery Crissman PLLC
518 North Main Street
Butler, PA 16001

BCLJ: July 5, 12 & 19, 2024

TRUST NOTICE

The Declaration of Trust, made as of February 4, 1993, by DeWayne R. Majors and Jean D. Majors, having a situs at this time of 475 Skylare Drive, Prospect, Pennsylvania 16052.

The Co-Trustees, Joanne M. Ray and Edward Majors, of The Declaration of Trust, made as of February 4, 1993, by DeWayne R. Majors and Jean D. Majors, hereby gives notice that the Trust is in the legal process of dissolving. All persons having claims against The Declaration of Trust, made as of February 4, 1993, by DeWayne R. Majors and Jean D. Majors, are requested to make same known to the Co-Trustees or to the Attorney named below. All persons or entities indebted to The Declaration of Trust, made as of February 4, 1993, by DeWayne R. Majors and Jean D. Majors, are requested to make payment without delay to the Co-Trustees or the Attorney named below.

Joanne M. Ray and Edward Majors,
Co-Trustees
475 Skylare Drive
Prospect, Pennsylvania 16052

ATTORNEY MICHAEL J. PATER
CHARLTON LAW
101 East Diamond Street, Suite 202
Butler, PA 16001

BCLJ: July 12, 19 & 26, 2024

ESTATE NOTICE

James L. Ross, Trustee of the Joll Family Living Trust dated February 18, 2009, as amended and restated on December 29, 2021, and pursuant to 20 Pa. C.S. §7755(c)(1)(ii) requests 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 JAMES L. ROSS c/o ABERNETHY & HAGERMAN, LLC, 4927 William Flinn Highway, Allison Park, PA 15101.

BCLJ: July 12, 19 & 26, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR CHANGE OF NAME

In the Matter of MsD. No. 2024-40174

Notice is hereby given that, on June 12, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

LUCAS AARON LAMBERT TO LUCAS AARON LAMBERT-PIPKIN

The Court has fixed the 3rd day of September 2024, at 9:45 A.M. in Courtroom 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: July 19, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR CHANGE OF NAME

In the Matter of MsD. No. 2024-40141

Notice is hereby given that, on May 20, 2024

a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

ANDERSON MICHAEL GRAHAM to EMILY MISTY GRAHAM

The Court has fixed the 30th day of July 2024, at 9:30 A.M. in Courtroom 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: July 19, 2024

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

IN THE MATTER OF: Ms.D. 2024-40052

Notice is hereby given that, on May 21, 2024 a Petition for Change of Name of a Minor was filed in the above-named Court by Earl E. Williams, Sr., Parent and Natural Guardian of SAVANNAH MARIE MITCHELL, a minor requesting an order to change the name of

SAVANNAH MARIE MITCHELL, a minor to SAVANNAH MARIE WILLIAMS

The Court has fixed the 20th day of August 2024, at 9:30 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: July 19, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: Adoption of : T.A.G. : OA No. 12 of 2024

LEGAL NOTICE

Notice is hereby given that on the 19th day of March, 2024, a Petition for Involuntary Termination of Parental Rights

was filed by Petitioners, Jennifer L. Iman and Steven J.Iman, in the above-named Court praying for a decree terminating the parental rights and duties of T.A.G.'s natural father, Jon A. Galante.

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child: T.A.G. The Court has set a Hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 of the Butler County Courthouse on the 23rd day of August, 2024, at 10:00 o'clock A.M.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD(REN) AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD(REN). YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD(REN) MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Butler County Administrator's Office 724-284-5200

Sarah E. Edwards, Register of Wills & Clerk of Orphans' Court 124 W Diamond Street, Government Center, Level L Butler, PA 16001 (724) 284-1409

BOYER PAULISICK EBERLE & BISS
108 East Diamond Street
Third Floor
Butler, PA 16001
(724) 283-0077

BCLJ: July 19, 2024

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company formed under the Limited Liability Company Law of 2016.

The name of the company is **GOLD STANDARD CLEANING SERVICES LLC.**

JORDAN P. SHUBER, ESQ.
DILLON, McCANDLESS, KING,
COULTER & GRAHAM, L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: July 19, 2024

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Names Act, approved the 24 th day of May, 1945, Section 311 of Act 1982-294, as amended, (54 Pa. C.S. §311), Gold Standard Cleaning Services LLC of Butler County, Pennsylvania, has filed an application in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 12th day of July, 2024, to conduct business under the assumed or fictitious name of **Gold Standard Cleaning Services.**

JORDAN P. SHUBER, ESQ.
DILLON, McCANDLESS, KING,
COULTER & GRAHAM, L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: July 19, 2024

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company formed under the Limited Liability Company Law of 2016.

The name of the company is **TIRE SUPPLIES DIRECT LLC.**

JORDAN P. SHUBER, ESQ.
DILLON, McCANDLESS, KING,
COULTER & GRAHAM, L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: July 19, 2024

LEGAL NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on June 11, 2024 for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corportaion organized under the Nonprofit Businness Corporation Law of 1988, as amended. The name of the corporation is **Hoop Heroes Butler**

BCLJ: July 19, 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 20th day of September, 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 October 18, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 19, 26 & August 2, 2024

No. 2024-30058
PNC MORTGAGE, A DIVISION OF PNC BANK. NATIONAL ASSOCIATION
vs
UNKNOWN HEIRS OF DAVID C. BAKER, STEPHANIE SZYMANSKI, SOLELY IN HER CAPACITY AS HEIR OF DAVID C. BAKER, DECEASED

PROPERTY ADDRESS: 213 SUMMIT STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 564-19-164/173

All those two certain parcels or tracts of land situate in the Fourth Ward, City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

TRACT ONE:

On the North 90 feet by Lot No. 113; on the East 40 feet by an alley; on the South 90 feet by Lot No. 111; and on the West 40 feet by Summit Street, formerly Oakland Avenue. Having thereon erected a 2 story frame dwelling house and being Lot No. 112 in the East Oakland Plan of Lots. Also being designated as 213 Summit Street, Butler, Pennsylvania.
Parcel: 564 19 1640000

TRACT TWO:

On the North by Lot No. 116; on the East by Second Street; on the South by Lot No. 118; and on the West by an alley, Being Lot No. 117 in the East Oakland Plan of Lots.

Parcel: 564 19 1730000

BEING KNOWN AS: 213 SUMMIT ST, BUTLER, PA 16001 PROPERTY ID NUMBER: 564 19 1640000 & 564 19 1730000

BEING THE SAME PREMISES WHICH DAVID C. BAKER AND BARBARA H. BAY... ER, HIS WIFE BY DEED DATED

10/9/1979 AND RECORDED 11/20/1979 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1105 AT PAGE 411, GRANTED AND CONVEYED UNTO DAVID C. BAKER, NOW DECEASED.

BCLJ: July 19, 26 & August 2, 2024

No. ED-2023-30030
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2021-RPL5 TRUST
vs
JEFFREY BARBER, JULIANE M WERNER, JULIANE M WERNER BARBER

PROPERTY ADDRESS: 181 BRINKER ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 290-1F151-25.0000

ALL THAT CERTAIN lot or parcel 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 to 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 Heasley 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-IF151-25.0000

BCLJ: July 19, 26 & August 2, 2024

**No. 2017-30207
U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE RMAC
TRUST, SERIES 2016-CTT
vs
BERNARD D CREEDON, NATALI A
CREEDON**

PROPERTY ADDRESS: 210 CRESCENT CT, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER:
130-S20-C210000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 21 in the Havenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 160, pages 46 and 47.

UNDER AND SUBJECT, nevertheless, to certain covenants, conditions and restrictions as set forth in the Protective Covenants affecting Havenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2246, page 1.

AND the Grantees, for themselves, their heirs and assigns, by acceptance of this Deed agree with the Grantor, his heirs and assigns, that such the covenants, conditions and restrictions shall be covenants running with the land.

UNDERAND SUBJECT to all matters as shown on the Havenwood Plan of Lots.

UNDER AND SUBJECT to all prior grants and reservations of coal, oil, gas, mining rights, rights of way, easements, covenants and restrictions, as the same may be and appear in prior instruments of record.

BEING THE SAME PREMISES which Robert C. Sinewe and Michelle M. Sokolowski, his wife, by Deed dated July 17, 1998 and recorded on July 20, 1998, in the Butler County Recorder of Deeds Office at Deed Book Volume 2888 at Page 694, as Instrument No. 199807200020117, granted and conveyed unto Bernard D. Creedon and Natali A. Creedon, husband and wife.

Being Known as 210 Crescent Court, Cranberry Township, PA 16066

Parcel I.D. No. 130 S20 C210000

BCLJ: July 19, 26 & August 2, 2024

**No. 2024-30102
PNC BANK, NATIONAL ASSOCIATION
vs
PAUL HACKETT, VALJEAN E. HACKETT,
DENISE R. HUFF A/K/A DENISE R.
GOEPFERT**

PROPERTY ADDRESS: 403 FEDERAL STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565-12-2320000

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE FIFTH WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 100 FEET NORTH FROM THE NORTH SIDE OF WEST PENN STREET AND THE SOUTH AND WEST CORNER OF THE LOT NOW OR FORMERLY OF WILLIAM SMITH AT THE SOUTH AND EAST CORNER OF THE HEREINAFTER DESCRIBED LOT; THENCE NAMING NORTH ALONG THE WEST LINE OF LOTS NOW OR FORMERLY OF E.L. RAMSEY AND W.H. MILLER, 90 FEET MORE OR LESS. TO A POINT ON THE SOUTH SIDE OF FEDERAL STREET; THENCE WEST ALONG THE SOUTH SIDE OF SAID FEDERAL STREET, 40 FEET TO LANDS NOW OR FORMERLY OF MARGARET

DOLAN; THENCE ALONG LANDS NOW OR FORMERLY OF MARGARET DOLAN 90 FEET, MORE OR LESS, TO A POINT 100 FEET DISTANT NORTHWEST FROM THE NORTH LINE OF WEST PENN STREET; THENCE EASTWARD BY LINE PARALLEL WITH WEST PENN STREET 40 FEET TO LINE OF LOT NOW OR FORMERLY OF E.L. RAMSEY, THE PLACE OF BEGINNING: SAID LOT BEING 40 FEET FRONT ON FEDERAL STREET AND EXTENDING BACK PRESERVING SAME WIDTH, 90 FEET, MORE OR LESS, TO THE SOUTHERN PORTION OF THE LOT NOW OR FORMERLY OWNED BY MARGARET DOLAN AND HAVING THEREON ERECTED A FRAMED DWELLING HOUSE AND GARAGE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 201002010002169 OF THE BUTLER COUNTY, PENNSYLVANIA RECORDS.

SUBJECT TO ALL EASEMENTS, COVENANTS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAW, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BCLJ: July 19, 26 & August 2, 2024

No. 2024-30066
PHH MORTGAGE CORPORATION
vs
MELISSA HILLIARD, SOLELY IN HER CAPACITY AS KNOWN HEIR OF CATHERINE J. HILLIARD, THE UNKNOWN HEIRS OF CATHERINE J HILLIARD, DECEASED

PROPERTY ADDRESS: 578 KOHLER AVE EXTENSION, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 055-28-D30000

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

Beginning at a point at the intersection of the dividing line between Lots 1 and 2 of the property Subdivision for Tom Keown and the Eastern line of East Boundary Street, being the Southwest comer of the lot herein

conveyed; thence North 4°13' East along East Boundary Street, a distance of 85.00 feet to a point; thence South 69°37' East a distance of 150.00 feet to a point; thence South 4° 13' West, along lands of now or formerly Derides a distance of 43.23 feet to a point; thence North 85° 4T West along the Northern line oflot 2 in said plan oflots, a distance of 144.07 feet to a point; being the place of beginning.

Being all of Lot No. 1 in the property subdivision for Tom Keown as recorded in Butler County Plan Book 139, page 18, per survey of Lucas Engineering Company and Assoc., dated April 17,1990.

Under and subject to reservations, restrictions easements and rights of way as recorded in prior instruments of record and/ or conveyances which are apparent from a physical inspection of said property.

Parcel Number 055 28 D30000

Property Address: 578 Kohler Avenue Extension, Butler, PA 16001

BEING the same premises which Donna J. Griffin now Donna J. Higgins and Mark D. Higgins, her husband by Deed dated November 21, 2008, and recorded in the Office of Recorder of Deeds of Butler County on November 21, 2008, Instrument# 200811210025862 granted and conveyed unto Catherine J. Hilliard.

BCLJ: July 19, 26 & August 2, 2024

No. 2024-30057
U.S. BANK TRUST, NATIONAL ASSOCIATION ,AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST
vs
EDGAR KING

PROPERTY ADDRESS: 105 MCINTYRE LANE, FREEPRORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-S4-C8

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, TO WIT:

BEGINNING AT A POINT IN THE NORTHEASTERN CORNER OF LANDS

OF JOHN N. MCINTYRE AND HIS WIFE, LAURA H. MCINTYRE ON THE LINE OF LANDS OF M. ELLIOIT, BEING ALSO A CORNER COMMON TO LANDS OF DELEAMPO, AND FORMERLY A PARK OF THE SAME TRACT; THENCE ALONG THE LINE OF ELLIOIT, NORTH 89 DEGREES, 50' WEST, A DISTANCE OF 227 FEET TO A POINT AT THE CORNER OF OTHER LANDS OF THE SAID MCINTYRES; THENCE ALONG SAID MCINTYRE LINE, SOUTH 21 DEGREES 02' WEST, 75 FEET TO LINE NOW OR FORMERLY OF MYRON F. WILLIAMSON, ET UX.; THENCE BY LINE OF SAID LAST MENTIONED LANDS IN AN EASTERLY DIRECTION, A DISTANCE OF 218 FEET, MORE OR LESS, TO A POINT ON LINE OF LANDS OF DELCAMPO AND THENCE BY SAID DELCAMPO LINE, NORTH 21 DEGREES .02' EAST A DISTANCE OF 118.50 FEET TO THE LINE OF SAID M. ELLIOTT, AT THE PLACE OF BEGINNING. CONTAINING APPROXIMATELY ONE-HALF (1/2) ACRE OF GROUND.

SUBJECT TO AN EASEMENT OF A RIGHT OF WAY IN FAVOR OF THE PROPERTY TO THE NORTH OF A ROADWAY LEADING FROM THE PITTSBURGH AND FREEPORT ROAD, (PENNA. STATE HIGHWAY NO. 28) OVER AND ALONG THE EASTERLY PORTION OF THE PREMISES, ALONG THE LINE OF THE SAID DELCAMPO, AS NOW USED.

BEING the same premises which Glenda L. King and Harry J. King by Deed dated August 31, 1995 and recorded in the Official Records of Butler County on October 3, 1995 in Deed Book Volume 2564, Page 0138, as Instrument granted and conveyed unto Edgar J. King.

105 McIntyre Lane, Freeport, PA 16229
Tax Parcel Number: 040 S4 CS

BCLJ: July 19, 26 & August 2, 2024

No. 2021-30032
NEXTier BANK, N.A.
vs
JUSTIN KRENITSKY, JENNIFER KRENITSKY

PROPERTY ADDRESS: 4436 OAKDALE ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-18-F2A-0000 & 056-18-F-0000

PREMISES A
ALL THAT CERTAIN lot or parcel of ground located in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a point in the center of Old Route 68 being the Southwest corner of the tract herein conveyed; thence North 2° 30' East 280 feet, more or less, to a point in the center of New Route 68; thence North 70° 30' East 93 feet, more or less, to a point in the center of New Route 68; thence South 19° 30' East 190 feet to a point; thence South 7° 20' East 150.02 feet to a point in the center of Old Route 68; thence North 89° 8' West 45 feet to a point in the center of Old Route 68; thence North 83° 18' West 140 feet, more or less, to a point in the center of Old Route 68, the place of beginning.

BEING a part of Lot No. 2 in the Eberhart Plan of Lots.

PARCEL NO. 056-18-F2A-0000

PREMISES B
ALL THAT CERTAIN piece, parcel or tract of land situate located in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly side of the Petersville Road at line of land of other lands of H. L. Logan, et. ux; thence in an Easterly direction, 150.02 feet to a point; thence continuing along other lands of H. L. Logan, a distance of 190.0 feet to a point on the Westerly side of Route 68; thence in a Southerly direction along the edge of Route 68, a distance of 25 feet, more or less, to a point on line of lands of G. W. Vaupel; thence in a Westerly direction along line of lands of G. W. Vaupel, a distance of 351.24 feet to a point on the Easterly side of the Petersville Road; thence in a Northerly direction along the edge of the Petersville Road, a distance of 14 feet, more or less, to a point at line of land of H. L. Logan, the place of beginning.

PARCEL NO. 056-18-F-0000

BEING THE SAME PREMISES which Harry L. Logan and Adrienne J. Logan, husband and wife, by Deed dated April 24, 2017 and recorded in the Office of the Recorder of Deeds of Butler County on April 25, 2017 at Instrument No. 201704250008628, granted and conveyed unto Justin T. Krenitsky and

Jennifer L. Krenitsky, husband and wife.

BCLJ: July 19, 26 & August 2, 2024

**No. 2020-30037
CU MEMBERS MORTGAGE, A DIVISION
OF COLONIAL SAVINGS, F.A.
vs
LEAH MCCLINTOCK, WILLIAM E
MCCLINTOCK, II**

PROPERTY ADDRESS: 156 DUTCHTOWN ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 051-54-C2-0000

All that certain piece, parcel or lot of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 2 in the Dutchtown Village Plan of Lots No. 1 as recorded at Rack File 65, Page 42. BEING KNOWN AS: 156 DUTCHTOWN ROAD, BUTLER, PA 16002

PROPERTY ID NUMBER: 051-54-C2-0000 BEING THE SAME PREMISES WHICH MARIE M. PENSKO, UNMARRIED BY DEED DATED 12/29/2011 AND RECORDED 1/19/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED DOCUMENT NUMBER 201201190001520, GRANTED AND CONVEYED UNTO WILLIAM E. MCCLINTOCK, II AND LEAH A. MCCLINTOCK, HUSBAND AND WIFE.

BCLJ: July 19, 26 & August 2, 2024

**No. 2022-30160
DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR MORGAN
STANLEY HOME EQUITY LOAN TRUST
2005-2, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-2
vs
RHONDA A. SCHNITZKI**

PROPERTY ADDRESS: 232 GRANDVIEW BOULEVARD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 051-38-7-110000

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

BEGINNING at the Southwest corner of the Lot herein described at the Northern line of

Grandview Boulevard, a fifty-foot street, at the Southeast corner of Lot No. 12 in the same Plan now or formerly owned by Leon D. Radaker, etux; thence by said Lot No. 12 North 37° 49' West, 46.15 feet to a line of Lot No. 10 in the same Plan; thence by said Lot No. 10, North 49° 00' East, 126.94 feet to the Western edge of Grandview Boulevard aforementioned; thence by Grandview Boulevard, South 41° 00' East, 70.0 feet to a point; thence continuing by the same in a Southwesterly direction by a curve to the right having a radius of 31.9 feet, a distance of 72.94 feet; thence continuing by the same in a Westerly direction by a curve to the left, having a radius of 127.34 feet, a distance of 60.45 feet to the place of beginning. Being Lot No. 11 in the Grandview Plan of Lots as recorded in Butler County in Rack File 5 page 21.

SUBJECT TO THE FOLLOWING: EXCEPTING AND RESERVING, however, the right to lay or have laid, maintain or have maintained, replace or have replaced, such gas lines, water lines, sewer lines and electric and telephone lines and poles as the grantor, its heirs or assigns may deem necessary.

SUBJECT TO THE restrictions as shown in Deed Book Volume 1053 page 349.

BEING THE SAME PREMISES which Rhonda A. Schnitzki, by Deed dated December 13, 2004 and recorded on December 30, 2004, in the Butler County Recorder of Deeds Office as Instrument No. 200412300040800, granted and conveyed unto Anthony M. Schnitzki and Rhonda A. Schnitzki, husband and wife. The said Anthony M. Schnitzki departed this life on or about August 24, 2010, thereby vesting title solely in Rhonda A. Schnitzki, by operation of law.

Being Known as 232 Grandview Boulevard, Butler, PA 16001

Parcel I.D. No. 051 387/110000

BCLJ: July 19, 26 & August 2, 2024

**No. ED-2024-30093
WELLS FARGO BANK, N.A., AS TRUSTEE
FOR PARK PLACE SECURITIES, INC.
ASSEST-BACKED PASS-THROUGH
CERTIFICATES SERIES 2004-MHQ1
vs
EARL J. SNOW**

PROPERTY ADDRESS: 135 JAMISON STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 470-S1-A29A-0000

ALL that certain piece parcel or lot of land situate partly in Petrolia Borough and partly in Fairview Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a post at the line of Lot No. 28 in the Jamison Farm Plan of Lots in Petrolia Borough, said point being the southwest corner of the herein described property; thence, East along Lot No. 28, a distance of 158.50 feet to a post on an unnamed 40 foot street; thence, North along the west side of the aforesaid unnamed 40 foot street, a distance of 60 feet to the line of Lot No. 26 in the aforesaid plan of lots; thence, West along Lot No. 26, a distance of 159.63 feet to a post on the east side of Jamison Street; thence, South along the east side of Jamison Street, also known as, Pennsylvania Route No. 268, a distance of 60 feet to the place of beginning.

BEING Lot No. 27 in the Jamison Fann Plan of Lots in Petrolia Borough.

BEING KNOWN AS: 135 JAMISON STREET, PETROLIA, PENNSYLVANIA 16050 PROPERTY ID: 470-SI-A29A-0000 TITLE TO SAID PREMISES IS VESTED IN EARL J. SNOW BY DEED FROM FRANKLIN R. SNOW, SR., AND WIFE HELEN M. SNOW, ALSO FRANKLIN R. SNOW, JR DATED 09/29/1998 RECORDED 09/29/1998 BOOK 2916 PAGE 251 INSTRUMENT NO.: 199809290027586

BCLJ: July 19, 26 & August 2, 2024

No. 2024-30095
MIDFIRST BANK
vs
JOSEPH SZYMANSKI, TAYLAR NEFF

PROPERTY ADDRESS: 626 EKASTOWN ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-S11-B16-0000

All that certain lot or piece or ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 16 in the Subdivision-Singleton Acres

No. 2 Plan of Lots, of record in the Recorder of Deeds Office of the County aforesaid in Rack File Section 67, Page 17.

Subject to a 10 foot easement along the Westerly line of said lot and along the Northerly line of said lot. Subject to a 50 foot building line parallel to the Westerly right of way line of Pennsylvania Legislative Route No. 10024 and 50 feet West from said right of way line.

Subject to the right of way line of Pennsylvania Legislative Route No. 10024 which is partially 50 feet and partially 80 feet of the Easterly portion of said lot.

BEING known and numbered as 626 Ekastown Road, Sarver, PA 16055

Being the same property conveyed to Joseph Szymanski, an unmarried man and Taylor Neff, an unmarried woman who acquired title, with rights of survivorship, by virtue of a deed from Shawn H. King and Kerri L. King, husband and wife, dated May 29, 2020, recorded June 1, 2020, at Instrument Number.202006010010205, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 040-S11-B16-0000

BCLJ: July 19, 26 & August 2, 2024

No. 2022-30126
PNC BANK, NATIONAL ASSOCIATION
vs
CHRISTOPHER A TOMSIK, MICHELE R. MILLER, AKA MICHELLE R. MILLER, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE

PROPERTY ADDRESS: 110 STARK ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 100-1F90-13AB

All that certain lot or piece of ground situate on the Township of Clinton, County of Butler and Commonwealth of Pennsylvania being more particularly bounded and described as follows:

Beginning at the center line of Stark Road (formerly Pittsburgh-Kittanning Road), and intersection of line of lands of now or formerly John Klabnik; thence along line of

lands now or formerly John Klabnik, South 1 degrees 38' East, a distance of 195.00 feet to a point; thence along line of other lands now or formerly of John Klabnik, North 89 degrees 33' West, a distance of 290.30 feet to a point; thence also along line of lands now or formerly of John Klabnik, North 1 degrees 38' West, a distance of 195.00 feet to a point at the center line of Stark Road; thence following along the center line of Stark Road, South 89° 33' East, a distance of 290.30 feet to a point being the place of beginning.

BEING known and numbered as 110 Stark Road, Sarver, PA 16055

Being the same property conveyed to Christopher A. Tomsik and Michele R. Miller who acquired title, with rights of survivorship, by virtue of a deed from Chris J. Wilhelm and Leslie A. Wilhelm, husband and wife, dated August 30, 2000, recorded August 31, 2000, at Instrument Number 2000008310020456, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 100-1F90-13AB

BCLJ: July 19, 26 & August 2, 2024

**No. 2024-30068
SONOMA VALLEY CONDOMINIUM
ASSOCIATION, A PENNSYLVANIA
UNINCORPORATED ASSOCIATION
vs
JOHN TORCH**

PROPERTY ADDRESS: 2001 SONOMA VALLEY DRIVE, RENFREW, PA 16053

UPI / TAX PARCEL NUMBER: 120-S10-BB22001

ALL that certain lot or piece of ground situate in the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, being designated as Unit No. 2001 in Building No. 200 in Sonoma Valley Condominium (the "Condominium"), which was created pursuant to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument No. 201308270025054 and the Plats and Plans recorded with said Declaration in said Recorder's Office at Instrument No. 201308270025052, together with an undivided interest in the Common Elements appurtenant thereto, as set forth in the Declaration of Condominium as may

be amended from time to time in accordance with the Declaration of Condominium.

BEING known and numbered as 2001 Sonoma Valley Drive, Renfrew, Pennsylvania 16053.

PARCEL NO. I20-S10-BB22001

BEING the same premises which Walter J. Bechtold and Mary M. Bechtold a/k/a Mary Margaret Bechtold, husband and wife, by Michael K. Bechtold, their Agent, by Deed dated September 21, 2021 and recorded on September 27, 2021 in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument Number 202109270027271, granted and conveyed unto John Torch.

BCLJ: July 19, 26 & August 2, 2024

Sheriff of Butler County, Michael T. Slupe