

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: Ralph Merle Dambaugh**

Late of: Zelenople PA
 Executor: Rosalind Stack
 1011 Innisbrook Drive
 Greensburg PA 15601
 Attorney: Kelton Merrill Burgess
 Law Offices of Kelton M Burgess
 1300 Fifth Avenue Suite 201
 Pittsburgh PA 15219

BCLJ: December 8, 15 & 22, 2023

Estate of: Anne Gallagher

Late of: Buffalo Township PA
 Administrator: Angelo Quaranta
 227 Cole Road
 Sarver PA 16055
 Attorney: Janice H Chisnell
 140 Golden Gate Drive
 Verona PA 15147

BCLJ: December 8, 15 & 22, 2023

Estate of: Richard L Ordy

Late of: Center Township PA
 Executor: Stacie S Ridilla
 577 Bovard Luxor Road
 Greensburg PA 15601
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

Estate of: Delsie Pink**a/k/a: Rouie Delsie Pink**

Late of: Slippery Rock Township PA
 Executor: Carol A Snyder
 2136 Scrubgrass Road
 Grove City PA 16127
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: December 8, 15 & 22, 2023

Estate of: Allan E Randolph III

Late of: Beaufort County South Carolina
 Ancillary Ancillary Executor: Allan E
 Randolph IV
 770 Warrendale Bayne Road
 Wexford PA 15090
 Ancillary Ancillary Executor: Keith J
 Randolph
 121 Wallace Rd
 Portersville PA 16051
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: December 8, 15 & 22, 2023

Estate of: Wayne C Ruediger

Late of: Buffalo Township PA
 Executor: Lorraine I Robinson
 62 Bonniebrook Road
 Cabot PA 16023
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

Estate of: Gerald R Shrum Sr

Late of: Penn Township PA
 Administrator: Kathryn Ann Pivak
 247 Inglewood Drive
 Pittsburgh PA 15228
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

Estate of: Elizabeth M Stanek

Late of: Saxonburg PA
 Executor: James L Stanek
 257 Brewer Road
 Saxonburg PA 16056
 Executor: Robert J Stanek
 2677 Hunters Point Drive
 Wexford PA 15090
 Attorney: Darcy M Dayton
 Dayton & Kaikis Pc
 9688 Shirley Drive
 Allisonpark PA 15101

BCLJ: December 8, 15 & 22, 2023

Estate of: Norma Jane Stanoski

Late of: Jefferson Township PA

Executor: Sandra Getty Sasson
131 South Butler Street
Saxonburg PA 16056
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: December 8, 15 & 22, 2023

Estate of: Mary Lou Wagner

a/k/a: Mary L Wagner

a/k/a: Mary Louise Wagner

Late of: Summit Township PA
Executor: Amy L Schwab
729 Heathergate Drive
Pittsburgh PA 15238
Attorney: Julie C Anderson Cela
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: December 8, 15 & 22, 2023

SECOND PUBLICATION

Estate of: Charlene Barnett

a/k/a: Charlene R Barnett

Late of: Connoquenessing Township PA
Executor: Karen R Barnett
122 North Ridge Drive
Butler PA 16001
Executor: Thomas Roger Barnett
133 Plateau Street
Renfrew PA 16053
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 1,8 & 15 2023

Estate of: Joann Beerhalter

Late of: Cranberry Township PA
Executor: Susannah Green
304 Byron Circle
Cranberry Twp PA 16066
Attorney: Richard P Gainey
Difatta Law Offices LLC
PO Box 23
Tarentum PA 15084

BCLJ: December 1,8 & 15 2023

Estate of: Betty L Conn

Late of: Valencia PA
Executor: Ted Blendermann
404 Potomac Court
Wexford PA 15090

Attorney: Philip Klein Deily
Morella & Associates PC
706 Rochester Road
Pittsburgh PA 15237

BCLJ: December 1,8 & 15 2023

Estate of: Grace T Dennis

Late of: Zelenople PA
Executor: Philip P Lope
207 E Grandview Avenue
Zelenople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

BCLJ: December 1,8 & 15 2023

Estate of: Thomas V Haley

Late of: Zelenople PA
Executor: Deborah M Candiello
491 Demmier Drive
Pittsburgh PA 15237
Attorney: Carol Sikov Gross
Sikov & Love PA
310 Grant St Ste 1110
Pittsburgh PA 15219

BCLJ: December 1,8 & 15 2023

Estate of: Raymond A Kramer

a/k/a: Ray Kramer

a/k/a: Raymond Kramer
Late of: Winfield Township PA
Executor: Mark R Kramer
310 Primrose Drive
Sarver PA 16055
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

BCLJ: December 1,8 & 15 2023

Estate of: Glenn N McClintock

Late of: Adams Township PA
Executor: Wendy S Tabor
2818 Doe Creek Trail
Frisco Tx 75034
Attorney: Claire Johnson Saenz LLC
1000 Brooktree Rd Suite 209
Wexford PA 15090

BCLJ: December 1,8 & 15 2023

Estate of: Greta K Monnie

Late of: Center Township PA
Executor: Douglas Bruce Monnie
354 Sunset Drive
Butler PA 16001
Executor: Donna Cranmer
11050 Elliots Way

Brooksville Fl 34601
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 1,8 & 15 2023

Estate of: Joanne B Sergeant

Late of: Center Township PA
 Executor: Anthony John Phillips
 50 Harwood Street
 Pittsburgh PA 15211
 Attorney: Thomas W Shaffer
 11 Pittsburgh Street
 Uniontown PA 15401

BCLJ: December 1,8 & 15 2023

**Estate of: Joseph M Serventi Sr
 a/k/a: Joseph M Serventi**

Late of: Butler PA
 Executor: Anthony J Serventi
 281 South Harwich Drive
 Farmington Hills Mi 48334
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

BCLJ: December 1,8 & 15 2023

**Estate of: William Homer Swartzlander
 a/k/a: William H Swartzlander**

Late of: Clearfield Township PA
 Executor: Elaine S Swartzlander
 316 Chestnut Drive
 Butler PA 16001
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: December 1,8 & 15 2023

**Estate of: Tricia L Voelzke
 a/k/a: Tricia Louise Voelzke
 a/k/a: Tricia Voelzke**

Late of: Forward Township PA
 Administrator: Richard M Wright
 PO Box 55
 Clune PA 15727
 Attorney: Thomas A Kauffman
 Kauffman & Billimoria, PLLC
 52 South Ninth Street
 Indiana PA 15701

BCLJ: December 1,8 & 15 2023

THIRD 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 McQuiston 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

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH November 17, 2023**

Recorded November 11, 2023
- November 17, 2023
Complete list

Achezinski, Carol J--DHI MTG CO
LTD--Connoquenessing Boro Sub/
Condo:Hidden Springs Rev 1 Lot:101 B-R
Street:102 Hidden Springs Dr Parcel:370-
S2-C101B:\$322,992.00

Anastas, Kimberly M--UNION SAV BK-
-Adams Twp Sub/Condo:Adams Ridge
Condo Unit:304 Street:8304 Club Side Dr
Parcel:010-S9-Ha304:\$427,000.00

Arispe, Jesus E aka; Arsipe, Jesus E II aka-
-ROCKET MTG LLC--Connoquenessing
Twp Sub/Condo:Connoquenessing
Woodland Plan Lot:1467 Street:129 Tiger
Rd Parcel:120-S7-A1467:\$126,984.00

Balocik, George A; Balocik, Marcia
L--ARMCO CRED UN--Cranberry Twp
Street:203 Woodlawn Rd Parcel:130-
S2-B24:\$44,000.00

Balquist, Christine M; Balquist, Ross H--
FIRST NATL BK PA--Slippery Rock Twp
Sub/Condo:Sunshine Acres Plan Lot:6
Street:103 Marisa Way Parcel:280-S11-
Aa6:\$100,000.00

Bargiband, Constance; Bargiband,
Nicholas M--PNC BK NATL ASSN
AKA--Lancaster Twp Street:1151 West
Lancaster Road Parcel:200-4F129-5K
Acre:2.63:\$183,500.00

Barone, Sherrie L; Barone, Thomas A

MARRIAGE LICENSE FILINGS

Application Date:
November 26 - December 2, 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.

Britta Margaret Mae Bender and Roman Joseph Solomond :2300901

Alyssa Kathleen Tollerton and Cole Robert Greer :2300900

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE HELEN GRACE SHANNON REVOCABLE TRUST DATED JULY 5, 2013 AS AMENDED NOVEMBER 24, 2020**. HELEN GRACE SHANNON, Grantor of the Trust, of 465 Upper Harmony Road, Evans City, Pennsylvania, 16033 died on September 3, 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.

Terry C. Shannon, Co-Trustee
517 Scott Lane
Venetia, PA 15367

Cynthia J. Westerman, Co- Trustee
489 Upper Harmony Rd.
Evans City, PA 16033

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

BCLJ: December 8, 15 & 22, 2023

REGISTER'S NOTICE

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **on MONDAY DECEMBER 11, 2023, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
MENTCH, Warren F.	Slade R. Miller, Executor	10/27/2023
SALVAGGIO, Dorothy M.	Bertha Lee Miller, Administratrix	10/24/2023
SLACK, Catherine E.	Nancy Scott, Executrix	10/17/2023

NAME	GUARDIAN/TRUSTEE/POA	FILED
THE GEORGE WASYLINK AND STEPHANIE A. WASYLINK REVOCABLE LIVING TRUST, dated July 16, 2002	Renee L. Cook, Successor Trustee	10/30/2023

BCLJ:December 1 & 8, 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 RONDI 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 I 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

PROPERIY 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 COUNIY 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-O000

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 COUNIY 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 F1 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, Charles 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 of land 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

SHERIFF'S SALES

*** ADDITIONS TO THE**

November 24 - December 8, 2023 Run

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: December 1,15, & 22, 2023

No. 2023-30093

NATIONSTAR MORTGAGE LLC vs

JUAN A. AGUIRRE

PROPERTY ADDRESS: 109 EAST BOYD AVENUE. BUTLER. PA 16001 UPI / TAX PARCEL NUMBER: 561-35-60A-0000

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

BOUNDED on the North by East Boyd Avenue, formerly known as East Street, a distance of 28 feet; bounded on the East a distance of 100 feet by lot now or formerly of Marbison; bounded on the South a distance of 33.8 feet by lot now or formerly Macefe; and bounded on the West a distance of 100 feet, more or (ess; by lot of now or formerly Bathman. Having thereon erected a frame dwelling house and cement block garage.

Parcel ID: 561-35-60A-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 109 East Boyd Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Lee R. Cichoski, by deed dated February 24, 2006 and recorded March 1, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instalment No. 200603010004656 granted and conveyed unto Juan A. Aguirre and Alitza G. Abner, in fee.

ALSO BEING THE SAME PREMISES which Alitza G. Aguirre f/k/a Alitza G. Abner, by Deed dated October 26, 2020 and recorded November 16, 2020 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 202011160046446 granted and conveyed unto Juan A. Aguirre in fee.

BCLJ: December 8, 15 & 22, 2023, 2023

No. 2023-30062

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

AVERY W. BEAMISH

PROPERTY ADDRESS: 205 BRYAN STREET. EVANS CITY. PA 16033 UPI / TAX PARCEL NUMBER: 400-G61A-0000

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

BEGINNING AT A POINT ON THE SOUTH SIDE OF BRYAN STREET AT A POINT COMMON TO LOTS NO. 50 AND 51; THENCE IN AN EASTERLY DIRECTION ALONG SAID BRYAN STREET. 50 FEET TO A POINT AND THE NORTHWEST CORNER OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LOT NO. 52. 150 FEET TO A POINT ON THE NORTH SIDE OF A 16 FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG SAID 16 FOOT ALLEY. 50 FEET TO A POINT AND THE SOUTHEAST CORNER OF LOT NO. 50; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 50, 150 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 51 IN THE O.G. IFFT PLAN OF LOTS (UNRECORDED) AND WITH THE IMPROVEMENTS THEREON.

BEING KNOWN AS: 205 BRYAN STREET. EVANS CITY. PA 16033 PROPERTY ID NUMBER: 400- SI- G61A-0000

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

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

BCLJ: December 8, 15 & 22, 2023

No. 2023-30067

PENNYMAC LOAN SERVICES LLC vs

KRISTA DAVIS, BARBARA GRAHAM, TODD DAVIS

PROPERTY ADDRESS: 423 ISABELLA COURT, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 180-S8-A209

ALL THAT CERTAIN LOT OR PARCEL OF GROUND. SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA. BEING LOT NO. 209 AS SHOWN ON THE PLAN ENTITLED, "JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN" AND RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY. PENNSYLVANIA IN PUT BOOK 358. PAGES 14.15 & 16.

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

BEING PARCEL NO.: 180 -S8 -A209

Having Erected thereon a dwelling known

as 423 Isabella Court, Zeienopie, PA 16063

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

PARCEL NO.: 180-S8-A209.

BCLJ: December 8, 15 & 22, 2023

No. 2023-30044

SPECIALIZED LOAN SERVICING LLC vs CHRISTIAN DEGUTIS

PROPERTY ADDRESS: 312 LESLIE ROAD. VALENCIA. PA 16059 UPI / TAX PARCEL NUMBER: 230-2F90-38GD

ALL THAT CERTAIN piece, parcel or tract of land situate in MIDDLESEX TOWNSHIP. BUTLER COUNTY, PENNSYLVANIA, being bounded and described as follows:

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

BEING known as Parcel Number 230-2F30-38GD.

BEING KNOWN AS: 312 LESLIE ROAD VALENCIA. PA 16059 PROPERTY ID: 230-2F90-38GD

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

BCLJ: December 8, 15 & 22, 2023

No. 2023-30046

PENNYMAC LOAN SERVICES LLC vs AMOS GOOD

PROPERTY ADDRESS: 843 EAU CLAIRE ROAD. HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 210-2F120-12C-C0UO

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 IN THE PIERCE LOT LINE REVISION PLAN OF LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY. PENNSYLVANIA IN PLAN BOOK VOLUME 368, PAGE(S)20.

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

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

BCLJ: December 8, 15 & 22, 2023

No. 2023-30122

PNC BANK. NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK vs

MICHAEL S. GRENEK, DIANE L. GRENEK AJKJA DIANE GRENEK PROPERTY ADDRESS: 143 GREENHILL DRIVE, BUTLER. PA 16001 UPI / TAX PARCEL NUMBER: 053-6-C31-0000

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE

BUTLER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREINAFTER DESCRIBED AND BEING COMMON TO LINE OF LOTS NO'S. 23, 31 AND 32: THENCE ALONG LINE OF LOTS NO'S. 23 AND 24, NORTH 83° 25' EAST. A DISTANCE OF 86.00 FEET TO A POINT ON LINE OF LOT NO. 30; THENCE ALONG LINE OF LOT NO. 30 SOUTH 13° 38' EAST A DISTANCE OF 140 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE: THENCE ALONG THE NORTH SIDE OF GREENHILL DRIVE SOUTH 76° 22' WEST. A DISTANCE OF 18.35 FEET TO A POINT ON THE NORTH SIDE OF GREENHILL DRIVE; THENCE CONTINUING ALONG THE NORTH SIDE OF GREENHILL DRIVE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 1.679.61 FEET A TANGENT OF 143.99 FEET AND AN ANGLE OF 09° 48'. A DISTANCE OF 72. U FEET TO A POINT ON LINE OF LOT NO. 32: THENCE ALONG LINE OF LOT NO. 32.

NORTH 11 40* WEST A DISTANCE OF 149.12 FEET TO A POINT ON LINE OF LOT NO. 23. THE PLACE OF BEGINNING. AND BEING LOT NO. 31 IN THE BRANDE HILL PLAN OF LOTS AS LAID OUT BY GREENOUGH, MCMAHON AND GREENOUGH, REGISTERED ENGINEERS. DATED DECEMBERR1954, AND RECORDED IN RACK FILE 14. PAGE 25.

BEING DESIGNATED AS DISTRICT # 053: MAP # 6; PARCEL C 31: IN THE TAX ASSESSMENTT OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

TAX PARCEL I.D. NO. 053-6-C31-0000

BCLJ: December 8, 15 & 22, 2023

No. 2020-30071

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

KATHLEEN LAURIA, STEVEN LAURIA

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051 UPI / TAX PARCEL NUMBER: 4FI 35*7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 6 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerty of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to s point and land now or formerly of Howard Burnsidess, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerty of Charles Eppingor, South 88 degrees West, a distance of 641 feet to a point and land now or formerty of John G. Stickel; thenoe along same. North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thenoe along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

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

The real property being sold is known as Parcel No. 4F135 7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.65 acres.

BCLJ: December 8, 15 & 22, 2023

No. 2023-30001

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST

COMPANY, NA. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.

vs

DAVID E. SHAFFER A/K/A DAVID E. SHAFFER, JR., HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER PROPERTY ADDRESS: 211 SOUTH PITTSBURGH STREET, ZELIENOPLE, PA 16063 UPI / TAX PARCEL NUMBER: 420-S1-K25A-00D0

All that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the Abraham U. Rowers Plan of Lots, bounded and described as follows:

Beginning at an iron stake, comer of Flowers Avenue and Pittsburgh Street; thence West 140 feet along Flowers Avenue to a stake; thence North 43 feet along through the lands of Abraham U. Flowers to a stake; thence East 140 feet along through lands of Abraham U. Flowers to a stake on Pittsburgh Street; thence South 43 feet along Pittsburgh Street to an iron stake, the place of beginning.

The improvements thereon being known as 211 South Pittsburgh Street, Zelenople, Pennsylvania -16063 BEING KNOWN AS: 211 S PITTSBURGH ST ZELIENOPLE, PA 16063 PROPERTY ID: 420-SI-K25A-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AKA DAVID E. SHAFFER JR. AND HEIDI L. SHAFFER, HUSBAND AND WIFE BY DEED FROM ERICH. HUY AND KAREN HUY, HUSBAND AND WIFE, DATED AUGUST 4,2004 RECORDED AUGUST 26,2004 IN INSTRUMENT NO. 200408260028078

TO BE SOLD AS THE PROPERTY OF: DAVID E. SHAFFER AKA DAVID E. SHAFFER JR., AND HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER

BCLJ: December 8, 15 & 22, 2023

Sheriff of Butler County, Michael T. Slupe

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

IN THE MATTER OF: Ms.D. 2023-40305 Notice is hereby given that, on November 3, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

Kyle Chase Andrew Ostermann to Kyle Eric Ostermann

The Court has fixed the 30th day of January, 2024, at 9:30 AM, in Court Room number 3, Court House, 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: December 8, 2023

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

IN THE MATTER OF: Ms.D. 2023-40279 Notice is hereby given that, on October 6, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

James Robert Joseph Brown to David Allen Lambert

The Court has fixed the 2nd day of January, 2024, at 9:45 AM, in Court Room number 3, Court House, 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: December 8, 2023