

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: Jack D Barringer**

Late of: Boardman Township Mahoning County Ohio
 Ancillary Ancillary Executor: Joann L Barringer
 5097 Tippwood Court
 Boardman OH 44512
 Attorney: Christopher R Patrick
 100 E Federal Street Suite 600
 Youngstown OH 44503
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Joshua Richard Boettner

Late of: Butler Township PA
 Administrator: Shelly J Hromyak
 134 North Duffy Road
 Butler PA 16001
 Attorney: Jennifer R Pullar
 Paragon Legal Inc
 228 South Main Street
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Angela M Dematteis

Late of: Butler PA
 Executor: Patricia Veisz
 6816 Tanglewood Drive
 Youngstown Oh 44512
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Ruth R Eberlein

Late of: Marion Township PA
 Administrator: Adam Schnelzer
 1708 Johnson Street
 McKeesport PA 15133
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Ruth M Fondi**a/k/a: Ruth Marie Fondi**

Late of: Cranberry Township PA
 Executor: Susan Fondi Wenger
 4 Southwatch Lane
 Mechanicsburg PA 17050
 Executor: Ann Louise Fondi
 9132 Goshen Park Place
 Gaithersburg MD 20882
 Attorney: Kathleen B Murren
 Mette
 3401 N Front St Fl 2
 Harrisburg PA 17110
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Barbara Jean Green**a/k/a: Barbara J Green**

Late of: Butler PA
 Executor: Glen R Green
 6 Simon Road
 Cheswick PA 15024
 Attorney: Bryan D Sack
 Abernethy and Hagerman, LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Dorothy M Hawwer

Late of: Zelenople PA
 Administrator: Kimberly Hawwer
 206 N Charles St
 Zelenople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Gary Thomas Hawwer

Late of: Zelenople PA
 Administrator: Kimberly Hawwer
 206 N Charles St
 Zelenople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Rita Mae Hnatkovich

Late of: Cranberry Township PA
 Executor: Stephenie Scialabba
 C/O John C Scialabba
 437 Grant St Suite 1601
 Pittsburgh PA 15219
 Attorney: John C Scialabba
 437 Grant Street Suite 1601
 Pittsburgh PA 15219
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Marie Honzo**a/k/a: Marie E Honzo**

Late of: Saxonburg PA
 Administrator: Joseph Honzo
 1167 Saxonburg Road
 Saxonburg PA 16056
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Gary R Hughes

Late of: Harrisville PA
 Executor: Mary Ann Hughes
 538 South Main Street
 Harrisville PA 16038
 Attorney: Richard W Snyder
 26 Dogwood Lane
 Grove City PA 16127
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Joan A Kelly**a/k/a: Joan Alice Kelly****a/k/a: Joan Kelly**

Late of: Cabot PA
 Executor: Kim J Edwards
 6142 Penn Drive
 Butler PA 16002
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Dorothy L Kroh

Late of: Jefferson Township PA
 Executor: Stephen M Kroh
 36 S Elm Street
 Port Allegheny PA 16743
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

Estate of: John F Miksa Jr

Late of: Cranberry Township PA
 Executor: Jo Ann O'Leary
 203 Old Farm Road
 Cranberry Twp PA 16066
 Attorney: Anna B Butson
 2200 Georgetown Drive Suite 200
 Sewickley PA 15143
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Robert Brian Patterson

Late of: Adams Township PA
 Administrator: Kimberly Christine
 Patterson
 4656 Hidden Pond Drive
 Allison Park PA 15101
 Attorney: Harold A English
 HA English And Associates PC

4290 William Flinn Hwy Suite 200

Allison Park PA 15101

BCLJ: July 26, August 2 & 9, 2024

Estate of: James A Perry

Late of: Butler Township PA
 Executor: Marcia Stafford
 1870 White Oak Dr
 Reading PA 19608
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Cathy L Questiaux

Late of: Winfield Township PA
 Executor: Dan W Cather
 4324 Glen Eden Road
 Cranberry Twp PA 16066
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Kenneth Rieger

Late of: Evans City PA
 Executor: Rory R Rieger
 185 Guadalupe Dr
 Sonoma CA 95476
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Vincent P Ritzert**a/k/a: Vincent Patrick Ritzert**

Late of: Saxonburg PA
 Executor: Kathleen M Ritzert
 614 Ironwood Court
 Cranberry Twp PA 16066
 Attorney: Mary Jo Dillon
 Dillon McCandless King Coulter & Graham
 LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Mary Alice Seebacher

Late of: Zelienople PA
 Executor: Barbara G Seebacher
 642 American School Road
 Harmony PA 16037
 Executor: Kenneth W Seebacher
 642 American School Road
 Harmony PA 16037
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Nancy Jane Truby

Late of: Butler PA
 Executor: Sherry L Grecni
 129 Vogel Road
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

Estate of: Nancy Elizabeth Yarnot

a/k/a: Nancy E Yarnot
 Late of: Butler PA
 Executor: Brennan Michael Yarnot
 173 Curtis Court
 Pittsburgh PA 15237
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning
 LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: July 26, August 2 & 9, 2024

SECOND 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
 Butler 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

THIRD 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

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH
June 15 - June 21, 2024**

A & H Equip Co; A&H Equip Co; Route 68 Mgmt LLC--FIRST NATL BK PA--Zelienople Boro Sub/Condo: Leopold Product Dev Ctr Plan Lot:2 (Propose Parcel:550-S4-A641:\$1,250,000.00)

Abdelghany, Fatma; Saleh, Mohamed Salah Emam--2004 0000304 LLC--Cranberry Twp Sub/Condo: Reserve @ Eagle Hill Amendment Lot:109-B Street:194 Moyer Hill Drive Parcel:130-S1-A109B:\$299,250.00

Altman, Bryan Lewis; Slagle, Kimberly Ann--DHI MTG CO LTD--Connoquenessing Boro Sub/Condo: Hidden Springs Rev No 1 Lot:102-A-R Street:104 Hidden Springs Drive Parcel:370-S2-C102A:\$367,251.00

Anand, Mona; Anand, Sandeep--FIRST COMMONWEALTH BK--Adams Twp Street:805 Tahoe Ln Parcel:010-S13-A416:\$500,000.00

Barger, Amber a/k/a; Barger, Amber D a/k/a; Barger, Cory a/k/a; Barger, Cory D a/k/a--ARMCO CRED UN--Butler Twp Street:115 David Dr Parcel:056-27-F121:\$74,000.00

Bearfield, Wayne a/k/a; Bearfield, Wayne D a/k/a; Gustafson, Alexandria H; Gustafson, Tyler F--ARMCO CRED UN--Donegal Twp Street:103 Grandview Ave Parcel:140-1F61-6B:\$50,000.00

Beneigh, Andrew J; Beneigh, Sara M; Beneigh Insur Group Inc; Sabri LLC--UNIVEST BK & TR CO--Zelienople Boro Parcel:550-S2-By35:\$4,155,000.00

Benninger, Amanda M; Benninger, James E II--PNC BK NATL ASSN--Adams Twp Sub/Condo: Adams Ridge Ph II Lot:553 Street:504 Pine Bluff Dr Parcel:010-S9-E553:\$75,000.00

Benton, Keanu K--OCMBC INC--Cranberry Twp Sub/Condo: Cranberry Heights Plan Ph IV Lot:417 Street:514 Luke Ct Parcel:130-S36-A417:\$404,009.00

Berwick, Joanne a/k/a; Berwick, Joanne C a/k/a; Berwick, Steven L--PNC BK NATL

ASSN--Cranberry Twp Sub/Condo: Fox Run Plan Two Lot:244 Street:307 Meadow Dr Parcel:130-S10-B244:\$100,000.00

Bierzonski, Nicholas D a/k/a; Bierzonski, Nicholas Daniel a/k/a; Bierzonski, Stefanie H a/k/a; Bierzonski, Stefanie Hare a/k/a--CITIZENS BK NA--Cranberry Twp Sub/Condo: Highland Village Purd Ph I Lot:111 Street:121 Village Drive Parcel:130-S21-A111:\$420,850.00

Bird, Callan Living Tr By Trs; Bird, Callan M; Bird, Callan M Trs--CITIZENS BK NA--Middlesex Twp Sub/Condo: Weatherburn Heights Prd Ph 4 Lot:436 Street:4015 Nightingale Drive Parcel:230-S16-D436:\$536,750.00

Black, Jeffrey R; Black, Jill A Rockwell; Rockwellblack, Jill A--HADDON SAV BK--Jefferson Twp Sub/Condo: Countryside Plan Lot:28 Street:115 Alana Drive Parcel:190-S8-A28:\$900,000.00

Black, Marilyn V; Black, Paul L--UNITED WHOLESALE MTG LLC--Cranberry Twp Sub/Condo: Fernway Plan No 2 Sec B Lot:422 Street:28 Dover Drive Parcel:130-S5-A422:\$146,200.00

Boscia, Richard T Jr--EQUITY PRIME MTG LLC--Concord Twp Street:357 North Washington Road Parcel:110-2F28-A3A Acre:1.52:\$208,587.00

Boston, Ricky L; McMahon, Cari L--PRINCETON FIN LLC--Cranberry Twp Sub/Condo: Kingsbrook Prd Ph 1 Plan Lot:142 Street:105 Winterbrook Drive Parcel:130-S15-A142:\$372,700.00

Brazell, Gail--ROCKET MTG LLC--Slippery Rock Twp Sub/Condo: Applewood Meadows Ph V Lot:74 (Pt Of) Street:678 Centreville Pike Parcel:280-S13-A74B Acre:0.581:\$160,512.00

Brewster, Benjamin D; Brewster, Jessica R--TOP TIER FED CRED UN--Saxonburg Boro Sub/Condo: Seipel Sub Lot:5 Street:229 Butler Road Parcel:500-S1-19D:\$75,000.00

Burger, Jennifer Lee; Burger, John Michael--PNC BK NATL ASSN--Cranberry Twp Sub/Condo: Crystal Springs Plan Ph I Lot:30 Street:208 Ravenscroft Ct Parcel:130-S26-B30:\$100,000.00

Burk, Yolanda L--PNC BK NATL ASSN--Clay Twp Sub/Condo: Barnes Psp Inc Sub Lot:18 Street:636 Beaver Dam Rd Parcel:080-S3-C18:\$22,949.00

Cannon, Kristina; Cannon, Robert--ALLIED MTG GROUP INC--Butler City Ward:2 Street:211 Franklin Street Parcel:562-23-144:\$206,196.00

Carbin, Melissa M; Carbin, Timothy J--HOSHAK NOLAN J--Butler Twp Sub/

MARRIAGE LICENSE FILINGS

Application Date:

July 14, 2024 - July 19, 2024

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.

- Kevon Christian Matthias and Paula Tifanie Bent :202400455
- Benjamin James Ruth and Amber Rose Bowser :202400461
- Brian Keith Isbell Jr and Aileen Grace Brown :202400466
- Evan James George and Erika Dolores Brunner :202400463
- David Jacob Mosure Jr and Amy Lynn Deutschlander :202400454
- Benjamin Lee Lehane and Kitzie Leigh Dietrich :202400462
- Alexandria Leigh Strock and Daniel Edward Hammond :202400464
- Kyle Travis Nolan and Samantha Elizabeth Hauser :202400465
- Jack Delton Little and Maggie Walton Hroncich :202400453
- Cody William Hertzler and Kaylee Jo Maynard :202400452
- Jesse Fesel and Sydney Joan Natili :202400457
- Ethan Brad Cookson and Zoe Rayne Hosler-Nenigar :202400458
- Robert Ryan Rankin and Julianna Kathryn Rocco :202400456
- Bruce Stephen Figler and Elizabeth Jane Salsgiver :Backloaded 718777
- Matthew Szczypinski and Robin Lee Stumpf :202400460
- Colton James Stebler and Shelby Christine Urban :202400459

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **R Frohn Revocable Trust dated February 6, 2019**. Ruth E. Frohn, Grantor of the trust, of Cabot, Butler County, Pennsylvania, died on June 13, 2024. All persons having claims against Ruth E. Frohn are requested to make known the same to the trustee or attorney named below. All persons indebted to Ruth E. Frohn are requested to make payment without delay to the trustee or attorney named below.

Janice E. Frohn, Trustee
c/o Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: July 26, August 2 & 9, 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

**VOLUNTARY DISSOLUTION
BUSINESS CORPORATION**

Notice is hereby given that the shareholders and directors of THROWER FAMILY PROPERTIES CORPORATION, a Pennsylvania business corporation, with an address of 409 Saxonburg Boulevard, Saxonburg, PA 16056 that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Mark A. Sabados
The Lynch Law Group, LLC
501 Smith Drive, Suite 3
Cranberry Township, PA 16066

BCLJ: July 26, 2024

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 7/15/2024, for: **TOGYU ENTERPRISE INC** having a registered office address of: 350 Crest Lane Mars, PA 16046 The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

BCLJ: July 26, 2024

**COURT OF COMMON PLEAS
CIVIL DIVISION**

**BUTLER COUNTY
NO: 23-10942**

Ally Bank
PLAINTIFF
VS.
Derek Scott Cameron
DEFENDANT

To the Defendants, Derek Scott Cameron:

TAKE NOTICE THAT THE Plaintiff, **Ally Bank has filed an action Breach of Contract and Replevin**, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
724-841-0130

Office of Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
724-284-5214

LOGS LEGAL GROUP LLP
 BY: CHRISTOPHER A. DeNARDO,
 PA I.D. NO. 78447
 SAMANTHA GABLE, PA I.D. NO. 320695
 STEVEN PALMER, PA I.D. NO. 334553
 LESLIE J. RASE, PA I.D. NO. 58365
 HEATHER RILOFF, PA I.D. NO. 309906
 KEVIN T. TONCZYCZYN,
 PA I.D. NO. 332616
 ELIZABETH L. WASSALL,
 PA I.D. NO. 77788
 JOSEPH L. LoCASTRO, IV,
 PA I.D. NO. 314973
 985 OLD EAGLE SCHOOL
 ROAD, SUITE 514
 WAYNE, PA 19087
 TELEPHONE: (610) 278-6800
 E-MAIL: PAHELP@LOGS.COM
 LLG FILE NO. 23-069624

BCLJ: July 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. 2024-40076

Notice is hereby given that, on March 27, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**TABITHA LUCILLE BECK to
 TYLER LUCAS BECK**

The Court has fixed the 27th day of August 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 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. 2024-40160

Notice is hereby given that, on June 3, 2024, a Petition of Change of Name was filed in the above-named Court, requesting an order to change the name of

**MADELINE ELIZABETH COREY to
 ANDREW ELI COREY**

The Court has fixed the 3rd day of September 2024 at 9:45 A.M. in Courtroom No. 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 26, 2024

Legal Notice:

**CIVIL ACTION
 COURT OF COMMON PLEAS
 BUTLER COUNTY, PA
 CIVIL ACTION-LAW NO. AD-2022-10817**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE DLJ MORTGAGE CAPITAL, INC, Plaintiff
 v.

JONI ZARNICK, IN HER CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ; ZANE EURY, IN HIS CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ; PAULA SNODGRASS, IN HER CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ; TAMMY HENRY, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ; JAMES SYCHAK A/K/A JAMIE SYCHAK, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ; JERRY LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ; ERICA LORENZ-HAYS, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ; VINCENT LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ; CATHY TURNER, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ; MICHAEL KRAMER, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ; BERNADETTE GENEMORE A/K/A BABS GENEMORE, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ ;ET AL. Defendants

To: JERRY LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ; MICHAEL

KRAMER, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES E. LORENZ AKA CHARLES LORENZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY ZARNICK, DECEASED HEIR OF CHARLES E. LORENZ Defendant(s), 125 EVANS CITY RD BUTLER, PA 16001

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, DLJ MORTGAGE CAPITAL, INC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County, PA docketed to No. AD-2022-10817, seeking to foreclose the mortgage secured on your property located, 125 EVANS CITY RD BUTLER, PA 16001.

NOTICE YOU HAVE BEEN SUED IN COURT.

If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS

AT A REDUCED FEE OR NO FEE.

Office of Prothonotary,
Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724) 841-0130

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq.
ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

BCLJ: July 26, 2024

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
A.D. No. 2024 - 10490**

CHRISTOPHER STEINER and
TIMOTHY ZEFFIRO,
Plaintiffs,
vs.

THE JAMES GALLAGHER HEIRS; JAMES GALLAGHER; CLARA GALLAGHER; CATHERINE GALLAGHER GERBER, a/k/a KATHERINE GALLAGHER GERBER; TIMOTHY GALLAGHER; WILLIAM GALLAGHER; FRANCES E. GERBER, Executrix of the Catherine Gallagher Gerber Estate, a/k/a Katherine Gallagher Gerber; LUCILLE CALLANDER; FRED L. GERBER; RICHARD R. GERBER; MARGARET G. HUGHES; MARGARET ANNE DUMM, now DEEM, and the COMMONWEALTH TRUST COMPANY OF PITTSBURGH, Executors of the Estate of Margaret G. Hughes; MARGARET G. HUGHES; LUCILLE MOORE; J. F. GERBER, a/k/a JOHN F. GERBER; RUTH G. CRAWLEY; HELEN M. SHAW; NORIENE WOLF; LAWRENCE C. SHAW; MARK H. SHAW; NORMA J. GALLAGHER; DOROTHY G. MELICK; and all of the heirs, unknown heirs, executors, administrators, successors, representatives,

and assigns of the aforesaid Defendants, Defendants.

TO: THE JAMES GALLAGHER HEIRS; JAMES GALLAGHER; CLARA GALLAGHER; CATHERINE GALLAGHER GERBER, a/k/a KATHERINE GALLAGHER GERBER; TIMOTHY GALLAGHER; WILLIAM GALLAGHER; FRANCES E. GERBER, Executrix of the Catherine Gallagher Gerber Estate, a/k/a Katherine Gallagher Gerber; LUCILLE CALLANDER; FRED L. GERBER; RICHARD R. GERBER; MARGARET G. HUGHES; MARGARET ANNE DUMM, now DEEM, and the COMMONWEALTH TRUST COMPANY OF PITTSBURGH, Executors of the Estate of Margaret G. Hughes; MARGARET G. HUGHES; LUCILLE MOORE; J. F. GERBER, a/k/a JOHN F. GERBER; RUTH G. CRAWLEY; HELEN M. SHAW; NORIENE WOLF; LAWRENCE C. SHAW; MARK H. SHAW; NORMA J. GALLAGHER; DOROTHY G. MELICK; and all of the heirs, unknown heirs, executors, administrators, successors, representatives, and assigns of the aforesaid Defendants.

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiffs have filed a Complaint to Quiet Title on May 30, 2024, against you at the above number and term. The parcels which are the subject of this action is located in Allegheny Township, Butler County, Pennsylvania, and is bounded and described as follows:

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

ON the North by lands formerly of E. A. Knox Heirs, now David L. Lowers, et al., and a public road (now Allegheny Church Road); on the East by aid Knox Heirs and others (now Bruce R. Lowers); on the South and West by State Highway Route 10083 (now Parker Pike), leading from Parker to Eau Claire.

CONTAINING 45 or 50 acres, more or less.

BEING part of the James Gallagher Heirs Farm.

BEING Tax Assessment Parcel 020-1F33-3-0000.

PARCEL TWO: ON the North and East by

land of Columbia Oil Co (now Jesse W. Smith and Bruce R. Lowers); on the South and West by Forest Oil Company (now Gary L. Irwin and Elaine C. Friters).

CONTAINING 5 acres, more or less.

BEING part of the James Gallaghers Heirs Farm.

BEING Tax Assessment Parcel 020-1F33-19-0000. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within thirty (30) days from the entry of said judgment by default you commence an action in ejectment against the Plaintiffs, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiffs.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

Office of Prothonotary, Butler County
First Floor, County Courthouse
300 South Main Street
Butler, PA 16001
(724) 284-5214

Butler County Bar Association
240 South Main Street

Butler, PA 16001
(724) 841-0130

Thomas J. May, Esquire
Attorney for Plaintiffs
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: July 26, 2024

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

CIVIL ACTION - LAW NO. AD-2023-11069

NewRez LLC dba
Shellpoint Mortgage Servicing
vs.
MICHAEL T. SCHOEDEL;

NOTICE

TO: Michael T. Schoedel

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TAKE NOTICE that the real estate located at 305 Central Avenue, Chicora, Pennsylvania 16025, isscheduled to be sold at **Sheriff's Sale on September 20, 2024 at 11:00 A.M. at 1st floor - County Courthouse, Center Stairwell, 300 South Main Street, Butler, PA 16001**, to enforce the Court Judgment of \$68,142.23 obtained by NewRez LLC dba Shellpoint Mortgage Servicing against you.

Property situated in Butler County

BEING premises: 305 Central Avenue,
Chicora, Pennsylvania 16025

Tax Parcel: 460 S1 B320000

Improvements consist of residential property.

Sold as the property of Michael T. Schoedel

TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Butler County conveying to the

purchaser all the right, title and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers Kirn, LLC
Attorneys for Plaintiff
8 Neshaminy Interplex, Suite 215
Trevose, PA 19053
215.942.2090
Attorney for Plaintiff

BCLJ: July 26, 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