

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: 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 Creen

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 FI 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

SECOND PUBLICATION

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

Late of: Jefferson Township PA
Executor: Sue Ann Toy
N61w28820 Parkside Place
Hartland WI 53029
Attorney: Michael P Thomas

MacDonald, Illig, Jones & Britton LLP
100 State Street Suite 700
Erie PA 16507-1459

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Audrey T Budny

Late of: Harmony PA
Executor: Robert A Budny
419 S Oliver Avenue
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: James H Fair

Late of: Donegal Township PA
Administrator: Debra Bly
430 Annisville Road
Parker PA 16049
Attorney: Craig Murphey
Purchase, George & Murphey, P.C.
2525 West 26th Street Suite 200
Erie PA 16506

BCLJ: Nov 24 & December 1 & 8, 2023

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

Late of: Adams Township PA
Executor: Sven H Hagen
1122 Haven Glen Lane
Atlanta GA 30319
Attorney: Daniel P Johnson
Williams Coulson
420 Fort Duquesne Blvd
One Gateway Ctr 16 Fl
Pittsburgh PA 15222

BCLJ: Nov 24 & December 1 & 8, 2023

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

Late of: Seven Fields PA
Executor: David Oneill
3001 Veazey Terr Nw #1028
Washington DC 20008

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Harry H Pierce

Late of: Buffalo Township PA
Executor: Susan E Rapp
110 Mohawk Dr
Sarver PA 16055

BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Joseph Reyes

Late of: Butler PA
 Administrator: Jennifer Lynn Reyes
 343 1/2 N McKean Street
 Butler PA 16001
 Attorney: Michael P Oday
 Law Office of Michael P Oday
 221 Commerical Avenue Suite 200
 Aspinwall PA 15215
 BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: James F Rothen

Late of: Butler PA
 Administrator: Brent N Rothen
 110 W Boyd Street
 Butler PA 16001
 Attorney: Andrea C Parenti
 Dillon McCandless King
 Coulter & Graham LLP
 600 Cranberry Woods Drive Suite 175
 Cranberry Twp PA 16066
 BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Larry Seybert

Late of: Chicora PA
 Administrator: Kimberly Seybert
 251 Redbud Road
 Chicora PA 16025
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: Nov 24 & December 1 & 8, 2023

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

Late of: Cranberry Township PA
 Executor: Katherine S Super
 101 Valley Forge Drive
 Cranberry Twp PA 16066
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Elmer S Wagner

Late of: Jefferson Township PA
 Executor: Catherine M Hemphill
 135 W Mcquistion Road
 Butler PA 16001
 Executor: Mary A Allen
 126 Caldwell Drive
 Butler PA 16002
 BCLJ: Nov 24 & December 1 & 8, 2023

Estate of: Grace P Weiland

Late of: Center Township PA
 Executor: Michele Kasunich
 200 Green Manor Drive
 Butler PA 16002
 Executor: Robin S Hasychak
 911 West Sunbury Road
 West Sunbury PA 16061
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Nov 24 & December 1 & 8, 2023

THIRD PUBLICATION**Estate of: Peter Paul Bova****a/k/a: Peter P Bova**

Late of: Middlesex Township PA
 Administrator: Dean M Bova
 2010 Eagle Ridge Drive
 Valencia PA 16059
 Attorney: Jana Phillis Grimm
 Vorys, Sater, Seymour and Pease LLP
 500 Grant Street Suite 4900
 Pittsburgh PA 15219
 BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Robert Thomas-Franklin Coulter

Late of: Marion Township PA
 Administrator C.T.A.: Colleen Coulter
 531 Boyers Road
 Harrisville PA 16038
 Attorney: Dennis M Sloan
 Sloan and Associates PC
 106 S Main St Suite 305
 Butler PA 16001
 BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Kathleen A Galante

Late of: Butler PA
 Executor: Matthew R Galante
 3544 North Troy Street Apt 2
 Chicago IL 60618
 Attorney: Kelley I Harley
 Jaffe & Kecskemethy PC
 101 East Diamond Street Suite 204
 Butler PA 16001
 BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Evelyn U Graham**a/k/a: Evelyn Ursula Graham**

Late of: Oakland Township PA
 Executor: Linda M Clouse
 214 Red Bridge Trail

Butler PA 16002
 Executor: Betty L Hohn
 704 Fallecker Road
 Butler PA 16002
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Bridget M Reeg

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

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Helen Grace Shannon

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

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Eleanore V Tarcha

Late of: Center Township PA
 Executor: Roberta L Diller
 644 North Pike Road
 Cabot PA 16023
 Attorney: Bjorn Dakin
 H.A. English & Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101

BCLJ: Nov 17, 24 & December 1, 2023

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

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

BCLJ: Nov 17, 24 & December 1, 2023

Estate of: Ronald L Wolfe Sr

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

BCLJ: Nov 17, 24 & December 1, 2023

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

Recorded November 11, 2023

- November 17, 2023

*Partial list

Balocik, George A; Balocik, Marcia

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

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

III--LENDAGE LLC DBA--Cranberry Twp
 Sub/Condo:Jester Venture LP Briar Creek
 Lot:47 Street:309 Samuel Dr Parcel:130-
 S33-B47:\$90,600.00

Bowser, Mark J; Bowser, Stacey L--

NVR MTG FIN INC--Butler Twp Sub/
 Condo:Highfield Trails 100 Ph 1 Lot:136
 Street:126 Jerome Drive Parcel:055-
 36-C136:\$139,000.00

Briercheck, G Scott; Ottenweller, Cecilia

Marie--WESBANCO BK INC--Cranberry
 Twp Sub/Condo:Shadow Creek Plan
 Lot:221 Street:205 Cashmere Court
 Parcel:130-S37-C221:\$548,250.00

Brugere, Micah D--BRENTWOOD BK--

Butler City Ward:2 Street:952 E Jefferson
 Street Parcel:562-45-189:\$42,500.00

Bubb, Jason C; Bubb, Kathryn A--

CITIZENS BK NA--Buffalo Twp Sub/
 Condo:R&W Ests LLC & Nvr Inc Plan
 Lot:129R Street:121 Twin Oaks Dr
 Parcel:040-S17-A129:\$50,000.00

Burns, Harvey; Burns, Megan--PNC BK

NATL ASSN AKA--Cranberry Twp Sub/
 Condo:Glen @ Woodside Plan Lot:115
 Street:140 Overbrook Dr Parcel:130-
 S38-C115:\$315,000.00

Campbell, Nathan P aka; Campbell,

Nathan Paul aka; Campbell,
Savannah R--ARMCO CRED UN--

23-21693

Butler County Clerk of Courts vs. **Solo, Alias Dane**: Clerk of Courts Judgment: \$1105.75 : 23-21756

Butler County Clerk of Courts vs. **Somogy, Eugene Ray**: Clerk of Courts Judgment: \$2233.25 : 23-21726

Butler County Clerk of Courts vs. **Stahl, Amber Leigh**: Clerk of Courts Judgment: \$2773.25 : 23-21694

Butler County Clerk of Courts vs. **Stuteville, William Steven**: Clerk of Courts Judgment: \$1450.00 : 23-21695

Butler County Clerk of Courts vs. **Sullivan, Kaitlyn Marie**: Clerk of Courts Judgment: \$6197.53 : 23-21696

Butler County Clerk of Courts vs. **Surrena III, Sherriald Jr**: Clerk of Courts Judgment: \$6372.18 (K - Stricken - 11/22/2023) : 23-21722

Butler County Clerk of Courts vs. **Sweeney, Aaron J**: Clerk of Courts Judgment: \$2267.75 : 23-21697

Bcg Equities, LLC vs. **Teuteberg, Ashley Nicole**: Default Judgment: \$5655.08 : 23-21721

Butler County Clerk of Courts vs. **Thomas, Matthew Joseph**: Clerk of Courts Judgment: \$1407.00 : 23-21725

Butler County Clerk of Courts vs. **Thompson, David Edward**: Clerk of Courts Judgment: \$1090.00 : 23-21755

Butler County Clerk of Courts vs. **Thorpe Jr., Leighton O**: Clerk of Courts Judgment: \$2713.44 : 23-21728

Jpmorgan Chase Bank NA vs. **Torquato, Peter J**: Judgment on Award: \$7187.42 : 23-21724

Butler County Clerk of Courts vs. **Tristani, Brian Lee**: Clerk of Courts Judgment: \$2421.00 : 23-21754

Butler County Clerk of Courts vs. **Vangor, Emilie Anne**: Clerk of Courts Judgment: \$4510.00 : 23-21751

Butler County Clerk of Courts vs. **Vine, Stephen Patrick**: Clerk of Courts Judgment: \$5729.60 : 23-21750

Butler County Clerk of Courts vs. **Washington, Derek Lewis**: Clerk of Courts Judgment: \$1824.05 : 23-21753

Butler County Clerk of Courts vs. **Whiting, Michael Glenn**: Clerk of Courts Judgment: \$4617.00 : 23-21699

Butler County Clerk of Courts vs. **Wimer, Chad Alan**: Clerk of Courts Judgment: \$3029.50 : 23-21729

Butler County Clerk of Courts vs. **Zukowski, Brittany Renee**: Clerk of Courts Judgment: \$1921.25 : 23-21700

EXECUTIONS

Week ending November 24, 2023

1st Name-Plaintiff

2nd Name-Defendant

Keck, Ryan vs. **Delprete, Doria L**: Writ of Possession: 23-30180

Cavalry Spv I, LLC vs. **Sowa, Mark**: Writ of Execution/Garnishee: 23-30181

TD Bank USA NA vs. **Walker, Courtney**: Writ of Execution/Garnishee: 23-30179

DIVORCES

Week ending November 24, 2023

1st Name-Plaintiff

2nd Name-Defendant

Raith, Nicole vs. **Raith, Michael**: Atty: None: 23-90687

Rushing, Nancy J vs. **Rushing, Herman C.**: Atty: Law Office of J Lansing Hills Esquire PLLC: 23-90690

Schuetz, Virginia vs. **Schuetz, Randy**: Atty: None: 23-90693

MARRIAGE LICENSE FILINGS

Application Date:

November 19 - November 25, 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.

Sarah Elizabeth Bartley and Corey Kevin Lindsay :2300898

Brandon Keith Shirley and Dodie Elaine Rivers :2300899

ESTATE TRUST NOTICE

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

William Flinn Highway, Allison Park, PA 15101.

BCLJ: Nov 17, 24 & December 1, 2023

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company under the Pennsylvania Uniform Limited Liability Company Act of 2016.

The name of the company is: **Lovin' Ice Cream Life, LLC**

Jonathan T. Krassenstein, Esq., Krassenstein & Associates Professional Corporation, 7500 Brooktree Road, Wexford, PA 15090

BCLJ: Nov 17, 24 & December 1, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **WE BE WEB MALL, LLC** and it is organized effective September 28, 2023.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: Nov 17, 24 & December 1, 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