



BUTLER COUNTY • PENNSYLVANIA

(USPS 081020)

# Legal Journal

Vol. 26

March 23, 2018

No. 34

*Designated as the Official Legal Periodical for Butler County, Pennsylvania*

## Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn J. Horan, Administrative Judge

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

## Butler County Bar Association

Thomas E. Breth, President

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Butler County Legal Journal

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**BCLegalJournal@butlerbar.org**

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### PLEASE NOTE:

**Advertisements must be received by 12:00 PM  
the Friday preceding the date of publication.**

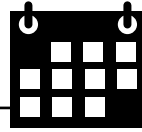
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# CLE



## UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at [www.pbi.org](http://www.pbi.org).

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email [info@butlerbar.org](mailto:info@butlerbar.org)

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

**March 27, 2018**

**The Strategic Negotiator**

Butler County Bar Association  
6 substantive credits,  
Tue., March 27, 2018 9:00a-4:00p  
(Includes Breakfast & Lunch)

**March 29, 2018**

**Civil Practice in Magisterial District Court**

Butler County Bar Association  
2 substantive credits, 1 ethics credit,  
Thurs., March 29, 2018 9:00a-12:15p  
(Includes Lunch)

**April 4, 2018**

**Lincoln on Professionalism**

Butler County Bar Association  
3 ethics credits,  
Wed., April 4, 2018 9:00a-12:15p  
(Includes Breakfast)

**April 4, 2018**

**Contract Landmines - The Advanced Program**

Butler County Bar Association  
3 substantive credits,  
Wed., April 4, 2018 9:00a-1:15p  
(Includes Breakfast)

**April 6, 2018**

**Coffee at the Bar**

Butler County Bar Association  
\$5 for 1 substantive credits,  
Fri., April 6, 2018 8:00a-9:00a  
(Includes Coffee & Donuts!)

**April 11, 2018**

**Ethics Fun with Sean Carter**

Butler County Bar Association  
6 ethics credits,  
Wed., April 11, 2018 9:00a-4:15p  
(Includes Breakfast & Lunch)

**Please Note:** The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | [BCLegalJournal@butlerbar.org](mailto:BCLegalJournal@butlerbar.org)

**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.

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**FIRST PUBLICATION**

**Estate of: Anna P Breckenridge  
a/k/a: Anna Pauline Breckenridge  
a/k/a: Anna Breckenridge**

Late of: Middlesex Township PA  
Executor: David K Breckenridge  
458 Isle Road  
Butler PA 16001  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

**Estate of: Charlotte G Bryan  
a/k/a: Charlotte Bryan**

Late of: Concord Township PA  
Executor: Rose Marie Campbell  
2392 Oneida Valley Road  
Petrolia PA 16050  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Wilbert E Carr**

Late of: Butler Township PA  
Executor: John W Carr  
908 Eddystone Circle  
Naperville IL 60565  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001

**Estate of: Michael J Eperesi Sr**

Late of: Adams Township PA  
Executor: Carrie L Jablunovsky  
1791 Constitution Blvd  
Valencia PA 16059  
Attorney: Walter Nalducci Esquire  
Cutruzzula and Nalducci  
3300 Grant Building 310 Grant Street  
Pittsburgh PA 15219

**Estate of: Ralph E Goldinger Jr**

Late of: Butler Township PA  
Executor: David E Goldinger  
143 Sasse Road  
Cabot PA 16023  
Attorney: Richard E Goldinger  
212 West Diamond St  
Butler PA 16001

**Estate of: Susan E Holt**

Late of: Butler Township PA  
Executor: Timothy Nevin Holt  
252 North Boundary Street  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Orrie R Pennington**

**a/k/a: Orres Rea Pennington  
a/k/a: Orrie Rea Pennington  
a/k/a: O R Pennington  
a/k/a: Orres R Pennington**

Late of: Petrolia PA  
Executor: Otis Pennington  
1056 East Eldorado Road  
Parker PA 16049  
Attorney: James M Flaherty  
PO Box 196  
7128 US 322  
Cranberry Twp PA 16319

**Estate of: Ellen Simonoff**

**a/k/a: Ellen Ann Simonoff  
a/k/a: Ellen A Simonoff**

Late of: Saxonburg PA  
Executor: Lois J Constant  
3164 McRoberts Road  
Pittsburgh PA 15234

**Estate of: Honey Lou Tyson**

**a/k/a: Honey L Tyson**  
Late of: Jefferson Township PA  
Executor: Theodora S Kellogg  
474 Grove City Rd  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: George Robert Walter Jr****a/k/a: George R Walter Jr**

Late of: Butler PA  
Administrator: Lorraine Plair  
7020 Altama Road  
Jacksonville FL 32216  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery and Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: John Paul Wachter****a/k/a: John P Wachter Jr**

Late of: Middlesex Township PA  
Executor: John A Wachter  
114 Grandview Blvd  
Butler PA 16001  
Executor: Sharon L Scanlon  
106 Caroline Drive  
Valencia PA 16059  
Executor: Lori L Zeidler  
110 Parker Drive  
Valencia PA 16059  
Attorney: David Mauro  
Attorney at Law  
3001 Village Run Road  
Wexford PA 15090

**Estate of: Stephen J Yaskula**

Late of: East Butler PA  
Administrator: Josh A Yaskula  
1008 Madison Avenue  
East Butler PA 16029  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg 101  
East Diamond St Suite 102  
Butler PA 16001

**Estate of: James Howard Zedak**

Late of: Washington Township PA  
Executor: Cheryl Ann Puckett  
2237 Onedia Valley Rd  
North Washington PA 16048

BCLJ: March 23, 30 &amp; April 6, 2018

**SECOND PUBLICATION****Estate of: Shirley E Caldwell**

Late of: Clinton Township PA  
Executor: Robert L Caldwell Jr  
378 Moorehead Rd  
Cabot PA 16023  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: James Stanley Fisher**

Late of: Zelenople PA  
Executor: Lisa Ann Marucci  
142 Blue Ridge Dr  
Cranberry Township PA 16066

**Estate of: Carol Ann Geibel**

Late of: Jefferson Township PA  
Executor: Melissa D McKee  
921 Clearfield Rd  
Fenelton PA 16034  
Executor: Patrick J McKee  
921 Clearfield Rd  
Fenelton PA 16034

**Estate of: William J Helsel**

Late of: Butler PA  
Executor: Linda A Helsel  
227 Homewood Drive  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Joyce E Hunker****a/k/a: Joyce Elaine Hunker**

Late of: Mars PA  
Executor: Melanie Sue Houghton  
146 Hutchman Road  
Mars PA 16046  
Attorney: Maryann Bozich Diluigi  
506 S Main Street  
Suite 2201  
Zelenople PA 16063

**Estate of: Irene K Jones**

Late of: Fairview Township PA  
Executor: Susan K Davidson  
111 Posey Lane  
POB 169  
Callery PA 16024  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelenople PA 16063

**Estate of: Glenda Jean Kostlich**

Late of: Zelienople PA  
Executor: Adam McHale  
22541 SW 88th Place Unit 105  
Cutler Bay FL 33190  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelienople PA 16063

**Estate of: Nina M Kraynik**

Late of: Cranberry Township PA  
Executor: Bryan Kraynik  
1042 Freedom Road  
Cranberry Twp PA 16066  
Executor: Cynthia Kobus  
507 Somerset Drive  
Cranberry Twp PA 16066  
Attorney: Donald P Graham  
Dillon McCandless King  
Coulter & Graham LLP  
600 Cranberry Woods Drive Suite 175  
Cranberry Twp PA 16066

**Estate of: Wilbert Francis Petz**

Late of: Cabot PA  
Executor: Robert Francis Petz  
9513 Biltmore Drive  
Silver Spring MD 20901  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001

**Estate of: Patricia Ann Porter  
a/k/a: Patricia A Porter**

Late of: Zelienople PA  
Executor: Colleen Murphy  
303 Woodcroft Rd  
Baden PA 15005  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

**Estate of: Ann E Salisbury**

Late of: Butler Township PA  
Executor: Dean R Salisbury  
109 Aspen Road  
Butler PA 16001

**Estate of: Donald E Vogel**

Late of: Adams Township PA  
Executor: Diane Vogel  
350 Myoma Road  
Mars PA 16046  
Executor: Donna Steed  
7241 Franklin Road  
Cranberry Twp PA 16066  
Attorney: Michael S Antol  
Antol & Stokes LLC  
11676 Perry Highway Suite 3101  
Wexford PA 15090

**Estate of: Virginia Ritts Whitehouse**

Late of: Cranberry Township PA  
Administrator: Allen Jay Whitehouse  
601 Sunset Circle  
Cranberry Twp PA 16066  
Attorney: Richard E Goldering  
212 West Diamond St  
Butler PA 16001

BCLJ: March 16, 23, 30, 2018

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**THIRD PUBLICATION**

**Estate of: John M Coon**

Late of: Butler Township PA  
Executor: Jessica V Lisotto  
1116 South Mercer Street  
Apt 213  
New Castle PA 16101  
Attorney: Colin B May Esquire  
Estate Planning Centers  
at The Coulter Law Offices LLC  
3824 Northern Pike Suite 801B  
Monroeville PA 15146

**Estate of: Alan Henry Johnson**

Late of: Slippery Rock Township PA  
Administrator: David E Johnson  
247 Kiester House Road  
Slippery Rock PA 16057  
Attorney: Joseph John Nash  
The Nash Law Office  
164 S Main St PO Box 673  
Slippery Rock PA 16057

**Estate of: Grace E Katarincic**

Late of: Cranberry Township PA  
Executor: Lorraine Nist  
104 St Ives Way  
Zelienople PA 16063  
Attorney: Wendy Denton Heleen  
Goehring Rutter & Boehm  
2100 Georgetowne Dr Suite 300  
Sewickley PA 15143

**Estate of: Ronald A Nickel**

Late of: Butler Township PA  
 Executor: Frank R Nickel III  
 9 Speer Drive  
 Coraopolis PA 15108  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Larry S Slagle**

Late of: Jefferson Township PA  
 Executor: Kelly Lynn Wilson  
 112 Dallyson Lane  
 Butler PA 16002  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

BCLJ: March 9, 16, 23, 2018  
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**MORTGAGES**

Recorded February 20 - February 23, 2018

**Anderson, William P**-ELDERTON STATE  
 BK-Concord Twp-\$22,000.00

**Ayers, Terri L**-LIBERTY BAIL BONDS INC-  
 Forward Twp-\$50,000.00

**Barron, John T**-HUNTINGTON NATL BK-  
 Forward Twp-\$150,000.00

**Bonetti, Joseph E**-FIRST NATL BK PA-  
 Mercer Twp-\$68,000.00

**Boyle, David Jeremiah**-PENNSYLVANIA  
 EQUITY RESOURCES INC-Butler City-  
 \$96,000.00

**Caldwell, Craig S**-PNC BK NATL ASSN-  
 Slippery Rock Twp-\$180,000.00

**Calhoun, Mark S**-NORTHWEST BK-  
 Lancaster Twp-\$320,000.00

**Clark, Evan**-NVR MTG FIN INC-Middlesex  
 Twp-\$327,228.00

**Collins, Matthew J**-DOLLAR BK FED SAV  
 BK-Oakland Twp-\$167,800.00

**Cranberry Fee LP**-FIRST  
 COMMONWEALTH BK-Cranberry Twp-  
 \$18,525,000.00

**Cypher, Roger J**-NORTHWEST BK-  
 Jefferson Twp-\$52,000.00

**Dengler, Matthew R**-PNC BK NATL ASSN-  
 Jackson Twp-\$20,394.00

**Fenello, Michael J**-PNC BK NATL ASSN-  
 Cranberry Twp-\$228,000.00

**Fierro, Mario**-HUNTINGTON NATL BK-  
 Cranberry Twp-\$237,500.00

**Govan, Kenneth R**-AGCHOICE FARM  
 CRED ACA-Clinton Twp-\$155,500.00

**Grady, Carol A**-MARS BK-Adams Twp-  
 \$114,000.00

**Grimm, Harry F**-MARS BK-Slippery Rock  
 Boro-\$115,200.00

**Harvey, Michael**-QUICKEN LOANS INC-  
 Cranberry Twp-\$345,430.00

**Hespenheide, Marsha**-PNC BK NATL  
 ASSN-Summit Twp-\$100,000.00

**Hillwig, Scott**-MOONLIGHT CRED UN-  
 Jefferson Twp-\$73,510.66

**Hoover, Michael R**-HOLLAND MTG  
 ADVISORS-Cranberry Twp-\$313,500.00

**Hormel, Melvin R**-HUNTINGTON NATL  
 BK-Butler Twp-\$25,000.00

**Irwin, Cynthia F**-SRU FED CRED UN-  
 Parker Twp-\$31,000.00

**JAS Builders LLC**-OMEGA FED CRED  
 UN-Adams Twp-\$35,000.00

**JND Real Est LLC**-PNC BK NATL ASSN-  
 Cranberry Twp-\$433,071.67

**Johnson, Jonathan**-FRANKLIN  
 AMERICAN MTG CO-Winfield Twp-  
 \$192,800.00

**Kaiser, John H**-DOLLAR BK FED SAV BK-  
 Jackson Twp-\$104,464.63

**Kirby, Elaine M**-HUNTINGTON NATL BK-  
Butler Twp-\$158,049.00

**Kloock, Walter**-PENNA HOUSING FIN  
AGENCY-Butler Twp-\$7,000.00

**Krause, Kenneth D**-HUNTINGTON NATL  
BK-Adams Twp-\$1,249,822.00

**Levasseur, David E**-LOANDEPOT COM  
LLC-Middlesex Twp-\$149,999.00

**Loeffler, John B**-MARS BK-Penn Twp-  
\$200,000.00

**Lowers, Benjamin B**-FARMERS NATL BK  
EMLENTON-Parker Twp-\$100,000.00

**Lyker, Daniel F**-MARS BK-Adams Twp-  
\$20,000.00

**Maust, Kimberly J**-KEYBANK NATL ASSN-  
Jackson Twp-\$66,000.00

**McGrady, Michael**-PRIMELENDING-Butler  
City-\$99,715.00

**Molinaro, Anthony**-NORTHWEST BK-  
Middlesex Twp-\$30,000.00

**Nickel, James P**-PNC BK NATL ASSN-  
Cranberry Twp-\$200,000.00

**Noite, Lauren Elizabeth**-HOWARD HANNA  
MTG SERVS-Butler City-\$178,084.00

**Potter, Mark R By P/A**-PRINCETON FIN  
LLC-Cranberry Twp-\$591,700.00

**Rice, Eric G**-CITIZENS BK NA-Zelienople  
Boro-\$163,875.00

**Robb, Kenneth B**-NORTHWEST BK-  
Slippery Rock Twp-\$339,000.00

**Rudisill, Hunter M III**-PNC MTG AKA-  
Franklin Twp-\$171,000.00

**Schemm, Jeffrey M**-HOLLAND MTG  
ADVISORS-Cranberry Twp-\$278,187.00

**Schmitzer, Joseph W**-RESIDENTIAL MTG  
SERVS INC-Cranberry Twp-\$310,000.00

**Schulz, Michael E**-USX FED CRED UN-  
Cranberry Twp-\$60,000.00

**Smigla, Alena**-FIRST COMMONWEALTH  
BK-Cranberry Twp-\$198,000.00

**Smith, Joshua D**-BANK ENGLAND-  
Summit Twp-\$95,000.00

**Spangler, David R**-WESBANCO BK INC-  
Connoquenessing Twp-\$100,000.00

**Steffanus, Brandon**-UNITED WHOLESALE  
MTG-Seven Fields Boro-\$155,103.00

**Sylvester, David J**-QUICKEN LOANS INC-  
Cranberry Twp-\$264,320.00

**Teets, Katherine M**-PENNA HOUSING FIN  
AGENCY-Winfield Twp-\$7,000.00

**Uncapher, Joshua L**-FLAGSTAR BK FSB-  
Jefferson Twp-\$170,785.00

**Vitale, Aaron Michael**-UNION SAV BK-  
Franklin Twp-\$190,000.00

**Whittenberger, Erin M Aka**-LAKEVIEW  
LOAN SERVICING LLC-Butler Twp-  
\$155,575.00

**Williams, John C**-PNC BK NATL ASSN-  
Clinton Twp-\$230,000.00

**Worek, Jonathan**-WELLS FARGO BK NA-

Seven Fields Boro-\$231,750.00

**Wyman, Barrett A**-PNC BK NATL ASSN-  
Cranberry Twp-\$50,000.00

**Young, Joel D**-WELLS FARGO BK NA-  
Connoquenessing Twp-\$145,000.00

**Ypsilantis, John M**-GUARANTEED RATE  
AFFINITY LLC-Jackson Twp-\$305,794.00

## SUITS

Week ending March 16, 2018

1st Name-Plaintiff

2nd Name-Defendant

Spink, Douglas B vs. **Butler City Police Dept; Butler Co; Butler Humane Society**: Miscellaneous-Declaratory Judgment: Atty-None: 18-10237

Nationstar Mortgage LLC vs. **Codispot, Brian T; Coleman, Mary J; Occupants**: Real Property-Ejectment: KML Law Group PC, Esq: 18-10235

Gurd Insurance Group vs. **Davis, Gabriel W; Davis Construction LLC**: Contract-Debt Collection: Other: Lloyd S Markind, Esq: 18-10227

Deutsche Bank National TR Co vs. **Duncan, Larry A; Duncan, Janet R**: Real Property-Mortgage Foreclosure: Residential: Jessica N Manis, Esq: 18-10231

Comwlth of PA vs. **East & West Property LLC**: Real Property-Other: Benjamin A Simon, Esq: 18-10234

US Bank National Association vs. **Gallagher, Larry R Heir; Gallagher, Ann L Est; Gallagher, Louise; Gallagher, Louise A; Smith, Louis A Gallagher Deceased; Unknown Heirs**: Real Property-Mortgage Foreclosure: Residential: Richard M Squire, Esq: 18-10225

Tatters, Tia vs. **Gifford, Robert**: Real Property-Landlord/Tenant Dispute: Atty-None: 18-10233

Cosme, Jose vs. **Gumberg JJ Co; Clearview Mall; Rural King Holdings LLP**: Tort-Premises Liability: Marc I Simon, Esq: 18-10226

Newman, Michael vs. **Hall, Roger; Hall, Kathy**: Real Property-Landlord/Tenant Dispute: Michael J Pater, Esq: 18-10230

Cavalry SPV I LLC vs. **Hite, Mary L**: Contract-Debt Collection: Credit Card: David S Apothaker, Esq: 18-10223

Bear Creek Watershed Authority vs. **Jordan, Robert**: Writ Scire Facias: Andrew M Menchyk Jr, Esq: 18-10229

Grim, Wanda J vs. **Long, William; Long, Logan**: Tort-Motor Vehicle: Atty-None: 18-10228

PNC Bank National Assn vs. **Miller, Dana R; Miller, Rebecca J**: Real Property- Mortgage Foreclosure; Commercial: Eric D Rosenberg, Esq: 18-10241

Clark, John D Trucking Inc vs. **Pusateri Bros Tree & Landscaping Inc**: Contract-Other: Atty-None: 18-10236

Bear Creek Watershed Authority vs. **Ridley, Bryan Extr; Ridley, Nathan Extr; Ridley, Ronald D Est by Extr**: Writ Scire Facias: Andrew M Menchyk Jr, Esq: 18-10239

Mariner Finance LLC vs. **Sachs, Lisa**: Contract-Debt Collection: Other: Atty-None: 18-10224

First National Bank of PA vs. **Scott, Brandon**: Miscellaneous-Replevin: Donna M Donaher, Esq: 18-10242

Antonetti, Mary W; Antonetti, Michael D vs. **Shearer, Kristy; Shearer, Donald K**: Tort-Motor Vehicle: Raymond J Conlon, Esq: 18-10243

Gifford, Robert vs. **Tatters, Tia**: Real Property-Landlord/Tenant Dispute: Atty-None: 18-10232

JYB Enterprises Inc vs. **Trend Pittsburgh LLC; Thomas, Brian**: Real Property-Landlord/Tenant Dispute: Nicole Thurner Kievit, Esq: 18-10240

PCA Acquisitions V LLC vs. **Walters, Cassandra**: Contract-Debt Collection: Credit Card: David S Apothaker, Esq: 18-10222

Spink, Douglas B vs. **Wexford Health Source Inc; Butler Co; Butler Co Prison**: Tort-Other: Atty-None: 18-10238

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## JUDGMENTS

Week ending March 16, 2018

1st Name-Plaintiff

2nd Name-Defendant

Berkheimer Agent; Butler Twp by Agent vs. **Advanced Dentistry**: Transcript: \$2,041.31: Atty-None: 18-20486

Clerk of Courts vs. **Anderson, Calvert William Jr**: Judgment: \$1,413.50: Atty-None: 18-20473

Clerk of Courts vs. **Barrow, Frank Leon**: Judgment: \$1,206.25: Atty-None: 18-20474

NVR Inc vs. **Bayberry North Associates LP et al.**: Land Judgment: \$0.00: Kathleen A Gallagher & Carolyn Batz McGee, Esq: 18-20490

Berkheimer Agent; Butler Twp by Agent vs. **Bessemer Avenue Apartments**: Transcript: \$522.33: Atty-None: 18-20488

Bear Creek Watershed Authority vs. **Bowser, Barry; Bowser, Melissa**: Judgment: \$3,921.02: Andrew M Menchyk Jr, Esq: 18-20468

Clerk of Courts vs. **Brooks, Dyshuna**: Judgment: \$1,146.00: Atty-None: 18-20475

Fennick, Ryan vs. **Cantera, Amy**: Transcript: \$10,205.00: Gergory W Bevington, Esq: 18-20489

Clerk of Courts vs. **Castleberry, Felicia Ann**: Judgment: \$1,093.50: Atty-None: 18-20476

Bear Creek Watershed Authority vs. **Claypoole, Raymond A; Claypoole, Michelle D**: Judgment: \$2,156.65: Andrew M Menchyk Jr, Esq: 18-20466

Clerk of Courts vs. **Coule, Jesse Rae**: Judgment: \$2,314.74: Atty-None: 18-20477

LSF9 Master Participation TR vs. **Grimm, James A; Grimm, Linda L; Occupants**: Judgment/Possession: \$0.00: Martha E Von Rosensteil, Esq: 18-20493

Portfolio Recovery Assoc LLC vs. **Helms, Paula**: Judgment: \$3,607.21: Robert N Polas Jr; Carrie A Gerding & Gregory J Babcock, Esq: 18-20463

Discover Bank vs. **Hines, Corrie C**: Judgment: \$2,342.67: William T Molczan, Esq: 18-20494

Clerk of Courts vs. **Keller, James Charles**: Judgment: \$5,352.00: Atty-None: 18-20478

Bear Creek Watershed Authority vs. **KJA Holdings 2 LLC; DSV SPV1 LLC**: Judgment: \$3,084.59: Andrew M Menchyk Jr, Esq: 18-20464

Gogolin, Jerry; Gogolin, Robin vs. **Kline Carpentry**: Exemplification: \$1,271.50: Atty-None: 18-20462

Berkheimer Agent; Butler Twp by Agent vs. **Lyndora National Baking Co**: Transcript:



\$4,078.11: Atty-None: 18-20484  
 Comwlth of PA-UCF vs. **Marsico Payroll Administration Corp; M-Pac:** Commonwealth Tax Lien: \$2,959.26: Atty-None: 18-20471

Bear Creek Watershed Authority vs. **Martin, Susan M:** Judgment: \$2,634.72: Andrew M Menchyk Jr, Esq: 18-20467

Clerk of Courts vs. **Mathison, Dann Kerry:** Judgment: \$2,195.50: Atty-None: 18-20479  
 Clerk of Courts vs. **McDade, Torrie:** Judgment: \$5,237.50: Atty-None: 18-20480

Comwlth of PA-UCF vs. **McGuire's Love Learn Play Preschool Daycare LLC:** Commonwealth Tax Lien: \$2,492.66: Atty-None: 18-20472

Cavalry SPV I LLC vs. **Mignanelli, Valissa M:** Judgment: \$4,003.22: David J Apothaker, Esq: 18-20469

Liu Xiao PMG vs. **Mohr, David:** Transcript: \$1,400.00: Atty-None: 18-20496

Pittsburgh Logistics System vs. **Nello Inc:** Transcript: \$1,670.00: Kristine A Grega, Esq: 18-20495

Clerk of Courts vs. **Pacoe, Darrell R:** Judgment: \$1,490.50: Atty-None: 18-20481

Bear Creek Watershed Authority vs. **Signorelli, Joseph C:** Judgment: \$2,335.59: Andrew M Menchyk Jr, Esq: 18-20465

Clerk of Courts vs. **Speicher, Kurt William:** Judgment: \$1,388.00: Atty-None: 18-20482  
 Berkheimer Agent; Butler Twp by Agent vs. **Sweeper City:** Transcript: \$4,075.79: Atty-None: 18-20483

Franklin & Associates LLC vs. **Trusel, Barry L; Trusel, Claudia E; Unknown Persons:** Land Judgment: \$0.00: Brian P Hennessy, Esq: 18-20492

Isacco, Josh vs. **Tucker, Stacie; Tucker, Whitney:** Judgment: \$1,696.00: Thomas J May, Esq: 18-20491

Berkheimer Agent; Butler Twp by Agent vs. **Verizon Services Corp:** Transcript: \$3,253.62: Atty-None: 18-20485

Berkheimer Agent; Butler Twp by Agent vs. **Verizon Services Corp:** Transcript: \$3,253.62: Atty-None: 18-20487

Cavalry SPV I LLC vs. **Walters, William F:** Transcript: \$1,929.46: David J Apothaker, Esq: 18-20470

## EXECUTIONS

Week ending March 16, 2018

1st Name-Plaintiff

2nd Name-Defendant

Asset Acceptance LLC vs. **Colavecchia, Frank; Hunnington Natl Bank Garnishee:** Writ of Execution: 18-30061

LSF9 Master Participation Tr vs. **Grimm, James A; Grimm, Linda L; Occupants:** Writ of Possession: 18-30064

Capital One Bank vs. **McNany, Michele M; USX Fed Credit Union Garnishee:** Writ of Execution: 18-30063

Capital One Bank (USA) NA vs. **Nesbitt, Jade N; Butler Armco Emp Cu Garnishee:** Writ of Execution: 18-30062

Midland Funding LLC vs. **Oesterbloom, Dina L; PNC Bank Garnishee:** Writ of Execution: 18-30060

## DIVORCES

Week ending March 16, 2018

1st Name-Plaintiff

2nd Name-Defendant

Peterson, Matthew D vs. **Alonso, Azucena Alvarez:** Jeremy S Stragand, Esq: 18-90160

Carothers, Angel vs. **Carothers, Jesse:** Atty-None: 18-90163

Cunningham, Antoinette vs. **Cunningham, Kelly S:** Atty-None: 18-90161

Darlington, Nicole Lauren vs. **Darlington, Charles Wayne:** Atty-None: 18-90171

Herbolich, Dianna M vs. **Herbolich, Joseph P:** David V Breen, Esq: 18-90159

Hilliard, Patricia A vs. **Hilliard, Ronald L:** Marc Rosenwasser, Esq: 18-90168

Reott, Jennifer R vs. **Huf, Kirsten M:** Kristen Batson Eberle, Esq: 18-90167

Lutz, Rusty vs. **Lutz, Andrew:** Atty-None: 18-90169

McChesney, Marcella E vs. **McChesney, Melvin H:** Atty-None: 18-90174

McCully, Dale G vs. **McCully, Francisbet:** Joseph J Nash, Esq: 18-90158

Pallack, Jaime L vs. **Pallack, Douglas J:** Leland C Clark, Esq: 18-90162

Watts, Shawna M vs. **Watts, Charles D:** Atty-None: 18-90170

**NOTICE OF TRUST**

RE: **Joyce Elaine Hunker** Living Trust dated February 28, 2005

Notice is hereby given of the administration of the Joyce Elaine Hunker Living Trust dated February 28, 2005. Joyce Elaine Hunker, the grantor of the Trust, of Penn Mar Plaza, Apt. 102, Mars, PA 16046, died on January 12, 2018. All persons having claims against said Trust are requested to make same known to the Trustees or to the attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustees or the attorney named below.

Joyce Elaine Hunker Living Trust dated February 28, 2005  
Melanie Sue Houghton, Trustee  
146 Hutchman Road  
Mars, PA 16046

Joyce Elaine Hunker Living Trust dated February 28, 2005  
Cheryl Ann Kurth, Trustee  
5992 South Himalaya Court  
Centennial, CO 80016

Maryann Bozich-DiLuigi, Esquire  
Attorney at Law  
506 S. Main Street  
Suite 2201  
Zelienople, PA 16063

BCLJ: March 9, 16, 23, 2018

**NOTICE OF IRREVOCABLE TRUST**

NOTICE is hereby given of the administration of the MARYLOU WILSON ASSET PROTECTION TRUST DATED JUNE 27, 2016. MaryLou Wilson, Trustor of the Trust of Center Township, Butler County, Pennsylvania, died on January 30, 2018. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

William J. Wilson, Trustee  
115 Rittswood Drive  
Butler, PA 16001

David A. Crissman, Esquire  
Montgomery, Crissman,  
Montgomery, Kubit, LLP  
518 North Main Street  
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

**LEGAL NOTICE  
ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that Articles of dissolution were filed with the department of the Commonwealth of Pennsylvania for the purpose of dissolving the corporation known as **JR McCREA, INC.**, P.O. Box 82, 142 Blatt Road, Fenelton, PA 16034, Judith R. McCrea, President.

BCLJ: March 23, 2018

**LEGAL NOTICE  
ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that Articles of dissolution were filed with the department of the Commonwealth of Pennsylvania for the purpose of dissolving the corporation known as **WYANT OPERATING CO.**, 142 Blatt Road, P.O. Box 82, Fenelton, PA 16034, Judith R. McCrea, Vice President.

BCLJ: March 23, 2018

**LEGAL ADVERTISEMENT  
ARTICLES OF INCORPORATION**

Notice is hereby given that Articles of Incorporation – Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Twin Oaks Homeowners Association, Inc.** with the principle address of 1020 Ekastown Road, Saxonburg, PA 16056.

BCLJ: March 23, 2018

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**NOTICE - ARTICLES OF AMENDMENT  
OF THE BUTLER TRANSIT AUTHORITY,  
COUNTY OF BUTLER,  
COMMONWEALTH OF PENNSYLVANIA**

TO THE RESIDENTS OF BUTLER COUNTY, THE CITY OF BUTLER AND BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA:

TAKE NOTICE that pursuant to the Third-Class City Code (11 Pa. C.S.A. §11018.1) and the Municipality Authorities Act (53 P.S. §§ 5603, 5604), the City of Butler has lawfully enacted an ordinance signifying its intent to withdraw from the Butler Transit Authority as a municipal member; AND

TAKE NOTICE that pursuant to the First-Class Township Code (53 P.S. §§55502, 56552) and the Municipality Authorities Act (53 P.S. §§ 5603, 5604), the Township of Butler has lawfully enacted an ordinance signifying its intent to withdraw from the Butler Transit Authority as a municipal member; AND

TAKE NOTICE that the Board of Directors of the Butler Transit Authority, County of Butler, pursuant to the Municipality Authorities Act of 1945 (53 P.S. §§ 5603, 5604) has adopted a resolution on March 13, 2018, to amend its articles of incorporation, consenting to the withdraw of the City of Butler and the Township of Butler as municipal members of the Butler Transit Authority. In compliance with the Municipality Authorities Act of 1945, the Board and the County hereby advertise such Amendment as follows:

The name and location of the Registered Office of the Butler Transit Authority, Butler County, Pennsylvania is 130 Hollywood

Drive, Suite 101, Butler PA 16001.

The Butler Transit Authority, Butler County, Pennsylvania was formed under the Municipality Authorities Act of 1945, as amended, pursuant to Articles of Incorporation approved September 28, 1989 as Entity No. 1527815.

On or about February 5, 2018 the Butler Transit Authority amended its Articles of Incorporation to add the County of Butler as a member municipality, and said Amended Articles of Incorporation were approved by the Commonwealth of Pennsylvania Department of State, Bureau of Corporations.

On March 13, 2018, the Butler Transit Authority, Butler County, Pennsylvania adopted a Resolution consenting to the withdraw of the City of Butler and Township of Butler as member municipalities of the Butler Transit Authority and authorizing an amendment to the Articles of Incorporation.

The City of Butler, 140 West North St., Butler, PA 16001, signified its intent to withdraw as a municipal member from the Butler Transit Authority by adoption of Ordinance No. 1751, Council Bill 2017-11 (January 25, 2018).

The Township of Butler, 290 South Duffy Road, Butler, PA 16001, signified its intent to withdraw as a municipal member from the Butler Transit Authority by adoption of Ordinance No. 898 (February 2, 2018).

It is the intention that the Amendments of the Articles of Incorporation, proof of publication, and supporting Resolution and Ordinances shall be filed with the Department of State on April 13, 2018.

Neva L. Stotler  
Special Counsel to the  
Butler Transit Authority

BCLJ: March 23, 2018

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION  
O.A. No. 28-A of 2017**

**IN RE: Adoption of J.C.G**

**Date of Birth: 12/18/2012**

**NOTICE**

**To: Unknown Father**

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child. You have thirty (30) days from the date of this publishing in which to file an appeal. If you wish to file an appeal, you should take this Notice to your Attorney at once, if you do not have an attorney or cannot afford one, contact one of the offices set forth below.

SARAH EDWARDS, M.A. J.D. Register of Wills & Clerk of Orphans' Court – 724-284-5348 or Butler County Court Administration – 724-284- 5200. Please be advised that a Termination Packet is available for you at my office.

Jennifer R. Linn, Esquire  
228 S. Main Street  
Butler, PA 16001  
(724) 282-7222

BCLJ: March 23, 2018

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
No. 18-10135**

BARBARA A. LEHMANN, Trustee of the Barbara A. Lehmann Protector Trust, Plaintiff,

v.

**WILLIAM P. JAHNIG, MARSHA MOORE, WARREN KIRK, MELISSA TRAMMEL, CAROL A. NEMO, EDNA M. COLLINS, EDWARD J. YOUNG, LEROY YOUNG, WESLEY WETZEL, BONNIE YATES, TOM WETZEL, JAMES WETZEL, DAVID CYPHER, ALDA WETZEL, VIOLET RUTH WETZEL, JEAN WETZEL, JUNE WETZEL GOLOJUH, DORIS MILLER, LINDA HEADE, BILLIE WETZEL, MAXINE WETZEL, MYRNA MONTGOMERY, and THE UNKOWN HEIRS OF URSNIA JAHNIG, Defendants.**

**COMPLAINT-QUIET TITLE**

**LEGAL NOTICE: TO THE UNKNOWN HEIRS OF URSINA JAHNIG**

On February 13, 2018, Plaintiff, Barbara A. Lehmann, Trustee of the Barbara A. Lehmann Protector Trust, filed a Complaint in Quiet Title. Plaintiff's Complaint claims title, via adverse possession, to a 1.463-acre piece of real property located at 255 Isabella Street, Saxonburg, PA 16056, having tax map parcel no. 500-S2-14 more fully described therein. After a diligent search, Plaintiff was unable to identify or locate a number of the Heirs of Ursina Jahnig.

Unless you answer this Complaint within 20 days from the date of publication of this advertisement, judgment will be taken against you and, at the expiration of 30 days from the date of the judgment, you, your heirs, executors, successors, and assigns, shall be forever barred from asserting any right, title, interest, lien, or claim in the premises inconsistent with the interest or claim of the Plaintiff as set forth in the Complaint.

**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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Glenna M. Walters, Prothonotary  
Butler 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

BCLJ: March 23, 2018  
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## 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 18th day of May 2018** 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 will be filed by the Sheriff on Friday, June 15, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30325**  
**C.P. 2017-22236**  
**ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **JUDITH L. ALLEN** AND **PAUL D. ALLEN** at the suit of **US BANK NATIONAL ASSN**, Being:-

All that certain lot of ground situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

On the northeast 110.51 feet by Lot No. 58; on the southeast, 60.55 feet by Hansen Avenue; on the southwest, 118.67 feet by Lot No. 56 in the same plan; and on the northwest, 60 feet by Lot No. 61 in same plan. Being Lot No. 57 in the Austin View Plan of Lots recorded September 26, 1938, in Butler County, in Plan Book B, at page 100.

Parcel No.: 56-3-40-32

File Number: 200500499

TITLE TO SAID PREMISES IS VESTED IN Judith L. Allen and Paul D. Allen, her husband by John Zgibor her Attorney-in-Fact and Julie Zgibor Pantuk Dunlop, by John Zgibor, her Attorney-in-Fact, by Deed from John Zgibor and Susan Zgibor Tarcha and Julie Zgibor Pantuk Dunlop (Susan Zgibor Tarcha, Dated 12/06/2001, Recorded 10/09/2003,

Instrument No. 200310090046144.

Tax Parcel: 56-3-40-32

Premises Being: 406 South 6th Avenue,  
Butler, PA 16001-5633

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30018  
C.P. 2018-20219  
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **WAYNE R. ANTHONY EST AND KNOWN & UNKNOWN HEIRS OF WAYNE R. ANTHONY EST** at the suit of **TAMMAC CORPORATION AND TAMMAC HOLDING CORPORATION**, Being:-

PARCEL NO.: 120-S2-A1

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

BEGINNING at a point in the center line of Route 422 on lands now or formerly of Fullerton, said point being the Northeast corner of land herein conveyed; thence along land now or formerly of Fullerton and through a 20 foot driveway, South 2 degrees 30 minutes East a distance of 43 feet to land now or formerly of Brawley; thence by lands of now or formerly Brawley, South 82 degrees 30 minutes West a distance of 152 feet to land of now or formerly Stager; thence along land now or formerly of Stager, North 2 degrees 50 minutes East a distance of 33 feet to an iron pin; thence by same North 85 degrees 20 minutes West a distance of 105 feet to an iron pin; thence by same South 4 degrees 40 minutes East a distance of 201.10 feet to a point in line of a 20 foot right of way; thence through said 20 foot right of way North 2 degrees 30 minutes West a distance of 345 feet, more or less, to a point in the center line of State Highway Route 422; thence along the center of State Highway 422, South 70 degrees 2 minutes East a distance of 377 feet, more or less, to a point on land of now or formerly Fullerton, the place of beginning. Containing .72 acres Parcel 120-S2/A1

Fee Simple Title Vested in Wayne R. Anthony and Wanda L. Anthony, Husband and Wife by deed from, John A. Toomey and Cheryl Toomey, Husband and Wife, dated 5/27/2004, recorded 5/28/2004, in the

Butler County Recorder of deeds in Deed Instrument No. 200405280017275 .

.... and the said Wanda L. Anthony, died 4/28/2009, whereupon title to premises in question became vested in Wayne R. Anthony, by right of survivorship.

... and the said Wayne R. Anthony died 6/26/2016 Intestate.

Note: An Estate was filed at File No. 10-16-0835, Wayne R. Anthony, Jr., is listed beneficiary. There is no evidence of Letters of Administration by the Surrogated Office of the County of Butler.

BEING KNOWN AS 617 New Castle Road,  
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30318  
C.P. 2017-22219  
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **GREGORY D. BEER AND CHRISTY L. BEER** at the suit of **BANK OF AMERICA, N.A.**, Being:-

ALL those certain pieces, parcels or lots of land situate in Center Township Butler County, Pennsylvania, being bounded and described as follows:

FIRST: BEGINNING at a point, said point being the Northeast corner of the tract herein conveyed, said point being common to the South line of LaRay Drive and line of Lots No. 92 and 92-A; thence by line of Lot No. 92-A, South 4 degrees 25 minutes 23 seconds East a distance of 97.76 feet to a point on line of Lot No. 116; thence continuing by the same and line of Lot No. 116-A South 83 degrees 40 minutes West a distance of 120.0 feet to a point on line of Lot No. 58; thence continuing by the same, North 4 degrees 5 minutes East a distance of 114.91 feet to a point on the South line of LaRay Drive; thence continuing by the same by a curve in a Southeasterly direction, having a radius of 152.68 feet a distance of 105.72 feet to a point on line of Lot No. 92-A, the place of beginning. Being Lot No. 92 in the Windward Heights Plan No. 4 as recorded in Rack File Section 65, Page 13. Having a single family dwelling thereon erected.

SECOND: BEGINNING at a point, said point

being the Northwest corner of the tract herein described and said point being common to the South line of LaRay Drive and line of Lot No. 92 (herein before described) and 92-A; thence by the South line of LaRay Drive by a curve in a Northeasterly direction, having a radius of 152.68 feet a distance of 38.07 feet to a point; thence by line of other portion of Lot 92-A South 24 degrees 22 minutes 05 seconds East a distance of 116.98 feet to a point on line of Lot No. 116; thence continuing by the same South 85 degrees 34 minutes 37 seconds West a distance of 45.0 feet to a point; thence continuing by the line of Lot No. 116 South 83 degrees 40 minutes West a distance of 30.0 feet to a point on line of Lot No. 92 (hereinbefore described): thence continuing by the same North 4 degrees 25 minutes 23 seconds West a distance of 97.76 feet to a point on the South line of LaRay Drive, the place of beginning. Being the Westerly portion of Lot No. 92-A as per survey of Shoup/Zarnick & Associates, Inc., as dated December 2, 1975.

UNDER AND SUBJECT to a certain 12-inch gas line 20-foot easement in favor of T. W. Phillips Gas and Oil Company as more specifically located on said Plan as recorded.

UNDER AND SUBJECT to the Building Conditions and Restrictions as recorded February 6, 1969.

DEED BOOK: Instrument No: 200309300044548

DEED PAGE: Instrument No: 200309300044548

MUNICIPALITY: Center Township

TAX PARCEL #: 060-S14-D92

PROPERTY ADDRESS: 204 La Ray Drive  
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30019**  
**C.P. 2018-20220**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of **BARBARA S. BLODGETT, BARBARA S. THOMA, AND CHRISTOPHER T. BLODGETT** at the suit of **US BANK NATL ASSN, Being:-**

ALL that certain piece or parcel of ground situate in Petrolia Borough, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, the northwest corner hereof on line of land now or formerly of Roy Hinman; thence along the South side of Forrest Street, South 48 degrees 34 minutes East, 47.90 feet to a point; thence along the same, South 42 degrees 15 minutes East, 22.10 feet to a point, the northeast corner hereof at other lands now or formerly of Verna Pearl Jameson; thence along other lands of Verna Pearl Jameson, South 40 degrees 26 minutes West, 120 feet to a point, the southeast corner hereof at line of lands now or formerly of Walter Jameson; thence along lands of Jameson, North 45 degrees 18 minutes West, 56.84 feet to a point, the southwest corner hereof at line of land now or formerly of Roy Hinman; thence along line of lands of Roy Hinman, North 34 degrees 10 minutes East, 120 feet to a point, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 122 FOREST STREET PETROLIA, PA 16050

TAX PARCEL NO. 470-S1-B64

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Marlene M. Thorpe, by deed dated November 17,

2006 and recorded January 9, 2007, Butler County Instrument No. 200701090000740, granted and conveyed unto Christopher T. Blodgett and Barbara S. Thoma.

TO BE SOLD AS THE PROPERTY OF BARBARA S. BLODGETT F/K/A BARBARA S. THOMA AND CHRISTOPHER T. BLODGETT UNDER JUDGMENT NO. 2017-10805.

BCLJ: March 9, 16, 23, 2018

**E.D. 2013-30060  
C.P. 2011-22253  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **PETER A. CELENDER**, LYNN A. CELENDER, UNITED STATES OF AMERICA at the suit of US BANK NATL ASSN, Being:-

The land referred to in this Commitment is described as follows:

ALL that certain lot, parcel or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, known and designated as Lot No. 206 (erroneously referenced as Lot No. 205 in prior deed) in Phase II of the Highland Village, P.U.R.D., Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 144, Page 19 on February 12, 1991.

Being known and designated as Parcel No. S21 C206. Subject to matters as shown on the recorded Plan.

Subject to all coal, oil and gas and mineral rights, easements, conditions, restrictions, rights of way and covenants as may affect the heretofore described premises and as are contained in prior instrument of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Celender and Lynn M. Celender, by Deed from Timothy M. Wells and Amy W. Wells, Dated 10/22/1996, Recorded 12/24/1996, in Book 2697, Page 503.

Tax Parcel: 130-S21-C206

Premises Being: 610 Highland Court, Cranberry Township, PA 16066-3362

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30014  
C.P. 2018-22206  
ATTY ROGER FAY**

Seized and taken in Execution as the property of **DENNIS S. CONKLIN** AND **MARIANN CONKLIN** at the suit of US BANK NATL ASSN, Being:-

All that certain piece, parcel and tract of land situate in the Third Ward, City of Butler, County of Butler, State of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the East side of Thomas Avenue; thence South along Thomas Avenue thirty (30) feet and nine (9) inches to a post at the corner of Lot No. 66; thence South ninety-five (95) feet along line of Lot No. 66 to a post; thence East twenty-six (26) feet along lands of Armstrong to a post; thence North one hundred twenty (120) feet two (2) inches along line of Lot No. 64 to a post; thence West thirty-four (34) feet along line of Lots Nos. 56 and 57 to a post on Thomas Avenue, the place of beginning, being Lot No. 65 in the Butler Heights plan of lots, recorded at Rack File 9, Page 6. And having a frame house thereon erected.

Title to said Premises vested in Dennis S. Conklin and Mariann Conklin by Deed from Helen M. Conklin dated February 1, 1983 and recorded on February 2, 1983 in the Butler County Recorder of Deeds in Book 1160, Page 113.

Being known as: 153 Thomas Avenue, Butler, PA 16001

Tax Parcel Number: 563-4-106

BCLJ: March 9, 16, 23, 2018



**E.D. 2017-30322****C.P. 2017-22233****ATTY PETER WAPNER**

Seized and taken in Execution as the property of **GLENN W. CORNELIUS, II** AND **JENNIFER CORNELIUS** at the suit of **WELLS FARGO BK NA**, Being:-

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Harrisville formerly part of Mercer Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a stake in the Northeast corner; thence South along the West side of Lot of 0.0. Beighley, 180 feet to a stake; thence West parallel with Harmony Church Road, the northern boundary along lands of James A. Gillgrist, 127 feet to a corner; thence North along lands now or formerly owned by James A. Gillgrist, 180 feet to the South side of a public road known as the Harmony Church Road; thence in an Easterly direction along the South side of said public road, 127 feet to a stone, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenn W. Cornelius, II and Jennifer Cornelius, h/w, by Deed from F Merie Campbell, Jr. and L Joane Campbell, h/w, Dated 09/21/2009, Recorded 09/23/2009, Instrument No. 200909230022585.

Tax Parcel: 430-S3-C8-0000

Premises Being: 408 West Prairie Street, Harrisville, PA 16038-1726

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30315****C.P. 2017-22203****ATTY PETER WAPNER**

Seized and taken in Execution as the property of **YONG JIE DONG** at the suit of **WELLS FARGO BANK, NA**, Being:-

All that certain tract of land situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin on the Perry Highway on line of lands now or formerly of Frank E. Young; thence along line of lands now or formerly of Frank E. Young, North 72° 32' East, 150 feet to an iron pin; thence by lands now or formerly of Frank E. Young and Andrew Frederick, South 18° 18' West, 153.1 feet to an iron pin; thence along other lands now or formerly of Margaret Powell, South 46° 2' West, 166.4 feet to an iron pin; thence along the Perry Highway, North 18° 18' West, 227 feet to an iron pin at the place of beginning.

Being designated as Parcel Number 200-4F98-46G-0000 and known as 495 Perry Highway, Harmony, PA 16037.

Premises Being: 495 Perry Highway, Harmony, PA 16037-8619

Tax Parcel: 200-4F9846G-0000

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30038****C.P. 2017-22095****ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of **ROXANNE WEDINGER EXTRX**, **ROXANNE EDINGER EXTRX**, **GEORGE THOMAS EDINGER EST BY EXTRX** AND **GEORGE T EDINGER EST BY EXTRX** at the suit of **PNC BK NATL ASSN**, Being:-

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

BEGINNING at a point, being the centerline of the Public Road known as the West Liberty Road, said point being 330 feet west of the centerline of old route 8; thence south 6 degrees 44' east along lands of now or formerly Huselton, a distance of 454.05 feet

to an iron pin; thence south 85 degrees 51' west along lands of now or formerly Riggs, a distance of 250.71 feet to an iron pin; thence north 3 degrees 59' west along lands of now or formerly Ott, a distance of 431.44 feet to a point, being the centerline of the West Liberty Road; thence along the center line of the West Liberty Road, north 80 degrees 20' east a distance of 230.77 feet to a point, the place of beginning.

For information purposes only:

CONTAINING 2.35 acres, as per survey of Norman P. Straub, P. E., dated September 18, 1972 and having thereon erected a mobile home dwelling and garage.

BEING KNOWN AS 108 West Liberty Road, Slippery Rock, Pennsylvania 16057.

BEING the same property which Wells Fargo Bank Minnesota, National Association, as trustee under the Pooling and Servicing Agreement dated as of February 28, 2001, Series 200 1-A, by its attorney-in-fact Homeq Servicing Corporation, granted and conveyed unto George T. Edinger by deed dated August 17, 2005 and recorded August 25, 2005 in the Recorder's Office of said County in Deed Instrument No. 2005082500233383.

BUTLER COUNTY TAX PARCEL I.D. NO. 030-3F37-A4HA-0000

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30317**  
**C.P. 2017-22205**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of **JAIMI L. HIGGINS** AND **JAIMI L. FLICK** at the suit of

WELLS FARGO BANK NA, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in Oakland Township, Butler County, Pennsylvania, BEING bounded and described as follows:

BEGINNING at a point, said point being the southwest corner of the tract herein described, said point being common to the north line of legislative route 10057 and line of lands of now or formerly Butler Water Company; thence by line of lands of Butler Water Company north 21 degrees 12' east,

a distance of 179.78 feet to point on line of other lands of Butler Water Company; thence continuing by the same north 85 degrees 34' east, a distance of 246 feet, more or less, to a point on line of lands of Wilbur R. Bell, et. ux.; thence continuing by the same south 30 degrees 17' west, a distance of 380 feet, more or less, to a point on the north line of legislative 10057; thence continuing by the same north 39 degrees 0' west, a distance of 180 feet to a point on line of lands of Butler Water Company, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **JAIMIL. HIGGINS**, by Deed from **RAYMOND E. BESTER**, Dated 07/13/2012, Recorded 07/23/2012, Instrument No. 201207230020755.

Tax Parcel: 250-2F22-10F-0000

Premises Being: 187 Hohn Farm Road, Chicora, PA 16025-3813

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30030**  
**C.P. 2017-21836**  
**ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of **ELAINE M. FOGUTH** AND **JAMES P. FOGUTH** at the suit of **WESTVUE NPL TRUST II**, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, being known and designated as Lot 331 as set forth on the Blossom Ridge Phase III Plan of Subdivision for D&D Beblo, Inc., recorded at Plan Book 253 Page 44.

UNDER AND SUBJECT to the declaration of covenants, conditions, reservations and restrictions for the Blossom Ridge Plan of Lots recorded in Butler County Recorder's Office as Instrument Number 20021120037821 and including any and all supplements and/or amendments subsequent of record.

BEING THE SAME PREMISES which Elaine M. Foguth d/b/a CMF Construction, by Deed dated August 5, 2005 and recorded on October 5, 2005, in the Butler County Recorder of Deeds Office as Instrument No. 200510050028496, granted and conveyed unto Elaine M. Foguth, a married woman and James P. Foguth, her husband.

Being Known as 101 Lazalea Drive, Butler,  
PA 16001

Parcel I.D. No. 060-S21-A331

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30021  
C.P. 2018-20227  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **MARK D. GOLDINGER**, MARK GOLDINGER, MARCELLA R. GOLDINGER AND MARCELLA GOLDINGER at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING at the Southwest corner of the lot herein described, at a point in the center line of the Powder Mill Road, located 1309.51 feet along the center line of said road from its intersection with the center line of the Meridian Road in the line of lands of first parties; thence by said lands of the first parties, North 2 degrees 42 minutes East, 713.44 feet to line of lands of Jacob M. Nicholas; thence by said lands of Jacob M. Nicholas, South 86 degrees 30 minutes East, 299.96 feet to line of lands conveyed to Albeit Paytas, et ux; thence by said lands conveyed to Albert Paytas, et ux, South 2 degrees 42 minutes West, 715.27 feet to the center line of the Powder Mill Road aforementioned; thence by said center line, North 86 degrees 09 minutes West, 300.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MARK D. GOLDINGER AND MARCELLA R. GOLDINGER, H/W, AS TENANTS, by Deed from BONITA D. MUELLER, SUCCESSOR TRUSTEE OF THE NAOMI M. HARDT

LIVING TRUST, Dated 11/30/2007, Recorded 12/03/2007, Instrument No. 200712030030597.

Tax Parcel: 054-49-1B-0000

Premises Being: 130 POWDER MILL ROAD, A/K/A 130 POWDER MILL RUN ROAD, RENFREW, PA 16053

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30328  
C.P. 2017-22241  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **KIRK PATRIC HEAVNER EXTR & DEVISEE** AND RONALD T. PLASZAJ EST BY EXTR & DEVISEE at the suit of CITIMORTGAGE INC, Being:-

All that certain piece, parcel or lot of ground situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

Beginning at a point at the Northeast corner of Lot #12 in the hereinafter named Plan; thence in an Easterly direction along a 33-foot road or street, a distance of 84.75 feet to a point; thence in a Southerly direction by line parallel with the Easterly line of Lot #12, a distance of 231 feet to a point of Brown Avenue; thence in a Westerly direction along said Brown Avenue, a distance of 84.75 feet to a point; thence in a Northerly direction along the Easterly line of Lot #12, a distance of 231 feet to a point on the 33-foot road or street, the place of beginning.

Assessor's Parcel No: 054-26-28

TITLE TO SAID PREMISES IS VESTED IN DORENE K. HEAVNER-PLASZAJ AND RONALD T. PLASZAJ, HER HUSBAND, AS TENANTS BY THE ENTIRETIES, by Deed from DORENE PLASZAJ AND RONALD T. PLASZAJ, HER HUSBAND, Dated 07/29/1997, Recorded 07/29/1997, in Book 2762, Page 791.

DORENE K. HEAVNER-PLASZAJ was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of DORENE K. HEAVNER-PLASZAJ's death on or about 01/31/2016, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor RONALD T. PLASZAJ died on 09/28/2016, leaving a Last Will and Testament dated 08/12/2002. Letters Testamentary were granted to KIRK PATRIC HEAVNER on 04/19/2017 in BUTLER COUNTY, No. 10-17-0337. The Decedent's surviving devisees are KIRK PATRIC HEAVNER, KAREN HIEBEL, and JOSEPH PLASZAJ.

By executed waivers, KAREN HUBEL and JOSEPH PLASZAJ waived their right to be

named as a defendant in the foreclosure action.

Tax Parcel: 54-26-28

Premises Being: 105 Bramble Avenue,  
Butler, PA 16001-2985

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30036  
C.P. 2017-22010  
ATTY LAUREN MOYER**

Seized and taken in Execution as the property of **DEREK JAMES HEETER** at the suit of FBC MORTGAGE, LLC, Being:-

TAX I.D. #: 090-1F17-4A-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN CLEARFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON LINE OF LANDS NOW OR FORMERLY OF J. DYE, SAID POINT BEING THE SOUTHEAST CORNER OF THE LOT OF LAND HEREIN CONVEYED; THENCE THROUGH LARGER TRACT OF LAND OF GRANTORS HEREIN, OR THEIR PREDECESSORS IN TITLE, OF WHICH THE WITHIN CONVEYED PREMISES WERE A PART, NORTH 66° 42' WEST 312.00 FEET TO A POINT; THENCE CONTINUING THROUGH SAID GRANTORS' LANDS NORTH 31° 10' 09" EAST 197.68 FEET TO A POINT; THENCE CONTINUING THROUGH SAID GRANTORS' LANDS SOUTH 61° 53' 30" EAST 205.00 FEET TO A POINT ON LANDS OF J. DYE AFORESAID; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF J. DYE SOUTH 1° 00' 00" EAST 196.00 FEET TO A POINT, THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO A PERPETUAL RIGHT OF WAY KNOWN AND SHOWN ON THE EXISTING TOWNSHIP ROAD ON THE SURVEY OF RECORD IN DEED BOOK 2652, PAGE 1023, FOR THE BENEFIT OF FORMER RECORD OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS.

Being known as: 106 RODGERS LANE, CHICORA, PENNSYLVANIA 16025.

Title to said premises is vested in Derek James Heeter by deed from Margaret L. Rodgers dated December 18, 2015 and recorded December 23, 2015 in Instrument Number 20512230028012.

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30327  
C.P. 2017-22240  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **PAYDEN M. HINCHBERGER** AND **PAYDEN HINCHBERGER** at the suit of PNC BANK NATL ASSN, Being:-

ALL that certain piece, parcel and lot of land situate in the Fourth Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the West side of Oak Street, 48 feet Northward from the intersection of Penn and Oak Streets, the Southeast corner of the lot hereby conveyed; thence Northwardly along the West line of Oak Street, 40 feet to a corner of Lot No. 23 in the same Plan of Lots; thence Westwardly along the South line of Lot No. 23 owned by J. M. Byers, 110 feet to a 20-foot alley; thence Southwardly along the East line of said alley, 40 feet to the Northwest corner of Lot No. 21 in the same Plan; thence Eastwardly along the North line of Lot No. 21 owned now or formerly by DeAnne, 110 feet to Oak Street, the place of beginning. Being Lot No. 22 in the Plan of Lots laid out for the John Berg Heirs in the Fourth Ward of said City of Butler. District/Map /Parcel No.: 564-21- 208

Said premises being known as 145 Oak Street, Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN **PAYDEN HINCHBERGER**, by Deed from **CHRIS ANDERSON**

AND **BARBARA J. ANDERSON**, HIS WIFE, Dated 03/13/2015, Recorded 03/23/2015, Instrument No. 201503230005888.

Tax Parcel: 564-21-208

Premises Being: 145 Oak Street, Butler, PA 16001-4509

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30027  
C.P. 2018-20240  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **MICHELLE E. HUGHES** AND **MICHELLE HUGHES** at the suit of **PINGORA LOAN SERVICING LLC**, Being:-

ALL that certain lot of land situate in the Third Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being Lot No. 19 in the Marshall and Schenck Plan of Lots as recorded in Plan Book Volume 2, page 12.

TITLE TO SAID PREMISES IS VESTED IN **MICHELLE HUGHES**, A SINGLE WOMAN, by Deed from **ROBIN L. TRAVALIO N/K/A ROBIN BACHMAN AND DARYL A. BACHMAN**, A MARRIED COUPLE, Dated 03/20/2015,

Recorded 03/24/2015, Instrument No. 201503240005988.

Tax Parcel: 563-26-73-0000

Premises Being: 130 PILLOW STREET, BUTLER PA 16001-5645

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30035  
C.P. 2017-21973  
ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of **CHARLES K. LOADER** AND **DEBRA E. LOADER** at the suit of **PNC BK NATL ASSN**, Being:-

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

BEGINNING at the Northwest corner of the tract herein described, said corner being a point in the center of the Three Degree Road, and South 19 degrees 31' West 34.7 feet from the Northwest corner of Lot No. 12; thence South 88 degrees 30' East 214.5 feet along a 33 foot reserved strip of land to a point; thence South 01 degree 30' West 95.1 feet through Lots Nos. 12 and 13 to a point; thence North 88 degrees 30' West 245.4 feet through Lot No. 13 to a point in the center of the Three Degree Road; thence North 19 degrees 31' East 100 feet along the

center of the Three Degree Road to a point, the place of beginning.

CONTAINING one-half (1/2) acres, more or less, and being part of Lot Nos. 12 and 13 in the Stepland Plan of Lots as laid out for Chester M. Stepp by Lucas and Grennough, R. E. September, 1947, and recorded in the recorder's Office of Butler County on September 21, 1948.

HAVING thereon erected a dwelling house.

TOGETHER with and subject to an avigation Easement between Nicholas A. DeMartini, III and Lisa M. DeMartini and The Butler County Airport Authority, dated June 10, 2002 and recorded in Butler County on June 11, 2002. BEING KNOWN AS 615 three Degree Road, Butler, Pennsylvania 16002.

BEING the same property which Adam Smith, granted and conveyed unto Charles K. Loader and Debra E. Loader, husband and wife by deed dated August 12, 2005 and recorded August 16, 2005 in the Recorder's Office of said County in Instrument #200508160022368.

BUTLER COUNTY TAX PARCEL I.D. NO. 270-S5-14A.

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30032  
C.P. 2017-21862  
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of **THERESA A. MCCORKLE** AND **CHARLES D. MCCORKLE** at the suit of **BANK OF NEW YORK MELLON**, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Clinton, County of Butler and State of Pennsylvania, being bounded and described as follows:

Beginning at a point in the center of a 33 foot right-of-way known as T-552 and also known as Knoch Road at the Southeast corner of land of now or formerly of Jeffery J. Krstonich, et ux; thence South 89° 37' 22" West along land now or formerly of Jeffery J. Krstonich, et ux, 1818.7 feet to a point of a land of now o formerly S.H. Marshall; thence South 00° 27' 20" East along land now or formerly S.H. Marshall, 657.02 feet to a point at land now or formerly D.J. Piacquadro, Jr.; thence south 89° 53' 50" West along land

now or formerly D.J. Piacquadio Jr., 663 feet to a point on land of Parcel D1 in the Henry J. Miller and Alberta K. Miller Subdivision; thence North 00° 27' 20" West through lands of which this is a part along Parcels D1 and C1 in the aforementioned Subdivision of 612.57 feet to a point; thence North 89° 37' 22" East through lands of which this is a part along Parcel C1 in the aforementioned Subdivision 1155.88 feet to a point in the center of T-552; thence North 0° 26' 10" West along the center line of T-552 50 feet to a point, being the place of the beginning.

Containing 11.37 acres as per survey of Olsen, Zarnick and Seybert, Inc. dated April 5, 1984, and being Parcel E in the Henry J. Miller and Alberta K. Miller Subdivision recorded in Rack File 100, Page 15.

BEING THE SAME PREMISES which Henry J. Miller and Alberta K. Miller, husband and wife, by Deed dated July 20, 1984, and recorded on July 30, 1984, in the Butler County Recorder of Deeds Office at Deed Book Volume 1197 at Page 527, granted and conveyed unto Charles D. McCorkle and Theresa A. McCorkle, husband and wife. Being Known as 181 Knoch Road, Saxonburg, PA 16056 Parcel I.D. No. 100-1F159-11K

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30102**  
**C.P. 2017-20911**  
**ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **BRIANNE M. MCGUIRE**, EXTRX AND KAREN A. MCGUIRE, EST BY EXTRS at the suit of FIFTH THIRD MORTGAGE CO, Being:-

ALL THAT CERTAIN CONDOMINIUM UNIT situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Unit 1901 in Adams Crossing at Ambassador, A Condominium, the Declaration of Condominium thereof being recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 200610300027578; as amended by Instrument recorded at Instrument No. 200811070024924 and the Plats and Plans thereof being recorded in Plan Book Volume 296, Pages 41 to 45.

TOGETHER WITH an undivided interest in the common elements appurtenant thereto as set forth in said Declaration of

Condominium and any amendments thereto.

TOGETHER WITH the right to use the limited common elements appurtenant thereto pursuant to the Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN KAREN A. MCGUIRE, by Deed from DEKLEWA HOMES ADAMS REALTY, INC., Dated 10/12/2012, Recorded 10/15/2012, Instrument No. 201210150029557.

Mortgagor KAREN A. MCGUIRE died on 11/17/2014, leaving a Last Will and Testament dated 07/22/2013. Letters Testamentary were granted to BRIANNE M. MCGUIRE on 01/27/2015 in BUTLER COUNTY, No. 10-15-0063. The Decedent's surviving devisee is BRIANNE M. MCGUIRE.

Tax Parcel: 010-S4-D1901-0000

Premises Being: 1901 Ambassador Lane Unit 1901, Valencia, PA 16059-1451

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30009**  
**C.P. 2017-21887**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JOANNE MCKOWN**, CHARLES L. MCKOWN AND CHARLES LEE MCKOWN at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

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

On the north by an alley; on the East by land now or formerly George W. Amy et ux.; on the South by Cottage Hill Avenue; and on the West by now or formerly Sarver, and fronting 41.08 feet on Cottage Hill Avenue and extending back 123.01 feet to said alley, preserving the same width. Having thereon erected a frame dwelling house known and designated as 122 Cottage Hill Avenue, Butler, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Charles L. McKown, a/k/a Charles Lee McKown and Joanne McKown, his wife, by Deed from R. W. McDonald, a/k/a Robert W. McDonald and Jeanette McDonald, his wife., Dated 03/24/1995, Recorded 03/28/1995. in Book 2512. Page 134.

Tax Parcel: 561-1-10-0000

Premises Being: 122 COTTAGE HILL AVENUE, BUTLER, PA 16001-63 13

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30329  
C.P. 2017-22242  
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **ELIZABETH M. MEDINA ADMRX & HEIR**, BETTY M. RITZERT EST BY ADMRX, JOHN F. RITZERT DEC, DAVID RITZERT HEIR, BRENDA J. RITZERT IND & HEIR at the suit of PNC NATIONAL ASSN, Being:-

ALL the undivided one-half interest in all that certain piece, parcel or tract of land situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northern line of Hickory Street at the Southeast corner of the parcel herein described, said point being common to the Southwest corner of lot of now or formerly Lippi; thence by the Northern line of Hickory Street, North 87degrees 30 minutes West, 25 feet to a point at the Southeast corner of the lot of now or formerly Baptiste; thence by now or formerly Baptiste, North 3 degrees 30 minutes East, 90 feet to a point, the Northeast corner of now or formerly Baptiste, thence South 87 minutes 30 seconds East, 25 feet to a point, the Northwest corner of land of now or formerly Lippi; thence by now or formerly Lippi, South 3 degrees 30 minutes West, 90 feet to a point, the place of beginning. Having thereon erected a 2 story dwelling house.

DEED BOOK: 2613

DEED PAGE: 727

MUNICIPALITY: City of Butler

TAX PARCEL#: 561-37-19-0000

PROPERTY ADDRESS: 139 Hickory Street  
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30007  
C.P. 2018-20056  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **ROBERT J. MORRIS, IV** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 3 in the Plan of Subdivision for Jacqueline Mamula as the same is recorded in the Recorder of Deeds Office of Butler County in Plan Book Volume 161, page 18.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 5258 ELLIOTT ROAD BUTLER, PA 16001

TAX PARCEL NO. 060-2F-106-8

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Jacqueline L. Mamula, by deed dated October 26, 2008 and recorded December 1, 2008 at Butler County Instrument No. 200812010026228, granted and conveyed unto Robert J. Morris, IV.

TO BE SOLD AS THE PROPERTY OF ROBERT J. MORRIS, IV, UNDER JUDGMENT NO. 2017-10991.

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30025****C.P. 2017-22244****ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **SCOTT A MORRISON** at the suit of PENNYMAC LOAN SERVICES, LLC, Being:-

All the following lands and property, together with all Improvements located thereon, lying in the County of Butler, State of Pennsylvania, to-wit:

BEGINNING at the Southeast corner of the within described tract at a hub on Hillside Drive, said point being the Southwest corner of Lot No. 49 in the same Plan of Lots; thence along Hillside Drive, South 69 degrees 34 minutes West a distance of 70.00 feet to a point and hub; thence along the Easterly line of Lot No. 47 in the same Plan, North 20 degrees 25 minutes West a distance of 104.00 feet to an iron pipe; thence along Lot No. 54 in the same Plan, North 69 degrees 34 minutes East a distance of 70.00 feet to an iron pipe; thence along the Westerly line of Lot No. 49, South 20 degrees 25 minutes East a distance of 104.00 feet to a point, the place of beginning.

BEING Lot No. 48 In the Fairview Heights Plan of Lots and having thereon erected a dwelling house.

BEING KNOWN AS: 208 HILLSIDE DRIVE, ZELIENOPLE, PA 16063

BEING THE SAME PREMISES which Scott A. Morrison and Jill L. Morrison, husband and wife, by Deed dated October 29, 2012 and recorded November 1, 2012 in the Office of the Recorder of Deeds in and for Butler County in Instrument #201211010031552 granted and conveyed unto SCOTT A. MORRISON

PARCEL NO.: 550-S6-F48-0000

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30012****C.P. 2017-21433****ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of **MARY J. OSHEA**, MARY J. O'SHEA, JOHN M. OSHEA, JOHN M. O'SHEA, AND UNITED STATES OF AMERICA at the suit of PNC BANK NATIONAL ASSN, Being:-

ALL that certain piece of ground situate in the Borough of Evans City, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the south line of Jefferson Street on line of lands now or formerly of A. Carl Kinsey; thence along line of lands now or formerly of A. Carl Kinsey, South 12 deg. 35' East, a distance of 180 feet to an iron pin on the north line of an alley; thence along line of said alley, South 77 deg. 25' West, a distance of 75 feet to an iron pin on line of lands now or formerly of Lew Fehl; thence along line of lands now or formerly of Fehl, North 12 deg. 35' West, a distance of 180 feet to an iron pin on the south line of Jefferson Street; thence along the south line of Jefferson Street, North 77 deg. 25' East, a distance of 75 feet to an iron pin, the place of beginning.

BEING KNOWN AS 412 Jefferson Street, Evans City, Pennsylvania 16033.

BEING the same property which John M. O'Shea and Mary J. O'Shea, Husband and wife, granted and conveyed unto John M. O'Shea and Mary J. O'Shea, husband and wife by deed dated April 4, 2001 and recorded April 28, 2001 in the Recorder's Office of said County in Instrument #200104260009679.

BUTLER COUNTY TAX PARCEL I.D. NO. 400-S2-F18A-0000.

BCLJ: March 9, 16, 23, 2018



**E.D. 2018-30017  
C.P. 2017-22202  
ATTY KEVIN CUMMINGS**

Seized and taken in Execution as the property of **ROBERT L. PENNINGTON AND BETH A. PENNINGTON** at the suit of LSF8 MASTER PARTICIPATION TR, Being:-

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

BEGINNING at a point in the center line of the Eldorado Road where the center line of a certain driveway intersects said road, said place of beginning being approximately 550 feet in a northern direction along the center line of the Eldorado Road from the intersection of the North Washington-Bruin Road and the Eldorado Road; thence, form said place of beginning, in a Northwestern direction along the center line of the said driveway, a distance of 290 feet to a point; thence, in a Northern direction parallel with the center line of the Eldorado Road, a distance of 209 feet to a point; thence, in a Southeasterly direction parallel with the center line of the aforesaid driveway, a distance of 209 feet to a point in the center of the Eldorado Road; thence, in a Southern direction along the center line of the Eldorado Road, a distance of 209 feet to a point, at the place of beginning.

CONTAINING an area of approximately one (1) acre.

SUBJECT to any and all easements and rights of way as the same may be and appear in prior Books of record.

ALSO SUBJECT to any and all coal, gas, oil, mining rights, and rights of way as the same may be and appear in prior Books of record. Commonly known as 126 Daubenspeck Road, Petrolia, PA.

BEING the same premises which Richard B. Lowers and Barbara A Lowers, his wife, by Deed dated June 26, 1995, and recorded on June 30, 1995 in the Recorder's Office of Butler County, Pennsylvania, in Book No. 2537, Page 596, granted and conveyed unto Robert L. Pennington and Beth A. Pennington, in fee.

Being Parcel Number: 260-1F53-13C

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30001  
C.P. 2018-20040  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **WAYNE M. PIRT** at the suit of PNC BANK NATL ASSN, Being:-

ALL that certain lot or parcel of land situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being known and designated as Lot No. 50 in the Woodbine Estates Plan of Lots, Phase II, recorded in the Recorder of Deeds' Office of Butler County, Pennsylvania, at Plan Book Volume 141 page 2.

Parcel Number: 130-S23-A50-0000

TITLE TO SAID PREMISES IS VESTED IN WAYNE M. PIRT, MARRIED, by Deed from TAMMI L. GENILLA, UNMARRIED, Dated 12/08/2008, Recorded 12/12/2008, Instrument No. 200812120027067.

Tax Parcel: 130-S23-A50-0000

Premises Being: 400 Columbine Court, Cranberry Twp, PA 16066-3202

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30069  
C.P. 2017-20752  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JAMIE T. PYLE** at the suit of WELLS FARGO BANK, NA, Being:-

PARCEL ONE:

ALL THAT CERTAIN lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, being Lot No. 23, in the Shakeley Farm Oil Company's Plan or addition to the Borough of Millerstown, now known as Chicora, recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 49, Page 612, said lot fronting 38 feet on Grove Avenue and running back Northward 120 feet; and bounded and described as follows:

COMMENCING at the Northeast corner, thence running West 38 feet to lot of John O'Brien thence running South along the

East side of the O'Brien lot 120 feet to Grove Avenue, thence running East along the North side of Grove Avenue 38 feet to lot of A.A. Hoch, Sr., and thence running North 120 feet to the place of BEGINNING.

**PARCEL TWO:**

ALL THAT CERTAIN piece of lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North, fifty (50) feet by lands of A.A. Hoch, Sr. Estate; on the East, one hundred twenty (120) feet by lands of A.A. Hoch, Sr. Estate; on the South, fifty (50) feet by Grove Avenue; and on the West, one hundred twenty (120) feet by other lands of Ervin W. Fennell and Thelma Jean Fennell, his wife.

TITLE TO SAID PREMISES IS VESTED IN Jamie T. Pyle, by Deed from Erica Fennel f/n/a Erica McHenry, unmarried, Dated 11/11/2010, Recorded 11/15/2010, Instrument No. 201011150026896.

Tax Parcel: 460-S1-845-0000

Premises Being: 127 GROVE AVENUE, CHICORA, PA 16025

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30321  
C.P. 2017-22030  
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **MICHELLE M. REGRUT** AND **JAMES E. REGRUT** at the suit of **WELLS FARGO NA**, Being:-

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

Beginning at a point in the center existing 50 foot right of way at the intersection of Lots 2-9 and 2-10; thence North 2° 23' West along Lots 2-9 a distance of 134 feet to a point at intersection with lots 2-9 and 2-8; thence North 87° 37' East along Lots 2-8, a distance of 275.00 feet to a point on lands of now or formerly William S. Hart; thence South 2° 23' East a distance of 134.00 feet to a point at intersection of lots 2-9 and 2-10; thence South 87° 37' West along lots 2-10 a

distance of 275.00 feet to a point, the place of beginning.

Containing 36,850 square feet as per survey of Norman P. Straub, P.E. dated November 10, 1989 and being Lots 2-9 in G.D. Mershimer Plan as recorded in Butler County Recorder's Office at RackFile150, Page18. Subject to a 25 foot building setback line as shown on this recorded plan.

Together with the right to use that certain 50 foot right of Way as it extends from the Eastern line of the herein described lot in a Northerly direction to Township Road T-449, said right ingress, egress and regress to run to the Grantees herein their heirs, successors and assigns. This right to use is non exclusive and maintenance is to be performed proportionately.

BEING known and numbered as 111 Helt Lane, Butler, PA 16001

Being the same property conveyed to James E. Regrut and Michelle M. Regrut, his wife who acquired title by virtue of a deed from Douglas Wallace and Dawn Wallace, his wife, dated July 8, 1996, recorded July 12, 1996, at Deed Book 2647, Page 0455, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 080-3F37-10B9

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30015  
C.P. 2017-22172  
ATTY ROGER FAY**

Seized and taken in Execution as the property of **RONALD J. MARAK** AND **ROSEMARY MARAK** at the suit of **PNC BANK NA**, Being:-

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

BEGINNING at a point in the center of Township Route T-514 at its intersection with lands of W. Scheetz, Jr. and W. K. Dellich, said point being the northwest corner of the property being conveyed; thence North 84 degrees 44' 50" East a distance of 1416.37 feet along the line of lands of Dellich to a point on the line of lands of J. D. Myers; thence North 0 degrees 55' 20" West a distance of

309.41 feet along the line of lands of Myers to a point, said point being the southeast corner of the lands being conveyed herein; thence South 77 degrees 31' 20" West along the line of other lands of Michael B. McGrath, et ux., a distance of 1717.32 feet to a point in the center line of Township Route T-514; thence along the center line of said road the following courses and distances: North 36 degrees 35' East for 2.70 feet, North 36 degrees 24' 10" East for 302.49 feet, North 31 degrees 22' 40" East for 93.25 feet, North 15 degrees 08' East for 75.44 feet, and North 4 degrees 29' 30" East for a distance of 153.11 feet to the place of beginning as shown on R. B. Shannon & Associates, Inc., plan of survey drawing #7-C-14 dated 2/13/80 as the northerly-most two parcels combined. Containing therein 13.98 acres.

Title to said Premises vested in Ronald J. Marak and Rosemary Marak by Deed from Robert M. Thomas and Doris J. Thomas dated October 13, 1992 and recorded on October 21, 1992 in the Butler County Recorder of Deeds in Book 2178, Page 0018. Being known as: 216 Findlay Rd aka 216 Findley Rd, West Sunbury, PA 16061

Tax Parcel Number: 070-2F112-A8C

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30028  
C.P. 2017-22111  
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **ROSE A. RUPP** AND **FRANK L. RUMINER** at the suit of **FIRST NATIONAL BANK-PA**, Being:-

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 11 in the Rolling Mills Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 105, page 53-54.

BEING designated as Tax Parcel No. 230-2F75-20B11 in the Tax Assessment Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 100 Rolling Mills Road, Valencia, Pennsylvania 16059.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same premises which Benjamin Trew, by his Agent, Mark Trew and Elizabeth M. Trew, husband and wife, by Deed dated May 31, 2000 and recorded in the Office of the Recorder of Deeds of Butler County on June 2, 2000, at Instrument Number 200006020012519, granted and conveyed to Rose A. Rupp, unmarried.

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30037  
C.P. 2017-21810  
ATTY ANDREA PARENTI**

Seized and taken in Execution as the property of **EDWARD J. SIMMONS**, **EDWARD SIMMONS, JR.**, **ANDREA L. SIMMONS**, **ADNREA SAJAC SIMMONS** at the suit of **BUTLER COUNTY TEACHERS FEDERAL CREDIT UNION**, Being:-

125 Geiger Lane, Prospect, PA. 16052. A parcel of land in the state of Pennsylvania, County of Butler, with a Situs address of 125 Geiger Lane, Prospect, PA 16052 consisting of 2.30 acres in the Township of Lancaster. More accurately described as follows:

All that certain piece, parcel or tract of land situate partially in the Township of Muddycreeek and partially in the Township of Lancaster, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the center line of a 50 foot right of way known as Sawyer Road, said point common to line of lands of now or formerly R.P. Guillard; thence along line of lands of now or formerly R.P. Guillard, South 0 degrees 28' 00" East 845.21 feet to a point on lands of now or formerly W.H. McCormick; thence along line of lands of now or formerly W.H. McCormick South 89 degrees 32' 02" West, a distance of 263.79 feet to a point on line of Lot No. 3B in the Geiger Subdivision; thence along Lot No. 3B of the Geiger Subdivision the following courses and distances: North 19 degrees 4' 44" East, 340.11 feet to a point; North 49 degrees 35' 16" East, 46.77 feet to a point;

North 81 degrees 37' 58" East, 64.84 feet to a point; North 0 degrees 28' 00" West; 382.85 feet to a point; North 86 degrees 22' 25" East, 50.00 feet to a point; North 0 degrees 28\* 0" West, a distance of 100.15 feet to a point at the center line of said Sawyer Road; thence along the center line of said Sawyer Road, North 86 degrees 22' 25" East, a distance of 100.00 feet to a point; the place of beginning. Being known and designated as Lot No. 3 A in the Geiger Subdivision per survey of W.J. McGarvey, dated January 31, 2000 and recorded in the Office of the Recorder of Deeds of Butler County at Plan Book 232, page 50.

TOGETHER with the rights to use a 25 foot private right of way known as Geiger Lane as shown on the recorded plan, for the purpose of ingress and egress of persons and vehicles.

SUBJECT to a Use and Maintenance Agreement as shown on the Geiger Subdivision recorded in the Office of the Recorder of Deeds of Butler County at Plan Book Volume 232, Page 50.

SUBJECT to all Rights of Ways, Exceptions, Reservations and prior conveyances as excepted and reserved or conveyed in this or prior conveyances of record, and excepting all prior conveyance of real estate as the same are recorded.

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30025  
C.P. 2017-21550  
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **ROSEMARY SIMPSON** at the suit of BAYVIEW LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN Parcel of Land In Cherry Township, Butler County, Commonwealth of PA, As More Fully Described In Book 1001, Page 126, ID# S4-A17-0001, Being Known And Designated As Lot 17, Wests Hilltop Acres Plan, Filed In Rack File Section 65 At Page 22, And Being More Particularly Described As A Meters And Bounds Property.

DEED BOOK: 1001

DEED PAGE: 126

MUNICIPALITY: Cherry Township

TAX PARCEL #: S4-A17-0001

PROPERTY ADDRESS: 265 Hilltop Acres Slippery Rock, PA 16057

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30020  
C.P. 2018-20225  
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **PATRICIA A. STEERE AND ROBERT B. STEERE** at the suit of OCWEN LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN parcel of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING on the North 90 feet by Lot No. 7 in the Oakvale Realty Plan of Lots; on the East 59 feet, 9 inches by McClung Boulevard; on the South 112 feet, 5 inches by lot now or formerly of Wenner and Womer; and on the West 55 feet by Lot No. 13 in the same plan of lots, having thereon erected a two story frame stucco dwelling and garage; and being Lot No. 14 in the Oakvale Plan recorded in Plan Book B, Page 48, and more particularly described in a survey of Wayne R. Cypher dated December 2, 1978, recited at Book 1083 Page 820 of the Records of Deeds of Butler County, Pennsylvania.

PARCEL ID: 05140B140000

BEING KNOWN AS 106 McClung Blvd, Butler, PA 16001

BEING the same premises which George B. Steere, and Norene M. Steere by Deed dated May 2, 2002 and recorded May 3, 2002 in the Office of the Recorder of Deeds in and for Adams County in Deed Book/Page or Instrument #200205030015384 granted and conveyed unto Robert B. Steere and Patricia A. Steere, his wife, as tenant by the entirety with the right of survivorship.

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30320  
C.P. 2017-22221  
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **CARL T. STUTLER AND KATHY A. STUTLER** at the suit of **WELLS FARGO BK NATL ASSN**, Being:-

ALL THAT certain piece, parcel or tract of ground situate in Concord Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North Washington and Butler Road; thence North along said road 113 feet; thence along line of land of now or formerly E. U. Cumberland and Annie Cumberland, Eastward 100 feet; thence Southward along line of land of formerly J. H. Thompson, 159 feet; thence along the line of the Western Allegheny Railroad, 100 feet to the place of beginning, with the improvements thereon.

BECAUSE of the relocation of the Pennsylvania Travel Route No.38 at the above premises, the said premises are now more accurately bounded and described as follows:

On the North and West by lands of Concord Township School District; on the East by the present or new Pennsylvania Travel Route No. 38; and on the South by the right of way of the Western Allegheny Railroad, said premises being triangular in shape and consisting of one acre of land.

Having a Homette mobile home erected thereon.

TITLE TO SAID PREMISES IS VESTED IN Carl T. Stutler and Kathy A. Stutler, husband and wife, by Deed from Kathy A. McCurdy now by marriage, Kathy A. Stutler and Carl T. Stutler, husband and wife, Dated 01/07/2005, Recorded 01/11/2005, Instrument No. 200501110000930.

Tax Parcel: 110-3F06-1C

Premises Being: 1647 Oneida Valley Road, Chicora, PA 16025-4117

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30033  
C.P. 2018-20261  
ATTY MARTHA VON ROSENSTEIL**

Seized and taken in Execution as the property of **GERALDINE L TISDALE**, **GERALDINE L FRANCIONI**, **LOUIS P FRANCIONI** at the suit of **MTGLQ INVESTORS LP**, Being:-

ALL that certain piece, parcel or lot of land situate in Middlesex Township, Butler County, Pennsylvania, being known and designated as Lot No. 2 in the Tidsdale Subdivision Plan recording in the Recorder's Office of Butler County, PA in Plan Book Volume 89, page 26, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly side line of a public road, known as Leslie Road, also known as L.R. 10017, where the same is intersected by the line dividing Lot No. 1 and Lot No. 2 in said plan, said point of beginning being the northwest corner of the lot herein described; thence from said point of beginning and continuing along the side line of Leslie Road, South 79 degrees 33 minutes 20 seconds East, a distance of 510.53 feet to an iron pin, being the line dividing the within described lot and property now or formerly of M. Leslie; thence continuing along last mentioned dividing line South 00 degrees 19 minutes 30 seconds East, a distance of 274.61 feet to an iron pin on line of land of now or formerly M. Leslie and line of Lot No. 1 in the Tisdale Subdivision Plan; thence along line of Lot NO. 1 and the lot herein described, North 79 degrees 33 minutes 20 seconds West, a distance of 552.56 feet to an iron pin; thence from said iron pin along other lands of Lot NO. 1 in the Tisdale Subdivision Plan, North 09 degrees 40 seconds East, a distance of 270.40 feet to an iron pin on the Southerly side of Leslie Road at the place of beginning.

Containing 3.298 acres per survey of North Hills Engineering Co. dated October 12, 1981.

Subject to a fifty (50) foot building line along Leslie Road, also known as L. R. 10017.

Also Subject to a twenty (20) foot drainage easement running across the southeast corner of the within described lot.

Being the same premises which Geraldine L. Tisdale n/k/a Geraldine L. Francioni and Louis P. Francioni, Jr. h/w by Deed dated

12/20/2002 recorded 1/3/2003 as Instrument Number 200301030000227 conveyed unto Geraldine L. Tisdale n/k/a Geraldine L. Tisdale n/k/a Geraldine L. Francioni and Louis P. Francioni, Jr., h/w.

PROPERTY ADDRESS: 152 LESLIE ROAD, VALENCIA, PENNSYLVANIA 16059

BEING KNOWN AS TAX PARCEL NUMBER 2F90-40A.

IMPROVEMENTS: Residential dwelling

BCLJ: March 9, 16, 23, 2018

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**E.D. 2017-30319**  
**C.P. 2017-22220**  
**ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **CHERYL A. TOOMEY** at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING at a point on the Easterly right of way line of South Home Avenue, a forty foot right of way being the Southwest corner of the tract herein described; thence North 3 degrees 00 feet 00 inches East along the Easterly right of way line of South Home Avenue a distance of 10.00 feet to a point, said point being the Northwest corner of the tract herein described and said point being the Southwest corner of Lot No. 136A as shown at Rack File 78, page 13, thence along the Southerly line of Lot No. 136A, South 88 degrees 00 feet 00 inches East a distance of 145.00 feet to a point, said point being the Southeast corner of Lot No. 136A; thence along the Easterly line of Lot No. 136A, North 3 degrees 00 feet 00 inches East a distance of 65.00 feet to a point, said point being the Northeast corner of Lot No. 136A and said point being common to Lot No. 135; thence along Lot No. 135, South 88 degrees 00 feet 00 inches East a distance of 145.00 feet to a point, said point being the Northeast corner of the tract herein described; thence South 3 degrees 00 feet 00 inches West a distance of 75.00 feet to a point, said point being the Southeast corner of the tract herein described; thence North 88 degrees 00 feet 00 inches West, 290.0 feet along the Northern line of Lot No. 137 to a point, said

point being the place of beginning.

BEING known as Lot No. 136B in the Michael DiBiccaro Subdivision as recorded in Rack File 78, page 13.

Said description being in accordance with survey of Shoup/Zarnick and Associates, dated May 25, 1979.

District/Map/Parcel No.: 055-28-A136

UNDER AND SUBJECT to a five foot municipal right of way as shown at Rack File 78, page 13, as "proposed right of way, and also subject to restrictions, reservations, building lines, easements and rights of way as recorded in prior instruments of record.

Said premises being known as 329 1/2 South Home Ave., Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN John A. Toomey and Cheryl A. Toomey, h/w, as tenants by the entirety, by Deed from ohn A. Toomey, married, Dated 11/20/2012, Recorded 11/26/2012, Instrument No. 201211260033915.

JOHN A. TOOMEY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOHNA. TOOMEY's death on or about 11/26/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 055-28-A136

Premises Being: 329 1/2 South Home Avenue, Butler, PA 16001-6637

BCLJ: March 9, 16, 23, 2018

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**E.D. 2018-30016  
C.P. 2018-20208  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **RICHARD N. TUTICH**, RHEA L. TUTICH, AND RHEA LYNN TUTICH at the suit of WELLS FARGO BANK NA, Being:-

ALL THAT PARCEL of land in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being known as LOT no. 33 in the Manor Line plan of lots, as recorded in the recorders office of Butler County, Pennsylvania in plan book volume 58, page 8.

TITLE TO SAID PREMISES IS VESTED IN RICHARD N. TUTICH AND RHEA LYNN TUTICH, H/W, by Deed from JIALING LIANG, Dated 05/12/2010, Recorded 06/07/2010, Instrument No. 201006070012200.

Tax Parcel: 130-S6-B33-0000

Premises Being: 127 BUCKS ROAD, CRANBERRY TOWNSHIP, PA 16066-4907

BCLJ: March 9, 16, 23, 2018

Sheriff of Butler County, Michael T. Slupe



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