

**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: Gerard V Clouse**

Late of: Oakland Township PA  
Administrator: Margaret A Salyers  
117 Charlain Drive  
Chicora PA 16025  
Administrator: Emily E Konar  
760 Chicora Road  
Chicora PA 16025  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Lillian B Daniels**

Late of: Cranberry Township PA  
Executor: Peter B Daniels  
94 Rowayton Woods Drive  
Norwalk CT 06854  
Attorney: Rebecca L Falvo  
Lutz & Pawk  
101 East Diamond Street Suite 102  
Butler PA 16001

**Estate of: Loretta K Hazy**

Late of: Center Township PA  
Executor: James K Hazy  
4 Kensington Court  
Lebanon NJ 08833  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Rita M Hoffman**

Late of: Connoquenessing Township PA  
Executor: Lori B Cygan  
598 Fallecker Road  
Butler PA 16002  
Executor: Patricia J Doty  
112 Hoffman Lane  
Renfrew PA 16053  
Attorney: Thomas J May  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Anna M Jardine**

Late of: Buffalo Township PA  
Executor: Phyllis Ann Gastonguay  
1221 Cornplanter Road  
Cabot PA 16023  
Attorney: Gerald G DeAngelis  
512 Market Street  
POB 309  
Freeport PA 16229

**Estate of: Christopher E Lewis****a/k/a: Christopher Eugene Lewis**

Late of: Summit Township PA  
Administrator: Christopher E Lewis Jr  
2794 Goldwood Drive  
Rocky River OH 44116  
Administrator: Jean M Buettner  
31401 Drake Drive  
Bay Village OH 44140  
Attorney: James S Vergotz  
106 Arcadia Court  
9380 McKnight Road  
Pittsburgh PA 15237

**Estate of: Richard Floyd McKinnis****a/k/a: Richard F McKinnis**

Late of: Jackson Township PA  
Administrator: Judith E Osborne  
121 Wilson Rd  
Prospect PA 16052  
Administrator: W David McKinnis  
Box 47  
Evans City PA 16033  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Catherine A McKnight**

Late of: Butler PA  
Executor: Cynthia S McKnight  
152 Haverford Drive  
Butler PA 16001  
Attorney: Alexander H Lindsay Jr  
Lindsay Law Firm  
110 East Diamond St Suite 301  
Butler PA 16001

**Estate of: Joyce M Michelotti****a/k/a: Joyce Marie Michelotti****a/k/a: Joyce Michelotti**

Late of: Muddycreek Township PA  
Executor: Richard A Mineo  
139 Ragan Road  
Prospect PA 16052  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Mary T Palmer**

Late of: Cranberry Township PA  
Administrator: Hugh Thompson  
1301 West 8th Street  
Erie PA 16502  
Attorney: Stephen H Hutzelman  
Shapira Hutzelman Berlin Ely Smith & Walsh  
305 West Sixth Street  
Erie PA 16507

**Estate of: John J Semanco****a/k/a: Jim Semanco**

Late of: Midland County Michigan  
Executor: David J Semanco  
15329 Barnabas Trail  
Woodbridge VA 22193  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001

**Estate of: Doreen Ann Summers**

Late of: Cranberry Township PA  
Administrator: Dawn Williams  
900 56th Street  
Pittsburgh PA 15201  
Administrator: Dana Dillon  
115 Bucks Road  
Cranberry Twp PA 16066  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Frederick E Thompson**

Late of: Center Township PA  
Executor: Megan Thompson Sisinni  
100 Berk Lane  
Slippery Rock PA 16057  
Attorney: Andrew J Sisinni Esq  
3820 Liberty Street  
Erie PA 16509

**Estate of: Paul R Toocheck****a/k/a: Paul Robert Toocheck**

Late of: Slippery Rock PA  
Executor: Joseph Edward Toocheck  
254 Fiesta Drive  
Pittsburgh PA 15239  
Attorney: Marc Rosenwasser  
1509 Lawyers Building  
428 Forbes Avenue  
Pittsburgh PA 15219

BCLJ: April 11, 18 & 25, 2014

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**SECOND PUBLICATION****Estate of: Yoshi Flowers****a/k/a: Yoshiko Flowers**

Late of: Slippery Rock Township PA  
Executor: Kimiko Hunt  
728 Keister Road  
Slippery Rock PA 16057  
Attorney: Brenda K McBride  
McBride & McBride PC  
211 S Center Street  
Grove City PA

**Estate of: Dorothy M Kingsley**

Late of: Butler Township PA  
Executor: Patrick F Kingsley  
346 Bonniebrook Road  
Butler PA 16002  
Executor: Michael W Kingsley  
12108 Hidden Brook Terrace  
North Potomac MD 20878  
Attorney: Mark C Coulson  
Williams Coulson  
One Gateway Center 16th Fl  
420 Fort Duquesne Blvd  
Pittsburgh PA 15222

**Estate of: Mary L Kopchak**

Late of: Adams Township PA  
Executor: Daniel J Kopchak  
508 Potomac Court  
Gibsonia PA 15044  
Attorney: James M Herb  
464 Perry Highway  
Pittsburgh PA 15229

**Estate of: Irene Mosby**

Late of: Concord Township PA  
Admr DBNCTA: Janet Gibson  
8893 Frankstown Road  
Pittsburgh PA 15235  
Admr. DBN CTA: Geneva Mosby  
2428 Hampton Estates Drive  
Marietta GA 30008  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

**Estate of: Theresa G Rothrauff**

Late of: Adams Township PA  
Executor: Paul Thomas Rothrauff  
201 Gillespie Drive Apt 21306  
Franklin TN 37067  
Attorney: Jonathan G Babyak  
Campbell & Levine LLC  
310 Grant St Suite 1700  
Pittsburgh PA 15219

**Estate of: Helen L Smeltzer**

Late of: Jefferson Township PA  
Administrator: Donald A Smeltzer  
574 Freeport Road  
Butler PA 16002  
Attorney: Robert D Spohn  
277 West Main Street  
POB 551  
Saxonburg PA 16056-0551

**Estate of: Ellen Louise Smith**

Late of: Oak Creek City  
Milwaukee County WI  
Executor: Rickard O Smith  
8820 South 15th Avenue  
Oak Creek WI 53154  
Attorney: Michael D Gallagher  
Murrin Taylor Flack Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Stella Swope**

Late of: Washington Township PA  
Admr CTA: Donald L Swope  
130 Swope Road  
West Sunbury PA 16061  
Attorney: Patrick V Hammonds  
Dillon McCandless King  
Coulter & Graham LLP  
128 W Cunningham St  
Butler PA 16001

**Estate of: Rachel E Weldon**

Late of: Clay Township PA  
Executor: Robert C Atkinson  
479 West Sunbury Road  
Butler PA 16001  
Attorney: Michael S Lazaroff  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

BCLJ: April 4, 11 & 18, 2014

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**THIRD PUBLICATION**

**Estate of: Sophie Derwin**

Late of: Butler Township PA  
Administrator: Michael Lukon  
8419 Classique Avenue  
Las Vegas NV 89178  
Attorney: Chester B Scholl Jr  
Fruit Dill Goodwin & Scholl  
32 Shenango Ave  
POB 673  
Sharon PA 16146

**Estate of: W Gregg Kerr****a/k/a: William Gregg Kerr Jr**

Late of: Clinton Township PA  
Executor: Douglas Gregg Kerr  
132 Coal Hollow Road  
Sarver PA 16055  
Executor: Brian Keith Kerr  
7500 Henrietta Street  
Pittsburgh PA 15218  
Attorney: Raymond C Vogliano  
Eckert Seamans Cherin & Mellott LLC  
600 Grant St 44th Floor  
Pittsburgh PA 15219

**Estate of: Edward G Koegler Sr**

Late of: Zelienople PA  
Executor: Edward G Koegler Jr  
211 Woodcroft Road  
Baden PA 15005  
Executor: Sandra Lee Milo  
327 E Spring St  
Zelienople PA 16063  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelienople PA 16063

**Estate of: Hugh E McCormick**

Late of: Butler Township PA  
Executor: Carol D Green  
104 W Muntz Ave  
Butler PA 16001  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Dixie E McKnight**

Late of: Marion Township PA  
Administrator: Mindy S McKnight  
937 Cemetery Road  
Boyers PA 16020  
Administrator: Ryan S McKnight  
937 Cemetery Road  
Boyers PA 16020  
Administrator: Adam W McKnight  
937 Cemetery Road  
Boyers PA 16020  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Mabel Irene Zimmerman**

Late of: Jackson Township PA  
 Administrator: Karen I Greenawalt  
 290 Lindsay Road  
 Zelienople PA 16063  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063

BCLJ: March 28, April 4 & 11, 2014

**MORTGAGES**

March 24 - 28, 2014

**Adametz, Paul T., aka, et al**-First Commonwealth Bk-Adams Twp.-\$50,000.00

**Albert, Jason M., et ux**-Coldwell Banker Home Loans, et al-Jefferson Twp.-\$212,244.00

**Allen, Richard W.**-Agchoice Farm Credit ACA-Slippery Rock Twp.-\$60,000.00

**Andrews, Charles Anthony**-Everbank, et al-Slippery Rock Borough-\$102,500.00

**Arnold, Charles B., et ux**-Huntington Natl Bk-Cranberry Twp.-\$50,000.00

**Bailly, Jonathan, et ux**-Quicken Loans Inc, et al-Butler City, Wd. 5-\$90,100.00

**Barger, John Nelson, aka**-Huntington Natl Bk-Parker Twp.-\$25,000.00

**Bash, Brenda Lee**-First Niagara Bk NA-Winfield Twp.-\$100,000.00

**Beach, Banker C., III, et al**-Charleroi Fed Sav Bk-Adams Twp.-\$15,000.00

**Bellis, Travis L., et ux**-First Natl Bk of Pa-Franklin Twp.-\$65,000.00

**Bonetti, David A., et ux**-Coldwell Banker Home Loans, et al-Butler Twp.-\$71,920.00

**Booher, Ryan Michael, et ux**-PNC Mtg, aka-Worth Twp.-\$229,500.00

**Burk, Richard M., et ux**-Dollar Bk Fed Sav Bk-Middlesex Twp.-\$142,218.95

**Bylinowski, Erik A., et al**-Northwest Sav Bk-Winfield Twp.-\$189,000.00

**Camlin, Rebecca J.**-Stearns Lending Inc, et al-Cranberry Twp.-\$141,015.00

**Christopher, Jeffrey M.**-Agchoice Farm Credit ACA-Penn Twp.-\$136,000.00

**Colaizzi, Albert A., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$80,000.00

**Costa, James V.**-Northwest Sav Bk-Jackson Twp.-\$30,000.00

**Davis, Laurence Kelly, aka, et al**-PNC Bk Natl Assn-Concord Twp.-\$35,000.00

**Dawson, Andrew J., et al**-Mars Natl Bk-Adams Twp.-\$30,000.00

**Del Vecchio, Laura J.**-Nationstar Mtg LLC, et al-Adams Twp.-\$171,500.00

**Dieckmann, Michael F., et ux**-Quicken Loans Inc, et al-Butler Twp.-\$118,500.00

**Dietrich, Mark D., et al**-Mortgage Network Inc, et al-Connoquenessing Twp.-\$129,600.00

**Dodds, Douglas L., et ux**-PNC Bk Natl Assn-Center Twp.-\$292,175.00

**Donovan, Robin L.**-Butler Armco Emp Cred Un-Center Twp.-\$123,000.00

**Ebbert, Patrick J., et ux**-GSF Mtg Corp, et al-Zelienople Borough-\$178,571.00

**Fedokovitz, Terry, et al**-Citizens Natl Bk of Pa-Mercer Twp.-\$23,000.00

**Forster, Randy L., et ux**-U. S. Dept. of Agriculture-Penn Twp.-\$240,000.00

**Fraser, Ryan R.**-Victorian Fin LLC, et al-Mars Borough-\$142,755.00

**Furguele, Thomas W., et ux**-PNC Bk Natl Assn-Cranberry Twp.-\$281,000.00

**Geiselhart, Roy, et ux**-BNC Natl Bk, et al-Cranberry Twp.-\$295,213.00

**Geisler, David J., et al**-Butler Armco Emp Cred Un-Muddycreek Twp.-\$127,400.00

**Gerner, Gary J., et ux**-First Natl Bk of Pa-Cranberry Twp.-\$30,000.00

**Ghossain, David F.**-PNC Bk Natl Assn-Adams Twp.-\$38,000.00

**Gilliland, Clarence R., Jr., et ux**-Nextier Bk NA-Butler City, Wd. 1-\$65,000.00

**Glass, Ashton**-Kevin Roy Glass, et ux-Adams Twp.-\$142,000.00

**Graham, Joseph W., II, et ux**-First Natl Bk of Pa-Penn Twp.-\$32,500.00

**Grystar, Brian E., et al**-Butler Armco Emp Cred Un-Center Twp.-\$37,872.33

**Hewko, William E., et al**-PNC Bk Natl Assn-Adams Twp.-\$100,000.00

**Hoernig, Scott P., et ux**-Coldwell Banker Home Loans, et al-Forward Twp.-\$250,000.00

**Hook, James Francis, et ux**-First Natl Bk of Pa-East Butler Borough-\$20,000.00

**Hottenfeller, Steven C., et ux**-USX Fed Cred Un-Butler Twp., Wd. 2-\$61,000.00

**Ingrassia, Carmen M., et al**-Charleroi Fed Sav Bk-Seven Fields Borough-\$77,000.00

**J. Heintz Builders, et al**-Washington Fin Bk-Cranberry Twp.-\$517,500.00

**Jablonski, Ashley, et al**-Howard Hanna Mtg Servs-Cranberry Twp.-\$183,900.00

**Jamison, Matthew W., et al**-Butler Armco Emp Cred Un-Washington Twp.-\$127,500.00

**Johnston, Jordan M., et ux**-Discover Bank-Chicora Borough-\$62,000.00

**Johnston, Kevin L., et al**-Grouse Ridge Capital LLC-Center Twp.-\$168,757.50

**Jordan, Gregory R., et al**-Citizens Natl Bk of Pa-Cranberry Twp.-\$100,000.00

**JWS Northern Holdings LLC, et al**-First Natl Bk of Pa-Center Twp.-\$800,000.00

Trophy Enterprises, Inc. vs. **William G. Gaus, Debra L. Gaus and the Lindsay Law Firm, P.C., Garnishee:** 14-30085  
 M&T Bank vs. **Raymond M. Geibel:** 14-30088  
 Nationstar Mortgage LLC vs. **Brad Harbison and Christine J. Harbison:** 14-30092  
 Robert E. Freeman vs. **Anna Marie Hernandez, Adam Hernandez and PNC Bank, Garnishee:** 14-30091  
 U.S. Bank National Association vs. **Deborah D. Miller aka Deborah D. Lovewell:** 14-30090  
 The Linn Law Group, LLC vs. **Chad Schnur and Huntington National Bank, Garnishee:** 14-30087  
 JPMorgan Chase Bank, NA vs. **Michael J. Thompson:** 14-30089  
 PNC Bank, NA vs. **Gary S. Walancus and ESB Bank, Garnishee:** 14-30083  
 Iron City Industrial Cleaning Corp vs. **Golden Corral of Robinson, Whalen & Whalen, LLC, Virginia Whalen and James Whalen:** 14-30082  
 Discover Bank vs. **John D. Wheeler and First Commonwealth Bank, Garnishee:** 14-30084

**DIVORCES**

Week ending April 4, 2014

1st Name-Plaintiff  
 2nd Name-Defendant

Ryan D. Coast vs. **Candace M. Coast:**  
 Joseph M. Kecskemethy, Esq.: 14-90206  
 Tara L. Dunn vs. **Jeffrey C. Dunn:** William C. Robinson, Jr., Esq.: 14-90208  
 Robert Eyth vs. **Tina Eyth:** Sharon K. Smith, Esq.: 14-90214  
 Aaron J. Gregory vs. **Cary A. Gregory:**  
 Joseph M. Kecskemethy, Esq.: 14-90207  
 Andrea L. Haney vs. **Andre C. Haney:** Kurt S. Rishor, Esq.: 14-90212  
 Velma J. Markell vs. **Espy E. Markell:** Gerri V. Paulisick, Esq.: 14-90221  
 Deborah S. Stuebgen vs. **Dan S. Stuebgen:**  
 Nathan Lyle, Esq.: 14-90216  
 Brenda D. Zarnick vs. **Douglas Zarnick:** R. Bruce Ralston, Esq.: 14-90215

**ARTICLES OF INCORPORATION  
 BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pa., for a corporation which was organized under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania approved December 12, 1988, P.L. 177. The name of the Corporation is **PERELMAN'S FAMILY JEWELRY, INC.**

JOHN H. PROROK, ESQUIRE  
 MAIELLO, BRUNGO & MAIELLO, LLP  
 One Churchill Park  
 3301 McCrady Road  
 Pittsburgh, PA 15235.

BCLJ: April 11, 2014

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given pursuant to the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name has been filed with the Department of State of Pennsylvania, for the conduct of a business under the fictitious name of **Diva's Beauty Works** with its principal place of business at 1734 N. Main St. Ext. Butler, PA 16001

Matthew J. Kalina, Esq.,  
 966 Perry Highway  
 Pittsburgh, PA 15237.

BCLJ: April 11, 2014

**ARTICLES OF INCORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation have been 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 **JB Wolborn Enterprises, Inc.**

Stacy Witwer  
 BeneTrends, Inc.  
 1180 Welsh Road, Suite 280  
 North Wales, PA 19454  
 267-328-1309

BCLJ: April 11, 2014

**NOTICE OF HEARING ON PETITION TO  
CONFIRM CONSENT TO ADOPTION  
AND TERMINATE PARENTAL RIGHTS**

**IN THE ORPHANS' COURT DIVISION OF  
THE COURT OF COMMON PLEAS OF  
ALLEGHENY COUNTY, PENNSYLVANIA.**

**No. A-14-13**

**In Re: Adoption of Baby Boy Hurrelbrink,  
a minor,**

**To: Unknown Father of Baby Boy  
Hurrelbrink, who was born on March  
6, 2013, in Butler, Butler County,  
Pennsylvania.**

A Petition has been filed asking the Court to put an end to all rights you have to the child, Baby Boy Hurrelbrink and to confirm the Consent to Adoption of Angela Louise Hurrelbrink, mother of Baby Boy Hurrelbrink. The Court has set a hearing to consider ending your and Mother's rights to the child, Baby Boy Hurrelbrink. That hearing will be held in Orphans' Court, 1700 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania, 15219 on WEDNESDAY, April 30, 2014, at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights and Mother's rights to the child may be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, please advise the office of that when you telephone or visit.

**LAWYER REFERRAL SERVICE, The  
Allegheny County Bar Association, 11th Floor,  
Koppers Building, 436 7th Avenue, Pittsburgh,  
PA 15219 (412) 261-5555**

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your caseworker at Catholic Charities, 212 9th Street, Pittsburgh, PA 15222, (412) 325-6748, or your attorney, if you have one.

MARY K. McDONALD, Esquire,  
Attorney for Petitioner  
1111 Oliver Building  
535 Smithfield Street  
Pittsburgh, Pennsylvania 15222  
(412) 471-9900.

BCLJ: March 28, April 4 & 11, 2014

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
AD-12-11059 CP 14-20123 ED 14-30044**

PNC BANK, N.A., S/B/M TO NATIONAL  
CITY BANK S/B/M TO NATIONAL CITY  
MORTGAGE COMPANY

**V  
JAMES P. SORACE and LORI S. SORACE**

**NOTICE TO: JAMES P. SORACE and LORI  
S. SORACE**

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

Being Premises: 311 GREEN FIELDS  
DRIVE A/K/A 311 GREEN FIELDS COURT,  
CRANBERRY, PA 16066-3359

Being in Township of Cranberry, County of  
BUTLER, Commonwealth of Pennsylvania,  
TAX PARCEL # 130-S26-A13-0000

Improvements consist of residential property.

Sold as the property of JAMES P. SORACE  
and LORI S. SORACE

Your house (real estate) at 311 GREEN  
FIELDS DRIVE A/K/A, 311 GREEN FIELDS  
COURT, CRANBERRY, PA 16066-3359 is  
scheduled to be sold at the Sheriff's Sale on  
7/18/2014 at 11:00 AM, at the BUTLER County  
Courthouse, Butler County Courthouse, P.O.  
Box 1208, Butler, PA 16003, to enforce the  
Court Judgment of \$199,079.08 obtained  
by, PNC BANK, N.A., S/B/M TO NATIONAL  
CITY BANK S/B/M TO NATIONAL CITY  
MORTGAGE COMPANY (the mortgagee),  
against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PH# 909061

BCLJ: April 11, 2014

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
NO. 12-10453**

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER  
TO CHASE HOME FINANCE LLC

**VS.**

**PAUL LOBAUGH**

**NOTICE TO: PAUL LOBAUGH**

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

Being Premises: 106 WAGEN DRIVE,  
SARVER, PA 16055-1826

Being in BUFFALO TOWNSHIP, County of  
BUTLER, Commonwealth of Pennsylvania,  
040 S14 B294

Improvements consist of residential property.

Sold as the property of PAUL LOBAUGH

Your house (real estate) at 106 WAGEN DRIVE,  
SARVER, PA 16055-1826 is scheduled to be  
sold at the Sheriff's Sale on 05/16/2014 at  
11:00 AM, at the BUTLER County Courthouse,  
Butler County Courthouse, P.O. Box 1208,  
Butler, PA 16003, to enforce the Court  
Judgment of \$153,602.17 obtained by,  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER  
TO CHASE HOME FINANCE LLC (the  
mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PH# 748585

BCLJ: April 11, 2014

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**CERTIFICATE OF ORGANIZATION  
DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a  
Certificate of Organization was filed with and  
approved effective for the 21st day of February,  
2014, by the Department of State of the  
Commonwealth of Pennsylvania at Harrisburg,  
PA with respect to a Domestic Limited Liability  
Company which has been organized under the  
15 Pa.C.S. Section 8913 of the Statutes of the  
Commonwealth of Pennsylvania. The name of  
the Domestic Limited Liability Company is  
**PF3 PROPERTIES LLC**, having it's registered  
office located at 2000 Plantation Drive,  
Saxonburg, Butler County, Pennsylvania  
16056.

Michael J. Pater, Esquire  
101 East Diamond Street, Suite 202  
Butler, Pennsylvania 16001

BCLJ: April 11, 2014

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**NOTICE OF FILING OF  
CERTIFICATE OF ORGANIZATION OF A  
DOMESTIC LIMITED LIABILITY COMPANY**

Notice is hereby given that Jan R. McDonald  
and Cathy L. McDonald of Prospect, Butler  
County, Pennsylvania, did on March 1, 2014,  
file with the Secretary of the Commonwealth  
at Harrisburg, Pennsylvania, a Certificate of  
Organization of A Domestic Limited Liability  
Company under 15 Pa. C.S. §8913, to conduct  
business under the name of "**White Barn,  
L.L.C.**" the business to be carried on at 254  
Kennedy Road, Prospect, Butler County,  
Pennsylvania, 16052.

RISHOR SIMONE  
Kurt S. Rishor, Esquire  
Suite 208, 101 East Diamond Street  
Butler, Pennsylvania 16001  
(724) 283-7215

BCLJ: April 11, 2014

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**REGISTER'S NOTICE**

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Monday, April 14, 2014 at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
BELL, Pamela Jo.....	Gwilym A. Price, III.....	02/27/14
BENSON, Helen E.....	Ronald J. Karenbauer.....	02/19/14
CORNETTI, Brian C. ....	Valerie J. Cornetti.....	01/31/14
HAMBLEN, Carol J. ....	David Hamblen and Bruce D. Hamblen .....	03/03/14
HERBENICK, Mary S. ....	Michael Sheptak.....	02/24/14
GRYSTAR, Edward.....	Carole Fudoli .....	02/24/14
KOCHANOWICZ, John E. ....	Michael C. Long .....	02/20/14
KUDAMIK, Helen E.....	Joanne E. Vaughan.....	02/18/14
LAGUT, Danial P. a/k/a LAGUT, Daniel P. ....	Michael Hasenflu.....	03/03/14
LEHNERD, Shirley H. ....	Jean Hall.....	02/26/14
PARKINSON, Felicia D. ....	Linda L. Walters.....	02/28/14
PUDINA, James F. ....	Linda Pudina Fox and James F. Pudina, Jr. ....	02/11/14

<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
MACLEOD, Katharine B. ....	Nancy J. Blewett.....	02/28/14
MCCLURE, Patricia E.....	Brian E. Scott .....	02/25/14
OWENS, Dolores .....	Gwilym A. Price, III.....	02/04/14
RAYMOND D. and .....	Candace R. Johnson and ARLENE M. RENSEL TRUST.....	02/28/14

BCLJ: April 4 & 11, 2014



**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 16th day of May 2014** 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 13, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2009-30223  
C.P. 2009-21222  
SHF FILE: 14000322**

**ATTY MICHAEL CLARK**

Seized and taken in Execution as the property of MICHELE ACKERMAN AND FLORANCE BATALIK at the suit of BANK OF AMERICA NA, Being:

ALL that certain lot or parcel of ground situated in Cranberry Township, Butler County, Pennsylvania being Lot No. 3-F-R in the Deer Run PUD Phase II, Section III, Lot 3 as recorded in Plan Book Volume 172, Page 11, in the Recorder's Office of Butler County.

UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc. as continued in the record of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

PARCEL No. 130-S11-H3F. BEING THE SAME PREMISES which Maronda Homes, Inc., by Deed dated July 31, 2006 and recorded August 1, 2006, in the Office for the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200608010019560, granted and conveyed unto the Florence Batalik and Michele Ackerman, in fee.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30016  
C.P. 2013-22279  
SHF FILE: 14000336**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of LAURA R AYOUB AND LAURA R PIERCE at the suit of PHH MORTGAGE CORPORATION, Being:

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

BEGINNING at a point in the center line of Route T-646 where the same is intersected by the Southern line of lands of now or formerly Gary D. Rider, which beginning point is the Northeast corner of the lot herein described; thence from said beginning point and continuing along the center line of Route T-646, South 15 degrees 12 minutes East, a distance of 157.18 feet to a point; thence continuing along the center line of Route T-646, South 16 degrees 32 minutes East, a distance of 25.00 feet to a point on line of lands of now or formerly F. M. Rider; thence continuing along line of same, North 86 degrees 06 minutes West, a distance of 549.02 feet to a point on the Eastern line of lands of now or formerly F. F. Pavelek; thence continuing along the Eastern line of lands of now or formerly F. F. Pavelek; North 0 degree 21 minutes West, a distance of 172.43 feet to a point on the Southern line of lands of now or formerly Gary D. Rider; thence continuing along line of same, South 86 degrees 6 minutes East, a distance of 501.64 feet to a point in the center line of Route T-646, the place of beginning.

BEING 2.07 acres as per survey of R. B. Shannon and Associates, Inc., dated May 31, 1982.

TITLE TO SAID PREMISES IS VESTED IN Laura R. Ayoub, by Deed from Joseph M. Hamilton, Jr. and C. Diane Hamilton, h/w, dated 12/27/2006, recorded 12/27/2006 in Instrument Number 200612270032578.

Tax Parcel: 110-3F06-23F-0000

Premises Being: 122 RIDER ROAD, CHICORA, PA 16025-4120

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30020  
C.P. 2013-22001  
SHF FILE: 14000341**

**ATTY KRISTINE M ANTHOU**

Seized and taken in Execution as the property of LEO A BELENIS AND COLLEEN A BELENIS at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania being Lot No. 112 in the Cranberry Estates Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 70, page 13.

BEING designated as Tax Parcel I.D. No. 130-S11-D112.

SUBJECT to all prior grants and reservations of coal, oil, gas, and mining rights, as may appear in prior instruments of record.

BEING THE SAME PREMISES which Martha Lynn Ferry and Ronald R. Ferry, Wife and Husband, by Deed dated July 11, 1997 and recorded in the Office of the Recorder of Deeds of Butler County on July 17, 1997, in Deed Book Volume 2759, Page 0355, granted and conveyed unto Leo A. Belenis and Colleen A. Belenis.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30003  
C.P. 2014-20036  
SHF FILE: 14000320**

**ATTY JILL JENKINS**

Seized and taken in Execution as the property of CHAWAN D BIGGS AND CHERYL L BIGGS at the suit of JPMORGAN CHASE BANK NA, Being:

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

On the North 137.5 feet by Wahl Street, on the East 43.9 feet by an alley, on the South 128.25 feet by lot now or formerly of Textor; on the West 45 feet by Franklin Street, being Lot X in the Martin Wahl Plan of Lots of Evansburg

Borough.

THE above mentioned property being more fully described as follows:

BEGINNING at a point on Franklin Street, a/k/a RT. 528, a 60 foot wide roadway as currently located at a point common to line of land now or formerly of Textor; thence along said dividing line, North 70 degrees 23 minutes 19 seconds West, a distance of 139.96 feet to an existing pipe; thence along the Westerly line of an unnamed alley, as currently located, North 17 degrees 53 minutes 54 seconds West, a distance of 44.68 feet to a point on the Southerly line of Waldron Street, formerly Wahl Street, a forty (40) foot roadway, as currently located; thence along the Southerly line of Waldron Street, as currently located; thence along the Southerly line of Waldron Street, as currently located South 78 degree 34 minutes 14 seconds West, a distance of 149.99 feet to a point on Franklin Street, as currently located, at the place of beginning.

DEED BOOK: Instrument#201011180027395

DEED PAGE: Instrument#201011180027395

MUNICIPALITY: Borough of Evans City

TAX PARCEL #: 400-S2-BX-0000

PROPERTY ADDRESS: 222 Franklin Road Evans City, P A 16033

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30019  
C.P. 2014-20002  
SHF FILE: 14000333**

**ATTY JOHN KOLESNIK**

Seized and taken in Execution as the property of DANIEL BURNS at the suit of WELLS FARGO BANK, NA, Being:

ALL THAT CERTAIN PIECE, PARCEL OR Lot OF LAND SITUATE IN THE BOROUGH OF CHICORA, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE EDGE OF A PUBLIC ALLEY, SAID POINT BEING THE Northwest CORNER OF THE Lot BEING CONVEYED AND PROCEEDING IN AN Easterly DIRECTION ALONG LINE OF LANDS OF PAUL MCGINNIS, A DISTANCE

OF 178 FEET, MORE OR LESS, TO A POINT AT LINE OF LANDS OF JOSEPH MORROW, THENCE South ALONG LINE OF LANDS OF JOSEPH MORROW, A DISTANCE OF 30 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SAME COURSE THROUGH THE SAME TRACT OF WHICH THIS IS APART, A DISTANCE OF 133 FEET, MORE OR LESS TO A POINT AT THE PROPERTY LINE OF RALPH SWARTZLANDER; THENCE West ALONG THE LINE OF LANDS OF RALPH SWARTZLANDER, A DISTANCE OF 120 FEET TO A POINT AT THE EDGE OF THE ALLEY; THENCE PROCEEDING IN A Northerly DIRECTION ALONG THE EDGE OF THE ALLEY. A DISTANCE OF 193 FEET, MORE OR LESS, TO A POINT, SAID BEING THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE.

BEING TAX PARCEL ID NO. 460-S 1E-14D

PARCEL NO. S1-E-14D

TITLE TO SAID PREMISES IS VESTED IN TITLE TO SAID PREMISES IS VESTED IN Daniel Burns, by Deed from JPMorgan Chase Bank, as Trustee for Equity One ABS, Inc., Mortgage Pass through Certificates Series 2000-1, dated 12/30/2003, recorded 0113012004 in Instrument Number 200401300003247.

Tax Parcel: 460-S1-E14D-0000

Premises Being: 109 NORTH STREET, CHICORA, PA 16025

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30010**  
**C.P. 2014-20132**  
**SHF FILE: 14000334**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of TIMOTHY A COLEMAN at the suit of BRANCH BANKING & TRUST CO, Being:

All that certain lot or piece of ground situated in Adams Township, Butler County, Pennsylvania being Lot No. 42 in Treesdale-Audubon Hills Phases in & IV Plan of record in the Butler County Recorder of Deeds Office in Plan Book Volume 188, Pages 46-48 ('the Plan').

UNDERANDSUBJECTTO any and all building restrictions, building lines, easements, rights-of-way, estates, covenants, reservations, exceptions and conditions now of record, apparent on the above described property or shown on the Plan.

ALSO UNDER AND SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for Treesdale, of record in the Butler County Recorder of Deeds Office in Record Book Volume 1980, Page 251, as the same may be supplemented or amended prior to the date hereof.

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Coleman, by Deed from Heurich Construction, Inc., dated 10/28/1998, recorded 11/02/1998 in Book 2929, Page 413.

Tax Parcel: 010-S12-A42-0000

Premises Being: 8004 FINCH ROAD, GIBSONIA, PA 15044-6153

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30007**  
**C.P. 2013-22318**  
**SHF FILE: 14000327**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of ROBERT D CRISPEN and DANA R CRISPEN at the suit of PINTA LLC, Being:

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

BEGINNING at a point, the Northwest corner of the within described lot and the Northeast corner of Lot of Arthur C. and Martha H. Bell, on the South side of improved road leading from Petrolia to Queenstown; thence South 2° West, 125 feet along land of now or formerly Arthur C. Bell; thence 88° East, 100 feet more or less, to West line of the Crawford Plan of Lots; thence along the West line of the Crawford Plan of Lots in a Northerly direction, 125 feet more or less; thence along the public road on the North line of the Sharkley tract of land, North 88° West, 100 feet to the place of BEGINNING.

BEING KNOWN AS: 202 Main Hill Road, Petrolia, PA 16050 a/k/a Karns City, PA 16041

BEING THE SAME PREMISES which William W. Crispen, widower, by Deed dated 09/21/1994 and recorded 09/21/1994 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2470, Page 339, granted and conveyed unto Robert D. Crispen and Dana R. Crispen, his wife.

PARCEL NO.: 150-S3-D14

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30014  
C.P. 2013-22260  
SHF FILE: 14000330**

**ATTY JOHN KOLESNIK**

Seized and taken in Execution as the property of BETTY M GRAHAM at the suit of BANK OF AMERICA NA, Being:

ALL those two certain lots, pieces, or parcels of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

FIRST: Beginning at a point on the West side of the Meridian Road, said point being the Northeast corner of the land of John L. Ray, and the Southeast corner of the lot herein described; thence North along the West side of the Meridian Road 80.5 feet to a point on line of lands of John R. Scott, et ux; thence West along the South line of lands of John R. Scott, et ux, a distance of 32.78 rods to a point on line of lands now or formerly of Xylphia Cain, et al; thence along line of lands now or formerly of Xylphia Cain, et al, 80.5 feet to a point on line of lands of John L. Ray; thence East along the North line of lands of John L. Ray 32.78 rods to a point on the Meridian Road, the place of beginning. Containing one acre of land, more or less, and having thereon erected two frame dwelling houses and garage.

SECOND: Beginning at a point at the intersection of the lot now or formerly of Lamont Shields and the East side of a proposed 33 foot road, said road being the first road West of the Meridian Road being the southwest corner of the herein conveyed, and being 435 feet more or less north of the Reiber Road; thence East along line of lot of shields, a distance of 253.92 feet to a point on line of other lands of formerly Xylphia Cain, et al thence North along other lands as above described 80.5 feet to a point on line of lands of John R. Scott; thence West along line of Lands of John R. Scott, a distance of 253 feet, more

or less, to a point on the 33 foot road; thence South along said 33 foot road 80.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul L. Graham and Betty M. Graham, his wife, by Deed from William J. Hamm and Margaret A. Hamm, his wife, dated 08/17/1971, recorded 08/18/1971 in Book 937, Page 934.

Tax Parcel: 054-41-30-0000

Premises Being: 542 MERIDIAN ROAD, RENFREW, PA 16053-9616

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30024  
C.P. 2014-20085  
SHF FILE: 14000353**

**ATTY MARC C WEISBERG**

Seized and taken in Execution as the property of GEORGE GRAHAM ADMR AND VICTORIA C MALVAROSE EST BY ADMR at the suit of BANK OF NEW YORK MELLON, Being:

ALL that lot of land situate in Butler Township, Butler County, Pennsylvania, being bounded as follows:

BEGINNING at an iron pin in the center line of Old Route 8, also known as the Old Plank Road, at line of lands of now or formerly B. Nickel, being the Northeast corner of the lot herein described; thence along the center line of said Old Route 8, also known as the Old Plank Road, south 9 degrees, 24' West 96.92 feet to a point at the North line of Lot No.2 in the Garden Grove Plan of Lots; thence along the North line of Lots No.2 in said Plan, North 87 degrees 1' West 236.49 feet to a point at the East line of Lot No.3 in said Plan; thence along the East line of Lot No.3 in said plan, North 2 degrees 59' East 98.63 feet to a point at land of now or formerly B. Nickel; thence along lands of now or formerly B. Nickel, South 86 degrees 20' 30" East 247.36 feet to an iron pin in the center line of Old Rout 8, also known as Old Plank Road, the place of beginning.

BEING Lot No.1 in the Garden Grove Plan of Lots as recorded in Butler County, Pennsylvania, in Rack File Section 3, page 25.

SUBJECT to coal and mining rights, easements, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as

the same may appear in prior instruments of record and on the aforesaid recorded plan.

TAXI.D.#:51-61-D1

Being known as: 354 OLD PLANK ROAD, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Philip J. Malvarose and Victoria C. Malvarose from Thomas J. Abels and Dorothy M. Abels, his wife dated May 31, 2001 and recorded June 4, 2001 in Instrument # 200106040014052.

The said Philip J. Malvarose departed this life on 12/13/2006. Thus vesting property to Victoria C. Malvarose by operation of law.

The said Victoria C. Malvarose departed this life on 1/22/2007. Thus conveying property to George Graham, Administrator of the Estate of Victoria C. Malvarose, Deceased Mortgagor and Real Owner.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30018  
C.P. 2013-21321  
SHF FILE: 14000343**

**ATTY MARC C WEISBERG**

Seized and taken in Execution as the property of EVEL YN G HARTER, KENNETH R LADREW, RUTH ANN LADREW, AND RUTH ANN CABLE at the suit of JPMORGAN CHASE BANK, NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in Washington Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeastern corner of the tract herein described at a point in the center of Ferris and West Sunbury Road, said point being a distance of 310 feet, more or less, North of the intersection of the Hillards and Anandale Road with the Ferris and West Sunbury Road; thence North 81 degrees 30 minutes West along land now or formerly of J.C. Graham and Dessie L. Graham 606 feet, more or less, to a point at lands now or formerly of Snyder; thence North 2 degrees 30 minutes East along lands now or formerly of Snyder 819 feet, more or less, to a point at land now or formerly of Duffy; thence South 88 degrees East 796 feet, more or less, along lands now or formerly of Duffy to a point in the center of the Ferris and West Sunbury Road;

thence South 18 degrees West 675 feet, more or less, along the center of said road to a point; thence South 3 degrees West along the center of said road 160 feet, more or less, to a point, the place of beginning.

TAXLD.#:310-S1-C1

Being known as: 118 KOHLMAYER ROAD, HILLIARDS, PENNSYLVANIA 16040.

Title to said premises is vested in Evelyn G. Harter, single, Kenneth R. Ladrew and Ruth Ann Ladrew, his wife by deed from EVELYN G. HARTER, single dated September 26, 2007 and recorded October 16, 2007 in Instrument #200710160026864.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30026  
C.P. 2014-20294  
SHF FILE: 14000350**

**ATTY MICHAEL SLOAT**

Seized and taken in Execution as the property of EVAN L JACK at the suit of FARMERS NATIONAL BANK OF EMLENTON, Being:

ALL those two certain pieces or parcels of land situate in the Township of Forward, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1:

BEGINNING at a point on the westerly side of Margaret Avenue at the dividing line between property of now or formerly Geraldine M. Jack and property now or formerly of J.L. Alvin; thence along the Westerly side of Margaret Avenue, South 37° 43' 12" West, 57.32 feet to a point on the Northerly side of Boundary Alley, being the TRUE PLACE OF BEGINNING; thence along the Northerly side of Boundary Alley, North 71° 30'00" East, 90 feet, more or less, to the dividing line between Forward Township and Evans City Borough; thence along said dividing line, South 4° 30' 00" West, 20 feet to a point on the dividing line between Forward Township and Evans City Borough; thence along said dividing line, South 71° 30' 00" East, a distance of 78.75 feet, more or less, to a point on the Westerly side of Margaret Street; thence along the Westerly side of Margaret Street, North 37° 43' 12" East, 20 feet to the point at the true place of beginning.

LOT NO. 2:

BEGINNING at a point on Margaret Avenue, said point being common to Lot Nos. 57 and 58 in the Evans City Extended Plan of Lots, of record in Plan Book "A", Page 78; thence along line of Lot No. 58, North 52° 32' West, 145 feet to Butler Alley; thence along Butler Alley, North 37° 28' East, 20 feet to a point; thence through Lot No. 57, South 52° 32' East, 145 feet to Margaret Avenue; thence along Margaret Avenue, South 37° 28' West, 20 feet to a point at the place of beginning and being the southerly one-half of Lot No. 57 in the aforesaid plan of lots.

BEING the same premises conveyed by Geraldine M. Jack and Homer F. Jack to Evan L. Jack by Deed dated September 29, 2007 and recorded in Butler County at Instrument Number 200710040025917, under date of October 4, 2007 and being Butler County Tax Assessment #160-S2-57A.

AND

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

BEGINNING at a point on the westerly side of Margaret Avenue at the dividing line between Lot Nos. 57 and 58; thence along the westerly side of Margaret Avenue, South 37° 28' West, 37.30 feet to a point on Boundary Street; thence along Boundary Street, North 71 ° 30' West, 153.32 feet to Butler Alley; thence along Butler Alley, North 37° 28' East, 87.13 feet to a point on a line dividing Lot Nos. 58 and 57; thence along said last mentioned dividing line, South 52° 32' East, 145 feet to Margaret Avenue, at the place of beginning.

Being Lot No. 58 in the Wahl Plan of Lots being known as Evans City Extended Plan of record in Plan Book A, Page 78.

BEING the same premises conveyed by Geraldine M. Jack to Evan L. Jack by Deed dated June 28, 2005 and recorded in Butler County at Instrument Number 200610250027288, under date of October 25, 2006 and being Butler County Tax Assessment #160-S2-58.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30021**  
**C.P. 2014-20232**  
**SHF FILE: 14000335**

**ATTY ADAM DAVID**

Seized and taken in Execution as the property of BETTY L JESSOP at the suit of PHH MORTGAGE CORPORATION, Being:

All that certain property situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 591 in the Connoquenessing Woodlands, Unit # 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 45, page 1.

Second Described:

All that certain property situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 590 in the Connoquenessing Woodlands, Unit # 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 45, page 1.

Subject to the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

Having erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Betty L. Jessop, a single woman, by Deed from Laurie 1. O'Brien, a single woman, dated 03/28/2008, recorded 04/03/2008 in Instrument Number 200804030007001.

Tax Parcel No.1: 120-S4-A590-0000 Tax Parcel No.2: 120-S4-A591-0000

Premises Being: 210 HOOT OWL ROAD, EVANS CITY, PA 16033-4314

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30025**  
**C.P. 2014-20125**  
**SHF FILE: 14000354**

**ATTY AMY MOLLOY**

Seized and taken in Execution as the property of THOMAS W LEHNERD at the suit of SRU FEDERAL CREDIT UNION, Being:



ALL that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Second Ward of the City of Butler, County of Butler, and State of Pennsylvania, bounded and described as follows:

ON the North on hundred sixty (160) feet by property known as Silk Mill Property; on the East thirty (30) feet by Second Street; on the South one hundred sixty (160) feet by lot now or formerly of Mary Roon; and on the West thirty (30) feet by an alley, known as 212 Second Street.

BEING the same premises conveyed to Thomas W. Lehnerd by Deed of William A. Lehnerd dated December 19, 2000 and recorded December 21, 2000 at Instrument No. 200012210030329 in the Butler County Recorder of Deeds Office.

PROPERTY ADDRESS: 212 Second Street, Butler, PA 16001

BUTLER CO. PARCEL NUMBER: 562-43-30-0000

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2012-30385**  
**C.P. 2012-21129**  
**SHF FILE: 14000385**

**ATTY ASHLEIGH MARIN**

Seized and taken in Execution as the property of GINA MACKAY AND KEVIN MACKAY at the suit of BANK OF NEW YORK MELLON, Being:

ALL THAT CERTAIN OR PIECE OF GROUND SITUATE IN THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, PENNSYLVANIA BEING PART OF THE LOTS NO. 17 AND 18 IN THE BINGHAM PLAN OF LOTS LAID OUT IN THE SAID BOROUGH AND OF RECORD IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN DEED BOOK 150, PAGE 504, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 17 IN THE AFORESAID PLAN OF LOTS AT THE INTERSECTION OF MAPLE STREET (FORMERLY ELGIN AVENUE), AND COOPER; THENCE IN A NORTHERLY DIRECTION ALONG MAPLE STREET ONE HUNDRED (100) FEET TO THE NORTHWEST CORNER OF THE

LOT NO. 18 IN THE AFORESAID PLAN OF LOTS; THENCE IN AN EASTERLY DIRECTION ALONG LOT NO. 19 SIXTY-FIVE (65) FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG A LOT NOW OR FORMERLY CLINTON P. WEST, SAID LINE BEING PARALLEL TO MAPLE STREET. ONE HUNDRED (100) FEET TO A POINT ON COOPER STREET; THENCE IN A WESTERLY DIRECTION ALONG COOPER STREET (65) FEET TO THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO, NEVERTHELESS, ALL CONVEYANCES, EXCEPTIONS, RESTRICTIONS AND CONDITIONS, WHICH ARE CONTAINED IN PRIOR DEEDS OR THEIR INSTRUMENT OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

TAX ID NO. : 510-S-2-169

ADDRESS: 203 EAST COOPER STREET, SLIPPERY ROCK, PA 16057.

BEING THE SAME PREMISES WHICH MARIAN JANE FULTON, A SINGLE PERSON, BY DEED DATED JUNE 13, 2005 AND RECORDED JULY 5, 2005 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT #200507050017537, GRANTED AND CONVEYED UNTO KEVIN MACKAY AND GINA MACKAY, HUSBAND AND WIFE

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2009-30507**  
**C.P. 2009-23019**  
**SHF FILE: 14000326**

**ATTY ALAN MINATO**

Seized and taken in Execution as the property of ALLEN MCCLYMONDS AND SELENA MCCLYMONDS at the suit of BENEFICIAL CONS DISC CO, Being:

Beginning at a point on the northerly line of Whitestown Road at line of land conveyed to H. L. Brown, which point is distant 400 feet along the said line of Whitestown Road from the southeasterly corner of land of E. Rapp;



thence from said point of beginning along the line of land of H.L. Brown, North 2 degrees 30 minutes East a distance of 300 feet to a point; thence along line of lands of N. Caldwell, South 87 degrees 30 minutes East a distance of 100 feet to a point; thence continuing along same, South 2 degrees 30 minutes West a distance of 300 feet to a point; thence along the northerly line of Whitestown Road, North 87 degrees 30 minutes West a distance of 100 feet to a point, the place of beginning, as per survey of Greenough, McMahon a Greenough, Inc. Engineers and surveyors made for Harry McClymonds, August 7, 1958, Having thereon erected a one story canyon stone dwelling.

BEING the some premises as became vested in the Grantor herein by deed of James C. Minton and Ann M. Minton, deed dated 9/16/58 and recorded 9/17/58 in the Recorder's Office of Butler County.

The said Harry E. McClymonds departed this life on 1/15/1985, thereby vesting all his right, title and Interest in said property to his wife, Mary Lou McClymonds.

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

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

THIS DEED IS BETWEEN MOTHER TO HER SON AND HIS WIFE AND IS THEREFORE EXEMPT FROM TRANSFER TAXES.

BEING KNOWN AS: 448 Whitestown Road, Butler, PA 16001

PROPERTY ID NO.: 27F33E

TITLE TO SAID PREMISES IS VESTED IN ALLEN MCCLYMONDS AND SELENA MCCLYMONDS, HUSBAND AND WIFE BY DEED FROM MARY LOU MCCLYMONDS, WIDOW DATED 10/29/1999 RECORDED 11/02/1999 IN DEED BOOK 199911020031207

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2009-30176**  
**C.P. 2009-20617**  
**SHF FILE: 14000351**

**ATTY JAY JONES**

Seized and taken in Execution as the property of JEFFREY A MCCONNELL AND AMANDA MCCONNELL at the suit of CITIMORTGAGE INC, Being:

ALL THAT CERTAIN lot of land situate in the Borough of West Sunbury, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the Southwestern corner of the within described property, said point being on the center line of a 60-foot street known as State Street and intersecting with an alley; thence North 11 degrees 13 minutes 21 seconds East, 211.731 feet along said alley to a point at the intersection with another alley; thence South 78 degrees 46 minutes 39 seconds East, 284.967 feet along said alley and property of West Sunbury United Presbyterian Church to a point on the center line of State Street; thence South 39 degrees 07 minutes 27 seconds West, 113.57 feet along center line of State Street (a dirt and gravel road) to a point; thence along said State Street by a curve to the right, having a radius of 210.985 feet to an arc measuring 233.02 feet to a point; thence continuing along State Street, North 77 degrees 35 minutes 48 seconds West, 41.023 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. McConnell and Amanda McConnell, h/w, by Deed from Jeffrey A. McConnell, married, dated 08/16/2005, recorded 09/01/2005 in Instrument Number 200509010024445.

Tax Parcel: 540-S1 -E1 5-0000

Premises Being: 211 EAST STATE STREET, WEST SUNBURY, PA 16061-3131

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30397**  
**C.P. 2013-22384**  
**SHF FILE: 14000324**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of CHRISTIAN A MUELLER at the suit of

OCWEN LOAN SERVICING LLC, Being:

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

ON THE North, one hundred ten (110) feet by lot now or formerly of Paul E. Cronenwett et ux.; on the East sixty-five (65) feet by north Washington Street; on the south one hundred ten (110) feet by an alley; and on the West sixty-five (65) feet by lot now or formerly of Paul E. Cronenwett et ux.

DEED BOOK: 200908260020143

DEED PAGE: 200908260020143

MUNICIPALITY: City of Butler

TAX PARCEL #: 565-11-22A

PROPERTY ADDRESS: 510 North Washington Street Butler, PA 16001

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30172**  
**C.P. 2012-21718**  
**SHF FILE: 14000342**

**ATTY JAIME ACKERMAN**

Seized and taken in Execution as the property of ROBERT L PELKEY AND KATHLEEN M PELKEY at the suit of FIRST HORIZON HOME LOANS, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MUDDYCREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT IB IN SEAN E. BROWN AND ROBERT PELKEY PLAN AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 281, PAGE 19.

TOGETHER WITH THE PERPETUAL RIGHT TO USE A PRIVATE ROAD 50 FEET IN WIDTH AND KNOWN AS BROWN LANE IN COMMON WITH THE OWNERS OF LOT 1 A, AS THE SAME IS SHOWN ON THE AFOREMENTIONED SEAN E. BROWN AND ROBERT PELKEY PLAN OF LOTS. SAID PRIVATE ROAD RUNS FROM LEVIS ROAD (T -314) TO LOT IB, THE PROPERTY GRANTED HEREIN.

TAX ID NO : 240-4FI33-1AB

ADDRESS: 203 LEVIS ROAD, PORTERSVILLE, PA 16051.

BEING THE SAME PREMISES WHICH SEAN E. BROWN AND LISAA. BROWN, HUSBAND AND WIFE, AND ROBERT L. PELKEY AND KATHLEEN M. PELKEY, HUSBAND AND WIFE, BY DEED DATED AUGUST 27, 2010 AND RECORDED AUGUST 31, 2010 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, AS INSTRUMENT NUMBER 201008310019385, GRANTED AND CONVEYED UNTO ROBERT L. PELKEY AND KATHLEEN M. PELKEY, HUSBAND AND WIFE.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30030**  
**C.P. 2014-20329**  
**SHF FILE: 14000436**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of PAUL PRITCHARD, PAUL M PRITCHARD AND RHONDA PRITCHARD at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF PETROLIA IN THE COUNTY OF BUTLER, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 08/03/2004 AND RECORDED 08/11/2004 AS INSTRUMENT NUMBER 200408110026405 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: LOT: BLOCK: ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF FAIRVIEW, BUTLER COUNTY, PENNSYLVANIA, AND BEING IDENTIFIED AS TAX PARCEL NO. S1-E6-0000 ON THE TAS MAPS, PREPARED AND MAINTAINED IN THE OFFICE OF THE CHIEF ASSESSOR OF THE SAID COUNTY OF BUTLER PARCEL NO ..S1-E6-0000

BEING KNOWN AS: 105 South Fairview Main Street, Petrolia, PA16050 PROPERTY ID NO.: S1-E6-0000

TITLE TO SAID PREMISES IS VESTED IN Paul M. Pritchard and Rhonda Pritchard, his wife BY DEED FROM W.R Capenos,

unmarried DATED 08/03/2004 RECORDED  
08/11/2004 IN DEED BOOK Instrument  
Number: 200408110026405

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30006**  
**C.P. 2013-22379**  
**SHF FILE: 14000328**

**ATTY MARC C WEISBERG**

Seized and taken in Execution as the property  
of PHYLLIS S RANDOLPH at the suit of  
NATIONSTAR MORTGAGE LLC, Being:

All that Certain lot or piece of ground situate  
in the Township of Cranberry, County of Butler  
and Commonwealth of Pennsylvania, being  
known and designated as Lot No. 332 in the  
Fernway Plan No.2 Section B as recorded in  
the Recorder's Office of Butler County in rack  
File Section 22, Page 24.

TAX I.D.#: 130-55-A332

Being known as: 2639 ROCHESTER ROAD,  
CRANBERRY TWP, PENNSYLVANIA 16066.

Title to said premises is vested in Phyllis S.  
Randolph by deed from Prindle Construction,  
LLC dated March 29, 2005 and recorded March  
31, 2006 in Instrument 200503310007219.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30098**  
**C.P. 2013-20499**  
**SHF FILE: 14000332**

**ATTY JOHN KOLESNIK**

Seized and taken in Execution as the  
property of DAVID ROBINETTE at the suit  
of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN piece, parcel or tract  
of land situate in Jefferson township, Butler  
county, Pennsylvania, bounded and described  
as follows:

BEGINNING at a point in the center line of  
township road T-579, also known as Burtner  
road, said point being common to line of lands  
now or formerly of T.M. Ferraro and H. H.  
Turner; thence south 25 degrees 41 minutes  
20 seconds east along line of lands now or  
formerly of Ferraro and Turner, a distance  
of 329.15 feet to a point thence south 23  
degrees 25 minutes 20 seconds east along

line of lands now or formerly of H. H. Thomas  
and H. H. Turner, a distance of 203.075 feet  
to a point at the true place of beginning, said  
point being the northwest corner of the tract  
herein described; thence south 23 degrees 25  
minutes 20 seconds east along line of lands  
now or formerly of H. H. Turner, a distance of  
203.075 feet to a point, said being common  
to line of lands now or formerly of R. Grelling,  
and said point being the southwest corner of  
the tract herein described; thence north 59  
degrees 49 minutes 44 seconds east along  
line of lands now or formerly of R. Grelling, a  
distance of 212.56 feet to a point, said being  
common to line of lands now or formerly of M.  
R. Beggs, and said point being the southeast  
corner of the tract herein described; thence  
north 23 degrees 24 minutes west along  
line of lands now or formerly of M. R. Beggs,  
a distance of 199.505 feet to a point; said  
point being common to line of lands, now  
or formerly of M. M Thomas, and said point  
being the northeast corner of the tract herein  
described; thence south 60 degrees 47  
minutes 10 seconds west along line of lands  
now or formerly of M. N. Thomas, a distance of  
212.25 feet to a point at the place of beginning.  
TOGETHER with the free and unlimited use,  
liberty and privileges of passage in and along  
a certain right-of-way granted to Michael N.  
Thomas, et ux., and Gary Wissinger, et ux.,  
from Thomas N. Perrace dated may 2, 1981  
and recorded in the butler county recorder's  
office in deed book vol. 1116 page 156.

AND together with the free and unlimited  
use, liberty and privileges of passage in and  
along a certain right-of-way granted to Gary  
Wissinger, et ux., from Michael N. Thomas,  
at UX., dated. May 2, 1981 and recorded in  
the Butler County recorder's office in deed  
book vol. 1132 page 194. AND together with  
a disclaimer from M. M Thomas and Betty J.  
Thomas, his wife, for themselves, their heirs  
and assigns, in which they disclaim and accept  
full responsibility for septic system on the land  
owned by them and over which the right-of-  
way granted to Gary Wissinger, et UX., and  
in which they release Jefferson township, its  
officers, employees, their heirs, successors  
and assigns, from any liability should said  
septic system malfunction. TOGETHER with  
the right and duties of the parties of the first  
part as set forth in the private maintenance  
agreement as recorded immediately prior to  
this deed.

TITLE TO SAID PREMISES IS VESTED  
IN David Robinette, by Deed from David  
Robinette and Marcia S. Robinette, h/w,

dated 10/22/2008, recorded 11/04/2008 in  
Instrument Number 20081104002 - 1631.

Tax Parcel: 190-1F155-3C4A-0000

Premises Being: 113 BETTY LANE, BUTLER,  
PA 16002-0911

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30396**  
**C.P. 2013-22383**  
**SHF FILE: 14000323**

**ATTY SALVATORE FILIPPELLO**

Seized and taken in Execution as the property  
of TAMMY RODNICKI AND TIMOTHY M  
RODNICKI at the suit of JPMORGAN CHASE  
BANK NA, Being:

ALL THOSE CERTAIN pieces, parcels, or  
lots of land situate in the Venango Township,  
Butler County, Pennsylvania, bounded and  
described as follows, to-wit:

**FIRST PARCEL:**

BEGINNING at the Southeast corner of this  
lot and a public highway, at an iron peg, West  
200 feet to an iron peg; thence North 100 feet  
to an iron peg; thence East 200 feet to a public  
highway; thence South 100 feet to the point of  
BEGINNING.

**SECOND PARCEL:**

BEGINNING at a stake at the Northwest  
corner of now or formerly W. L. Shaner; thence  
East 200 feet to Rt. 38; thence South 110 feet  
to now or formerly of Blaine Wilson line; thence  
West 200 feet along now or formerly of Blaine  
Wilson line 200 feet to land of now or formerly  
T. A. Blair; thence North 110 feet to the place  
of BEGINNING.

DEED BOOK: Instrument #201001210001491

DEED PAGE: Instrument #201001210001491

MUNICIPALITY: Township of Venango

TAX PARCEL #: 300-3F16-34F-0000

PROPERTY ADDRESS: 3089 Oneida Valley  
Road Hilliards, PA 16040

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30023**  
**C.P. 2014-20270**  
**SHF FILE: 14000337**

**ATTY TROY FREEDMAN**

Seized and taken in Execution as the property  
of SCHONDA L SARVER AND EDWARD L  
SARVER, JR at the suit of WELLS FARGO  
BANK NATIONAL ASSOCIATION, Being:

**Parcel A:**

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

On the North fifty-eight and seventy-six  
hundredths (58.76) feet by land of Atlantic  
Refining Company; on the East one hundred  
fifty-six (156) feet by lands of Sadlak; on the  
South forty-eight (48) feet by Alpha Way; and  
on the West one hundred eighty-three (183)  
feet by Walker Way.

**Parcel B:**

ALL THAT CERTAIN piece, parcel, or tract  
of land situate in the First Ward of the City  
of Butler, County of Butler, Commonwealth  
of Pennsylvania, being the Southerly portion  
of Lot No. 70 in the William S. Boyd's plan  
of Springdale, as recorded in Plan Book A,  
Page 21, said parcel or tract of land hereby  
conveyed being more particularly bounded  
and described as follows:

Commencing at the Southwest Corner of  
the lot hereby conveyed, said corner being  
also the Southeast corner of Lot No. 69 in  
the aforesaid William S. Boyd Plan, now or  
formerly of Ella Stewart; thence Northwardly  
along line of lot of Ella Stewart one hundred  
fifty-six (156) feet, more or less, to line of lot  
of the Atlantic Refining Company; thence South  
63 degrees 41 minutes East a distance of  
sixty and five hundredths (60.05) feet to the  
Northeast corner hereof at line of Lot No. 71  
in the aforesaid plan; thence South along the  
dividing line between Lots No. 71 and No. 70 of  
the said plan a distance of one hundred thirty-  
nine (139) feet, more or less, to the Southeast  
corner hereof on Alpha Way; thence West  
along Alpha Way a distance of forty-eight  
(48), more or less, to the Southwest corner  
hereof, at the place of beginning, the premises  
herein described and hereby conveyed being  
the Southern portion of a larger lot known as

Lot No. 70 in the William S. Boyd plan of lots.

PARCEL NO. 561-27-181-000

BEING KNOWN AS 326 112 Center Avenue,  
Butler, PA 16001

BEING the same premises which Donald F. Wolfe and Valarie J. Wolfe, his wife, by Deed dated November 24, 2004 and recorded December 22, 2004 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 200412220040065, granted and conveyed unto Edward L. Sarver, Jr. and Schonda L. Sarver.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2005-30232**  
**C.P. 2005-21042**  
**SHF FILE: 14000325**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of REBECCA K THRONE at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

TAX I.D.#: 564-21-235

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

BOUNDED on the North by lot of now or formerly Edward L. Raben; bounded on the East by lots of now or formerly R.M. McFarlace; and bounded on the West by Elm Street. The aforesaid lot having a frontage of 30 feet 4 inches on Elm Street and extending back by parallel lines, a distance of 95 feet 10 inches.

THIS CONVEYANCE IS MADE SUBJECT to coal, oil, gas, mineral and mining rights and privileges incident to the mining of coal heretofore conveyed of record.

FURTHER SUBJECT to all restrictions, reservations, rights-of-way, easements for public utilities and buildings line(s) as may be shown on the recorded plan in prior instruments of record.

Being known as: 231 NORTH ELM STREET,  
BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Rebecca K.

Throne by deed from Rebecca A. McKeenan n/k/a Rebecca A. Bowser and David M. Bower, as joint tenants with the rights of survivorship and not tenants in common, dated January 22, 2004 and recorded January 27, 2004 in Instrument No. 200401270002747.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30027**  
**C.P. 2014-20295**  
**SHF FILE: 14000349**

**ATTY CHRISTINA VIOLA**

Seized and taken in Execution as the property of DEWEY EDWARD TURNER, DEWEY E TURNER, NANCY KRISTINE TURNER AND NANCY K TURNER at the suit of BENEFICIAL CONS DISC CO, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in Allegheny Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a point in the center line of the Eau Claire - - Emlenton Public Road known as Route #38, at line of lands now or formerly of R. H. Pearce, said point being the Southwest corner hereof; thence North 0° 25' East, three hundred forty seven and four tenths (347.4) feet along lands of R. H. Pearce; thence North 89° 42' East, one hundred eighteen and seven tenths (118.7) feet along lands of R. H. Pearce to a point; thence North 2° 18' East, seven hundred thirty-one and two tenths (731.2) feet along lands of R. H. Pearce to a point; thence North 78° 53' East, seventy five (75) feet to a point; thence South 87° 42' East, one hundred sixty (160) feet to a point, being the North east corner hereof; thence South 0° 43' West, nine hundred forty eight and seven tenths (948.7) feet along line of lands of E. L. Gamer to a point in the center line of the Eau Claire - - Emlenton Public Road; thence South 68° 45' West, four hundred (400) feet along the center line of the said Road to a point, the place of beginning. Containing 6.51 acres as per survey of J. Howard Forbes, R.S. dated May 27, 1960. Having thereon erected a 1 Vi story frame dwelling house, frame bam and outbuildings.

This conveyance is made by first parties and accepted by second parties herein, subject to any and all valid existing oil and gas leases.

BEING the same premises which Robert H. Pearce and Shirley L. Pearce, husband

and wife, by Deed dated May 20, 2005, and recorded May 20, 2005, in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 200505200012845, granted and conveyed unto Dewey Edward Turner and Nancy Kristine Turner, husband and wife, in fee.

PARCEL 20-1F45-13BA

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30029**  
**C.P. 2014-20328**  
**SHF FILE: 14000435**

**ATTY MARTHA EVON ROSENSTEIL**

Seized and taken in Execution as the property of PAUL WAGNER AND MELONY WAGNER at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

All that certain piece, parcel or tract of land situate in the Borough of Fairview, County of Butler and State of Pennsylvania, being bounded and described as follows:

Beginning at a point in the centerline of Sunbury Road, T-625, a thirty three (33) foot right of way, said point being the northwest corner of Lot 2 of the Edward Alan and Stacy A. Miller Lot Line Revision as recorded in Plan Book 252 Page 33, and also being common to lands of now or formerly B.L. Fleeger, thence along the centerline of Sunbury Road, South 85° 18' 00" East a distance of 303.91 feet to a point; thence by lands of now or formerly E.A Miller, being Lot 1 of Plan Book 252 page 33, South 14° 31' 20' , West a distance of 172.99 feet to a point; then along Petrolia Street, an unopened forty (40) foot right of way, North 67° 10' 00" West a distance of 288.74 to a point; thence by lands of now or formerly B.L. Fleeger, North 04° 42' 00" East a distance of 80.60 feet to the point of beginning.

Said parcel containing 0.848 acre and being Lot 2 of the Edward Alan and Stacy A. Miller Lot Line Revision as recorded in Plan Book 252 Page 33 and also per survey of Lands Surveyors, Inc. dated March 26, 2013

Subject to any and all existing rights of way and easements of record.

BEING PART OF THE SAME PREMISES which Barbara Miller, individual, granted and conveyed unto Paul J. Wagner and Melony A. Wagner, husband and wife, by

Deed dated January 21, 2004 and recorded January 27, 2004 in Butler County Instrument #200401270002727.

IMPROVEMENTS: Residential dwelling

BCLJ: March 28, April 4 & 11, 2014

Sheriff Michael T Slupe  
Butler County, Pennsylvania

Butler County Legal Journal Rates 2014			
Estate	\$85.00	runs three (3) times includes one (1) Proof	
Trust	\$85.00	runs three (3) times includes one (1) Proof	
Registers Notice	\$35.00	runs two (2) times includes one (1) Proof	
Corporation / LLC / Fictitious	\$90.00	includes one (1) Proof	
Name Change (* per line charge)	\$55 minimum	includes one (1) Proof	
Sheriff Sale	\$250 minimum fee up to 48 lines plus \$1.75 per line over 48 lines	runs three (3) times includes one (1) Proof	
Per Line	\$1.75		
Proof of Publication	\$3.50	\$5.00 for Duplicate	

• Rates effective April 14, 2014 •

The Butler County Bar Association owns and publishes the Butler County Legal Journal, the official legal periodical for Butler County, Pennsylvania.

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