

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**Estate of: George Claire Brandt
a/k/a: Claire G Brandt**

Late of: Center Township Pa
Executor: Teresa Lynn Brandt
304 Butler Street
Clintonville Pa 16372

Estate of: John Cardenas

Late of: Cherry Township Pa
Executor: John W Cardenas
503 Meadow Lane
Slippery Rock Pa 16057
Attorney: William M Braslawscce
330 Dravo Avenue
Beaver Pa 15009

Estate of: Charles Edward Davey

Late of: Lancaster Township Pa
Executor: Edward J Davey
117 Franklin Oaks Drive
Butler Pa 16001
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople Pa 16063

Estate of: Charles E Heath

Late of: Butler Pa
Executor: Jaem C Heath
413 1/2 West Diamond Street
Butler Pa 16001
Executor: William C Robinson Jr
6 West Diamond Street
Butler Pa 16001
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler Pa 16001

Estate of: Richard C Jones Jr**a/k/a: Richard C Jones**

Late of: Middlesex Township Pa
Executor: Scott Jones
120 Tanglewood Drive

Valencia Pa 16059

Attorney: James S Vergotz Esquire
9380 McKnight Road
Suite 106
Pittsburgh Pa 15237

**Estate of: James Dean Minford
a/k/a: James D Minford**

Late of: Winfield Township Pa
Administrator: James D Minford Jr
6026 Schafer Dr
Upper Burrell Pa 15068
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold Pa 15068

Estate of: Sheri L Parson

Late of: Muddycreek Township Pa
Executor: Brooke Ann Seifert
1113 W Portersville Road
Portersville Pa 16051
Attorney: Gene G Dimeo
Dimeo Olson Law Group, LLC
120 Fourth St
Ellwood City Pa 16117

Estate of: James R Powell**a/k/a: James Richard Powell**

Late of: Slippery Rock Pa
Executor: Julie Powell
836 Harmony Road
Slippery Rock Pa 16057
Attorney: James K Goldberg
Clark Hill PLC
One Oxford Centre 14th Floor
Pittsburgh Pa 15219
Attorney: Keith H West
Clark Hill PLC
One Oxford Centre 14th Floor
Pittsburgh Pa 15219

Estate of: Lena Santucci

Late of: Cranberry Township Pa
Executor: Donna S Hardman
228 Glen Rape Road
Cranberry Twp Pa 16066
Attorney: Joseph Cafaro Jr
205 McKnight Park Drive
Pittsburgh Pa 15237

Estate of: Gayle L Satryan

Late of: Cranberry Township Pa
Executor: Louis R Satryan
1110 East Sandy Ridge Rd
Monroe Nc 28112

Estate of: Joseph E Vaughan**a/k/a: Joseph Edward Vaughan**

Late of: Center Township Pa
Executor: Esme Vaughan

15125 Weddington Street
Sherman Oaks Ca 91411
Attorney: David S Pollock Esq
Pollock Begg Komar Glasser & Vertz LLC
437 Grant Street Suite 501
Pittsburgh Pa 15219

Estate of: Viola M Zimmerman

Late of: Adams Township Pa
Administrator: Joshua E Zimmerman
118 Howell Lane
Mars Pa 16046
Attorney: Amy D Rees
Heritage Elder Law & Estate Planning, LLC
318 South Main Street
Butler Pa 16001

BCLJ: December 2, 9, 16, 2016

SECOND PUBLICATION**Estate of: Harry Paull Craig**

Late of: Butler Pa
Administrator: Robert McCauley
119 Sunset Drive
Valencia Pa 16059
Attorney: Nicole Thurner Kievit
Heck Silbaugh
1421 Pittsburgh Road Suite 200
Valencia Pa 16059

Estate of: Ronald J Dorsch

Late of: Butler Township Pa
Administrator: Paula S Dorsch
139 Autumn Drive
Butler Pa 16001
Attorney: Donald P Graham
Dillon McCandless King
Coulter & Graham LLP
800 Cranberry Woods Drive Suite 100
Cranberry Twp Pa 16066

Estate of: William L Eagal

Late of: Butler Pa
Executor: Mindy Eagal
227 West North Street
Butler Pa 16001
Attorney: Sean M Gallagher
Murrin Taylor & Gallagher
110 East Diamond Street
Butler Pa 16001

Estate of: John F Irvin

Late of: Clinton Township Pa
Admr. D.B.N. C.T.A.: Lynn M Patterson
106 S Main Street Ste 603
Butler Pa 16001
Attorney: Lynn M Patterson
Stock & Patterson

PNC Bank Bldg Suite 603
106 South Main St
Butler Pa 16001

Estate of: Ruth Katherine Irvin

Late of: Saxonburg Pa
Admr. D.B.N. C.T.A.: Lynn M Patterson
106 S Main Street
Suite 603
Butler Pa 16001
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler Pa 16001

Estate of: Von Owen Knepper**a/k/a: Von Knepper**

Late of: Zelienople Pa
Administrator: Karen L Parker
203 Dominican Way
Zelienople Pa 16063
Attorney: Darla J Hancher
Hancher Law office
101 N Green Lane
Zelienople Pa 16063

Estate of: Melissa E Manley

Late of: Cranberry Township Pa
Executor: Gayle M Mallinger
1702 Kirby Drive
Bowling Green Ky 42104
Attorney: Laura Cohen Esq
Family Legal Center LLC
4372 Old William Penn Highway
Monroeville Pa 15146

Estate of: Joanne Marcus

Late of: East Butler Pa
Executor: Tammy Neil
1138 Herman Road
Butler Pa 16002
Attorney: Richard E Goldinger
212 West Diamond St
Butler Pa 16001

Estate of: Scott D McKee**a/k/a: Scott Dyer McKee**

Late of: Butler Pa
Executor: Jacqueline K McKee
209 East Penn Street
Butler Pa 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler Pa 16001

Estate of: Charles F Sobot

Late of: Saxonburg Pa
Executor: James H Limbaugh

4767 Route 8
Allison Park Pa 15101
Attorney: Russell C Miller
Auld Miller LLC
4767 William Flynn Hwy
Allison Park Pa 15101

Estate of: Agnes C Udit

Late of: Butler Pa
Executor: Susan Burriss
5315 Nicklaus Drive Nw
Rochester Mn 55901
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler Pa 16001

Estate of: Viola E Vogel**a/k/a: Viola Vogel**

Late of: Mars Pa
Administrator: Alan Vogel
406 Monmouth Drive
Cranberry Twp Pa 16066
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale Law office, LLC
1667 Route 228, Suite 300
Cranberry Township Pa 16066

BCLJ: November 25 & December 2, 9, 2016

THIRD PUBLICATION**Estate of: Martha Jane Bortmas****a/k/a: Martha J Bortmas****a/k/a: M Jane Bortmas**

Late of: Clay Township Pa
Executor: Sally Jo Grossman
121 Shawnee Lane
Slippery Rock Pa 16057
Executor: Karen Ann Snow
770 Halston Road
West Sunbury Pa 16061
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd
PO Box 67
Slippery Rock Pa 16057

Estate of: Mary H Corbett

Late of: Connoquenessing Pa
Executor: Mariann E Facemire
114 Washington St
PO Box 343
Connoquenessing Pa 16027
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople Pa 16063

Estate of: Thomas W Van Dalsem

Late of: Butler Township Pa
Executor: Cheryl I Fichter
4121 Miller Street
Butler Pa 16001
Attorney: Michael K Parrish Esq
Goehring Rutter And Boehm
2100 Georgetowne Drive Suite 300
Sewickley Pa 15143

Estate of: Marilyn Dorothy Gould**a/k/a: Chris Gould****a/k/a: Marilyn Gould**

Late of: Slippery Rock Pa
Executor: Donald W Gould
1402 Durwood Drive
West Lawn Pa 19609
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople Pa 16063

Estate of: Armando J Guadagni

Late of: Butler Pa
Executor: Joseph Guadagni
124 Braethorn Drive
Butler Pa 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler Pa 16001

Estate of: Mildred R Heinz

Late of: Mars Pa
Executor: Suzanne J Kilby
1405 Oakcrest Drive
Alexandria Va 22302
Attorney: Michael W Nalli
Michael W Nalli PC
150 Pleasant Drive, Suite 101
Aliquippa Pa 15001

Estate of: Marilyn M Johnston

Late of: Butler Township Pa
Executor: Ryan Powell
627 Taylor Avenue
Unit B
Pittsburgh Pa 15202
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler Pa 16001

Estate of: Jason Barnot Koliscak

Late of: Cranberry Township Pa
Administrator: Melanie Koliscak
127 Aberdeen Drive
Cranberry Township Pa 16066
Attorney: Juliet L Abel
134 Village Dr
Cranberry Twp Pa 16066

Estate of: Joseph M Kotchey

Late of: Lancaster Township Pa
Executor: Keith G Kotchey
558 Yellow Creek Road
Harmony Pa 16037
Attorney: Russell C Miller
Auld Miller LLC
4767 William Flynn Hwy
Allison Park Pa 15101

Estate of: Phyllis A Nesbitt**a/k/a: Phyllis Nesbitt**

Late of: Zelienople Pa
Executor: Louis W Nesbitt
404 E New Castle St
Zelienople Pa 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople Pa 16063

Estate of: Richard K Reinsel

Late of: Butler Township Pa
Executor: Eric L Reinsel
109 Pheasant Ridge Drive
Butler Pa 16001
Attorney: Amy D Rees Esquire
Heritage Elder Law & Estate Planning, LLC
318 South Main Street
Butler Pa 16001

Estate of: Kenneth G Rieger**a/k/a: Kenneth G Rieger Sr**

Late of: Prospect Pa
Executor: Debra J Valensky
180 Boy Scout Road
Renfrew Pa 16053
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople Pa 16063

Estate of: Donald H Sarver

Late of: Zelienople Pa
Executor: Denise Harris
323 7th Avenue
New Brighton Pa 15066
Attorney: Russell C Miller
Auld Miller LLC
4767 William Flynn Hwy
Allison Park Pa 15101

Estate of: Glee E Smith

Late of: Valencia Pa
Executor: Robert J McCauley
119 Sunset Drive
Valencia Pa 16059
Attorney: Michael K Parrish Esq
Goehring Rutter And Boehm
2100 Georgetowne Drive Suite 300
Sewickley Pa 15143

Estate of: John C Smith**a/k/a: J C Smith**

Late of: Butler Pa
Administrator: Jeffrey Smith
216 E Patterson Ave
Butler Pa 16001
Attorney: Michael S Lazaroff
The Cingolani Building
300 North Mckean St
Butler Pa 16001

Estate of: James T Sweeney

Late of: Franklin Township Pa
Executor: Cynthia B Sweeney
132 Andrews Trace
Butler Pa 16001
Attorney: Michael K Parrish Esq
Goehring Rutter And Boehm
2100 Georgetowne Drive Suite 300
Sewickley Pa 15143

Estate of: Oliva M Sweeney**a/k/a: Oliva Margaret Roman Sweeney**

Late of: Butler Township Pa
Executor: Daniel R Sweeney
306 Saw Mill Run Road
Butler Pa 16001
Attorney: Maryann Bozich DiLuigi
506 S Main Street
Suite 2201
Zelienople Pa 16063

Estate of: Jennetta S Toelke**a/k/a: Jan S Toelke****a/k/a: Jennette S Toelke**

Late of: Zelienople Pa
Executor: Reid D Moon
442 S Main Street
Zelienople Pa 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople Pa 16063

Estate of: Terry Edward Wahl MD

Late of: Evans City Pa
 Administrator C.T.A.: Jennifer L Kilmer
 2498 Ben Franklin Hwy
 Edinburg Pa 16116
 Attorney: John R Seltzer
 Seltzer & Harper
 2625 Wilmington Road
 New Castle Pa 16105

Estate of: Lloyd E Wilson**a/k/a: Lloyd E Wilson Sr**

Late of: Mars Pa
 Executor: Lloyd E Wilson Jr
 108 Clifford Lane
 Valencia Pa 16059
 Attorney: Paula J Willyard
 Willyard Law
 347 N Pike Road
 Sarver Pa 16055

BCLJ: November 18, 25 & December 2, 2016

MORTGAGES

Recorded November 7 - November 10, 2016

Adams, Matthew J-GREENVILLE SAV BK-Connoquenessing Twp-\$182,000.00

Ambrass, William Aka-HUNTINGTON NATL BK-Cranberry Twp-\$231,400.00

Andrews, Kevin A-JLB CORP DBA-Buffalo Twp-\$430,761.00

Angiolieri, Nicholas G-CLEARVIEW FED CRED UN-Butler Twp-\$21,000.00

Avery, Albert Andrew-AMERICAN FED MTG CORP-Adams Twp-\$578,000.00

Badger, James Travis-THIRD FED S&L ASSN CLEVELAND-Jackson Twp-\$123,000.00

Beatty, Ryan W-UNITED WHOLESALE MTG-Center Twp-\$167,920.00

Bernhard, Michael-NEXTIER BK NA-Center Twp-\$224,000.00

Bernhard, Michael-NEXTIER BK NA-Center Twp-\$26,000.00

Beveridge, William J-FIRST COMMONWEALTH BK-Franklin Twp-\$127,300.00

Binder, Kevin M-SAIL MTG CORP-Forward Twp-\$258,000.00

Bosco, Michael J-PNC MTG AKA-Cranberry Twp-\$265,300.00

Brewster, Robert A-HOWARD HANNA MTG SERVS-Seven Fields Boro-\$151,200.00

Brunsell, Bryan J-PENNYMAC LOAN SERVS LLC-Middlesex Twp-\$325,127.00

Cardello, John F Jr-FIRST NATL BK PA-Mercer Twp-\$25,000.00

Castro, Jonathan G-USAA FED SAV BK-Jackson Twp-\$202,000.00

Cavalero, David E-FIRST COMMONWEALTH BK-Butler Twp-\$125,500.00

Charlton, Joseph V-FARMERS NATL BK EMLENTON-Buffalo Twp-\$75,000.00

Chiesa, Roberto G-DOLLAR BK FED SAV BK-Adams Twp-\$170,000.00

Colaiani, Victoria R-NEW PENN FIN LLC-Adams Twp-\$172,750.00

Collier, Nicole E-BUTLER ARMCO EMP CRED UN-Chicora Boro-\$40,000.00

Collins, Brian A-BUTLER ARMCO EMP CRED UN-Butler Twp-\$25,800.00

Cottage, Ronald Wayne-BUTLER ARMCO EMP CRED UN-Summit Twp-\$53,500.00

Cronin, Michelle A-QUICKEN LOANS INC-Adams Twp-\$312,500.00

Davidson, Randy J-STEARNS LENDING-Adams Twp-\$260,000.00

Davis, James R Iii-QUICKEN LOANS INC-Prospect Boro-\$232,702.00

Delaney, Kevin-DOLLAR BK FED SAV BK-Cranberry Twp-\$121,000.00

Depretis, Anthony L-DOLLAR BK FSB-Adams Twp-\$475,000.00

Dietz, Leonard-HOWARD HANNA MTG SERVS-Butler Twp-\$180,900.00

Duttry, Kevin E-NORTHWEST BK-Clearfield Twp-\$68,500.00

Elwell, Susan-HOUSING AUTH CO BUTLER-Butler City-\$4,700.00

Feidt, Todd Frederick-NORTHWEST BK-Jefferson Twp-\$214,500.00

Ferraro, Richard J-FIRST CHOICE MTG SERVS INC-Adams Twp-\$296,000.00

Filges, Dennis-NORTHWEST BK-Oakland Twp-\$70,000.00

Fisher, Edward F-PNC BK NATL ASSN-Oakland Twp-\$25,000.00

Fisher, Edward F-PNC BK NATL ASSN-Oakland Twp-\$40,000.00

Fleming, John A-HUNTINGTON NATL BK-Adams Twp-\$372,200.00

Floyd, Edward L-MARS NATL BK-Middlesex Twp-\$50,000.00

Franks, Mary Kathryn-PATRIOT LENDING SERVS INC-Winfield Twp-\$154,949.00

Freed, Paul R Jr-HOWARD HANNA MTG SERVS-Franklin Twp-\$384,250.00

Gagen, Timothy R Jr-MARS NATL BK-Adams Twp-\$277,000.00

Gigandet, Joseph N-QUICKEN LOANS INC-Adams Twp-\$173,200.00

Grassa, Craig-CARRINGTON MTG SERVS LLC-Cranberry Twp-\$275,921.00

Greenspace Land Inc-ELDERTON STATE BK-Clinton Twp-\$400,000.00

Hancher, Brett G-HANCHER, GEORGE

NOTICE OF TRUST

RE: Martha Jane Bortmas Living Trust dated December 5, 2002

Notice is hereby given that **Karen Ann Snow and Sally Jo Grossman** are the Co-Trustees of the above-named Trust. All persons indebted to the Martha Jane Bortmas Trust are requested to make payment and all those having claims against the Martha Jane Bortmas Trust are directed to present the same without delay to:

Martha Jane Bortmas
Living Trust dated December 5, 2002
c/o Karen Ann Snow
770 Halston Road
West Sunbury, PA 16061

Martha Jane Bortmas
Living Trust dated December 5, 2002
c/o Sally Jo Grossman
121 Shawnee Lane
Slippery Rock, PA 16057

Ronald W. Coyer, Esquire
S.R. LAW, LLC
631 Kelly Blvd.,
P.O. Box 67
Slippery Rock, PA 16057

BCLJ: November 18, 25 & December 2, 2016

**THE WALTER V. BURFORD
REVOCABLE LIVING TRUST
AGREEMENT DATED MAY 23, 2001
WALTER V. BURFORD, DECEASED**

**DATE OF DEATH:
OCTOBER 15, 2016**

**TRUSTEES' NOTICE OF TRUST
PURSUANT TO 20PA. C.S.
§7755 (c)**

WALTER V. BURFORD, late of Buffalo Township, Sarver, Butler County, Pennsylvania, now deceased, having created THE WALTER V. BURFORD REVOCABLE LIVING TRUST AGREEMENT DATED MAY 23, 2001 and any amendments thereto, and having appointed Lois M. Cable and Jeanne M. Keeney, Joint Successor trustees, notice is hereby given to all persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them to the undersigned, duly authenticated for

settlement to Lois M. Cable, 255 Ekastown Road, Sarver, PA. 16055, and/or Jeanne M. Keeney, 559 Meadowvale Drive, Cheswick, PA. 15024, or their attorney at the address below:

Charles E. Weston, Esquire
3058 Leechburg Road,
Lower Burrell, PA 15068
Telephone: 724-335-7370

BCLJ: November 25 & December 2, 9, 2016

**BERESIK FAMILY TRUST
DATED APRIL 9, 1999
ANN G. BERESIK, DECEASED DATE
OF DEATH: February 19, 2016
TRUSTEE'S NOTICE OF TRUST
PURSUANT TO 20PA.
C.S. §7755(c)**

ANN G. BERESIK, late of Buffalo Twp., Sarver, Butler County, Pennsylvania, now deceased, having created BERESIK FAMILY TRUST dated the 9th day of April, 1999 and any amendments thereto, and having appointed JOHNS. BERESIK, Successor Trustee, notice is hereby given to all persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them to the undersigned, duly authenticated for settlement to

JOHNS. BERESIK
117 Woodland Place
Sarver, PA 16055

Or their attorney at the address below.

William T. Woncheck, Esquire
1625 Union Ave., Suite 5
Natrona Hts., PA 15065
Telephone: 724-224-5545

BCLJ: December 2, 9, 16, 2016

NOTICE OF TRUST

RE: The Revocable Trust of **Elizabeth E. Ventura** dated December 10, 1992 and amended August 14, 2008.

Notice is hereby given that Chris A. Ventura is the Trustee of the above-named Trust. All persons indebted to the Revocable Trust of Elizabeth A. Ventura are requested to make payment and all those having claims against

the Revocable Trust of Elizabeth Ventura are directed to present the same without delay to:

The Revocable Trust of Elizabeth E. Ventura dated December 10, 1992 and amended August 14, 2008

c/o Chris A. Ventura
414 Saxonburg Blvd.
Saxonburg, PA 16056

Kathleen M. Charlton, Esquire
Charlton & Charlton
61 7 South Pike Road
Sarver, PA 16055

BCLJ: December 2, 9, 16, 2016

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
CIVIL DIVISION
BUTLER COUNTY
NO. 2016-010568**

Citizens Bank of Pennsylvania, Plaintiff vs.
Marshall W. Ashby, Defendant

TO: **Marshall W. Ashby**, Defendant, whose last known address is 477 Hooker Road, West Sunbury, PA 16061.

You are hereby notified that on July 26, 2016 Plaintiff, Citizens Bank of Pennsylvania filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Butler County Pennsylvania, docket to number 2016-010568. Wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 477 Hooker Road, West Sunbury, PA 16061, whereupon your property would be sold by the Sheriff of Butler County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a

judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Butler County Bar Assn./
Lawyer Referral Service
240 S. Main St.,
Butler, PA 16601,
724-841-0130

Gregory Javardian,
Atty. for Plaintiff
1310 Industrial Blvd.,
1st Fl., Ste. 101
Southampton, PA 18966
(215) 942-9690

BCLJ: December 2, 2016

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. AD-10-11729**

Federal National Mortgage Association,
Plaintiff vs. Eric J. Hunt, Defendant

NOTICE OF SALE OF REAL PROPERTY

To: **Eric J. Hunt**, Defendant, whose last known address is 122 Hillvue Drive, Seven Fields, PA 16046.

Your house (real estate) at 122 Hillvue Drive, Seven Fields, PA 16046, is scheduled to be sold at the Sheriff's Sale on March 17, 2017 at 11:00 a.m. in the Butler County Courthouse, Center Stairwell, S. Main St., Butler PA 16001, to enforce the court judgment of \$258,893.85, obtained by Plaintiff above

(the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION:

ALL THAT CERTAIN lot of price of ground situate in the Borough of Seven Fields, County of Butler and the Commonwealth of Pennsylvania being Unit No. 2704-R of Castle Creek Townhouses Plan of Lots Phase II, Revision No. 1, recorded in the Butler County Recorder of Deeds Office in Plan Book Volume 200, Page 38, said Phase 27-R being a re-subdivision of Phase 27 of the Castle Creek Plan of Lots Phase II, recorded in Plan Book Volume 185, page 8-10. BLOCK & LOT: 505-S1-H2704. BEING KNOWN AS: 122 Hillvue Drive, Seven Fields, PA 16046. PROPERTY ID NO.: 505-S1-H2704-0000.

TITLE TO SAID PREMISES IS VESTED IN Eric J. Hunt BY DEED FROM Keith F. Nist and Margaret A. Nist DATED 1/8/2007 RECORDED 1/30/07 IN DEED BOOK Instrument #20070130002312. UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR

PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

Udren Law Offices, P.C.,
Atty. for Plaintiff,
111 Woodcrest Rd.,
Ste. 200,
Cherry Hill, NJ 08003,
856.482.6900.

BCLJ: December 2, 2016

NOTICE

Notice is hereby given that Articles of Incorporation 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 **VAPORTECH SERVICES, INC.**

David A. Gallogly
Attorney At Law
2819 Ridge Drive
Allison Park, PA 15101-3174

BCLJ: December 2, 2016

REGISTER'S NOTICE

I, SARAH E. EDWARDS, 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, DECEMBER 12, 2016 at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BOLLEN, Homer A.	Kathleen B. Gaberson	10/24/16
COSCIA, Alexander J.	Jessica L. Hoover	10/27/16
DANO, Mary	Suzette Abels	10/31/16
McFADDEN, Janivee M. a/k/a McFADDEN, Janivee	Robin L. Nuhfer	10/31/16
PHILLIPS, Jane H.	Thomas E. Breth and Mary Jo Dillon	10/31/16

BCLJ: December 2, 9, 2016

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of January 2017** 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, February 17, 2017 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 18, 25 & December 2, 2016

E.D. 2015-30031

C.P. 2015-20314

SHF FILE: 16003198

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of JONATHAN D BENDER at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL that certain lot or parcel situate in Adams Township, Butler County, Pennsylvania, being Lot No. 138 in the Heritage Creek Plan Phase I of record in the Butler County Recorder's Office as instrument No. 200210020033110 recorded on October 2, 2002 in Plan Book Volume 255, page 25.

Being designated as Tax Parcel Number. S17 A 138

UNDER and Subject to any and all building restrictions, building lines, easements, right of way, estates, covenants, 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 of Heritage Creek ("the Declaration"), of record in the Butler County Recorder of Deeds Office as Instrument No. 20021030036445 as the same may be supplemented or amended prior to the date hereof. Grantor

intends and Grantees agrees that the recording of this indenture shall serve as a "Supplemental Declaration" under Article IX, Section 1 of said Declaration such that the above described property is, from and after the date of recording this Indenture, deemed to be and hereby is submitted to the terms of said declaration.

BY acceptance and recording of this Indenture, Grantees, for its heirs and assigns, covenant and agree that pursuant to Article XI of the Declaration, no structure shall be placed, erected, or installed upon the above described property, nor shall any other construction or future modification of completed improvements thereon occur unless and until the same has been reviewed and approved by the "New Construction Committee" or "Modifications Committee", established by Article XI of the Declaration.

DEED BOOK: Instrument Document #

200606220015407

DEED PAGE: Instrument Document #

200606220015407

MUNICIPALITY: Adams Township

TAX PARCEL#: 10-S1 7A138

PROPERTY ADDRESS: 109 Heritage Creek Drive Mars, PA 16046

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30281

C.P. 2016-20922

SHF FILE: 16003193

ATTY THOMAS MAY

Seized and taken in Execution as the property of ROBERTA BISH at the suit of DAVID A SERAFINE AND KAREN M SERAFINE, Being:-

ALL that certain piece, parcel or lot of land situate in the Township of Parker, County of Butler, Commonwealth of Pennsylvania, being known and designated as Lot No. 1 in the Eldorado Acres Plan of Lots as recorded in the Recorder's Office of Butler County at Rack File Section 66, Page 37, said lot being more specifically bounded and described as follows:

BEGINNING at a point in the center of Township Route T-725, said point being the Southwest corner of the lands of now or formerly Richard Galenus; thence North 79 degrees 46' West along center line of Township Rout T-725 a distance of 141.47 feet to a point on line of Lot No. 2 in said plan

of lots; thence along line of Lot No. 2 in said Plain, North 10 degrees 14' East, a distance of 589.05 feet to a point on line of Lot No. 25 in said plan; thence along line of Lot No. 25, South 79 degrees 46' East, a distance of 141.47 feet to a point on line of now or formerly Richard Galenus; thence continuing along said lands South 10 degrees 14' West a distance of 589.05 feet to a point, the place of beginning.

THIS description is prepared in accordance with the survey of B&B Engineering Company dated October 4, 1975.

DESIGNATED as Tax Parcel Number 260-S3-A1.

BEING the same property conveyed to David A. Serafine and Karen M. Serafine by deed of Sherry L. Michael, dated October 31, 2001 and recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania at Instrument Number 200110310031056.

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30264

C.P. 2016-21591

SHF FILE: 16002969

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of ROBERT CHRISTNER AND JANET E CHRISTNER at the suit of FIRST NATL BK-PA, Being:-

Seized and taken in Execution as the property of Robert Christner and Janet E. Christner at the Suit of First National Bank of Pennsylvania, Being:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROBERT CHRISTNER AND JANET E. CHRISTNER, OF, IN AND TO THE FOLLOWING DESCRIBED

PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING LOT NO. 3 IN THE OAK HILLS PLAN OF LOTS NO. 1. HAVING ERECTED THEREON A DWELLING KNOWN AS 102 RED BRUSH TRAIL, HARMONY, PENNSYLVANIA 16037. DEED BOOK VOLUME 2699, PAGE 567, PARCEL NO. 200-S5-B3

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30257

C.P. 2016-21653

SHF FILE: 16002884

ATTY ADAM DAVIS

Seized and taken in Execution as the property of LULU BELLE DODD at the suit of FIFTH THIRD MORTGAGE COMPANY, Being:-

ALL that certain lot of land situate in the Borough of Bruin, Butler County, Pennsylvania, bounded and described as follows:

On the North by G.S. Black store property, T. A. Kelly Garage lot and old Mill lot, now or formerly belonging to D. D. Kelly and H.F. Kelly; on the East by Bear Creek or Bear Creek Coal Company, said Old Mill lot, T. A. Kelly Garage lot and G. S. Black store lot; on the South by Harold Amsler; and on the West by Main Street of Bruin Borough. The premises herein conveyed being more particularly bounded and described as follows:

Beginning at the Southwest corner of this lot and at the Northwest corner of Harold Amsler lot; thence North along said Main Street, ninety eight and one-half (98 1/2) feet to G. S. Black; thence East by G. S. Black Store lot, T. A. Kelly garage and the Old Mill lot to Bear Creek Coal Company at Bear Creek; thence South along Bear Creek or Bear Creek Coal Company to lot of Harold Amsler; thence West along Harold Amsler lot to said Main Street, the place of beginning. The parcel or tract of land herein described and hereby conveyed having thereon erected a two story frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Robert R. Dodd and Lulu Belle Dodd, his wife, by Deed from William File and Margaret File, his wife, Dated 09/05/1963, Recorded 09/06/1963, in Book 795, Page 327.

By virtue of the death of Robert R. Dodd on or about 12/17/2015, Lulu Belle Dodd became the sole owner of the premises as surviving tenant by the entireties.

Tax Parcel: 340-S1-A20-0000
Premises Being: 205 Main Street, Bruin, PA 16022

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30263
C.P. 2016-21693
SHF FILE: 16002973
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of BONNIE P EASTERBROOK, BONNIE P THIESSEN, MICHAEL DEAN EASTERBOOK AND MICHAEL D EASTERBROOK at the suit of FEDERAL NATL MORTGAGE ASSN, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 25 in the Westwood Plan of Lots, Plan Number Three, as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File Section 60, page 28.

BEING designated as Tax Parcel No. S16-C25 in the Tax Claim Bureau of Butler County, Pennsylvania.

UNDER AND SUBJECT to all reservations, restrictions, easements, covenants, conditions, building lines, rights of ways, oil and gas leases, if any, as shown on prior instruments of record or on the recorded plan.

BEING the same property title to which vested in the Mortgagors herein by deed dated 38th APRIL 1993 and to be recorded herewith.

TIE correct address of the with-in named Mortgagor is 113 AMHERST DRIVE, BUTLER, PA 16001.

DEED BOOK: Instrument Number
201309100026275
DEED PAGE: Instrument Number
201309100026275
MUNICIPALITY: Township of Center
TAX PARCEL #: 060-S16-C25-0000
PROPERTY ADDRESS: 113 Amherst Drive
Butler, PA 16001

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30269
C.P. 2016-21730
SHF FILE: 16003003
ATTY LEON HALLER**

Seized and taken in Execution as the property of JENNIFER ELKINS AND JENNIFER HARTZELL at the suit of US BANK NATL ASSN, Being:-

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

BEGINNING at a point along the Western right of way line of Main Street at a point in common with lands of now or formerly D. Knox, being the Northeast corner of the lot herein conveyed; thence North 85 degrees 00 minutes 00 seconds West along line of lands of now or formerly D. Knox a distance of 180.00 feet to a point along an alley; thence South 05 degrees 00 minutes 00 seconds West a distance of 59.00 feet to a point along line of lands of now or formerly R.E. Grosch; thence South 85 degrees 00 minutes 00 seconds East along line of lands of now or formerly R.E. Grosch a distance of 180.00 feet to a point along Western right of way line of Main Street; thence North 05 degrees 00 minutes 00 seconds East along the Western right of way line of Main Street a distance of 59.00 feet to point, the place of beginning. As per survey of Land Surveyors, Inc. dated October 21, 1998.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 116 MAIN STREET BRUIN, PA 16022

TAX PARCEL NO. 340-S1- E4-0000

BEING THE SAME premises which Mark D. Carlson and Mary Ann Carlson, husband and wife, by Deed dated May 27, 2010 and recorded June 04, 2010 in Butler County Instrument #201006040012063, Granted and conveyed unto Jennifer Hartzell. Jennifer Hartzell is now known as Jennifer Elkins.

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.

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30246
C.P. 2016-21593
SHF FILE: 16002800
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of JOHN A FILIPPONE, JOHN FILIPPONE, HOLLY FILIPPONE AND HOLLY L FILIPPONE at the suit of US BANK NATL ASSN, Being:-

ALL THAT certain piece, parcel or lot of land situate in the Township of Donegal, Butler County, Pennsylvania, being known and designated as Lot 4 on the Rivers Subdivision A recorded in the Butler County Recorder's Office at Plan Book 255, page 6.

BEING a portion of the premises conveyed to Donald W. Rivers and Linda M. Rivers by deed of Truserv Corporation, successor to American Hardware Supply Company, dated December 21, 1998, and recorded in the Butler County Recorder's Office at Record Book 2950, Page 519.

BEING known and designated as Map No. IF106 Parcel A2L.

SUBJECT to a 40 foot building setback line an existing power line right-of-way as set forth on the recorded plan.

EXCEPTING and reserving unto the grantors a 30 foot private right-of-way along the easterly boundary line of the property for ingress, egress and regress to and from other lands of the grantors and State Route 68 and also to install, repair, maintain and replace underground utility lines, including sanitary sewer lines and a 15-foot sanitary sewer right-of-way extending to Lot 3 of the Rivers Subdivision A, as is more specifically set forth on the survey of W. J. McGarvey, P. E. dated August 12, 2004.

BEING THE SAME PREMISES which John Filippone, by Deed dated October 9, 2015 and recorded October 9, 2015 in the Office of the Recorder of Deeds in and for the County of Butler under Instrument Number 201510090022500, granted and conveyed unto Holly Filippone.

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-3041
C.P. 2016-21417
SHF FILE: 16002804
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of TIMOTHY M FORINGER at the suit of FIFTH THIRD MORTGAGE CO, Being:-

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

BEGINNING at a point on Dershimier (incorrectly spelled Derhsimer in prior deed) Avenue, at a point which is the common corner for Lot 16 and 17 in the Dershimier Plan of Lots on record at the Recorder's Office of Butler County at Record Book 2, Page 10; thence along said Dershimier Avenue, North 48° 15' West, a distance of 68.925 feet to a point, the place of beginning of the lot herein conveyed; thence along said Dershimier Avenue, North 48° 15' West, a distance of 68.925 feet to a point on line of lands now or formerly Alwor, Inc.; thence South 41° 75' East a distance of 133 feet to a point on line of lands now or formerly McChesney; thence South 48° 15' East a distance of 68.925 feet to a point on line of lands now or formerly Frances E. Bell; thence North 41° 75' West, a distance of 133 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Foringer, single, by Deed from Bob Parker and Nancy Parker, h/w, dated 03/19/2008, recorded 04/02/2008 in Instrument Number 200804020006915.

Tax Parcel: 054-33-118-0000

Premises Being: 122 Dershimier Avenue, Butler, PA 16001-28 08

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30267
C.P. 2016-21728
SHF FILE: 16002991
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of BRUCE L FRY, JR at the suit of STONEGATE MORTGAGE CORP, Being:-

ALL that certain lot or piece of ground, Situate in Butler Township, County of Butler, and State of Pennsylvania, bounded and

described as follows:

BEGINNING at a point, the Northeast corner of the lot herein described on the Pittsburgh and Butler Plank Road; thence by land now or formerly of Earl Brown, et al., South 54 degrees 27 minutes East 154.92 feet to line of lands of now or formerly Samuel Schaffner Heirs; thence along the line of lands of now or formerly Samuel Schaffner Heirs, South 34 degrees 24 minutes West, 89.76 feet to a point on line of lands of now or formerly Catherine Glace; thence along the line of lands of now or formerly Catherine Glace, North 62 degrees 18 minutes West 127.06 feet to a point on the Old Plank Road; thence North 17 degrees 53 minutes East 74.26 feet to a point; thence North 22 degrees 38 minutes East 37.28 feet to the place of beginning, as per Survey by Greenough & Greenough, Inc. dated January, 1962.

TITLE TO SAID PREMISES IS VESTED IN Bruce L. Fry, Jr. and Bruce L. Fry, Sr., by Deed from Lorest Jacob Dolder and Lisa J. Dolder, dated 06/27/2014, recorded 08/20/2014 in Instrument No. 201408200019458.

As the property is owned by defendants BRUCE FRY, JR. A/K/A BRUCE L. FRY, JR. and BRUCE FRY, SR. A/K/A BRUCE L. FRY, SR as joint tenants with the right of survivorship, upon the death of BRUCE FRY, SR. A/K/A BRUCE L. FRY, SR., BRUCE FRY, JR. A/K/A BRUCE L. FRY, JR became sole owner of the mortgaged premises as surviving joint tenant with the right of survivorship.

Tax Parcel: 051-38-17-0000

Premises Being: 87 Old Plank Road, Butler, PA 16001-3269

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30270
C.P. 2016-21733
SHF FILE: 16003133
ATTY MARK UDREN

Seized and taken in Execution as the property of FAITH CARROLL GILLEN at the suit of DEUTSCHE BANK NATL TR CO, Being:-

ALL those two (2) contiguous pieces, parcels or tracts of land Located in Mercer Township, Butler County, Pennsylvania, bounded and described as follows:

PARCEL 1: BEGINNING at Northwest corner in center of public road (being road that leads to Bailey's Store); thence East ten perches to a post in center of said road; thence by land of Catholic Church and Charles Tinker, sixteen perches to a post; thence West by land of Charles Tinker, ten perches to a post; thence North by land of Charles Bell, sixteen perches to place of beginning.

PARCEL 2: BEGINNING at the Northeast corner of same, being the Southeast corner of other lot of now or formerly Isacco; thence in a Southern direction along land of Charles E. Tinker, two hundred (200) feet to a corner; thence in a Westerly direction along land of same, one hundred sixty-five (165) feet to a corner; thence in a Northerly direction along land of Pittsburgh Limestone Company, two hundred (200) feet to the Southwest corner of other lot now or formerly Isacco; thence in an Eastern direction along Southern boundary of other lot now or formerly Isacco, one hundred sixty-five (165) feet to the place of beginning.

BEING designated as Parcel No. 220-S1-A3 in the Deed Registry Office of Butler County, Pennsylvania.

BEING KNOWN AS: 228 Boyers Road, Harrisville, PA 16038

PROPERTY ID NO.: 220 SI A3

TITLE TO SAID PREMISES IS VESTED IN Faith Carroll-Gillen, her heirs and assigns BY DEED FROM Rachel Isacco, Lucy A. Sack, Judy L. Davis, Michael D. Isacco, Marlene McGregor and Marilyn Olesnevich DATED 08/24/2005
 RECORDED 10/25/2005 IN DEED BOOK
 Instrument Number: 200510250030895.

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30243
C.P. 2016-21559
SHF FILE: 16002803
ATTY ADAM DAVIS

Seized and taken in Execution as the property of JAMES A GRIMM at the suit of LSF9 MASTER PARTICIPATION, 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. 275 in the Fernway Plan as recorded in the Recorder's Office of said

County in Rack File Section 10, page 29A and 2913.

HAVING erected thereon a dwelling.

THIS CONVEYANCE IS SUBJECT to a 50-foot building line from the front line of said lot; rights of way for utility and pipe lines, oil and gas rights and leases, and other rights of way, reservations and restrictions as set forth in prior instruments of record and affect the premises above described; building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

TITLE TO SAID PREMISES IS VESTED IN James A. Grimm and Linda L. Grimm his wife, by Deed from Dolores M. DiNardo, dated 08/16/1990, recorded 08/22/1990 in Book 1639, Page 0320.

Tax Parcel: 130-S3-A275

Premises Being: 43 Robinhood Drive, Cranberry Township, PA 16066-4343

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30276
C.P. 2016-21349
SHF FILE: 16002972
ATTY JILL COUGHLIN

Seized and taken in Execution as the property of JOHN P HAGGERTY AND JOHN HAGGERTY at the suit of EDERAL NATL MORTGAGE ASSN, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 11A in the Brookside Village in the Adams Ridge Phase 1 Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 166, pages 3 through 7.

BEING KNOWN AS: 124 BROOKHAVEN BOULEVARD, MARS, PA 16046

BEING THE SAME PREMISES which TIMOTHY D. KELLY and TERRI L. WAYNE, by Deed dated 08/01/03 and recorded 08/05/03 in the Office of the Recorder of Deeds in and for Butler County in Deed Book in 2003080034844 granted and conveyed unto JOHN P. HAGGERTY A/K/A JOHN HAGGERTY

PARCEL NO.: 10-S9-A11

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30249
C.P. 2016-21636
SHF FILE: 16002840
ATTY ADAM DAVIS

Seized and taken in Execution as the property of MARK L HART at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING on the Northwest corner of the tract herein described, at intersection of land of the Presbyterian Church and the Western edge of a 50 foot roadway known as Argyle Street; thence along the Western edge of said Argyle Street, South 29 degrees 00 minute 00 second West, a distance of 89.15 feet to a point on line of land now or formerly of R.D. Miller; thence along line of lands now or formerly of R.D. Miller and C. Bullman, North 61 degrees 00 minute 00 second West, 153.21 feet to a point on line of other lands now or formerly of Bullman and J.W. Hillwig, North 31 degrees 45 minutes 00 second East, 182.08 feet to a point on the Southern edge of a 20 foot right of way, known as Reimer Street; thence by the Southern edge of said Reimer Street, South 58 degrees 18 minutes 00 second East, a distance of 69.56 feet to a point on line of lands now or formerly of the Presbyterian Church; thence along line of lands now or formerly of the Presbyterian Church, the following courses and distances: South 29 degrees 00 minute 00 second West, a distance of 89.32 feet and South 61 degrees 00 minute 00 second East, a distance of 75.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Mark L. Hart, unmarried, by Deed from Jason A Kelley and Sally A Kelley, h/w, dated 08/13/2007, recorded 08/30/2017 in Instrument Number 200708300022782.

Tax Parcel: 470-S1-B44-0000

Premises Being: 109 S Argyle Street, Petrolia, PA 16050

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30266
C.P. 2016-21198
SHF FILE: 16002983
ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of LEE W HELLER at the suit of PNC BANK NATL ASSN, Being:-

ALL that certain piece, parcel or tract of land situate in the Township of Forward, County of Butler and Commonwealth of Pennsylvania, shown on County Assessor's Map No. 160-3F72- 29A9, as recorded in Deed Book Volume 701, page 400, and described as follows:

BEGINNING at a point in the center line of a private road at the northeast corner of property herein described; thence by the center of said private road, North 43° 69' 30" West 158.00 feet; thence by the center of said private road, as it turns to the left at an angle of lands formerly of Charles W. Powell, 50.00 feet, more or less; thence South 41 ° 52' West, 80.00 feet to a point; thence South 52° 16' East along lands described in Deed Book Volume 592, page 425, 104.00 feet to a point; thence South 43° 58' 30" East along lands described in Deed Book Volume 674, page 1 10, 104.00 feet to other lands now or formerly of Charles W. Powell; thence North 41° 52' East, 80.00 feet to the place of beginning.

BEING KNOWN as 112 Bolten Lane, Renfrew, Pennsylvania 16053.

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

BEING the same premise granted and conveyed unto Lee W. Heller by Deed of Ronald Krupka, unmarried, dated May 13 , 1997, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on June 19, 1998 in Deed Book 2876, page 994.

BUTLER COUNTY TAX PARCEL I.D. NO. 160-3F72-29A9.

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2014-30261
C.P. 2014-21097
SHF FILE: 16003166
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JEROME A HEPP AND DEBRA N HEPP at the suit of WELLS FARGO BANK, NA, 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. 70 IN THE WOODBINE ESTATES Plan OF Lots PHASE II AS RECORDED IN THE RECORDERS OFFICE OF BUTLER COUNTY IN Plan BOOK VOLUME 141, PAGE 2.

TITLE TO SAID PREMISES IS VESTED IN Jerome A. Hepp and Debra N. Hepp, h/w, by Deed from Steven Horswood and Vicky J. Horswood, h/w, Dated 07/31/1998, Recorded 08/07/1998, in Book 2896, Page 733.

Tax Parcel: 130-S23-A70-0000

Premises Being: 147 Woodbine Drive, Cranberry Township, PA 16066-3211

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30278
C.P. 2016-21455
SHF FILE: 16003192
ATTY TERENCE MCCABE**

Seized and taken in Execution as the property of WILLIAM R HETRICK HEIR, NANCY J HETRICK BY KNOWN AND UNKNOWN HEIRS, AND UNKNOWN HEIRS at the suit of FINANCE OF AMERICA REVERSE LLC, Being:-

TAX I.D. #: 564- 13-79-0000

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE FOURTH WARD, CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON NORTH MCKEAN STREET AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED; THENCE SOUTH ALONG

SAID MCKEAN STREET, FIFTY (50) FEET TO LINE OF LOT NO. 20 IN THE MARY MILLER PLAN OF LOTS; THENCE WEST ALONG LINE OF SAID LOT NO. 20 ONE HUNDRED AND SEVENTY-SIX AND 66/100 (176.66) FEET TO A TWENTY-FOOT ALLEY; THENCE NORTH ALONG SAID ALLEY FIFTY AND FIVE-TENTHS (50.5) FEET TO LINE OF LOT NO. 22 IN SAID PLAN; THENCE EAST ALONG LINE OF LOT NO. 22 ONE HUNDRED AND SEVENTY-SIX AND SIXTY-SIX HUNDREDTHS (176.66) FEET TO SAID MCKEAN STREET, THE PLACE OF BEGINNING. BEING LOT NO. 21 IN A PLAN OF LOTS LAID OUT BY F.M. HARPER, C.E., ON LANDS OF N/F MARY MILLER, SAID PLAN BEING DULY RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK NO. 4, PAGE 3 AND RECORDED IN DEED BOOK VOLUME 1156, PAGE 1046, IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

Being known as: 622 NORTH MCKEAN STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Nancy J. Hetrick by deed from Nancy J. Hetrick dated October 26, 2012 and recorded February 11, 2013 in Instrument Number 201302110004297. The said Nancy J. Hetrick died on October 29, 2015 thereby vesting title in William R. Hetrick, Known Surviving Heir of Nancy J. Hetrick and Unknown Surviving Heirs of Nancy J. Hetrick by operation of law.

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30237
C.P. 2016-21494
SHF FILE: 16002810
ATTY ADAM DAVIS

Seized and taken in Execution as the property of DONALD P HOFFMANN, DONALD F HOFFMAN AND H&H PROPERTIES at the suit of FEDERAL NATL MORTGAGE ASSN, Being:-

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

On the North 132 feet by Fox Alley; on the East, 24 feet by Garfield Avenue; on the South 132 feet by other part of Lot No. 30,

land now or formerly of C. Smith; on the West 24 feet by Chestnut Alley.

HAVING thereon erected a two-story frame dwelling house.

BEING part of Lot No. 30 in the Thomas Robinson Plan of Lots which is recorded in the Recorder's Office in and for Butler County, Pennsylvania, in Plan Book No. 3, Page 15.

TITLE TO SAID PREMISES IS VESTED IN Donald P. Hoffmann and Donald F. Hoffmann, dba H & H Properties, a general partnership, as joint tenants with the right of survivorship, by Deed from Donald P. Hoffmann, aka Donald Hoffmann and Jane M. Hoffmann, h/w and Donald F. Hoffmann, dated 03/29/2006, recorded 04/06/2006 in Instrument Number 200604060007764.

Tax Parcel: 561-3-166-0000
Premises Being: 110 Garfield Avenue,
Butler, PA 16001-6317

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30239
C.P. 2016-21499
SHF FILE: 16002811
ATTY EDWARD MCKEE

Seized and taken in Execution as the property of LISA R HOPPER AND DAVID W HOPPER at the suit of UMB BK NATL ASSN, Being:-

ALL THAT CERTAIN piece, parcel or tract of land, situate in Center Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 8 in the Letto Estates Plan of Lots as recorded in Plan Book 145, Page 18.

UNDER AND SUBJECT TO a 35 foot building set back line and to the restrictive covenants as recorded in prior instruments of record.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Lisa R. Hopper and David W. Hopper, by Deed dated March 24, 2008, and recorded on April 2, 2008, by the Beaver County Recorder of Deeds as Instrument No. 200804020006822, granted and conveyed unto Lisa R. Hopper.

BEING KNOWN AND NUMBERED AS 107

Jenny Drive, Butler, PA 16001.
BLOCK AND LOT: 60-S16-D8.

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30248
C.P. 2016-21623
SHF FILE: 16002834
ATTY JESSICA MANIS

Seized and taken in Execution as the property of DAVID JENKINS AND DAVID F JENKINS JR at the suit of HSBC BANK USA, NA, Being:-

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

BEGINNING at a point on the westerly side of Maple Drive, a fifty foot street, on line dividing Lots Nos. 1 and 2; thence along said Maple Drive, South 1°01' West (153) feet to a point on line of Lot No. 3; thence along line of lot No. 3, North 88° 59' West one hundred forty (140) feet to a point on lands of now or formerly Roy C. Ferguson; thence along line of lands of Ferguson, North 1° 01' East (161.64) feet to a point on line of Lot No. 1; thence along line of lot No. 1, South 85° 27' East (140.27)feet to a point on the westerly line of Maple Drive, the place of beginning.

Being Lot No. 2 in the Keithwood Manor Plan of Lots #2, as laid out for the grantors herein by the North Hills Engineering Company, Inc., Registered Engineers, in July of 1959, and recorded in the Recorder's Office in and for Butler County in Plan Rack 29, page 11.

AND BEING a portion of a larger tract of land conveyed to the within grantors by deed of Anne L. McGliney, single woman, dated October 24, 1952 and recorded in the Recorder's Office in and for Butler County in Deed Book Volume 632, at page 379.

Said lot being SUBJECT to the building restrictions and covenants as are of record in Butler County and to the forty (40) foot building line which appears on said Plan.

PARCEL ID: 230-S2-43EB2

BEING KNOWN AS 104 Oakwood Drive, Valencia, PA 16059

BEING the same premises which Charles G. Miller, Executor of the Estate of Margaret

Miller, deceased by Deed dated August 10, 2005 and recorded September 12, 2005 in the Office of the Recorder of Deeds in and for Adams County in Deed Instrument 200509120025831, granted and conveyed unto David F. Jenkins, Jr., unmarried, heirs and assigns.

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30282
C.P. 2016-21469
SHF FILE: 16003188
ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of THERESA KEPPLER AND ROBERT D KEPPLER SR at the suit of US BANK NATL ASSN, Being:-

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

PARCEL No. I

BEGINNING at a point, said point being the Northwest corner of the tract herein conveyed and said point being located in the center of Legislative Route No. 10113, 53.24 feet North 70° 55' East from the line of lands of now or formerly Beck; thence from said point along the center line of Legislative Route No. 10113, North 74° 40' East a distance of 165.40 feet to a point in the center of Legislative Route No. 10113; thence by line of lands of Joseph A. Fisher, et. ux, South 11° 41* East, a distance of 115.39 feet to an iron pin; thence South 74° 40' West, a distance of 192 feet to an iron pin on line of lands of Joseph A. Fisher, et. ux.; thence continuing by the same North 1° East a distance of 120 feet to a point, the place of BEGINNING.

CONTAINING 0.472 acres.

PARCEL No. 2

BEGINNING at a point in the center line of Legislative Route No. 10113, known as Moran road, at the Southwest corner of other lands of D.F. Eppinger, and being the Northwest corner of the tract herein conveyed; thence along other lands of grantors herein, South 0° 17' 20" West, 112 feet to a point; thence along same, North 73° 15' 20" East, 216.38 feet to a point; thence along same, North 12° 15' 20" West,

107.72 feet to a point on lands of grantees herein; thence along other lands of grantees herein, South 73° 57' 20" West, 191.85 feet to a point, the place of BEGINNING.

BEING known as Lot No 1. CONTAINING 0.50 acres.

BEING KNOWN AS: 228 Moran Road, Butler, PA 16002

BEING THE SAME PREMISES which Margaret L. Eppinger, by Deed dated 4/7/1998 and recorded 4/9/1998 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2847, Page 468, granted and conveyed unto Theresa Kepple and Robert D. Kepple, Sr.

PARCEL NO.: 290-1F100-12B-0000

BCLJ: November 18, 25 & December 2, 2016

E.D. 2012-30398
C.P. 2012-20421
SHF FILE: 16002808
ATTY ADAM DAVIS

Seized and taken in Execution as the property of DOUGLAS C KETTER, REBECCA PILLER, UNITED STATES OF AMERICA at the suit of US BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, being Lot No. 6-A in the Pastoria Plan of Lots, of record in the Recorder's Office of Butler County, Pennsylvania, in Rack File 90, page 25, and more particularly bounded and described as follows, to-wit:

BEGINNING at a point on line of lands now or formerly of Bethlehem Mines Corporation, said point being common to Bessemer & Lake Erie Railroad Right of Way and being also the Northeast corner of the tract herein described; thence South 28 degrees 05 minutes 28 seconds East, along lands now or formerly of Bethlehem Mines Corporation, a distance of One Hundred Fifty-six and Forty Hundredths (156.40) feet to a point in the center of Township Road T-568, also known as Sun Mine Road, said point being the Southeast corner of the tract herein conveyed; thence through land now or formerly of Peter B. Pastoria, Trustee, South 53 degrees 16 minutes 35 seconds West, a distance of Six Hundred Fifty-two and Six

Hundred Forty One Thousandths (652.641) feet to a point on the division line of Lots 6-A and 6-B in said plan; said point being the Southwest corner of Lot 6-A; thence North 0 degrees 14 minutes 28 seconds West, along the Westerly boundary line of land now or formerly of Peter B. Pastoria, Trustee, and along the lands now or formerly of West Perm Power Company, a distance of One Hundred Fifty-five and Fifty-four hundredths (155.54) feet to a point which is the Northwest corner of the tract herein conveyed on the line of lands now or formerly of Bessemer & Lake Erie Railroad Right of way; thence North 50 degrees 22 minutes 32 seconds East, along the right of way line of the said Bessemer and Lake Erie Railroad, a distance of Five Hundred Eighty-four and four Tenths (584.4) feet to a point in the place of beginning.

CONTAINING 1.964 acres as per survey of Lucas Engineering Co.& Associates, dated May 20, 1981.

UNDER AND SUBJECT to easements, leases and restrictions of record in Butler County, Pennsylvania.

UNDER AND SUBJECT to a dedication to the Township of Clinton for road maintenance of a right of way sufficiently wide to make Sun Mine Road fifty (50) feet wide from its Easterly Boundary to the Westerly Boundary line with the tract herein conveyed.

UNDER AND SUBJECT to a building line running parallel to the center line of Sun Mine Road and One Hundred (100) feet West therefrom.

TITLE 10 SAID PREMISES IS VESTED IN Douglas C. Ketterer and Rebecca Piller, both single, by Deed from Marvin Gene Beeman and Margie cypher, k/n/a Margie Beeman, his wife, dated 9/12/1990, recorded 09/13/1990 in Book 1652, Page 27. Rebecca Piller departed this life on 10/17/2015, There by vesting title solely in Douglas C. Ketterer. Tax Parcel: 100-S5-A6A-0000

Premises Being: 384 Sun Mine Road, Sarver. PA 16055-8945

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30271
C.P. 2016-21388
SHFFILE: 16003131
ATTY MATTHEW MCDONNELL**

Seized and taken in Execution as the property of ANDRE P. LA STRAPES, IV at the suit of WELLS FARGO BANK, N.A., Being:-

ALL THAT CERTAIN lot or tract of land situate in the Township of Mercer, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 13, as shown on a certain plan entitled West's Pleasant Retreat Acres Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Rack File Section 66, Page 6.

BEGINNING at the Northwest corner of the within-described parcel at a point in the center line of Township Road T-428, said point also being the Northeast corner of Lot #12 in said plan of lots; thence South 61° 50' East along the center line of said Road T-428 a distance of 125.0 feet to a point, said point also being the Northwest corner of Lot #14 in said plan of lots and the Northeast corner of the lot herein described; thence South 28° 10' West along line of said Lot #14 a distance of 450.0 feet to an iron pipe on line of Lot #5 in said plan; thence North 61° 50' West a distance of 164.24 feet to an iron pipe on line of Lot #6 in said plan, said point also being the southeast corner of Lot #12 in said plan of lots; thence North 28° 10' East along line of Lot #12 a distance of 450.0 feet to a point in the center line of said Township Road T-428, also being the Southeast corner of Lot #23 in said plan and the place of beginning. Containing 1.3 acres, more or less, in accordance with plan and survey by B. & B. Engineering Company, dated June 15, 1975.

PARCEL NO. 220-S2-A13

BEING KNOWN AS: 170 SUTHERLAND ROAD, GROVE CITY, PA 16127

BEING THE SAME PREMISES which Connie M. Thompson, a widowed woman, by Deed dated June 25, 2014 and recorded July 22, 2014 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 201407220016782 granted and conveyed unto ANDRE P. LA STRAPES, IV, unmarried.

PARCEL NO.: 220-S2-A13

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30279
C.P. 2016-21680
SHF FILE: 16003187
ATTY CHRISTOPHER MCCABE**

Seized and taken in Execution as the property of AARON J LEDDON AND RHIANNON MORIN at the suit of BRANCH BANKING & TRUST CO, Being:-

TAX I.D. #: 130-S3-A88

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. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-A and 29- B.

UNDERAND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property, or as recorded in prior instruments of record.

UNDER AND SUBJECT to oil, gas and minerals, coal and coal bed methane gas and mining rights, and all rights incident to the extraction or development of oil, gas and minerals, coal or coal bed methane gas heretofore conveyed, leased, excepted and/or reserved by instruments of record; the rite of surface, lateral or subjacent support; or any surface subsidence.

Subject to a 50 foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328. Being known as: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Aaron J. Leddon and Rhiannon Morin by deed from Aaron J. Leddon and Rhiannon Morin dated April 1, 2014 and recorded May 5, 2014 in

Instrument Number 201405050009706.

E.D. 2015-30208
C.P. 2015-21184
SHF FILE: 16003167
ATTY ADAM DAVIS

Seized and taken in Execution as the property of SAMANTHA J MAYLACK, SAMANTHA MAYLACK AND MARKO MAYLACK at the suit of WELLS FARGO BANK, NA, Being:-

ALL THAT CERTAIN property situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10-A in the Revised Cranberry West Plan of Lots, of record in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 138, page 22, being a revision of Lots Nos. 10, 11 and 12 in the Cranberry West Plan of Lots, originally of record in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 98, page 32.

HAVING erected thereon a dwelling known as 600 Jennifer Drive, Cranberry Township, PA 16066.

TITLE TO SAID PREMISES IS VESTED IN Marko Maylack, by Deed from Samantha Maylack, Dated 12/06/2010, Recorded 12/09/2010, Instrument No. 201012090029106.

Tax Parcel: 130-S12-C10-0000

Premises Being: 600 Jennifer Drive, Cranberry Township, PA 16066-7408

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30260
C.P. 2016-20864
SHF FILE: 16002948
ATTY KIMBERLY HONG

Seized and taken in Execution as the property of DIANE E MCCLELLAND, DIANE MCCLELLAND, ERIC J MCCLELLAND AND ERIC MCCLELLAND at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

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

Beginning at a point in the centerline of the Mushbrush Road at the Northwest corner of the Lot herein described and on line of lands of Doctor L.A., Walters, thence South 89 degrees 32' East by the centerline of said road, 100 feet; thence South 88 degrees East along said centerline of road 272.79 feet; thence South 3 degrees 33' West by other lands of Charles Lavery and Mary Lavery, his wife, 323.64 feet to a stake; thence North 86 degrees 44' West by other lands of said Lavery, 370.65 feet to a stake at line of lands of Doctor L.A., Walters; thence North 3 degrees 12' East along line of lands of Doctor L.A., Walters, 312.72 feet to a point in the centerline of the Mushrush road, the place of beginning, Containing 2.78 acres land, as per survey of Greenough, McMahon and Greenough, Engineers, made July 12, 1937.

BEING known and numbered as 252 Mushrush Road, Butler, PA 16002

BEING the same property conveyed to Eric McClelland and Diane McClelland, husband and wife, who acquired title by virtue of a deed from Mary A. Campbell, single, dated October 10, 2009, recorded October 16, 2009, at Instrument Number 200910160024438, Butler County, Pennsylvania records.

Parcel No.: 270-2F71-1A-0000

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30244
C.P. 2016-21395
SHF FILE: 16002805
ATTY KIMBERLY HONG

Seized and taken in Execution as the property of AARON M MCDOWELL EST, UNKNOWN HEIRS, PAUL R MCDOWELL HEIR/ADM, AND DEANNA J SPANGLER HEIR/ADM at the suit of WELLS FARGO BANK NA, Being:-

All that certain lot or piece of ground situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being Lot No 957, 958 and 959 in the plan of lots as known as Connoquenessing Woodlands Plan No 5 and recorded in the Recorder's Office of Butler County, Pennsylvania, at Rack File 45, pages 3A & B.

BEING known and numbered as 127 Blue

Jay Drive, Evans City, PA 16033

BEING the same property conveyed to Aaron M. McDowell who acquired title by virtue of a deed from Sean P. Mahoney and Helen Mahoney, husband and wife, dated March 23, 2012, recorded March 29, 2012, at Instrument Number 20120329000952, Butler County, Pennsylvania records.

Parcel No.: 120-S5-A957-0000

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2013-30168
C.P. 2013-20705
SHF FILE: 16002806
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of CHRISTOPHER L NEWTON AND MELISSA D MILES at the suit of WILMINGTON SAVINGS FUND SOCIETY FSB, Being:-

ALL that certain lot situate in the Borough of Zelenople, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 4 in the Subdivision known as Town Hill as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 88, Page 45.

TOGETHER WITH free ingress, egress and regress to and for the said Grantees, their heirs and assigns, on and over a certain 30 foot private Road Right of Way as shown on the above stated Plan recording, extending from Evans City Road, in common with Richard E. Dilts and Katherine L. Dilts, husband and wife, Arthur B. Dilts and M. Joan Dilts, his wife, their heirs and assigns, and the General Partnership of Dilts Enterprises, consisting of Thomas A. Dilts, Robert J. Dilts, as partners, their heirs and assigns.

SUBJECT to a 30 foot building line restriction as shown on the above stated Plan recording.

SUBJECT to exceptions, restrictions, easements, rights of way and protective covenants as may be contained in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Christopher L. Newton, unmarried and Melissa D. Miles, unmarried, as joint

tenants with the right of survivorship and not as tenants in common, by Deed from Thomas A. Dilts and Joan M. Dilts, his wife, dated 12/29/2006, recorded 01/02/2007 in Instrument Number 200701020000073.

Tax Parcel: 550-SS-G1C-0000
Premises Being: 109 Evans Road,
Zelenople, PA 16063-2931

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30268
C.P. 2016-21243
SHF FILE: 16003004
ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of DENNIS M OSTROWSKI AND SUSAN G OSTROWSKI at the suit of PNC BK NATL ASSN, Being:-

FIRST PARCEL:

ALL that certain lot or piece of ground situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 in the Long Branch Plan of Lots, of record in the Recorder of Deeds Office of the County aforesaid in Rack File Section 30, pages 11A an 1 IB, and being more particularly bounded and described as follows, to-wit:

BEGINNING on the Northerly line of PA. Legislative Route 10019, at the dividing line between Lots Nos. 7 and 8 in said Plan; thence along said dividing line, North 1° 39' East, 217.8 feet, to a point; thence South 86° 37' East, 100 feet, to the dividing line between Lots Nos. 8 and 9; thence along said dividing line, South 1° 39' West, 217.8 feet to the Northerly line of Pa. Legislative Route 10019; thence along the Northerly line of Pa. Legislative Route 10019, North 86° 37' West, 100 feet to the dividing line between Lots Nos. 7 and 8, at the place of beginning.

HAVING ERECTED THEREON a split entry frame dwelling.

SUBJECT to building and use restrictions more particularly set forth in Rack File Section 30, page 1 IB. SUBJECT to a 50-foot building line as shown on the Plan.

SUBJECT to right-of-way to Central Electric Corporation more particularly set forth in Deed Book Volume 753, page 124.

SUBJECT to oil and gas rights.

BEING the same property granted and conveyed unto Dennis M. Ostrowski and Susan G. Ostrowski, his wife, by Deed of Allen G. Stasiak and Roberta L. Stasiak, his wife, dated March 26, 1990, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on April 2, 1990 in Book 1558, page 10.

BUTLER COUNTY TAX PARCEL NO. 190-S4-B8.

SECOND PARCEL:

ALL that certain piece, parcel or tract of land situated in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known and described as Lot No. 8A of the Ostrowski (6703)

Long Branch Plan of Lots as laid out Alden Horwitz in Rack File 30, page 1 IB, and the revised plan recorded at Plan Book 78, page 40, containing .4447 acres more or less.

SUBJECT to all easements and rights-of-way, including the 50 foot right-of-way reserved to W. T. Allman, his heirs and assigns, at Deed Book Volume 988, page 230, as applicable to said lot.

BEING the same property granted and conveyed unto Dennis M. Ostrowski and Susan G. Ostrowski, his wife, as joint tenants by the entireties, by Deed dated October 25, 1993, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on November 1, 1993 in Book 2372, page 986.

BUTLER COUNTY TAX PARCEL NO. 190-S4-B8A.

FIRST PARCEL AND SECOND PARCEL TOGETHER BEING KNOWN AS 181 Golden City Road. Saxonburg, Pennsylvania 16056.

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30272
C.P. 2016-21747
SHF FILE: 16003134
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JONATHAN T. PLAISTED at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING at a point on the East side of Stephenson Road, said point being the intersection between Lots No. 9 and No. 7 in the Burton Heights Plan Addition No. 1 in the Butler Township; thence along Lot No. 7, South 89 degrees 30 minutes East 195 feet to a point on Home Avenue; thence South 3 degrees 01 minutes West 75 feet to a point on Lot No. 9 in the same plan; thence along Lot No. 9, North 87 degrees 30 minutes West 195 feet to Stephenson Road; thence along Stephenson Road, North 3 degrees 01 minutes East 75 feet to the place of beginning.

BEING Lot No. 8 in the Burton Heights Plan Addition No. 1, located in Butler Township, Butler County, Pennsylvania, and recorded in Butler County at Rack File 14 Page 16.

TITLE TO SAID PREMISES IS VESTED IN Johnathan T. Plaisted, by Deed from Kathie Lynn Byars, unmarried, dated 11/26/2012, recorded 11/28/2012 in Instrument Number 201211280034220 .

Tax Parcel: 056-20-D8-0000

Premises Being: 216 Home Avenue, Butler, PA 16001-2793

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30245
C.P. 2016-21587
SHF FILE: 16002815
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of PATRICIA M PLAISTED, PATRICIA PLAISTED, PETER L PLAISTED AND PETER PLAISTED at the suit of SANTANDER BANK, N.A., Being:-

ALL that certain piece or tract of land situate

in the Township of Jackson, County of Butler and State of Pennsylvania, being bounded and described as follows:

Being at the point of the center line of Legislative Route 10150 at the Northeast corner of the tract herein conveyed at line of land formerly of Knights of Pythias Home Association, Now South West Butler County School District Jointure; thence along said line of South West Butler School Jointure: South 38 degrees 04 minutes West, a distance of 210 ft. to a point; thence by a line along land now or formerly of J.V. Magill, North degrees West a distance of 135 ft. to a point; thence by a line still along property line of Legislative Route 10150; thence along said center line of said road, South 76 degrees East, a distance of 185 ft to the point at the place of the begining

TITLE TO SAID PREMISES IS VESTED IN Patricia M. Plaisted and Peter L. Plaisted, Joint Tenants with Rights of Survivorship, by Deed from Patricia M. Morris, kin/a Patricia M. Plaisted and Anna C. Morris, Joint Tenants with Rights of Survivorship, dated 05/31/1996, recorded 6/13/1996 in Book 2637, Page 1024.

Tax Parcel: 180-4F102-2E-0000
Premises Being: 162 Seneca School Road,
Harmony, PA 16037-9164

BCLJ: November 18, 25 & December 2, 2016

E.D. 2015-30281
C.P. 2015-21803
SHF FILE: 16002807
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of KATELYN SCHEIDEMANTLE at the suit of PENNYMAC LOAN SERVICES, LLC, Being:-

ALL that certain piece, parcel or tract of land situate in the Borough of Evans City, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point on Wagner Alley, said point being the Southeast corner of Lot of now or formerly W. Bonzo; thence South 1 degrees 23 minutes West, a distance of 119 feet to a point on the Northern Boundary of Pine Alley, a 20 foot Street or right of way; thence continuing along Pine Alley South 46 degrees 37 minutes West, a distance

of 48.58 feet to a point on line of lands of lot of formerly Larry Boyce, Now Grantors; thence North 12 degrees 00 minutes West, a distance of 136.80 feet to a point ion the southern line of now or formerly Bonza; thence continuing along line of land now or formerly Bonzol North 74 degrees 38 minutes East, a distance of 69.20 feet to a point, the place of beginning.

AND BEING the Southern portion of Lot No 9 in the Conrad Wagner Plan of Lots as shown in a plan recorded in Butler County in Plan Book 3, page 4 and being as per survey of O. Paul Galer, registered Surveyor, dated September 25, 1959.

THE residence property at 250 Waldron Avenue in the Borough of Evans City, was later subdivided as per the survey aforesaid and the portion of said lot retained by grantors is know as 348 Waldron Avenue, Evans City, PA.

DEED BOOK: Instrument #
201308200024483
DEED PAGE: Instrument #
201308200024483
MUNICIPALITY: Borough of Evans City
TAX PARCEL: 400-S2-C16-0000
PROPERTY ADDRESS: 348 Waldron
Avenue Evans City, PA 16033

BCLJ: November 18, 25 & December 2, 2016

E.D. 2016-30275
C.P. 2016-21586
SHF FILE: 16003129
ATTY MATTHEW MARSHALL

Seized and taken in Execution as the property of THOMAS E SHAW, MELISSA A SHAW, AND UNITED STATES OF AMERICA at the suit of ROBERT C RAIDA AND JOANNA R RAIDA, Being:-

ALL those certain pieces, parcels or lots of land situate in Penn Township, Butler County, Pennsylvania being known and designated as Lots 12, 13, 14, 15 and 16 on Penn Highlands Plan No. 3 for Highland Development Company as recorded in the Recorder's Office of Butler County at Rack File 68, Page 17.

EXCEPTING AND RESERVING a right-of-way, said right-of-way being 30 feet in width, running parallel with the southern property lines of Lots 12 and 13. The purpose being for ingress, egress and regress for a rear

driveway and for utility and sewer lines from and to other lots owned by Robert C. Raida and Joanna R. Raida, to the unopened end of Huselton Drive.

SUBJECT to covenants, restrictions, rights-of-way, easement and agreements of record. BEING Butler County Tax Parcel No. 270-S11-B12, B13, B14, B15 and B16.

BEING the same premises conveyed to Thomas E. Shaw and Melissa A. Shaw, husband and wife by Deed of Robert C. Raida and Joanna R. Raida, husband and wife and recorded on even date herewith.

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30242
C.P. 2016-20911
SHF FILE: 16002801
ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of ROBERT WAGNER AND BARBARA WAGNER at the suit of DITECH FINANCIAL LLC, Being:-

ALL THAT CERTAIN lot of ground situate in the Borough of Harmony, Butler County, Pennsylvania, being bounded and described as follows:

ON the West 33 feet by Spring Street; on the North 175 feet, more or less, by lands now or formerly of H. C. Milleman; on the East 33 feet, more or less, formerly of Louisa Ziegler heirs; and on the South 175 feet, more or less, by lands now or formerly of Marvin Beighey.

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

BEING KNOWN AS: 709 Spring Street, Harmony, PA 16037

BEING THE SAME PREMISES which Robert Wagner, Donald J. Wagner and Latisha Wagner, by Deed dated 5/14/1996 and recorded 5/21/1996 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2629, Page 594, granted and conveyed unto Robert Wagner.

PARCEL NO.: 420-S1-E21-0000

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30256
C.P. 2016-21652
SHF FILE: 16002886
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of AMY J WALLACE AND RICHARD E WALLACE at the suit of PENNYMAC LOAN SERVICES, LLC, Being:-

ALL THAT PARCEL of land in in the Township of Lancaster, County of Butler, and Commonwealth of Pennsylvania, being known and designated as begin lot no. 4 in the revised Bernhard plan of lots recorded in plat book volume 194, page 21.

TITLE TO SAID PREMISES IS VESTED IN Richard E. Wallace and Amy J. Wallace, h/w, by Deed from Daniel A. Sasse and Dorothee A. Sasse, h/w, dated 06/24/2008, recorded 07/02/2008 in Instrument Number 200807020014997.

Tax Parcel: 200-S3-C4-0000

Premises Being: 130 Scott Ridge Road, Harmony, PA 16037-9778

BCLJ: November 18, 25 & December 2, 2016

**E.D. 2016-30235
C.P. 2016-21482
SHF FILE: 16002809
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of JASON R ZARNICK at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:-

ALL that certain piece, parcel and lot of land situated in the Fourth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located at the Northeast corner of lands of H. A. Burger on Orchard Avenue, a sixty (60) foot right-of-way, being the Northwest corner of lands herein described; thence South 87° 34' 00" East 96.63' along Orchard Avenue to an iron pin at the intersection of Orchard Avenue with a twenty (20) foot alley; thence South 34° 28' 00" East 5.21' along the above mentioned twenty (20) foot alley to an iron pin located at the intersection of this above mentioned twenty (20) foot alley with a

second twenty (20) foot alley; thence along this second twenty (20) foot alley South 55° 32' 00" West 86.52' to an iron pin located at the Southeast corner of land of J. Snyder; thence along line of land of J. Snyder and H. A. Burger North 26° 25' 00" West 64.04' to an iron pin located at the Northeast corner of lands of H. A. Burger on Orchard Avenue, the place of beginning.

BEING designated as Parcel No. 564-47-102-A.

BEING THE SAME PREMISES AS Brandon R. Znosko and Lu Ann Znosko, Husband and Wife, by Deed dated October 22, 2009, and recorded on October 29, 2009, by the Butler County Recorder of Deeds as Deed Instrument No. 200910290025553, granted and conveyed unto Jason R. Zarnick, an Individual.

BEING KNOWN AND NUMBERED AS 145 Orchard Avenue, Butler, PA 16001. PARCEL NO.: 564-47-102A.

BCLJ: November 18, 25 & December 2, 2016

Sheriff of Butler County, Michael T. Slupe



**50th Judicial District
Court of Common Pleas
Butler County, Pennsylvania**

2016 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

MOTION COURT

Judge Doerr	Family	Tues., 1:30P (1)
Judge Horan	Civil	Wed., 9:00A (4)
Judge Yeager	Civil	Thurs., 9:00A (3)
Judge Streib	Family	Thurs., 1:30P (1)

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to www.co.butler.pa.us

Court Holidays

January 01, 2016	New Year's Day
January 18, 2016	Martin Luther King Jr Day
February 15, 2016.....	President's Day
March 25, 2016	Good Friday
May 30, 2016.....	Memorial Day
June 14, 2016.....	Flag Day
July 04, 2016.....	Independence Day
September 5, 2016	Labor Day
October 10, 2016	Columbus Day
November 11, 2016.....	Veteran's Day
November 24, 2016.....	Thanksgiving Day
November 25, 2016.....	Day after Thanksgiving
December 26, 2016	Christmas Day (<i>Obs</i>)