

**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: Ellen K Anthony**

Late of: Cranberry Township PA  
 Executor: Linda J Anthony  
 303 East Beaver Street  
 Zelenople PA 16063  
 Attorney: Ronald Scott Jones  
 401 Wood Street 3rd Floor  
 Pittsburgh PA 15222

**Estate of: Clarence R Bacher**

Late of: Butler PA  
 Executor: Dennis R Bacher  
 473 Marwood Road  
 Cabot PA 16023  
 Executor: Robin L Bacher  
 769 Norwegian Spruce Drive  
 Mars PA 16046  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Tyler Earl Barron**

Late of: Center Township PA  
 Executor: Mary A Wimer  
 107 Willow Run Drive  
 Butler PA 16001  
 Attorney: Michael D Gallagher  
 Murrin Taylor & Gallagher  
 110 East Diamond Street  
 Butler PA 16001

**Estate of: Cecelia M Beblo**

Late of: Butler PA  
 Executor: Cheryl J Cassis  
 116 Rand Avenue  
 St Clairsville OH 43950  
 Attorney: David A Crissman  
 Montgomery Crissman  
 Montgomery And Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Shirley A Cooper Bruner**

Late of: Center Township PA  
 Executor: Robert H Young  
 1723 Oneida Valley Road  
 Karns City PA 16041  
 Attorney: William J Schenck  
 Schenck & Long  
 610 North Main Street  
 Butler PA 16001

**Estate of: Elizabeth Cypher**

Late of: Jefferson Township PA  
 Administrator: Dayne Cypher  
 318 Hunter Lane  
 Butler PA 16002  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

**Estate of: Thomas Richard Dunbar  
a/k/a: Thomas R Dunbar**

Late of: Butler Township PA  
 Executor: Brady R Dunbar  
 PO Box 468 143 Cherry Street  
 Marienville PA 16239  
 Executor: Susan A Bailey  
 10644 Cliff Mills Road  
 Marshall VA 20115  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Alvin D Fulcomer**

Late of: Zelenople PA  
 Executor: Kevin S Fulcomer  
 469 S Main St  
 Pleasant Gap PA 16823  
 Attorney: Wesley F Hamilton  
 208 South Main Street  
 Zelenople PA 16063

**Estate of: James E Hahn**

Late of: Zelenople PA  
 Executor: Sharon L Widenhofer  
 136 Hazelwood Drive  
 Cranberry Twp PA 16066  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063

**Estate of: Craig R Mainhart**

Late of: East Butler PA  
 Executor: Larry C Mainhart  
 227 Holyoke Road  
 Butler PA 16001  
 Attorney: Andrew M Menchyk Jr  
 Stepanian & Menchyk LLP  
 222 South Main Street  
 Butler PA 16001

**Estate of: Cheri Lynn McClymonds****a/k/a: Cheri McClymonds****a/k/a: Cheri L McClymonds**

Late of: Worth Township PA  
 Administrator: Karen Sue Barkley  
 198 Barron Road  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

**Estate of: Thomas M Prorok Sr****a/k/a: Tom Prorok****a/k/a: Thomas M Prorok**

Late of: Marion Township PA  
 Executor: Cynthia L Prorok  
 115 Debbie Avenue  
 Slippery Rock PA 16057  
 Executor: Theodore R Prorok  
 176 Patton Road  
 Harrisville PA 16038  
 Attorney: Amy E Molloy  
 SR Law LLC  
 631 Kelly Blvd POB 67  
 Slippery Rock PA 16057

**Estate of: Hilma I Salamone****a/k/a: Hilma Salamone****a/k/a: Hilma Ilena Salamone**

Late of: Brady Township PA  
 Executor: Susan A Salamone  
 117 Vito Lane  
 Slippery Rock PA 16057  
 Executor: Richard M Holstine  
 117 Vito Lane  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

**Estate of: Milan Michael Shedio****a/k/a: Milan M Shedio****a/k/a: M Michael Shedio**

Late of: Butler Township PA  
 Administrator: John P Shedio Jr  
 114 Silver Drive  
 Renfrew PA 16053  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

BCLJ: December 1, 8, 15, 2017

**SECOND PUBLICATION****Estate of: Helen Bayuszik****a/k/a: Helen L Bayuszik**

Late of: Butler Township PA  
 Executor: Daniel C Hartzler  
 142 Cornell Drive  
 Butler PA 16001  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxonburg PA 16056

**Estate of: Grace R Blasco**

Late of: Clearfield Township PA  
 Administrator: Theresa A Furey  
 127 McLafferty Road  
 Fenelton PA 16034  
 Attorney: David A Crissman  
 Montgomery Crissman  
 Montgomery and Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Nicholas Burka Jr**

Late of: Butler Township PA  
 Executor: Nicholas R Burka  
 19 Evergreen Street  
 Lyndora PA 16045  
 Attorney: A Robert Shott  
 125 Mountain Laurel Dr  
 Butler PA 16002

**Estate of: Janet M Codispot****a/k/a: Janet Codispot**

Late of: Butler Township PA  
 Executor: Diana McCandless  
 766 Unionville Road  
 Prospect PA 16052  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Rose Mary Cygan****a/k/a: Rose Cygan****a/k/a: Rose M Cygan**

Late of: Butler Township PA

Executor: Mary C Cygan

168 Whitestown Road

Lyndora PA 16045

Attorney: A Robert Shott

125 Mountain Laurel Dr

Butler PA 16002

**Estate of: Rick L Eury**

Late of: Summit Township PA

Administrator: Joseph E Kubit Esquire

518 North Main Street

Butler PA 16001

**Estate of: Gerald E Hoehn**

Late of: Summit Township PA

Executor: Nancy J Hoehn

301 Saxonburg Road

Butler PA 16002

Attorney: Holly L Deihl

Goldberg Persky White PC

11 Stanwix Street Suite 1800

Pittsburgh PA 15222

**Estate of: Joseph J Lanz Jr**

Late of: Adams Township PA

Executor: Patricia Lynn Lanz Doran

6838 Melrose Drive

McLean VA 22101

**Estate of: Kenneth C Mundell**

Late of: Cranberry Township PA

Executor: Anne Mundell

437 Bailey Avenue

Pittsburgh PA 15211

Attorney: Samuel J Goncz

Cohen &amp; Grigsby PC

625 Liberty Avenue

Pittsburgh PA 15222

**Estate of: Ann Sander**

Late of: Mounds, Tulsa Oklahoma

Executor: Vernon T Sander

20858 S Braden Avenue

Mounds OK 74047

Attorney: Kassie R Gusarenko

Myers Law Group LLC

17025 Perry Highway

Warrendale PA 15086

**Estate of: Ronald E Smith**

Late of: Boyers PA

Executor: Marie Heisel

9513 Marymont Drive

Pittsburgh PA 15237

Attorney: Scott E Kasbee

Daniel And Kasbee

999 West View Park Drive

Pittsburgh PA 15229

BCLJ: November 24 &amp; December 1, 8, 2017

**THIRD PUBLICATION****Estate of: Harry A Allison****a/k/a: Harry Andrew Allison**

Late of: Slippery Rock Township PA

Executor: Gary L Allison

4245 William Flynn Highway

Harrisville PA 16038

Attorney: Ronald W Coyer

SR Law LLC

631 Kelly Blvd PO Box 67

Slippery Rock PA 16057

**Estate of: George Edward Barto**

Late of: Center Township PA

Executor: Leslie W Barto

104 Barto Lane

Chicora PA 16025

Attorney: David A Crissman

Montgomery Crissman

Montgomery and Kubit LLP

518 North Main Street

Butler PA 16001

**Estate of: Marian H Bell**

Late of: Butler PA

Executor: Maria Bell

1071 Shore Drive

Colonial Beach VA 22443

Attorney: Mary Jo Dillon

Dillon McCandless King

Coulter &amp; Graham LLP

128 West Cunningham Street

Butler PA 16001

**Estate of: Chin Yong Chung****a/k/a: Chin Y Chung**

Late of: Adams Township PA

Executor: William Lee Chung

573 Evergreen Court

Mars PA 16046

Attorney: Philip Klein Deily

Philip Klein Deily Esq

706 Rochester Rd

Pittsburgh PA 15237

**Estate of: Donald J Craig**

Late of: Marion Township PA  
 Executor: Timothy Craig  
 204 South Main St  
 Suffolk VA 23434

**Estate of: Inez M Gillette**

Late of: Penn Township PA  
 Executor: Margaret McGinley  
 129 Highpoint  
 Sewickley PA 15143  
 Attorney: James M Herb PC  
 464 Perry Highway  
 Pittsburgh PA 15229

**Estate of: John C Gongas Jr**

Late of: Cranberry Township PA  
 Executor: Christine C Gongas  
 302 Tuscarora Drive  
 Cranberry Twp PA 16066  
 Attorney: James P Sommers  
 Sommers Law Office PC  
 1804 Roosevelt Road  
 Sewickley PA 15143

**Estate of: T Louise Johnston****a/k/a: Louise Johnston****a/k/a: Thelma Louise Johnston**

Late of: Buffalo Township PA  
 Executor: Ruth M Saur  
 45 Rockrose Drive  
 East Greenbush NY 12061  
 Attorney: James R Antoniono  
 Debernardo Antoniono  
 McCabe & Davis PC  
 11 North Main Street  
 Greensburg PA 15601

**Estate of: Edward R Konieczny**

Late of: Butler Township PA  
 Executor: Kathleen Bloom  
 280 Golden City Road  
 Saxenburg PA 16056  
 Attorney: Joseph V Charlton  
 Charlton and Charlton Inc  
 617 South Pike Road  
 Sarver PA 16055

**Estate of: Joseph A Kosik**

Late of: Cranberry Township PA  
 Administrator: Scott Kosik  
 222 Bellwood Ct  
 Cranberry Twp PA 16066  
 Attorney: Heather M Papp-Sicignano  
 Sweeney Law Offices  
 20581 Route 19 Suite 1  
 Cranberry Township PA 16066

**Estate of: Edward R Kreuzer**

Late of: Slippery Rock PA  
 Executor: Mary Lynn Herman  
 1703 Hunnell Street  
 Pittsburgh PA 15212  
 Attorney: Taressa J Wills  
 The Wills Law Firm PC  
 720 Acorn Lane  
 Jefferson Hills PA 15025

**Estate of: Lois Jean Lettrich****a/k/a: Lois J Lettrich**

Late of: Jefferson Township PA  
 Executor: Daniel Gray Lettrich  
 321 E Wall St  
 Bethlehem PA 18018  
 Attorney: William T Woncheck  
 Sikov & Woncheck PC  
 1625 Union Ave Suite 5  
 Natrona Heights PA 15065

**Estate of: Betsy J Marcellus**

Late of: Center Township PA  
 Executor: Brian C Marcellus  
 126 Hoffman Lane  
 Renfrew PA 16053  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Ronald L Robinson**

Late of: Middlesex Township PA  
 Administrator: Tawnya Estlund  
 16 Willow Road  
 Pittsburgh PA 15202  
 Attorney: Adam G Anderson Esq  
 Elliott & Davis, PC  
 425 First Ave 1st Fl  
 Pittsburgh PA 15219

**Estate of: Helen R Shelstad****a/k/a: Helen Ruth Shelstad**

Late of: Connoquenessing Township PA  
 Executor: Oscar W Shelstad  
 126 Pine Track Road  
 Butler PA 16001  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxenburg PA 16056

**Estate of: Joseph T Valensky****a/k/a: Joseph T Valensky Jr**

Late of: Connoquenessing Township PA  
 Administrator: Dana Valensky  
 4207 Kenmore Ave  
 Parma OH 44134  
 Attorney: Nicole L Thurner-Kievit  
 Kievit & Silbaugh Attorneys At Law  
 1421 Pittsburgh Road Suite 200  
 Valencia PA 16059

**Estate of: Waneda H Weitzel**

Late of: Center Township PA  
 Administrator: Judy Courtney  
 146 Election House Road  
 Prospect PA 16052  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Robert Alan Wood**

Late of: Worth Township PA  
 Executor: Kathleen F Wood  
 125 Cooper Rd  
 Slippy Rock PA 16057  
 Attorney: Ross M Thompson  
 Thompson Law LLC  
 PO Box 304  
 Slippy Rock PA 16057

BCLJ: November 17, 24 & December 1, 2017  
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**MORTGAGES**

Recorded October 30 - November 3, 2017

**AC Rentals Inc**-FIRST UNITED NATL BK-  
Penn Twp-\$790,000.00

**Aiken, Charles R**-NORTHWEST BK-Adams  
Twp-\$30,000.00

**Albright, Matthew J**-PROVIDENT  
FUNDING ASSOC LP-Middlesex Twp-  
\$179,100.00

**Anesin, Shelly Jean**-ARMCO CRED UN-  
Saxonburg Boro-\$143,900.00

**B A Park Enter LLC**-NEXTIER BK NA-  
Butler City-\$65,000.00

**Balquist, Ross**-WELLS FARGO BK NA-  
Slippery Rock Twp-\$157,500.00

**Bastin, Bryce M**-RESIDENTIAL MTG  
SERVS INC-Clinton Twp-\$136,000.00

**Bell, Brian W**-DOLLAR BK FED SAV BK-  
Lancaster Twp-\$99,000.00

**Bergbigler, James F**-BERGBIGLER, JOHN  
R-Summit Twp-\$80,000.00

**Bergstrom, Verne J**-PROSPERITY HOME  
MTG LLC-Buffalo Twp-\$100,000.00

**Bess, Guy F Jr**-FIRST COMMONWEALTH  
BK-Winfield Twp-\$220,800.00

**Blum, Amanda Lynn**-HOWARD HANNA  
MTG SERVS-Cranberry Twp-\$243,508.00

**Bowser, Shawn**-FULLER, SCOTT  
N-Jefferson Twp-\$72,000.00

**Buchanich, Susan K**-HOWARD HANNA  
MTG SERVS-Saxonburg Boro-  
\$109,971.00

**Caldwell, Tyler L**-WEST PENN FIN SERV  
CTR INC-Lancaster Twp-\$271,920.00

**Carney, Shelton**-JG WENTWORTH HOME  
LENDING LLC-Butler Twp-\$376,000.00

**Colaizzi, Joann**-NATIONSTAR MTG LLC  
DBA-Jackson Twp-\$114,280.00

**Colello, Christina M**-WEST PENN  
FIN SERV CTR INC-Cranberry Twp-  
\$188,100.00

**Colonello, Richard C**-PNC BK NATL  
ASSN-Cranberry Twp-\$100,000.00

**Connelly, Corey J Aka**-WELLS FARGO BK  
NA-Clinton Twp-\$140,000.00

**Conroy, John Anthony**-FBC MTG LLC-  
Buffalo Twp-\$335,893.00

**Costello & Kelly LLC**-HUNTINGTON NATL  
BK-Evans City Boro-\$371,000.00

**Cromie, Zachary**-PNC BK NATL ASSN-  
Buffalo Twp-\$188,000.00

**Cypress Fields LP**-COMMUNITY BK-  
Adams Twp-\$3,655,364.00

**Dahl, Nathaniel Aka**-CITIZENS BK PA-  
Butler Twp-\$55,000.00

**Dealmeida, Ruwan S**-SAIL MTG CORP-  
Cranberry Twp-\$135,000.00

**Fehl, Jonathan G**-BANK ENGLAND-Butler  
Twp-\$70,204.00

Cavalry SPV I LLC vs. **Tedeschi, Danita M:**  
Judgment: \$4,727.47: David J Apothaker,  
Esq; 17-22051

LVNV Funding LLC vs. **Troy, Dennis:**  
Transcript: \$1,801.69: David J Apothaker,  
Esq; 17-22038

Thompson-Miller Funeral Home Inc vs.  
**Welling, Diana:** Transcript: \$5,183.48:  
Michael F Rachford, Esq; 17-22039

Beacon Sales Acquisition Inc; Beacon Roofing  
Supply Company; McClure-Johnston  
Company; McClure-Johnstons-New Castle  
Inc vs. **West-More Roofing Inc; Cararini,  
Guerino M; Cararini, Gary M; Cararini,  
Gary M Jr:** Exemplification: \$13,566.93:  
David Abrams, Esq; 17-22066

Farmers Natl Bk-Emlenton vs. **Zedak,  
James H Deceased by Personal Rep;  
Puckett, Cheryl Personal Rep:** Judgment:  
\$64,339.38: Scott W Schreffler, Esq; 17-  
22068

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**EXECUTIONS**

Week ending November 24, 2017

1st Name-Plaintiff  
2nd Name-Defendant

United Security Financial Corp vs. **Alcorn,  
Harry L:** Writ of Execution: 17-30294

Parks, Frances T vs. **Citifinancial Servicing  
LLC:** Writ of Execution: 17-30290

Discover Bank vs. **Desch, Jessica L;  
PNC Bank Garnishee; Citizens Bank  
Garnishee:** Writ of Execution: 17-30293

Adams Ridge Homeowner Assn vs. **Hughes,  
Denise R:** Writ of Execution: 17-30291

Discover Bank vs. **Smith Carol; Huntington  
Natl Bak Garnishee:** Writ of Execution:  
17-30292

Farms Natl Bk-Emlenton vs. **Zedak, James  
H Deceased by Personal Rep; Puckett,  
Cheryl Personal Rep:** Writ of Execution:  
17-30295

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**DIVORCES**

Week ending November 24, 2017

1st Name-Plaintiff  
2nd Name-Defendant

Buzzelli, Linda R vs. **Buzzelli, Robert C:**  
Melaine Shannon Rothery, Esq: 17-90758

Herman, Britnee K vs. **Herman, Scott E:**  
Heather M Papp Sicignano, Esq: 17-90754

Holsing, Chad A vs. **Holsing, Jodie A:** Cathy  
S Boyer, Esq: 17-90761

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

**In the Matter of the Petition  
MsD 17-40248  
For Change of Name of Junjie Zheng**

**NOTICE**

Notice is hereby given that, on October 18,  
2017, a Petition was filed by Junjie Zheng,  
seeking to have his name changed from  
JUNJIE ZHENG to **ERIC JUNJIE ZHENG.**  
The Court has fixed the 10th day of January,  
2018, at 10:00 in Courtroom 4 of the Butler  
County Courthouse as the time and place  
for the hearing on said Petition, when and  
where any interested parties may appear and  
show cause, if any, why the request of the  
Petitioner should not be granted.

Michael S. Lazaroff, Esquire  
Attorney at Law  
PO Box 216  
Saxonburg, PA 16056  
724-352-4905

BCLJ: December 1, 2017

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**NOTICE**

Notice is hereby given that Articles of  
Incorporation will be filed with the  
Department of State of the Commonwealth  
of Pennsylvania, for a business corporation  
which is to be incorporated under the  
provisions of the Business Corporation Law  
of 1988. The name of the corporation is  
**J Ferrese, Inc.**

BCLJ: December 1, 2017

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**NOTICE**

Notice is hereby given that Articles of  
Incorporation will be filed with the  
Department of State of the Commonwealth  
of Pennsylvania, for a business corporation  
which is to be incorporated under the  
provisions of the Business Corporation Law  
of 1988. The name of the corporation is  
**J Pace, Inc.**

BCLJ: December 1, 2017

**NOTICE**

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which is to be incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **J.D. Pace, Inc.**

BCLJ: December 1, 2017

**NOTICE**

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which is to be incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **R Kapres, Inc.**

BCLJ: December 1, 2017

**REGISTER'S NOTICE**

I, SARAH E. EDWARDS, M.A. J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY DECEMBER 11, 2017, at 1:30 PM (prevailing time)** of said day.

| <b>ESTATE OF:</b>            | <b>PERSONAL REPRESENTATIVE</b> | <b>FILED</b> |
|------------------------------|--------------------------------|--------------|
| <b>McMILLEN, James W.</b>    | Suzanne K. Hennessy            | 10/30/17     |
| <b>MIGLIORE, Patricia A.</b> | Debra L. Migliore              | 10/30/17     |
| <b>SCHERER, Ralph H.</b>     | Ralph K. Scherer               | 10/30/17     |

  

| <b>NAME</b>                | <b>GUARDIAN/TRUSTEE/POA</b> | <b>FILED</b> |
|----------------------------|-----------------------------|--------------|
| <b>ALFREDA OWENS TRUST</b> | Edward J. Kress, Trustee    | 10/26/17     |

BCLJ: December 1, 8, 2017

# BCBA Upcoming Events

**Coffee at the Bar**  
December 8th  
8AM - 9AM

**Bridge the Gap**  
December 8th  
9AM - 1PM

Protecting Confidential Information: Local Policy Regarding Public Access for Case Records. Beginning January 6, 2018 the Public Access Policy of the Unified Judicial System of Pennsylvania goes into effect.

**Presented by Elizabeth A Smith, Esq**  
4 credit ethics CLE

Call the bar office at 724.841.0130 to register

**Presented by Row Officers and Family Court Administrators**

1 credit sub CLE

240 South Main Street | Butler, PA 16001 | P: 724.841.0130

F: 724.841.0132 | [www.butlercountypabar.org](http://www.butlercountypabar.org)

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 19th day of January 2018** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, February 16, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30219  
C.P. 2017-21599  
ATTY LEON HALLER**

Seized and taken in Execution as the property of CHARLES K BARTLEY III at the suit of PA HOUSING FINANCE AGENCY, Being:-

ALL that certain piece, parcel or lot of land situate in the Borough of West Sunbury, Butler County and Commonwealth of Pennsylvania, being Lot No. 10.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 102 MAIN STREET WEST SUNBURY, PA 16061

TAX PARCEL NO. 540-S1-A1.

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

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

BEING THE SAME premises which George Zietz, et ux., by deed dated October 26, 2010, recorded December 1, 2010, at Butler County Instrument No. 201012010028441, granted and conveyed unto Charles K. Bartley, III.

TO BE SOLD AS THE PROPERTY OF CHARLES K. BARTLEY, III UNDER BUTLER COUNTY JUDGMENT NO. 2017-10600.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30220  
C.P. 2017-21613  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of UNKNOWN HEIRS OF JOANN R BASKO DECEASED at the suit of LSF9 MASTER PARTICIPATION TR, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, and being Lot No. 49 in the Woodland Estates Plan of Lots as the same is recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 60, Page 8.

TITLE TO SAID PREMISES IS VESTED IN NORMAN M. BASKO AND JOANN R. BASKO, HIS WIFE, by Deed from SMAPSON-MELLER ASSOCIATED COMPANIES INC., SUCCESSOR TO CRESTLAND COMPANY, Dated 12/01/1971, Recorded 12/29/1971, in Book 943, Page 539.

NORMAN M. BASKO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of NORMAN M. BASKO's death on or about 03/19/2009, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor JOANN R. BASKO died on 09/16/2015, and upon information and belief, her surviving heirs are NORMA RUPPRECHT, JOSEPH BASKO, and AMY BASKO. By executed waivers, NORMA RUPPRECHT, JOSEPH BASKO, and AMY BASKO waived their right to be named defendants in the foreclosure action.

Tax Parcel: 130-S4-B49-0000

Premises Being: 589 Jane Street, Cranberry Township, PA 16066-6335

BCLJ: November 17, 24, & December 1, 2017



**E.D. 2017-30260  
C.P. 2017-21614  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of CATHERINE ANNE BLANDI, JAMES A BLANDI AND JAMES A BLANDI, II at the suit of BANK OF NEW YORK MELLON, Being:-

All that certain lot or piece of ground situate in the Adams Township, Butler County, Pennsylvania being Lot no. 61 in the Treesdale-Audubon Hills Phase III and IV Plan of record in the Butler County Recorder of Deeds Office in Plan Book Volume 186, pages 46-48 ("the plan").

Under and subject, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Deed Book 2624, page 348, et seq.

Being the same premises which Donald P. DeCarlo, Jr. and Julie E. DeCarlo, Husband and Wife, granted and conveyed unto Catherine Anne Blandi, a married woman, by deed dated January 11, 2002 and recorded January 28, 2002, in the Office of the Recorder of Deeds for Butler County Instrument Number 200201280003168.

BEING known as 9047 Audubon Drive, Gibsonia, PA 15044. PARCEL No. 010-S12-A61-0000.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30271  
C.P. 2017-21799  
ATTY KEVIN CUMMINGS**

Seized and taken in Execution as the property of NICHOLAS R. BRINK at the suit of CALIBER HOME LOANS INC, Being:-

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

BEGINNING at the post at the northwest corner on the East side of Main Street; thence by lands now or formerly of Joseph Cashdollar, eastward 120 feet (erroneously cited as 12 feet in prior deeds of record) to a post on the West side of an alley; thence southward by said alley 30 feet to a post at

the northeast corner of land now or formerly of R. E. Williams; thence westward by lands now or formerly of said R. J. Williams 120 feet to a post on the East side of Main Street; thence northward by said Main Street 30 feet to the place of beginning.

Commonly known as 157 Main Street, Callery, PA.

BEING the same premises which Brett Quickie and Amy Quicle fka Amy Gilson, by Deed dated August 17, 2016, and recorded on September 9, 2016 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 201609090018576, granted and conveyed unto Nicholas R. Brink, in fee.

Being Parcel Number: 350-S2-A28-0000

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30277  
C.P. 2017-21838  
ATTY NICHOLAS D KRAWEC**

Seized and taken in Execution as the property of RICHARD K. BRIGGS AND JODY A. BRIGGS at the suit of MERCER COUNTY STATE BANK, Being:-

PARCEL I.D./MAP NO. 430-S2-A21D-0000

Property Address: 543 S. Main Street, Harrisville, Pennsylvania 16038

All that certain tract of land situate in the Borough of Harrisville, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of land now or formerly of Difilippo, et ux. at the Eastern side of public road known as Highway Route 8; thence East along land now or formerly of Difilippo, et ux. one hundred eighty (180) feet to the Northeast corner of land herein described; thence South parallel with public road, a distance of one hundred eighty (180) feet to the Northeast corner of land now or formerly of Bonetti; thence West parallel with the Northern boundary along the North side of land now or formerly of Bonetti, one hundred eighty (180) feet to the East side of public road known as Highway Route 8; thence North along East side of said road, one hundred eighty (180) feet to the place of beginning.

EXCEPTING AND RESERVING from the

above described tract of land, that certain tract of land bounded and described as follows:

BEGINNING at the Southwest corner of the within described tract, said point being on the easterly line of Route 8 and the northerly line of lands now or formerly of Bonetti; thence along lands now or formerly of Bonetti in an easterly direction a distance of 180 feet to a point; thence in a northerly direction on a line parallel with Route 8 a distance of 110 feet to a point; thence in a westerly direction along lands now or formerly of Michael Polanick on line parallel with the northern line of lands now or formerly of Bonetti, a distance of 180 feet to a point on Route 8; thence in a southerly direction along Route 8 a distance of 110 feet to a point, the place of beginning.

BEING the same premises which Gordon S. Taylor and Elaine R. Taylor, husband and wife, and Joel Voltz, a single man, by their deed dated August 18, 2015 and recorded August 19, 2015 in the office of the Butler County Recorder of Deeds at Instrument Number 20150014263 granted and conveyed to Richard K. Briggs and Jody A. Briggs, husband and wife.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and, all laws, ordinances and regulations relating to subdivisions. Judgment was recovered in the Court of Common Pleas of Butler County, Civil Action, as of No. 17-10716, seized and taken in execution as the property of Richard K. Briggs and Jody A. Briggs, husband and wife at the suit of Mercer County State Bank.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30208**  
**C.P. 2017-21551**  
**ATTY JESSICA MANIS**

Seized and taken in Execution as the property of BRADLEY S BURROWAY at the suit of LAKEVIEW LOAN SERVICING LLC, Being:-

All those certain pieces, parcels or tracts of land situate in the Township of Parker, County of Butler. Commonwealth of Pennsylvania, bounded and described as follows:

Parcel One: Beginning at a point on the Westerly side of Pennsylvania State Road 268 a/k/a School Street, 30 feet wide, said point being the Southeast corner of property herein described; thence along the northerly line of lands N/F of Turner Heirs, North 87° 00' West, a distance of 160 feet to a point on a 15' alley; thence along easterly side of said 15' alley, N 3° 00' East, 60 feet to a point; thence South 87° 00' West, a distance of 160 feet to a point on said Pennsylvania State Road 268, South 3° 00' East, a distance of 60 feet to a point at the place of beginning.

Parcel Two: Beginning at the Southeast corner of property herein described, at a point on Pennsylvania State Highway No. 268, and extending West along property of now or formerly Chalmers D. Barnhart, et ux., a distance of 160 feet, to an iron stake, on a 15 foot alley; thence North along said alley, a distance of 5 feet, to an iron post, the property N/F of Ethel Gerner, et al, thence along dividing line between property herein described and property N/F of Ethel Gerner, et al. thence along dividing line between property herein described and property N/F of Gerner. South 87 00' East, a distance of 160 feet, to an iron post on the Westerly side of Pennsylvania State Highway No. 268; thence South along the West side of Pennsylvania State Highway 268, a distance of 5 feet, to the place of beginning.

This description is made in accordance with the survey prepared for Mark A. File by Allegheny Land Surveying dated January 26, 2006.

Tax Parcel: S1-260-A4

BEING KNOWN AS 144 School Street, Bruin, PA 16022

BEING the same premises which Mark A. File, Joined by His Wife, Tessa File, by Deed

dated September 08, 2014 and recorded September 10, 2014 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 201409100021555, granted and conveyed unto Bradley B. Burroway.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30261  
C.P. 2017-21394  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of DEBORAH J CHRISTY, UNKNOWN HEIRS, AND KENNETH L CHRISTY DECEASED at the suit of BANK OF NEW YORK MELLON, Being:-

ALL that certain piece, parcel or tract of land being known as Lot No. 337 in the Lyndora Land and Improvement Company's Plan of Lots of record in the Recorder's Office of Butler County, Pennsylvania, in Plan Book 5, Page 1, situate in Butler Township, Butler County, Pennsylvania.

BEING the same property which Kenneth L. Christy and Jennifer L. Simmer, now known as Jennifer L. Christy, his wife, granted and conveyed unto Kenneth L. Christy, by Deed dated November 2, 2000 and recorded on November 15, 2000 in the Recorder's Office of Butler County, Pennsylvania under Instrument Number 20001150027240.

BEING known as 633 Bessemer Avenue, Lyndora, PA 16045. PARCEL No. 052-37-A337-0000.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30230  
C.P. 2017-21713  
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of BAYVIEW LOAN SERVICING LLC at the suit of TERRY A COCHRAN, EDWARD A DECKER AND DENISE M PRIESTER, Being:-

ALL THAT CERTAIN parcel of land borough of Evans city, Butler county, commonwealth of PA, as more fully described in book 2568, Page 0146 ID # 400-S2-D28B, Being more fully described as a metes and bounds property

Also Described As:

All that certain lot or piece of ground situate in the Borough of Evans City, County of Butler and Commonwealth of Pennsylvania being more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly corner of said property said point being on the westerly edge of Jackson Street, a 60 foot wide right of way and also being 30 feet from the northwest corner of the intersection of Jefferson Street and Jackson Street, both 60 foot wide rights of ways thence along Jackson Street North 11 degrees 45 minutes 00 seconds west a distance of 30 feet to a point; thence along the property now or formerly of C. Binder, South 78 degrees 15 minutes 00 seconds west a distance of 75 feet to a point; thence along the property line now or formerly of R Brueckman, South 11 degrees 45 minutes 00 seconds East a distance of 30 feet to point; thence along the property now or formerly of E. F. Keith North 78 degrees 15 minutes 00 seconds East a distance of 75 feet to a point said point also being the place of beginning.

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

DEED BOOK : INSTRUMENT #201005270011339

DEED PAGE : INSTRUMENT #201005270011339

MUNICIPALITY: Borough of Evans City

TAX PARCEL#: 400-S2-D28B-0000

PROPERTY ADDRESS: 142 South Jackson Street Evans City, PA 16033

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30226  
C.P. 2017-21662  
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of SHERRY CODISPOT, SHERRY L. CODISPOT AND PAUL PERCEY at the suit of QUICKEN LOANS INC, Being:-

ALL that certain lot or parcel of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania,

being Lot No. 22 in the Manor Creek Farms Plan of Lots of record in the Recorder's Office of Butler County in Plan Book Volume 167, pages 3 and 4.

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

TAXPARCEL: 130-S24-B220

Fee Simple Title Vested in Paul Percey and Sherry Codispot, Husband and Wife by deed from, Margaret P. Kopfler and Marioun E. Kopfler, Jr., Wife and Husband, dated 5/15/2015, recorded 6/9/2015, in the Butler County Recorder of deeds in Deed Instrument No. 201506090012281.

BEING KNOWN AS 137 Bayberry Lane, Cranberry Township, PA 16066

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30242  
C.P. 2017-21762  
ATTY JESSICA MANIS**

Seized and taken in Execution as the property of LESLIE C. DERO at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

PARCEL NO.: 56-20-C45

ALL that certain piece, parcel or lot 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 Home Avenue said point being at the Southeastern intersection of Home Avenue with Clayton Street; thence South 87 degrees 30' East, 180 feet along the Southern side of Clayton Street to a point on the Western side of an alley; thence South 3 degrees 1' West along the Western side of an alley, 60 feet to a point on Lot No. 46 in the same plan; thence North 87 degrees 30' West along the dividing line between Lot Nos. 45 and 46, 180 feet to a point on the Eastern side of Home Avenue; thence North 3 degrees 1' East, along the Eastern side of Home Avenue, 60 feet to a point, the place of beginning.

Being Lot No. 45 on the Properties on Home Ave. Burton Heights as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 14 page 16.

Being designated as Tax Parcel Number 056-20-C45-0000.

Fee Simple Title Vested in Leslie C. Dero, Unmarried by deed from, Aaron L. Doerr and Holly C. Spiece Doerr, Husband and Wife, dated 11/30/2011, recorded 12/5/2011, in the Butler County Recorder of deeds as Instrument No. 201112050030026.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2015-30099  
C.P. 2015-20458  
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of JOHN G. HAYS AND KERI R. HAYS at the suit of LSF8 MASTER PARTICIPATION TR, Being:-

ALL THAT CERTAIN PLACE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FRANKLIN COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF TOWNSHIP ROAD 443, ALSO KNOWN AS GRINDEL ROAD 33 FEET WIDE AT A POINT 1165.60 FEET EASTWARDLY FROM THE INTERSECTION OF SAID ROAD WITH STATE HIGHWAY 528 AND BEING THE SOUTHEASTERLY CORNER OF PROPERTY HEREIN DESCRIBED AND ON THE LINE OF LAND OF WILLIAM J. HAYS AND DOLORES HAYS, HUSBAND AND WIFE, GRANTORS HEREIN THENCE ALONG THE CENTER LINE OF TOWNSHIP ROAD 443; NORTH 89 DEGREES WEST 100 FEET TO A POINT ON LAND NOW OR FORMERLY OF WILLIAM B. ENSLEN AND SHARON L. ENSLEN, HUSBAND AND WIFE; THENCE ALONG LAND NOW OR FORMERLY OF WILLIAM B. ENSLEN AND SHARON L. ENSLEN, HUSBAND AND WIFE, NORTH 1 DEGREES EAST 581.11 FEET TO A POINT ON LAND NOW OR FORMERLY OF FLOYD HEETER, THENCE ALONG LAND NOW OR FORMERLY OF FLOYD HEETER, SOUTH 89 DEGREES EAST 100 FEET TO A POINT ON OTHER LAND NOW OR FORMERLY OF WILLIAM J. HAYS, ET UX; THENCE ALONG LINE OF LAND NOW OR FORMERLY OF WILLIAM J. HAYS, ET UX, SOUTH 1 DEGREES WEST 581.11 FEET TO A POINT AT THE PLACE OF BEGINNING CONTAINING 1.33 ACRES.

SUBJECT TO PRIOR CONVEYANCE GRANTS, LEASES, EXCEPTIONS OR RESERVATION OF COAL, OIL AND GAS AND MINERALS AND MINING RIGHTS APPURTENANT THERETO, RIGHT-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS AS THE SAME MAY APPEAR OF RECORD.

TAX I.D. #: 170-4F19-25/2

Being known as: 123 GRINDEL ROAD, PROSPECT, PENNSYLVANIA 16052.

Title to said premises is vested in John G. Hays and Kerri R. Hays, husband and wife, by deed from William J. Hays and Dolores J. Hays, his wife dated June 1, 1999 and recorded June 1, 1999 in Deed Book 3010, Page 100.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30234  
C.P. 2017-21395  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of TRAVIS S HILL at the suit of WILMINGTON SVGS FUND SOCIETY FSB, Being:-

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

BEGINNING at a point in the centerline of a forty foot right-of-way leading in a westerly direction from Ridge Road known as Hill Lane; thence along a line of lands of D. Biertempfel, et. ux., South 2° 19' West 398.84 feet to an iron pin on line of other lands of J. Thrower; thence along other lands of J. Thrower, South 71° 03' 20" West 119.47 feet to the easterly line of a forty foot right-of-way; thence along the easterly line of said forty foot right-of-way, North 2° 19' East 397.40 feet to a point in the center line of a forty foot right-of-way known as Hill Lane leading from Ridge Road; thence along the center of said forty foot right-of-way (Hill Lane) North 70° 25' East 120 feet to an iron pin on line of lands of D. Biertempfel, the place of beginning. Containing one (1) acres, more or less, in accordance with a survey made by James Anders, R.E., June 8, 1957.

Title to said Premises vested in Travis S. Hill by Deed from Earl D. Hill and Ellen B. Hill, his wife, in Trust for Travis S. Hill

dated December 3,1996 and recorded on December 12,1996 in the Butler County Recorder of Deeds in Book 2693, Page 0794 as Instrument No. 029252.

Being known as: 104 Hill Lane, Valencia, PA 16059

Tax Parcel Number: 010-3F59-A6/7-0000

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30218  
C.P. 2017-21379  
ATTY ROGER FAY**

Seized and taken in Execution as the property of DEANNA M KENNEDY at the suit of NATIONSTAR MORTGAGE LLC, Being:-

All that certain lot or piece of ground situate in the Township of Butler, County of Butler, Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point at the line of intersection of lands of now or formerly Worsley and the tracts herein conveyed; said point being the Northwest corner of the tract herein conveyed; thence along the Southern right of way line of Arlington Avenue; South 69° 47' 40" East a distance of 95.00 feet to an iron pin at the Western line of a 10 foot alley; thence continuing along said Western line of a 10 foot alley; South 20' 12' 20" West a distance of 150.00 feet to an iron pin at the Northern right of way line of Reiber Way, a 20 foot right of way; thence continuing along said Northern right of way line of Reiber Way North 69° 47' 40" West a distance of 95.00 feet to an iron pin at line of lands of now or formerly Worsley; thence continuing along line of lands of now or formerly Worsley North 20° 12' 20" East a distance of 150.00 feet to an iron pin, the place of beginning. The above description was prepared according to a survey of Lucas Engineering Company and Associates. ALSO known as Lots Nos. 323 A, 323B, 324A and 324B in the Butler Highfields Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 8, Page 7.

Title to said Premises vested in Deanna M. Kennedy by Deed from W. Gordon Fediaczko dated March 8, 2007 and recorded on March 15, 2007 in the Butler County Recorder of Deeds as Instrument No. 200703150006007.

Being known as: 127 Arlington Ave, Butler, PA 16001 Tax Parcel Number: 55-28-B323

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2011-30023  
C.P. 2011-20054  
ATTY HARRY REESE**

Seized and taken in Execution as the property of CARL M KIRSCH JR, NINA M KIRSCH, NINA RYCHORCEWICZ, AND LISA M KIRSCH 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 known and designated as Lot No. 137 in the Fernway Plan, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29A and 29B.

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

SUBJECT to 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.

SUBJECT also to building restrictions and easements for utilities as more fully set forth in Deed book Volume 706, page 328.

BEING KNOWN AS: 260 SHERWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16066

BEING THE SAME PREMISES which Carl M. Kirsch, JR, by Deed dated 02/25/2008 and recorded 02/29/2008 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument # 200802290004084, granted and conveyed unto CARL M. KIRSCH, JR. and LISA M. KIRSCH, husband and wife.

PARCEL NO.: 130-S3-A137

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30240  
C.P. 2017-21363  
ATTY MILFORD MCBRIDE**

Seized and taken in Execution as the property of JAMES R LAVAN AND MARCIA A LAVAN at the suit of GROVE CITY AREA FEDERAL CREDIT UNION, Being:-

All that certain piece, parcel or lot of land situate in the BOROUGH of HARRISVILLE, BUTLER COUNTY, PENNSYLVANIA, being known and designated as Lot# 1 as set forth on the Charles L. and Hanna

J. Bowser Plan of Subdivision recorded at Plan Book 184, page 20, being further bounded and described as follows:

Beginning at an iron pin at the southeastern most point of Lot #1 on the North side of East Mercer Street/PA Route 58; thence North 84° 00' West along the North side of said street, 100.00 feet to a point; thence North 11° 00' East a distance of 473.09 feet along lands now or formerly of W. S. Sproull to an iron pin; thence South 84° 00' East a distance of 100 feet along land of Upton, formerly of Frank and Nannie Gerlach to an iron pin; thence South 11° 00' West a distance of 473.09 feet along Lot #2 of same subdivision to an iron pin, said point being the place of beginning, with the lot labeled as Lot #1 containing 1.08 acres as per above subdivision.

Being the same conveyed to James R. Lavan and Marcia A. Lavan, husband and wife, by deed of Bradley A. Stewart, single, dated March 25, 2013, recorded April 9, 2013 at Instrument #201304090010235.

Being located in the Municipality of Harrisville, Butler County with an address of 401 E. Mercer Street, Harrisville, Pennsylvania 16038 which includes a house.

Tax Map No. 430-S1-B33A

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30268  
C.P. 2017-21860  
ATTY LEON HALLER**

Seized and taken in Execution as the property of LINDA MAUTHE EXTRX AND THRESSA A FAIR EST BY EXTRX at the suit of PA HOUSING FINANCE AGENCY BY TR, Being:-

ALL that certain lot or piece of land situate in the Third Ward of the City of Butler, County of Butler, State of Pennsylvania, bounded and described as follows:

BEGINNING at a post at the corner of New Castle Street and Fifth Avenue, formerly Dunbar Street, thence running southwardly along Fifth Avenue, 100 feet, more or less, a lot of Peter Lesycia; thence eastwardly along lot of Peter Lasycia, 45 feet to Lot No. 5 in the same plan of lots; thence along the line of Lot No. 5, northwardly 100 feet, more or less, to New Castle Street; thence westwardly along New Castle Street, 46 feet, to the place of beginning.

BEING Part of Lot No. 4 in plot of lots in said City laid out by Dr. J.C. McKee, et al., recorded in the Recorder's Office of Butler County in Deed Book 96, page 271.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 109 FIFTH AVENUE BUTLER, PA 16001.

TAX PARCEL NO. 563-24-237

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

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

BEING THE SAME premises which Jane R. Best, Executrix of the Estate of Katherine L. Thomas, by deed dated October 28, 2010, recorded November 2, 2010, Butler County Instrument No. 201011020025717 granted and conveyed unto Thressa A. Fair.

Thressa A. Fair died intestate on November 15, 2011. On January 19, 2012, Letters of Administration were granted to Linda Manthe under Butler County File No. 10-12-0060. The heirs of Thressa A. Fair are the real owners of the property. Their interest is represented by the Linda Manthe.

TO BE SOLD AS THE PROPERTY OF LINDA MAUTHE, EXECUTRIX OF THE ESTATE OF THRESSA A. FAIR, DECEASED, UNDER JUDGMENT NO. 2017-10542

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30251  
C.P. 2017-21652  
ATTY ROGER FAY**

Seized and taken in Execution as the property of DENNIS H MCCANDLESS at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL that Unit #302 in Building No. 3 situate in Adams Township, County of Butler and Commonwealth of Pennsylvania, upon which is erected a condominium created under the laws of the Commonwealth of Pennsylvania, known as "Eagleview Court", as shown on the Declaration Plan recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book Volume 283, Page 13, Instrument Number 200505200012898.

SUBJECT to the following condominium documents of record:

DECLARATION OF CONDOMINIUM recorded in the Recorder's Office of Butler County, Pennsylvania in Instrument Number 200309080040928.

TOGETHER with all right, title and interest, bearing a 11.1% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium. Said percentage of undivided interest shall change from time to time upon recording of subsequent phases of the condominium as set forth on Exhibit C to the Declaration of Condominium.

Title to said Premises vested in Dennis H. McCandless by Deed from Brennan Builders Inc., a Pennsylvania Corporation dated October 3, 2005 and recorded on October 7, 2005 in the Butler County Recorder of Deeds as Instrument No. 200510070028900.

Being known as: 302 Eagleview Court, Gibsonia, PA 15044 Tax Parcel Number: 010-4F37-4H302-0000

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30249  
C.P. 2017-21798  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of STEPHANIE R. MILLER AND STEPHANIE MILLER at the suit of PHH MORTGAGE CORPORATION, Being:-

ALL THAT CERTAIN piece, parcel or tract of land situate in the First Ward of the City of Butler County, Commonwealth of Pennsylvania, being Lot No. 8 in the Spang and Company Plan of Lots recorded in the Recorder's Office of Butler County, Pennsylvania Rack File 8, page 3 (formerly known as Rock File 4, Page 196.).

TITLE TO SAID PREMISES IS VESTED IN William P. Miller, Jr. and Stephanie R. Miller, h/w, by Deed from Mark Restelli, married, Dated 07/21/2009, Recorded 07/22/2009, Instrument No. 200907220017060.

Mortgagor William P. Miller, Jr. died on 1211712016, Stephanie R. Miller became sole owner as surviving tenant by the entireties.

Tax Parcel: 561 3 28 0000

Premises Being: 118 Mackey Avenue, Butler, PA 16001

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2015-30270  
C.P. 2015-21695  
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of SHARON NASIR at the suit of M&T BANK, Being:-

That certain piece or parcel of land, and the buildings and improvements thereon, known as 116 Grimm Road located in the Township of Buffalo, County of Butler, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on August 12, 2005 as Instrument# 200508120021994 of the Butler County Land Records.

Tax Map# 040-S7-E19-000

For title reference see Deed recorded August 12, 2005 as Instrument# 200508120021994

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL that certain lot or parcel of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point in the center of a 33-foot public road known as Route T-671, said point being the Northeast corner of Lot No. 18 in the Melon Grove Plan of Lots, and the Northwest corner of lot herein described; thence South 3° 22' West along line of said Lot No. 18, a distance of Two Hundred Twenty (220) feet to a point on line of lands of John Balicki, et ux.; thence South 86° 20' East along line of other lands of John Balicki, et ux., aforesaid, a distance of Eighty (80) feet to a point, being the Southwestern corner of Lot No. 20 in said Plan of Lots; thence North 3° 22' East along line of said Lot No. 20 in the same Plan of Lots, a distance of Two Hundred Twenty (220) feet to a point in the center of a 22- foot public road known as Route T-671; thence North 86° 20' West along the center line of said road, a distance of Eighty (80) feet to a point, the place of beginning. Being Lot No. 19 in the Melon Grove Plan of Lots as recorded in Butler County, Pennsylvania, at Rack File Section 22, page 28.

SUBJECT to building restrictions contained in prior deeds of record.

DEED BOOK : INSTRUMENT #200508120021994

DEED PAGE : INSTRUMENT #200508120021994

MUNICIPALITY: Township of Buffalo

TAX PARCEL#: 040-S7-E19-0000

PROPERTY ADDRESS: 116 Grimm Road SaRver, PA 16055

BCLJ: November 17, 24, & December 1, 2017



**E.D. 2014-30198  
C.P. 2014-21195  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of TIMOTHY MICHAEL O'SHEA AND LORI JO O'SHEA at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, being known and described as Lot No. 47 in the Woodbine Estates Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 141, Pages 1 and 2.

TITLE TO SAID PREMISES IS VESTED IN Timothy Michael O'Shea and Lori Jo O'Shea, his wife, by Deed from Maranda Homes, Inc., Dated 06/21/1993, Recorded 06/23/1993, in Book 2330, Page 605.

Tax Parcel: 130-S23-A47-0000

Premises Being: 183 Woodbine Drive, Cranberry Township, PA 16066-3213

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30217  
C.P. 2017-21447  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of BECKY OLIVER at the suit of LPP MORTGAGE LTD, Being:-

ALL that certain parcel of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at the Southwest corner of lot herein described, at the intersection of the Northeast line of Dinnerbell Road (Pennsylvania State Route 10126) and the East line of the Township Road Route T-558 leading from Jefferson Center to said Dinnerbell Road; thence Easterly along the Northeast line of said Dinnerbell Road, North 56° 36x West, a distance of 202.14 feet to a stake; thence North 20° 12" 50" East, a distance of 275.97 feet to a point in the center line of a private road; thence South 41° 23x East by the center line of said private road, a distance of 146.86 feet to a stake; thence South 54° 40' East, a distance

of 37.23 feet to a stake in the center line of said private road; thence South 88° 09' East, a distance of 41.03 feet to a stake in the center line of said private road and the East line of the aforesaid Township Road T-588; thence South along the said East line of said Township Road, North 7° 16x East, a distance of 78.05 feet; thence South 16° 25x East, a distance of 89.57 feet; thence North 27° 14' East, a distance of 132.05 feet to the place of beginning.

HAVING erected thereon a one-story brick dwelling.

Title to said Premises vested in Becky Oliver by Deed from A. Christopher Wick and Bobbie Renne Wick dated June 20, 2001 and recorded on July 5, 2001 in the Butler County Recorder of Deeds as Instrument No. 200107050017997.

Being known as: 100 Frazier Rd, Butler, PA 16002

Tax Parcel Number: 190-2F10-26AB

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30235  
C.P. 2017-21325  
ATTY MARTHA VON ROSENTEIL**

Seized and taken in Execution as the property of DANIEL W REED AND RONI E MALL at the suit of FEDERAL NATL MORTGAGE ASSN, Being:-

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

BEGINNING at an iron pin, said point being the Northwest corner of Lot No. 3 and Southwest corner of Lot No. 4 in the subdivision of the farm of William H. Schmidt, et ux, made by Lucas S. Greenough, Registered Engineers, in August, 1945, thence North 2° 27' 00" West by lands now or formerly of Walters, a distance of 203.25 feet to a point, said point being the POINT OF BEGINNING and the Southwest corner of the herein described parcel; thence along lands now or formerly of Walters, North 2° 27' 00" West; a distance of 56.25 feet to a point; thence along lands now or formerly of Tunney, North 88° 35' 00" East, a distance of 447.17 feet to a point; thence continuing along lands now or formerly of Tunney, North

2° 27' 00" West, a distance of 88 feet to a point; thence along the Southern line of a certain 12 foot strip of land now or formerly of McGrade, North 88° 35' 00" East, a distance of 539.22 feet to a point in the center of State Route 8; thence along the center line of State Route 8, South 00° 51' 56" West, a distance of 12/01 feet to a point in the center of State Route 8; thence along land now or formerly of Hammel, South 88° 35' 00" West, a distance of 274.52 feet to a point; thence continuing along lands now or formerly of Hammel, South 2° 27' 00" East, a distance of 65.74 feet to a point; thence continuing along lands now or formerly of Hammel, South 88° 35' 00" West, a distance of 63 feet to a point; thence continuing along lands now or formerly of Hammel, South 65° 06' 11" west, a distance of 62.75 feet to a point; thence continuing along lands now or formerly of Hammel, South 2° 27' 00" East, a distance of 41.50 feet to a point; thence continuing along lands now or formerly of Hammel, South 88° 35' 00" West, a distance of 590.17 feet to the point of beginning. Being designated as Tax Map 2F 94, Pardel 14ED in the Tax Claim Bureau of Butler County, Pennsylvania. Under and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record. Having erected thereon a dwelling known as 112 Kenyon Lane, Butler, Pennsylvania 16002.

Title to said premises is vested in Roni E. Mall and Daniel W. Reed, husband and wife by deed from Walter R. Kenyon and Mary L. Kenyon, husband and wife, dated 3/29/1999 and recorded 4/6/1999 in Book 2986 Page 623.

The said Daniel W. Reed departed this life on March 3, 2011 whereby title vested solely in Roni E. Mall, his wife, by operation of law

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Butler County Civil Action No. 2016-10383.

You should check with the Sheriffs Office by calling (724) 284-5245 #4 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of

Distribution will be given.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30225**  
**C.P. 2017-21636**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of ERIC J SCARBOROUGH, ERIC SCARBOROUGH, TINAM SCARBOROUGH AND TINA M SCARBOROUGH at the suit of DEUTSCHE BANK NATL TRUST CO, Being:-

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

BEGINNING at the northeast corner of the tract herein conveyed at a point on the West line of Spring Street; thence South 26 degrees 52 minutes West along the water side of Spring Street; a distance of 54.10 feet to a point on the Mars Borough line; thence North 85 degrees 16 minutes West along the Mars Borough Line, a distance of 81.09 feet to a point on the former right of way of the Pittsburgh and Butler Street Railroad Company; thence along said right of way North 16 degrees 29 minutes West, a distance of 53.90 feet to a point on the southerly line of lot now of Milton H. Shaw and Lucretia Shaw; thence South 85 degrees 16 minutes East along said Shaw lot 58.54 feet to a point on the West side of Spring Street, the place of beginning. And

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

BEGINNING at northeast corner of the tract of land herein conveyed on a line separating Mars Borough from Adams Township at a point in the center of Spring Street of the Borough of Mars; thence South 35 degrees 52 minutes west along the center line of Spring Street and lands of August Princz, a distance of 116.00 feet to a point on the former right of way of the Pittsburgh and Butler Railroad Company; thence North 16 degrees 29 minutes West along the line separating Mars Borough from Adams Township; thence South 85 degrees 16 minutes East along said line separating the Borough of Mars from Adams Township and

the first tract above described, a distance of 98.90 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric J. Scarborough, unmarried, by Deed from Janet L. Balentine, unmarried, Dated 03/31/2000, Recorded 04/07/2000, Instrument No. 200004070007543.

Tax Parcel: 450-S2-K12-0000

Premises Being: 616 Spring Avenue, a/k/a 616 Spring Street, Mars, PA 16046

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30223  
C.P. 2017-21631  
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of WAYNE M SCHOLAR AND REBECCA S SCHOLAR at the suit of FIRST NATIONAL BANK-PA, Being:-

ALL that certain Lot located in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 120 in the Plan of Lots for the Villages at Camp Trees Phase 1, a Planned Community, created under and subject to the provisions of the Uniform Planned Community Act of the Commonwealth of Pennsylvania (the "Act"), which Plan is recorded in Recorder's Office of Butler County, Pennsylvania Plan Book Volume 219, pages 26-27, at Instrument Number 2010042300089410.

Having erected thereon a dwelling know as 217 Tamarack Drive. Being designated as Parcel ID No. 010-3F66-A120-0000.

BEING the same property which Camp Tree Partners, L.P. and Weaver Master Builders Inc.by Deed dated February 18, 2011 and recorded March 17, 2014 in the Recorder's Office of Butler County, Pennsylvania at Instrument No. 201403170005470, granted and conveyed unto Wayne M. Scholar and Rebecca S. Scholar.

Instrument 201403170005470  
Parcel #010-3 F66-A120-0000

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30232  
C.P. 2017-21717  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of DALE C SCHRODER EXTR TRUSTEE, MAXINE J SCHRODER BY EXTR & TRUSTEE, MAXINE SCHRODER BY EXTR & TRUSTEE, MAXINE SCHRODER TRUST, TYLER S SCHRODER BENEFICIARY AND RICHARD SCHRODER BENEFICIARY at the suit of HSBC BANK USA NATL ASSN, Being:-

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

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

BEGINNING at a northeast corner of said lot on line of land now or formerly of William Sun; thence South 1° 35' West along lands now or formerly of William Sun; 336.18 feet; thence North 77° 10' West along lot now or formerly of George B. Wise, 792.38 feet to a point in the Sandy Hill Road; thence North 12° 50' East along lands now or formerly of Ed Klein, 270.60 feet; thence South 81° 49' East along lands now or formerly of Ed Klein, 729.20 feet to the place of beginning.

CONTAINING 5.256 acres of lands according to survey of O. Paul Galer, Registered Engineer, made August 12, 1940.

TITLE TO SAID PREMISES IS VESTED IN MAXINE SCHRODER, by Deed from MAXINE SCHRODER, INDIVIDUALLY, Dated 05/22/1989, Recorded 05/24/1989, in Book 1464, Page 137.

Mortgagor MAXINE J. SCHRODER A/K/A MAXINE SCHRODER died on 06/04/2016, leaving a Will dated 08/03/2001. Letters Testamentary were granted to DALE C. SCHRODER on 07/27/2016 in BUTLER County, No. 10-16-0602. Decedent's surviving devisees are TYLER S. SCHRODER, RICHARD SCHRODER and DALE C. SCHRODER, JR. By executed waiver, DALE C. SCHRODER, JR. waived his right to be named as a defendant in the foreclosure action.

Tax Parcel: 230-2F92-36-0000

Premises Being: 161 Browns Hill Road,

Valencia, PA 16059-3105

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30248  
C.P. 2017-21498  
ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of HAROLD L SCOTT, SR, AND MARIAN J SCOTT at the suit of PNC BANK NATIONAL ASSN, Being:-

ALL that certain piece, parcel or tract of land situate in Clay Township, Butler County, Pennsylvania, being known and designated as Lot No. 3 in West's Twin Drive Acres Plan of Lots as recorded in the Recorders Office of Butler county at Rack File Section 67, page 3, and being more specifically described as follows:

BEGINNING at the Southwest corner of the within-described parcel, said point also being the Southeast corner of Lot No. 2 in said plan of lots; thence North 2 degrees 23' East along East line of Lot No.2 in said plan a distance of 746.48 feet to a point; thence South 88 degrees East a distance of 125.02 feet to a point; thence South 2 degrees 23' West along West line of Lot No. 4 in said plan of lots a distance of 747.52 feet to a point on lines of now or formerly Clair Allen, et ux; thence North 87 degrees 37' West along lines of now or formerly Clair Allen, et ux, a distance of 125 feet to a point, the place of beginning. Containing 2.15 acres in accordance with plan and survey by B & B Engineering Company, dated December 8, 1975.

BEING KNOWN AS 127 West Twin Lane, Slippery Rock, Pennsylvania 16057.

BEING the same property which William G. Faub, widower, granted and conveyed unto Harold L. Scott, Sr. and Marian J. Scott, husband and wife by deed dated October 10, 1991 in the Recorder's Office of said County in Book 1874, Page 169.

BUTLER COUNTY TAX PARCEL I.D. NO. 080-S3-A3-0000.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30224  
C.P. 2017-21634  
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of DONALD J SLOMER SR AND LALEANA A SLOMER at the suit of WILMINGTON SVGS FUND SOCIETY, Being:-

PARCEL 1

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

BEGINNING at a point in the center line of a public road known as the Euclid-West Sunbury Road, also known as Route 138, on line of other lands of the now or former Grantees herein acquired from Ernest Ralston; thence North 71° 39' West along the center line of said public road known as the Euclid-West Sunbury Road, also known as Route 138, a distance of 104.81 feet to a point in the center of said road on line of other lands of now or former Grantor herein; thence along line of other lands of the now or former Grantor herein the following courses and distances: North 0° 55' East, 265.96 feet; South 88° 42' East, 487.85 feet to a point on line of lands of now or formerly Robert G. McCullough; thence South 1° 46' West along line of lands of now or formerly Robert G. McCullough, a distance of 150 feet to a point on line of lands of now or formerly Bessemer and Lake Erie Railroad; thence North 88° 42' West along line of lands of now or formerly Bessemer and Lake Erie Railroad, Ernest J. Ralston, and now or former Grantees herein, a distance of 385.63 feet to a point; thence South 0° 55' West along line of other lands of now or former Grantees herein, a distance of 146.70 feet to a point in the center of a public road known as the Euclid-West Sunbury Road, also known as Route 138, the place of beginning, and containing 1.91 acres, excluding road right of way per survey of Norman P. Straub, P.E., R.L.S. dated April 28, 1982.

PARCEL 2

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

On the North by lands of now or formerly

John J. Miller Heirs; on the East by lands now or formerly of Robert McKissick; on the South by West Sunbury and Euclid Public Road, and on the West by lands now or formerly John J. Miller Heirs. Said lot of land being and fronting 100 feet, more or less, on said Public Road and being 112 feet, more or less, on said Western line and 153 feet, more or less, on the Eastern line and 99 feet, more or less, on the Northern line.

PARCEL 3

ALL that certain piece of land situate in Euclid Station, Clay Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Southwest corner and running North one hundred eighty-five (185) feet along lands of now or formerly Helgar Heirs, to a post; thence East two hundred seven (207) feet along lands formerly of J. J. Miller to a post; thence South two hundred sixty-eight (268) feet along lands of the Bessemer and Lake Erie Railroad Company, formerly James Duffy, to a post; thence West two hundred twenty-two (222) feet along Sunbury and Muddy creek Road to the place of beginning.

BEING known and numbered at 511 Euclid Road Butler, PA 16001.

BEING the same premises in which DONALD JAMES SLOMER, EXECUTOR FOR THE ESTATE OF WILDA LOU WALLACE A/K/A WILDA L. WALLACE, DECEASED, by deed dated June 17, 2004 and recorded in the Office of Recorder of Deeds in and for Butler County on June 18, 2004 at Instrument #200406180019957, conveyed unto DONALD J. SLOMER, SR. AND LALEANA A. SLOMER, HUSBAND AND WIFE, Grantees herein.

Parcel No. 080-2F-110-8D

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30241  
C.P. 2017-21631  
ATTY MARTHA E VON ROSENSTEIL**

Seized and taken in Execution as the property of RALPH S. SMITH, MARGARET E. SMITH AND UNITED STATES OF AMERICA at the suit of FEDERAL NATL MORTGAGE ASSN, Being:-

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

BEGINNING at a point on the North side of West Perm Street on line of lot now or formerly Daubenspeck, the Southwest corner, of the lot hereby described; thence in a northerly direction along the East side of said Daubenspeck lot, 80 feet, more or less, to lot now or formerly Gold; thence in an easterly direction along the South line of said Gold lot, 40 feet, more or less, to lot of now or formerly John W. Bailey; thence in a southerly direction along the West line of said Bailey lot, 80 feet, more or less, to West Perm Street; thence along the North line of West Penn Street in a westerly direction, 40 feet, more or less, to the place of beginning. Having thereon erected a two-story brick dwelling house.

COMMENCING at a point on the northerly right-of-way line of Penn Street, a 40-foot right-of-way, at a point in common to line of lands of now or formerly W. R. Parks, said point being tie southeast corner of the property herein conveyed; thence along the northerly right-of-way line of Penn Street, North 89° 59' 00" West, a distance of 40.00 feet to a point in an 8-foot common drive on line of lands of now or formerly 3. A. Swidzinski; thence along line of lands of now or formerly J. A. Swidzinski, North 0° 18' 50" East, a distance of 79.84 feet to an iron pin on line of lands of now or formerly R. D. Zitalone; thence along line of lands of now or formerly R. D. Zitalone, South 89° 59' 00" East, a distance of 40.00 feet to an iron pin on line of lands of now or formerly W.R. Parks; thence along line of lands of now or formerly W.R. Parks, South 0° 18' 50" West, a distance of 79.84 feet to a point, the place of beginning.

TOGETHER with a 2 1/3-story brick and frame dwelling house thereon erected.

BEING the same premises which Marjorie

Ann Robison and Charles E. Robison, her husband and Marjorie Ann Robison, attorney-in-fact for Roger Patrizio and Mary Jane Patrizio, his wife specially constituted by Power of Attorney dated 1/30/1989 and recorded in the office of the Recorder of Deeds of Butler County, PA, at Record Book 1458, page 918; Joann Z. Billek and John D. Billek, his wife; Anthony V. Zitalone and Toni M. Zitalone, his wife; and Richard D. Zitalone conveyed unto Ralph S. Smith and Margaret E. Smith, his wife, in fee.

IMPROVEMENTS THEREON CONSIST OF:  
Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ralph S. Smith and Margaret E. Smith

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO, MAP, BLOCK AND LOT): 565-12-211-0000

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2011-30261  
C.P. 2011-21425**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of PAUL A SPILSBURY at the suit of WELLS FARGO DELAWARE TRUST COMPANY, NA, 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. 136 in the Fernway Plan as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29A and 29B.

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

SUBJECT to 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.

SUBJECT also to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 238.

BEING KNOWN AS: 262 Sherwood Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which Whitney I. Spilsbury, Executor of the Estate of Whitney R. Spilsbury a/k/a Whitney R. Spilsbury, Jr., Deceased, by Deed dated 4/25/2001 and recorded 5/3/2001 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200105030010533, granted and conveyed unto Paul A. Spilsbury.

PARCEL NO.: 130-S3-A136

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30245  
C.P. 2017-21782  
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of ANDREA N. WHITE AND SEAN N. HARCAR at the suit of US BANK NATIONAL ASSN, Being:-

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

BEGINNING at a point on the easterly line of Miller Street, said point being distant along Miller Street, North 17 degrees 09 minutes West, 42 feet from the intersection of the easterly line of Miller Street with the northerly line of Wood Street, 24 feet wide; thence from said point of beginning along the easterly line of Miller Street, North 17 degrees 09 minutes West, 43 feet to a point at the dividing line between Lots Nos. 2 and 3 in said plan; thence along said dividing line, North 72 degrees 51 minutes East, 101.75 feet to a point; thence South 22 degrees 14 minutes East, 43.14 feet to a point at the dividing line between Lots Nos. 1 and 2 in said plan; thence along said dividing line, South 72 degrees 51 minutes West, 105.57 feet to a point on the easterly line of Miller Street at the place of beginning.

HAVING erected thereon a one and one-half story frame dwelling.

Being Lot No. 2 in the Walter W. Black Plan of Lots, as recorded in Rack File Section No. 15 at page 5.

SUBJECT to reservations, restrictions, limitations, conditions and rights-of-way as the same appear in prior deeds of record.

SUBJECT to, nevertheless, all conveyances,

exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and, all laws, ordinances and regulations relating to subdivisions.

DEED BOOK: Instrument Number 201508100017507  
DEED PAGE: Instrument Number 201508100017507  
MUNICIPALITY: City of Butler  
TAX PARCEL#: 565-22-28-0000  
PROPERTY ADDRESS: 503 Miller Avenue Butler, PA 16001

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30267**  
**C.P. 2017-21756**  
**ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of SCOTT E WHITMER at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:-

ALL that certain piece, parcel or tract of land situate in the Township of Fairview, County of Butler, and Commonwealth of Pennsylvania, composed of Lots nos. 2 and 3 in the Plan of Lots surveyed for Wilma Fair, dated May 9, 1949, being together bounded and described as follows:

BEGINNING at a point in the center line of the Public Road between the Borough of Fairview and the Borough of West Sunbury in said county, said point being the north east corner of the property herein conveyed; thence from said point along the property now or formerly of Wilma C. Fair, widow, being the easterly line of Lot 2 in said plan, a distance of two hundred fifty (250) feet to an iron pin in the line of property now or formerly of Ward and Duesphol; thence west along the line dividing Lots Nos. 2 and 3 in said plan from the property now or formerly of Ward and Duesphol, a distance of one hundred sixty (160) feet to an iron pin; thence north along the line of Lot No. 4 in said plan and other property now or formerly of Wilma C. Fair, a distance of two hundred forty-five (245) feet to a point in the center line of the Public Road first above mentioned; thence eastwardly along the center line of the aforesaid Public Road being the northerly line of Lots Nos. 3 and 2 in said plan, a

distance of one hundred sixty (160) feet to the point at the place of beginning.

HAVING erected thereon a dwelling known as 106 Apple Road, Petrolia, Pennsylvania 16050. BEING known as Tax Parcel Number 150-S2-E10.

Being the same property conveyed by deed to Scott E. Whitmer, individually, Son of Joseph L. Whitmer and Nelda M. Whitmer, from Kristie L. Christie and Robin D. Runyan, Joint Successor Co-Trustees of the Joseph L. Whitmer and Nelda M. Whitmer Living Trust Dated January 14, 2002, on December 10, 2004 and recorded at the Office of the Recorder of Deeds of Butler County on December 21, 2004 at Instrument No. 200412210040003.

BCLJ: November 17, 24, & December 1, 2017

**E.D. 2017-30212**  
**C.P. 2017-21556**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of MICHAEL WOODS, MICHAEL P WOODS, HOLLY SLEE AND HOLLY R. SLEE at the suit of DEUTSCHE BANK NATIONAL TR CO, Being:-

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

BEGINNING at the Northeast corner of the tract herein described at the South side of a private lane of prior grantors at line of lands of Thompson; thence in a Southwesterly direction along line of land of Thompson, a distance of 360 feet to a point at the line of land of prior grantor; thence in a northerly direction through lands of prior grantor, a distance of 300 feet to a point on the South side of the aforementioned private lane; thence Easterly along the South side of said private lane and lands of prior grantor, a distance of 350 feet to a point, the place of beginning and being a triangular shaped tract of land containing approximately 1 acre, more or less.

SUBJECT to the reservations, restrictions, and conditions as same appear in prior deeds of record.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Woods and Holly R. Slee, as

joint, tenants with the right of survivorship, by Deed from Lawrence L. Kelly and Elizabeth Jean Kelly, h/w, Dated 10/11/2002, Recorded 10/16/2002, Instrument No. 200210160034780.

Tax Parcel: 040-1F90-A14G-0000

Premises Being: 121 Thompson Road, a/k/a 108 Conrad Lane, Sarver, PA 16055

BCLJ: November 17, 24, & December 1, 2017

Sheriff of Butler County, Michael T. Slupe



## Informative Session: TRID and Dodd-Frank

### TOPICS COVERED:

- What is it & What impact did it make
- Effects on the Industry & Consumer
- Looking Ahead & What's Next

**Wednesday, December 20, 2017 • 240 South Main St., Butler PA 16001**

10:30 am - 11:30 am: TRID & Dodd-Frank Session followed by Lunch

12:00 pm: Butler County Bar Association Meeting



Contact Janis Hackett, Executive Director - Butler County Bar Association, with any questions • 724.841.0130 • [jhackett@butlerbar.org](mailto:jhackett@butlerbar.org)

*Lunch Provided by Fellowship & Service Committee Grace at Calvary Lutheran Church*