

**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: Dolores P Curry**

Late of: Butler PA  
Executor: Richard E Curry  
114 Moran Road  
Butler PA 16002  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: David A Dickey**

Late of: Slippery Rock Township PA  
Executor: Ruth A Keith  
109 Pleasant Hill Road  
Harmony PA 16037  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Boulevard POB 67  
Slippery Rock PA 16057

**Estate of: Grace Ellenberger**

Late of: Center Township PA  
Executor: June Nagy Ferguson  
811 California Ave  
Oakmont PA 15139  
Attorney: Robert W Andreen  
1378 Freeport Road Suite 2B  
Pittsburgh PA 15238

**Estate of: Martha J Ewart**

Late of: Connoquenessing Township PA  
Executor: Ann Ewart  
1809 St James Place  
Wexford PA 15090  
Attorney: Robert D German  
Sherrard German & Kelly PC  
Two PNC Plaza 28th Floor  
620 Liberty Ave  
Pittsburgh PA 15222

**Estate of: Larry L Kline**

**a/k/a: Larry Lee Kline**  
Late of: Center Township PA  
Executor: Jason P Kline  
516 E Holyoke Road  
Butler PA 16001  
Executor: Brian B Kline  
516 East Holyoke Road  
Butler PA 16001  
Executor: Kevin L Kline  
811 New Castle Street  
Butler PA 16001  
Attorney: Tyler S Heller  
Mechling & Heller LLP  
216 N Jefferson St  
Kittanning PA 16201

**Estate of: Robert L Lewis**

**a/k/a: Robert Lewis**  
Late of: Penn Township PA  
Executor: Douglas E Weinrich  
107 Irvine Street  
POB 810  
Mars PA 16046  
Attorney: Douglas E Weinrich PC  
107 Irvine Street  
POB 810  
Mars PA 16046

**Estate of: Zella Mae Miller**

**a/k/a: Zella Miller**  
Late of: Center Township PA  
Executor: M Lemoyne Miller  
132 S Benbrook Rd  
Butler PA 16001  
Attorney: J Stevenson Suess  
318 West Cunningham Street  
Butler PA 16001

**Estate of: Thomas R Palmer**

Late of: Lancaster Township PA  
Executor: Douglas R Palmer  
194 Wurtemberg Road  
Ellwood City PA 16117  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Laverne G Rummell**

Late of: Cabot PA  
Executor: Linda R Schaefers  
653 Short Street  
Freeport PA 16229  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg  
101 East Diamond St Suite 102  
Butler PA 16001

**Estate of: Sandra Kathleen Shepherd**

Late of: Valencia PA  
 Administrator C.T.A.: Tracey Pillart  
 3717 Overbrook Road  
 Gibsonia PA 15044  
 Attorney: Ilene H Fingeret Esq  
 Strassburger McKenna Gutnick & Gefsky PC  
 Four Gateway Center Suite 2200  
 Pittsburgh PA 15222

**Estate of: Eileen E Stellar****a/k/a: Eileen W Stellar**

Late of: Seven Fields PA  
 Executor: John A Wolfe  
 269 State Road  
 Valencia PA 16059  
 Attorney: Douglas E Weinrich PC  
 107 Irvine Street  
 POB 810  
 Mars PA 16046

**Estate of: Peggy H Succop**

Late of: Cabot PA  
 Executor: Meg L Burkardt  
 647 Allegheny Avenue  
 Suite 100  
 Oakmont PA 15139  
 Attorney: Meg L Burkardt  
 647 Allegheny Ave  
 Suite 100  
 Oakmont PA 15139

**Estate of: Roseann Vertullo**

Late of: Valencia PA  
 Executor: Amy L Oliver  
 151 Warren Road  
 Warrendale PA 15086  
 Executor: Philip A Perino III  
 326 Denny Road  
 Valencia PA 16059  
 Attorney: Russell C Miller  
 Miller Limbaugh & Conley  
 4767 William Flynn Hwy  
 Allison Park PA 15101

**Estate of: Elizabeth Pauline Wazenegger**

Late of: Cranberry Township PA  
 Executor: Donald R Wazenegger  
 161 W Main Street  
 Evans City PA 16033  
 Attorney: Robert P Murphy Jr  
 2148 Hycroft Drive  
 Pittsburgh PA 15241

BCLJ: Jan. 31, Feb. 7 & 14, 2014

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**SECOND PUBLICATION****Estate of: Joshua Bartley****a/k/a : Joshua P Bartley**

Late of: East Butler PA  
 Administrator: Lorie L Bartley  
 116 Twelfth St Box 320  
 East Butler PA 16029  
 Administrator: Larry J Bartley  
 116 Twelfth St Box 320  
 East Butler PA 16029  
 Attorney: Robert J Stock  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Harold E Bowser Sr****a/k/a : Harold Edmund Bowser****a/k/a : Harold E Bowser**

Late of: Winfield Township PA  
 Administrator C.T.A.: Susan Elaine Kandziolka  
 1617 Second Street  
 Natrona Heights PA 15065  
 Attorney: Raymond W Bitar Sr  
 Bitar & Bitar LLP  
 Suite 10 Feldarelli Square  
 2300 Freeport Road  
 New Kensington PA 15068

**Estate of: R Evelyn Bruno**

Late of: Center Township PA  
 Executor: Warren D Ferry Esquire  
 127 South McKean Street  
 Butler, PA 16001  
 Attorney: Warren D Ferry  
 Warren D Ferry PC  
 127 South McKean Street  
 Butler PA 16001

**Estate of: Rodger L Fleming**

Late of: Penn Township PA  
 Executor: Sally R Fleming  
 190 Dinnerbell Road  
 Butler PA 16001  
 Attorney: Lawrence P Lutz  
 Lutz & Pawk  
 101 East Diamond St  
 Morgan Center Bldg Suite 102  
 Butler PA 16001

**Estate of: Marion E Haas****a/k/a: Marion Emma Haas**

Late of: Jefferson Township PA  
 Executor: Teddy L Haas  
 115 Winfield Road  
 Sarver PA 16055  
 Attorney: Laurel Hartshorn  
 254 W Main St  
 POB 553  
 Saxonburg PA 16056

**Estate of: Amy L Kepple  
a/k/a: Amy Lee Kepple**

Late of: Saxonburg PA  
 Executor: Paul D Kepple  
 644 N 17th Street  
 Philadelphia PA 19130  
 Attorney: William T Woncheck  
 Sikov & Woncheck PC  
 1625 Union Ave Suite 5  
 Natrona Heights PA 15065

**Estate of: Elta Romaine Macdonald**

Late of: Butler PA  
 Executor: Nancy J Blewett  
 128 Shanor Heights  
 Butler PA 16001  
 Attorney: Joseph M Kecskemethy  
 Jaffe & Kecskemethy PC  
 101 East Diamond Street Suite 204  
 Butler PA 16001

**Estate of: Gwendell F McDonald**

Late of: Mars PA  
 Executor: Steven E McDonald  
 119 Dobson Rd  
 Mars PA 16046  
 Attorney: David M Neuhart  
 Po Box 192  
 Ingomar PA 15127

**Estate of: Patricia Z Swinderman**

Late of: Adams Township PA  
 Executor: John D Swinderman  
 3815 Grove Road  
 Gibsonia PA 15044  
 Attorney: None

**Estate of: Verna B Weisenstein**

Late of: Center Township PA  
 Executor: James H Weisenstein II  
 788 Mercer Road  
 Butler PA 16001  
 Attorney: William L Kemper  
 209 Diamond Street West  
 Butler PA 16001  
 Attorney: Dorothy J Petrancosta  
 POB 423  
 Glenshaw PA 15116

**Estate of: Robert L Zeigler**

Late of: Adams Township PA  
 Executor: Judith L Whitehouse  
 512 Pioneer Lane  
 Freedom PA 15042  
 Attorney: Lauren C Hadburg  
 Shields & Boris  
 109 VIP Drive Suite 102  
 Wexford PA 15090

BCLJ: Jan. 24, 31 & Feb. 7, 2014

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**THIRD PUBLICATION****Estate of: Joseph J Blizman  
a/k/a: Joseph John Blizman**

Late of: Callery PA  
 Administrator: Melissa F Foley  
 229 Main St Extension Box 39  
 Callery PA 16024  
 Attorney: Darla J Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

**Estate of: John Lester Elliott**

Late of: Center Township PA  
 Executor: Wayne Elliott  
 526 Sunset Drive  
 Butler PA 16001  
 Attorney: Neal A Sanders  
 1924 N. Main Street Ext.  
 Butler PA 16001  
 Attorney: Mark A Lope  
 404 Main Street  
 Butler PA 16001

**Estate of: Charlotte K Hartmann**

Late of: Zelienople PA  
 Executor: Mary Kay Wallace  
 103 24th St  
 Wellsburg WV 26070  
 Attorney: Darla J Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

**Estate of: Thomas Martin Heim**

Late of: Butler PA  
 Administrator: Patricia L Amos  
 9704 Foxgrove Lane  
 Allison Park PA 15101  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086

**Estate of: Bertha J Hertzog**

Late of: Cranberry Township PA  
 Executor: Janet D Earhart  
 383 Engle Road  
 Industry PA 15052  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086

**Estate of: Paul Clinton Plaisted****a/k/a: Paul C Plaisted**

Late of: Center Township PA

Executor: Daniel P Plaisted

525 North Main Street

Butler PA 16001

Attorney: None

BCLJ: Jan. 17, 24 &amp; 31, 2014

**MORTGAGES**

January 13 - 17, 2014

**Alpine Apartments, et al**-Farmers Natl Bk of Emlenton-Butler City, Wd. 3-\$30,480.00**Atkinson, William J., et ux**-First Commonwealth Bk-Butler City, Wd. 3-\$82,905.02**Baggetta, Dominic A., et al**-PNC Bk Natl Assn-Butler Twp., Wd. 1-\$24,000.00**Baird, Daniel**-Northwest Sav Bk-Penn Twp.-\$130,000.00**Bearden, Roy P., et al**-Butler Armco Emp Cred Un-Cranberry Twp.-\$30,375.00**Bearden, Roy P., et ux**-Butler Armco Emp Cred Un-Cranberry Twp.-\$163,920.00**Birmingham, James P., et al**-Mars Natl Bk-Adams Twp.-\$230,000.00**Brandenburg, Kathleen M., aka**-Butler Armco Emp Cred Un-Muddycreek Twp.-\$60,000.00**Brill, Scott E.**-Huntington Natl Bk, et al-Slippery Rock Borough-\$257,770.00**Campbell, Franky E., aka**-Liberty Bail Bonds Inc, et al-Prospect Borough-\$50,000.00**Christman, John F., Jr., et ux**-Quicken Loans Inc, et al-Clearfield Twp.-\$104,522.00**Cook, Donald J., Jr.**-Mortgage Network Inc, et al-Forward Twp.-\$417,000.00**Coulter, Gregory A., et al**-First Niagara Bk NA-Adams Twp.-\$64,000.00**Crawford, Kenneth R., et al**-PNC Bk Natl Assn-Clearfield Twp.-\$25,000.00**Crawford, Nancy Jo**-PNC Bk Natl Assn-Jackson Twp.-\$65,054.00**Crawford, Nancy Jo**-PNC Bk Natl Assn-Jackson Twp.-\$72,824.50**Crawford, Scott Allen**-First Guaranty Mtg Corp, et al-Donnegal Twp.-\$229,837.00**Crawford, Thomas A., Jr., et al**-Wells Fargo Bk NA-Cranberry Twp.-\$360,000.00**Crawford, Thomas A., Jr., et ux**-Wells Fargo Bk NA-Cranberry Twp.-\$44,900.00**Daschbach, Cory O.**-Compass Sav Bk-Adams Twp.-\$250,000.00**Davis, Andrew M., et ux**-Farmers Insurance Group Fed Cred Un-Evans City Borough, et al-\$100,000.00**Davis, Gail R.**-Redevelopment Auth Butler

Co-Jackson Twp.-\$11,950.00

**Debasi, Dana, fka McBurney**-Quicken Loans Inc, et al-Middlesex Twp.-\$163,375.00**DeLuna, Francisco J., et al**-M&T Bank, et al-Butler City, Wd. 4-\$129,628.00**Demar, Douglas S., et al**-RBS Citizens NA-Butler Twp., Wd. 6-\$123,200.00**Dovenspike, Adam T., et ux**-Secretary Housing & Urban Dev-Center Twp.-\$16,007.60**Drutarosky, Mildred D., et al**-Loandepot.com LLC, et al-Cranberry Twp.-\$124,361.00**ENE, LLC, et al**-S&T Bank-Cranberry Twp.-\$150,000.00**Feaser, Derrick L., aka, et ux**-Agchoice Farm Cred ACA-Fairview Twp.-\$33,675.00**Fedele Properties LLC, et al**-Farmers Natl Bk of Emlenton-Cranberry Twp.-\$118,679.00**Fend, Keith M., et ux**-Moonlight Cred Un-Summit Twp.-\$13,487.78**Francese, Patricia H.**-PNC Bk Natl Assn-Butler Twp.-\$239,000.00**Fromlak, Chris M., et ux**-Everbank, et al-Mars Borough-\$146,000.00**Galante, Mark Anthony, aka, et ux**-Huntington Natl Bk-Butler Twp.-\$98,000.00**Glatz, Thomas M., et al**-PNC Bk Natl Assn-Seven Fields Borough-\$100,000.00**Graham, William, III, et ux**-Wells Fargo Bk NA-Penn Twp.-\$223,870.00**Green, Lloyd, et al**-Mars Natl Bk-Evans City Borough-\$125,000.00**Grystar, John, et al**-Northwest Sav Bk-Center Twp.-\$15,000.00**Hartenstein, Gregory A., et al**-Dollar Bk Fed Sav Bk-Seven Fields Borough-\$151,099.54**Harter, Barbara Lee, aka**-Huntington Natl Bk-Forward Twp.-\$50,000.00**Haughey, John M., et al**-Southern Butler Co Community Cred Un-Butler City, Wd. 5-\$66,557.00**Heery, Brian, et al**-Citizens Bk of Pa-Cranberry Twp.-\$245,000.00**Henry, Brian P., et al**-S&T Bank-Butler Twp.-\$271,000.00**Heverly, Stephen S., aka, et ux**-PNC Mtg, aka-Cranberry Twp.-\$312,500.00**Heverly, Stephen, et ux**-PNC Bk Natl Assn-Cranberry Twp.-\$62,200.00**Hile, Kenneth A.**-QR Lending, aka-Butler City, Wd. 5-\$105,061.00**Hillwig, Sandra E., et al**-Northwest Sav Bk-Concord Twp.-\$49,000.00**Hindman, J. Stewart, et ux**-Huntington Natl Bk-Slippery Rock Twp.-\$88,251.64**Hutterer, Michelle L.**-Quicken Loans Inc, et al-Jefferson Twp.-\$199,000.00**Johnston, Mark C., et ux**-First Commonwealth Bk-Clay Twp.-\$64,900.00

**Underground LLC and MJW Construction:**  
 Complaint - Confession: \$19737.00: Paul R. Rennie, Esq.: 14-20144

Christopher S. Patton and Christine M. Patton vs. **Gregory S. Hopkins Construction, LLC:** Transcript: \$10000.00: Gary T. Vanasdale, Esq.: 14-20141

Highlands Apartments Inc vs. **Richard C. Jamison, Jr. and Melissa Gutshall:** Transcript: \$1200.00: Atty - None: 14-20142

Midland Funding, LLC vs. **Lon Lawver:** Transcript: \$1170.19: Arthur Lashin, Esq.: 14-20134

Portfolio Recovery Associates LLC vs. **Sara Minda:** Judgment: \$2041.45: Robert N. Polas, Jr., Esq.: 14-20148

Portfolio Recovery Associates LLC vs. **Michael Mudrick:** Judgment: \$812.63: Mark R. Garvey, Esq.: 14-20146

Capital One Bank (USA) N.A. vs. **Adam Jarrod Peffer:** Transcript: \$3222.30: Frederick I. Weinberg, Esq.: 14-20138

USX Federal Credit Union vs. **Brian L. Ray and Jessie M. Ray:** Judgment: \$761.24: Matthew D. Urban, Esq.: 14-20147

PNC Bank National Association vs. **Michelle L. Roach:** Judgment/Premises: \$99057.08: Michael C. Mazack, Esq.: 14-20149

Portfolio Recovery Associates LLC vs. **Robert Tartantini:** Judgment: \$1044.09: Carrie A. Brown, Esq.: 14-20145

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**EXECUTIONS**

Week ending January 24, 2014

1st Name-Plaintiff  
2nd Name-Defendant

Asset Acceptance LLC vs. **Randy McClelland and PNC Bank, Garnishee:** 14-30011

Asset Acceptance LLC vs. **Christina Thomas and Butler Armco Employees Credit Union, Garnishee:** 14-30012

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**DIVORCES**

Week ending January 24, 2014

1st Name-Plaintiff  
2nd Name-Defendant

Shawn Allworth vs. **Lara Ann Allworth:** Atty - None: 14-90034

Ernest W. Deemer vs. **Darlene Deemer:** Dorothy C. Wolbert, Esq.: 14-90038

Gary W. Double vs. **Nancy L. Double:** Susan B. Lope, Esq.: 14-90045

Nanet Arlene Edge vs. **Shawn G. Edge:** Dennis W. McCurdy, Esq.: 14-90037

Deborah L. Endler vs. **Kenneth E. Endler:** Norman D. Jaffe, Esq.: 14-90039

Heather Linton vs. **Ronald Linton:** Atty - None: 14-90050

Diane M. Downs vs. **Erik Nielsen, Jr.:** Matthew E. Fischer, Esq.: 14-90035

Curtis W. Rape vs. **Mary Ellen Rape:** Cathy S. Boyer, Esq.: 14-90049

Matthew J. Schnur vs. **Jessica Schnur:** Joseph E. Kubit, Esq.: 14-90044

Gregory A. Shay vs. **Delores A. Shay:** Murray S. Shapiro, Esq.: 14-90048

Ryan A. Tomson vs. **Maija Tomson:** Paul T. Leventon, Esq.: 14-90046

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**TRUST NOTICE**

**Trust of: Dorothy J. Burd, the Dorothy J. Burd Revocable Living Trust dated 1/13/2010**

Late of: Buffalo Township, Butler County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Leonard J. Burd, Successor Trustee  
538 Parker Road  
Sarver, PA 16055

Or to:

James P. Shields, Esq.  
Elder Law Offices of Shields and Boris  
109 VIP Drive, Suite 102  
Wexford, PA 15090

BCLJ: Jan. 31, Feb. 7 & 14, 2014

**BUTLER COUNTY  
COURT OF COMMON PLEAS  
Number 2013-10804**

Centlar FSB, Plaintiff

**V.**

**Ya Jiang and Chen Xu, Defendants**

**TO: YA JIANG AND CHEN XU**

**TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN MORTGAGE  
FORECLOSURE**

PREMISES SUBJECT TO FORECLOSURE:  
586 SLIPPERY ROCK ROAD, SLIPPERY  
ROCK, PENNSYLVANIA 16057

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Glenna M. Walters, Prothonotary  
Butler County Courthouse  
First Floor, County Courthouse  
300 South Main Street  
Butler, Pennsylvania 16003  
(724) 284-5214

McCABE, WEISBERG AND CONWAY, P.C.  
Attorneys for Plaintiff.  
123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496, MARC S. WEISBERG, ESQUIRE - ID # 17616, EDWARD D. CONWAY, ESQUIRE - ID # 34687, MARGARET GAIRO, ESQUIRE

- ID # 34419, ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009, HEIDI R. SPIVAK, ESQUIRE - ID # 74770, MARISA J. COHEN, ESQUIRE - ID # 87830, CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480, BRIAN T. LAMANNA, ESQUIRE - ID # 310321, ANN E. SWARTZ, ESQUIRE - ID # 201926, JOSEPH F. RIGA, ESQUIRE - ID # 57716, JOSEPH I. FOLEY, ESQUIRE - ID # 314675, CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673, JENNIFER L. WUNDER, ESQUIRE - ID # 315954, LENA KRAVETS, ESQUIRE - ID # 316421

BCLJ: January 31, 2014

**NOTICE OF FICTITIOUS NAME**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious was filed with the Department of state of the Commonwealth of Pennsylvania, for the conduct of a business in Butler County under the fictitious name of **Vesla 360 Sports Performance & Physical Therapy**, with its principal office of place of business at 209 Executive Drive, Suite 400, Cranberry Township, PA 16066. The names and addresses of all persons who are parties to the registration are: REV Sports Rehab & Athletic Development, LLC 209 Executive Drive, Suite 400, Cranberry Township, PA 16066.

Lynch Weis LLC  
Cranberry Professional Park  
501 Smith Drive, Suite 3  
Cranberry Township, PA 16066  
724.776.8000

BCLJ: January 31, 2014

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

**CIVIL ACTION- LAW  
A.D. No. 13-11168**

JEFFREY E. CRESS and JOHN N. CRESS,  
Plaintiffs.

**V.**

**S. WILSON PHILLIPS and CLARA PHILLIPS, his wife, their heirs, executors, administrators, successors and assigns, Defendants.**

**TO: THE DEFENDANTS**

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGEMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

Prothonotary's Office  
1st Floor, Butler County Courthouse  
124 West Diamond Street  
P.O. Box 1208  
Butler, PA 16003  
(724) 284-5214

Butler County Bar Association  
201 South Main Street  
Butler, PA 16001  
(724)841-0130

Leo M. Stepanian II, Esquire  
STEPANIAN & MENCHYK, LLP  
222 South Main Street

Butler, PA 16001  
(724) 285-1717  
Attorneys for Plaintiffs

BCLJ: January 31, 2014

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE IS HEREBY GIVEN by the Incorporators that they have filed with the Department of State of the Commonwealth of Pennsylvania, Articles of Incorporation for the purpose of obtaining a Certificate of Incorporation, effective for January 1, 2014, of a Non-Profit Corporation which was organized under the Non-Profit Corporation Law of 1988, of the Commonwealth of Pennsylvania, PA Act of December 21, 1988 PL 1444, No. 177, as amended. The name of the non-profit corporation is **FRIENDS OF BUFFALO TOWNSHIP, PA, FOUNDATION**, with it's registered office at 109 Bear Creek Road, Sarver, Pennsylvania 16055.

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

BCLJ: January 31, 2014

**CERTIFICATE OF ORGANIZATION  
LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is: **Ultra Coat USA, L.L.C.**

Toni L. DiGiacobbe, Esq.,  
Krassenstein & Associates  
Professional Corporation  
7500 Brooktree Road  
Wexford, Pennsylvania 15090

BCLJ: January 31, 2014

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 21st day of March 2014** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, April 18, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30366  
C.P. 2013-22209  
SHF FILE: 13003256**

**ATTY DANIEL SCHMIEG**

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

ALL that certain tract of land situate in Chicora Borough, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on Kittanning Street being the Southwest corner of the tract herein conveyed; thence by land of now or formerly Catherine Webster, and now or formerly First Evangelical Lutheran Church, North 39 degrees 07 minutes 10 seconds West, a distance of 172.09 feet to a point on the Southern line of an 18-foot alley; thence by said alley, North 52 degrees 28 minutes 05 seconds East, a distance of 160.93 feet to a point on line of lands of now or formerly Lawrence M. Francis; thence by line of land of now or formerly Francis, South 44 degrees 17 minutes 40 seconds East, a distance of 174.725 feet to line of Kittanning Street; thence along line of Kittanning Street, South 52 degrees 56 minutes 45 seconds West, a distance of 176.75 feet to a point at the place of BEGINNING.

Containing .67 acres as per survey of Admn S.

Yelito, Registered Surveyor, dated November 8, 1974 and having thereon erected a dwelling house and other buildings.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Best, by Deed from Douglas W. Fennell and Pamela J. Fennell, h/w, dated 12/21/2006, recorded 12/21/2006 in Instrument Number 200612210032192.

Tax Parcel: 460-S1-F10-0000

Premises Being: 120 KITTANNING STREET, CHICORA, PA 16025

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30380  
C.P. 2013-22307  
SHF FILE: 13003380**

**ATTY KRISTIN ANTHOU**

Seized and taken in Execution as the property of TIMOTHY D CARR at the suit of FEDERAL HOME LOAN MTG CORP, FIRST NATL BK-PA, Being:

ALL that certain piece of parcel of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known as Lot 4D-2 in the Kowola subdivision as recorded in the Recorder's Office of Butler County in Plan Book Volume 228, page 25 on November 18, 1999.

BEING the same property which Randy J. Kowola and Judith I. Kowola, husband and wife, granted and conveyed to Timothy D. Carr, a single man, by Deed dated November 23, 1999 and recorded December 1, 1999, in the Recorder of Deeds Office of Butler County, Pennsylvania in Instrument Number 199912010033681.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30371  
C.P. 2013-20794  
SHF FILE: 13003255**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of MARSHA L CESTRONE AND JAMES N CESTRONE at the suit of BANK OF AMERICA NA, Being:

ALL that certain piece, parcel and lot of land situate in the Fifth Ward of the City of Butler,



County of Butler, and State of Pennsylvania, bounded and described as follows:

On the North 39 feet by Lot No. 22 in the revised plan of lots, owned now or formerly by the H.J. Klingler estate; on the East 89 1/2 feet by an alley; on the South 39 feet by West Clay Street, now West Brady Street; and on the West 89 feet 10 inches by Lot No. 20 in the same plan of lots, now or formerly owned by the H.J. Klingler estate. Having a frame dwelling house thereon erected, being known as 418 West Brady Street, Butler, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James N. Cestrono and Marsha L. Cestrono, his wife, by Deed from Charles Eugene Klee, Jr., Executor of the Estate of Iva Klee, aka, Iva Jane Klee, deceased, dated 08/25/1971, recorded 08/27/1971 in Book 938, Page 378.

Tax Parcel: 565-10-70-0000  
Premises Being: 418 WEST BRADY STREET, BUTLER, PA 16001-5346

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30379  
C.P. 2013-22129  
SHF FILE: 13003379**

**ATTY MARTHA EVON ROSENSTEIL**

Seized and taken in Execution as the property of JASON D CRAIG AND MICHELLE L CRAIG at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

ALL that certain lot or piece of ground situate in the Fourth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BOUNDED on the North 37.6 feet, more or less, by lot of land of William Rockenstein; ON the East, 42.5 feet by Cliff Street; ON the South 37.6 feet, more or less, by the East Brady Street; AND ON the West, 42.53 feet by lot of land Eleanor Duffy Graham.

BEING more particularly bounded and described pre survey of Land Surveyors, Inc., dated May 5, 1992;

BEGINNING at a point on the North line of East Brady Street, said point being the Southeast corner of the parcel herein described; thence along East Brady Street, South 87° 15' 05"

West, a distance of 37.60 feet to a point on lands of now or formerly of W.C. Rasely; thence along lands of now or formerly W.C. Rasely, North 02° 25' 05" West, a distance of 42.27 feet to a point on lands now or formerly of E. S. Schaffuer, Jr.; thence along lands of now or formerly of E.S. Schaffuer, Jr., North 87° 25' 05" East, a distance of 37.60 feet to a point on the West line of North Cliff Street; thence along the West line of North Cliff Street, South 02° 25' 05" East, a distance of 42.27 feet to a point, at the place of beginning.

BEING designated as Tax Parcel No. 56-4-9-64B in the Tax Claim Bureau of Butler County, Pennsylvania.

UNDER AND SUBJECT to all reservations, 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.

214 EAST BRADY STREET, BUTLER, PA 16001  
PARCEL #564-9-64B

Being the same premises which Michelle L. Hill n/k/a Michelle L. Craig granted and conveyed unto Michelle L. Craig and Jason D. Craig, husband and wife, by deed dated August 21, 2003 and recorded September 17, 2003 in Butler County Instrument#200309170042455.

IMPROVEMENTS: Residential dwelling

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30350  
C.P. 2013-21954  
SHF FILE: 13003248**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of ADAM J COMPTON 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, Butler County, Pennsylvania, bounded and described as follows:

ON the North 40 feet by lands of formerly Peter Mercurio, now or formerly George Thompson, et ux.; on the East 45 feet by Short Street; on the South 40 feet by Leo Street; and on the West 45 feet by Lot 176 in the W. S. Boyd Plan of Lots in Springdale.

District Map Parcel No.: 561-27-121A

Having thereon erected a dwelling house and being known as 226 Short Street, Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN Adam J. Compton, by Deed from Sarah E. Campbell, now Sarah E. Walowen and Franklin Robert Walowen, her husband, dated 05/23/2011, recorded 05/25/2011 in Instrument Number 201105250012674.

Tax Parcel: 561-27-121A-0000

Premises Being: 226 SHORT STREET, BUTLER, PA 16001-6143

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2010-30103  
C.P. 2010-20548  
SHF FILE: 13003246**

**ATTY MICHAEL T MCKEEVER**

Seized and taken in Execution as the property of WILLIAM J COOPER, JR AND DEBRA L COOPER at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point on the Westerly fine of Summit Street, a 40 foot right of way, said point being the Northeasterly corner of the parcel herein described; thence along the Westerly line of Summit Street, South 24 degrees 15' East a distance of 32.00 feet to a point on lands of now or formerly W. Lessner thence along lands of now or formerly M. Lessner, South 65 degrees 45' West a distance of 103.32 feet to a point on the Eastern line of lands of the Oakland Place Plan; thence along lands of the Oakland Place Plan, North 24 degrees 15' West a distance of 32.00 feet to a point on lands of now or formerly G. A. Mazzani; thence along lands of now or formerly G. A. Muzzani, North 65 degrees 45' East a distance of 103.32 feet to a point the place of beginning.

HAVING THEREON erected a dwelling house known as 112 Summit Street, Butler, Pennsylvania 16001.

BEING sixteen feet off the Northern portion of Lot No. 43 and 16 feet off the Southern portion

of Lot No. 44 in the East Oakland Plan of Lots as recorded in Plan Book Volume 2, page 7.

DEED BOOK: 2405  
DEED PAGE: 936  
MUNICIPALITY: Butler City  
Tax Parcel #: 564-19-157-0000

PROPERTY ADDRESS: 112 Summit Street Butler, PA 16001

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30355  
C.P. 2013-22132  
SHF FILE: 13003241**

**ATTY MARTHA EVON ROSENSTIEL**

Seized and taken in Execution as the property of RONALD J DEFOGGI at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

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

ON the North forty (40) feet by Christie Avenue; on the East, one hundred twelve (112) feet by Lot No. 102; on the South fort (40) feet by an alley; on the West one hundred twelve (112) feet by South Main Street.

BEING Lot No. 101 in the Cottage Hill Plan of Lots.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions and exceptions as shown on the recorded plan and as may appear in prior instruments of records.

COMMONLY known as 101 E. Christie Avenue

TAX MAP PARCEL-561-1-148

Being the same premises which Lucille E. DeFoggi granted and conveyed unto Ronald J. DeFoggi, a married man, by deed dated January 25, 2005 and recorded January 31, 2005 in Butler County Instrument #200501310002496. Lucille E. DeFoggi is deceased as of 4/26/13

IMPROVEMENTS: Residential dwelling

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2012-30093  
C.P. 2012-20434  
SHF FILE: 13003295**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of ROY ELLENBERGER at the suit of HSBC BANK US, Being:

ALL THAT certain piece, parcel or tract of land situate in Fairview Borough, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right-of-way line of the Fairview-North Washington Public Road of line of lands of now or formerly K. H. Rodgers and the herein described tract; thence along the right-of-way line of the Fairview-North Washington Public Road, South 76 degrees 30' East, a distance of 99.6 feet to line of lands of now or formerly Albert E. Goodgasell, et al.; thence along line of lands of now or formerly Albert E. Goodgasell, et al., South 12 degrees 40' West, a distance of 276.6 feet to line of lands of now or formerly the Estate of Clara Graham McKee; thence along line of lands of now or formerly the Estate of Clara Graham McKee, South 69 degrees 23' West, a distance of 119.01 feet to line of lands of now or formerly K. H. Rodgers; thence along line of lands of now or formerly K. H. Rodgers, North 12 degrees 40' East, a distance of 342.82 feet to a point, at the place of beginning.

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

TAX I.D. #: 410-S1-B20-0000

Being known as: 162 WASHINGTON STREET, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in Roy Ellenberger by deed from Tammie L. Fucher, Exuctrix of the Estate of Margaret E. Shakley, a/k/a Margaret Evelyn Louise Shaley, deceased dated January 10, 2005 and recorded January 12, 2005 in Instrument # 200501120001032.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30345  
C.P. 2013-21716  
SHF FILE: 13003233**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of LINDA L FIERST AND WILLIAM G FIERST at the suit of BANK OF AMERICA, NA, Being:

ALL that certain lot situate in Buffalo Township, Butler County, Pennsylvania being specifically known as Lot No. 123/1 in the Ridgeview Estates Plan of Lots as the same is recorded in the Recorder of Deeds of Butler County in Plan Book Volume 264, page 38.

UNDER & SUBJECT TO any and all covenants, conditions, restrictions, by-laws, all coal and mining rights, oil and gas leases, easements, rights of way, as may be shown on the recorded plan or contained in prior instruments of record, or as may become recorded and/or amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN William Fierst and Linda Fierst, as h/w, by Deed from Maronda Homes, Inc., dated 01/03/2006, recorded 01/05/2006 in Instrument Number 200601050000337.

Tax Parcel: 040-S14-B123-0000

Premises Being: 116 MOHAWK DRIVE, SARVER, PA 16055-1810

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30386  
C.P. 2013-22101  
SHF FILE: 14000039**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of VICTOR A FORSYTHE AND DIANE A WOBBS at the suit of BANK OF AMERICA N A, Being:

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

ON the North 120 feet by lot of Flory Yanotti, formerly A. Smulovitz; on the East 30 feet by Fourth Avenue; on the south 117 feet, more or less, by lot of Mrochek, formerly Adolph Briar; and on the West by 30 feet by 20 foot alley, being 21 feet off the Northern part of Lot No.

93 and 9 feet off the Southern end of Lot No. 94 in the Marshall and Schenck Plan of Lots, in the City of Butler, Butler County, Pennsylvania, recorded in plan book 2, page 12.

TITLE TO SAID PREMISES IS VESTED IN Victor A. Forsythe and Diane A. Wobb, both unmarried, by Deed from Constance L. Walsh, dated 11/11/1998, recorded 11/16/1998 in Book 2934, Page 586.

Tax Parcel: 563-24-294-0000

Premises Being: 114 4TH AVENUE, BUTLER, PA 16001-5608

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30362  
C.P. 2013-22199  
SHF FILE: 13003264**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of STACEY L KING AND STACEY L GRATES at the suit of WELLS FARGO BANK NA, Being:

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

BEGINNING at the northeast corner of the western line of Heirn Avenue; thence running south along the western line of Heirn Avenue 235 feet to Center Avenue; thence along Center Avenue, North 51 1/3 degrees West 185.23 feet to lands formerly of Welsh, now or formerly of Mastas; thence North along said lands, 114 feet to a post on line of lands now or formerly of Draper; thence East along line of lands now or formerly of Draper and Edwards in the City of Butler, 152.5 feet to the East side of Heim Avenue, the place of beginning.

Less, however, all that certain lot or parcel of ground situated in the First Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, having thereon erected a frame dwelling house, bounded and described as follows:

COMMENCING at a post on the North side of Center Avenue at the southwest corner of the lot conveyed and the southeast corner of lot of Welsh; thence North along lot of said Welsh, a distance of 114 feet to lot of Staff; thence East along lot now or formerly of North, a distance

of 151 feet to Center Avenue; thence along the North line of Center Avenue in a northwesterly direction a distance of 66 feet to the place of beginning.

Less, however, a certain conveyance of certain property conveyed to the City of Butler at Deed Book Volume 618, page 555, the description of which is more fully set forth therein.

BEING more particularly bounded and described per survey of Land Surveyors, Inc., dated January 25, 1996.

BEGINNING at a point on the northern line of Center Avenue where it is intersected by Heirn Avenue, said point being the southeast corner hereof; thence along the North line of Center Avenue, North 57 degrees 57 minutes 04 seconds West, a distance of 121.32 feet to a point on lands now or formerly of D.B. Wolfe, being the southwest corner hereof; thence along lands now or formerly of D.B. Wolfe, North 4 degrees 21 minutes 31 seconds East, a distance of 151.00 feet to a point on lands now or formerly of J. Giancola being the northwest corner hereof; thence along lands now or formerly of Giancola and F.L. Edwards and Heirn Avenue, North 88 degrees 37 minutes 40 seconds East, a distance of 90.60 feet to a point on the western line of Heirn Avenue, being the northeast corner hereof; thence along the western line of Heirn Avenue, South 0 degree 12 minutes 22 seconds East a distance of 217.11 feet to a point, the place of beginning.

UNDER and Subject to grants of mineral rights, rights of way, building and use restrictions, easements, covenants and conditions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Stacey L. Grates, by Deed from Lawson J. Grates, dated 08/19/2008, recorded 08/22/2008 in Instrument Number 200808220019345.

Tax Parcel: 561-37-246

Premises Being: 755 CENTER AVENUE, BUTLER, PA 16001-6510

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30387  
C.P. 2013-22350  
SHF FILE: 13003407**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of PETER GRUJICH at the suit of JPMORGAN CHASE BANK NA, Being:

All that certain lot or parcel of ground situate in Jefferson Township, Butler County, Pennsylvania, known as Lot No.3 in the Forest Glenn subdivision, recorded July 25, 1988, in Plan Book Volume 112, page 31, in the Office of the Recorder of Deeds of Butler County, Pennsylvania, being more particularly described as follows:

BEGINNING at a point being the northern corner of the property herein conveyed located at the intersection of the southern boundary of May Drive and the boundary line between lots 2 and 3 of the Forest Glenn subdivision; thence N.A. southern boundary of May Drive, and arc length of 22.07 feet to a point thence continuing along said southern boundary of May Drive, South 38 Degrees 45 minutes 20 seconds east 7.97 feet to a point at the intersection of the southern boundary of May Drive and the boundary line between lots 3 and 4; thence along the boundary line of lots 3 & 4, south 51 degrees 14 minutes 40 seconds west, 330.00 feet to a point; thence north 40 degrees 26 minutes 03 seconds west, 30.01 feet to a point, thence along the boundary line between lots 2 and 3, north 51 degrees 14 minutes 40 seconds east, 332.00 feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Grujich, an unmarried man, by Deed from Peter Grujich, an unmarried man and his brother, Nicolas Grujich, an unmarried man, surviving joint tenant of Rosemarie Grujich, as per attached certified copy of certificate of Death, dated 01/06/2010, recorded 02/12/2010 in Instrument Number 201002120003072.

Tax Parcel: 190-S7-C3-0000

Premises Being: 132 OAK DRIVE, SAXONBURG, PA 16056-2102

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30382  
C.P. 2013-22319  
SHF FILE: 13003406**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KELLI M HOFFMAN at the suit of JPMORGAN CHASE BANK, NA, Being:

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

BEGINNING at a point, being the center line of an existing private road, thence along line of lands of Hoffman South 76 degrees 25 minutes 30 seconds West a distance of 275.45 feet to a point; thence along line of lands of Kim, North 14 degrees 41 minutes 10 seconds West a distance of 138.47 feet to a point; thence along line of lands of now or formerly Williams, North 76 degrees 12 minutes 49 seconds East a distance of 295.85 feet to a point, the center line of private road; thence along center line of said road South 5 degrees 10 minutes 00 second West a distance of 55.00 feet; thence continuing along said road South 13 degrees 31 minutes 10 seconds East a distance of 87.45 feet to the place of BEGINNING, as per survey of Lucas Engineering and Association, Inc., date April 8, 1987 and being lot Number 3C of the Lemoyne Hoffman Subdivision.

Also containing a 25-foot right-of-way along the said private road and further containing a 50-foot building set back line behind the said 25-foot right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Timothy B. Hoffman and Kelli M. Hoffman, h/w, by Deed from Timothy B. Hoffman and Kelli M. Hoffman, h/w, dated 08/19/2002, recorded 08/23/2002 in Instrument Number 200208230028400. By virtue of the death of Timothy B. Hoffman's death on or about 10/7/2009, title to said premises became vested solely in the surviving tenant by the entirety.

Tax Parcel: 120-3F76-14A5-0000

Premises Being: 114 HOFFMAN LANE, AKA 932 EVANS CITY ROAD, RENFREW, PA 16053-9230

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2008-30567  
C.P. 2008-22920  
SHF FILE: 13003293**

**ATTY TERRENCE MCCABE**

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

**PARCEL ONE:**

ALL That Certain lot or Piece of Ground situate in Slippery Rock Borough, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

Commencing at a point on East Water Street, being the Northwest corner of said parcel to be conveyed; thence North 54 degrees 45' East, a distance of 90 feet along East Water Street to a point on line of property now or formerly of Chutz Bros. Inc., to a point line of property now or formerly of Elizabeth P. Morganthall; thence South 53 degrees 43' West, a distance of 74.1 feet along property now or formerly of Morganthall to a point on line of property now or formerly of L.L. McCoullough; thence 36 degrees 17' West, a distance of 169.8 feet along line of property now or formerly of McCoullough to a point, the place of beginning, as per survey of W.S. Hines, Registered Surveyor, dated August 11, 1958.

**PARCEL TWO:**

ALL that ceratin parcel or tract of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows:

Commencing at a point on East Water, being the northwest corner of said parcel to be conveyed and also the northwest corner of tract described above; thence North 54 degrees 45' East a distance of 6 feet along East Water Street; Thence South 31 degrees 58' East by other land of Chutz Brother, Inc., a distance of 144 feet; thence South 54 Degrees 45' West by other land of Chutz Brothers, Inc., a distance of 6 feet; thence 31 degrees 58' West by tract described above a distance of 144 feet to a point on the edge of East Water Street, the place of beginning.

Subject to exception, reservation, restrictions, easements, right of way, building lines and protective covenants as may be stated in prior instruments of record.

TAXI.D.#:510-S237

Being known as: 362 EAST WATER STREET, SLIPPERY ROCK, PENNSYLVANIA 16057.

Title to said premises is vested in Courtney Hower by deed from James M. Quinn, a single man dated June 20, 2007 and recorded July 3, 2007 in Deed Book Instrument No. 200707030017218.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30368  
C.P. 2013-22230  
SHF FILE: 13003245**

**ATTY ERIN P DYER**

Seized and taken in Execution as the property of ALBERTA M KAINÉ at the suit of WEST-AIRCOMM FEDERAL CREDIT UNION, Being:

ALL that certain piece, parcel or lot of land situate in the Township of Butler, County of Butler, Commonwealth of Pennsylvania, being known and designated as Lot No. 1 in the Pauls/Kaine/Morris Plan recorded December 19, 2006 in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 297, Page 44.

BEING a portion of the premises conveyed unto Alberta M. Kaine and Dorothy L. Pauls herein by deed made by Blanche A. McCurdy, widow, dated October 7, 1999, recorded October 8, 1999 in Record Book 3058, Page 576

Subject to an Oil and Gas Lease recorded July 1, 2011 in Instrument No. 201107010015734, Assignment recorded February 1, 2012 in Instrument No. 201107010015734

168 McClamont Road, Renfrew, PA 16053

Permanent Parcel No.: 54-50-4

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30360  
C.P. 2013-22141  
SHF FILE: 13003239**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JAMIE LEE KAMERER, JAMIE GOEHRING, AND JEREMY R GOEHRING at the suit of WELLS FARGO BANK, NA, Being:

ALL THAT CERTAIN lot or piece of land situate in the fourth Ward of the City of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

On the North by lot now or formerly of R. Roth; on the East by lot of now or formerly of W. Bowser, et ux; on the South by Walnut Street; and on the West by Franklin Street; said lot having a frontage of fifty (50) feet, more or less, on Franklin street, and extending thence eastward preserving the same width ninety-five (95) feet, more less, to line of said lot of W. Bowser.

HAVING erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jeremy R. Goehring, an unmarried man and Jamie Lee Kamerer, an unmarried woman, by Deed from Thomas E. Robinson, single, dated 01/22/2004, recorded 02/02/2004 in Instrument Number 200402020003345.

Tax Parcel: 564-21-218-0000

Premises Being: 329 FRANKLIN STREET, BUTLER, PA 16001-4853

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2009-30418  
C.P. 2009-22449  
SHF FILE: 13003299**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of LARRY KARNES AND MARY JANE KARNES at the suit of JPMORGAN CHASE BANK, NA, Being:

All that certain tract of land situate in the Borough of Connoquenessing, Butler County, Pennsylvania, with dwelling erected thereon, bounded and described as follows:

On the South one hundred twenty feet by an alley; on the West one hundred twenty (120) feet by land now or formerly Carl Feiser; on the North one hundred twenty (120) feet by land now or formerly Margaret Nicklas; on the East one hundred twenty (120) feet by a sixteen (16) foot drive-way for the use of the Grantor their heirs and assigns and adjoining land owners.

DEED BOOK: 836

DEED PAGE: 581

MUNICIPALITY: Borough of Connoquenessing

TAXPARCEL#: 370-S1-A7B

PROPERTY ADDRESS: 113 Sunset Drive Connoquenessing, PA 16027

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30389  
C.P. 2013-22351  
SHF FILE: 14000040**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of MARK K KENNEDY AND JENNIFER R KENNEDY at the suit of U S BANK NATL ASSN, Being:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows, to wit:

On the North twenty nine (29) feet five (5) inches by Eau Claire Street; on the East sixty seven (67) feet, more or less, by lands of Parre; on the South seventy seven (77) feet, more or less, by East Jefferson Street Extension; and on the West one hundred two (102) feet more or less, by lands now or formerly of Charles R. Michael et ux.

The above and foregoing description was taken from the old deed but on account of the changes made on East Jefferson Street and Eau Claire Street, the said lot being as per survey of L. C. D. Greenough, C.E., being now bounded and described as follows:

BEGINNING at a point on the north line of East Jefferson Street, being the southeast corner of the within described lot of land at line of lot of P. W. Parre; thence along the north line of East Jefferson Street in a southwesterly direction a distance of 61 .8 feet to a point on line of lot of Michael, being the southwest corner of the within described lot of land; thence along the line of said Michael, in a northwesterly direction a distance of 88.64 feet to a point on the south line of Eau Claire Street, being the northwest corner of the within described lot of land; thence along the south line of Eau Claire Street in an easterly direction a distance of 31.85 feet to a point on line of lot of P. W. Parre, being the northeast corner of the within described tract of land; thence along the line of the said P. W. Parre in a southeasterly direction a distance of 64.25 feet to a point on the

north line of East Jefferson Street, being the southeast corner of the lot herein described at the place of beginning.

HAVING THEREON ERECTED a frame residential dwelling house known as: 966 EAST JEFFERSON STREET, BUTLER, PA 16001

PARCEL NO. 562-45-194

BEING THE SAME PREMISES WHICH Mildred R. Miller by deed dated 01/17/01 and recorded 01/23/01 in Butler County Instrument #2001-01230001631, granted and conveyed unto Mark K. Kennedy and Jennifer R. Kennedy, husband and wife.

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: January 31, February 7 & 14, 2014

**E.D. 2013-30346  
C.P. 2013-22095  
SHF FILE: 13003267**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of GREGORY S LYON, DECD, UNKNOWN HEIRS, GEORGINE G LYON, JANAE LYON BROWN, SARA LYON GONZALES, ADAM LYON, AND ERIC LYON at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN PIECE, PARCEL. OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF BUTLER. COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SR 3007, COMMONLY KNOWN AS MERIDIAN ROAD, AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE NORTHWEST CORNER OF LOT OF NOW OF FORMERLY W.G. PATZ; THENCE BY THE CENTERLINE OF MERIDIAN ROAD, NORTH 2 DEGREES 00' 00" EAST, 100 FEET TO A POINT, THE SOUTHWEST CORNER OF LAND OF NOW OR FORMERLY R.F. SMITH; THENCE BY SMITH, SOUTH 87 DEGREES 04' 00" EAST, 185.50 FEET TO

AN IRON PIN ON THE WESTERN LINE OF LAND OF NOW OF FORMERLY A. LEDFORD; THENCE BY SAME. SOUTH 2 DEGREES 00' 00" WEST, 100 FEET TO AN IRON PIN ON THE NORTHERLY LINE OF LAND OF NOW OF FORMERLY W.G. PATZ; THENCE BY SAME NORTH 87 DEGREES 04' 00" WEST, 185.50 FEET TO A POINT, THE PLACE OF BEGINNING. BEING PART OF LOT 10 IN THE BRICKLE PLAN OF LOTS, RECORDED AT PLAN BOOK VOLUME 2, PAGE 16. CONTAINING 0.43 ACRE.

HAVING ERECTED THEREON A DWELLING KNOWN AS 205 MERIDIAN ROAD.

TAXI D#: 54-25-88A1

DEED BOOK: 2637

DEED PAGE: 034

MUNICIPALITY: TOWNSHIP OF BUTLER

TAX PARCEL#: 054-25-B8A1

PROPERTY ADDRESS: 205 Meridian Road Butler, PA 16001

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30339  
C.P. 2013-22002  
SHF FILE: 13003265**

**ATTY JILL COUGHLIN**

Seized and taken in Execution as the property of RICHARD M MANCU at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL that certain parcel or tract of land situate in the First ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Bounded on the North, forty (40) feet by Standard Avenue; bounded on the East, ninety-eight (98) feet by lot formerly of L. Smertz, now or formerly Macefe; bounded on the South, forty (40) feet by now or formerly Renforth; and bounded on the West, ninety-eight (98) feet by formerly Conrad, now or formerly Murdick. The said lot fronting forty (40) feet on Standard Avenue, extending back of equal width, ninety-eight (98) feet to lot now or formerly of Renforth. Being part of Lot 1 of the Mary H. Boyd Plan of Lots as surveyed by George C. Pillow as per plot dated February, 1951; and having thereon erected a two story



frame dwelling house.

BEING KNOWN AS: 141 STANDARD AVENUE, BUTLER, PA 16001-6419

BEING THE SAME PREMISES which Rose C. Mohn n/k/a Rose C. Smith, by Deed dated 12/15/06 and recorded 12/18/06 in the Office of the Recorder of Deeds in and for Butler County Instrument #200612180031800, granted and conveyed unto RICHARD M. MANCU

PARCEL NO.: 561-29-185

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2011-30174  
C.P. 2011-20798  
SHF FILE: 13003232**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JUAN A MARCHELLI AND NATALYA A MARCHELLI at the suit of WELLS FARGO BANK, NA, Being:

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

On the North 50 feet by an alley; on the East 136-1/2 feet by Lot No. 103 in the Theodore C. Limberg Plan of Lots; on the South 50 feet by Orchard Avenue; and on the West 136 1/2 feet by Lot No.101 in said Plan of Lots.

AND being Lot No. 102 in the Theodore C. Limberg Plan of Lots for the City of Butler and having thereon erected a brick dwelling known as 108 Orchard Avenue, Butler, PA, 16001. TITLE TO SAID PREMISES IS VESTED IN Juan A. Marchelli and Natalya A. Marchelli, h/w, as tenants by the entireties, by Deed from Mark D. Hamilton and Melissa L. Hamilton, h/w, dated 08/19/2008, recorded 08/20/2008 in Instrument Number 200808200019206.

Tax Parcel: 564-47-26-0000

Premises Being: 108 ORCHARD AVENUE A/K/A 108 ORCHARD STREET, BUTLER, PA 16001

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30347  
C.P. 2013-22096  
SHF FILE: 13003249**

**ATTY AMY GLASS**

Seized and taken in Execution as the property of JODI L MARCHESE at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

All those two certain adjoining pieces, parcels or tracts of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1

Beginning at a point in the center line of the Old Pittsburgh-Butler Plank Road, where it is intersected by the dividing line between the herein described premises and lands formerly of Arthur L. Dunkle, now of Mary G. Murphy; thence from said point of beginning along said Murphy line, South 64 degrees 31' East, 367.77 feet to a point on the line of the Charles J. McCarthy Plan (Rack File 10, Page 20); thence along said line of the Charles J. McCarthy Plan, North 14 degrees 52' East, 270.72 feet to a point on the line of lands now or formerly R.C. Westerman, Jr.; thence along said Westerman line and the line now or formerly of the Public School Lot, (Tract II hereof), North 88 degrees 51' West, 357.05 feet to a point in the center line of the Old Pittsburgh-Butler Plank Road, aforesaid; thence along the center line of said road, South 21 degrees 54' West, 119.2 feet to a point on the line of lands now or formerly of Mary G. Murphy, aforesaid, at the place of beginning.

HAVING erected thereon a dwelling house known as 6641 Old Route 8 North, Valencia, PA 16059

Together with a right of way, for the purpose of ingress, egress and regress to and from the herein described premises, over and across the adjoining property to the South, now or formerly of Mary G. Murphy, along the Southerly boundary and then through said adjoining premises, as more particularly set forth in the opinion of Shumaker, P.J., dated 2/27/1962, at Equity No.4 March Term, 1956 in the Court of Common Pleas of Butler County, Pennsylvania, Book 18, Page 101, See also Deed Book Volume 1030, Page 981.

Tract No.2

Beginning at a point in the center line of the

Old Plank road, where it is intersected by the dividing line between the herein described premises and other lands now or formerly of the Grantors herein (Tract No. 1 hereof), thence from said point of beginning along the center line of said Old Plank Road, North 18 degrees 45' East, 184.80 feet to a point on the line of lands now or formerly of RC. Westerman, Jr., formerly James Anderson; thence along said Westerman line, South 76 degrees 50' East, 240.58 feet to a point; thence continuing along said Westerman line, South 18 degrees 45' West, 148.5 feet, more or less, to a point on the line of other lands of the Grantors herein (Tract No.1 hereof); and thence along said last mentioned line, North 88 degrees, 51' West, 148.5 feet, more or less, feet to a point in the center line of the Old Plank road, aforesaid, at the place of beginning.

PARCEL Nos. 230-S3-33C4 and 230-S3-33C5

BEING the same premises which John J. Mullen and Kelly A. Mullen, his wife, by Deed dated May 31, 2005 and recorded August 1, 2005 in the Butler County Recorder of Deeds Office as Deed Instrument No. 200508010020566, granted and conveyed unto Jodi L. Marchese, a single woman.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30385  
C.P. 2013-22349  
SHF FILE: 14000037**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of JOHN W MCDONALD AND KAREN A MCDONALD at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

All that certain piece, parcel or tract of land situate in Slippery Rock Township, Butler County, Pennsylvania being designated as Lot Nos. 86,87, and 88 in the Slippery Rock Park Plan of Lots as recorded in Rack File 5, Page 16. Being designated as Tax Map Number 280-S4-A87.

BEING KNOWN AS: 102 Golf View Drive, Slippery Rock, PA 16057

PROPERTY ID NO.: 280-S4-A87

TITLE TO SAID PREMISES IS VESTED IN John W. McDonald and Karen A. McDonald, husband and wife BY DEED FROM Robert

J. Double and Gillian M. Double, husband and wife DATED 02/13/2004 RECORDED 02/20/2004 IN DEED BOOK Instrument Number: 200402200005241.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30354  
C.P. 2013-22123  
SHF FILE: 13003242**

**ATTY CHRISTINA VIOLA**

Seized and taken in Execution as the property of CATHERINE A MORROW AND MARK R MORROW at the suit of HOUSEHOLD FIN CONS DISC CO, Being:

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

TRACT 1: BEGINNING at a point on the Northline of Thornwood Road being the Southeast corner of the lot herein described; thence North 28° 00' 03" East along line of Lot No. 35 a distance of 132.74 feet to a point on line of Lot No. 37; thence North 66° 38' 18" West along line of Lot No. 37 a distance of 94.25 feet to a point on the East line of Oakridge Drive; thence in a Southwesterly direction by an arc to the right having a radius of 256.10 feet a distance of 36.00 feet to a point on the East line of Oakridge Drive; thence South 33° 35' 35" West along the East line of Oakridge Drive a distance of 50.32 feet to a point; thence by an arc to the left having a radius of 26.37 feet a distance of 40.06 feet to a point on the North line of Thornwood Road; thence South 53° 27' 27" East along the North line of Thornwood Road a distance of 56.25 feet to a point; thence by an arc to the left having a radius of 212.75 feet along the North line of Thornwood Road a distance of 22 feet to a point at the place of beginning.

BEING Lot No. 36 in the Meadowood Addition No.1 as surveyed by Greenough & Greenough, Inc. dated May, 1966 and recorded in Rack File 45, Page 20.

EXCEPTING AND RESERVING:

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

TRACT 2: BEGINNING at a point on the

Southeast corner of within described lot, said point being the Southwest corner of a lot in the Meadowood Plan and the Northerly right of way line of Thornwood Road; thence along Thornwood Road, North 85° 43' 05" West, 14 feet to a point; thence along same with a curve to the left an arc distance of 97.79 feet having a radius of 212.75 feet to a point, the Southeast corner of Lot No. 36 in same plan; thence along Lot 36, North 28° 00' 03" East, 132.74 feet to a point on the line of Lot No. 37; thence along Lot 37, South 66° 38' 18" East, a distance of 59 feet to a point the Northeasterly corner of within described lot; thence South 4° 16' 55" West, a distance of 124.32 feet to a point, the place of beginning.

BEING Lot No. 35 in the Meadowood Addition No.1 recorded at Plan Book 45, Page 20 and revised at Plan Book 68, Page 15.

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

SUBJECT to a 25 foot building setback line.

SUBJECT to the restrictions and reservations for the Meadowood Addition No.1 Plan of Lots as recorded in Deed Book 861, Page 325.

THIS description is prepared in accordance with the survey of S.D. Graff, Professional Surveyor, dated January 7, 1994.

BEING part of the same premises which Peter A. Leo and Margaret Leo, his wife, a/k/a Margaret M. Leo, by Deed dated January 13, 1994 and recorded January 13, 1994 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2395 Page 890, granted and conveyed unto Mark R. Morrow and Catherine A. Morrow, his wife, in fee.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30341  
C.P. 2013-22009  
SHF FILE: 13003235**

**ATTY JILL COUGHLIN**

Seized and taken in Execution as the property of ROBERT J NAGY AND MELISSA R NAGY at the suit of CITIMORTGAGE INC, Being:

ALL THOSE TWO CERTAIN TRACTS OF LAND SITUATE IN THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS

FOLLOWS, TO WIT:

FIRST TRACT:

BEGINNING AT A POINT ON THE CENTER LINE OF A PUBLIC ROAD LEADING FROM BONNIEBROOK TO WOODBINE AT THE CORNER OF THE TRACT HEREIN DESCRIBED AND LAND OF CARL WEILAND, FORMALLY SLEICHER, THENCE IN A NORTHERNLY DIRECTION ALONG LANDS OF WEILAND AND BAIL HEIRS, 705 FEET, MORE OR LESS, TO A POINT ON LINE OF LANDS OF WILBERT BAPTIST, 190 FEET MORE OR LESS, TO A POINT ON OTHER LANDS OF MERLE WEILAND, 705 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF A PUBLIC ROAD, 190 FEET MORE OR LESS, TO A POINT, THE PLACE OF THE BEGINNING.

SECOND TRACT:

BEGINNING IN THE CENTER OF WOODBINE AND BONNIE BROOK ROAD AND AT THE SOUTHEAST CORNER OF LAND OF NEW OR FORMERLY GERARD W. GREENS THENCE ALONG THE LATER NORTH 1°, 22' WEST, 779.5 FEET TO LAWRENCE F. HESIDENZE, TRACT LINE PER SURVEY OF LUCAS ENGINEERING CO. OF MARCH 1950, THENCE ALONG THE SAME, NORTH 99° 21" EAST, 55.5 FEET STRICT MEASURE TO OTHER LANDS OF LAWRENCE F. HESIDENZE, THENCE ALONG THE SAME, SOUTH 1° 22" FEET EAST, 770 FEET MORE OR LESS TO THE CENTER OF THE AFORESAID ROAD; THENCE ALONG THE SAME, SOUTH 88T49> WEST, 55.5 FEET STRICT MEASURE TO THE PLACE OF THE BEGINNING.

BEING KNOWN AS: 915 BONNIEBROOK ROAD, BUTLER, PA 16002

BEING THE SAME PREMISES which BERTHAL. GREEN, by Deed dated FEBRUARY 12, 1994\_ and recorded December 30, 1994 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2494, Page 673, granted and conveyed unto ROBERT J. NAGY and MELISSA R. NAGY

PARCEL NO.: 290-S4-A1

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30340  
C.P. 2013-22003  
SHF FILE: 13003236**

**ATTY JILL COUGHLIN**

Seized and taken in Execution as the property of RYAN M RAMAGE at the suit of JAMES B NUTTER & COMPANY, Being:

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: BEGINNING AT A POINT IN THE CENTER OF WEST SUNBURY ROAD, AT A DISTANCE SOUTH 13 DEGREES 05' WEST, 112.09 FEET, FROM A PIN AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF PAUL SHANOR; THENCE SOUTH 88 DEGREES 28' WEST, ALONG LANDS NOW OR FORMERLY OF HE. CALLAHAN AND LAURA E. CALLAHAN 376.12 FEET AT A POINT; THENCE SOUTH 1 DEGREE 5' WEST, ALONG LANDS OF SAME, 100 FEET TO A POINT; THENCE NORTH 88 DEGREES 28' EAST, ALONG LANDS OF SAME, 354.87 FEET TO A POINT IN THE CENTER OF SAID WEST SUNBURY ROAD; THENCE NORTH 13 DEGREES 5' EAST, ALONG THE CENTER OF SAID ROAD, 102.13 FEET TO THE PLACE OF BEGINNING.

TRACT 2: ALL THAT CERTAIN LOT KNOWN AS LOT NO. 8 IN A CERTAIN PLAN OF LOTS OF THE J. SHANOR ESTATE FARM AS SURVEYED BY L.C.D. GREENOUGH IN APRIL 1933, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE BUTLER-WEST SUNBURY PUBLIC ROAD, SAID POINT BEING 1065.35 FEET NORTH OF THE CENTER OF THE INTERSECTION OF OLD ROUTE NO.8 AND THE BUTLER-WEST SUNBURY ROAD; THENCE ALONG THE CENTER OF THE WEST SUNBURY ROAD, SOUTH 1 DEGREE 5' WEST, 100 FEET TO A POINT; THENCE ALONG LINE OF OTHER LANDS NOW OR FORMERLY OF L. MCLAUGHLIN, BEING LOT NO.7 IN SAID PLAN, SOUTH 88 DEGREES 28' WEST, 350 FEET TO A POINT ON LINE OF LANDS OF NOW OR FORMERLY OF LANG; THENCE ALONG LINE OF LANDS OF NOW OR FORMERLY OF LAND AND ALONG LANDS NOW OR FORMERLY OF

EUGENE C. KENEMUTH, ET UX., NORTH 1 DEGREE 5' EAST, 100 FEET TO A POINT; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF DITTMER, NORTH 88 DEGREES 28' EAST, 350 FEET TO A POINT IN THE CENTER OF THE WEST SUNBURY ROAD, THE PLACE OF BEGINNING.

TRACT 3; ALL THAT CERTAIN LOT KNOWN AS LOT NO. 10 IN A CERTAIN PLAN OF LOTS OF THE J. SHANOR ESTATE FARM AS SURVEYED BY L.C.D. GREENOUGH IN APRIL 1933, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE PUBLIC ROAD LEADING FROM BUTLER TO WEST SUNBURY, SAID POINT BEING 1279.67 FEET NORTH OF THE CENTER OF THE INTERSECTION OF OLD ROUTE NO.8 AND THE BUTLER-WEST SUNBURY ROAD; THENCE ALONG THE CENTER OF THE WEST SUNBURY ROAD, SOUTH 13 DEGREES 5' WEST, 112.09 FEET TO A POINT; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF DITTMER, SOUTH 88 DEGREES 28' WEST, 376.12 FEET TO A POINT ON LINE OF TRACT NO A HEREIN CONVEYED; THENCE NORTH 1 DEGREE 5' EAST, 112.97 FEET TO A LINE OF LANDS NOW OR FORMERLY OF PAUL SHANOR, SAID POINT BEING ON THE SOUTHERN BOUNDARY LIEN OF A PRIVATE LANE ON LANDS OF NOW OR FORMERLY OF PAUL SHANOR; THENCE NORTH 89 DEGREES 16' EAST, 399.25 FEET TO A POINT IN THE CENTER OF THE WEST SUNBURY ROAD, THE PLACE OF BEGINNING.

TRACT 4: BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT NO. 10 ABOVE DESCRIBED, SAID POINT BEING 399.25 FEET WEST OF THE CENTER OF THE WEST SUNBURY ROAD AND ON THE SOUTHERN LINE OF THE PRIVATE LANE ON LANDS NOW OR FORMERLY OF PAUL SHANOR; THENCE ALONG THE SHANOR, THE PLACE OF THE BEGINNING.

BEING KNOWN AS: 135 WEST SUNBURY ROAD, BUTLER, PA 16001-1319

BEING THE SAME PREMISES which Herbert G. Ramage, by Deed dated 10/8/10 and recorded 12/4/09 in the Office of the Recorder of Deeds in and for Butler County in Deed Book/Page 20912240029968, granted and conveyed unto RYAN M. RAMAGE

PARCEL NO.: 060-S3-E9-0000

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30390  
C.P. 2013-22352  
SHF FILE: 14000042**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of JEREMY OESTERLING AND HOLLIE OESTERLING at the suit of BANK OF NEW YORK MELLON TRUST CO, Being:

ALL THAT CERTAIN piece, parcel; or tract; of land situate in the 5th Ward of the City of Butler, Butler County, Pennsylvania being bounded and described as follows:

BEGINNING at a point on the Northerly line of West Penn Street, a 40-foot right of way, being the Southeast corner of the property herein being conveyed and being 120 feet distant from the Western line of Bluff Street and being adjacent to property of now or formerly McCandless Estate; thence along line of property of now or formerly McCandless Estate North 6° 27' East, 106.1 feet to point on line of lands of now or formerly John P. Shull Estate; thence North 81° West along line of lands of now or formerly John P. Shull Estate 40.4 feet to a point on line of lands now of formerly Braham, et al, South 6° 27' West, 106.1 feet to a point on the Northern line of West Penn Street, a 40-foot right of way; thence along Northern line of West Penn Street South 81° East, 40.4 feet to a point the place of BEGINNING.

BEING KNOWN AS: 312 West Penn Street, Butler, PA 16001

BEING THE SAME PREMISES which Cynthia L. Dematt and W. Kenneth Morey, J/T/R/S, by Deed dated 2/27/2006 and recorded 3/8/2006 in the Office of the Recorder of Deeds in and for Butler County in Instrument #200603080005253, granted and conveyed unto Jeremy Oesterling and Hollie Oesterling, husband and wife.

PARCEL NO.: 565-12-245A

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2010-30354  
C.P. 2010-21985  
SHF FILE: 13003263**

**ATTY THOMAS PULEO**

Seized and taken in Execution as the property of BARBARA A PEIFFER AND DANIEL R PEIFFER at the suit of LASALLE BANK NATL ASSN, Being:

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

BEGINNING at the northwest corner of the tract herein conveyed at the center of a public road known as Township Road T -667; thence along the center line of said public road North 88° 55' East, a distance of Two Hundred Six (206) feet to a point in the center line of another public road known as Township Road T -576; thence along the center line of said public road South 2°30' West, a distance of Three Hundred Fifty (350) feet to a point on line of lands now or formerly of Charles R Grim, et ux; thence along line of aforementioned Charles F. Grim, et ux, South 880 411 East, a distance of Two Hundred Four and 28/100 (204.28)Feet to a point on line of lands of aforementioned Charles F. Grim, et ux.; thence along the line of lands of aforementioned Charles R Grim, et ux. North 20 171 East, a distance of Three Hundred Forty-one and 36/100 (341.36) feet to a point in the center line of Township Road T -667 aforesaid, at the place of beginning.

DEED BOOK: Instrument #200410140033189

DEED PAGE: Instrument #200410140033189

MUNICIPALITY: TOWNSHIP OF WINFIELD

Tax Parcel #: 320-1F94-7A

PROPERTY ADDRESS: 126 Warnick Road Cabot, PA 16023

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30375  
C.P. 2013-22142  
SHF FILE: 13003378**

**ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of JOSEPH P ROCKENSTEIN AND ROBIN D FULMER at the suit of CITIMORTGAGE

INC, Being:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 90 FEET BY LOT NO. 26 IN THE SAME PLAN; ON THE EAST BY AN ALLEY; ON THE SOUTH 90 FEET BY LOT NO. 28 IN THE SAME PLAN, AND ON THE WEST 30 FEET BY THIRD AVENUE. BEING LOT NO. 27 IN THE MARSHALL AND SCHENCK PLAN OF LOTS AS RECORDED IN BUTLER COUNTY, PENNSYLVANIA AT PLAN BOOK 2, PAGE 12, HAVING THEREON ERECTED A TWO-STORY DWELLING HOUSE.

BEING TAX MAP AND PARCEL NO. 24 - 339 IN THE DEED REGISTRY OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

Title to said Premises vested in Joseph P. Rockenstein and Robin D. Fulmer by Deed from Donald L. Foley dated 9/9/2005 and recorded on 9/12/2005 in the Butler County Recorder of Deeds in Instrument No. 200509120025572.

BEING KNOWN AS 113 Third Avenue, Butler, PA 16001

TAX MAP NO: 24-339

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30361  
C.P. 2013-22152  
SHF FILE: 13003253**

**ATTY LOUIS P VITTI**

Seized and taken in Execution as the property of JESSE L ROUDEBUSH AND IVY R ROUDEBUSH at the suit of US BANK NATL ASSN Being:

Parcell:

All that certain piece, parcel or lot of land situate in Bruin Borough, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the center line of Pennsylvania State Route 268; of line of lands of Lot Numbered 5 in the George Vogt Plan of Lots; and the herein described lot; thence along the center line

of Pennsylvania State Route No. 268 in a Northerly direction, a distance of 98.4 feet to the center line of Legislative Route 10081; thence, along the center line of Legislative Route 10081 in the Northwesterly direction, a distance of 100 feet to line of lands of Lot Numbered 7 in the George Vogt Plan of Lots; thence along line of lands of Lot Numbered 7 in the George Vogt Plan of Lots in a Westerly direction, a distance of 215.68 feet to line of lands now or formerly Linaman; thence along line of lands of now or formerly Linaman in a Southerly direction, a distance of 46.39 feet to line of lands of Lot Numbered 5 in the George Vogt Plan of Lots; thence, along line of lands of Lot Numbered 5 in the George Vogt Plan of Lots in an Easterly direction, a distance of 194.42 feet to a point at the place of beginning.

Said premises being Lot Numbered 6 in the George Vogt Plan of Lots.

Having erected thereon a dwelling known as 220 School Street, Bruin, P A 16022.

Being Map Number 340-S2-G6-0000.

Parcel 2:

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

BEGINNING at a point at the center line of the Hooks City Road, said point being the Southwest corner of the lot herein described, and proceeding North 10 degrees 32' West along lands of now or formerly Margaret L. Vogt, et al., a distance of 140 feet to a point at line of lands of Russell Michaels and Genavieve Michaels, his wife; thence South 71 degrees 2 V West along line of lands of Russell Michaels and Genevieve Michaels, his wife, a distance of 194.42 feet to a point at the center line of Pennsylvania Highway #268; thence South 20 degrees 21' West along the center line of the aforesaid Highway, a distance of 148.33 feet to a point at the center line of the aforesaid Highway; thence North 69 degrees 39' West along the center of the Hoods City Road, a distance of 155.70 feet to a point at the center line of aforesaid Road, same point being the place of beginning.

Being a vacant land.

Being Map Number 340-S2-G5-0000.

Being the same premises which David J.

Rearick and Melissa A. Cook, n/k/a Melissa A. Rearick, husband and wife by deed dated 12/30/07 and recorded on 01/03/08 in the Recorder of Deeds Office in and for Butler County, Pennsylvania in Instrument No. 200801030000132.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30377  
C.P. 2013-22305  
SHF FILE: 13003381**

**ATTY MARK J UDREN**

Seized and taken in Execution as the property of UNKNOWN HEIRS-JOHN W SCHAFFER DECD, BETSY J HAYDEN AND JOHN W SCHAFFER DECD at the suit of OCWEN LOAN SERVICING LLC, Being:

ALL THAT CERTAIN LOT OR PARCEL OF GROUNDS SITUATE IN THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO.1 OF PLAN OF FIVE LOT SUBDIVISION FOR EDWIN HARTMAN, A RECORDED IN BUTLER COUNTY PLAN BOOK VOLUME 89, PAGE 39.

BEING DESIGNATED AS TAX MAP & PARCEL NO. 320-1F13-5A1B

BEING KNOWN AS: 206 Sasse Road, Cabot, P A 16023

PROPERTYID NO.: 320-1F13-5A1B-0000

TITLE TO SAID PREMISES IS VESTED IN JOHN W. SCHAFFER AND BETSY J. HAYDEN, HUSBAND AND WIFE BY DEED FROM JOHN W. SCHAFFER AND BETSY J. HAYDEN, HUSBAND AND WIFE DATED 08/05/1996 RECORDED 08/12/1996 IN DEED BOOK 2656 PAGE 1022.

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30383  
C.P. 2013-21989  
SHF FILE: 13003405**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KATHRYN A SLAGTER at the suit of FIFTH THIRD MORTGAGE COMPANY, Being:

ALL that certain piece, parcel or tract of land situate in the Township of Forward, County of

Butler and Commonwealth of Pennsylvania, being known and designated as Lot No.3 in the James M. Schwartz Plan of Lots, which Plan is of record in the Recorder's Office of Butler County, Pennsylvania in Rack File 70, Page 23.

TITLE TO SAID PREMISES IS VESTED IN Kathryn A. Slagter, unmarried, by Deed from Bennie Jay Underwood, dated 09/26/2005, recorded 09/29/2005 in Instrument Number 200509290027880.

Tax Parcel: 160-S3-G3-0000

Premises Being: 134 STUCKY ROAD, RENFREW, PA 16053-9020

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30349  
C.P. 2013-22100  
SHF FILE: 13003244**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TAWAYNE W WEEMS at the suit of BANK OF AMERICA, NA, Being:

ALL that certain lot of land lying and being situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 88 in the Adams Ridge II, Phase VI, Revision No.1 Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 247, pages 39 through 42. Said Plan being a revision of the Village of Adams Ridge II, Phase VI, Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 243, pages 16 through 24.

TITLE TO SAID PREMISES IS VESTED IN Tawayne W. Weems, unmarried, by Deed from Adams Ridge II, L.P., dated 11/23/2007, recorded 03/21/2005 in Instrument Number 200503210006528.

Tax Parcel: 010-S16-A88-0000

Premises Being: 314 VILLAGE DRIVE, MARS, PA 16046-4812

BCLJ: January 31, February 7 & 14, 2014

**E.D. 2013-30351  
C.P. 2013-21982  
SHF FILE: 13003247**

**ATTY DANIEL G SCHMIEG**

Seized and taken in Execution as the property of KEITH A WILBERT at the suit of CITIMORTGAGE INC, Being:

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

BEGINNING at a point on the Easterly line of Mercer Street a 60 foot right of way, said point being the Southwest corner of the tract herein described and common to the Northwest corner of Lot now or formerly of Adolph W. Yates; thence North 24 degrees 30 minutes West along the Easterly line of Mercer Street, a distance of 50.00 feet to a point; the Southwest corner of lot now or formerly of Charles R. Holbein, a distance of 94.52 feet to a point on the Westerly line of other lands now or formerly of Adolph W. Yates, a distance of 40.00 feet to a point; thence South 84 degrees 28 minutes 30 seconds West along the Northern line of lot now or formerly of Adolph W. Yates, a distance of 74.89 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith A. Wilbert, by Deed from Keith A. Wilbert and Christine D. Wilbert, h/w, dated 02/08/2006, recorded 02/16/2006 in Instrument Number 200602160003634.

Tax Parcel: 565-24-193-0000

Premises Being: 107 MERCER STREET, BUTLER, PA 16001-5466

BCLJ: January 31, February 7 & 14, 2014

Michael T. Slupe, Sheriff, Butler County, PA



**REGISTER'S NOTICE**

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, accoprding to law, and will be presented to Court for confirmation and allowances on **Monday, February 10, 2014 at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
MROZOSKI, Vincent R., Jr.	Agatha M. Raso	12/17/13

<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
CAMPBELL, Gertrude	PNC Bank	12/06/13
ESTRADA, Inocencia	Brian Scott	12/20/13
MOORE, Owen E.	Brian Scott	12/20/13
VAN HIGHLAND TRUST	Richard Van Tine David R. Van Tine Larry H. Van Tine	12/30/13

BCLJ: January 31 & February 7, 2014

