

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: Bessie M Byers

Late of: Parker Township PA
Executor: Earla M Crawford
220 Thelma Drive
Saxonburg PA 16056
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Earl L Dillner

Late of: Penn Township PA
Administrator: Earl T Dillner
101 Four Wheel Drive
Mars PA 16046
Attorney: Branden A Fulciniti
Jones Gregg Creehan & Gerace LLP
411 Seventh Avenue Suite 1200
Pittsburgh PA 15219

Estate of: Samuel W McCracken

a/k/a: Samuel W McCracken Jr
Late of: Fairview Township PA
Executor: Melissa Ierace
715 6th Street
Ellwood City PA 16117
Attorney: Gregory S Fox
Fox & Fox PC
323 Sixth Street
Ellwood City PA 16117

Estate of: John R McNaugher

a/k/a: John Randolph McNaugher
Late of: Valencia PA
Executor: Melinda O McNaugher
3201 Charlemagne Circle
Pittsburgh PA 15237
Attorney: Joseph Cafaro Jr
205 McKnight Park Drive
Pittsburgh PA 15237

Estate of: Ricarda A Meis

Late of: Cranberry Township PA
Administrator: Margaret Armen
5230 Wendy Way
Springfield VA 22151

Estate of: Patricia A Morgan

a/k/a: Patty Morgan
a/k/a: Patricia Morgan
Late of: Penn Township PA
Executor: David W Morgan
113 W Rockenstein Avenue
Butler PA 16001
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Gladys Riddle

a/k/a: Gladys M Riddle
Late of: Jackson Township PA
Executor: Carl Riddle
343 Perry Highway
Harmony PA 16037
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople PA 16063

Estate of: Laurence N Streff

Late of: Valencia PA
Executor: Shirley A Streff
202 Stonewall Boulevard
Valencia PA 16059
Attorney: Harold A English
H A English and Associates PC
4000 Mt Royal Blvd
Allison Park PA 15101

Estate of: Bertiann Thomas

Late of: Butler PA
Executor: John Pringle
4206 Hewitt Ave
Louisville KY 40220
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

Estate of: Tanya Tyson

Late of: Jefferson Township PA
Administrator: Bruce E Tyson
608 Short St
Clairton PA 15025
Attorney: Richard C Levine
Ainsman Levine LLC
310 Grant St Suite 1500
Pittsburgh PA 15219

BCLJ: May 18, 25 & June 1, 2018

SECOND PUBLICATION**Estate of: Betty J Atkinson****a/k/a: Betty J Kepple**

Late of: Jefferson Township PA
 Executor: Edith B Johnston
 121 Hidden Meadows Circle
 Renfrew PA 16053
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

Estate of: Evelyn L Gandy

Late of: Evans City PA
 Executor: Max R Gandy
 137 Main Street
 PO Box 91
 Callery PA 16024
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063

Estate of: Garry P Mackrell

Late of: Donegal Township PA
 Executor: Terry J Mackrell
 115 O'Donnell Road
 Chicora PA 16025
 Executor: Barry A Mackrell
 161 O'Donnell Road
 Chicora PA 16025
 Attorney: John M Hartzell Jr
 Houston Harbaugh PC
 Three Gateway Center
 401 Liberty Ave 22nd Floor
 Pittsburgh PA 15222

Estate of: Audrey J Manerino**a/k/a: Audrey E Manerino**

Late of: Adams Township PA
 Executor: Douglas E Weinrich
 PO Box 810
 Mars PA 16046
 Attorney: Maryann Bozich DiLuigi
 506 S Main Street
 Suite 2201
 Zelenople PA 16063

Estate of: Gregory A Mignanelli

Late of: Zelenople PA
 Executor: Elaine K Giles
 113 Delaware Ave
 North Versailles PA 15137
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

Estate of: Gerald Nathan Offutt

Late of: Zelenople PA
 Executor: Richard Samuel Offutt
 164 Weathervane Drive
 Slippery Rock PA 16057
 Executor: Robyn Lynn Keefer
 125 Sarah Lane
 Sewickley PA 15143
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057

Estate of: Avonne R Rousseau**a/k/a: Avonne Rose Rousseau**

Late of: Center Township PA
 Executor: Donna Graham
 314 Pine Tract Rd
 West Sunbury PA 16061
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Katharina Sauer

Late of: Penn Township PA
 Executor: Connie Palmer
 1901 Clarendon Street
 Camp Hill PA 17011
 Attorney: Scott M Dinner Esq
 Law Office of Scott M Dinner
 3117 Chestnut Street 2nd Floor
 Camp Hill PA 17011

Estate of: Louise A Smith

Late of: Mars PA
 Executor: David R Smith
 5604 Community Center Drive Apt 202
 Gibsonia PA 15044
 Attorney: Linda Sekely
 159 Perry Highway
 Suite 105
 Pittsburgh PA 15229

Estate of: Joseph C Smithco Sr.

Late of: Zelenople PA
 Administrator: Joseph Smithco Jr
 706 Barton Ct
 Cranberry Twp PA 16066
 Attorney: John P. Goodrich
 429 Fourth Avenue
 Suite 900
 Pittsburgh PA 15219

Estate of: Jane L Yanda
 Late of: Jackson Township PA
 Executor: Donna L Kaufman
 104 Chestnut Court
 Sewickley PA 15143
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

BCLJ: May 11, 18, 25, 2018

THIRD PUBLICATION

Estate of: Lisa Marie Ceasar
 Late of: Butler PA
 Administrator: Kevin W Ceasar
 118 Brooksedge Dr
 Butler PA 16001
 Attorney: Dai H Rosenblum
 254 New Castle Road
 Suite B
 Butler PA 16001

Estate of: Ralph H Gibson Jr
 Late of: Cranberry Township PA
 Executor: Judith A Batson
 149 Norman Drive
 Cranberry Twp PA 16066
 Attorney: Maryann Bozich DiLuigi
 506 S Main Street
 Suite 2201
 Zelienople PA 16063

Estate of: Paul T Gillman
 Late of: Penn Township PA
 Executor: Abigail R Teed Gillman
 116 Deerhurst
 Butler PA 16002
 Attorney: Jennifer Enciso
 Jones & Associates LLP
 309 Smithfield Street 6th Floor
 Pittsburgh PA 15222

Estate of: Harry Howryla Jr
 Late of: Butler Township PA
 Administrator: Monte L Howryla
 188 Delwood Road
 Butler PA 16001
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxenburg PA 16056

Estate of: Jeanette Joyce Knaup
 Late of: Mars PA
 Administrator: Vicki L Knaup
 106 Hibernia Dr
 Harmony PA 16037
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxenburg PA 16056

Estate of: Kevin Robert Reilly
 Late of: Zelienople PA
 Executor: Donna Jean Statzer
 200 Terrace Avenue
 Zelienople PA 16063
 Attorney: Philip P Lope
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

Estate of: Ruby Robinson
 Late of: Jackson Township PA
 Administrator: Thomas W Robinson
 5105 Bullis Road
 Saint Cloud FL 34772
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

Estate of: Helen M Russell
 Late of: Slippery Rock PA
 Administrator: Richard E Russell
 276 Ralston Road
 Slippery Rock PA 16057
 Attorney: Jason A Medure
 Medure Bonner Bellissimo LLC
 22 N Mill Street
 New Castle PA 16101

Estate of: Louise R Sanders
 Late of: Zelienople PA
 Executor: William V Sanders
 4 Centennial Ct
 Zelienople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law office
 101 N Green Lane
 Zelienople PA 16063

Estate of: Beverly J Snyder
a/k/a: Beverly F Snyder
a/k/a: Beverly Jane Snyder
 Late of: Zelenople PA
 Executor: Suzanne Paukovics
 30 Orchard View Road
 Wexford PA 15090
 Attorney: Stephen L Barsotti
 Barsotti Law
 PO Box 356
 Ingomar PA 15127

Estate of: Norma D Sybert
 Late of: Butler Township PA
 Executor: Paul F Sybert
 106 Crestview Drive
 Butler PA 16001
 Attorney: Joseph E Kubit
 Montgomery Crissman
 Montgomery Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: May 4, 11, 18, 2018

MORTGAGES

Recorded April 16 - April 20, 2018

Abbott, Richard E-HUNTINGTON NATL BK-Butler Twp-\$75,000.00
Allen, Eric S-FIRST NATL BK PA-Worth Twp-\$50,000.00
Armagost, Randy S-CITIZENS BK PA-Cherry Twp-\$232,000.00
Armbruster, Brian-HOWARD HANNA MTG SERVS-Cranberry Twp-\$140,409.00
Bachman, William Dean-ARMCO CRED UN-Winfield Twp-\$77,000.00
Bae, Jung Eun-GEO CORP INC-Cranberry Twp-\$231,000.00
Bailey, Robert S-FIRST NATL BK PA-Lancaster Twp-\$175,000.00
Baldwin, John-NVR MTG FIN INC-Middlesex Twp-\$93,100.00
Bartley, Richard D-HUNTINGTON NATL BK-Butler Twp-\$73,202.00
Barton, Roger A-ARMCO CRED UN-Winfield Twp-\$7,000.00
Bash, Brenda Lee-KEYBANK NATL ASSN-Winfield Twp-\$148,500.00
Berty, Walter N-FIRST NATL BK PA-Forward Twp-\$194,100.00
Bier, Joseph R-INFIRST BK-Jefferson Twp-\$250,000.00
Black, Clifford R-FIRST COMMONWEALTH BK-Jefferson Twp-\$185,000.00
Boyle, Nathan M-FIRST COMMONWEALTH BK-Adams Twp-\$132,000.00
Brose, Robert Jr-NVR MTG FIN INC-Middlesex Twp-\$264,400.00
Brown, Shelly R-ARMCO CRED UN-Franklin Twp-\$124,160.00
Bulow, Ian-FIRST CHOICE MTG SERVS INC-Connoquenessing Boro-\$105,800.00
Burdine, Carrie Jo-FIRST COMMONWEALTH BK-Summit Twp-\$18,221.00
Byrom, Eric A-USX FED CRED UN-Cranberry Twp-\$75,000.00
Carson, Grant M-NAVY FED CRED UN-Winfield Twp-\$180,000.00
Colburn, Andrew M-TOWER FED CRED UN-Adams Twp-\$41,000.00
Connolly, Robert D-HOWARD HANNA MTG SERVS-Cranberry Twp-\$163,800.00
Cooper, Gary C-FIRST COMMONWEALTH BK-Saxonburg Boro-\$118,000.00
Cornell, Robert P Jr-FIRST COMMONWEALTH BK-Adams Twp-\$342,954.92
Cost, Lindsay M-HUNTINGTON NATL BK-Jackson Twp-\$84,930.00
Criley, Nancy J-ARMCO CRED UN-Butler City-\$40,000.00
Crisci, Carlo A-LOANDEPOT COM-Seven

Fields Boro-\$273,750.00
Cristalli, John S-DOLLAR BK FED SAV BK-Cranberry Twp-\$140,000.00
Cristalli, Jonathan T-DOLLAR BK FED SAV BK-Cranberry Twp-\$275,200.00
Croskey, Robert N-MARS BK-Middlesex Twp-\$249,000.00
Croskey, Robert N-MARS BK-Middlesex Twp-\$70,000.00
Crowley, Brian A-CITIZENS BK PA-Adams Twp-\$100,000.00
Daily, David D-NAVY FED CRED UN-Harmony Boro-\$143,635.00
Disbro, Shaina-FIRST COMMONWEALTH BK-Buffalo Twp-\$233,000.00
Diversified Oil & Gas LLC-KEYBANK NATL ASSN-Buffalo Twp-\$500,000,000.00
Dressler, Jack D-MARS BK-Cranberry Twp-\$21,700.00
Dressler, Jack D-MARS BK-Cranberry Twp-\$10,000.00
Duffy Highlands LP-DOLLAR BK FED SAV BK-Center Twp-\$2,450,000.00
Dunn, Courtney Helena-GATEWAY MTG GROUP LLC-Jackson Twp-\$208,650.00
Durci, Paul S-ARMCO CRED UN-Winfield Twp-\$78,170.39
Everetts, Kristina F-TIDEWATER MTG SERVS INC-Fairview Boro-\$119,471.00
Falbo, Christine-FIRST COMMONWEALTH BK-Buffalo Twp-\$200,000.00
Ferraro, Denise J Aka-USX FED CRED UN-Jefferson Twp-\$100,000.00
Ferro, Antonio-CITIZENS BK PA-Adams Twp-\$200,000.00
Fike, Kevin J-USX FED CRED UN-Winfield Twp-\$38,500.00
Fraser, William C III-ARMCO CRED UN-Penn Twp-\$80,000.00
Frederick, Kenneth E-HUNTINGTON NATL BK-Lancaster Twp-\$172,300.00
Freehling, Dennis L-ARMCO CRED UN-Butler Twp-\$109,250.00
Fritz, Joan E-CITIZENS BK PA-Adams Twp-\$250,000.00
Garris, Kenneth D-FIRST NATL BK PA-Franklin Twp-\$100,000.00
Gold, Kara Leigh-ARMCO CRED UN-Summit Twp-\$78,828.91
Green, John M Jr-CLEARVIEW FED CRED UN-Cranberry Twp-\$249,000.00
Gruca, Richard-PNC BK NATL ASSN-Cranberry Twp-\$54,950.00
Halin, Scott A-ARMCO CRED UN-Forward Twp-\$38,000.00
Harris, Lisa G-WELLS FARGO BK NA-Portersville Boro-\$189,290.00
Hays, Timothy J-PENNSYLVANIA EQUITY RESOURCES INC-Mars Boro-\$217,979.00

Heim, Lorraine-ARMCO CRED UN-Connoquenessing Twp-\$60,000.00
Hershberger, Donald C-ARMCO CRED UN-Chicora Boro-\$45,000.00
Hippely, Paul J-PNC BK NATL ASSN-Adams Twp-\$100,000.00
Holt, Neal-HOUSING & URBAN DEV-Butler City-\$61,560.29
Hoovler, Mary Ann-HUNTINGTON NATL BK-Franklin Twp-\$146,000.00
Huff, Eric S-HUNTINGTON NATL BK-Adams Twp-\$275,000.00
Hugus, Edward David-CITIZENS BK PA-Cranberry Twp-\$58,000.00
Ietto, Sharon J-HOWARD HANNA MTG SERVS-Seven Fields Boro-\$119,000.00
Jablonowski, Robert M-MARS BK-Cranberry Twp-\$138,000.00
Jack, Carl R Jr-DOLLAR BK FED SAV BK-Jefferson Twp-\$60,000.00
Jack, Larry E-DOLLAR BK FED SAV BK-Connoquenessing Twp-\$19,223.69
Johns, Michael P-PSECU-Forward Twp-\$17,000.00
Kaczmarczyk, Yvonne D-FIRST COMMONWEALTH BK-Jefferson Twp-\$80,900.00
Kelley, Kelsie L-FRANKLIN AMERICAN MTG CO-Butler Twp-\$101,850.00
Kelley, Rickie D-FIRST COMMONWEALTH BK-Forward Twp-\$172,000.00
King, Francis H-HOWARD HANNA MTG SERVS-Cranberry Twp-\$444,600.00
Kobert, Melissa A-HOME SAV BK-Adams Twp-\$224,852.00
Koma, Michael T-PENTAGON FED CRED UN-Adams Twp-\$100,000.00
Kotlinski, Michelle-NVR MTG FIN INC-Cranberry Twp-\$299,854.00
Kovach, Glenn By P/A-HUNTINGTON NATL BK-Cranberry Twp-\$86,000.00
Kresinski, Kevin-CLEARVIEW FED CRED UN-Adams Twp-\$249,000.00
Krosnowski, Stanley-STEARNS LENDING LLC-Adams Twp-\$321,772.00
Lang, Patricia Aka-QUICKEN LOANS INC-Jefferson Twp-\$60,000.00
Larko, William S-FIRST COMMONWEALTH BK-Buffalo Twp-\$66,880.00
Leech, Daniel J-WESBANCO BK INC-Cranberry Twp-\$34,500.00
Lobaugh, Barry L-PRIMELENDING-Buffalo Twp-\$212,864.00
Lopresti, Nicholas E-USX FED CRED UN-Fairview Twp-\$10,000.00
Lucatorito, Michael A-PRINCETON FIN LLC-Forward Twp-\$321,351.00
Lynn, Donald-FIRST COMMONWEALTH BK-Jefferson Twp-\$85,000.00
Lynn, Jeffrey S-TIAA FSB-Slippery Rock

Boro-\$101,000.00
Macasaet, Aguedo A-CITIZENS BK PA-Cranberry Twp-\$100,000.00
Mahan, William L-RESIDENTIAL MTG SERVS INC-Penn Twp-\$166,473.00
Mariotti, Ronald-FIRST NATL BK PA-Butler Twp-\$57,800.00
Mariotti, Ronald-FIRST NATL BK PA-Butler Twp-\$103,000.00
McCabe, Darryn-PRINCETON FIN LLC-Cranberry Twp-\$691,000.00
McElravy, Mark P-PNC BK NATL ASSN-Cranberry Twp-\$75,000.00
McGroder, James P-DOLLAR BK FED SAV BK-Cranberry Twp-\$31,000.00
McIntyre, Thomas S-NORTHWEST BK-Connoquenessing Twp-\$196,000.00
Middaugh, James D-JPMORGAN CHASE BK NA-Cranberry Twp-\$310,000.00
Mielecki, Joseph A-FIRST NATL BK PA-Butler Twp-\$55,000.00
Miller, Jason A-PROSPERITY HOME MTG LLC-Worth Twp-\$267,367.00
Minehart, Brian-ROYAL UNITED MTG LLC-Butler City-\$41,500.00
Minnie Rentals Llc-FIRST NATL BK PA-Butler City-\$136,885.00
Myers, James W-FIRST NATL BK PA-Butler Twp-\$59,200.00
Paganie, Anthony-UNITED WHOLESAL MTG-Cranberry Twp-\$234,740.00
Perdew, Brandon Tyler-VICTORIAN FIN LLC-Connoquenessing Twp-\$92,815.00
Pfeiffer, Douglas B-KEYBANK NATL ASSN-Cranberry Twp-\$77,000.00
Pherson, Lori A-HOWARD HANNA MTG SERVS-Seven Fields Boro-\$154,850.00
Pollock, Brent D-ARMCO CRED UN-Evans City Boro-\$164,900.00
Prybock, Alexander N-MERIDIAN HOME MTG CORP-Butler Twp-\$175,610.00
Questiaux, Raymond E-FIRST NATL BK PA-Franklin Twp-\$25,000.00
Ray, Patrick J-QUICKEN LOANS INC-Franklin Twp-\$316,000.00
Regal, Joseph E-CLEARVIEW FED CRED UN-Butler Twp-\$250,000.00
Rihel, Rochelle Aka-FIRST NATL BK PA-Butler City-\$136,885.00
Rihel, Rochelle J Aka-FIRST NATL BK PA-Butler City-\$136,885.00
Robinson, Jennifer L-FIRST COMMONWEALTH BK-Adams Twp-\$81,300.00
Rock, Diane L-FARMERS NATL BK EMLENTON-Clay Twp-\$50,000.00
Rusnak, Dale R-ARMCO CRED UN-Center Twp-\$155,000.00
Russo, Jayme A-FIRST COMMONWEALTH BK-Butler Twp-\$136,000.00

Santa, Michael J-SSB BK-Adams Twp-\$1,200,000.00
Schwartz, Ronald A-MERIDIAN HOME MTG CORP-Clinton Twp-\$170,812.00
Scialabba, Anthony J-ARMCO CRED UN-Butler Twp-\$10,000.00
Sinchak, James P-CITIBANK NA-Butler Twp-\$38,000.00
Sinetar, Corey-NVR MTG FIN INC-Middlesex Twp-\$250,000.00
Slee, Olive-UNION HOME MTG CORP-Butler City-\$86,406.00
Slee, Olive-PENNA HOUSING FIN AGENCY-Butler City-\$3,500.00
Smathers, Geoffrey R-S&T BK-Middlesex Twp-\$136,800.00
Smith, James P-FIRST NATL BK PA-Connoquenessing Twp-\$60,000.00
Spaugh, Kendall J-UNION HOME MTG CORP-Butler Twp-\$238,450.00
Stark, Ronald P-USX FED CRED UN-Winfield Twp-\$90,000.00
Starting Fresh Rentals Llc-CARUSO, PETER A-Cranberry Twp-\$135,000.00
Stetzer, Margaret J-CLEARVIEW FED CRED UN-Center Twp-\$200,000.00
Steyer, Matthew W-JLB CORP DBA-Butler Twp-\$185,773.00
Streitman, Robert H-DOLLAR BK FED SAV BK-Summit Twp-\$40,000.00
Stroup, Kevin L-CLEARVIEW FED CRED UN-Washington Twp-\$10,000.00
Sturrock, David T-HUNTINGTON NATL BK-Jackson Twp-\$200,000.00
Szenyeri John R Aka-KEYBANK NATL ASSN-Cranberry Twp-\$112,500.00
Tempich, Alan J-CLEARVIEW FED CRED UN-Cranberry Twp-\$240,000.00
Trofimuk, Kimberly M-ARMCO CRED UN-Jefferson Twp-\$23,000.00
Trull, Carroll A-USAA FED SAV BK-Cranberry Twp-\$389,500.00
Walker, Eric T-WEST PENN FIN SERV CTR INC-Clinton Twp-\$141,391.00
Williams, Cassie A Aka-DOLLAR BK FED SAV BK-Butler Twp-\$50,000.00
Wotus, William J-AMERICAN INTERNET MTG INC-Cranberry Twp-\$189,000.00
Zelinka, Franklin M-ARMCO CRED UN-Butler Twp-\$100,000.00

SUITS

Week ending May 11, 2018

1st Name-Plaintiff

2nd Name-Defendant

Schandelmeier, Haley vs. **Basham, Justin**: Miscellaneous-Replevin: Rebecca L Black, Esq: 18-10400

Portfolio Recovery Assoc LLC vs. **Brown, Carla**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10404

Welter, Alexander vs. **Bureau of Medical Economics**: Contract-Debt Collection: Other: Atty-None: 18-10412

Stamm, Colleen E Co-Extr; Hackett, William R Co-Extr; Hackett, Rose L Est by Co-Extrs vs. **Butler Healthcare Providers; Butler Memorial Hospital**: Professional Liability-Medical: Scott M Simon, Esq: 18-10398

Green, Caroline vs. **Butler Memorial Hospital & Butler Health System**: Contract-Employment Dispute: Discrimination: Neal A Sanders, Esq: 18-10411

Portfolio Recovery Assoc LLC vs. **Dompnier, Pamela**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10403

Portfolio Recovery Assoc LLC vs. **Greco, Debra**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10406

PA Housing Finance Agency vs. **Kiefer, Melody J; Kiefer, Theodore S**: Real Property-Mortgage Foreclosure: Residential: Leon P Haller, Esq: 18-10413

Portfolio Recovery Assoc LLC vs. **Manny, Renee**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10395

Kaleida, Brian; Kaleida, sandy vs. **Marks, Dan A Inc**: Contract-Other: Matthew M Hoffman, Esq: 18-10414

Portfolio Recovery Assoc LLC vs. **Matuke, Dodie**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10396

Portfolio Recovery Assoc LLC vs. **McConahy, Stacy**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10399

Portfolio Recovery Assoc LLC vs. **McConnell, Shelly**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10394

Portfolio Recovery Assoc LLC vs. **Morin, Shawn**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding,

Gregory J Babcock & Christopher Alan Titus, Esq: 18-10409

Barclays Bank Delaware vs. **Musko, Brooke A**: Contract-Debt Collection: Credit Card: Frederic I Weinberg, Esq: 18-10416

Portfolio Recovery Assoc LLC vs. **Rishel, Ed**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10397

Portfolio Recovery Assoc LLC vs. **Rummel, Kevin**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10407

Portfolio Recovery Assoc LLC vs. **Schwickrath, Raymond**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10408

Portfolio Recovery Assoc LLC vs. **Shirey, Stephen**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10401

Pittsburgh Logistics System vs. **Sullivan JF Corp; Sullivan Corp**: Contract-Debt Collection: Other: Kristine A Grega, Esq: 18-10415

Portfolio Recovery Assoc LLC vs. **Thai, Kim**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10410

Lvnv Funding LLC vs. **Wagner, Corey**: Contract-Debt Collection: Credit Card: Atty-None: 18-10393

Portfolio Recovery Assoc LLC vs. **Ward, Scott**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-10402

Bear Creek Watershed Authority vs. **Whitmer, Scott E**: Writ Scire Facias: Andrew M Menchyk Jr, Esq: 18-10417

Midland Funding LLC vs. **Yartz, Brittany**: Contract-Debt Collection: Credit Card: Daniel Santucci, Esq: 18-10405

JUDGMENTS

Week ending May 11, 2018

1st Name-Plaintiff

2nd Name-DefendantClerk of Courts vs. **Bell, Frank David:**

Judgment: \$2,427.50: Atty-None: 18-20799

Clerk of Courts vs. **Biedenbach, Robert****Anthony Jr:** Judgment: \$2,192.95: Atty-None: 18-20800Bear Creek Watershed Authority vs. **Boofer,****Michele E:** Judgment: \$3,183.34: Andrew M Menchyk Jr: 18-20788

Peoples Gas Company LLC; Peoples Twp LLC

vs. **Brumfield, John:** Judgment: \$11,943.02: S James Wallace, Esq: 18-20798Portfolio Recovery Assoc LLC vs. **Burd, Lee:**

Judgment: \$4,000.10: Robert N Polas Jr, Carrie A Gerding & Gregory J Babcock, Esq: 18-20794

Comwlth of PA-UCF vs. **Cutwater and****Partners LLC:** Commonwealth Tax Lien: \$5,000.00: Atty-None: 18-20790Clerk of Courts vs. **Harbor, Myron Eugene:**

Judgment: \$4,065.00: Atty-None: 18-20801

Clerk of Courts vs. **Haugh, Benjamin****Coleton:** Judgment: \$1,850.75: Atty-None: 18-20802Campitelli, Gabriele vs. **Kakaras, Pete:**

Transcript: \$2,323.00: Atty-None: 18-20796

Clerk of Courts vs. **Kistler, Paige Marie:**

Judgment: \$1,033.25: Atty-None: 18-20803

Ally Financial Inc vs. **Klein, Michael J:**

Judgment: \$7,421.69: Frederic I Weinberg, Esq: 18-20795

One Enchanted Evening vs. **Klein, Samantha:**

Transcript: \$569.94: Atty-None: 18-20810

Clerk of Courts vs. **Lewandowski, David****Jason:** Judgment: \$2,333.50: Atty-None: 18-20804Clerk of Courts vs. **Matuke, James Thomas****III:** Judgment: \$4,198.90: Atty-None: 18-20805Comwlth of PA-UCF vs. **McElhinny, James;****McElhinny, James C; McElhinny, James C Concrete Finishing:** Commonwealth

Tax Lien: \$21,008.79: Atty-None: 18-20789

Discover Bank vs. **Milliron, Bradley:**

Judgment: \$9,008.97: Jonathan P Cawley, Esq: 18-20793

Bayview Loan Servicing LLC vs. **Noble,****Mark J; Noble, Christy M:** Judgment: \$162,387.28: KML Law Group PC & Rebecca A Solarz, Esq: 18-20809Clerk of Courts vs. **Pulpan, Tyler:** Judgment:

\$5,808.25: Atty-None: 18-20806

Clerk of Courts vs. **Reid, William Russell:**

Judgment: \$3,496.50: Atty-None: 18-20807

Cavaliero, Brad vs. **Sgro, James:** Complaint-

Confession: \$8,050.00: Joseph E Kubit, Esq: 18-20811

Clerk of Courts vs. **Watson, Darrin James:**

Judgment: \$5,358.25: Atty-None: 18-20808

Bayview Loan Servicing LLC vs. **Wiemann,****Lara A:** Judgment: \$256,113.37: Milstead & Associates LLC, Esq: 18-20797PNC Bank National Assn vs. **Zimmerman,****Wilma J; Zimmerman, Wilma Jean:**

Judgment: \$25,267.94: Tucker Arensberg PC, Esq: 18-20792

EXECUTIONS

Week ending May 11, 2018

1st Name-Plaintiff

2nd Name-DefendantDollar Bank FSB vs. **Clingensmith, David****G; S&T Bank Garnishee:** Foreign Writ:18-30104Jones, Brian W vs. **Iannotti, Jon N; Does, Jane****Garnishee; Iannotti, Realty Solutions Inc Garnishee; Does, John Garnishee;****USA Marketing & Development LLC****Garnishee:** Foreign Writ:18-30105Jones, Brian W vs. **Iannotti, Stephanie A;****Iannotti, Realty Solutions Inc Garnishee;****USA Marketing & Development LLC****Garnishee:** Foreign Writ:18-30106Bayview Loan Servicing LLC vs. **Noble,****Mark J; Noble, Christy M:** Writ of Execution:18-30107

DIVORCES

Week ending May 11, 2018

1st Name-Plaintiff

2nd Name-Defendant

- Campbell, Jennifer A vs. **Campbell, David L**: Joseph M Kecskemethy, Esq: 18-90290
- Carosi, Phillip J vs. **Carosi, Katlyn S**: Atty-None: 18-90275
- Constantine, Mary vs. **Constantine, Jonathon B**: Maegan Susa Filo, Esq: 18-90279
- Crawford, Craig K vs. **Crawford, Laurie R**: Victor E Vouga, Esq: 18-90278
- Glorioso, Russell vs. **Gruber, Bridget**: Maria A Imbarlina, Esq: 18-90289
- Johns, Jamie vs. **Johns, Carey**: Bruce R Ralston, Esq: 18-90288
- Masters, Amber vs. **Masters, Timothy Jr**: Nicole Thurner Kievit, Esq: 18-90280
- Shearman, Benjamin vs. **Shearman, Megan**: Melissa L Pagliari, Esq: 18-90282
- Zeigler, Karl vs. **Troutman, Kimberly S**: Joseph J Nash, Esq: 18-90283
- Emerick, Nicholas A vs. **Weiland, Shawna A**: Ashley Folio Morgan, Esq: 18-90284

REVOCABLE TRUST NOTICE

On November 5, 2017, Robert J. Stockman, Sr., Settlor of the **Stockman Family Revocable Trust Agreement**, died. The Trustee, pursuant to 20 Pa.C.S. § 7755(c), requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to

John P. Stockman,
170 Forsythe Road,
Mars, PA 16046 or to

James J. Stockman,
1450 Heeter Road,
PA 16373,
successor co-trustees; or to

John H. Auld, II, Esquire,
Auld Miller, LLC,
4767 William Flynn Highway,
Allison Park, PA 15101.

BCLJ: May 4, 11, 18, 2018

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **The Clara Scoles Living Trust** dated October 7, 2008, as amended July 10, 2017, pursuant to 20 Pa.C.S. § 7755c. Clara Scoles, Settlor of the Trust, died on March 27, 2018, late of 110 Linden Court, Seven Fields, Butler County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Clara Scoles, Trustee
10 Watercliff Lane
Ormond Beach, FL 32174
Phone: (412) 997-0991
or
Julia Keiser, Esq.
D'Onofrio Law Office, P.C.
500 Commerce Drive, Ste. 110
Moon Township, PA 15108
Attorney for Trust Estate
Phone: (412) 893-2552

BCLJ: May 18, 25 & June 1, 2018

**SERVICE BY PUBLICATION
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION – LAW
NO. 2018-10251**

BEAR CREEK WATERSHED AUTHORITY,
Butler County, Pennsylvania, Plaintiff
vs.
MAUDE STEELE, Defendant.

**TO: MAUDE STEELE AND THE UNKNOWN
HEIRS OF MAUDE STEELE**

You are hereby notified that on March 21, 2018 the Plaintiff has filed a Praecipe for Writ of Scire Facias in the Court of Common Pleas of Butler County, Pennsylvania against you at the above number and term.

You must take action within twenty (20) days after the Writ and Notice are served, by entering a written appearance personally or by attorney to the claims set forth against you.

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

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

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

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724) 841-0130

Office of the Prothonotary
1st Floor – County Courthouse
300 South Main Street
Butler, PA 16001

(724) 284-5214

ANDREW M. MENCHYK, JR., ESQUIRE
STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001

BCLJ: May 18, 2018

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF WESTMORELAND
COUNTY, PENNSYLVANIA
No. 2018-10219**

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.

**WALTER I. HIXON AND REBECCA HIXON
SOLELY IN THEIR CAPACITY AS KNOWN
HEIRS OF DANA ALAN HIXON A/K/A
DANA A. HIXON A/K/A DANA HIXON, AND
ALL UNKNOWN HEIRS OF DANA ALAN
HIXON A/K/A DANA A. HIXON A/K/A
DANA HIXON, Defendants**

**TO: ALL UNKNOWN HEIRS OF DANA
ALAN HIXON A/K/A DANA A. HIXON
A/K/A DANA HIXON, Defendant**

You are hereby notified that on March 8, 2018, PNC Bank, National Association, filed a Complaint in Action of Mortgage Foreclosure, endorsed with a Notice to Defend, against the above Defendants at the above number.

Property Subject to Foreclosure: 146 Blue Jay Drive, Connoquenessing, PA 16027

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Butler County Prothonotary's Office
300 South Main Street
Butler, Pennsylvania 16001
Telephone: 724-284- 5214

Butler County Bar Association
240 South Main Street
Butler, Pennsylvania 16001
Telephone: 724-841- 0130

Michael C. Mazack, Esquire
Pa. I.D. #205742
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
412-566- 1212
Attorney for PNC Bank,
National Association, Plaintiff

BCLJ: May 18, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
AD. No. 18-10271
BUTLER TOWNSHIP VOLUNTEER**

FIRE DISTRICT, Plaintiff
V.

**PULLMAN STANDARD CAR
MANUFACTURING COMPANY and Its
successors and assigns, Defendants**

TO: PULLMAN STANDARD CAR
MANUFACTURING COMPANY, and its
successors and assigns:

NOTICE OF QUIET TITLE ACTION

NOTICE IS HEREBY GIVEN, that the Plaintiff has filed a Complaint in Action to Quiet Title against you to a certain tract of land situate in Butler Township, Butler County, Pennsylvania, bounded and

described as follows:

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

Bounded by a line commencing at the intersection of the Northeasterly side of Lewis Avenue and the Easterly line of the proposed extension of Chesapeake Street; thence Southeastwardly along said Northeasterly line of Lewis Avenue, a distance of three hundred (300) feet' thence Northeastwardly at right angles a distance of thirty (30) feet; thence Northwestwardly by a straight line to a point on the Easterly line of said proposed extension of Chesapeake Street, a distance of 100 feet from the point of beginning; thence Southerly along Easterly line of Chesapeake Street, extended, to the point of beginning, having area of approximately .447 acres.

You are hereby notified to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within (30) days from entry of said judgment by default you commence an action in ejectment against the Plaintiff, a Final Decree may be entered against, forever barring you from asserting any right title, interest or claim in said property inconsistent with the claim of Plaintiff

NOTICE TO DEFEND

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Prothonotary's Office
300 South Main Street
Butler, PA 16001
(724) 284-5214

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

Leo M. Stepanian II, Esquire
STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001
Attorneys for Plaintiff

BCLJ: May 18, 25 & June 1, 2018

**LEGAL NOTICE
NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Jonathan and Racquelle Pakautz have filed on April 24, 2018 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **IVXX EVOLVED LLC** the business to be carried on at 409 Portman Road, Butler, PA 16002.

BCLJ: May 18, 2018

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT Certificate of Organization were filed with and approved effective for the 30th day of April 2018, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Limited Liability Company which has been organized under the 14 Pa.C.S. Section 8913 of the Statutes of the Commonwealth of Pennsylvania. The name of the Domestic Limited Liability Company is **Eli Jackson LLC**.

Rishor Simone
Suite 208
101 E. Diamond Street
Butler, PA 16001

BCLJ: May 18, 2018

LEGAL ADVERTISEMENT

ARTICLES OF INCORPORATION Notice is hereby given that Articles of Incorporation – For Profit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **JMC4, Inc.** with the principle address of 8 Progress Avenue, Cranberry Township, PA 16066.

Matthew F. Marshall, Esquire
Dillon McCandless King
Coulter & Graham L.L.P.
600 Cranberry Woods Drive, Suite 175
Cranberry Township, PA 16066

BCLJ: May 18, 2018

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 27th day of July 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, August 24, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30074
C.P. 2017-20780
ATTY KERI EBECK**

Seized and taken in Execution as the property of **JEFFREY M. BARBER, JULIANE M. WERNER, AND JULIANE M. WERNER BARBER** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:-

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF SUMMIT IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 03/27/2007 AND RECORDED 03/30/2007, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED VOLUME 2007033000 AND PAGE 07490.

TAX MAP OR PARCEL ID NO. 290-2F16-25.

BEING the same premises which Jeffrey M. Barber, by Deed dated March 27, 2007, and recorded on March 30, 2007 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Werner-Barber, in fee.

Being Parcel Number: 290-2F16-25

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30085
C.P. 2018-20453
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ERIC P. COLLINS AND CARRIE E. COLLINS** at the suit of HUNGTINTON NATL BANK, Being:-

All that certain lot or piece of ground situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, being Lot 3, 1.56 Acre, in the Final Plan of Subdivision for Roger R. and Juanita M. Collins, Trustees of the Collins Revocable Trust as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 285, Page 13.

Subject to exceptions, reservations, restrictions, easements, rights of way, building lines, and protective covenants as may be stated in prior instruments of record and on the Plan recording.

BEING known and numbered as 3586 Beck Road, Butler, PA 16002

Being the same property conveyed to Eric P. Collins and Carrie E. Collins, husband and wife who acquired title by virtue of a deed from Roger R. Collins and Juanita M. Collins, trustees of the Collins Revocable Trust dated July 27, 2004, dated August 30, 2005, recorded September 8, 2005, at Instrument Number 200509080025271, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1F151-19CA

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30094
C.P. 2018-20377
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ERIC P. COLLINS AND CARRIE E. COLLINS** at the suit of HUNGTINTON NATL BANK, Being:-

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

Beginning at a point where the Southerly side of a 20 foot alley intersects the Westerly side of a 45 foot street, known as Cecelia

Street; thence in a Southerly direction along the Westerly side of Cecelia Street, a distance of 40 2/3 feet to a point; thence in a Westerly direction along land of Gensbigler, a distance of 142 feet, more or less, to a point on the Easterly side of a 20 foot alley, said point being 33 1/3 feet South from the point where the Southerly side of the first mentioned 20 foot alley intersects the Easterly side of the last mentioned alley; thence in a Northerly direction along the Easterly side of said 20 foot alley, a distance of 33 1/3 feet to a point; thence in an Easterly direction along the Southerly side of the first mentioned 20 foot alley, a distance of 140 feet to the point on the Westerly side of Cecelia Street, the place of beginning.

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

Bounded on the North, 140 feet, more or less, by land of Cecelia Margaret Benson; bounded on the East, 40 2/3 feet by Cecelia Street; bounded on the South, 140 feet, more or less, by land of Merle Gensbigler; and bounded on the West 33 1/3 feet by a 20 foot alley.

BEING known and numbered as 232 & 234 Cecelia Street, Butler, PA 16001

Being the same property conveyed to Eric P. Collins and Carrie E. Collins, husband and wife who acquired title by virtue of a deed from Eric P. Collins and Carrie E. Collins, husband and wife, dated June 19, 2006, recorded June 20, 2006, at Instrument Number 200606200015188, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 562-23-101A

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30093
C.P. 2017-21023
ATTY HEATHER RILOF**

Seized and taken in Execution as the property of **RANDOLPH D. DAHL, SR, AND MARY KATHERINE DAHL** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

ALL THAT CERTAIN LOT OF GROUND SITUATE IN HE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOS:

COMMENCING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED ON ZIEGLER AVENUE; THENCE SOUTH ALONG LOT 307 IN THE W.S. BOYD PLAN, 100 FEET THENCE WEST ALONG LOT OF JENNIE W. BARNHART, 30 FEET, THENCE NORTH ALONG LOT OF SAME, 100 FEET TO ZIEGLER AVENUE; THENCE EAST ALONG ZIEGLER AVENUE, 30 FEET TO THE PLACE OF BEGINNING.

ADDRESS: 122 ZIGLEAR AVE; BUTLER, PA 16001

TAX MAP OR PARCEL ID NO.: MAP#26 PARCEL #163

BEING KNOWN AS: 122 Ziegler Avenue, Butler, PA 16001-0000

PROPERTY ID NO.: 56129162

TITLE TO SAID PREMISES IS VESTED IN RANDOLPH DANIEL DAHL, SR AND MARY KATHERINE DAHL, HIS WIFE, SON & DAUGHTER-IN-LAW OF GRANTOR BY DEED FROM Katherine V. Dahl DATED 06/24/1987

RECORDED 08/20/1993 IN DEED BOOK 2349 PAGE 524.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30092
C.P. 2018-20569
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **MATTHEW P. DURCI AND AMANDA E. DURCI** at the suit of WELLS FARGO BANK NA, Being:-

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

Beginning at the Southwest corner of tract conveyed by Treesdale Farms, Inc. to Harold A. and Helen M. Schubert, his wife, by deed dated June 13, 1952, and recorded in Deed Book 627, Page 77; thence North 4° 46' 31 11 East a distance of 163.00 feet to a point; thence South 81° 28' 31" East along lands now owned by Donald A. Schubert, et ux, a distance of 339.79 feet to a point in the center of State Highway Route #68; thence South 13° 12' West a distance of 146.00 feet to a point; thence North 84° 34' West along the lands of St. John's E. L. Church a distance of 317.70 feet to a point, the place of beginning.

Together with all the right, title and interest of the Grantor in that certain 20 foot right of way which extends along the Western line of the property of now or formerly T. Schubert and John Farnen from Connoquenessing School Road, T-330, to the Northwest corner of the herein described property, Said right of way was for the benefit of the herein described property solely. This right of way was retained by the Grantor herein and is found more fully set form in the Schubert and Farnen deeds as recorded at Deed Book 1101, Page 449 and Deed Book 981, Page 674, respectively.

BEING known and numbered as 1206 Evans City Road, Evans City, PA 16027»

Being the same property conveyed to Matthew P. Durci and Amanda E. Durci, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Judy L. Tonya, unmarried, dated May 17, 2013, recorded May 22, 2013, at Instrument Number 201305220014843, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 370-S1-A10-0000

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30045
C.P. 2018-20375
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JODI L. SARVER ELLIOTT AND JODI ELLIOTT** at the suit of DEUTSCHE BK NATL TRUST CO, Being:-

ALL those certain pieces or parcels of land situated in Winfield Township, County of Butler, and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northwest corner in the center of a private road, between the land hereby conveyed and the land of now or formerly Bricker heirs; thence along the center of said private road, South 89 degrees East, a distance of 148.73 perches to the land of now or formerly Conrad Sell heirs and now or formerly Falkner; thence by said lands of now or formerly Conrad Sell heirs and now or formerly Falkner, South 1 degree West a distance of 97 perches to the lands of now or formerly Conrad Sell heirs; thence by lands of said Conrad Sell heirs, North 89 degrees West, a distance 148.73 perches to lands of now or formerly Todd; being Purpart Number 4 in the Partition of lands of Samuel Painter, deceased; thence along said Purpart Number 4, North 1 degree East, a distance of 97 perches to the place of beginning. Containing 89.17 acres.

EXCEPTING and RESERVING therefrom the following described tract of land:

BEGINNING at a point in the center of Legislative Route T-636, at the dividing line between the first tract described and Deed from Virginia D. Murrin, single, to Gerald Gildner, by deed dated August 17,1955, and recorded in Deed Book Vol. 674, Page 42, thence along said division line, South 83 degrees, 16 minutes West, 247.25 feet; thence North 9 degrees, 52 minutes West 408.79 feet to a point; thence South 68 degrees, 44 minutes East, 119.65 feet to a point; thence South 57 degrees, 37 minutes East, 253.93 feet to a point in the center line of said Township Road, T-656; thence along the center of the said Township Road, T-656, South 3 degrees, 2 minutes West, 194.63 feet, to a point, the place of beginning. Containing 1.97 acres.

EXCEPTING outsale to Joseph w. Conway, dated September 10,1973 and recorded at B 976 P 962 and further excepting any additional outsales of record.

TITLE TO SAID PREMISES IS VESTED IN JODI L. SARVER ELLIOTT AND EDWARD R. ELLIOTT, HER HUSBAND, by Deed from E. KENNETH SARVER AND HELEN M. SARVER, HIS WIFE, Dated 05/23/1995, Recorded 05/24/1995, in Book 2527, Page 540.

EDWARD R ELLIOTT A/K/A EDWARD ELLIOTT was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of EDWARD R ELLIOTT A/K/A EDWARD ELLIOTT'S death on or about 05/25/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 320 1F09 15

Premises Being: 130 PETERS LANE, CABOT, PA 16023-9539

BCLJ: May 18, 25 & June 1, 2018

**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 TRUST, Being:-

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

ALL THAT CERTAIN PIECE 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 1165.50 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 DEGREE 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 DEGREE WEST, 581.11 FEET TO A POINT AT THE PLACE OF BEGINNING.

CONTAINING 1.33 ACRES.

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

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

Title to said premises is vested in John G. Hays and Keri R. Hays, husband and wife, by deed from William J. Hays and Dolores J. Hays, husband and wife, dated June 1, 1999 and recorded June 1, 1999 in Deed Book 3010, Page 100 Instrument Number 199906010015642.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30042
C.P. 2018-20373
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **FRANCES ELIZABETH KELLY** at the suit of CIT BANK N A, Being:-

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

BOUNDED on the North by lot formerly owned by Robert Story, now belonging to J.E. Hawk, on the East by Bear Creek; on

the South by an alley; on the West by Main Street of Bruin Borough; said lot of land fronting sixty (60) feet on said Main Street, and extending back one hundred seventy (170) feet to said Bear Creek.

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 129 Main Street, Bruin Pennsylvania, 16022

Parcel #340-S1-A37-0000

BEING THE SAME PREMISES which Francis Elizabeth Kelly by Corrective Deed dated May 23, 2008 and recorded June 17, 2008 in Instrument #200806170013493, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Frances Elizabeth Kelly, in fee.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30084

C.P. 2018-20615

ATTY SAMANTHA GABLE

Seized and taken in Execution as the property of **JACOB R. KOTHE, ROBERT M. KOTHE, AND EUNICE M. KOTHE** at the suit of PHH MORTGAGE CORPORATION, Being:-

ALL THAT CERTAIN piece, parcel or lot of ground situate in the Borough of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northerly side of Franklin Street at the Southeasterly corner of lot of John Watson, said Lot being known as Lot No.11 in the Franklin Terrace Plan; thence along said Lot No. 11 in a Northwesterly direction a distance of 150.00 feet to a point at line of Lot No. 33; thence in a northeasterly direction along line of Lot. No. 33 and Lot No. 32 a distance of 75.00 feet to a point; thence through the center of Lot No. 13 in a Southeasterly direction a distance of 150.00 feet to a point on Franklin Street; thence along Franklin Street in a Southwesterly direction a distance of 75.00 feet to the place of beginning.

BEING Lot No. 12 and one-half of Lot No. 13 in the Franklin Terrace Plan of Lots, as laid out by S.J. Taylor, RS, which plan is recorded in the Recorder's Office in and for Butler County in Rack File 13, Page 6.

FOR INFORMATIONAL PURPOSES ONLY:

BEING known as 453 Franklin Street, Slippery Rock, PA 16057.

BEING Parcel #510-S2-A12-0000

BEING THE SAME PREMISES which Bradley A. Holtzapple and Railii M. Holtzapple, husband and wife, by Deed dated June 15, 2010 and recorded June 18,2010, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Jacob R Kothe, in fee.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30100

C.P. 2018-20731

ATTY LEON HALLER

Seized and taken in Execution as the property of **LINDA MAUTHE** at the suit of MIDFIRST BANK, Being: ALL that certain piece, parcel or tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern line of a 50 foot street known as Wycliffe Way where the same is intersected by the eastern line of Lot No. 33 in the within plan being the southwest corner of the lot herein described; thence continuing along the eastern line of Lot No. 33 and Lot No. 34, north 1 degree 26 minutes East, a distance of 250.78 feet to a stake; thence North 88 degrees 34 minutes East, a distance of 253.19 feet to a stake on the western line of Wycliffe Way; thence continuing along the western line of Wycliffe Way as it becomes the northern line of Wycliffe Way, the following courses and distances, to wit: by a curve to the left having a radius of 3061.42 feet, a distance of 20.30 feet to a stake; by a curve to the right having a radius of 192.28 feet, a distance of 308.74 feet to a stake; by a curve to the left having a radius of 550 feet, a distance of 84.55 feet to a stake on the eastern line of Lot No. 33 and the place of beginning.

Being Lot No. 43 in the Franklin Grove Plan No. 2, Addition No. 1, recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 68, page 36.

UNDER AND SUBJECT to the following reservations and restrictions, to wit:

1. Only one residence shall be built on a lot;

- 2. The premises shall be used for residential purposes only;
- 3. No commercial vehicles other than vehicles servicing the premises shall be parked on the premises;
- 4. No residence under \$25,000.00 shall be constructed on each lot;
- 5. No vehicle shall be parked along the streets, but shall be parked on the premises;
- 6. Only one utility building shall be permitted per lot;
- 7. No trees or shrubs shall be planted closer than 25 feet from the center line of the street;
- 8. All electrical transmission cables shall be buried underground.

Said parcel is being more particularly bounded and described per the survey or Land Surveyors, Inc. dated August 17, 1995:

BEGINNING at a point on the western line of Wycliffe Way, a 50 foot right-of-way, said point being the northeast corner of the parcel herein described; thence along Wycliffe Way, the following three courses and distances: by a curve to the right having a radius of 3,061.42 feet an arc distance of 25.13 feet to a point; thence by a curve to the right having a radius of 192.28 feet an arc distance of 308.81 feet to a point; thence by a curve to the left having a radius of 550.00 feet an arc distance of 82.95 feet to a point, being the southwest corner herein and in the center line of a 10 foot easement; thence along the center line of a 10 foot easement, North 02 degrees 03 minutes 00 seconds West, a distance of 252.53 feet to a point, being the northwest corner hereof and common to lands of now or formerly J.D. Klein; thence along lands of now or formerly J.K Klein, North 87 degrees 57 minutes 00 seconds East, a distance of 253.78 feet to a point, the place of beginning.

Containing 1.247 acres and having thereon erected a one story frame dwelling house.

Being Lot No. 43 in the Franklin Grove Plan No. 2, Addition No. 1, as recorded in Rack File 68, page 36.

UNDER AND SUBJECT to a 10 foot easement along the western line of premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 107 WYCLIFFE WAY BUTLER, PA 16001

TAX PARCEL NO. 170-S2-B 43

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 Carl L. Mauthe and Linda D. Mauthe by deed dated 12/10/99 and recorded 12/21/99 in Butler County Instrument No. 199912210035489, granted and conveyed to Linda D. Mauthe.

TO BE SOLD AS THE PROPERTY OF LINDA D. MAUTHE UNDER JUDGMENT NO. 2017-10064.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30047
C.P. 2018-20415
ATTY MATTHEW FISSEL

Seized and taken in Execution as the property of **ROBERT MCCLAIN JR HEIR AND PATRICIA ANN MCCLAIN DECEASED** at the suit of SPECIALIZED LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being Lot No. 23 in the Woodlands Estate Park Plan, as recorded in the Recorder's Office of Butler County in Rack File 63, Page 25.

TOGETHER with an easement in and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in the Recorder's Office of Butler County on Deed Book Volume 997, Page 1060.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in Instruments of Record.

DEED BOOK: Instrument Number 200405140015413

DEED PAGE: Instrument Number 200405140015413

MUNICIPALITY: Township of Cranberry

TAX PARCEL#: 130-S4-C23-000

PROPERTY ADDRESS: 110 Kirkwood Drive Cranberry Township, PA 16066

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2009-30176
C.P. 2009-20617
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JEFFREY A. MCCONNELL AND AMANDA MCCONNELL** at the suit of WILMINGTON SVGS FUND SOCIETY FSB, Being:-

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

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

BEING known and designated as Tax Parcel Number 540-S1-E15 in the Deed Registry Office of Butler County, Pennsylvania.

HAVING erected thereon a residential dwelling municipally known and numbered as 211 State Street, West Sunbury, PA 16061.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. McConnell and Amanda McConnell, h/w, by Deed from Jeffrey A. McConnell, married, Dated 08/16/2005.

Recorded 09/01/2005, Instrument No. 200509010024445.

Tax Parcel: 540-S 1 -E15-0000

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

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30099
C.P. 2018-20730
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **UNKNOWN HEIRS RAEANNE MEYERL DECEASED AND BRANDON MEYERL HEIR** at the suit of DEUTSCHE BK NATL TR CO, Being:-

ALL that certain lot or parcel of ground situate in the Borough of Mars, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a point on the easterly side of Pearl Street on the division line of Lots Nos. 141 and 142 in the plan of lots laid out by Sarah J. Crowe, said Lot No. 142 being now or formerly owned by F.V. Pinkerton; thence by Pearl Street, Southwardly 113-5/12 feet to the corner of a 14 foot alley, now McGee Street; thence Eastwardly along line of said alley, now McGee Street, 125 feet to Long Alley; thence Northwardly along line of Long Alley 108-5/12 feet to the division line of Lots Nos. 141 and 142; thence by said line 125 feet, Westwardly, to the place of beginning.

BEING Tax Map Parcel No, 450-S1-D2.

BEING Lot Nos. 139, 140 and 141 in the said Sarah J. Crowe plan of lots.

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.

BEING THE SAME PREMISES which Dan

A. Billman and Pamela S. Billman, by Deed Dated 3/30/2012 and Recorded 4/3/2012, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument # 201204030008962, granted and conveyed unto Raeanne Meyerl. AND THE SAID Raeanne Meyerl passed away on or about February 1, 2017, thereby vesting title in Brandon Meyerl and any Unknown heirs, successors, and assigns of Raeanne Meyerl.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30058
C.P. 2018-20456
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JAMES A. NELSON AND MARGARET S. NELSON** at the suit of LSF8 MASTER PARTICIPATION TR, Being:-

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

Beginning at a point in the center line of a public road designated T-552, a 33 foot right-of-way, said point being common to lands of Elizabeth K. Habarnet, et vir, and lands now or formerly of Gerard Krebs, said point being the Northwest corner of the within described tract of land; thence* from said beginning point south 88° 30' East along lands of Habarnet, 424.21 feet to a point on lands of Gerard Richard Krebs, et ux; thence South 01 ° 30' West along lands of Krebs, 200 feet to a point on other lands of Krebs; thence North 88° 30' West along other lands now of Krebs, 446.99 feet to a point in the center of Route T-552; thence now North 07° 05' 04" East along the center line of Route T-552, 201.30 feet to a point, the place of beginning. Under and Subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN MARGARET S. NELSON AND JAMES A. NELSON, H/W, by Deed from JEANNE D. KONAR, AN UNMARRIED INDIVIDUAL, Dated 08/24/1998, Recorded 09/03/1998, in Book 2906, Page 0883.

Tax Parcel: 100-1F159-39A-0000

Premises Being: 226 KNOCH ROAD, SAXONBURG, PA 16056-9422

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30065
C.P. 2016-22090
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **ANDREW D. PARKER IND & DEVISEE, ANDREW DALE PARKER IND & DEVISEE, ROBERT T. PARKER, JR EST AND ROBERT THOMAS JR EST** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

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

On the North 40 feet by Lyon Avenue; on the East 124.75 feet, more or less, by Lot No. 20 in the same plan of lots, now or formerly owned by William C. Jahnig; on the South, 40 feet by Cottage Hill Avenue; and on the West, 122.50 feet, more or less, by Lot No. 18 in the same Plan of Lots now or formerly owned by William C. Jahnig.

BEING Lot No. 19 in the William C. Jahnig Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book No. 4, Page 121.

HAVING a two-story frame dwelling house and frame garage thereon erected.

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

On the North 3.75 feet by Lyon Avenue; on the East 136 feet by lands of Dietrich; on the South. 60.2 feet by Cottage Hill Avenue; and on the West, 124.75 feet by lands of Claire E. Plaisted, et

BEING Lot No. 20 in the William C. Jahnig plan of lots recorded as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Andrew D. Parker, Individually and as an heir of the Estate of Robert T. Parker, by Deed from Robert T. Parker, III, Executor of the Estate of Robert T. Parker, Jr., Dated 02/26/2014, Recorded 02/28/2014, Instrument No. 201402280004225.

Mortgagor ROBERT T. PARKER, JRAIKIA

ROBERT THOMAS PARKER, JR died on 01/09/2011, leaving a Last Will and Testament dated 01/02/2011. Letters Testamentary were granted to ROBERT T. PARKER, 111 on 01/24/2011 in BUTLER COUNTY, No. 10-11-0066. The Decedent's surviving heirs at law and next-of-kin are ANDREW D. PARKER, ROBERT T. PARKER, 111, CHRISTOPHER E. PARKER, and KATHER1NER. PARKER. Subsequently, ROBERT T. PARKER, 111, Executor of the Estate of ROBERT T PARKER, JR, transferred title to ANDREW D. PARKER, Individually and as an heir of the Estate of ROBERT T PARKER, by virtue of a deed dated 02/26/2014 and recorded 02/28/2014 in Instrument Number 201402280004225 with the BUTLER County Office of the Recorder of Deeds.

By executed waivers, CHRISTOPHER E. PARKER, ROBERT T. PARKER, III and KATHER1NE R. PARKER waived their right to be named as a defendant in the foreclosure action.

Tax Parcel: 561-1-24-0000

Premises Being: 105 LYON AVENUE, BUTLER, PA 16001-6322

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2015-30048
C.P. 2015-20372
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **BRIAN L. PERANI** at the suit of US BANK NATIONAL ASSN, Being:-

PARCEL NO.: 140-1F106-A13A

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

COMMENCING at a point in the center line of Medical Center Road at a point in common to lands of now or formerly Miller, said point being the Northwest corner of the premises herein described; thence along the center line of Medical Center Road, North 75 degrees 13 minutes 30 seconds East a distance of 358.50 feet to a point on lands of now or formerly Dellenbach; thence by line of same, the following three (3) courses and distances: South 01 degree 30 minutes 00 seconds West a distance of 243.00 feet to a point; thence South 63 degrees 30 minutes

00 seconds West a distance of 22.40 feet to a point; thence South 75 degrees 00 minutes 00 seconds West a distance of 336.50 feet to a point on lands of now or formerly Miller; thence by line of same, North 01 degree 30 minutes 00 seconds East a distance of 243.00 feet to a point in the center line of Medical Center Road, the place of beginning.

BEING known as 308 Medical Center Road, Chicora, PA 16025.

SAID DESCRIPTION is in accordance with a survey of Bock & Clark, Ltd. Dated march 22, 2001.

Fee Simple Title Vested in Brian L. Perani by deed from, Robert J. Fennick and Deana M. Fennick, husband and wife dated 10/26/2006, recorded 10/26/2006, in the Butler County Recorder of deeds in Deed Instrument No. 200610260027415.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30043
C.P. 2018-20374
ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **EDWARD RUDOLCHICK AND LAURIE A. SMITH** at the suit of CITIMORTGAGE INC., Being:-

ALL THAT CERTAIN TRACT OF LAND SJTUAIE IN CONCORD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS

ON THE NORTH BY LANDS OF NOW OR FORMERLY CH1APPINI; ON THE EAST BY LANDS NOW OR FORMERLY RICHARD WICK; ON THE SOUTH BY THEE SPRINGDALE LUTHERAN CHURCH PROPERTY AND PUBLIC ROAD; ON THE WEST BY THE BOYDSTOWN AND WEST SUNBURY PUBLIC ROAD

CONTAINING FIFTEEN (15) ACRES, MORE OR LESS, WITH ONE STORY FRAME HOUSE, BARN AND OTHER OUTBUILDINGS THEREON ERECTED

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE CENTERLINE OF LR 10057 (BOYDSTOWN AND WEST SUNBURY ROAD) APPROXIMATELY 1700 FEET

NORTHWEST ALONG THE SAID ROAD FROM ITS INTERSECTION WITH SPRINGDALE CHURCH ROAD AT THE SPRINGDALE LUTHERAN CHURCH, SAID IRON PIN BEING ALSO THE SOUTHWEST CORNER OF THE NOW OR FORMERLY SB. CHIAPPINI TRACT LYING NORTH OF THE SUBJECT PROPERTY AND ALSO THE SOUTHEAST CORNER OF THE NOW OR FORMERLY MM. CHIAPPINI PARCEL; THENCE ALONG A WIRE FENCE NORTH 89 DEGREES 5 MINUTES 57.6 SECONDS EAST 828.31 FEET TO AN EXISTING STONE TO THE LAND OF NOW OR FORMERLY ALAN E. CHUDEREWICZ; THENCE ALONG NOW OR FORMERLY CHUDEREWICZ ALONG A WIRE FENCE SOUTH 1 DEGREE 0 MINUTES 6 SECONDS EAST, 1,175.33 FEET TO AN EXISTING STONE A CORNER WITH SPRINGDALE LUTHERAN CHURCH AND NOW OR FORMERLY P. MCGREGOR; THENCE ALONG THE NORTH LINE OF SPRINGDALE LUTHRAN CHURCH SOUTH 75 DEGREES 53 MINUTES 30 SECONDS WEST PASSING THROUGH AN IRON PIN AT 154.05 FEET A TOTAL DISTANCE OF 263.02 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF LR. 10057 (HAVING PASSED THROUGH AN IRON PIPE SET AT THE SIDELINE OF THE 33 FOOT R.W. GRANTED TO THE PENNSYLVANIA DEPARTMENT OF HIGHWAYS; THENCE UP THE CENTERLINE OF LR. 10057 (THE BOYDSTOWN AND WEST SUNBURY ROAD) THE FOLLOWING COURSES AND DISTANCES: NORTH 31 DEGREES 40 MINUTES 4 SECONDS WEST 195.90 FEET ALONG LAND OF NOW OR FORMERLY HERALD TO A P.K. NAO. SET IN THE ROAD CENTERLINE; THENCE ALONG NOW OR FORMERLY WM. J. AND JOSEPHINE NOBUT NORTH 32 DEGREES 22 MINUTES 47 SECONDS WEST 329.62 FEET TO A P.K. NAIL SET IN THE ROAD CENTERLINE; NORTH 28 DEGREES 50 MINUTES 6 SECONDS WEST 332.29 FEET AND NORTH 17 DEGREES 26 MINUTES 48 SECONDS WEST 513.68 FEET TO P.K. NAILS SET IN THE ROAD CENTERLINE TO THE AFORESAID EXISTING IRON PIN IN THE CENTER OF LR. 10057, THE POINT OF BEGINNING, HAVING AN AREA OF 16.47883 ACRES AS SURVEYED OCTOBER 31, 1988 BY JAMES C. ALLISON, SURVEYOR, KMTANNING, PA.

BEING KNOWN AS: 57 RUDY LANE, WEST SUNBURY, PA 16061

BEING THE SAME PREMISES which Edward Rudolchick, a single person, by Deed dated June 20, 2002 and recorded June 25, 2002 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 200206250021527, granted and conveyed unto EDWARD RUDOLCHICK and LAURIE A. SMITH, as joint tenants with the right of survivorship.

PARCEL NO.: 110-2F59-B1A-0000

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30076
C.P. 2018-20570
ATTY LEON HALLER

Seized and taken in Execution as the property of **ANDREW RAYMOND RUNK AND ANDREW R RUNK** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

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

BEGINNING at a point 65 feet from the Southwest corner of State Street and Mitchell Avenue; thence in a southerly direction along said Mitchell Avenue, 21 feet 8 inches to a point; thence in a westerly direction along Lot No. 8 of the same plan 80 feet to lot now or formerly of McDonald; thence North along McDonald lot, 21 feet 8 inches to a point; thence eastwardly along Lot 10, 80 feet to the point of beginning. BEING Lot No. 9 in the F.G. Hollman Division of Lots Nos. 25 and 26 in the Mitchell Brown Plan of Lots.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 316 MITCHELL AVENUE BUTLER, PA 16001

TAX PARCEL NO. 565-24-127-0000

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 James R. and Meredith E. Lindsay, by deed dated May 7, 2010 and recorded May 12, 2010 at Butler County Instrument No. 201005120010158 granted and conveyed unto Andrew Raymond Runk.

TO BE SOLD AS THE PROPERTY OF ANDREW R. RUNK A/K/A ANDREW RAYMOND RUNK UNDER JUDGMENT NO. 2017-11150.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30098
C.P. 2014-21079**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of **DEBRA L. RUSSELL** at the suit of GREEN TREE CONSUMER DISCOUNT COMPANY, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being specifically described as Lot No. 6 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on the 20th day of December, 1996 at Plan Book Volume 198, pages 36-38.

BEING KNOWN AS: 607 Cassandra Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which Christopher P. Wiesen and Brenda K. Wiesen, his wife, by Deed dated 10/13/1999 and recorded 10/26/1999 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 3064, Page 556, granted and conveyed unto Debra L. Russell.

PARCEL NO.: 130-S24-D6

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30078
C.P. 2018-20039
ATTY THOMAS KING**

Seized and taken in Execution as the property of **MICHAEL J SCHATZMAN** at the suit of BREAKNECK CREEK REGIONAL AUTHORITY, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 5-8-2 in the Connie Heinauer Plan of Lots, being more particularly bounded and described as follows, to wit: (as recorded in P.B.V. 80, Page 44)

BEGINNING at a point on the Westerly side of Tenacity Trail, a 40 foot private right of way; thence from said point, North 3 degrees 30 minutes West, a distance of 437 feet to a point; thence South 75 degrees 44 minutes East, a distance of 234.365 feet to a point; thence South 3 degrees 30 minutes East, a distance of 218.50 feet to a point; thence North 75 degrees 44 minutes West, a distance of 234.365 feet to a point; thence North 3 degrees 30 minutes West, a distance of 218.50 feet to a point of beginning.

SUBJECT to all prior grants and reservations of coal, oil, gas, mining rights, rights of way, building lines, easements as the same may be or appear in prior instruments and plans of record.

Being part of the same property which Albert Heinauer and Connie J. Heinauer, his wife, by their Deed dated March 13, 1981, and recorded in the Recorder's Office of Allegheny County in Deed Book Volume 1110, Page 856, granted and conveyed unto Connie Heinauer, who by Installment Land Contract dated May 30, 1981, conveyed same property to Michael Schatzman.

BEING the same premises conveyed by Connie J. Heinauer to Michael J. Schatzman by Deed dated May 27, 1986, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Deed Book 1296, Page 160.

Said premises being known as 106 Misty Hollow Trail, Mars, Pennsylvania, 16046.

Tax Parcel No. 010-S6-A5B-0000.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2016-30186
C.P. 2016-21187
ATTY JENEICE DAVIS**

Seized and taken in Execution as the property of **CHAD E. SCHNUR AND KIMBERLY J. SCHNUR** at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:-

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

COMMENCING at a point in the center line of the Chicora Road (Route 68) at a point in common to lands of now or formerly Green; thence along the center line of the Chicora Road, North 80 degrees 31 minutes 28 seconds East, a distance of 50.11 feet to a point on lands of now or formerly of Fay; thence by line of same through two existing pipes, South 11 degrees 13 minutes 42 seconds East a distance of 439.50 feet to a point; thence by line of lands of now or formerly Fay and Pierce, North 84 degrees 32 minutes 18 seconds East a distance of 200.0 feet to an iron pin on lands of now or formerly Cumberland; thence by line of same and by line of lands of now or formerly Schoentag, North 82 degrees 04 minutes 00 seconds East a distance of 179.43 feet to an iron pin on line of lands of Institute Hill Christian & Missionary Alliance Church; thence by line of same South 13 degrees 19 minutes 29 seconds West a distance of 417.21 feet to an iron pin on line of lands of now or formerly Hinderlitter; thence by line of same and by line of lands now or formerly Armstrong; North 61 degrees 46 minutes 18 seconds West a distance of 523.12 feet to an iron pin on line of lands of now or formerly Walborn; thence by line of same North 11 degrees 10 minutes 47 seconds West a distance of 97.56 feet to an iron pin on line of lands of now or formerly Green; thence by line of same North 84 degrees 32 minutes 18 seconds East a distance of 150.0 feet to a point; thence continuing by lands of now or formerly Green, North 11 degrees 15 minutes 42 seconds West a distance of 436.0 feet to a point, the place of beginning.

SAID DESCRIPTION is in accordance with a survey of W.J. McGarvey, P.E., dated January 12, 1999.

HAVING thereon erected a dwelling house, carport, shed and cottage and being known as 330 Chicora Road, Butler, PA 16001.

Being the same premises which Guy H. Burk and Celia A. Burk, h/w, by Deed dated 1/15/1999, recorded 1/20/1999 in Deed Book 2959, Page 588 conveyed unto Chad E. Schur and Kimberly J. Schur, h/w.

Parcel #250-S2-A15

IMPROVEMENTS: Residential dwelling

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30054
C.P. 2018-20451
ATTY LEON HALLER**

Seized and taken in Execution as the property of **MICHELE A. SCOTT AND EDWARD E. SCOTT** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Township of Summit, County of Butler and State of Pennsylvania, being bounded and described as follows, to wit:

TRACT ONE:

BEGINNING at a point on the Southeast corner of the tract herein conveyed, said point being 25 feet from the center line of State Highway Route No. 68, and being on the West side of said State Highway adjoining lands of William Ross and Mary Ross; thence North 87 degrees 30 minutes West along lands of Ross, 200 feet to an existing iron pin; thence in a northeasterly direction along lands of now or formerly Dana Miller, North 22 degrees 51 minutes 30 seconds East, a distance of 142.70 feet to an iron pin on line of land of Hardy; thence along line of land of Hardy, South 61 degrees 16 minutes East a distance of 200 feet to an iron pin located at the West side of State Highway Route No. 68; thence proceeding along the West side of said Route 68, South 35 degrees 07 minutes 10 seconds West a distance of 53.88 feet to an iron pin at the place of BEGINNING.

Parcel No. 290-S1-F1.

As per Survey of Charles L. Fair, II dated April 20, 1977.

TRACT TWO:

BEGINNING at a point, being the Eastern corner of the land herein conveyed being a point in common with the center line of

Route 68, thence South 35 degrees 43 minutes 35 seconds West a distance of 67.66 feet to a point also being a point in the center line of Route 68; thence North 62 degrees 15 minutes 49 seconds West a distance of 132.75 feet to a point; thence South 87 degrees 30 minutes 00 seconds East ("East" erroneously omitted in prior recorded documents) a distance of 157.15 feet to a point, also being a center line of Route 68, being the place of BEGINNING.

Parcel No. 290-S1-E12A.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 249 CHICORA ROAD, BUTLER, PA 16001.

TAX PARCEL NOS. 290-S1-FA and 290-S1-E12A

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 Charles J. Dallmus and Robin R Dallmus, husband and wife, by Deed dated October 25, 2010 and recorded November 2, 2010 in Butler County Instrument No. 201011020025672, granted and conveyed unto Michele A. Scott and Edward E. Scott, her husband.

TO BE SOLD AS THE PROPERTY OF EDWARD E. SCOTT AND MICHELE A. SCOTT UNDER JUDGMENT NO. 2017-11054.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30072
C.P. 2017-21863
ATTY WILLIAM E HAGER, III

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain parcel of ground situate in Slippery Rock Borough Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of said lot and running North by lands now or formerly of Allegheny Valley School, 180 feet to an alley; thence West along said alley 60 feet to a post; thence South by lands now or formerly of Francis J. Schmitt, 180 feet to Franklin Street, formerly known as Scrub Grass Road; thence East along the same 60 feet to the place of beginning. MAP #510-S2-53. Property address is 329 Franklin Street, Slippery Rock, Pennsylvania 16057

BEING the same premises conveyed by Edward J. Rieland and Beverly A. Rieland, husband and wife, to Slippery Rock Brothers LLC, a Limited Liability Company, organized and existing under the laws of the State of New York, by deed, dated September 25, 2009 and recorded September 25, 2009, in Butler County at Instrument No. 200909250022764.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30067
C.P. 2017-21864
ATTY WILLIAM E HAGER III

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippery Rock, County of Butler, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin at the Northeast corner of lot herein described on line of lot now or formerly of Dean Staff and a lot now or formerly of Dave Alper; thence along said lot now or formerly of Dave Alper South 40° 45' East, 120 feet to an iron pin on Cooper Street; thence along Cooper Street South 49° 15' West 40 feet to an iron pin on line of

lands now or formerly of Brandon; thence along said lands now or formerly of Brandon North 40°45' West, 120 feet to an iron pin on line of lands now or formerly of Dean Staff; thence North 49°15' East, 40 feet to the place of beginning. Map #510-S3-46

BEING the premises conveyed by Stephen M. Spedalieri, and Scott A. Valentine, to Slippery Rock Brothers LLC, by deed dated October 3, 2007 and recorded October 11, 2007 at Butler County Instrument No. 200710110026614.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30070
C.P. 2017-21865
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippery Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

BOUNDED on the North, sixty (60) feet by line of lands of the Grantees herein; bounded on the East, sixty (60) feet by Normal Avenue; bounded on the South, sixty (60) feet by an alley; and bounded on the West by lot of the Grantees herein being the first tract herein described; said tract having a frontage of sixty (60) feet on Normal Avenue and extending back at the same width, a distance of sixty (60) feet to the said lot of the Grantees herein.

HAVING erected thereon a brick apartment building. MAP #510-S2-132.

Having a property address being known as 134 Normal Avenue, Slippery Rock, Pennsylvania 16057.

BEING part of the premises conveyed by Stephen M- Spedalieri and Scott A. Valentine, to Slippery Rock Brothers LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30078
C.P. 2017-21866
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippery Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a post at the Northeast corner of said lot and running South by lands of the Grantees herein, one hundred fifty-one (151) feet, more or less, to an alley; thence along said alley, West, sixty (60) feet to a post; thence by line of lands now or formerly Donald L. Hilgar, North one hundred fifty-one (151) feet, more or less to a post; thence along the New Castle-Franklin Street, also known as Route 108; sixty (60) feet to the place of beginning. MAP #510-S2-131. Having a property address being known as 352 and 354 Franklin Street, Slippery Rock, Pennsylvania 16057.

BEING part of the premises conveyed by Stephen M. Spedalieri, and Scott A. Valentine, to Slippery Rock Brothers, LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30069
C.P. 2017-21867
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippery Rock, County of Butler, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northeastern right of way line of North Main Street, a fifty foot public right of way, at the line dividing the land herein described and lands now or formerly of A. J. Snodgrass, and also marking the Northwestern corner of the land herein described; thence by the line dividing

the land herein described and lands now or formerly of A. J. Snodgrass North 56°26'30" East, a distance of 160 feet to a point on the Southwestern right of way line of a twenty foot alley; thence by the Southwestern right of way line of a 20 foot alley, South 33°33'30" East, a distance of 30 feet to a point on the line dividing the land herein described and lands now or formerly of J. Miller; thence by the same dividing line, South 56°26'30" West, a distance of 160 feet to a point on the Northeastern right of way line of North Main Street; thence by North Main Street aforesaid, North 33°33'30" West, a distance of 30 feet to a point on the line dividing the land herein described and lands now or formerly of A. J. Snodgrass, being the place of beginning. This description was mad according to a survey of Bock & Clark, Inc. dated May 24, 1999. Address is 212 North Main Street. Map #510-S2-15

BEING the same premises conveyed to Slippery Rock Brothers LLC, by deed of Stephen M. Spedalieri and Scott A. Valentine, dated July 9, 2013 and recorded July , 2013 at Butler County Instrument No.:

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30073
C.P. 2017-21868
ATTY WILLIAM E HAGER, III

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain parcel of ground situate in Slippery Rock Borough Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of said lot and running North by lands now or formerly of Allegheny Valley School, 180 feet to an alley; thence West along said alley 60 feet to a post; thence South by lands now or formerly of Francis J. Schmitt, 180 feet to Franklin Street, formerly known as Scrub Grass Road; thence East along the same 60 feet to the place of beginning. MAP #510-S2-53. Property address is 329 Franklin Street, Slippery Rock, Pennsylvania 16057

BEING the same premises conveyed by Edward J. Rieland and Beverly A. Rieland, husband and wife, to Slippery Rock Brothers LLC, a Limited Liability Company, organized

and existing under the laws of the State of New York, by deed dated September 25, 2009 and recorded September 25, 2009, in Butler County at Instrument No. 200909250022764.

It is hereby expressly intended and declared that this mortgage is subject, in lien and payment, to a certain mortgage to secure the payment of the principal sum of SEVENTY-FOUR THOUSAND NINE HUNDRED and NO/100 (\$74,900.00) Dollars given by said mortgagor to Clarion County Community Bank, dated September 25,2009, and intended to be recorded as a first mortgage; and that the lien of said first mortgage shall not be affected or impaired by a judicial sale under a judgment recovered upon this mortgage; but any such sale shall expressly advertised and made subject to the lien of the said first mortgage.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30075
C.P. 2017-21869
ATTY WILLIAM E HAGER, III

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

All that certain piece, parcel or lot of land situate in the Borough of Slippery Rock. Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron post on the east side of Normal Avenue. formerly Highland Avenue, ten (10) feet north of the original line between Lots #27 and #28 of the Lewis Patterson Plan of Lots m said Borough: thence in a northerly direction along the east side of said Normal Avenue 0 degrees 15 minutes West, a distance of fifty (50) feet to an iron post at the dividing line between Lots Nos. 26 and 27 of said plan; thence by dividing line between Lots Nos. 26 and 27. South 86 degrees 15 minutes East, one hundred sixty (160) feet to a sixteen foot alley: thence along the west side of said alley a distance of fifty (50) feet to an iron post; thence North 86 degrees 15 minutes West by a line parallel with the north line of the lot hereby conveyed a distance of one hundred and sixty (160) feet to an iron post, the place of beginning.

Being designated as Tax Parcel Number: 510 S3 179

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30074
C.P. 2017-21870
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

All that certain piece, parcel or lot of land situate in the Borough of Slipperv Rock, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron post on the east side of Normal Avenue. formerly Highland Avenue, ten (10) feet north of the original line between lots #27 and #28 of the Lewis Patterson Plan of Lots in said Borough: thence in a northerly direction along the east side of said Normal Avenue 0 degrees 15 minutes West, a distance of fifty (50) feet to an iron post at the dividing-line between lots Nos. 26 and 27 of said plan: thence by dividing line between lots Nos. 26 and 27. South 86 degrees 15 minutes East, one hundred sixty (160) feet to a sixteen foot, alley; thence along the west side of said alley a distance of fifty (50) feet to an iron post; thence North 86 degrees 15 minutes West by a line parallel with the north line of the lot hereby conveyed a distance of one hundred and sixty (160) feet to an iron post, the place of beginning.

Being designated as Tax Parcel Number: 510 S3 179

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30068
C.P. 2017-21871
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippy Rock, County of Butler, Pennsylvania, being more particularly bound and described as follows:

BEGINNING at an iron pin at the Northeast corner of lot herein described on line of lot now or formerly of Dean Staff and a lot now or formerly of Dave Alper; thence along said

lot now or formerly of Dave Apler South 40° 45' East, 120 feet to an iron pin on Cooper Street; thence along Cooper Street South 49°15' West 40 feet to an iron pin on line of lands now or formerly of Brandon; thence along said lands now or formerly of Brandon North 40°45' West, 120 feet to an iron pin on line of lands now or formerly of Dean Staff; thence North 49°15' East, 40 feet to the place of beginning. Map #150-S3-46

BEING the premises conveyed by Stephen M. Spedalieri, and Scott A. Valentine, to Slippy Rock Brothers LLC, by deed dated October 3rd, 2007 and recorded October 11, 2007 at Butler County Instrument No. 200710110026614.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30071
C.P. 2017-21872
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippy Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a post at the Northeast corner of said lot and running South by lands of the Grantees herein, one hundred fifty-one (151) feet, more or less, to an alley; thence along said alley, West, sixty (60) feet to a post; thence by line of lands now or formerly Donald L. Milgar, North one hundred fifty-one (151) feet, more or less to a post; thence along the New Castle-Franklin Street, also known as Route 108; sixty (60) feet to the place of beginning. MAP #510-S2-131. Having a property address being known as 352 and 354 Franklin Street, Slippy Road, Pennsylvania 16057

BEING part of the premises conveyed by Stephen M. Spedalieri and Scott A. Valentine, to Slippy Rock Brothers LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30086
C.P. 2018-20633
ATTY PETER WAPNER**

CHICORA, PA 16025

BCLJ: May 18, 25 & June 1, 2018

Sheriff of Butler County, Michael T. Slupe

Seized and taken in Execution as the property of **DONALD E. SUTTON, DONALE E. SUTTON, JR, AND KMBERLY M. SUTTON** at the suit of US BANK NATIONAL ASSN, Being:-

ALL THOSE certain pieces or lots of land situate in Chicora Borough, (formerly Millerstown Borough), Butler County, Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at an iron pin on the South side of Central Avenue on line of lot of Anna E. Murphy; thence East along the South line of Central Avenue, thirty-five (35) feet to line of lot formerly of John W. Smith, now or formerly of Cress; thence South along line of lot of Cress, two hundred eleven (211) feet to an alley; thence West along the North line of said alley, twenty-eight (28) feet to an iron pin; thence in a Northerly direction along lands of Anna E. Murphy, one hundred forty-three (143) feet, more or less, to an iron pin three (3) feet distant Westwardly from the Southeast corner of the porch on the Gibson property; thence in a Northerly direction seventy-one (71) feet to an iron pin on the South line of Central Avenue, the place of beginning, with frame dwelling house thereon erected.

PARCEL TWO:

BOUNDED on the North by Central Avenue; on the East by lands of now or formerly F.C. Bell Heirs, formerly Mrs. McGinley; on the South by an alley; and on the West by lands of now or formerly Harry A. Hoch, fronting thirty (30) feet on Central Avenue and extending back one hundred ninety-five (195) feet to an alley, preserving an equal width throughout.

TITLE TO SAID PREMISES IS VESTED IN DONALD E. SUTTON AND KDvIBERLY M. SUTTON, HUSBAND AND WIFE, by Deed from BENJAMIN R. MORGAN, Dated 04/27/2005, Recorded 04/28/2005, Instrument No. 200504280010821.

Tax Parcel: S2-J22

Premises Being: 110 CENTRAL AVENUE,