



BUTLER COUNTY • PENNSYLVANIA

Legal Journal

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Vol. 27

August 3, 2018

No. 01

Designated as the Official Legal Periodical for Butler County, Pennsylvania

Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn J. Horan, Administrative Judge

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

Butler County Bar Association

Thomas E. Breth, President

Owned and Published weekly by:

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Butler County Legal Journal

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BCLegalJournal@butlerbar.org

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PLEASE NOTE:

Advertisements must be received by 12:00 PM the Friday preceding the date of publication.

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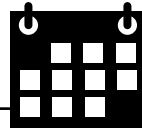
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CLE



UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at www.pbi.org.

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email info@butlerbar.org

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

August 13, 2018

A Day on Contracts

Butler County Bar Association
5 substantive credits, 1 ethics,
Mon., August 13, 2018 9:00a-4:15p
(Includes Breakfast & Lunch)

August 30, 2018

Advanced Storytelling and Persuasion Skills for Lawyers

Butler County Bar Association
6 substantive credits,
Thurs., August 30, 2018 8:30a-3:30p
(Includes Breakfast & Lunch)

September 7, 2018

CATB: Act 21 of 2018 (SB 844) New Custody Standing for Grandparents and Other Third Parties

Butler County Bar Association
\$5.00 / 1 substantive credits,
Fri., September 7, 2018 8:00a-9:00a
(Includes Coffee & Donuts!)

September 18, 2018

Drafting and Using Powers of Attorney

Butler County Bar Association
2 substantive credits, 1 ethics credit,
Tues., September 18, 2018 9:00a-12:15p
(Includes Breakfast)

September 25, 2018

New E-Filing Requirements & Other Guardianship Rules

Butler County Bar Association
3 substantive credits,
Tues., September 25, 2018 9:00a-12:15p
(Includes Breakfast)

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | BCLegalJournal@butlerbar.org

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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: Harriett D Bair

Late of: Jackson Township PA
Executor: Lisa B Peters
114 Tree Line Court
Pittsburgh PA 15237
Attorney: P Bowman Root IV
Sherrard German & Kelly PC
535 Smithfield Street Suite 300
Pittsburgh PA 15222

**Estate of: Joan M Bresnehan
a/k/a: Joan Bresnehan**

Late of: Donegal Township PA
Executor: Gale J Bresnehan
47 E Chestnut Street
Norristown PA 19401
Executor: Theresa J Benedetto
216 Perry Street
Franklin PA 16323
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: James J Convery

Late of: Saxonburg PA
Executor: Madelyn C Convery
750 Washington Road
Apt 709
Pittsburgh PA 15228

Estate of: Dolores J Defede

Late of: Middlesex Township PA
Administrator C.T.A.: Julie C Anderson
340 N Main Street Suite 103
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

Estate of: Charles A Duespohl Jr

Late of: Donegal Township PA
Executor: Thomas C Duespohl
315 N Elm Street
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Edward D Ekas

Late of: Adams Township PA
Executor: Deborah L Lawler
904 Independence Court
Valencia PA 16059
Attorney: John J Heurich
The Lynch Law Group
501 Smith Drive, Suite 3
Cranberry Twp PA 16066

**Estate of: William Gibson
a/k/a: William J Gibson**

Late of: Butler Township PA
Administrator: Frank Gibson
302 E Green St
Shiremanstown PA 17011
Attorney: Andrea Lyn Boyle
Boyle and Price
129 South McKean St
Butler PA 16001

**Estate of: Virginia M Hunt
a/k/a: Virginia Mary Hunt**

Late of: Cranberry Township PA
Executor: Gary P Hunt
1500 One PPG Place
Pittsburgh PA 15222
Attorney: Charles J Vater
Tucker Arensberg PC
One PPG Pl, Ste 1500
Pittsburgh PA 15222

**Estate of: William H Langer III
a/k/a: Bill Langer**

Late of: Buffalo Township PA
Administrator: Kevin W Langer
216 Fox Meadow Drive
Wexford PA 15090
Attorney: John E Pallone
1725 Fifth Avenue
Arnold PA 15068

Estate of: Janet R McKnight

Late of: Connoquenessing Township PA
Executor: Nancy L Moser
3930 Harlansburg Road
Slippery Rock PA 16057
Attorney: George M Freed
100 Decker Drive
New Castle PA 16105

Estate of: Judy K Passione

Late of: Middlesex Township PA
Administrator C.T.A.: Tarah E Passione
144 Bowers Road
Valencia PA 16059
Attorney: Regis C Welsh Jr
The Gamma Bldg Suite 115
4068 Mt Royal Blvd
Allison Park PA 15101

Estate of: Samuel F Regal

Late of: Zelenople PA
Executor: Vivian E Tedrow
26 Dunberry Drive
Freehold NJ 07728
Attorney: John J Bench
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods #175
Cranberry Twp PA 16066

Estate of: Eleanora A Shilling

Late of: Franklin Township PA
Admr. D.B.N. C.T.A.: Joseph E Kubit
518 North Main Street
Butler PA 16001
Attorney: Joseph E Kubit
Montgomery Crissman
Montgomery Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Bruce Donald Vennell

Late of: Center Township PA
Executor: Trina Anne Rice
1643 Stone Mansion Drive
Sewickley PA 15143
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

BCLJ: August 3, 10, 17, 2018

SECOND PUBLICATION

Estate of: Evelyn M Anderson

Late of: Oakland Township PA
Administrator: Dora J Anderson
211 South Monroe Street
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: R Leona Beer

Late of: Buffalo Township PA
Executor: Melanie J Waddell
25 Windcrest Lane
Freeport PA 16229
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler PA 16001

**Estate of: Rowena G Bradford
a/k/a: Rowena Grace Bradford**

Late of: Cranberry Township PA
Executor: Sherry Jo Bradford
211 Woodlawn Road
Cranberry Twp PA 16066
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Donald Lee Burgess

Late of: Zelenople PA
Executor: Wayne C Burgess Sr
2120 Markridge Loop
The Villages FL 32162
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Colleen Collins

Late of: Jefferson Township PA
Executor: Keith Collins
130 Dusty Lane
Butler PA 16002
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Mary I Helmstaedter

Late of: Zelenople PA
Executor: Paul G Helmstaedter
611 Calais Drive Apt 4212
Pittsburgh PA 15237
Executor: Clare A Adams
108 Pony Drive
Freedom PA 15042
Attorney: Michael K Parrish Esq
Goehring Rutter and Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

Estate of: Desiree N Koch

Late of: Butler PA
Administrator: Harry Koch
707 Bessemer Avenue
Lyndora PA 16045

Estate of: William G Pettigrew

a/k/a: William G Pettigrew Sr

Late of: Adams Township PA
Executor: William G Pettigrew Jr
106 Chancellor Court
Mars PA 16046
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Joseph Phillips

Late of: Donegal Township PA
Executor: Michael D Phillips
107 Aspen Rd
Butler PA 16001
Executor: Mary Jo Farone
PO Box 92
119 Green St
Chicora PA 16025

Estate of: Mary Philips

Late of: Butler Township PA
Executor: Michelle Rockwell
PO Box 593
East Butler PA 16029
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001

Estate of: Jean A Sweitzer

Late of: Cranberry Township PA
Executor: Sara S Taylor
872 Foxland Drive
Pittsburgh PA 15243
Attorney: C Eric Pfeil
Cohen & Grigsby P.C.
625 Liberty Avenue 7th Floor
Pittsburgh PA 15222

BCLJ: July 27 & August 3, 10, 2018

THIRD PUBLICATION

Estate of: Eileen J Bernd

Late of: Jackson Township PA
Administrator: Michael E Bernd
2179 Evans City Rd
Zelenople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

Estate of: Sarah Gertrude Burns

a/k/a: Gertrude Burns

Late of: Saxonburg PA
Executor: Richard C Burns
176 Pittsburgh St
PO Box 193
Saxonburg PA 16056

Estate of: Veronica L Kubany

Late of: Jefferson Township PA
Executor: Gayle Hartzell
225 Stoneybrook Drive
Cabot PA 16023
Executor: Linda K Duvall
309 N Upton Court
Arlington VA 22203
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

Estate of: Ada Louise Hinkle

a/k/a: Ada Hinkle

a/k/a: Ada L Hinkle

Late of: Portersville PA
Executor: Robert Glen Hinkle
106 Alben Road
Portersville PA 16051
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: Gaye L Lackey

Late of: Summit Township PA
 Executor: Donald D Lackey
 211 Bay Leaf Lane
 Butler PA 16002
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

Estate of: James F Martin

Late of: Chicora PA
 Administrator C.T.A.: Cheryl A Shuler
 508 E Penn St
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

Estate of: John Anthony Michel

Late of: Summit Township PA
 Executor: Bryan P Michel
 868 Kaylor-Petrolia Road
 Karns City PA 16041
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

Estate of: Kathleen A Slick**a/k/a: Kathleen Slick**

Late of: Butler PA
 Administrator: Linda Slick
 2200 Broadway Avenue
 2nd Floor
 Pittsburgh PA 15216
 Administrator: Stephanie M Oswald
 171 Knoch Road
 Saxonburg PA 16056
 Attorney: Lloyd A Welling
 American Wills & Estates
 2100 Wharton St Suite 302
 Pittsburgh PA 15203

Estate of: Homer R Smail**a/k/a: Homer Ray Smail****a/k/a: Homer Smail**

Late of: Cabot PA
 Executor: Robert H Kane
 700 North 4th Street
 Apollo PA 15613
 Attorney: Larry D Loperfito
 Geary & Loperfito LLC
 159 Lincoln Avenue
 Vandergriff PA 15690

Estate of: Theresa A Weleski

Late of: Winfield Township PA
 Executor: Charles G Weleski Jr
 1028 Winfield Road
 Cabot PA 16023
 Attorney: H William White III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: July 20, 27 & August 3, 2018

MORTGAGES

Recorded July 2 - July 6, 2018

Adams, Kyle-QUICKEN LOANS INC-
Cranberry Twp-\$285,000.00

Allison, Brian E-SRU FED CRED UN-
Slippery Rock Twp-\$37,000.00

Ashenden, Nicholas-MARS BK-Penn Twp-
\$40,000.00

Azouz, Samer-FIRST NATL BK PA-Adams
Twp-\$500,000.00

Balega, Nicolas-UNION HOME MTG
CORP-Cranberry Twp-\$126,350.00

Beck, James D-NEXTIER BK NA-
Connoquenessing Twp-\$336,328.00

Bock, Lawrence-NVR MTG FIN INC-
Buffalo Twp-\$323,699.00

Bodnar, Corey-HOWARD HANNA MTG
SERVS-Penn Twp-\$180,000.00

Boudreau, Paul S-HOWARD HANNA MTG
SERVS-Penn Twp-\$320,150.00

Brocklehurst, Jacob A-MERCER CO
STATE BK-Butler Twp-\$27,350.00

Brown, Randall D-BBMC MTG AKA-Center
Twp-\$433,343.00

Burkovich, Amanda A-FIRST NATL BK
PA-Middlesex Twp-\$238,925.00

Byrne, Megan E-JLB CORP DBA-Zelienople
Boro-\$223,870.00

C&S Realty Ventures LP-PNC BK NATL
ASSN-Muddy creek Twp-\$1,016,000.00

Cecco, Jason-PRINCETON MTG CORP-
Buffalo Twp-\$298,272.00

**Chicora Medical Ctr Ltd Partnership
Dba-US BK NATL ASSN TRS-Donegal
Twp-\$71,000,000.00**

Christie, Richard L-ARMCO CRED UN-
Donegal Twp-\$133,595.10

Cole, Sarah L-UNION HOME MTG CORP-
Zelienople Boro-\$179,800.00

Crowley, Jason P-PNC BK NATL ASSN-
Penn Twp-\$75,000.00

Cumberland, Mark C-ARMCO CRED UN-
Oakland Twp-\$55,000.00

Deal, Michael G-MORTGAGE RESEARCH
CTR LLC DBA-Buffalo Twp-\$255,272.00

Deaton, Christopher J-PNC BK NA-
Cranberry Twp-\$507,000.00

Devore, Ryan R-WELCOME HOME FIN
LP-Slippery Rock Twp-\$137,750.00

Eshenbaugh, Jacob D-FRANKLIN
AMERICAN MTG CO-Jefferson Twp-
\$132,000.00

**Fair Winds Manor LP DBA-US BK NATL
ASSN TRS-Winfield Twp-\$71,000,000.00**

Filges, Cody G-AGCHOICE FARM CRED
ACA-Oakland Twp-\$440,000.00

Filges, Darrell Glenn-AGCHOICE FARM
CRED ACA-Oakland Twp-\$135,000.00

Flavio, James K-CITIZENS BK PA-
Cranberry Twp-\$52,000.00

Fleming, Sarah N-HOWARD HANNA MTG
SERVS-Penn Twp-\$175,750.00

Frazier, Karen L-NEXTIER BK NA-Butler
Twp-\$143,910.00

Frazier, William C-PNC BK NATL ASSN-
Adams Twp-\$700,000.00

Gaus, Kevin D-DOLLAR BK FED SAV BK-
Cranberry Twp-\$240,275.00

Gomori, Paul C-PNC BK NATL ASSN-
Cranberry Twp-\$37,000.00

Gragilla, Michael J-PROSPERITY HOME
MTG LLC-Cranberry Twp-\$222,096.00

Green, Joshua A-HOME SAV BK-Cranberry
Twp-\$868,016.00

Guffey, Michael T-WESBANCO BK INC-
Cranberry Twp-\$100,000.00

Hageter, Rudolph J-S&T BK-Middlesex
Twp-\$50,000.00

Hageter, Tommy-PNC BK NA-Clay Twp-
\$90,000.00

Harmon, Paul A Jr Aka-KEYBANK NATL
ASSN-Donegal Twp-\$233,125.00

Heyne, Dillon-HOMESIDE FIN LLC-Center
Twp-\$122,075.00

Hitchcock, Eric S-HOWARD HANNA MTG
SERVS-Cranberry Twp-\$185,250.00

Hogue, Jeremy J-USX FED CRED UN-
Cranberry Twp-\$48,000.00

Holland, Benjamin A-NORTHWEST BK-
Adams Twp-\$191,250.00

Holland, Joseph William-FIRST NATL BK
PA-Adams Twp-\$100,000.00

Huff, Sean A-WELLS FARGO BK NA-
Forward Twp-\$341,719.00

Huttinger, Eugene Joseph III-CFSBANK-
Lancaster Twp-\$352,200.00

Jackman, James S-USX FED CRED UN-
Summit Twp-\$30,000.00

Jones, Steven H-CBC NATL BK MTG AKA-
Center Twp-\$237,590.00

Juliano, Gina Shaffer-CITIZENS BK PA-
Adams Twp-\$300,000.00

Kamienski, Laura A-PLAZA HOME MTG
INC-Muddy creek Twp-\$144,000.00

Kearns, Philip A-PLAZA HOME MTG INC-
Penn Twp-\$176,739.00

Keene, Mark-CFSBANK-Franklin Twp-
\$235,000.00

Kinnen, Judith A-USX FED CRED UN-
Cranberry Twp-\$25,000.00

Krause, Steven G-ARMCO CRED UN-
Butler City-\$50,000.00

Kuhn, Tori N-PLAZA HOME MTG INC-
Butler Twp-\$122,735.00

Kulp, John R-PNC BK NATL ASSN-
Cranberry Twp-\$120,000.00

Kunz, Vicki H-DOLLAR BK FED SAV BK-
Adams Twp-\$100,000.00

Lape, Maureen A-MARS BK-Adams Twp-

\$25,000.00
Leone, Joseph A Jr-FIRST NATL BK PA-Cranberry Twp-\$184,000.00
Letters, Nicholas Robert-HOWARD HANNA MTG SERVS-Middlesex Twp-\$136,000.00
Macleod, Kenneth-HOWARD HANNA MTG SERVS-Connoquenessing Twp-\$226,750.00
Macurak, Paul W-ARMCO CRED UN-Venango Twp-\$114,750.00
Marks, Daniel A-FIRST NATL BK PA-Worth Twp-\$250,000.00
Marra, James F-FIRST NATL BK PA-Jefferson Twp-\$50,000.00
Matteoni, Michael L-NEW DAY FIN LLC-Winfield Twp-\$320,230.00
McChesney, Steven M-ARMCO CRED UN-Center Twp-\$104,300.00
McClellan, Thomas J-CITIZENS BK PA-Winfield Twp-\$240,000.00
McCormick, Donna Aka-HUNTINGTON NATL BK-Jackson Twp-\$46,500.00
McHenry, Deena M-CITIZENS BK PA-Cranberry Twp-\$140,000.00
McPhilomy, James Alan-SAIL MTG CORP-Cranberry Twp-\$340,000.00
Miller, Lucia Anne-CITIZENS BK PA-Adams Twp-\$111,800.00
Miller, Noah-SOFI LENDING CORP-Butler Twp-\$204,750.00
Millett, Daniel J-PNC BK NATL ASSN-Cranberry Twp-\$150,000.00
Montgomery, William J-ARMCO CRED UN-Jefferson Twp-\$80,000.00
Morrow, Linda J-E MTG MGMT LLC-Cranberry Twp-\$150,160.00
Moyta, Cory Nicholas-FBC MTG LLC-Buffalo Twp-\$242,250.00
Mullen, Ryan T-QUICKEN LOANS INC-Cranberry Twp-\$310,410.00
Nichols, Andrew-HOWARD HANNA MTG SERVS-Cranberry Twp-\$176,739.00
O'Connor, Lynne P-HOWARD HANNA MTG SERVS-Cranberry Twp-\$60,000.00
Palmer, Brett E-STATE FARM BK FSB-Cranberry Twp-\$531,000.00
Pearson, Erin-FIRST COMMONWEALTH BK-Zelienople Boro-\$325,000.00
Pfab, Janice-SECRETARY HOUSING & URBAN DEV-Cranberry Twp-\$35,652.28
Pickens, Robert A-WEST PENN FIN SERV CTR INC-Butler Twp-\$232,000.00
Pickios, Stephen-NVR MTG FIN INC-Jackson Twp-\$344,189.00
Pistelli, Nicholas J-HOWARD HANNA MTG SERVS-Cranberry Twp-\$236,000.00
Pollock, Hunter Taylor-ARMCO CRED UN-Jefferson Twp-\$35,000.00
Rearick, David Justin-PROVIDENT FUNDING ASSOC LP-Middlesex Twp-\$378,000.00
Rick, Andrew E-DITECH FIN LLC-Cranberry Twp-\$202,000.00
Ridley, Robert M-UNITED WHOLESale MTG-Fairview Twp-\$100,000.00
Rocchi, John R-HOWARD HANNA MTG SERVS-Adams Twp-\$550,350.00
Rodgers, Patrick Michael-PENNSYLVANIA EQUITY RESOURCES INC-Slippery Rock Boro-\$136,482.00
Ruffaner, Kurtis L-ARMCO CRED UN-Jefferson Twp-\$180,405.00
Ruffner, Jeffrey S-DITECH FIN LLC-Cranberry Twp-\$101,750.00
Sabo, Steven C-ARMCO CRED UN-Butler Twp-\$66,000.00
Sachs, Ronald J-MARS BK-Adams Twp-\$500,500.00
Saldutte, Michael D-UNITED WHOLESale MTG-Cranberry Twp-\$332,000.00
Scherder, Natalie L-FRANKLIN AMERICAN MTG CO-Butler Twp-\$750,000.00
Scherrer, David A-DOLLAR BK FSB-Seven Fields Boro-\$15,000.00
Schoch, Lauren M-RESIDENTIAL MTG SERVS INC-Connoquenessing Twp-\$104,000.00
Schraven, James G-NVR MTG FIN INC-Buffalo Twp-\$144,545.00
Seeger, Susan-PNC BK NATL ASSN-Buffalo Twp-\$100,000.00
Seybert, Mary Jo-UNITED WHOLESale MTG-Butler Twp-\$220,400.00
Sinichak, John M-JLB CORP DBA-Cranberry Twp-\$352,000.00
Skinner, David W-JLB CORP DBA-Cranberry Twp-\$372,000.00
Small, Nathan J-PRINCETON FIN LLC-Cranberry Twp-\$252,800.00
Spagnolo, Danielle-SPAGNOLO, JOHN SR-Cranberry Twp-\$84,000.00
Spring Valley Partners 2 LP-WASHINGTON FIN BK-Jackson Twp-\$0.00
Stanzaki, Paul J-PRINCETON FIN LLC-Cranberry Twp-\$398,700.00
Steiner, Jerry R-SRU FED CRED UN-Washington Twp-\$55,500.00
Stewart, Karen E-ARMCO CRED UN-Clearfield Twp-\$70,150.00
Stewart, Melissa Ivy Blackwood-ARMCO CRED UN-Slippery Rock Twp-\$33,271.00
Struble, Leslie J-UNION HOME MTG CORP-Butler City-\$26,190.00
Studeny, Michael E-DOLLAR BK FED SAV BK-Middlesex Twp-\$50,000.00
Stuebgen, Daniel S-FIRST COMMONWEALTH BK-Saxonburg Boro-\$51,500.00
Tangradi, Eric M-DOLLAR BK FED SAV

BK-Adams Twp-\$620,000.00
Tebay, Jeffrey-FIRST NATL BK PA-Harrisville Boro-\$67,000.00
Thayer, Brandon C By P/A-PENNSYLVANIA EQUITY RESOURCES INC-Jackson Twp-\$375,000.00
Turner, Robert J-DOMINION FIN SERV LLC-Cranberry Twp-\$114,000.00
Valencia, Jesus M-SRU FED CRED UN-Slippery Rock Twp-\$180,140.80
Voit, Rebecca A-CITIZENS BK NA-Center Twp-\$169,600.00
Vorel, George M-PNC BK NATL ASSN-Center Twp-\$151,300.00
Wagner, Kenneth James-GATEWAY MTG GROUP LLC-Connoquenessing Boro-\$281,148.00
Waltzer, Eric J-COLONIAL NATL MTG AKA-Butler Twp-\$203,727.00
Wanninger, Zachary J-PROVIDENT FUNDING ASSOC LP-Cranberry Twp-\$328,000.00
Waugaman, Christopher W-PRINCETON MTG CORP-Buffalo Twp-\$196,377.00
Weiland, Arthur S-PENNSYLVANIA STATE EMP CRED UN-Butler City-\$77,350.00
Welty, James M-PNC BK NATL ASSN-Butler Twp-\$100,000.00
Whaley, Chayla D-PNC BK NATL ASSN-Middlesex Twp-\$425,000.00
Whartenby, David B Jr-CITIZENS BK NA-Adams Twp-\$183,000.00
Whitson, Yarimel-MORTGAGE RESEARCH CTR LLC DBA-Cranberry Twp-\$281,451.00
Wolfe, William W-MARS BK-Clinton Twp-\$40,000.00
Wright, Stephanie J-UNITED WHOLESale MTG-Cranberry Twp-\$135,120.00
Zhang, Ying-FIRST NATL BK PA-Slippery Rock Twp-\$130,000.00
Zimmerman, Catherine E-UNION HOME MTG CORP-Butler Twp-\$93,023.00
Zimmerman, Joshua-HOWARD HANNA MTG SERV-Valencia Boro-\$171,000.00

SUITS

Week ending July 27, 2018

1st Name-Plaintiff

2nd Name-Defendant

Baumgartel IRA Dr vs. **Aiken, Russell**: Tort-Intentional: John J Bench, Esq: 18-10683
Kovocovsky, Mark Admr; Kovocovsky, Anthony M Est by Admr vs. **Allstate Insurance Company**: Tort-Motor Vehicle: Eric D Levin, Esq: 18-10689
North Pittsburgh Realty LP; Keller, William Realty vs. **Balfour, Robert; Balfour, Susan**: Contract-Other: William J Labovitz, Esq: 18-10695
Portfolio Recovery Assoc LLC vs. **Buhler, Nyomin**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10696
Kovocovsky, Mark Admr; Kovocovsky, Anthony M Est by Admr vs. **Burke, Nikki M**: Tort-Motor Vehicle: Eric D Levin, Esq: 18-10688
Rice, Frank; Rice, Erin vs. **Campbell, Ashley**: Tort-Motor Vehicle: Ronald T Elliott, Esq: 18-10690
Capital One Bank USA NA vs. **Carpenter, Kenneth R**: Civil Appeals-Judicial: MDJ (Money Judgment): Michael F Ratchford, Esq: 18-10694
American Express National Bank vs. **Deniziuk, Steven; Deniziuk, Steven R**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 18-10698
Drushel, H Leroy Jr; Drushel, John Henry vs. **Drushel, Susan L; Drushel, Diane L**: Miscellaneous-Declaratory Judgment: Wesley F Hamilton, Esq: 18-10691
Foxmoore Development LLC vs. **Dynamic Building Corp; Hess, John M**: Tort-Intentional: Brian P Maloney, John R O'Keefe & Justin M Tuskan, Esq: 18-10701
LSF10 Master Participation TR vs. **Ford, James E**: Real Property-Quiet Title: Meyer Unkovic & Scott LLP, Esq: 18-10684
Municipal Code Assn Agent; Buffalo Township by Agent vs. **Hanlon, Jard; Merhaut, Abigail**: Miscellaneous-Other: Leo M Stepanian II, Esq: 18-10693
Municipal Code Assn Agent; Buffalo Township by Agent vs. **Hespenheide, Kenneth**: Miscellaneous-Other: Leo M Stepanian II, Esq: 18-10692
American Express National Bank vs. **Hile, Stephanie; Hile, Stephanie L**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 18-10699
West Penn Power vs. **Miller, Gregory J Jr**;

Miller, Gregory J II; Miller, Gregory: Tort-Other: Lee R Demosky, Esq: 18-10685
Nationstar Mortgage LLC vs. Schoeffel, Christopher M: Real Property-Mortgage Foreclosure: Residential: Shapiro & Denardo, Esq: 18-10687
Geico General Insurance Co vs. Smith, Kevin; King Street Collision: Tort-Other: Paul M Schofield, Esq: 18-10700
Portfolio Recovery Assoc LLC vs. Tekac, Robert: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10697
Bank of America NA vs. Yuseffabad, Arman G: Contract-Debt Collection: Credit Card: Frederic I Weinberg, Esq: 18-10686

JUDGMENTS

Week ending July 27, 2018

1st Name-Plaintiff
 2nd Name-Defendant

Comwlth of PA-UCF vs. **Accu Copy Reprographics Inc:** Transcript: \$830.87: Atty-None: 18-21313
 Comwlth of PA-UCF vs. **Annandale Country Station Inc:** Transcript: \$674.00: Atty-None: 18-21305
 Comwlth of PA-UCF vs. **Annandale Country Station Inc:** Transcript: \$41,572.08: Atty-None: 18-21312
 Comwlth of PA-UCF vs. **Apex Surfaces Inc:** Commonwealth Tax Lien: \$7,645.93: Atty-None: 18-21245
 Comwlth of PA-UCF vs. **Apex Surfaces Inc:** Transcript: \$0.00: Atty-None: 18-21282
 Comwlth of PA-UCF vs. **Armstrong Telephone Co-PA:** Transcript: \$87,567.18: Atty-None: 18-21274
 Comwlth of PA-UCF vs. **Armstrong Digital Services Inc:** Transcript: \$179,773.52: Atty-None: 18-21277
 Comwlth of PA-UCF vs. **ARS Inc:** Transcript: \$827.24: Atty-None: 18-21311
 Comwlth of PA-UCF vs. **Atlas Sign & Lighting LLC:** Commonwealth Tax Lien: \$1,306.06: Atty-None: 18-21263
 Comwlth of PA-UCF vs. **B&R Builders LLC:** Commonwealth Tax Lien: \$3,366.17: Atty-None: 18-21262
 Slippery Rock VFC & Rescue TM vs. **Baker, Kerrie:** Transcript: \$1,279.59: Atty-None: 18-21241
 Wells Fargo Bank NA vs. **Brockett, Joyce K:** Judgment: \$48,035.57: Phelan Hallinan Diamond Jones, Esq: 18-21270
 Comwlth of PA-UCF vs. **Chang & HUI Enterprise LLC:** Transcript: \$15,408.82: Atty-None: 18-21315
 Comwlth of PA-UCF vs. **Charities First Fundraising:** Transcript: \$0.00: Atty-None: 18-21288
 Comwlth of PA-UCF vs. **Choice One Staffing Group Inc:** Commonwealth Tax Lien: \$8,556.82: Atty-None: 18-21246
 Comwlth of PA-UCF vs. **Clark, Jeff D:** Commonwealth Tax Lien: \$372.25: Atty-None: 18-21268
 Slippery Rock VFC & Rescue TM vs. **Crawford, Victoria:** Transcript: \$983.99: Atty-None: 18-21244
 Comwlth of PA-UCF vs. **Curtis, Patricia R:** Transcript: \$939.24: Atty-None: 18-21323
 Comwlth of PA-UCF vs. **Custom Hot Rod & Cycle Shop LLC:** Transcript: \$2,334.08: Atty-None: 18-21308
 Comwlth of PA-UCF vs. **Dellich, Daniel J AI:** Transcript: \$0.00: Atty-None: 18-21296
 Comwlth of PA-UCF vs. **Dickey, Daniel L:** Transcript: \$0.00: Atty-None: 18-21287
 Comwlth of PA-UCF vs. **Ebig, Melanie L:** Transcript: \$947.25: Atty-None: 18-21318
 Comwlth of PA-UCF vs. **Finance of America Reverse LLC:** Transcript: \$0.00: Atty-None: 18-21289
 Comwlth of PA-UCF vs. **Fleming, Mark E AI:** Transcript: \$0.00: Atty-None: 18-21293
 Comwlth of PA-UCF vs. **Frink, Gary:** Transcript: \$0.00: Atty-None: 18-21297
 Comwlth of PA-UCF vs. **Fry, Thaddeus:** Commonwealth Tax Lien: \$39,260.76: Atty-None: 18-21267
 Comwlth of PA-UCF vs. **Future POS of Pennsylvania Inc:** Transcript: \$929.47: Atty-None: 18-21310
 Comwlth of PA-UCF vs. **Global United Inc; Algone Corp:** Commonwealth Tax Lien: \$1,140.43: Atty-None: 18-21247
 Comwlth of PA-UCF vs. **Hager Cleaning Services Inc:** Commonwealth Tax Lien: \$3,620.61: Atty-None: 18-21248
 Comwlth of PA-UCF vs. **Hager Cleaning Services Inc:** Transcript: \$1,136.15: Atty-None: 18-21314
 Slippery Rock VFC & Rescue TM vs. **Hargenrader, Kurtis:** Transcript: \$98.78: Atty-None: 18-21240
 Comwlth of PA-UCF vs. **J and J LLC:** Commonwealth Tax Lien: \$5,653.82: Atty-None: 18-21261
 Comwlth of PA-UCF vs. **Johnston, Kimberly:** Transcript: \$0.00: Atty-None: 18-21298
 Comwlth of PA-UCF vs. **Jordan, Bobby L; Jordan, Cheryl L:** Transcript: \$2,209.11: Atty-None: 18-21307
 Hunter Keystone Peterbilt LP vs. **Kaskid LLC:** Judgment: \$75,843.82: Vaughn K Schultz &

Christopher D Stofko, Esq: 18-21255
 Comwlth of PA-UCF vs. **Kerr, Dale**:
 Commonwealth Tax Lien: \$754.43: Atty-None: 18-21265
 Rasp, Marissa vs. **Klein, Robert J**: Transcript: \$3,222.09: Atty-None: 18-21258
 Comwlth of PA-UCF vs. **Lajoie Estate of Ann M**: Transcript: \$3,544.88: Atty-None: 18-21303
 Comwlth of PA-UCF vs. **Lichina, Michael**: Transcript: \$0.00: Atty-None: 18-21294
 Comwlth of PA-UCF vs. **Lichina, Michael E AI**: Transcript: \$0.00: Atty-None: 18-21290
 Comwlth of PA-UCF vs. **Lutz, John A; Lutz, Linda S**: Transcript: \$1,086.79: Atty-None: 18-21275
 Comwlth of PA-UCF vs. **Mars Bank**: Transcript: \$3,174.00: Atty-None: 18-21309
 Comwlth of PA-UCF vs. **Mars Group Inc**: Transcript: \$0.00: Atty-None: 18-21285
 Comwlth of PA-UCF vs. **Marsico Associates PC**: Commonwealth Tax Lien: \$6,197.51: Atty-None: 18-21249
 Comwlth of PA-UCF vs. **Marsico Associates PC**: Transcript: \$1,808.65: Atty-None: 18-21304
 Comwlth of PA-UCF vs. **Martin, Randy L**: Transcript: \$8,859.36: Atty-None: 18-21273
 Comwlth of PA-UCF vs. **Matson, James H; Matson, Julie A**: Commonwealth Tax Lien: \$202.13: Atty-None: 18-21266
 Comwlth of PA-UCF vs. **Mattys, Jeffrey J**: Transcript: \$6,570.72: Atty-None: 18-21326
 Slippery Rock VFC & Rescue TM vs. **McCommon, Kimberly**: Transcript: \$106.70: Atty-None: 18-21242
 Comwlth of PA-UCF vs. **Micu, Aaron J**: Transcript: \$0.00: Atty-None: 18-21301
 Comwlth of PA-UCF vs. **Miller, Kenneth**: Commonwealth Tax Lien: \$499.69: Atty-None: 18-21260
 Comwlth of PA-UCF vs. **Mitchell, Lyneil Ind & PTR; Mitchell Lyneil Physical Therapy PC**: Transcript: \$1,861.05: Atty-None: 18-21281
 Comwlth of PA-UCF vs. **Montgomery, Jeffrey C**: Transcript: \$8,321.61: Atty-None: 18-21324
 Slippery Rock VFC & Rescue TM vs. **Moore, Tamara**: Transcript: \$1,229.59: Atty-None: 18-21243
 Comwlth of PA-UCF vs. **Murray, Edward D Jr**: Transcript: \$0.00: Atty-None: 18-21295
 HSBC Bank USA NA vs. **Natili, Benjamin; Natili, Benjamin M; Natili, Adriene; Natili, Adrienne D; United States**: Judgment: \$131,030.54: Phelan Hallinan Diamond Jones, Esq: 18-21256
 Comwlth of PA-UCF vs. **Nebel, Christine M**: Transcript: \$14,778.87: Atty-None: 18-21272

Comwlth of PA-UCF vs. **Petras, Mike Professional Wind**: Transcript: \$0.00: Atty-None: 18-21283
 Comwlth of PA-UCF vs. **Postis Pizza Inc**: Transcript: \$3,145.99: Atty-None: 18-21278
 Comwlth of PA-UCF vs. **Quickle, Amy A**: Transcript: \$908.39: Atty-None: 18-21321
 Comwlth of PA-UCF vs. **Raynolds, Randall CAI**: Transcript: \$0.00: Atty-None: 18-21302
 Comwlth of PA-UCF vs. **Rhine, Donn R AI**: Transcript: \$0.00: Atty-None: 18-21291
 Comwlth of PA-UCF vs. **Roach & Ziegler Inc**: Transcript: \$6,684.80: Atty-None: 18-21306
 Comwlth of PA-UCF vs. **Sciullil Milano Enterprises Inc**: Transcript: \$6,728.33: Atty-None: 18-21280
 Comwlth of PA-UCF vs. **Shafer, Joseph P**: Transcript: \$786.91: Atty-None: 18-21322
 Comwlth of PA-UCF vs. **Shockey Excavating Inc**: Commonwealth Tax Lien: \$16,028.60: Atty-None: 18-21250
 Comwlth of PA-UCF vs. **Shoebox Cards LLC**: Transcript: \$3,618.56: Atty-None: 18-21316
 Comwlth of PA-UCF vs. **Slippery Rock Hotel Properties**: Transcript: \$0.00: Atty-None: 18-21286
 PHH Mortgage Corporation vs. **Smith, Ryan M; Crivelli, Lucia**: Judgment: \$96,614.15: Phelan Hallinan Diamond Jones, Esq: 18-21257
 Comwlth of PA-UCF vs. **Smokintoads LLC**: Commonwealth Tax Lien: \$11,957.62: Atty-None: 18-21264
 Comwlth of PA-UCF vs. **Sosigian, Michael**: Transcript: \$13,845.57: Atty-None: 18-21319
 Comwlth of PA-UCF vs. **Sosigian, Michael; Muscatello, Sheila**: Transcript: \$3,354.43: Atty-None: 18-21320
 Sensor, Janice vs. **Stanford, Steve**: Transcript: \$6,263.00: Atty-None: 18-21269
 Comwlth of PA-UCF vs. **Stebler Auto Villa Inc**: Transcript: \$0.00: Atty-None: 18-21284
 Slippery Rock VFC & Rescue TM vs. **Stephany, Howard**: Transcript: \$271.70: Atty-None: 18-21239
 Comwlth of PA-UCF vs. **Takacs, Chase**: Transcript: \$0.00: Atty-None: 18-21300
 Comwlth of PA-UCF vs. **Thomas Mark Trucking & Excavating Inc; Thomas Mark Trucking**: Commonwealth Tax Lien: \$15,287.82: Atty-None: 18-21251
 Comwlth of PA-UCF vs. **Trosky, Lori; Trosky, Richard S**: Transcript: \$826.79: Atty-None: 18-21317
 Comwlth of PA-UCF vs. **Turner Janann Ind & PTR; Mitchell Lyneil Physical Therapy PC**: Transcript: \$1,861.05: Atty-None: 18-21279
 Comwlth of PA-UCF vs. **Victor, Isaac R**: Commonwealth Tax Lien: \$468.17: Atty-None: 18-21259
 Comwlth of PA-UCF vs. **Vinson, Matthew**

W: Transcript: \$0.00: Atty-None: 18-21299
 Comwlth of PA-UCF vs. **Ward, Daniel:**
 Transcript: \$0.00: Atty-None: 18-21292
 Comwlth of PA-UCF vs. **Weber, Dennis R:**
 Transcript: \$819.65: Atty-None: 18-21325
 Comwlth of PA-UCF vs. **Weiser Group LLC:**
 Commonwealth Tax Lien: \$2,575.48: Atty-None: 18-21252
 Synchrony Bank vs. **Werner, Colleen:**
 Judgment: \$1,270.09: Gregg L Morris & Bryan J Polas, Esq: 18-21254
 Comwlth of PA-UCF vs. **Widenhofer Garage Inc:**
 Commonwealth Tax Lien: \$1,483.56: Atty-None: 18-21253
 Comwlth of PA-UCF vs. **Wing Kings of Pittsburgh Inc:**
 Transcript: \$67,061.29: Atty-None: 18-21276
 LVNV Funding LLC vs. **Young, Shane:**
 Transcript: \$910.79: Michelle L Sanginiti, Esq: 18-21271

EXECUTIONS

Week ending July 27, 2018

1st Name-Plaintiff
 2nd Name-Defendant

Wells Fargo Bank NA vs. **Brockett, Joyce K:**
 Writ of Execution:18-30166
 Bank of New York Mellon vs. **Haggerty, David G Jr; Haggerty, Rita E; United States of America:**
 Writ of Execution:18-30168
 HSBC Bank USA NA vs. **Natili, Benjamin; Natili, Benjamin M; Natili, Adrienne; Natili, Adrienne D; United States:**
 Writ of Execution:18-30164
 Unifund CCR Partners vs. **Paga, Joseph A; First Comwlth Bank Garnishee:**
 Writ of Execution:18-30163
 Curtze CA Co vs. **Reed, Valene; Main Street Grille; Nextier Bank Garnishee:**
 Writ of Execution:18-30167
 PHH Mortgage Corporation vs. **Smith, Ryan M; Crivelli, Lucia:**
 Writ of Execution:18-30165

DIVORCES

Week ending July 27, 2018

1st Name-Plaintiff
 2nd Name-Defendant

Carson, Sara A vs. **Carson, Brandon J:** Gerri V Paulisick, Esq: 18-90451
 Hilliard, Christianne vs. **Hilliard, Richard:** Heather M Papp Sicignano, Esq: 18-90448
 Pudina, James F Jr vs. **Pudina, Judy:** Susan B Lope, Esq: 18-90449

Marriage License Filings

Application Date: July 16 - July 20, 2018

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

- 2018-00465 Peter William King and Jessica Marie Sunseri
- 2018-00466 John Edward Schwartz and Diane Elisabeth Webb
- 2018-00467 Michael David Taggart and Barbara Holly Snyder
- 2018-00468 Dennis Paul Wittmer and Debra Mary Marcucci
- 2018-00469 Logan Kendrick Siar and Christina Nicole Gibson
- 2018-00470 Shawn Michael King and Kayla Lynn Steinmetz
- 2018-00471 Daniel Paul Yantos and Quinn Raylene Hackwelder
- 2018-00472 Cassy Sue Nelson and Joseph Arthur Jurysta IV
- 2018-00473 Rebecca Ann Zaccard and Stephen Victor Gisbon
- 2018-00474 Colin Richard Dale Cawthorne and Tonisha Lee Hedrick
- 2018-00475 Eric Andrew Davis and Megan Michelle Burr
- 2018-00476 John Paul Brunot and Cindy Lou West
- 2018-00477 Patricia Alejandra Parra and Randall Wayne Watterson

TRUST NOTICE

Trust of: M. Joan Parsons, M. Joan Parsons Revocable Living Trust dated 12/20/2010

Late of: Mars, Butler County, Pennsylvania, deceased.

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

Jill L. Snyder
141 Wright Road
Mars, PA 16046
Or to:
Lauren C. Hadburg, Esq.
Elder Law Offices of Shields and Boris
109 VIP Drive, Suite 102
Wexford, PA 15090

BCLJ: July 20, 27 & August 3, 2018

NOTICE OF TRUST

RE: The James M. Underwood and Helen M. Underwood Revocable Living Trust

Notice is hereby given that Roger L. Williams is the Successor Trustee of the above-named Trust. All persons indebted to The James M. Underwood and Helen M. Underwood Revocable Living Trust are requested to make payment and all those having claims against The James M. Underwood and Helen M. Underwood Revocable Living Trust are directed to present the same without delay to:

The James M. Underwood and Helen M. Underwood Revocable Living Trust
c/o Roger L. Williams
3300 NE 191st Street
Apartment 1410
Miami, FL 33180

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

BCLJ: August 3, 10, 17, 2018

TRUST NOTICE

Trust of: Donald R, Sebrosky, the Sebrosky Family Revocable Living Trust dated 8/5/2013

Late of: Zelienople, Butler County, Pennsylvania, deceased.

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

Catherine A. Weil, Trustee
109 Conrad Street
Sewickley, PA 15143
Or to:
Lauren C. Hadburg, Esq.
Elder Law Offices of Shields and Boris
109 VIP Drive, Suite 102
Wexford, PA 15090

BCLJ: August 3, 10, 17, 2018

LEGAL NOTICE

NOTICE, is hereby given pursuant to the provisions of Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 9th day of July, 2018, a Certificate for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **HOMETOWN TRAILER SALES**, with its principal place of business located at 649 Freeport Road, Butler, PA 16002.

The name and address of the person or persons with interest in the business is Stivenson Camper Sales, Inc.;;
649 Freeport Road,
Butler, PA 16002.

Larry D. Loperfito, Esquire
GEARY AND LOPERFITO, LLC
159 Lincoln Avenue
Vandergriff, PA 15690

BCLJ: August 3, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Damon Michael Thiel has filed on 06/29/2018 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 **Lifestyle Outliner** the business to be carried on at 845 Pittsburgh Road, Butler, PA 16002.

BCLJ: August 3, 2018

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
No. 18-10439**

LAKEVIEW LOAN SERVICING, LLC Plaintiff
vs.
SHANE R. ALBERT Defendant

NOTICE

To SHANE R. ALBERT

You are hereby notified that on May 18, 2018, Plaintiff, LAKEVIEW LOAN SERVICING, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 18-10439. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 110 EAST METZGER AVENUE, BUTLER, PA 16001-3317 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do

so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

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

BCLJ: August 3, 2018

**Butler County Court of Common Pleas
Number: 2018-10376
Notice of Action in
Mortgage Foreclosure**

Lakeview Loan Servicing, LLC, Plaintiff
v.

Heather D. Dovenspike, Zakari Dovenspike, Known Surviving Heir of AdamT. Dovenspike, Maddison Dovenspike, Known Surviving Heir of Adam T. Dovenspike and Unknown Surviving Heirs of Adam T. Dovenspike, Defendants

TO: Unknown Surviving Heirs of Adam T. Dovenspike.

Premises subject to foreclosure: 5163 Mccandless Road, Butler, Pennsylvania 16001.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that

if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Prothonotary,
The Butler Co Prothonotary's Office,
Butler County Courthouse,
300 South Main Street,
Butler, Pennsylvania 16001,
(724) 284-5214, and

Butler County Bar Association,
240 South Main Street,
Butler, PA 16001,
7248410130.

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff,
123 S. Broad St., Ste. 1400,
Philadelphia., PA 19109,
215-790-1010

BCLJ: August 3, 2018

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
BUTLER COUNTY
Number 17-11038**

LSF10 Master Participation Trust
v.
Philip J. Rudolph and Marcy L. Rudolph

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

TO: Marcy L. Rudolph

Your house (real estate) at 124 Seneca Drive, Butler, Pennsylvania 16001 is scheduled to be sold at Sheriff's Sale on November 16, 2018 at 11:00 a.m. at Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$324,185.20 obtained by LSF10 Master Participation Trust against the above premises.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to LSF10 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal

proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS

Prothonotary
The Butler Co Prothonotary's Office
Butler County Courthouse
300 South Main Street
Butler, Pennsylvania 16001
(724) 284-5214

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400,
Phila., PA 19109,
215-790-1010

BCLJ: August 3, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
IN RE: G.M.G.
O.A. No. 37 of 2018
PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: A.R.S.

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child,

G.M.G. - Date of Birth: February 7 th , 2017.

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 13th day of August, 2018 at 10:30 a.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724-284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724-284-5200

BCLJ: August 3, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
IN RE: G.M.G.
O.A. No. 37 of 2018
PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child,

G.M.G. - Date of Birth: February 7 th , 2017.

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 13th day of August, 2018 at 10:30 a.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724-284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724-284-5200

BCLJ: August 3, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
IN RE: C.R.H.
O.A. No. 45 of 2016
PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child.

C.R.H. Date of Birth: 08/10/2004

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center on the 10th day of September, 2018 at 1:00 p.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: August 3, 2018

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY AUGUST 13, 2018**, at **1:30 PM** (prevailing time) of said day

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BAUMAN, Charles E.	Carol Bauman	06/19/18
BLACKSTONE, Barbara	Martha L. Blackstone	06/29/18
FAY, Robert B. Jr.	Patricia Fay Brown and Kathleen Fay Gilchrist	07/02/18
GILLESPIE, Gladys K.	Stacie K. Lowery	06/19/18
JOHNSTON, Marilyn M.	Ryan Powell	06/28/18
McCLYMONDS, Cheri Lynn a/k/a Cheri L. McClymonds, a/k/a Cheri McClymonds	Karen Sue Barkley	07/02/18
MONNIER, Harry	David C. Allison	06/08/18
STEWARD, Edna I. a/k/a Edna Irene Steward	Marlene K. Stemmerich	07/02/18

BCLJ: August 3, 10, 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 14th day of September 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, October 12, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30114
C.P. 2018-20873
ATTY MARK UDREN**

Seized and taken in Execution as the property of **BRADLEY BARR HEIR, DONNA BARR DECEASED, MARISA WOODARD HEIR, ROBERT J BARR JR IND & HEIR, AND UNKNOWN HEIRS** at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

Ali that certain tract of land situate in Adams Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of a public road designated L. R. 10012 at the line of land now or late of Wolg; thence along said line of Wolg North 1 degree 30* West a distance of 341.64 feet to a point at the line of land now or late of W.F. Cashdollar, thence along line of Cashdollar North 88 degrees 30' East, a distance of 138.90 feet to a point at the line of land of S.R. Snow, et ux; thence along said line of now or formerly Snow, South 16 degrees 44' East, a distance of 228.65 feet to a point in the center line of said public road; thence along center line South 58 degrees 44' West, a distance of 127 feet to a point; thence continuing along said center line by the arc of a curve to the left having a radius of 818.51 feet an arc distance of 106.23 feet to a point at the place of beginning.

Being designated as Tax Parcel I.D. No. 3F-70-A3CA in the Deed Registry Office of Butler County, Pennsylvania.

BEING KNOWN AS: 169 Union Church Road, Mars (Adams Township), PA 16046

PROPERTY ID NO.: 010-3F70-A3CA-0000

TITLE TO SAID PREMISES IS VESTED IN Robert J. Barr, Jr. and Donna Barr, his wife, as tenants by the entireties with the right of survivorship BY DEED FROM Thomas E. Davison and Maxine L. Davison, his wife DATED 02/17/1984 RECORDED 02/17/1984 IN DEED BOOK 1179 PAGE 38.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30130
C.P. 2018-20468
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **BARRY BOWSER AND MELISSA BOWSER** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

ON the north by line of lands of now or formerly heirs of S. Emery;

ON the east by Main Street;

ON the south by line of lands of now or formerly Robert Storey; and,

ON the west by a street or alley.

Fronting 60 feet on Main Street and extending back therefore in a westward direction by parallel lines, a distance of 180 feet, more or less, to said street or alley.

BEING known as Tax Parcel Number 340-S1-E5.

Being the same property conveyed by deed to Barry Bowser and Melissa Bowser, from Randall N. Grosch, Executor for the Estate of Robert E. Grosch, on November 11, 2003 and recorded at the Office of the Recorder of Deeds of Butler County on May 21, 2004 at Instrument No. 200405210016219.

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30129

C.P. 2018-20466

ATTY ANDREW MENCHYK

Seized and taken in Execution as the property of **RAYMOND A. CLAYPOOLE AND MICHELLE D. CLAYPOOLE** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

BEGINNING at a point at the intersection of the right of way line of School Street; of line of lands of now or formerly C.L. Hiles and the herein described tract; thence, along line of lands of now or formerly C.L. Hiles, North 81 degrees 16' 07" West, a distance of 160.00 feet to a point in a 10 foot alley and having a 15 foot right of way; thence through said 10 foot alley, North 5 degrees 50' 52" East, a distance of 60.00 feet to a point in a 10 foot alley and having a 20 foot right of way; thence, through said 10 foot alley, South 81 degrees 16' 07" East, a distance of 160.00 feet to the right of way line of School Street; thence, along the right of way line of School Street, South 5 degrees 50' 52" West, a distance of 60.00 feet to a point, at the place of beginning.

BEING known as Tax Parcel Number 340-S1-C5.

Being the same property conveyed by deed to Raymond A. Claypoole and Michele D. Claypoole (formerly known as Michele D. Ritter), from Raymond A. Claypoole and Michele D. Ritter, on July 28, 1998 and recorded at the Office of the Recorder of Deeds of Butler County on January 13,1999 in Deed Book 2935, Page 0245.

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30126

C.P. 2018-20546

ATTY JUSTIN KOBESKI

Seized and taken in Execution as the property of **RITA M. EURY** at the suit of WELLS FARGO BANK, N.A., Being:

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

Beginning at the Northwest corner of the tract herein described at a point being the intersection of L.R. 10036 and the Southwest corner of Lot No. 8 in the hereinafter mentioned Plan of Lots; thence North 89° 00' East, 537.33 feet to a point; thence South 1° 00' East, 330.00 feet to a point on line of Lot Nos. 5 and 7 in said Plan; thence South 89° 00' West, 520.24 feet to a point in the centerline of L.R. 10036; thence along centerline the following three courses and distances:

North 0° 33' West, 50.59 feet;
North 2° 26' West, 133.97 feet;
North 6° 33' West, 146.16 feet to a point, the place of beginning.

Being Lots Nos. 3 and 4 in the Keith East Plan as recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania in Rack File 73, Page 23, on May 10, 1978, said Lot No. 3 contains 2.79 acres and Lot No. 4 contains 1.18 acres as per survey of Charles L. Fair, II, dated April 11, 1978.

BEING known and numbered as 117 Cornetti Road, Fenelton, PA 16034.

Being the same property conveyed to Thomas E. Resides and Rita M. Eury who acquired title, with rights of survivorship, by virtue of a deed from John Prementine, III, a single man, dated September 5, 2001, recorded September 6, 2001, at Instrument Number 200109060024998, Office of the Recorder of Deeds, Butler County, Pennsylvania. Thomas E. Resides died on April 19, 2014 and his interest in the property passed to Rita M. Eury by operation of law. Parcel No.: 090-S3-E3

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30121
C.P. 2017-20280
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **GERRY P. FOSTER AND DENISE FOSTER** at the suit of PROSPECT BORO, Being:

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

BEGINNING at the northeast corner of the lot herein described on line of land of Price Brothers; thence South 88 Deg. 50' West along the southern line of Lot Number 2 of the Rose E. Schantz Plan of Lots, a distance of 217.5 feet to a point on line of lands of now Junior Lipscomb; thence South 1 Deg. 10' East along line of lands of now Junior Lipscomb, a distance of one hundred (100) feet to a point; thence North 88 Deg. 50' East along the North line of Lot Number 4 of the same plan of lots a distance of two hundred seventeen and five tenths (217.5) feet to a point on line of lands of now or formerly Price Brothers; thence North 1 Deg. 10' West along line of lands of Price Brothers a distance of one hundred (100) feet to a point at the place of beginning. Containing .50 acre per survey of J. Howard Forbes, registered surveyor, dated August 27, 1958 and being Lot Number 3 of the Rose E. Schwantz Plan of Lots.

EXCEPTING AND RESERVING a twenty (20) foot right of way for private road extending along the extreme Eastern boundary line of the within described lot and a fifteen (15) foot road or right of way extending from the twenty (20) foot right of way located at the east side of the above-described lot; thence along the extreme Northern side of the above-described lot; thence along the extreme Northern side of the within described lot to other lands now or formerly of Junior Lipscomb situate on the West, so that there may be access from the lands now or formerly of Junior Lipscomb situate on the West to the aforesaid twenty (20) foot right of way.

BEING known as Tax Parcel Number 490-S2-27D.

Being the same property conveyed by deed to Gerry P. Foster and Denise Foster, husband and wife, from Gerry P. Foster and Denise Foster, husband and wife, on May 26, 1998 and recorded at the Office of

the Recorder of Deeds of Butler County on June 2, 1998 in Deed Book Volume 2869, Page 0845.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30140
C.P. 2018-20817
ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **MICHAEL E. GORSETH AND KIMBERLY J. GORSETH** at the suit of WELLS FARGO BANK NA, Being: -

ALL that certain lot or piece of ground situate In the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit No. 606 in the Oakview Estates P.RD, Phases 5, 6 and 7 as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 237, pages 7 through 10, Inclusive.

TOGETHER with an undivided percentage interest in the Common Elements assigned to said Unit In the Declaration of Planned Community for Oakview Estates Planned Community as recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2807, page 282, as amended by instrument recorded in Record Book Volume 2910 page 217 and further amended! by instrument recorded in Record Book Volume 3039, page 232 and further amended by hstrument reoarded as Instrument No. 2001024JD025099.

UNDER AND SUBJECT to all matters appearing on the reoarded plan and to the Declaration of Planned Community for Oakview Estates Planned Community, made by Oakview Heights Development Company, dated November 25, 1997 and recorded in the Recorder's Office of Butler County in Record Book Volume 2807, page 282; the First Amendment to Declaration of Planned Community tor Oakview Estates Planned Community, dated September 2, 1998 and recorded in the Recorder's Office in Record Book Volume 2910, page 271; the Second Amendment to Declaration of Planned Community for Oakview Planned Community dated November 4, 1998 and recorded in the said Recorder's Office in Record Book Volume 3039, page 232; the Third Amendment to Declaration of Planned Community for Oakview Estates Planned Community, dated October 23, 2000 and recorded in said Recorder's

Office in Instrument No. 200010240025099; and the By-Laws of me Oakview Estates Homeowners Association, dated November 25, 1997 and recorded in the Recorder's Office of Butler County in Record Book Volume 2807, page 308.

UNDER AND SUBJECT to all prior grants of coal, oil, gas, mining and mineral rights, easements and rights of way, and all rights relating to the foregoing, as the same are more fully set forth of public record in the chain of title to the property herein conveyed,

BEING KNOWN AS: 228 ERIN DRIVE, CRANBERRY TWP, PA 16066

BEING THE SAME PREMISES which SIRVA Relocation LLC, by Deed dated May 15, 2006 and recorded May 31, 2006 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 200605310013059, granted and conveyed unto MICHAEL E. GORSETH and KIMBERLY J. GORSETH, husband and wife.

PARCEL NO.: 130-S32-A606

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30125
C.P. 2018-20934
ATTY LEON HALLER**

Seized and taken in Execution as the property of **GLENDA M GOULD** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain piece, parcel of lot of land situate in the Lynnehaven Plan of Lots in Butler Township, Butler County, Pennsylvania, being Lot No. 12 in the Revised Lynnehaven Plan of Lots as recorded in the Register and Recorder's Office in and for Butler County, Pennsylvania at Rack File 15, page 15, made in August 1950.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 138 SHARON DRIVE BUTLER, PA 16001

TAX PARCEL NO. 056-12-A12

UNDER AND SUBJECT to restrictions contained in DBV 2791, page 0973.

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 Lisa Kellerman, POA for Thor M. Andersen, by deed dated May 30, 2013 and recorded June 3, 2013, at Butler Instrument No. 201306030015952, granted and conveyed unto Glenna M. Gould.

TO BE SOLD AS THE PROPERTY OF GLENDA M. GOULD UNDER JUDGMENT NO. 2018-10270

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30108
C.P. 2018-20813
ATTY MARTHA VONROSENSTEIL**

Seized and taken in Execution as the property of **WALTER HIXON HEIR, DANA A HIXON DECEASED, REBECCA HIXON HEIR, UNKNOWN HEIRS** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

All that certain piece and lot of land situate in Connoquenessing Township, County of Butler Pennsylvania, being known and designated as Lot No. 814 and Lot No. 815 in Connoquenessing Woodlands Plan No. 5, as recorded in Butler County in Rack File Section 29, Pages 19 A and B. Subject to all easements, restrictions, reservations, building lines as recorded in Butler County in Rack File 19A and 19B.

Being 146 Blue Jay

Being Parcel No. 120-S6-A814 & 120-S6-A815

IMPROVEMENTS: Residential dwelling

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30136
C.P. 2018-20464
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **KAJA HOLDINGS 2, LLC AND DSV SPV1 LLC** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

Land referred to in this commitment is described as all that certain property situated in City of Petrolia in the County of Butler, and State of PA and being described in a deed dated 08/03/2004 and recorded 08/11/2004 as Instrument Number 200408110026405 among the land records of the County and state set forth above, and referenced as follows: All that certain parcel of land lying and being situate in the Borough of Fairview, Butler County, Pennsylvania and being identified as tax parcel No. S1-E6-0000 on the tax maps, prepared and maintained in the office of the Chief Assessor of the said County of Butler.

Commonly known as: 105 S Fairview Main St., Petrolia, PA 16050-9517.

BEING known as Tax Parcel Number 410-S1-E6.

Being the same property conveyed by deed to DSV SPVI, LLC, from Kaja Holdings 2, LLC, on July 19, 2017 and recorded at the Office of the Recorder of Deeds of Butler County on July 31, 2017 at Instrument No. 201707310016024.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30113
C.P. 2018-20461
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ROBERT KOLT LOUGHRAN** at the suit of WILMINGTON SAVNGS FUND SOCIETY FSB, Being:

All that certain lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 207-R in the Phase II revised of The Crossings planned residential development as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File Plan No. 122, page 22.

BEING known and numbered as 800 Trowbridge Place, Cranberry Twp, PA 16066

BEING the same property conveyed to Robert Kolt Loughran who acquired title by virtue of a deed from Randolph J. Levis and Adrienne E. Levis, husband and wife, dated June 13, 2009, recorded June 24, 2009, at Instrument Number 200906240014189, Butler County, Pennsylvania records.

Parcel No.: 130-819-C207-0000

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30116
C.P. 2018-20893
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **KIMBERLY MARTIN AND MICKY MARTIN** at the suit of PHH MORTGAGE CORPORATION, Being:

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

Beginning at a point in the center of a township road known as Scholar Run Road, said point being at the intersection of said Scholar Run Road and the Eastern line of property now or formerly of Orphas Hamilton, et. ux.; Thence Westward with the center line of said road, a distance of 285 feet to a point in the center of said road, said point being the Northeast corner of land now or formerly of Roy McWhithey, et. ux.; Thence South along property now or formerly of Roy McWhithey, et ux., a distance of 267 feet to a point, said point being the North line of land now or formerly of Isabelle Virginia Beatty; Thence East along land now or formerly of Beatty a distance of 285.53 feet to a point on the West line of land now or formerly of Stahl; Thence North along land now or formerly of Stahl a distance of 257 feet to a point in said Scholar Run Road, the place of beginning.

Being Tax Parcel Number 200-4F129-5J.

TITLE TO SAID PREMISES IS VESTED IN Micky Martin and Kimberly Martin, h/w, by Deed from John W. Reubi and Carol A. Reubi, h/w, Dated 01/31/2005, Recorded 02/02/2005, Instrument No. 200502020002630.

Tax Parcel: 200-4F129-51-0000

Premises Being: 1146 WEST LANCASTER ROAD, HARMONY, PA 16037

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30018
C.P. 2017-21889
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **WILLIAM P. MILLER, SR.**, at the suit of **JPMORGAN CHASE BANK, N.A.**, Being:

All that piece, parcel or lot of land located in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at the Northwest corner of the lot to be described; thence South 75 feet along Lot No. 12 in the same plan to a point; thence East along Lot No. 18 in the same plan 200 feet to Campbell Avenue; thence North along said Campbell Avenue 75 feet to Lot No. 16 in the same plan; thence West along said Lot No. 16, 200 feet to a point, the place of beginning and being Lot No. 17 in the plan of the Campbell farm known as the Evergreen Plan, which was surveyed by L.C. D. Greenough, C.E. dated September 1940.

Having erected thereon a dwelling known as 205 Carrington Avenue.

Being designated as Tax Map No. 056-3-D17 in the Butler County Deed Registry Office.

Under and subject to prior conveyances, grants, leases, exceptions or reservations of coal, oil and gas and minerals and mining rights appurtenant thereto; rights of way, easements, covenants and restrictions as the same may appear of record.

BEING THE SAME PREMISES which William P. Miller, Sr. and Sharon L. Miller by Deed dated September 28, 2010 and recorded September 30, 2010 in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 201009300022272, granted and conveyed unto William P. Miller, Sr., in fee.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30107
C.P. 2018-20809
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **MARK J NOBLE AND CHRISTY M NOBLE** at the suit of **BAYVIEW LOAN SERVICING, LLC**, Being:

ALL THAT CERTAIN lot of land situate in Forward Township and partly in Connoquenessing Township, Butler County, Pennsylvania, being Lot No. 3 in the Dambaugh Plan of lots as recorded in plan book volume 64, page 3.

DEED BOOK: 2873

DEED PAGE: 0977

MUNICIPALITY: Forward Township and partly in Connoquenessing Township

TAX PARCEL #: 160-S3-D3-0000

PROPERTY ADDRESS: 289 Harmony Road a/k/a 289 Harmony Road Ext Evans City, PA 16033

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30110
C.P. 2018-20715
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **DAVID J. PELLETIER, DAVID PELLETIER, DAVID JEFFREY PELLETIER, AMY M. PELLETIER, AMY PELLETIER, AMY M. FRITCH, AMY M. HARRIS AND AMY MARIE FRITCH** at the suit of **HUNTINGTON NATIONAL BANK**, Being:

All those certain parcels or lots of land situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being known as Lots Nos. 2 and 3 in the Harmony Homes Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 73, page 50.

BEING known and numbered as 418 East New Castle Street, Zelenople, PA 16063.

Being the same property conveyed to Amy M. Pelletier and David J. Pelletier, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Joseph

C. Maddalon and Kathleen A. Maddalon, husband and wife, dated July 27, 2004, recorded July 30, 2004, at Instrument Number 200407300024901, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 420-S1-J5C, 420-S1-J5B

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30111

C.P. 2018-20618

ATTY JUSTIN KOBESKI

Seized and taken in Execution as the property of **RAY J. ROSS, JR., RAYMOND JOSEPH ROSS JR., RAY J. ROSS, MARY J. ROSS AND MARY JO ROSS** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

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

The northern one-half of Lot No. 6 in the Buhl Plan of Lots laid out of Francis A. Lazor and Bemadette Lazor, his wife as recorded in the Recorder's Office of Butler County in Rack Pile 45, Pages 15A and 15B, which said description and Plan is incorporated herein by reference thereto.

Subject to telephone and electric power rights of way, pipeline rights, and oil and gas leases if the same affects the property.

BEING known and numbered as 119 Buhl Hill Road, Evans City, Pennsylvania, 16033 AKA 119 Hillvue Lane, Evans City, Pennsylvania, 16033.

Being the same property conveyed to Raymond Joseph Ross, Jr. and Mary Jo Ross, his wife who acquired title, as tenants by the entirety, by virtue of a deed jfrom Craig A. Barr, unmarried, dated August 29,1994, recorded September 1,1994, at Document ID 020965, and recorded in Book 2465, Page 0044, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 160-S3-C6-0000

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30128

C.P. 2018-20684

ATTY ANDREW MENCHYK

Seized and taken in Execution as the property of **MICHELLE L. SCHERER AND NATHAN Y. SCHERER** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

BEGINNING at a point at the intersection of the general Southerly boundary line of the 30-foot right-of-way for Forest Street and the line of lands now or formerly Richard H. Hinch, the Northwest corner; thence South 55 Degrees 00 minutes 00 seconds East along said right-of-way line a distance of 55.00 feet to a point, the Northeast corner; thence South 30 degrees 00 minutes 00 seconds West along other lands of Hinch and Jones and Hinch, a distance of 150.00 feet to a point, the Southeast corner; thence North 55 degrees 00 minutes 00 seconds West a distance of 55.00 feet to a point, the Southwest corner; thence North 30 degrees 00 minutes 00 seconds East along other lands of now or formerly Jones and Hinch and Hinch, a distance of 150.00 feet to a point, the place of beginning.

BEING known as Tax Parcel Number 470-S1-B66.

Being the same property conveyed by deed to Michelle L. Scherer and Nathan Y. Scherer, her husband, from Gary L. Irwin and Cynthia L. Irwin, his wife, on July 19, 2007 and recorded at the Office of the Recorder of Deeds of Butler County on July 25, 2007 at Instrument 200707250019356.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30097
C.P. 2017-20868
ATTY BRETT MESSINGER**

Seized and taken in Execution as the property of **LISA D. SCHLESSMAN** at the suit of TD BANK, NA, Being:

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

BEING Lot 3 in the Alfred B. Duncan Subdivision No. 3 recorded in the Butler County Courthouse, and containing 1.687 acres.

TOGETHER with the right of ingress, egress and regress along a 50 foot private right of way as shown on the Alfred B. Duncan Subdivision No. 3 as recorded in Butler County.

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

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30138
C.P. 2018-21027
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **RICHARD T. SCHONTZ AND DOROTHY M. SCHONTZ** at the suit of WELLS FARGO BANK NA, Being:

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

Bounded on the North by West Penn Street Extension; on the East by lands of now or formerly James M. Thompson; on the South by Cleveland Street; on the West by lot now or formerly of Petit. Fronting 24 feet, more or less, on Cleveland Street and running back in parallel lines a distance of 190 feet, more or less, to West Penn Street Extension.

TITLE TO SAID PREMISES IS VESTED DSF RICHARD T. SCHONTZ AND DOROTHY M. SCHONTZ, HIS WIFE, by Deed from ROBERT T. SMITH AND DORIS SMITH, HIS WIFE AND CLIFFORD R. STEPP AND

SARA STEPP, HIS WIFE, Dated 11/23/1977, Recorded 12/09/1977, in Book 1057, Page 758.

Tax Parcel: 565-44-90-0000

Premises Being: 239 CLEVELAND STREET, BUTLER, PA 16001-5544

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30127
C.P. 2018-20465
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **JOSEPH C. SIGNORELLI** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

ALL that certain piece, parcel or tract of land situate in Fairview Township, Butler County, Pennsylvania, bounded and described in accordance with survey of R.B. Shannon & Associates dated July 19, 1989, as follows:

BEGINNING at an iron pin, said pin being on the Southerly boundary of State Route 1006 and also being the Northwest corner point of the within described property; thence from said pin, along the Southerly boundary of State Route 1006, South 82 degrees 43 minutes East a distance of 60.80 feet to an existing pipe, being the Northeast corner point of the within described property; thence from the existing pipe, along property now or formerly of R.F. Anderson, South 07 degrees 35 minutes 40 seconds West a distance of 225 feet to an iron pin; thence from said iron pin along a 15-foot alley, North 81 degrees 19 minutes 50 seconds West a distance of 91.05 feet to an iron pin; thence along another 15-foot alley, North 15 degrees 19 minutes East 225 feet to an iron pin, being the place of beginning.

HAVING thereon erected a dwelling house and being known as 208 Petrolia Road, Petrolia, PA 16050.

BEING known as Tax Parcel Number 150-S3-A23.

Being the same property conveyed by deed to Joseph C. Signorelli, from Linda B. Heeter, a single woman, on January 8, 1999 and recorded at the Office of the Recorder of Deeds of Butler County on January 13, 1999 in Deed Book 2957, Page 0681.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30015
C.P. 2018-20880
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **CHARLES E. TOSI, JR** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:

All those certain pieces, parcels or lots of land situate in Butler Township, Butler County, Pennsylvania, described as follows:

First Lot, bounded on the North one hundred fifteen (115) feet by an alley; on the East, forty (40) feet by a twenty (20) feet alley; on the South one hundred fifteen (115) feet by Lot No. 44 (being the second lot described below); And on the West, forty (40) feet by Carroll Avenue;

Second Lot, bounded on the North one hundred fifteen (115) feet by Lot. No. 45 (being the first lot described above); on the East forty (40) feet by an alley; and on the South one hundred fifteen (115) feet by Lot No. 43; and on the West forty (40) feet by Carroll Avenue, Being Lot No. 44 in the McJunkin and Stover Plan of Lots in North Butler, Pennsylvania, as recorded in Plan Book Two (2) at Page.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 130 Carl Avenue, Butler PA 16001

Parcel #05316A450000

BEING THE SAME PREMISES which Charles E. Tosi Jr., surviving spouse of Judith A. Tosi, deceased, by Deed dated May 15, 2017 and recorded October 26, 2017 in Instrument #201710260023373 in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Charles E. Tosi Jr., in fee.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30120
C.P. 2018-20916
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **DEREK J. VARNER** at the suit of JPMORGAN CHASE BANK, N.A., Being:

ALL THAT CERTAIN lot 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 post on the West side of formerly Pike Street, now Seventh Avenue, at the point 60 feet North of the intersection of formerly Pike Street, now Seventh Avenue, and New Castle Street; thence in a Westerly direction along Lot No. 2 in the same plan 40 feet, more or less, to a post on land formerly of Mrs. Struble; thence North along the same 35 feet, more or less, to post and corner of lot now or formerly owned by Jennie Wallace; thence East along the same 40 feet, more or less, to a post on formerly Pike Street, now Seventh Avenue; thence South along the same 35 feet, more or less, to the place of beginning.

BEING more particularly described in accordance with the survey of Olsen, Zarnick and Seybert, Inc. dated June 24, 1982;

BEGINNING at a point where the Westerly line of 7th Avenue meets the Northerly line of New Castle Street, said point being the Southeast corner of the parcel herein described; thence along the Northerly line of New Castle Street, North 86 degrees 35' 10" West, 40.02 feet to a point at the Southeast corner of land of now or formerly Mary Thompson; thence by Thompson, North 7 degrees 30'00" East, 57.27 feet to a point at the Southwest corner of land of now or formerly D.C. Wolfe; thence by Wolfe, South 86 degrees 5'00" East, 40 feet to a point on the Westerly line of 7th Avenue; thence by same, South 7 degrees 30'00" West, 56.92 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Derek J. Varner, an individual, by Deed from Susan D. Beatty, nka, Susan D. Dalcamo and Frank Dalcamo, Dated 07/15/2011, Recorded 07/19/2011, Instrument No. 201107190016964.

Tax Parcel: 565-24-136-0000

Premises Being: 106 SEVENTH AVENUE,

BUTLER, PA 16001-5524

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30109
C.P. 2018-20797
ATTY ROGER FAY**

Seized and taken in Execution as the property of **LARA A. WIEMANN** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:

All that certain lot or tract of land, Situate in the Borough of Connequenessing, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 141, as shown on a certain Plan entitled Leslie Farms PRD Phase I, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 316, Pages 44 to 47 which lot is the same as designated in the Declaration Planned Community recorded as Instrument No. 200811030024502 and any all Amendments thereto, as the same may change from time to time.

Title to said Premises vested in Lara A. Wiemann by Deed from Thomas R. Stiscak and Mildred M. Stiscak dated November 25, 2013 and recorded on December 6, 2013 in the Butler County Recorder of Deeds as Instrument No. 201312060034434.

Being known as: 109 Cameron Square Drive, Evans City, PA 16033

Tax Parcel Number: 370-S1-D141

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30135
C.P. 2018-21012
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **SCOTT E. WOLFE** at the suit of HOME POINT FINANCIAL CORPORATION, Being:

ALL THAT CERTAIN piece, parcel or lot of land, Situate in Washington Township, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

This property now being conveyed, being of a three (3) cornered (or of a flat iron shape) shape, being bounded on the East by the center line of Public Road Highway Route No. 38; thence on the South by lands now

or formerly owned by William McGarvey; thence on the West by the center line of the old public road leading to the U.P. Church (or Church Yard) as the Church building has been removed, and lands now or formerly owned by William McGarvey.

PARCEL NO. 310-3F10-9A-0000

TITLE TO SAID PREMISES IS VESTED IN SCOTT E. WOLFE, A SINGLE INDIVIDUAL, by Deed from EDWARD J. WAMSLEY, BY HIS COURT APPOINTED PERMANENT PLENARY GUARDIAN, TERESA A. WAMSLEY AND TERESA A. WAMSLEY, INDIVIDUALLY, AS HUSBAND AND WIFE, Dated 09/08/2015, Recorded 09/18/2015, Instrument No. 201509180020642.

Tax Parcel: 310-3F10-9A-0000

Premises Being: 2363 ONEIDA VALLEY ROAD, PETROLIA, PA 16050-2029

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30137
C.P. 2018-21350
ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of **STELLA P. YOUNG** at the suit of CITIZENS BANK NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 61 in the Franklin Ridge Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 218, Page 46 to 49.

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

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

BEING KNOWN AS: 101 Ridgemont Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which J.E. Wicks Construction, Inc., by J.E. Wicks, by Deed dated 11/26/2003 and recorded 12/4/2003 in the Office of the

Recorder of Deeds in and for Butler County in Instrument No. 200312040053924, granted and conveyed unto Stella P. Young.

PARCEL NO.: 130-S28-C61-0000

BCLJ: July 20, 27 & August 3, 2018

Sheriff of Butler County, Michael T. Slupe



FIRST FRIDAY OF THE MONTH
8-9 am • \$5 / 1 credit sub CLE

UPCOMING DATES:

September 7

October 5

November 2

December 7

To register, contact the Bar Office
at 724.841.0130

Go to www.butlercountypabar.org
for more information and updates
on PBI & BCBA CLEs

Save the Date!

Bench Bar *with* ALMS
Avoiding Legal Malpractice CLE
Sept 14th from 9am to 12:00



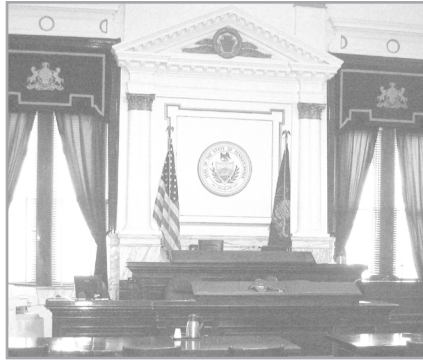
Aubrey's Golf Club
Breakfast • Lunch • 3 ethics CLE
FREE BCBA Members
\$75 non-BCBA Members
Dillon Cup Golf (on your own)

Holiday Party
The Stables at Connoquenessing
Dec 7th Cocktails at 6pm

JOIN US FOR

Cocktails and
**Good
Cheer!**





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

2018 Motion Court Calendar

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

MOTION COURT

Judge McCune	Family	Tuesday	1:30pm (1)
Judge Horan	Civil	Wednesday	9:00 am (4)
Judge Yeager	Civil	Thursday	9:00 am (3)
Judge Streib	Family	Thursday	1:30 pm (1)

Any EMERGENCY motions should be brought to Court Administration.

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

SHERIFF'S SALE

Date	Cut-Off Date	Date	Cut-Off Date
January 18, 2018.....	October 20, 2017	July 27, 2018.....	April 27, 2018
March 16, 2018.....	December 15, 2017	September 14, 2018.....	June 15, 2018
May 18, 2018.....	February 16, 2018	November 16, 2018.....	August 17, 2018

CREDIT CONCILIATION

January 17, 2018	May 9, 2018	August 8, 2018	October 10, 2018
March 7, 2018	June 6, 2018	September 12, 2018	November 14, 2018
April 11, 2018			

COURT HOLIDAYS

January 1, 2018	New Year's Day	July 4, 2018	Independence Day
January 15, 2018	Martin Luther King Jr's Birthday	September 3, 2018	Labor Day
February 19, 2018.....	Presidents' Day	October 8, 2018	Columbus Day
March 30, 2018	Good Friday	November 12, 2018.....	Veterans Day
May 28, 2018.....	Memorial Day	November 22, 2018	Thanksgiving Day
June 14, 2018.....	Flag Day	November 23, 2018.....	Day after Thanksgiving
		December 25, 2018	Christmas Day

BUTLER COUNTY LEGAL JOURNAL
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