

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: Robert G Anguish

Late of: Cranberry Township PA
Executor: Virginia R Anguish
245 Norman Drive
Cranberry Twp PA 16066
Attorney: Lawrence M Knapp
POB 149
Bradfordwoods PA 15015

Estate of: Shirley E Beigey

Late of: Harmony PA
Executor: Mark William Beigey
Cmr 467 Box 7044
APO AE 09096
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Thomas L Breck

a/k/a: Thomas Leonard Breck

Late of: Penn Township PA
Administrator: Matthew L Breck
104 Maple Street
Sarver PA 16055
Attorney: William T Woncheck Jr
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Elizabeth Jean Campbell

a/k/a: E Jean Campbell

a/k/a: Jean C Campbell

a/k/a: Jean E Campbell

Late of: Jefferson Township PA
Executor: Nina Lee Campbell
933 Norfolk Street
Pittsburgh PA 15217
Executor: Mary Lynn Marron
POB 56
Foxburg PA 16036
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: John Peter Cherry

a/k/a: John P Cherry

Late of: Slippery Rock PA
Administrator: Randy J Saut
337 Highland Ridge Road
Claysville PA 15323
Attorney: Tamora L Reese
70 E Wheeling Street Lower Level
Washington PA 15301

Estate of: Harvey V Clark

Late of: Jackson Township PA
Executor: Sharon E Pierotti
56 Fritz Lane POB 227
Parker PA 16049
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Frances Margaret Colosimo

Late of: Center Township PA
Administrator C.T.A.: Kevin L Colosimo
606 Ponderosa Court
Gibsonia PA 15044
Attorney: Kevin L Colosimo
Burlson LLP
1900 Main Street, Suite 201
Canonsburg PA 15317

Estate of: Kenneth W Delp

Late of: Clearfield Township PA
Executor: Kimberly A Smith
509 Steele Road
Strattanville PA 16258
Attorney: James D Dennison
Dennison Law Offices PC
395 Main Street, Suite A
Brookville PA 15825

Estate of: Louis Klimezek

Late of: Clinton Township PA
Executor: Patricia Errico
527 Carl Ave
New Kensington PA 15068
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

Estate of: Irene E Korneff

a/k/a: Irene Elizabeth Korneff

Late of: Harmony PA
Administrator C.T.A.: Katie M Casker
207 E Grandview Ave
Zelienople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Nancy Herold Weser

a/k/a: Nancy Seezov

a/k/a: Nancy Smith

Late of: Center Township PA
Executor: Tomi L Herold
322 S Linden Ave
Pittsburgh PA 15208
Attorney: Tomi Herold
322 S Linden Ave
Pittsburgh PA 15208

Estate of: Timothy L Worsen

Late of: Middlesex Township PA
Executor: Teresa L Pugliese
109 Kenmaur Drive
Valencia PA 16069
Attorney: Sally R Miller
Jones, Gregg, Creehan & Gerace
411 Seventh Ave Suite 1200
Pittsburgh PA 15219-2652

BCLJ: March 27, April 3 & 10, 2015

SECOND PUBLICATION

Estate of: Dorothy L Bloom

a/k/a: Dorothy Leah Bloom

Late of: Oakland Township PA
Executor: Patrick B Bloom
1117 Layton Road
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Carl G Dreher

a/k/a: Carl Gustav Dreher

Late of: Adams Township PA
Executor: Gerda M Perry
7664 Timber Crest Court
Indianapolis IN 46256
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Virginia R Edwards

Late of: Cranberry Township PA
Executor: Mark D Edwards
1708 Killington Road
Towson MD 21204
Attorney: William H Morrow
20 Stanwix Street Suite 630
Pittsburgh PA 15222

Estate of: John A Giancola

a/k/a: John A Giancola Sr

Late of: Zelenople PA
Executor: John A Giancola Jr
633 Ekastown Road
Sarver PA 16055
Attorney: Jeffrey D Banner
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

Estate of: William J Heckert III

Late of: Butler Township PA
Administrator: Kelly Heckert
327 North Main Street Suite C
Butler PA 16001
Attorney: Maura L Palumbi
127 South McKean Street
Butler PA 16001

Estate of: Sophie Heim

a/k/a: Sophie D Heim

Late of: Jefferson Township PA
Executor: Ronald R Kennedy
961 Bear Creek Road
Cabot PA 16023
Attorney: Michael J Pater
101 East Diamond Street Suite 202
Butler PA 16001

Estate of: Myrna M Huston

Late of: Jefferson Township PA
Executor: Marilyn Altman
732 Winfield Road
Cabot PA 16023
Attorney: Robert D Spohn
277 West Main St POB 551
Saxonburg PA 16056-0551

Estate of: George J Istenes

Late of: Butler Township PA
Executor: Mary Sue Freyvogel
100 Gustav Lane
Butler PA 16001
Attorney: John A Tumolo
437 Grant Street
1500 Frick Building
Pittsburgh PA 15219

Estate of: Dale O McDowell

Late of: Cranberry Township PA
Executor: Dale P McDowell
4049 Harleston Green Lane
Mount Pleasant SC 29466
Attorney: Karen E Bononi
Morella & Associates PC
706 Rochester Road
Pittsburgh PA 15237

Estate of: Florence L Neely

Late of: Penn Township PA
Executor: Robert D Neely
19747 Toms Road
Boonsboro MD 21713
Attorney: Jeffrey S Evans
2025 East Main Street
Waynesboro PA 17268

Estate of: Margie J Smith

Late of: Zelenople PA
Executor: Thomas L Smith
227 S Jefferson Street
Zelenople PA 16063
Attorney: No Attorney on Record

Estate of: Mary Ann Valentine

Late of: Valencia PA
Executor: Barbara Jean Herzing
124 Lintel Drive
McMurray PA 15317
Attorney: Henry R Johnston III
Cohen & Grigsby PC
625 Liberty Avenue 7th Floor
Pittsburgh PA 15222-3152

Estate of: Audrey Fletcher Whitstone

a/k/a: Audrey F Whitstone

Late of: Butler PA
Executor: Douglas B Whitstone
2934 Madison Avenue
Abington PA 19001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: March 20, 27 & April 3, 2015

THIRD PUBLICATION

Estate of: Richard E Clark

Late of: Cranberry Township PA
Executor: Nancy D Clark
610 Norman Drive
Cranberry Twp PA 16066
Attorney: Robert J Winters
Goehring Rutter & Boehm
2100 Georgetowne Dr Suite 300
Sewickley PA 15143

Estate of: Jacqueline Lee Daugherty

a/k/a: Jackie Daugherty

Late of: Butler PA
Administrator: Cynthia McCall
127 Fourth Avenue
Butler PA 16001
Attorney: J Stevenson Suess
318 West Cunningham Street
Butler PA 16001

Estate of: Sandra L Galat

Late of: Jackson Township PA
Executor: Lisa Lynn Fox
176 Herman Rd
Fombell PA 16123
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

Estate of: Gwendolyn N Hayeslip

Late of: Cranberry Township PA
Executor: David W Hayeslip Jr
101 Sunset Court
Locust Grove VA 22508
Attorney: Gregg P Otto
Davies McFarland & Carroll LLC
One Gateway Center 10th Floor
Pittsburgh PA 15222

Estate of: Neil R Hemphill

Late of: Connoquenessing PA
Executor: Kenneth H Hemphill
130 Wyncrest Drive
Butler PA 16001
Attorney: Dennis W McCurdy
539 Main Street
Harmony PA 16037

Estate of: Mary Ellen Kuriger

Late of: Jefferson Township PA
Executor: Robert N Karenbauer
126 St Joe Road
Butler PA 16001
Attorney: Thomas J May
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: David T Russell

Late of: Cranberry Township PA
Executor: David Stephens Russell
330 Norman Drive
Cranberry Twp PA 16066
Executor: Cheryl Ann Russell
25 Audobon Road
Beaufort SC 29907
Attorney: Michael W Sahlaney
Sahlaney & Dudeck Law Office
430 Main Street
Johnstown PA 15901

**Estate of: Robert O Smith
a/k/a: Robert Oliver Smith**

Late of: Connoquenessing Township PA
Executor: Paul C Smith
3 Geers Hollow Lane
Hoosick Falls NY 12090
Attorney: Julie C Anderson
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

Estate of: Gilbert Smulovitz

Late of: Butler PA
Executor: Jeffrey P Smulovitz
166 Jennifer Ct
Winchester VA 22603
Attorney: Kimberly J Gallagher Esq
POB 384
Shaner Road
Rillton PA 15678

Estate of: Richard D Wagner

Late of: Buffalo Township PA
Executor: Marjorie W Thomas
707 Wagner Road
Youngwood PA 15697
Attorney: Josele A Finney
Finney Law
10000 Lincoln Drive East Suite 201
Marlton NJ 08053

Estate of: William T Walsh

Late of: Cranberry Township PA
Executor: PNC Bank National Association
Two PNC Plaza
620 Liberty Ave 33rd Fl
Pittsburgh PA 15222
Attorney: Charles J Vater
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222

**Estate of: Rodney Craig Weber
a/k/a: Rodney C Weber**

Late of: Adams Township PA
Administrator: Patricia A Weber
112 Coal Street
Butler PA 16001
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

BCLJ: March 13, 20 & 27, 2015

MORTGAGES

March 9 - 13, 2015

- Acklin, Daniel M., et ux**-PNC Mtg, aka-Cranberry Twp.-\$260,500.00
- Ali, Yazman, et ux**-Dollar Bk Fed Sav Bk-Buffalo Twp.-\$285,000.00
- Anderson, Gregory P.**-Huntington Natl Bk-Forward Twp.-\$166,104.95
- Anderson, Gregory P.**-Huntington Natl Bk-Forward Twp.-\$34,800.00
- Andre, Patrick W., et ux**-NVR Mtg Fin Inc, et al-Middlesex Twp.-\$352,616.00
- Archie Thomas, LLC, et al**-Victor J. Thomas-Adams Twp.-\$750,000.00
- Barbeau, Michael A., et ux**-First Commonwealth Bk-Middlesex Twp.-\$17,000.00
- Barill, Samuel S., et al**-Mars Natl Bk-Adams Twp.-\$190,000.00
- Beatty, Debra Wolf**-PNC Bk Natl Assn-Zelienople Borough-\$167,915.00
- Beatty, Debra Wolf**-PNC Bk Natl Assn-Zelienople Borough-\$20,000.00
- Betts, Jeffery, et ux**-Princeton Fin LLC-Penn Twp.-\$175,000.00
- Bidoli, Mark, et ux**-PNC Bk Natl Assn-Cranberry Twp.-\$177,000.00
- Biedrzycki, James, et ux**-Quicken Loans Inc, et al-Middlesex Twp.-\$76,225.00
- Black, Lynn A.**-First Natl Bk of Pa, et al-Penn Twp.-\$115,700.00
- Boden, Scott E., et ux**-Wells Fargo Bk NA-Center Twp.-\$222,000.00
- Bonavitacola, Justin M., et al**-PNC Mtg, aka-Adams Twp.-\$223,250.00
- Book, Lisa G.**-Plaza Home Mtg Inc, et al-Buffalo Twp.-\$211,410.00
- Bowden, Paul E.**-Dollar Bk Fed Sav Bk-Jackson Twp.-\$50,308.47
- Bradley, Daniel A., et ux**-Wallace Czekalski, et ux-Penn Twp.-\$275,000.00
- Buerkle, David P., et ux**-Huntington Natl Bk-Forward Twp.-\$63,200.00
- Burkert, John R., et ux**-First Natl Bk of Pa-Franklin Twp.-\$70,000.00
- Burns Properties & Leasing LLC, et al**-Dollar Bk Fed Sav Bk-Cranberry Twp.-\$650,000.00
- Butler RE, LLC, et al**-Huntington Natl Bk-Butler City, Wd. 5-\$584,000.00
- Carson, Mark A., et ux**-Wells Fargo Bk NA-Adams Twp.-\$174,000.00
- Celestin, Michael P.**-Freedom Mtg Corp, et al-Butler Twp.-\$246,024.00
- Clark, Carrie D.**-PNC Mtg, aka-Slippery Rock Twp.-\$84,000.00
- Clever, Joseph B., III, et al**-Northwest Sav Bk-Franklin Twp.-\$286,200.00
- Cooper, Trevor J., et al**-Citizens Bk of Pa-

vs. **Brian West and Jacquelyn West:**
Transcript: \$746.00: Roger S. Matthews,
Esq.: 15-20493

Clerk of Courts vs. **Daniel Adam Wikert:**
Judgment: \$1652.50: Atty - None: 15-20447
Cindy Scheidemantle vs. **Gary Zgoda and
Terry Haney:** Transcript: \$1300.00: Atty -
None: 15-20452

EXECUTIONS

Week ending March 20, 2015

1st Name-Plaintiff
2nd Name-Defendant

Jackie R. Hodapp and Beth Hodapp vs. **Ryan
P. Bradley:** 15-30070

Claims Recovery System vs. **James Evans:**
15-30073

Deutsche Bank National Trust Company N.A.
vs. **Lynn M. McElravy aka Lynn M. Taylor:**
15-30069

Hampshire Woods Homeowners Association
vs. **Brian West and Jacquelyn West:**
15-30072

Cenlar FSB vs. **Chen Xu, Ya Mei Jiang aka
Ya Jiang:** 15-30071

DIVORCES

Week ending March 20, 2015

1st Name-Plaintiff
2nd Name-Defendant

Mallory R. Young vs. **David M. Charlebois:**
Michael S. Lazaroff, Esq.: 15-90181

Regis S. Drahos vs. **Christine A. Drahos:**
Cory Jacques Siri, Esq.: 15-90183

Tabitha R. Fitch vs. **John M. Fitch:** John T.
Haller, Jr., Esq.: 15-90187

Seth Kohr vs. **Jennifer Kohr:** Maria A.
Imbarlina, Esq.: 15-90188

Barbara F. Maguire vs. **James T. Maguire:**
William C. Robinson, Jr., Esq.: 15-90180

TRUST NOTICE

**Trust of: Pearl M. Love, the Pearl M. Love
Revocable Living Trust Dated June 12,
2006**

Late of: Middlesex Township, Butler County,
Pennsylvania, deceased

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

Jane A. Hoover, Successor Co-Trustee
168 Browns Hill Road
Valencia, PA 16059

Dale M. Love, Successor Co-Trustee
335 Glade Run Road
Evans City, PA 16033

Or to:
Mary Jo Dillon, Esq.
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham St.
Butler, PA 16001

BCLJ: March 13, 20 & 27, 2015

NOTICE OF DISSOLUTION

Notice is hereby given to all creditors and
claimants of **EAST BUTLER VILLAGE
INN, INC.** a business corporation, that the
shareholders have approved a proposal
that the corporation dissolve voluntarily and
that the board of directors is now engaged
in winding up and settling the affairs of the
corporation under the provisions of Section
1975 of the Business Corporation Law of 1988.

STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001
Telephone: (724) 285-1717

BCLJ: March 27, 2015

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MsD. No.: 14-40284

IN RE:

SALE OF UNREDEEMED PROPERTY OF THE BUTLER COUNTY TAX CLAIM BUREAU

TAX PARCEL NO. 051-39-R30-0000

**ERIC L. COCHRAN
CHRISTINE M. REESE**

TO: BEATRICE G. COCHRAN

NOTICE OF PETITION FOR SALE OF UNREDEEMED PROPERTY OF THE BUTLER COUNTY TAX CLAIM BUREAU

You are hereby notified that the Butler County Tax Claim Bureau filed an action against you at the above number and term on November 7, 2014. The parcel which is the subject of this action is located in the Township of Butler, Butler County, Pennsylvania, and is bounded and described as follows:

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

BEGINNING at a corner which is common to the lot herein described and a lot now or formerly of Frank Simmer et al. on the South side of Patterson Avenue; thence along Patterson Avenue South 89° East a distance of 80 feet to a corner; thence along lot formerly known as Kramer Street South 1° West a distance of 112 feet to a corner; thence along the North line of what originally proposed to be a twenty foot alley North 89° West a distance of 80 feet to a corner; thence along said lot now or formerly of Frank Simmer et al. North 1° East a distance of 112 feet to the place of beginning.

TOGETHER with any interest Grantor may have in the 20 foot alley at the rear of the premises.

BEING known and designated as Parcel No. 51-39-R30 in the Deed Registry Office of Butler County, more commonly known as 123 West Patterson Avenue.

You are further notified that a Rule to Show Cause has been issued against you to show cause why the Tax Claim Bureau of Butler

County, Pennsylvania, should not sell to Mark J. Krenitsky the property described in the Petition for the sum of \$200.00.

This Rule is returnable and to be heard on the 1st day of May, 2015, at 12:00 p.m., in Courtroom No. 3 of the Butler County Courthouse before Judge S. Michael Yeager.

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 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 ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

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

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

Thomas J. May, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: March 27, 2015

**BUTLER COUNTY
COURT OF COMMON PLEAS**

NUMBER: AD12-10869

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

The Bank of New York Mellon f.k.a. The Bank of New York, as Trustee for the Certificate holders of CWABS, Inc., Asset-Backed Certificates, series 2006-3, Plaintiff

V.

Amy S. Durnell, Defendant

TO: Amy S. Durnell.

Premises subject to foreclosure: 1021 Boyers Road, Boyers, Pennsylvania 16020.

NOTICE:

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

Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse,
300 South Main Street
Butler, Pennsylvania 16001
(724) 284-5214, and

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

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

BCLJ: March 27, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
IN RE: A.R. O.A. No. 61 of 2014**

TERMINATION OF PARENTAL RIGHTS

NOTICE

To: Manuel Santiago

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child. **A.R. 06/28/2013**

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 17th day of April, 2015 at 9:00 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.

JUDITH MOSER, M.S.
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: March 27, 2015

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
IN RE: A.R. O.A. No. 61 of 2014**

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. **A.R. 06/28/2013**

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 17th day of April, 2015 at 9:00 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.

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JUDITH MOSER, M.S.
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: March 27, 2015

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

Case No. 11-25985 TPA

Chapter 11

Related Document No. 785-782

Hearing Date: 04/09/15 @ 2:00 p.m.

Response Due: 03/26/15

Document No. 786

IN RE:

Frank L. Pascoe and, Belinda L. Pascoe, Debtors,

Frank L. Pascoe and, Belinda L. Pascoe, Movants,

VS.

ESB Bank, Respondents

NOTICE OF HEARING ON MOTION TO SELL PROPERTY FREE AND DIVESTED OF LIENS

To the creditors and parties in interest of the above-named Debtors:

NOTICE IS HEREBY GIVEN THAT Frank and Belinda Pascoe has filed a Motion to Sell the following property: **104 Aspen Court, Slippery Rock, Pennsylvania 16057** to Steven Saylor, 127 Arlington Drive, Slippery Rock, PA 16057 for \$35,900.00 according to the terms set forth in the Motion for Sale. On or before March 26, 2015, any Objections to the sale shall be filed with the U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, with a copy served on all interested parties.

A hearing is scheduled for April 9, 2015, at 2:00 P.M., before Judge Thomas P. Agresti in Courtroom "C", 54th Floor, 600 Grant Street, Pittsburgh, PA, at which time higher offers will be considered and Objections to said sale will be heard.

Date of Notice: March 12, 2015

Arrangements for inspection prior to said sale hearing may be made with:

Donald R. Calaiaro, Esq., PA ID #27538
dcalaiaro@c-vlaw.com
CALAIARO VALENCIK
428 Forbes Avenue, Suite 900
Pittsburgh, PA 15219-1621
(412) 232-0930

BCLJ: March 27, 2015

**BUTLER COUNTY
COURT OF COMMON PLEAS
NUMBER: 14-10911**

Notice of Action in Mortgage Foreclosure

Urban Financial of America, LLC, Plaintiff
V.

Michael J. Pucci, Jr., Known Surviving Heir of Wayne D. Pucci, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Wayne D. Pucci, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Wayne D. Pucci, Deceased Mortgagor and Real Owner.

Premises subject to foreclosure: 624 Center Avenue, 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.

Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse
300 South Main Street
Butler, Pennsylvania 16001,
(724) 284-5214
and

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

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

BCLJ: March 27, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MSD No. 14-40305**

**IN RE: PETITION OF BUTLER COUNTY TAX CLAIM BUREAU FOR SALE OF REAL ESTATE AT PUBLIC SALE, FREED AND CLEARED OF CLAIMS, LIENS, MORTGAGES AND GROUND RENTS IN ACCORDANCE WITH THE PROVISIONS OF THE REAL ESTATE TAX SALE LAW
PARCEL: 563-6-46**

NOTICE OF TAX SALE

A Judicial Tax Sale has been scheduled in the above matter for May 6, 2015 at 11:00 a.m. in Courtroom No.4 of the Butler County Courthouse. The property to be sold is:

Parcel 563-6-46. Owned by David L. Skal. The parcel shall be sold freed and cleared of all taxes and municipal claims, liens, mortgages, charges and estates of whatsoever kind, except separately taxed ground rents, as researched to the best of the Tax Claim Bureau's ability, to the highest bidder; and the purchaser at such Sale shall take and thereafter have an absolute title to the property sold free and clear of all taxes and municipal claims, liens, mortgages, charges and estates of whatsoever kind, except separately taxed ground rents, as researched to the best of the Tax Claim Bureau's ability. Out of the proceeds of said sale shall be paid the costs set forth in the upset price of the prior sale and all additional costs incurred relative to this sale, including the fee for title searches.

Pursuant to Section 618 of the Pennsylvania Real Estate Tax Sale Law, 72 P. S. Section 5860.618, the owner of any property exposed for sale herein shall have no right to purchase his own pro petty at this Judicial Sale. The remainder of any proceeds from any property sold shall be distributed in the manner provided under Section 205 of the Pennsylvania Real Estate Tax Sale Law, 72 P. S. Section 5860.205, as amended. Reference is hereby made to the prior advertisement in the Butler County Legal Journal on December 19, 2014.

Andrew M. Menchyk, Jr., Esquire
STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001
Telephone: (724) 285-1717

BCLJ: March 27, 2015

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA CIVIL ACTION – LAW NO.: 2014-10607

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

The Bank of New York Mellon Trust Company, N.A. (successor to The Bank of New York, successor to JPMorgan Chase Bank, N.A., successor to the Chase Manhattan Bank, successor to Chemical Bank), as trustee for IMC Home Equity Loan Trust 1998-3, Plaintiff **VS.**

The Unknown Heirs and/or Administrators of the Estate of Susan L. Arndorfer Grossman a/k/a Susan L. Arndorfer a/k/a Susan Lee Arndorfer a/k/a Susan Lee Arndorfer Grossman, and The Unknown Heirs and or Administrators of the Estate of Arthur D. Grossman, Defendant(s)

TO: The Unknown Heirs and/or Administrators of the Estate of Susan L. Arndorfer Grossman a/k/a Susan L. Arndorfer a/k/a Susan Lee Arndorfer a/k/a Susan Lee Arndorfer Grossman, and The Unknown Heirs and or Administrators of the Estate of Arthur D. Grossman

PRESENTLY OR FORMERLY of 184 Corry Road, Slippery Rock, PA 16057. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 184 Corry Road, Slippery Rock, PA 16057 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, The Bank of New York Mellon Trust Company, N.A. (successor to The Bank of New York, successor to JPMorgan Chase Bank, N.A., successor to the Chase Manhattan Bank, successor to Chemical Bank), as trustee for IMC Home Equity Loan Trust 1998-3. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Butler County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST

ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND
The Butler County Bar Association
240 South Main Street
Butler, PA 16001
Phone (724) 841-0130

LAWYER REFERRAL
Butler County Prothonotary
300 South Main Street
Butler, PA 16003
Phone (724) 284-5214

Zucker, Goldberg & Ackerman
240 Gettysburg Pike
Mechanicsburg, PA 17055

BCLJ: March 27, 2015

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania Department of State for a domestic business corporation formed under 15 Pa.C.S. §1306. The name of the corporation is **M & P Management Group Incorporated.**

Dorothy Petrancosta, Esquire

BCLJ: March 27, 2015

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 15th day of May 2015** 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, June 12, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30005
C.P. 2015-20054
SHF FILE: 15000239**

ATTY RICHARD SQUIRE

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

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

BEGINNING at a point in the center line of T-588 at the Southeast corner of the parcel herein described, said point being common to the Northeast corner of lands of now or formerly L. Wager; thence by the Northern line of Wagner, North 84°50'53" West, a distance of 202.3 feet to a point on the line of lands of now or formerly Heasley Nurseries, Inc.; thence by same the following courses and distances: North 17° 6' 00" West, a distance of 183.67 feet to a point; thence North 2° 53' 33" East, 578.37 feet to a point on the line of the railroad right of way; thence by same the following five courses and distances: North 75°37'26" East, a distance of 68.58 feet; thence South 71°7'34" East. A distance of 600 feet; thence South 62°18'34" East, a distance of 750.00 feet; thence South 68°23 '37" East,

a distance of 596.89 feet; thence South 72°26'23" East, a distance of 343.75 feet to a point in the center line of T-588; thence by same, South 3°44'20" West, 407.32 feet to a point, the place of beginning.

CONTAINING 23.39 acres and having thereon erected a dwelling house and outbuildings.

BEING Tax District Map and Parcel No. 290-1F151-25 in the Assessment office of Butler County, Pennsylvania.

Property being known as 181 Brinker Road, Butler, PA 16002 Parcel #290-1F151-25

Being the same premises which Jeffery M. Barber conveyed and granted unto Jeffrey M. Barber and Juliane M. Werner-Barber, husband and wife by Deed dated March 27, 2007 and recorded March 30, 2007 in the office of recorder of deeds for Butler County, Pennsylvania in Instrument# 200703300007490

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30031
C.P. 2015-20314
SHF FILE: 15000437**

ATTY MICHAEL MCKEEVER

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

ALL that certain lot or parcel situate in Adams Township, Butler County, Pennsylvania, being Lot No. 138 in the Heritage Creek Plan Phase I of record in the Butler County Recorder's office as instrument No. 20021002003 3110 recorded on October 2, 2002 in Plan Book Volume 255, page 25.

Being designated as Tax Parcel Number. S17 A 138

UNDER and Subject to any and all building restrictions, building lines, easements, right of way, estates, covenants, exceptions and conditions now of record, apparent on the above described property or shown on the plan.

ALSO under and subject to the Declaration of Covenants, Conditions and Restrictions of Heritage Creek ("the Declaration"), of record in the Butler County Recorder of Deeds Office as Instrument No. 20021030036445 as the same

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

BY acceptance and recording of this Indenture, Grantees, for its heirs and assigns, covenant and agree that pursuant to Article XI of the Declaration, no structure shall be placed, erected, or installed upon the above described property, nor shall any other construction or future modification of completed improvements thereon occur unless and until the same has been reviewed and approved by the "New Construction Committee" or "Modifications Committee", established by Article XI of the Declaration. Parcel #10-S17-A138.

DEED BOOK: Document Instrument # 200606220015407

DEED PAGE: Document Instrument # 200606220015407

MUNICIPALITY: Adams Township

TAX PARCEL#: 10-S17-A138

PROPERTY ADDRESS: 109 Heritage Creek Drive Mars, PA 16046

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30032
C.P. 2015-20174
SHF FILE: 15000429**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of KRIS A BYERS AND RICHARD G BYERS at the suit of US BANK NATL ASSN, Being:

ALL that certain piece, parcel or tract of land situate in the Township of Butler, County of Butler, Commonwealth of Pennsylvania, and being known as Lot No. 53 in the Homewood Plan of Lots, as laid out by William H. Miller, now deceased, and which lot is bounded and described as follows, to-wit:

BEGINNING at a point on the east side of a fifty foot street, known and recorded as Woodland Road in said Plan of Lots; thence, north by a curve to the left having a radius

of three hundred thirteen and eighty-one one-hundredths (313.81 feet) feet a distance of eighty (80 feet) feet along the east side of Woodland Road to a point, said point being the Southwest corner of Lot No. 54 in the same plan of lots and which is now or formerly owned by Roncone; thence, south eighty-three degrees and fifty-three minutes (83 degrees 53 minutes) East a distance of one hundred fifty-two and thirty-two one-hundredths (152.32) feet along the South side of Lot No. 54 to a point on the west side of a twenty (20 feet) feet service drive and which point being the Southeast corner of Lot No. 54; thence, South along the west side of said service drive one degree and twenty-five minutes (1 degree 25 minutes) West a distance of one hundred and five (105 feet) feet to a point, said point being the southeast corner of the lot herein described and the Northeast corner of Lot No. 52 which is now or formerly owned by John F. Bum, et. ux.; thence, north seventy-five degrees and twenty-four minutes (75 degrees 24 minutes) west a distance of one hundred seventy-four and ninety-five one-hundredths (174.95) feet along lands of now or formerly Bum to a point, the place of beginning.

HAVING thereon erected a one-story brick ranch style dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Richard G. Byers and Kris A. Byers, his wife, by Deed from Albert A. Watrel and Carole F. Watrel, his wife, dated 02/10/2000, recorded 02/18/2000 in Instrument Number 200002180003578.

Tax Parcel: 053-6-A53-0000

Premises Being: 225 Beverly Way, Butler, PA 16001-1985

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30011
C.P. 2015-20114
SHF FILE: 15000235**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of FLAUD CAREY DECD UNKNOWN HEIRS, GEORGE CAREY DECD UNKNOWN HEIRS, AND CONNIE CAREY HEIR at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN piece or parcel of land situate in Butler Township, Butler County,

Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road known as Three Degree Road on line of lands now or formerly of Orval W. Goslaw; thence South 63 02' East along line of lands now or formerly of said Goslaw, a distance of 159.67 feet to a point on line of lands now or formerly of James Wells Murphy, et ux; thence along line of lands of said Murphy, the following courses and distances: South 4 38' West, 18.76 feet; South 69 27' East, 14.00 feet to a point on line of lands now or formerly of John Suchy; thence South 12 33' West along line of lands of John Suchy, a distance of 135.00 feet to a point; thence North 63 37' 20" West, a distance of 304.69 feet to a point in the center of a public road known as Three Degree Road; thence North 12 33' East along the center line of said Three Degree Road, a distance of 140.00 feet to a point, the place of beginning.

BEING THE SAME PREMISES which Joseph V. Ihlenfeld and Patricia M. Ihlenfeld, husband and wife by deed dated 1/23/2004 and recorded 1/30/2004 in the office of the recorder of deeds in and for the county of Butler, as deed instrument number 20041300003225, granted and conveyed unto George Carey, Solely.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30024
C.P. 2015-20004
SHF FILE: 15000428**

ATTY TERRANCE MCCABE

Seized and taken in Execution as the property of MARK S CAUSER at the suit of HUNTINGTON NATL BANK, Being:

TAX I.D.#: 564191860000

All that certain piece, parcel and lot of land situate in the 4th ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on Summit Avenue, said Summit Avenue formerly known as Oakland Avenue, in the East Oakland plan of lot as laid out in Butler, the said point being fifty-five (55) feet North of the intersection of said Summit Avenue and East Fulton Street; thence in an easterly direction by line parallel with line of said Fulton Street one hundred three and one-third (103 1/3) feet to Second

Street thence in a southerly direction along the western line of said Second Street fifty-five (55) feet to East Fulton Street thence in a westerly direction along the northern line of East Fulton Street one hundred three and one-third (103 1/3) feet to Summit Avenue, formerly Oakland Avenue; thence in a Northerly direction along said Summit Avenue fifty-five (55) feet to the place of beginning.

Being known as: 564 2ND STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Mark S Causer by deed from Robert L Dietrick and Patricia Regina Dietrick dated May 26, 2010 and recorded May 27, 2010 in Instrument Number #201005270011307.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30030
C.P. 2015-20117
SHF FILE: 15000424**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of DEBBIE A DAVENPORT at the suit of JPMORGAN CHASE BANK, NA, Being:

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

BEGINNING at a point, said being the Southeast corner of the tract herein described, said point being common to the center line of Old Route 8 (Sunset Drive) at a line of other lands now or formerly of Carl Ifft, thence by other lands now or formerly of Carl Ifft., South 65 degrees 6 minutes West, a distance of 246.56 feet to an iron pin on line of lands now or formerly of B. Snyder; thence continuing by the same, North 4 degrees 50 minutes 40 seconds East, a distance of 100.56 feet to a point on line of lands now or formerly E. Winchester; thence continuing by the same North 59 degrees 5 minutes 10 seconds East, a distance of 197.78 feet to a point in the center line of Old Route 8 (Sunset Drive); thence continuing by the same, South 24 degrees 54 minutes East a distance of 108.00 feet to a point on line of lands now or formerly Carl Ifft, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debbie A. Davenport, by Deed from David R. Davenport, Jr. and Debbie A. Davenport,

h/w, dated 06/14/2000, recorded 08/16/2000 in Instrument Number 200008160019056.

Tax Parcel: 060-S11-C16-0000

Premises Being: 831 Sunset Drive, Butler, PA 16001-1143

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30009
C.P. 2015-20103
SHF FILE: 15000236**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of LISA MARIE DIGANGI AND MICHAEL ANTHONY DRAMMISSI at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that certain piece, parcel, tract or lot of land designated as 249 West Water Street, Slippery Rock, Pennsylvania, 16057, situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the line of Water Street, formerly known as Bingham Road at the Northeast corner of a lot formerly owned by J.Frank Miller and now or formerly of Russell Croll; thence Eastwardly by the line of Water Street, 57 1/4 feet to a point on the line of a lot formerly of Jane and Walter Yourd, now or formerly of Raymond Grine; thence Southwardly by the West side of the said lot of now or formerly Raymond Grive, 246 feet to a point; thence Westwardly a distance of 57 1/4 feet to a point on the line of lands formerly of J. Frank Miller, now or formerly of Russell Croll; thence Northwardly by the East boundary line of said lot of now or formerly of Russell Croll, 246 feet to the place of beginning. Subject to and together with any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

TITLE TO SAID PREMISES IS VESTED IN Lisa Marie DiGangi and Michael Anthony Drammissi, as joint tenants with right of

survivorship and not as tenants in common, by Deed from Michelle A. Pampuch, married, dated 01/25/2010, recorded 01/29/2010 in Instrument Number 201001290002028.

Tax Parcel: 510-S1-53-0000

Premises Being: 249 West Water Street, Slippery Rock, PA 16057-1024

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30008
C.P. 2015-20093
SHF FILE: 15000230**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of JEFERSON D DRAPER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or parcel of ground situate in the Second Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON THE NORTH 80 feet by lot now or formerly of Eury; on the East by other portion of larger lot formerly of Rieger; on the South 80 feet by lot now or formerly of Billingsley; and on the West 50 feet by Second Street; and being the Western half of said Lot No. 10 in Block 9 in the plan of lots recorded in Butler County, Pennsylvania, in Deed Book Volume 82, Page 500; having thereon erected a two-story frame dwelling house and being known as 325 Second Street, Butler, PA 16001.

BEING THE SAME PREMISES which Silvio J. Andreassi and Mary Anne Andreassi, husband and wife, by deed dated 9/23/2009 and recorded 9/28/2009 in the office of the recorder of deeds in and for the county of Butler, as deed instrument number 200909280022826 granted and conveyed unto Jefferson D. Draper.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30021
C.P. 2015-20011
SHF FILE: 15000425**

ATTY JOSEPH FOLEY

Seized and taken in Execution as the property of RONALD G EDWARDS AND MAXINE LANE at the suit of FIRTH THIRD MORTGAGE COMPANY, Being:

TAX I.D.#:60-S11-C1

ALL THAT CERTAIN LOT OR PIECE of GROUND SITUATE IN THE TOWNSHIP of CENTER, COUNTY of BUTLER AND COMMONWEALTH of PENNSYLVANIA, BEING LOT NO. 1 IN THE RALPH L. IFFT PLAN of LOTS IN THE TOWNSHIP of CENTER AS LAID OUT BY WILLIAM D. REENOUGH R.E. IN NOVEMBER of 1966, AS RECORDED IN THE RECORDER'S OFFICE of BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 52, PAGE 6.

Being known as: 809 SUNSET DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Ronald G. Edwards and Maxine Lane by deed from RICKY C. PISARCHICK, SR., AND MARIE PISARCHICK, HUSBAND AND WIFE dated October 29, 2007 and recorded November 2, 2007 in Instrument Number # 200711020028319.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30022
C.P. 2014-21845
SHF FILE: 15000426**

ATTY DANIEL FANASELLE

Seized and taken in Execution as the property of STACY M GILBERT AND STACY M FAIR at the suit of WELLS FARGO BANK, NA, Being:

All that certain piece, parcel or lot of land situate in the Third Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows: On the North 90 feet by Lot of Theodore L. Schenck; on the East 30 feet, by an alley; on the South 90 feet by lot formerly of E. W. Schenck; and on the West 30 feet by Third Avenue. Being Lot 25 in the Schenck and Marshall plan of lots as recorded in Plan Book 2, Page 12.

BEING KNOWN AS: 109 THIRD AVENUE, BUTLER, P A 16001-5641

BEING THE SAME PREMISES which Scott R. Lowe and Kristen R. Lowe, husband and wife, by Deed dated 06/23/2004 and recorded 06/24/2004 in the office of the Recorder of Deeds in and for Butler County in Deed Instrument # 200406240020644 granted and conveyed unto STACY M. GILBERT A/K/A STACY M. FAIR.

PARCEL NO.: 563-24-337

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30034
C.P. 2015-20091
SHF FILE: 15000436**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of KELLY JO HAYDEN, KELLY J HAYDEN, THOMAS M HAYDEN, AND THOMAS M HAYDEN, V, at the suit of JPMORGAN CHASE BANK, NA, Being:

ALL THAT CERTAIN parcel of land situated in Clay township, Butler county, Pennsylvania, being bound and described as follows:

BEGINNING at a point, being the southwest corner of the tract herein conveyed and being the center line of state route 308 also known as the West Sunbury Road; thence along the center line of said S. R. 308 the following courses and distances: North 16 degrees 27 minutes 00 second east a distance of 2.18 feet North 15 degrees 01 minute 00 second east a distance of 100.00 feet, feet North 11 degrees 48 minutes 00 second east a distance of 100.00 feet, feet and North 7 degrees 51 minutes 00 second east a distance of 49.24 feet to a point;

THENCE south 72 degrees 11 minutes 30 seconds east along lands of grantors herein, a distance of 248.90 feet to an iron pin' thence south 17 degrees 48 minutes 30 seconds west along same, a distance of 250.00 feet ,feet to an iron pin; thence north 72 degrees 15 minutes 30 seconds west along same, a distance of 225.00 feet, feet to a point, the place of beginning.

CONTAINING 1.34 Acres as per survey of W J. McGarvey, P.E. dated October 14, 1994 and being known as Hayden Subdivision No. 1.

TITLE TO SAID PREMISES IS VESTED IN Wendy Hines Hayden from the Butler County Tax Claim Bureau, as trustee, for Thomas M. Hayden V & Kelly J. Hayden in a deed dated 9/8/2014, recorded 12/30/2014 as Instrument 201412300030810.

Tax Parcel: 080-2F59-A9CA-0000

Premises Being: 904 West Sunbury Road, West Sunbury, PA 16061-2524

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2012-30175
C.P. 2012-20978
SHF FILE: 15000273**

ATTY KRISTINA MURTHA

Seized and taken in Execution as the property of LANCE L HESS AND TINA M HESS at the suit of PENNYMAC HOLDINGS LLC, Being:

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

BEGINNING at a point at the intersection of the center line of Township Road T-610, also known as Hoffman Road, and line of lands of Lot No, 2 in the Raymond A and Mildred R. Drogowski Subdivision and the herein described lot; thence along line of lands of Lot No, 2 in the Raymond A. and Mildred R. Drogowski Subdivision the following courses and distances: North 83° 37' 49" East, a distance of 223, 20 feet; South 6° 22" 11" East, a distance of 136.87 feet; South 48° 21' 04" West, a distance of 234 feet to the center line of Township Road T-610. also known as Hoffman Road; thence along the center line of Township Road T-610, also known as Hoffman Road, the following courses and distances: North 14° 17' 00" West, a distance of 163.09 feet and North 11° 26' 35" West, a distance of 109.91 to a point, at the place of beginning,

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

ALSO SUBJECT to any and all easements, rights of way and building set back lines as the same may be and appear in prior instruments of record or as shown on the recorded plan,

DEED BOOK: Instrument#200009070021023

DEED PAGE: Instrument# 200009070021023

MUNICIPALITY: OAKLAND TOWNSHIP

TAX PARCEL#: 250-1F147-2B

PROPERTY ADDRESS: 179 Hoffman Road Chicora, PA 16025

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30020
C.P. 2015-20199
SHF FILE: 15000274**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of LISA A HUTCHINSON AND JOHN G HUTCHINSON at the suit of CITIFINANCIAL SERVICING LLC, Being:

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

BEGINNING at the Northwest corner hereof at the intersection of Federal Street and Bredin Avenue; thence along Federal Street in an Easterly direction a distance of 32.2 feet to a post, the Northeast corner of the lot herein conveyed on line of lands of formerly Mary Kircher and of now or formerly J. Neudorfer; thence in a Southerly direction by lots of now or formerly J. Neudorfer and now or formerly A. Sunberg a distance of 116.25 feet more or less to a post; thence in a Westerly direction 44.75 feet to a post on the Eastern side of Bredin Avenue; thence in a Northerly direction along the Easterly side of Bredin Avenue 117.28 feet to the intersection of Federal Street and Bredin Avenue, the place of beginning, and having thereon erected a two-story fame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Lisa A Hutchinson, by Deed from John G. Hutchinson and Lisa A. Hutchinson, his wife, dated 02/16/2011, recorded 04/11/2011 in Instrument Number 201124110008719.

Tax Parcel: 565-12-202-0000

Premises Being: 517 Federal Street, Butler, PA 16001-4238

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30033
C.P. 2015-21416
SHF FILE: 15000430**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of KEVIN KIMMERLING AND CAROLYN KIMMERLING at the suit of BANK of AMERICANA, Being:

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, PA, being Lot No. 1045 and 1046 in the Plan of Lots known as Connoquenessing Woodlands, Unit 5, recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 3a-3b.

EXCEPTING AND RESERVING all rights and privileges as have been excepted, reserved and conveyed by prior instruments of record.

SUBJECT to all easements and rights of way affecting the above described premises as the same appear of record.

SUBJECT to all restrictions, reservations, building lines and easements as set forth and recorded in Deed Book 734, Page 97.

TITLE TO SAID PREMISES IS VESTED IN Kevin Kimmerling and Carolyn Kimmerling, his wife, by Deed from Habitat for Humanity, Butler County, Inc., Southwest Chapter, dated 12/13/1996, recorded 12/16/1996 in Book 2695, Page 411.

Tax Parcel: 120-S5-A1045-0000

Premises Being: 123 Spring Valley Road, Evans City, PA 16033-4457

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2014-30188
C.P. 2014-21177
SHF FILE: 15000434**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of CHARLENE D KOEHLER EXTRX, VIRGINIA R KOEHLER EST BY EXTRX AND VIRGINIA KOEHLER EST BY EXTRX at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain Condominium Unit, being designated as Unit 406, Phase III of Saxonburg Village, a Condominium, in Lot No. 4 of the Omega Properties, Inc. Plan of Subdivision, situate in the Borough of Saxonburg, County of Butler, and Commonwealth of Pennsylvania, and recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 123, Page 24. Declaration of Condominium recorded in the office of the Recorders of Deeds for said County, in Deed Book Volume 1436, Page 217, as amended by Amendment No. 1 to the Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for the said Butler County in Deed Book Volume 1461, Page 239, and as further amended by Amendment No. 2 to Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for said County, in Deed Book Volume 1607, Page 169.

TOGETHER with an undivided .3.7037% interest of, in and to the Common Elements as more fully set forth in the Declaration.

TOGETHER WITH AND SUBJECT TO Covenants, Easements and Restrictions of record, including without limitation, together with an easement for ingress, egress and regress to and from Bella Drive and Phase III above described over Dogwood Court, together with the use of a 20 foot sanitary sewer easement along the Northerly side of Phase III and the Convertible and Withdrawable Real Estate to the East of Phase III.

UNDER AND SUBJECT Declaration of Condominium recorded in the office of the Recorders of Deeds for said County, in Deed Book Volume 1436, Page 217, as amended by Amendment No. 1 to the Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for the said Butler County in Deed Book Volume 1461, Page 239, and as further amended by Amendment No. 2 to Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for said County, in Deed Book Volume 1607, Page 169.

TITLE TO SAID PREMISES IS VESTED IN Virginia R. Koehler, single, by Deed from Roger M. Sepich, single and Milan J. Sepich and Shirley A. Sepich, his wife, dated 05/20/1993, recorded 05/24/1993 in Book 2321, Page 567. The said Virginia R. Koehler departed this life on or about 02/02/2013, and upon information and belief her surviving heir is Charlene D. Koehler.

Tax Parcel: 500-S3-B406

Premises Being: 406 Evergreen Court# 406, Saxonburg, PA 16056-2239

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30002
C.P. 2014-21684
SHF FILE: 15000241**

ATTY PRESTON JAQUISH

Seized and taken in Execution as the property of THOMAS W LEHNER, THOMAS W LEHNER, JR, AND RUTH E LEHNERD at the suit of FIRST COMMONWEALTH BANK, Being:

ALL those two certain pieces or parcels of land situate in the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly right of way line of South Washington Street, at the Southeast corner of lot of Joseph J. Giffin and Genevieve B. Giffin, his wife, and being the Northeast corner of the lot herein conveyed, said point being also in a party wall separating tract of Giffin and tract herein conveyed; thence along the Westerly right of way line of South Washington Street, South 0° 16' East a distance of 36.12 feet, more or less, to a point; thence by West Cunningham Street, South 89° 42' 10" West a distance of 55.01 feet to a point on lands of formerly Kradel, now or formerly J. L. Raabe; thence along Raabe North 0° 16' West a distance of 35.81 feet, more or less, to a point on lands conveyed by grantor herein to Joseph J. Giffin, et ux.; thence along lands of Giffin South 89° 39' 20" East a distance of 8.79 feet to a point; thence along same North 0° 09' 40" West a distance of 0.85 feet to a point in a party wall separating lands herein conveyed and lands of Joseph J. Giffin; thence through said party wall South 89° 39' 20" East a distance of 46.21 feet to a point, the place of beginning.

Known as Tax Map No. 563-7-36.

Being commonly known as 130-134 South Washington Street, Butler, PA 16001.

Being the same property conveyed from William A. Lehnerd to Thomas W. Lehnerd, Jr. by Deed dated December 19, 2005, recorded on December 19, 2005, in the Butler County Recorder of Deeds office at Instrument No. 200512190036078.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30025
C.P. 2015-20229
SHF FILE: 15000427**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of FRANCES ANN MCCOSBY AND KENNETH J MCCOSBY at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

All that certain piece, parcel or tract of land situate in Jackson Township, Butler County, Pennsylvania, being Lot No. 11 in the R. C. Hugli Plan of Lots No. 3 as recorded in the Recorder of Deeds office in and for Butler County in Rack File 58, Page 28, said description being incorporated herein by reference thereto.

TOGETHER WITH the right and privilege to use the streets and ways set forth in said Plan in common with other users for ingress and egress.

Subject to the Restrictive Covenants set forth in Deed Book Volume 911, Page 905.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. McCosby and Frances Ann McCosby, his wife from Paul W. Pachuda, Jr. and Elizabeth Pachuda, his wife, in a deed dated 8/18/1978, recorded 8/22/1978, in Deed Book 1075 Page 1050.

Tax Parcel: 180-S2-E11-0000

Premises Being: 340 Ridge Road, Zelenople, PA 16063-3226

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30028
C.P. 2015-20266
SHF FILE: 15000433**

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of CAROL MILLER AND RANDALL MILLER at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

BEGINNING at a point on the center line of L. R. 10045, also known as Dick Road, said point being the northeastern corner of the within described premises and common with lands of now or formerly Wilbur D. Montgomery, et ux.; thence along said center of L. R. 10045, a 40-foot right of way, the following courses and distances: south 34 degrees 47' 20" east, 79.35 feet to a point; thence south 32 degrees 29' 40" east, 100.00 feet to a point on lands of now or formerly Montgomery; thence south 82 degrees 21' 20" west along said lands of now or formerly Montgomery, 376.88 feet to an iron pin on line of lands of now or formerly Victor J. Grimaldi, et ux.; thence along said lands of now or formerly Grimaldi, north 4 degrees 46' 20" west, 161.56 feet to an iron pin on lands of now or formerly Montgomery; thence north 82 degrees 21' 20" east, along said lands of now or formerly Montgomery, 290.55 feet to a point on the center line of L. R. 10045, the place of beginning.

Being known and designated as Tax Parcel ID No. 120-3F76-5C in Deed Registry Office of Butler County, Pennsylvania.

Title to said Premises vested in Randall Miller and Carol Miller by Deed from Randall E. Miller dated 12/08/2006 and recorded 12/20/2006 in the Butler County Recorder of Deeds in Instrument No. 200612200032038.

BEING KNOWN AS 776 Dick Road, Renfrew, PA

16053 TAX MAP NO: 120-3F76-5C

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2014-30355
C.P. 2014-22219
SHF FILE: 150000035**

ATTY SCOTT SCHREFFLER

Seized and taken in Execution as the property of PATEE NEFF HEIR AND EDWARD J RITCHEY DECD at the suit of FARMERS NATIONAL BANK of EMLENTON, Being:

Property located at 125 Homer Road, Parker Township, Butler County, Pennsylvania with Parcel #260-1F29-34A.

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

FIRST:

BEGINNING at the northwest corner at a pin oak tree by lands of now or formerly J.P. Smith; thence East along lands now or formerly of J.P. Smith, 325 feet, more or less to a stone; thence South along lands now or formerly of Roy W. Ritchey, et ux, 678 feet, more or less, to a wild cherry tree or road; thence West along road, 210 feet, more or less, to a stone; thence North 570 feet, more or less, along lands now or formerly of J.P. Smith or to a pin oak tree, the place of beginning.

ALL coal, oil and mineral rights reserved.

TOGETHER with a right of way 20 feet in width, running east and west from the tract herein described to the cement road, for the purpose of providing ingress and egress to and from the tract above described to the cement road.

SECOND:

BEGINNING at the northwest corner at a stone; thence eastward by land now or formerly of Ella M. Smith Farm, 81 feet, more or less, to a stone; thence southward by lands now or formerly of Edwin A. Longwell and wife, 800 feet, more or less, to a stone at private road leading from Petrolia and Bruin cement road to buildings now or formerly of C. E. Powell; thence westward along said road, separating from land now or formerly of J. G. Hilliard, 81 feet, more or less, to a stone; thence northward along land heretofore conveyed by William J. Flowers, et ux, to said Roy W. Ritchey et ux, 678 feet, more or less, to the place of beginning.

CONTAINING one and one-third (1-113) acres, more or less

EXCEPTING from the grant hereof the coal, oil and gas in and under said land as reserved in Deed from William J. Flowers, et ux, to George W. Homer, et ux.

BEING the same premises conveyed by Roy W. Ritchey and Myrtle B. Ritchey to Edward J. Ivitchey and Evelyn M. Ritchey by Deed dated February 27, 1980 and recorded in Butler County in Deed Book 1273, Page 391, under date of April 17, 1986.

THIRD:

Part of Deed Instrument No. 200901120000568 described as follows:

BEGINNING at a point in the center of a public road, running from the point of intersection with Route 268 in a northern direction to the land of now or formerly Clyde Powell, said point of beginning being fifteen (15) feet along the center line of said public road from the southeastern corner of lot of now or formerly of Edward J. Ritchey; thence North 16° 33' West along the center line of said public road one hundred ninety-five (195) feet; thence North 85° 32' East along the line of other lands of now or formerly Roy W. Ritchey, et ux, one hundred fifty-eight and fifty-seven hundredths (158.57) feet; thence South 2° 28' West along the line of other lands of now or formerly Roy W. Ritchey, et ux, one hundred ninety-two and fifteen hundredths (192.15) feet; thence South 85° 32' West along the line of other lands of now or formerly Roy W. Ritchey, et ux, ninety-four and seventy hundredths (94.70) feet to the point of beginning. Containing approximately .55 acres and having thereon erected a dwelling house.

BEING the same premises conveyed by William A. Ritchey and Twila J. Ritchey to Edward J. Ritchey and Evelyn M. Ritchey by Deed dated January 6, 2009 and recorded in Butler County at Instrument No. 200901120000568 under date of January 12, 2009.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30019
C.P. 2015-20198
SHF FILE: 15000272**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of ANGEL D POWERS AND ERIC S POWERS at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

BEGINNING at a point in the center of Pine Drive where the same is intersected by the western line of Lot No. 7 in the hereinafter mentioned plan, said point being the southwest corner of Lot No. 7 and the southeast corner of the tract herein conveyed; thence along the center line of Pine Drive by a curve to the left on a radius of 146.11 feet, a distance of 109.14 feet to a point where the center line of a 33 foot right of way intersects the center line of Pine Drive; thence North 2 degrees 40 minutes East along the center line of the 33 foot right of way, a distance of 241.23 feet to a point on line of lands of now or formerly Perry Hines; thence South 85 degrees 13 minutes East along line of lands of now for formerly Perry Hines, a distance of 100.07 feet to a point on line of lands of Lot No. 7; thence South 2 degrees 40 minutes West along Lot No. 7 a distance of 199.04 feet to a point in the center of Pine Drive, the place of beginning, and being Lot No. 8 in the Pine View Manor Plan of Lots.

Said property is more particularly bounded and described as follows:

BEGINNING at a point in the center of Pine Drive, a 36 foot Right-of-Way, said point being the Southeast corner of the parcel herein conveyed and the Southwest corner of Lot 7 of the Pine View Manor Plan of Lots; thence along the center line of Pine Drive by a curve to the left having a radius of 146.11 feet and a distance of 109.71 feet, said distance also having a Chord measurement bearing South 71 degrees 36 minutes 48 seconds West, a distance of 107.15 feet to a point where the center line of Pine Drive intersects the center line of a 35 foot Right-of-Way, said point being the Southwest corner of the parcel herein conveyed; thence along the center line of the said 35 foot Right-of-Way in a Northerly direction North 2 degrees 40 minutes 00 second East, a distance of

241.23 feet to a point on line of lands of now or formerly G. McCandless, said point being the Northwest corner of the parcel herein conveyed; thence along the property of now or formerly G. McCandless South 85 degrees 13 minutes 00 second East, a distance of 100.07 feet to a point located along Lot 7 of the aforementioned plan, said property owned now or formerly by B. Klann, said point being the Northeast corner of the parcel herein conveyed; thence along said property of now or formerly B. Klann South 2 degrees 40 minutes 00 second West, a distance of 199.04 feet to a point, the place of beginning. Being Lot 8 in the Pine View Manor Plan of Lots. Containing 0.49 acres. Said description is made in accordance with survey of Land Surveyors, Inc., dated February 12, 1998.

SUBJECT to reservations, restrictions, covenants, conditions, easements and rights of way as may be recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Eric S. Powers and Angel D. Powers, his wife, by Deed from Elmer R. Rader, dated 02/19/1998, recorded 02/19/1998 in Book 2828, Page 0439.

Tax Parcel: 060-S11-B8-0000

Premises Being: 103 Pine Drive, Butler, PA 16001-1126

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30016
C.P. 2015-20157
SHF FILE: 15000242**

ATTY MARK UDREN

Seized and taken in Execution as the property of GINA SLATER, GINA M SLATER, TIMOTHY SLATER, TIM SLATER, TIMOTHY SLATER, TIMOTHY P SLATER, WILLIAM SLATER AND WILLIAM T SLATER at the suit of WELLS FARGO BANK, N.A., Being:

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

BEGINNING at the Northwest corner of the tract herein described, on the East property line of Henry H. Phibbs, at the Southwest corner of other lands of second parties, in the center line of Township Road T-625; thence

by said center line and along lands of Slater and Baptiste, the following five courses and distances: South 77° East, 110.60 feet; South 79° East, 103.90 feet; South 82° East, 72.94 feet; South 87° East, 87.50 feet; South 77° East, 40.86 feet to line of other lands of first parties; thence by said other lands of first parties on a line through two iron pins, South 2° 03" west, 542.00 feet to an old pin at line of lands of Rodis Coal Company; thence by said lands of Rodis Coal Company, North 88° 41" West, 417.00 feet to a wild cherry on an existing fence line at lands of Henry H. Phibbs aforementioned; thence by said existing fence line and lands of Henry H. Phibbs on a line through an iron pin near the edge of the Township Road Right of Way, North 2° 03" East, 600.00 feet to the place of beginning. Containing 5-1/2 acres, more or less according to survey of Louis F. Trout, Registered Surveyor, dated May 1, 1974.

BEING KNOWN AS: 268 Kuhn Road, Karns City, PA, 16041

PROPERTY ID NO.: 1103F0834A

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED 09/22/2000 RECORDED 10/02/2000 IN DEED BOOK Inst# 200010020023254.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30017
C.P. 2015-20175
SHF FILE: 15000293**

ATTY LEON HALLER

Seized and taken in Execution as the property of DANITA M TEDESCHI AND DANITA YURKOVICH at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being marked and numbered Lot No. 460 in the Lyndora Land and Improvement Company's Plan of Lots, of record in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 1, Page 7.

HAVING THEREON ERECTED a dwelling house known as: 106 BESSEMER AVENUE LYNDORA, PA 16045

BEING designated as Parcel No. 052-37-A460

EXCEPTING AND RESERVING thereout and therefrom, all the coal, oil, gas and any and all other minerals in or under the above described tract of land, together with the right to mine and take away the same, in such manner, as not to injure or damage the surface of said land.

Prior Deed incorrectly references Plan Book Volume 5, Page 1, when the correct reference is Plan Book Volume 1, Page 7. Further, the prior Deed incorrectly contains a second metes and bounds description which does not accurately describe the within lot which is Lot No. 460 in the Lyndora Land and Improvement Company's Plan of Lots of record in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 1, Page 7.

BEING THE SAME PREMISES WHICH Nicole M. Rishel by deed dated 12/20/02 and recorded 01/07/03 in Butler County Instrument No. 200301070000456, granted and conveyed unto Danita M. Yurkovich. (Danita M. Yurkovich is now known as Danita M. Tedeschi)

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30029
C.P. 2015-20112
SHF FILE: 15000423**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JOSEPH B TORRES at the suit of WELLS FARGO BANK, NA, Being:

All that certain lot of ground situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: On the south forty (40) feet; more or less, by Ridge A venue, formerly Spring Street; on the East one hundred twenty-eight (128) feet by a lot formerly owned by L. C. Wick; on the northwest one hundred twenty-six (126) feet, more or less, by Popular Street, being a triangular lot of ground in the Duffy Town Plan of Lots;

TITLE TO SAID PREMISES IS VESTED IN Joseph B. Torres, unmarried, by Deed from Leonard Frank Chuba, Jr. and Mamie Ann Chuba, h/w, dated 03/30/2009, recorded 04/03/2009 in Instrument Number 200904030006536.

Tax Parcel: 565-42-33-0000

Premises Being: 420 Ridge Avenue, Butler, PA 16001-5522

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30007
C.P. 2015-20092
SHF FILE: 15000231**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of COLLEEN D WEIR at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN unit designated as Unit No. 314 at 314 Central Drive, Cranberry Township, Butler County, Pennsylvania, in Deer Run Condominium, a unit property project submitted to the provisions of the Unit Property Act (Act of July 3,1963, P. L. 196), pursuant to a Declaration recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book 83, page 48, et seq.; the Declaration Plan entitled "Declaration for Deer Run Condominiums" in the Deer Run P. U. D. Plan and recorded in the said recorder's office in DBV 1121, page 489, together with a 1.67500 percent (.0165700%) undivided interest in the common elements appurtenant thereto.

BEING DESIGNATED AS LOT AND BLOCK: 130-S11-E314

BEING THE SAME PREMISES which Richard R. Walker, married by deed dated 7/14/1999 and recorded 7/22/1999 in the office of the recorder of deeds in and for the County of Butler, in deed book 3029, page 646, granted and conveyed unto Colleen D. Weir.

BCLJ: March 27, April 3 & 10, 2015

E.D. 2015-30012
C.P. 2014-22129
SHF FILE: 15000233

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of TIMOTHY P WOLFE AND AIMEE M WOLFE at the suit of BANK of AMERICANA, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the township of Middlesex, county of Butler and commonwealth of Pennsylvania, being known as all of lot no. 14 in the Dwellington Greens plan of lots, as recorded in the recorder's office of Butler county, Pennsylvania in rack file number 5, page 23.

Vested by Warranty Deed, dated 10/17/1997, given by Blair W. Skundrich and Donna S. Skundrich, Husband and Wife to Timothy P. Wolfe and Aimee M. Wolfe, Husband and Wife and recorded 10/20/1997 in Book 2790 Page 0894 Instrument# 199710200024646

Tax Parcel: 230-S9-C14-0000

Premises Being: 116 Dwellington Drive, Valencia, PA 16059-2520

BCLJ: March 27, April 3 & 10, 2015

Butler County Sheriff, Michael T Slupe



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

2015 Motion Court Calendar

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

MOTION COURT

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

* Judge Yeager's has added a MOTION COURT for Tuesday, March 31, 2015 at 11:00 a.m.

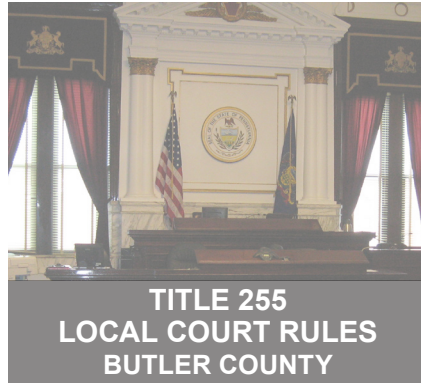
* Judge Horan's MOTION COURT for Wednesday, July 22, 2015 has been canceled

Any EMERGENCY motions should be brought to Court Administration.

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

Court Holidays

April 03, 2015..... Good Friday
May 25, 2015..... Memorial Day
June 14, 2015..... Flag Day
July 04, 2015..... Independence Day
September 7, 2015..... Labor Day
October 12, 2015 Columbus Day
November 11, 2015..... Veteran's Day
November 26, 2015..... Thanksgiving Day
November 27, 2015..... Day after Thanksgiving
December 25, 2015 Christmas Day



**Courthouse and Government/Judicial Center Front Door Security;
AD-3-2015**

**[45 Pa.B. 1113]
[Saturday, March 7, 2015]**

ADMINISTRATIVE ORDER OF COURT

And Now, this 10th day of February, 2015, intending to preserve order, ensure the fair administration of justice and provide for the safety of all persons conducting business in the Butler County Courthouse and the Government/Judicial Center, it is hereby ordered and decreed that the provisions of 18 Pa. C. S. A. § 913 shall be enforced by the Butler County Sheriff. Possession of firearms and other dangerous weapons are strictly prohibited except as allowed by the Butler County Security Policy.

All packages, brief cases and other containers in the immediate possession of persons entering the Courthouse/Government-Judicial Center shall be subject to inspection. A search shall be conducted by requiring persons and property to be passed through a walk through metal detector or x-ray machine and the use of a hand-held metal detector being moved by hand in close proximity to all areas of the body of the person being searched and in close proximity to all areas of a package being searched. In the event that the detector emits an alert signal, the search of a person shall be expanded to include a pat-down of the immediate area of the body of the person being searched which had activated the signal. A pat-down search shall be conducted only by a sheriff of the same gender as the person being searched. Any package which indicates that suspicious materials, substances or contraband may be contained therein, shall be opened by the person bringing it into the building for a more thorough examination.

When the term weapon is used in this order, it shall be defined as including any firearm, any knife, any explosive or incendiary device (whether real or hoax) or any object that is designed, made or adapted for the purpose of inflicting bodily injury and any weapon defined as such by the Pennsylvania Crimes Code.

One or more signs shall be posted at each public entrance in a location and of a size and design reasonably calculated to draw the attention of persons entering the building and giving notice that: a) no weapons or explosives may be brought into the building; b) all persons entering the building are subject to search for weapons or explosives; and c) all packages, brief cases and other containers are subject to search prior to entering the building.

(Pa.B. Doc. No. 15-406. Filed for public inspection March 6, 2015, 9:00a.m.)

By the Court,
THOMAS J. DOERR,
President Judge