

**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: Sophie Derwin**

Late of: Butler Township PA  
Administrator: Michael Lukon  
8419 Classique Avenue  
Las Vegas NV 89178  
Attorney: Chester B Scholl Jr  
Fruit Dill Goodwin & Scholl  
32 Shenango Ave  
POB 673  
Sharon PA 16146

**Estate of: W Gregg Kerr**

**a/k/a: William Gregg Kerr Jr**

Late of: Clinton Township PA  
Executor: Douglas Gregg Kerr  
132 Coal Hollow Road  
Sarver PA 16055  
Executor: Brian Keith Kerr  
7500 Henrietta Street  
Pittsburgh PA 15218  
Attorney: Raymond C Vogliano  
Eckert Seamans Cherin & Mellott LLC  
600 Grant St 44th Floor  
Pittsburgh PA 15219

**Estate of: Edward G Koegler Sr**

Late of: Zelenople PA  
Executor: Edward G Koegler Jr  
211 Woodcroft Road  
Baden PA 15005  
Executor: Sandra Lee Milo  
327 E Spring St  
Zelenople PA 16063  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelenople PA 16063

**Estate of: Hugh E McCormick**

Late of: Butler Township PA  
Executor: Carol D Green  
104 W Muntz Ave  
Butler PA 16001  
Attorney: Robert J Stock  
Stock & Patterson

PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Dixie E McKnight**

Late of: Marion Township PA  
Administrator: Mindy S McKnight  
937 Cemetery Road  
Boyers PA 16020  
Administrator: Ryan S McKnight  
937 Cemetery Road  
Boyers PA 16020  
Administrator: Adam W McKnight  
937 Cemetery Road  
Boyers PA 16020  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Mabel Irene Zimmerman**

Late of: Jackson Township PA  
Administrator: Karen I Greenawalt  
290 Lindsay Road  
Zelenople PA 16063  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelenople PA 16063

BCLJ: March 28, April 4 & 11, 2014  
-----

**SECOND PUBLICATION**

**Estate of: Harold R Beazell Jr**

**a/k/a: Harold Rhinehart Beazell Jr**

Late of: Adams Township PA  
Executor: Cynthia A Beazell Krchnavy  
114 Crestwood Dr  
Sarver PA 16055  
Executor: Marcia Beazell Scott  
6407 Tupelo Rd  
Allentown PA 18104  
Attorney: Laurel Hartshorn  
254 W Main St  
POB 553  
Saxonburg PA 16056

**Estate of: Agnes Mary Black**

Late of: Butler Township PA  
Administrator: Mareena J Krauchuk  
13 High Street  
Lyndora PA 16045  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Samuel Costa**

Late of: Butler Township PA  
 Executor: Larry A Thompson  
 961 Oneida Valley Road  
 Butler PA 16001  
 Attorney: Gwilym A Price III  
 129 South McKean St  
 Butler PA 16001-6029

**Estate of: Harry D Cotten****a/k/a: Harry Cotten****a/k/a: Harry David Cotten**

Late of: Franklin Township PA  
 Executor: Sandy K Cotten  
 7332 Country Club Road  
 Butler PA 16001  
 Attorney: Leo M Stepanian Sr  
 Stepanian & Menchyk LLP  
 222 South Main St  
 Butler PA 16001

**Estate of: Paul J Haluck**

Late of: Zelenople PA  
 Administrator: Karen Elizabeth Haluck  
 114 N Green Lane  
 Zelenople PA 16063  
 Attorney: Arthur L Schwarzwaelder  
 Schwarzwaelder Law Offices PC  
 429 Forbes Avenue Suite 901  
 Pittsburgh PA 15219

**Estate of: Bernard S Hudak Jr**

Late of: Butler PA  
 Administrator: Walter A Hudak  
 224 Orchard Lane  
 Butler PA 16001  
 Administrator: Elaine M Wogan  
 102 Fared Drive  
 Butler PA 16001  
 Attorney: Robert J Stock  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Stephen S Jurysta**

Late of: Butler PA  
 Administrator CTA: Charlene M Jurysta  
 114 Whitetail Lane  
 Butler PA 16001  
 Attorney: William D Kemper  
 209 Diamond Street West  
 Butler PA 16001

**Estate of: Patrick J W McGuire**

Late of: Middlesex Township PA  
 Administrator: Patrick J McGuire  
 401 Twin Willows Lane  
 Valencia PA 16059  
 Attorney: Nora Gieg Chatha

Tucker Arensberg PC  
 1500 One PPG Place  
 Pittsburgh PA 15222

**Estate of: Nathalie E Monk****a/k/a: Nathalie Elizabeth Monk**

Late of: Muddycreek Township PA  
 Executor: Rory D Monk  
 151 Robin Drive  
 Barto PA 19504  
 Attorney: David A Crissman  
 Montgomery Crissman  
 Montgomery & Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Alice Lee Paul**

Late of: Zelenople PA  
 Executor: William Craig Paul  
 217 Woodhaven Drive  
 Seven Fields PA 16046  
 Attorney: Philip P Lope  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelenople PA 16063

**Estate of: John Edward Rote Jr****a/k/a: John E Rote Jr**

Late of: Donegal Township PA  
 Administrator CTA: Katherine E Rote Turner  
 105 E Danville Rd  
 Chicora PA 16025  
 Administrator CTA: John Edward Rote III  
 5359 Middlebury Ct  
 Sheffield Lake OH 44054  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Margaret K Schuler**

Late of: Adams Township Pa  
 Executor: Kristine E Schuler  
 602 Route 228  
 Mars PA 16046  
 Executor: Kevin S Schuler  
 600 Route 228  
 Mars PA 16046  
 Attorney: Robert J Winters  
 Goehring Rutter & Boehm  
 2100 Georgetowne Dr Suite 300  
 Sewickley PA 15143

**Estate of: Alida M Travers**

Late of: Zelenople PA  
 Executor: Alida E Masyada  
 148 Wolfe Run Rd  
 POB 2226  
 Cranberry Twp PA 16066  
 Attorney: None

**Estate of: Dolores J Vissari**

Late of: Butler PA  
Executor: Donna J Mikula  
102 Bedford Ct  
Butler PA 16001  
Executor: John N Vissari  
525 Fifth St  
Butler PA 16001  
Executor: Susan M Vissari  
810 East Brady Street  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Jason Allen Wagner**

Late of: Clinton Township Pa  
Administrator: Angela McCune  
165 McKay Rd  
Saxonburg PA 16056  
Attorney: None

BCLJ: March 21, 28 & April 4, 2014

-----  
**THIRD PUBLICATION**

**Estate of: William Milton Arner**

Late of: Mercer Township PA  
Executor: Doris Jeanne Arner  
101 Silver Oak Drive  
Renfrew PA 16053  
Executor: Betty Jane Montgomery  
636 W Mercer St Ext  
Harrisville PA 16038  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

**Estate of: John W Conway**

Late of: Slippery Rock PA  
Executor: Kathryn C Conway  
115 Conway Drive  
Slippery Rock PA 16057  
Attorney: John W Flannery  
Balph Nicolls Mitsos Flannery & Clark  
300 Huntington Bank Bldg  
14 North Mercer St  
New Castle PA 16101

**Estate of: Dorothy L DeBortoli**

Late of: Zelienople PA  
Executer: Gerald R Adler  
301 E. Spring St  
Zelienople PA 16063  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Timothy Glover**

**a/k/a: Timothy Glover Jr**  
**a/k/a: Tim Glover**  
Late of: Saxonburg PA  
Executor: Sandra K Glover  
150 South Drive  
Butler PA 16001  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Donald L Greenawalt**

Late of: Butler PA  
Executor: Debra L Greenawalt  
530 N Main St #305  
Butler PA 16001  
Executor: Timothy D Greenawalt  
271 Beulah Road  
Butler PA 16001  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Della Hupp**

Late of: Cranberry Township PA  
Administrator: Thomas E Hupp  
413 Perry Circle  
Cranberry Township PA 16066  
Attorney: Heather M Papp Sicignano  
Sweeney Law Offices  
8001 Rowan Road Suite 212  
Cranberry Township PA 16066

**Estate of: Charles Douglas Manjerovic**

**a/k/a: Charles D Manjerovic**  
Late of: Middlesex Township PA  
Executor: Judith A Manjerovic  
171 Davis Road  
Valencia PA 16059  
Attorney: Margaret C Abersold  
200 Hickory Lane  
Valencia PA 16059

**Estate of: Sally Ann Moore**

Late of: Butler Township PA  
Executor: Gregory Scott Leslie  
211 Edgewood Road  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Idella Reitler**

**a/k/a: Idella M Reitler**  
 Late of: Jefferson Township PA  
 Executor: Alona Davis  
 18711 Egret Bay Blvd  
 Apt 103  
 Houston TX 77058-3820  
 Attorney: Pamela H Walters  
 POB 654  
 277 Main Street  
 Saxonburg PA 16056

**Estate of: Daniel Rose**

Late of: Jefferson Township PA  
 Executor: Danell Rayette Rose  
 3942 58th Circle  
 Vero Beach FL 32966  
 Attorney: Lynette A Costa  
 Heritage Elder Law & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001

**Estate of: Joseph R Shea**

Late of: Franklin Township PA  
 Executor: Kimberly A Hempfling  
 317 North Road  
 Butler PA 16001  
 Executor: Daniel J Shea  
 4592 Timbery Court  
 Jefferson MD 21755  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Samuel Eric Skunda**

Late of: Butler PA  
 Administrator: Pauline Denny  
 129 Whitestown Road  
 Lyndora PA 16045  
 Attorney: John J Zagari  
 428 Forbes Avenue  
 1801 Lawyers Building  
 Pittsburgh PA 15219

**Estate of: Richard F Tuchnowski**

Late of: Adams Township PA  
 Executor: Thomas G Tuchnowski  
 61 Sunnyhill Drive  
 Pittsburgh PA 15228  
 Attorney: Sara A Mercer  
 Clark Hill Thorp Reed  
 301 Grant Street 14th Floor  
 Pittsburgh PA 15219

**Estate of: Bernard Joseph Turcovsky**

Late of: Middlesex Township PA  
 Executor: James B Turcovsky  
 2510 Florida Drive  
 Fort Wayne IN 46805  
 Attorney: None

BCLJ: March 14, 21 & 28, 2014

**MORTGAGES**

March 10 - 14, 2014

**Adams Health Group LP, et al**-First Natl Bk of Pa-Adams Twp.-\$1,552,000.00

**Adams, Robert N., et al**-Butler Armco Emp Cred Un-Fairview Twp.-\$150,000.00

**Alaniz, Matthew M., et al**-Citibank NA, et al-Cranberry Twp.-\$311,600.00

**Anthony, Joseph S., et ux**-Community Bank-Cranberry Twp.-\$220,000.00

**Balicki, Bobbi J.**-PNC Bk Natl Assn-Adams Twp.-\$125,000.00

**Beighey, Brian T., et ux**-John R. Beighey, et ux-Zelienople Borough-\$255,147.00

**Beighey, John R., et al**-Nextier Bk NA-Harmony Borough-\$135,000.00

**Blackwood, Thomas J., et al**-Butler Armco Emp Cred Un-Franklin Twp.-\$111,059.11

**Blackwood, Thomas J., et al**-Butler Armco Emp Cred Un-Franklin Twp.-\$30,000.00

**Bowling, Mark J., et ux**-PNC Mtg, aka-Muddycreek Twp.-\$237,500.00

**Caparosa, Joseph W., et ux**-Nextier Bk NA-Butler City, Wd. 4-\$75,000.00

**Ciafre, Charles J., et ux**-Bank of America NA, et al-Middlesex Twp.-\$74,200.00

**Colella, Michael C., et al**-Howard Hanna Mtg Servs, et al-Portersville Borough-\$99,450.00

**Coleman, Danny L., et ux**-Quicken Loans Inc, et al-Connoquenessing Twp.-\$160,775.00

**Conaway, Beatrice G.**-PNC Bk Natl Assn-Penn Twp.-\$39,000.00

**DeMatteis, Richard A., et al**-First Natl Bk of Pa-Marion Twp.-\$500,000.00

**Dilley, Jann E.**-First Commonwealth Bk-Center Twp.-\$60,000.00

**Dosch, Justin S., et ux**-Howard Hanna Mtg Servs, et al-Lancaster Twp.-\$189,000.00

**Dressler, Harry G., et al**-Mars Natl Bk-Cranberry Twp.-\$50,000.00

**Edris, Allen R., et ux**-Quicken Loans Inc, et al-Center Twp.-\$138,938.00

**Gazarik, Stephen D., et ux**-First Commonwealth Bk-Winfield Twp.-\$175,000.00

**Glentzer, Robert V., et ux**-Discover Bank-Cranberry Twp.-\$59,000.00

**Hagen, Mark D., et al**-PNC Bk Natl Assn-

**NOTICE OF HEARING ON PETITION TO CONFIRM CONSENT TO ADOPTION AND TERMINATE PARENTAL RIGHTS**

**IN THE ORPHANS' COURT DIVISION OF THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA.**

**No. A-14-13**

**In Re: Adoption of Baby Boy Hurrelbrink, a minor,**

**To: Unknown Father of Baby Boy Hurrelbrink, who was born on March 6, 2013, in Butler, Butler County, Pennsylvania.**

A Petition has been filed asking the Court to put an end to all rights you have to the child, Baby Boy Hurrelbrink and to confirm the Consent to Adoption of Angela Louise Hurrelbrink, mother of Baby Boy Hurrelbrink. The Court has set a hearing to consider ending your and Mother's rights to the child, Baby Boy Hurrelbrink. That hearing will be held in Orphans' Court, 1700 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania, 15219 on WEDNESDAY, April 30, 2014, at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights and Mother's rights to the child may be ended by the Court without your being present. You have the 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 a lawyer, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, please advise the office of that when you telephone or visit.

LAWYER REFERRAL SERVICE, The Allegheny County Bar Association, 11th Floor, Koppers Building, 436 7th Avenue, Pittsburgh, PA 15219 (412) 261-5555

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/ or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your caseworker at Catholic Charities, 212 9th Street, Pittsburgh, PA 15222, (412) 325-6748, or your attorney, if you have one.

MARY K. McDONALD, Esquire,  
Attorney for Petitioner  
1111 Oliver Building  
535 Smithfield Street  
Pittsburgh, Pennsylvania 15222  
(412) 471-9900.

BCLJ: March 28, April 4 & 11, 2014

**TOWNSHIP OF CRANBERRY  
NOTICE OF ADOPTION OF RESOLUTION  
FORMING MUNICIPAL AUTHORITY**

Notice is hereby given that after a public hearing of the Board of Supervisors of the Township of Cranberry (the "Board of Supervisors"), held on February 26, 2014 and pursuant to the provisions of Section 5603 of the Municipality Authorities Act (53 Pa. C.S.A. §5601 et seq.), as amended (the "Municipality Authorities Act"), the Board of Supervisors adopted, on March 6, 2014, a resolution (the "Resolution") expressing the desire and intention to organize a municipal authority under the Municipality Authorities Act and that the Articles of Incorporation of said municipal authority will be filed with the Secretary of the Commonwealth not less than three days following the publication of this notice. The Resolution (a) indicates that the municipal authority shall constitute a "contracting authority" under the provisions of the Omnibus Amendments to the Tax Reform Code of 1971 of the Commonwealth of Pennsylvania (Act of Jul. 9, 2013, P.L. 270, No. 52), as amended; (b) sets forth the proposed Articles of Incorporation, which, in substance: (i) specify that the name of the municipal authority shall be the Cranberry Township General Authority (the "CTGA"), (ii) indicate that the CTGA is formed under the provisions of the Municipality Authorities Act, (iii) set forth the name of the incorporating municipality, (iv) set forth the names of other municipal authorities formed by the incorporating municipality, (v) set forth the names and addresses of the Board of Supervisors of the Township of Cranberry and the names, addresses and term of office of the first members of the board of the CTGA, (vi) indicate that the CTGA shall have all the powers authorized and permitted by the Municipality Authorities Act, including, but not limited to, storm water planning, management and implementation and (vii) indicate that the CTGA shall constitute a "contracting authority" under the provisions of the Omnibus Amendments to the Tax Reform Code of 1971 of the Commonwealth of Pennsylvania (Act of

Jul. 9, 2013, P.L. 270, No. 52), as amended; and (c) authorizes and directs the advertising of this notice.

The Articles of Incorporation for the CTGA shall be filed with the Secretary of the Commonwealth on April 3, 2014.

The full text of the Resolution, as adopted on March 6, 2014, may be examined by any citizen from 8:30 a.m. to 4:00 p.m. on regular government business days at the office of the Township Manager/Secretary, 2525 Rochester Road, Cranberry Township, PA 16066.

Jerry A. Andree  
Township Manager/Secretary  
(724) 776-4806

Dinsmore & Shohl LLP  
Legal Counsel  
One Oxford Centre  
301 Grant Street  
Suite 2800  
Pittsburgh, PA 15219

BCLJ: March 28, 2014

-----  
**COURT OF COMMON PLEAS  
BUTLER COUNTY  
CIVIL ACTION LAW  
Number AD 13 10258**

Nationstar Mortgage LLC  
**V.**  
**Phyllis S. Randolph**

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

**To: Phyllis S. Randolph  
2639 Rochester Road  
Cranberry Twp, Pennsylvania 16066**

**Phyllis S. Randolph  
P O Box 227  
Parker, Pennsylvania 16049**

Your house (real estate) at 2639 Rochester Road, Cranberry Twp, Pennsylvania 16066 is scheduled to be sold at Sheriff's Sale on May 16, 2014 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$148,298.95 obtained by Nationstar Mortgage LLC against you.

**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 Nationstar Mortgage LLC 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, P.C., 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, P.C., 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, P.C. 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  
Glenna M. Walters, Prothonotary  
Butler County Courthouse  
First Floor, County Courthouse  
300 South Main Street  
Butler, Pennsylvania 16003  
(724) 284-5214

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

Attorneys for Plaintiff  
McCABE, WEISBERG AND CONWAY, P.C.  
BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496, MARC S. WEISBERG, ESQUIRE - ID # 17616, EDWARD D. CONWAY, ESQUIRE - ID # 34687, MARGARET GAIRO, ESQUIRE - ID # 34419, ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009, HEIDI R. SPIVAK, ESQUIRE - ID #74770, MARISA J. COHEN, ESQUIRE - ID # 87830, KEVIN T. McQUAIL, ESQUIRE - ID # 307169, CHRISTINE L. GRAHAM, ESQUIRE - ID# 309480, BRIAN T. LaMANN, ESQUIRE - ID # 310321, ANN E. SWARTZ, ESQUIRE - ID# 201926, JOSEPH

F. RIGA, ESQUIRE - ID # 57716, JOSEPH I. FOLEY, ESQUIRE - ID # 314675, CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Ref# 234-8074

BCLJ: March 28, 2014

-----  
**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
NO. 12-10348**

WELLS FARGO BANK, N.A  
**VS.**

**BRANDI NICOLE DEMARCO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SUSAN C. PERRY; WESTBROOK PERRY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SUSAN C. PERRY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN C. PERRY DECEASED**

**NOTICE TO: BRANDI NICOLE DEMARCO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SUSAN C. PERRY**

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

Being Premises: 844 PITTSBURGH ROAD,  
BUTLER, PA 16002-8901

Being in MIDDLESEX TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 230-S4-4F1A-0000

Improvements consist of residential property.

Sold as the property of BRANDI NICOLE DEMARCO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SUSAN C. PERRY; WESTBROOK PERRY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SUSAN C. PERRY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN C. PERRY DECEASED

Your house (real estate) at 844 PITTSBURGH ROAD, BUTLER, PA 16002-8901 is scheduled to be sold at the Sheriff's Sale on 05/16/2014 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$35,669.49 obtained by, WELLS FARGO BANK, N.A (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PH#751049

BCLJ: March 28, 2014

-----  
**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
FAMILY DIVISION**

**MSD NO. 14-40031**

**CHANGE OF NAME**

**In re: Petition of Erica D. Wiser, Parent and Guardian of Tytan R. Wiser, for a change of his name to Tytan R. Logero. To Jeremy Wiser, Father of Tytan R. Wiser, a minor born on 11-19-2009:**

Notice is hereby given that a hearing is scheduled on May 7, 2014, at 10:00 A.M., in Court Room No. 4, Butler County Courthouse, Butler, Pa, asking the Court to change the name of Tytan R. Wiser to Tytan R. Logero.

Cory Jacques Siri, Attorney for Petitioner  
JACQUES & JACQUES, P.C.  
2125 Freeport Road  
Natrona Heights, PA 15065  
724.226.0671

BCLJ: March 28, 2014

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Stone Brothers Construction & Excavating, LLC** and it was organized effective January 1, 2014.

S.R. LAW, LLC  
Amy E. Molloy, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: March 28, 2014

-----  
**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on February 6, 2014 for **Savvy Jewelry by Patty** located at 108 Union Church Road, Mars, PA 16046. The name and address of each individual interested in the business is Patricia R. McIntyre, 108 Union Church Road, Mars, PA 16046. This was filed in accordance with 54 PaC.S. 311.

BURTON D. MORRIS, ESQ.  
PennCorp Servicegroup, INC  
P.O. Box 1210  
600 North Second Street  
Harrisburg, PA 17108-1210

BCLJ: March 28, 2014



**NOTICE**

NOTICE IS HEREBY GIVEN THAT Kevin J. Wolf, has filed with the Secretary of the Commonwealth of Harrisburg, Pennsylvania, an application under the Fictitious Names Act of May 24, 1945, P.L. 967 as amended, Section 311 of Act 1982-295 5A ( Pa. C.S. Section 311), to conduct business under the name of **WOLF RENTALS**, with the principal place of business to be conducted at 123 Andrews Trace, Butler, Pennsylvania 16001.

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

BCLJ: March 28, 2014  
\_\_\_\_\_

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on February 6, 2014 for **Body, Mind & Soul Massage Therapy** located at 158 Brickyard Road, Suite 400, Mars, PA 16046. The name and address of each individual interested in the business is Morgan Pittman, 158 Brickyard Road, Suite 400, Mars, PA 16046. This was filed in accordance with 54 PaC.S. 311.

BURTON D. MORRIS, ESQ.  
PennCorp Servicegroup, INC  
P.O. Box 1210  
600 North Second Street  
Harrisburg, PA 17108-1210

BCLJ: March 28, 2014  
\_\_\_\_\_

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on February 4, 2014 for **Body, Mind & Soul Hypnotherapy** located at 158 Brickyard Road, Suite 400, Mars, PA 16046. The name and address of each individual interested in the business is Jacqueline A. Pittman, 158 Brickyard Road, Suite 400, Mars, PA 16046. This was filed in accordance with 54 PaC.S. 311.

BURTON D. MORRIS, ESQ.  
PennCorp Servicegroup, INC  
P.O. Box 1210  
600 North Second Street  
Harrisburg, PA 17108-1210

BCLJ: March 28, 2014  
\_\_\_\_\_

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of May 2014** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, June 13, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2009-30223  
C.P. 2009-21222  
SHF FILE: 14000322**

**ATTY MICHAEL CLARK**

Seized and taken in Execution as the property of MICHELE ACKERMAN AND FLORANCE BATALIK at the suit of BANK OF AMERICA NA, Being:

ALL that certain lot or parcel of ground situated in Cranberry Township, Butler County, Pennsylvania being Lot No. 3-F-R in the Deer Run PUD Phase II, Section III, Lot 3 as recorded in Plan Book Volume 172, Page 11, in the Recorder's Office of Butler County.

UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc. as continued in the record of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

PARCEL No. 130-S11-H3F. BEING THE SAME PREMISES which Maronda Homes, Inc., by Deed dated July 31, 2006 and recorded August 1, 2006, in the Office for the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200608010019560, granted and conveyed unto the Florence Batalik and Michele Ackerman, in fee.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30016  
C.P. 2013-22279  
SHF FILE: 14000336**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of LAURA R AYOUB AND LAURA R PIERCE at the suit ofPHH MORTGAGE CORPORATION, Being:

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

BEGINNING at a point in the center line of Route T-646 where the same is intersected by the Southern line of lands of now or formerly Gary D. Rider, which beginning point is the Northeast corner of the lot herein described; thence from said beginning point and continuing along the center line of Route T-646, South 15 degrees 12 minutes East, a distance of 157.18 feet to a point; thence continuing along the center line of Route T-646, South 16 degrees 32 minutes East, a distance of 25.00 feet to a point on line of lands of now or formerly F. M. Rider; thence continuing along line of same, North 86 degrees 06 minutes West, a distance of 549.02 feet to a point on the Eastern line of lands of now or formerly F. F. Pavelek; thence continuing along the Eastern line of lands of now or formerly F. F. Pavelek; North 0 degree 21 minutes West, a distance of 172.43 feet to a point on the Southern line of lands of now or formerly Gary D. Rider; thence continuing along line of same, South 86 degrees 6 minutes East, a distance of 501.64 feet to a point in the center line of Route T-646, the place of beginning.

BEING 2.07 acres as per survey of R. B. Shannon and Associates, Inc., dated May 31, 1982.

TITLE TO SAID PREMISES IS VESTED IN Laura R. Ayoub, by Deed from Joseph M. Hamilton, Jr. and C. Diane Hamilton, h/w, dated 12/27/2006, recorded 12/27/2006 in Instrument Number 200612270032578.

Tax Parcel: 110-3F06-23F-0000

Premises Being: 122 RIDER ROAD, CHICORA, PA 16025-4120

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30020  
C.P. 2013-22001  
SHF FILE: 14000341**

**ATTY KRISTINE M ANTHOU**

Seized and taken in Execution as the property of LEO A BELENIS AND COLLEEN A BELENIS at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, 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. 112 in the Cranberry Estates Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 70, page 13.

BEING designated as Tax Parcel I.D. No. 130-S11-D112.

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

BEING THE SAME PREMISES which Martha Lynn Ferry and Ronald R. Ferry, Wife and Husband, by Deed dated July 11, 1997 and recorded in the Office of the Recorder of Deeds of Butler County on July 17, 1997, in Deed Book Volume 2759, Page 0355, granted and conveyed unto Leo A. Belenis and Colleen A. Belenis.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30003  
C.P. 2014-20036  
SHF FILE: 14000320**

**ATTY JILL JENKINS**

Seized and taken in Execution as the property of CHAWAN D BIGGS AND CHERYL L BIGGS at the suit of JPMORGAN CHASE BANK NA, Being:

ALL that certain lot or piece of ground situate in the Borough of Evans City, (formerly Evansburg Borough), County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

On the North 137.5 feet by Wahl Street, on the East 43.9 feet by an alley, on the South 128.25 feet by lot now or formerly or Textor; on the West 45 feet by Franklin Street, being Lot X in the Martin Wahl Plan of Lots of Evansburg

Borough.

THE above mentioned property being more fully described as follows:

BEGINNING at a point on Franklin Street, a/k/a RT. 528, a 60 foot wide roadway as currently located at a point common to line of land now or formerly of Textor; thence along said dividing line, North 70 degrees 23 minutes 19 seconds West, a distance of 139.96 feet to an existing pipe; thence along the Westerly line of an unnamed alley, as currently located, North 17 degrees 53 minutes 54 seconds West, a distance of 44.68 feet to a point on the Southerly line of Waldron Street, formerly Wahl Street, a forty (40) foot roadway, as currently located; thence along the Southerly line of Waldron Street, as currently located; thence along the Southerly line of Waldron Street, as currently located South 78 degree 34 minutes 14 seconds West, a distance of 149.99 feet to a point on Franklin Street, as currently located, at the place of beginning.

DEED BOOK: Instrument#201011180027395

DEED PAGE: Instrument#201011180027395

MUNICIPALITY: Borough of Evans City

TAX PARCEL #: 400-S2-BX-0000

PROPERTY ADDRESS: 222 Franklin Road Evans City, P A 16033

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30019  
C.P. 2014-20002  
SHF FILE: 14000333**

**ATTY JOHN KOLESNIK**

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

ALL THAT CERTAIN PIECE, PARCEL OR Lot OF LAND SITUATE IN THE BOROUGH OF CHICORA, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE EDGE OF A PUBLIC ALLEY, SAID POINT BEING THE Northwest CORNER OF THE Lot BEING CONVEYED AND PROCEEDING IN AN Easterly DIRECTION ALONG LINE OF LANDS OF PAUL MCGINNIS, A DISTANCE

OF 178 FEET, MORE OR LESS, TO A POINT AT LINE OF LANDS OF JOSEPH MORROW, THENCE South ALONG LINE OF LANDS OF JOSEPH MORROW, A DISTANCE OF 30 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SAME COURSE THROUGH THE SAME TRACT OF WHICH THIS IS APART, A DISTANCE OF 133 FEET, MORE OR LESS TO A POINT AT THE PROPERTY LINE OF RALPH SWARTZLANDER; THENCE West ALONG THE LINE OF LANDS OF RALPH SWARTZLANDER, A DISTANCE OF 120 FEET TO A POINT AT THE EDGE OF THE ALLEY; THENCE PROCEEDING IN A Northerly DIRECTION ALONG THE EDGE OF THE ALLEY. A DISTANCE OF 193 FEET, MORE OR LESS, TO A POINT, SAID BEING THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE.

BEING TAX PARCEL ID NO. 460-S 1E-14D

PARCEL NO. S1-E-14D

TITLE TO SAID PREMISES IS VESTED IN TITLE TO SAID PREMISES IS VESTED IN Daniel Burns, by Deed from JPMorgan Chase Bank, as Trustee for Equity One ABS, Inc., Mortgage Pass through Certificates Series 2000-1, dated 12/30/2003, recorded 0113012004 in Instrument Number 200401300003247.

Tax Parcel: 460-S1-E14D-0000

Premises Being: 109 NORTH STREET, CHICORA, PA 16025

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30010  
C.P. 2014-20132  
SHF FILE: 14000334**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of TIMOTHY A COLEMAN at the suit of BRANCH BANKING & TRUST CO, Being:

All that certain lot or piece of ground situated in Adams Township, Butler County, Pennsylvania being Lot No. 42 in Treesdale-Audubon Hills Phases in & IV Plan of record in the Butler County Recorder of Deeds Office in Plan Book Volume 188, Pages 46-48 ('the Plan').

UNDERANDSUBJECT TO any and all building restrictions, building lines, easements, rights-of-way, estates, covenants, reservations, 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 for Treesdale, of record in the Butler County Recorder of Deeds Office in Record Book Volume 1980, Page 251, as the same may be supplemented or amended prior to the date hereof.

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Coleman, by Deed from Heurich Construction, Inc., dated 10/28/1998, recorded 11/02/1998 in Book 2929, Page 413.

Tax Parcel: 010-S12-A42-0000

Premises Being: 8004 FINCH ROAD, GIBSONIA, PA 15044-6153

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30007  
C.P. 2013-22318  
SHF FILE: 14000327**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of ROBERT D CRISPEN AND DANA R CRISPEN at the suit of PINTA LLC, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Fairview, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point, the Northwest corner of the within described lot and the Northeast corner of Lot of Arthur C. and Martha H. Bell, on the South side of improved road leading from Petrolia to Queenstown; thence South 2° West, 125 feet along land of now or formerly Arthur C. Bell; thence 88° East, 100 feet more or less, to West line of the Crawford Plan of Lots; thence along the West line of the Crawford Plan of Lots in a Northerly direction, 125 feet more or less; thence along the public road on the North line of the Sharkley tract of land, North 88° West, 100 feet to the place of BEGINNING.

BEING KNOWN AS: 202 Main Hill Road, Petrolia, PA 16050 a/k/a Karns City, PA 16041

BEING THE SAME PREMISES which William W. Crispen, widower, by Deed dated 09/21/1994 and recorded 09/21/1994 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2470, Page 339, granted and conveyed unto Robert D. Crispen and Dana R. Crispen, his wife.

PARCEL NO.: 150-S3-D14

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30014  
C.P. 2013-22260  
SHF FILE: 14000330**

**ATTY JOHN KOLESNIK**

Seized and taken in Execution as the property of BETTY M GRAHAM at the suit of BANK OF AMERICA NA, Being:

ALL those two certain lots, pieces, or parcels of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

FIRST: Beginning at a point on the West side of the Meridian Road, said point being the Northeast corner of the land of John L. Ray, and the Southeast corner of the lot herein described; thence North along the West side of the Meridian Road 80.5 feet to a point on line of lands of John R. Scott, et ux; thence West along the South line of lands of John R. Scott, et ux, a distance of 32.78 rods to a point on line of lands now or formerly of Xylphia Cain, et al; thence along line of lands now or formerly of Xylphia Cain, et al, 80.5 feet to a point on line of lands of John L. Ray; thence East along the North line of lands of John L. Ray 32.78 rods to a point on the Meridian Road, the place of beginning. Containing one acre of land, more or less, and having thereon erected two frame dwelling houses and garage.

SECOND: Beginning at a point at the intersection of the lot now or formerly of Lamont Shields and the East side of a proposed 33 foot road, said road being the first road West of the Meridian Road being the southwest corner of the herein conveyed, and being 435 feet more or less north of the Reiber Road; thence East along line of lot of shields, a distance of 253.92 feet to a point on line of other lands of formerly Xylphia Cain, et al thence North along other lands as above described 80.5 feet to a point on line of lands of John R. Scott; thence West along line of Lands of John R. Scott, a distance of 253 feet, more

or less, to a point on the 33 foot road; thence South along said 33 foot road 80.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul L. Graham and Betty M. Graham, his wife, by Deed from William J. Hamm and Margaret A. Hamm, his wife, dated 08/17/1971, recorded 08/18/1971 in Book 937, Page 934.

Tax Parcel: 054-41-30-0000

Premises Being: 542 MERIDIAN ROAD, RENFREW, PA 16053-9616

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30024  
C.P. 2014-20085  
SHF FILE: 14000353**

**ATTY MARC C WEISBERG**

Seized and taken in Execution as the property of GEORGE GRAHAM ADMR AND VICTORIA C MALVAROSE EST BY ADMR at the suit of BANK OF NEW YORK MELLON, Being:

ALL that lot of land situate in Butler Township, Butler County, Pennsylvania, being bounded as follows:

BEGINNING at an iron pin in the center line of Old Route 8, also known as the Old Plank Road, at line of lands of now or formerly B. Nickel, being the Northeast corner of the lot herein described; thence along the center line of said Old Route 8, also known as the Old Plank Road, south 9 degrees, 24' West 96.92 feet to a point at the North line of Lot No.2 in the Garden Grove Plan of Lots; thence along the North line of Lots No.2 in said Plan, North 87 degrees 1' West 236.49 feet to a point at the East line of Lot No.3 in said Plan; thence along the East line of Lot No.3 in said plan, North 2 degrees 59' East 98.63 feet to a point at land of now or formerly B. Nickel; thence along lands of now or formerly B. Nickel, South 86 degrees 20' 30" East 247.36 feet to an iron pin in the center line of Old Rout 8, also known as Old Plank Road, the place of beginning.

BEING Lot No.1 in the Garden Grove Plan of Lots as recorded in Butler County, Pennsylvania, in Rack File Section 3, page 25.

SUBJECT to coal and mining rights, easements, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as

the same may appear in prior instruments of record and on the aforesaid recorded plan.

TAXI.D.#:51-61-D1

Being known as: 354 OLD PLANK ROAD, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Philip J. Malvarose and Victoria C. Malvarose from Thomas J. Abels and Dorothy M. Abels, his wife dated May 31, 2001 and recorded June 4, 2001 in Instrument # 200106040014052.

The said Philip J. Malvarose departed this life on 12/13/2006. Thus vesting property to Victoria C. Malvarose by operation of law.

The said Victoria C. Malvarose departed this life on 1/22/2007. Thus conveying property to George Graham, Administrator of the Estate of Victoria C. Malvarose, Deceased Mortgagor and Real Owner.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30018  
C.P. 2013-21321  
SHF FILE: 14000343**

**ATTY MARC C WEISBERG**

Seized and taken in Execution as the property of EVEL YN G HARTER, KENNETH R LADREW, RUTH ANN LADREW, AND RUTH ANN CABLE at the suit of JPMORGAN CHASE BANK, NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in Washington Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeastern corner of the tract herein described at a point in the center of Ferris and West Sunbury Road, said point being a distance of 310 feet, more or less, North of the intersection of the Hillards and Anandale Road with the Ferris and West Sunbury Road; thence North 81 degrees 30 minutes West along land now or formerly of J.C. Graham and Dessie L. Graham 606 feet, more or less, to a point at lands now or formerly of Snyder; thence North 2 degrees 30 minutes East along lands now or formerly of Snyder 819 feet, more or less, to a point at land now or formerly of Duffy; thence South 88 degrees East 796 feet, more or less, along lands now or formerly of Duffy to a point in the center of the Ferris and West Sunbury Road;

thence South 18 degrees West 675 feet, more or less, along the center of said road to a point; thence South 3 degrees West along the center of said road 160 feet, more or less, to a point, the place of beginning.

TAXLD.#:310-S1-C1

Being known as: 118 KOHLMeyer ROAD, HILLIARDS, PENNSYLVANIA 16040.

Title to said premises is vested in Evelyn G. Harter, single, Kenneth R. Ladrew and Ruth Ann Ladrew, his wife by deed from EVELYN G. HARTER, single dated September 26, 2007 and recorded October 16, 2007 in Instrument #200710160026864.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30026  
C.P. 2014-20294  
SHF FILE: 14000350**

**ATTY MICHAEL SLOAT**

Seized and taken in Execution as the property of EVAN L JACK at the suit of FARMERS NATIONAL BANK OF EMLENTON, Being:

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

LOT NO. 1:

BEGINNING at a point on the westerly side of Margaret Avenue at the dividing line between property of now or formerly Geraldine M. Jack and property now or formerly of J.L. Alvin; thence along the Westerly side of Margaret Avenue, South 37° 43' 12" West, 57.32 feet to a point on the Northerly side of Boundary Alley, being the TRUE PLACE OF BEGINNING; thence along the Northerly side of Boundary Alley, North 71 ° 30'00" East, 90 feet, more or less, to the dividing line between Forward Township and Evans City Borough; thence along said dividing line, South 4° 30' 00" West, 20 feet to a point on the dividing line between Forward Township and Evans City Borough; thence along said dividing line, South 71 ° 30' 00" East, a distance of 78.75 feet, more or less, to a point on the Westerly side of Margaret Street; thence along the Westerly side of Margaret Street, North 37° 43' 12" East, 20 feet to the point at the true place of beginning.

LOT NO. 2:

BEGINNING at a point on Margaret Avenue, said point being common to Lot Nos. 57 and 58 in the Evans City Extended Plan of Lots, of record in Plan Book "A", Page 78; thence along line of Lot No. 58, North 52° 32' West, 145 feet to Butler Alley; thence along Butler Alley, North 37° 28' East, 20 feet to a point; thence through Lot No. 57, South 52° 32' East, 145 feet to Margaret Avenue; thence along Margaret Avenue, South 37° 28' West, 20 feet to a point at the place of beginning and being the southerly one-half of Lot No. 57 in the aforesaid plan of lots.

BEING the same premises conveyed by Geraldine M. Jack and Homer F. Jack to Evan L. Jack by Deed dated September 29, 2007 and recorded in Butler County at Instrument Number 200710040025917, under date of October 4, 2007 and being Butler County Tax Assessment #160-S2-57A.

AND

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

BEGINNING at a point on the westerly side of Margaret Avenue at the dividing line between Lot Nos. 57 and 58; thence along the westerly side of Margaret Avenue, South 37° 28' West, 37.30 feet to a point on Boundary Street; thence along Boundary Street, North 71 ° 30' West, 153.32 feet to Butler Alley; thence along Butler Alley, North 37° 28' East, 87.13 feet to a point on a line dividing Lot Nos. 58 and 57; thence along said last mentioned dividing line, South 52° 32\* East, 145 feet to Margaret Avenue, at the place of beginning.

Being Lot No. 58 in the Wahl Plan of Lots being known as Evans City Extended Plan of record in Plan Book A, Page 78.

BEING the same premises conveyed by Geraldine M. Jack to Evan L. Jack by Deed dated June 28, 2005 and recorded in Butler County at Instrument Number 200610250027288, under date of October 25, 2006 and being Butler County Tax Assessment #160-S2-58.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30021  
C.P. 2014-20232  
SHF FILE: 14000335**

**ATTY ADAM DAVID**

Seized and taken in Execution as the property of BETTY L JESSOP at the suit of PHH MORTGAGE CORPORATION, Being:

All that certain property situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 591 in the Connoquenessing Woodlands, Unit # 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 45, page 1.

Second Described:

All that certain property situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 590 in the Connoquenessing Woodlands, Unit # 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 45, page 1.

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

Having erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Betty L. Jessop, a single woman, by Deed from Laurie 1. O'Brien, a single woman, dated 03/28/2008, recorded 04/03/2008 in Instrument Number 200804030007001.

Tax Parcel No.1: 120-S4-A590-0000 Tax Parcel No.2: 120-S4-A591-0000

Premises Being: 210 HOOT OWL ROAD, EVANS CITY, PA 16033-4314

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30025  
C.P. 2014-20125  
SHF FILE: 14000354**

**ATTY AMY MOLLOY**

Seized and taken in Execution as the property of THOMAS W LEHNERD at the suit of SRU FEDERAL CREDIT UNION, Being:



ALL that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Second Ward of the City of Butler, County of Butler, and State of Pennsylvania, bounded and described as follows:

ON the North on hundred sixty (160) feet by property known as Silk Mill Property; on the East thirty (30) feet by Second Street; on the South one hundred sixty (160) feet by lot now or formerly of Mary Roon; and on the West thirty (30) feet by an alley, known as 212 Second Street.

BEING the same premises conveyed to Thomas W. Lehnerd by Deed of William A. Lehnerd dated December 19, 2000 and recorded December 21, 2000 at Instrument No. 200012210030329 in the Butler County Recorder of Deeds Office.

PROPERTY ADDRESS: 212 Second Street, Butler, PA 16001

BUTLER CO. PARCEL NUMBER: 562-43-30-0000

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2012-30385  
C.P. 2012-21129  
SHF FILE: 14000385**

**ATTY ASHLEIGH MARIN**

Seized and taken in Execution as the property of GINA MACKAY AND KEVIN MACKAY at the suit of BANK OF NEW YORK MELLON, Being:

ALL THAT CERTAIN OR PIECE OF GROUND SITUATE IN THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, PENNSYLVANIA BEING PART OF THE LOTS NO. 17 AND 18 IN THE BINGHAM PLAN OF LOTS LAID OUT IN THE SAID BOROUGH AND OF RECORD IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN DEED BOOK 150, PAGE 504, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO.17 IN THE AFORESAID PLAN OF LOTS AT THE INTERSECTION OF MAPLE STREET (FORMERLY ELGIN AVENUE), AND COOPER; THENCE IN A NORTHERLY DIRECTION ALONG MAPLE STREET ONE HUNDRED (100) FEET TO THE NORTHWEST CORNER OF THE

LOT NO. 18 IN THE AFORESAID PLAN OF LOTS; THENCE IN AN EASTERLY DIRECTION ALONG LOT NO. 19 SIXTY-FIVE (65) FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG A LOT NOW OR FORMERLY CLINTON P. WEST, SAID LINE BEING PARALLEL TO MAPLE STREET. ONE HUNDRED (100) FEET TO A POINT ON COOPER STREET; THENCE IN A WESTERLY DIRECTION ALONG COOPER STREET (65) FEET TO THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO, NEVERTHELESS, ALL CONVEYANCES, EXCEPTIONS, RESTRICTIONS AND CONDITIONS, WHICH ARE CONTAINED IN PRIOR DEEDS OR THEIR INSTRUMENT OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

TAX ID NO .. :510-S-2-169

ADDRESS: 203 EAST COOPER STREET, SLIPPERY ROCK, PA 16057.

BEING THE SAME PREMISES WHICH MARIAN JANE FULTON, A SINGLE PERSON, BY DEED DATED JUNE 13, 2005 AND RECORDED JULY 5, 2005 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT #200507050017537, GRANTED AND CONVEYED UNTO KEVIN MACKAY AND GINA MACKAY, HUSBAND AND WIFE

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2009-30507  
C.P. 2009-23019  
SHF FILE: 14000326**

**ATTY ALAN MINATO**

Seized and taken in Execution as the property of ALLEN MCCLYMONDS AND SELENA MCCLYMONDS at the suit of BENEFICIAL CONS DISC CO, Being:

Beginning at a point on the northerly line of Whitestown Road at line of land conveyed to H. L. Brown, which point is distant 400 feet along the said line of Whitestown Road from the southeasterly corner of land of E. Rapp;

thence from said point of beginning along the line of land of H.L. Brown, North 2 degrees 30 minutes East a distance of 300 feet to a point; thence along line of lands of N. Caldwell, South 87 degrees 30 minutes East a distance of 100 feet to a point; thence continuing along same, South 2 degrees 30 minutes West a distance of 300 feet to a point; thence along the northerly line of Whitestown Road, North 87 degrees 30 minutes West a distance of 100 feet to a point, the place of beginning, as per survey of Greenough, McMahon a Greenough, Inc. Engineers and surveyors made for Harry McClymonds, August 7, 1958, Having thereon erected a one story canyon stone dwelling.

BEING the some premises as became vested in the Grantor herein by deed of James C. Minton and Ann M. Minton, deed dated 9/16/58 and recorded 9/17/58 in the Recorder's Office of Butler County.

The said Harry E. McClymonds departed this life on 1/15/1985, thereby vesting all his right, title and Interest in said property to his wife, Mary Lou McClymonds.

UNDER AND SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER AND SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

THIS DEED IS BETWEEN MOTHER TO HER SON AND HIS WIFE AND IS THEREFORE EXEMPT FROM TRANSFER TAXES.

BEING KNOWN AS: 448 Whitestown Road, Butler, PA 16001

PROPERTY ID NO.: 27F33E

TITLE TO SAID PREMISES IS VESTED IN ALLEN MCCLYMONDS AND SELENA MCCLYMONDS, HUSBAND AND WIFE BY DEED FROM MARY LOU MCCLYMONDS, WIDOW DATED 10/29/1999 RECORDED 11/02/1999 IN DEED BOOK 199911020031207

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2009-30176  
C.P. 2009-20617  
SHF FILE: 14000351**

**ATTY JAY JONES**

Seized and taken in Execution as the property of JEFFREY A MCCONNELL AND AMANDA MCCONNELL at the suit of CITIMORTGAGE INC, Being:

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

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

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. McConnell and Amanda McConnell, h/w, by Deed from Jeffrey A. McConnell, married, dated 08/16/2005, recorded 09/01/2005 in Instrument Number 200509010024445.

Tax Parcel: 540-S1 -E1 5-0000

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

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30397  
C.P. 2013-22384  
SHF FILE: 14000324**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of CHRISTIAN A MUELLER at the suit of

OCWEN LOAN SERVICING LLC, Being:

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

ON THE North, one hundred ten (110) feet by lot now or formerly of Paul E. Cronenwett et ux.; on the East sixty-five (65) feet by north Washington Street; on the south one hundred ten (110) feet by an alley; and on the West sixty-five (65) feet by lot now or formerly of Paul E. Cronenwett et ux.

DEED BOOK: 200908260020143

DEED PAGE: 200908260020143

MUNICIPALITY: City of Butler

TAX PARCEL #: 565-11-22A

PROPERTY ADDRESS: 510 North Washington Street Butler, PA 16001

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30172  
C.P. 2012-21718  
SHF FILE: 14000342**

**ATTY JAIME ACKERMAN**

Seized and taken in Execution as the property of ROBERT L PELKEY AND KATHLEEN M PELKEY at the suit of FIRST HORIZON HOME LOANS, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MUDDYCREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT IB IN SEAN E. BROWN AND ROBERT PELKEY PLAN AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 281, PAGE 19.

TOGETHER WITH THE PERPETUAL RIGHT TO USE A PRIVATE ROAD 50 FEET IN WIDTH AND KNOWN AS BROWN LANE IN COMMON WITH THE OWNERS OF LOT 1 A, AS THE SAME IS SHOWN ON THE AFOREMENTIONED SEAN E. BROWN AND ROBERT PELKEY PLAN OF LOTS. SAID PRIVATE ROAD RUNS FROM LEVIS ROAD (T -314) TO LOT IB, THE PROPERTY GRANTED HEREIN.

TAX ID NO : 240-4FI33-1AB

ADDRESS: 203 LEVIS ROAD, PORTERSVILLE, PA 16051.

BEING THE SAME PREMISES WHICH SEAN E. BROWN AND LISAA. BROWN, HUSBAND AND WIFE, AND ROBERT L. PELKEY AND KATHLEEN M. PELKEY, HUSBAND AND WIFE, BY DEED DATED AUGUST 27, 2010 AND RECORDED AUGUST 31, 2010 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, AS INSTRUMENT NUMBER 201008310019385, GRANTED AND CONVEYED UNTO ROBERT L. PELKEY AND KATHLEEN M. PELKEY, HUSBAND AND WIFE.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30030  
C.P. 2014-20329  
SHF FILE: 14000436**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of PAUL PRITCHARD, PAUL M PRITCHARD AND RHONDA PRITCHARD at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, 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: LOT: BLOCK: 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 TAS MAPS, PREPARED AND MAINTAINED IN THE OFFICE OF THE CHIEF ASSESSOR OF THE SAID COUNTY OF BUTLER PARCEL NO ..S1-E6-0000

BEING KNOWN AS: 105 South Fairview Main Street, Petrolia, PA16050 PROPERTY ID NO.: S1-E6-0000

TITLE TO SAID PREMISES IS VESTED IN Paul M. Pritchard and Rhonda Pritchard, his wife BY DEED FROM W.R Capenos,

unmarried DATED 08/03/2004 RECORDED 08/11/2004 IN DEED BOOK Instrument Number: 200408110026405

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30006  
C.P. 2013-22379  
SHF FILE: 14000328**

**ATTY MARC C WEISBERG**

Seized and taken in Execution as the property of PHYLLIS S RANDOLPH at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that Certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 332 in the Fernway Plan No.2 Section B as recorded in the Recorder's Office of Butler County in rack File Section 22, Page 24.

TAX I.D.#: 130-55-A332

Being known as: 2639 ROCHESTER ROAD, CRANBERRY TWP, PENNSYLVANIA 16066.

Title to said premises is vested in Phyllis S. Randolph by deed from Prindle Construction, LLC dated March 29, 2005 and recorded March 31, 2006 in Instrument 200503310007219.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30098  
C.P. 2013-20499  
SHF FILE: 14000332**

**ATTY JOHN KOLESNIK**

Seized and taken in Execution as the property of DAVID ROBINETTE at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in Jefferson township, Butler county, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of township road T-579, also known as Burtner road, said point being common to line of lands now or formerly of T.M. Ferraro and H. H. Turner; thence south 25 degrees 41 minutes 20 seconds east along line of lands now or formerly of Ferraro and Turner, a distance of 329.15 feet to a point thence south 23 degrees 25 minutes 20 seconds east along

line of lands now or formerly of H. H. Thomas and H. H. Turner, a distance of 203.075 feet to a point at the true place of beginning, said point being the northwest corner of the tract herein described; thence south 23 degrees 25 minutes 20 seconds east along line of lands now or formerly of H. H. Turner, a distance of 203.075 feet to a point, said being common to line of lands now or formerly of R. Grelling, and said point being the southwest corner of the tract herein described; thence north 59 degrees 49 minutes 44 seconds east along line of lands now or formerly of R. Grelling, a distance of 212.56 feet to a point, said being common to line of lands now or formerly of M. R. Beggs, and said point being the southeast corner of the tract herein described; thence north 23 degrees 24 minutes west along line of lands now or formerly of M. R. Beggs, a distance of 199.505 feet to a point; said point being common to line of lands, now or formerly of M. M Thomas, and said point being the northeast corner of the tract herein described; thence south 60 degrees 47 minutes 10 seconds west along line of lands now or formerly of M. N. Thomas, a distance of 212.25 feet to a point at the place of beginning. TOGETHER with the free and unlimited use, liberty and privileges of passage in and along a certain right-of-way granted to Michael N. Thomas, et ux., and Gary Wissinger, et ux., from Thomas N. Perrace dated may 2, 1981 and recorded in the butler county recorder's office in deed book vol. 1116 page 156.

AND together with the free and unlimited use, liberty and privileges of passage in and along a certain right-of-way granted to Gary Wissinger, et ux., from Michael N. Thomas, at UX., dated. May 2, 1981 and recorded in the Butler County recorder's office in deed book vol. 1132 page 194. AND together with a disclaimer from M. M Thomas and Betty J. Thomas, his wife, for themselves, their heirs and assigns, in which they disclaim and accept full responsibility for septic system on the land owned by them and over which the right-of-way granted to Gary Wissinger, et UX., and in which they release Jefferson township, its officers, employees, their heirs, successors and assigns, from any liability should said septic system malfunction. TOGETHER with the right and duties of the parties of the first part as set forth in the private maintenance agreement as recorded immediately prior to this deed.

TITLE TO SAID PREMISES IS VESTED IN David Robinette, by Deed from David Robinette and Marcia S. Robinette, h/w,

dated 10/22/2008, recorded 11/04/2008 in Instrument Number 20081104002 - 1631.

Tax Parcel: 190-1F155-3C4A-0000

Premises Being: 113 BETTY LANE, BUTLER, PA 16002-0911

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2013-30396  
C.P. 2013-22383  
SHF FILE: 14000323**

**ATTY SALVATORE FILIPPELLO**

Seized and taken in Execution as the property of TAMMY RODNICKI AND TIMOTHY M RODNICKI at the suit of JPMORGAN CHASE BANK NA, Being:

ALL THOSE CERTAIN pieces, parcels, or lots of land situate in the Venango Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

**FIRST PARCEL:**

BEGINNING at the Southeast corner of this lot and a public highway, at an iron peg, West 200 feet to an iron peg; thence North 100 feet to an iron peg; thence East 200 feet to a public highway; thence South 100 feet to the point of BEGINNING.

**SECOND PARCEL:**

BEGINNING at a stake at the Northwest corner of now or formerly W. L. Shaner; thence East 200 feet to Rt. 38; thence South 110 feet to now or formerly of Blaine Wilson line; thence West 200 feet along now or formerly of Blaine Wilson line 200 feet to land of now or formerly T. A. Blair; thence North 110 feet to the place of BEGINNING.

DEED BOOK: Instrument #201001210001491

DEED PAGE: Instrument #201001210001491

MUNICIPALITY: Township of Venango

TAX PARCEL #: 300-3F16-34F-0000

PROPERTY ADDRESS: 3089 Oneida Valley Road Hilliards, PA 16040

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30023  
C.P. 2014-20270  
SHF FILE: 14000337**

**ATTY TROY FREEDMAN**

Seized and taken in Execution as the property of SCHONDA L SARVER AND EDWARD L SARVER, JR at the suit of WELLS FARGO BANK NATIONAL ASSOCIATION, Being:

**Parcel A:**

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

On the North fifty-eight and seventy-six hundredths (58.76) feet by land of Atlantic Refining Company; on the East one hundred fifty-six (156) feet by lands of Sadlak; on the South forty-eight (48) feet by Alpha Way; and on the West one hundred eighty-three (183) feet by Walker Way.

**Parcel B:**

ALL THAT CERTAIN piece, parcel, or tract of land situate in the First Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being the Southerly portion of Lot No. 70 in the William S. Boyd's plan of Springdale, as recorded in Plan Book A, Page 21, said parcel or tract of land hereby conveyed being more particularly bounded and described as follows:

Commencing at the Southwest Corner of the lot hereby conveyed, said corner being also the Southeast corner of Lot No. 69 in the aforesaid William S. Boyd Plan, now or formerly of Ella Stewart; thence Northwardly along line of lot of Ella Stewart one hundred fifty-six (156) feet, more or less, to line of lot of the Atlantic Refining Company; thence South 63 degrees 41 minutes East a distance of sixty and five hundredths (60.05) feet to the Northeast corner hereof at line of Lot No. 71 in the aforesaid plan; thence South along the dividing line between Lots No. 71 and No. 70 of the said plan a distance of one hundred thirty-nine (139) feet, more or less, to the Southeast corner hereof on Alpha Way; thence West along Alpha Way a distance of forty-eight (48), more or less, to the Southwest corner hereof, at the place of beginning, the premises herein described and hereby conveyed being the Southern portion of a larger lot known as

Lot No. 70 in the William S. Boyd plan of lots.

PARCEL NO. 561-27-181-000

BEING KNOWN AS 326 112 Center Avenue, Butler, PA 16001

BEING the same premises which Donald F. Wolfe and Valarie J. Wolfe, his wife, by Deed dated November 24, 2004 and recorded December 22, 2004 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 200412220040065, granted and conveyed unto Edward L. Sarver, Jr. and Schonda L. Sarver.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2005-30232  
C.P. 2005-21042  
SHF FILE: 14000325**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of REBECCA K THRONE at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

TAX I.D.#: 564-21-235

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

BOUNDED on the North by lot of now or formerly Edward L. Raben; bounded on the East by lots of now or formerly R.M. McFarlace; and bounded on the West by Elm Street. The aforesaid lot having a frontage of 30 feet 4 inches on Elm Street and extending back by parallel lines, a distance of 95 feet 10 inches.

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 buildings line(s) as may be shown on the recorded plan in prior instruments of record.

Being known as: 231 NORTH ELM STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Rebecca K.

Throne by deed from Rebecca A. McKeehan n/k/a Rebecca A. Bowser and David M. Bower, as joint tenants with the rights of survivorship and not tenants in common, dated January 22, 2004 and recorded January 27, 2004 in Instrument No. 200401270002747.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30027  
C.P. 2014-20295  
SHF FILE: 14000349**

**ATTY CHRISTINA VIOLA**

Seized and taken in Execution as the property of DEWEY EDWARD TURNER, DEWEY E TURNER, NANCY KRISTINE TURNER AND NANCY K TURNER at the suit of BENEFICIAL CONS DISC CO, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in Allegheny Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a point in the center line of the Eau Claire - - Emlenton Public Road known as Route #38, at line of lands now or formerly of R. H. Pearce, said point being the Southwest corner hereof; thence North 0° 25' East, three hundred forty seven and four tenths (347.4) feet along lands of R. H. Pearce; thence North 89° 42' East, one hundred eighteen and seven tenths (118.7) feet along lands of R. H. Pearce to a point; thence North 2° 18' East, seven hundred thirty-one and two tenths (731.2) feet along lands of R. H. Pearce to a point; thence North 78° 53' East, seventy five (75) feet to a point; thence South 87° 42' East, one hundred sixty (160) feet to a point, being the North east corner hereof; thence South 0° 43' West, nine hundred forty eight and seven tenths (948.7) feet along line of lands of E. L. Gamer to a point in the center line of the Eau Claire - -Emlenton Public Road; thence South 68° 45' West, four hundred (400) feet along the center line of the said Road to a point, the place of beginning. Containing 6.51 acres as per survey of J. Howard Forbes, R.S. dated May 27, 1960. Having thereon erected a 1 Vi story frame dwelling house, frame bam and outbuildings.

This conveyance is made by first parties and accepted by second parties herein, subject to any and all valid existing oil and gas leases.

BEING the same premises which Robert H. Pearce and Shirley L. Pearce, husband

and wife, by Deed dated May 20, 2005, and recorded May 20, 2005, in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 200505200012845, granted and conveyed unto Dewey Edward Turner and Nancy Kristine Turner, husband and wife, in fee.

PARCEL 20-1F45-13BA

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30029  
C.P. 2014-20328  
SHF FILE: 14000435**

**ATTY MARTHA EVON ROSENSTEIL**

Seized and taken in Execution as the property of PAUL WAGNER AND MELONY WAGNER at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

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

Beginning at a point in the centerline of Sunbury Road, T-625, a thirty three (33) foot right of way, said point being the northwest corner of Lot 2 of the Edward Alan and Stacy A. Miller Lot Line Revision as recorded in Plan Book 252 Page 33, and also being common to lands of now or formerly B.L. Fleeger, thence along the centerline of Sunbury Road, South 85° 18' 00" East a distance of 303.91 feet to a point; thence by lands of now or formerly E.A Miller, being Lot 1 of Plan Book 252 page 33, South 14° 31' 20' , West a distance of 172.99 feet to a point; then along Petrolia Street, an unopened forty (40) foot right of way, North 67° 10' 00" West a distance of 288.74 to a point; thence by lands of now or formerly B.L. Fleeger, North 04° 42' 00" East a distance of 80.60 feet to the point of beginning.

Said parcel containing 0.848 acre and being Lot 2 of the Edward Alan and Stacy A. Miller Lot Line Revision as recorded in Plan Book 252 Page 33 and also per survey of Lands Surveyors, Inc. dated March 26, 2013

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

BEING PART OF THE SAME PREMISES which Barbara Miller, individual, granted and conveyed unto Paul J. Wagner and Melony A. Wagner, husband and wife, by

Deed dated January 21, 2004 and recorded January 27, 2004 in Butler County Instrument #200401270002727.

IMPROVEMENTS: Residential dwelling

BCLJ: March 28, April 4 & 11, 2014

Sheriff Michael T Slupe  
Butler County, Pennsylvania



IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION

RE: REGISTER OF WILLS & :  
CLERK OF ORPHANS' COURT : OC NO 2009-1000  
SCHEDULE OF FEES & COSTS :

ADMINISTRATIVE ORDER

AND NOW, this February 25, 2014, pursuant to the provisions of 42 P.S. 21022.1 and 42 P.S. 21032.1, the fee bills of the Register of Wills and the Clerk of Orphans' Court of Butler County, Pennsylvania are hereby amended as indicated on the proposed fee bill attached to the foregoing Petition.

Self-made photocopies shall be Fifty-Cents (\$0.50) each effective April 01, 2014 upon due advertisement as required by the PA Rules of Court.

IT IS FURTHER ORDERED that the Court direct the Court Administrator to:

- (a) File one (1) certified copies of this Administrative Order with the AOPC;
- (b) File two (2) certified copies of this Administrative Order and one (1) CD with the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*;
- (c) File one (1) certified copy of this Administrative Order with the PA Supreme Court Orphans' Court Rules Committee;
- (d) Forward one (1) copy of this Administrative Order to be published in the *Butler County Legal Journal*;
- (e) Forward one (1) copy of this Administrative Order to the Butler County Law Library; and
- (f) Keep continuously available for public inspection copies of this Administrative Order in the Butler County Register of Wills & Clerk of Orphans' Court offices and the office of the Court Administrator.

RECEIVED

2014 FEB 25 AM 8:50

JUDITH MOSER, M.S.  
REGISTER OF WILLS &  
CLERK OF ORPHANS' COURT  
BUTLER COUNTY, PA

BY THE COURT

  
Thomas J. Doerr, President Judge  
OFFICE OF ENTRY OF ORDER/DECREE PURSUANT TO  
DA, R.C.P. NO. 216

NOTIFICATION

THIS DOCUMENT HAS OFFICIALLY BEEN  
ENTERED IN THIS CASE BY THE BUTLER  
COUNTY CLERK OF ORPHANS' COURT ON  
2-25-2014