

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: Elizabeth M Baptiste**

Late of: Saxonburg Pa
 Executor: Jacqueline Ann Cashmere
 544 Cornetti Road
 Fenelton Pa 16034
 Executor: Joyce B Geibel
 141 Morgan Road
 Butler Pa 16002
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler Pa 16001

Estate of: Martha L Drobnak

Late of: Butler Pa
 Executor: Donna M Blasinsky
 2112 S Villa Drive
 Gibsonia Pa 15044
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler Pa 16001

**Estate of: George T Edinger
a/k/a: George Thomas Edinger**

Late of: Franklin Township Pa
 Executor: Roxanne W Edinger
 512 Unionville Road
 Butler Pa 16001
 Attorney: Elizabeth A Smith
 129 South McKean Street
 Butler Pa 16001

**Estate of: Florence Henry
a/k/a: Florence F Henry**

Late of: Butler Township Pa
 Executor: Judith A Hoover
 1258 Route 588
 Fombell Pa 16123
 Executor: Brian E Henry
 2077 N Oak Lane
 State College Pa 16803
 Attorney: Steven T Casker

Lope Casker & Casker
 207 East Grandview Ave
 Zelienople Pa 16063

**Estate of: Patricia A Migliore
a/k/a: Patricia Ann Migliore**

Late of: Penn Township Pa
 Executor: Debra L Migliore
 6104 Orchard Lane
 Butler Pa 16002
 Attorney: Katrine M Erie
 Erie Law Offices PC
 316 West Jefferson Street
 Butler Pa 16001

**Estate of: Robert A Norris
a/k/a: Robert Alan Norris**

Late of: Cranberry Township Pa
 Executor: Shari Lynn Norris Shuffstall
 1037 Barkeyville Road, Lot 9
 Grove City Pa 16127
 Attorney: Norman D Jaffe
 Jaffe & Kecskemethy PC
 101 East Diamond Street Suite 204
 Butler Pa 16001

Estate of: Margaret E Oesterling

Late of: Center Township Pa
 Administrator C.T.A.: Gregory E Piper
 544 South Main Street
 Pleasant Gap Pa 16823
 Attorney: Kemp C Scales
 Scales Law Offices LLC
 115 S Washington St Rm 206
 PO Box 346
 Titusville Pa 16354

Estate of: Dale C Owens

Late of: Concord Township Pa
 Executor: Melanie P Rieger
 131 Green Lane
 West Sunbury Pa 16061
 Attorney: No Attorney on Record

Estate of: John W Sellers

Late of: Cranberry Township Pa
 Executor: Cynthia L Warner
 436 Settlers Village Circle
 Cranberry Twp Pa 16066
 Attorney: Aleksandra J Kocelko
 McMorrow Law LLC
 10475 Perry Highway
 Wexford Pa 15090

Estate of: Eleanor A Slea

Late of: Jefferson Township Pa
 Executor: Mary L Slea
 107 Twin Lakes Lane
 Butler Pa 16002
 Attorney: Dorothy J Petrancosta PC

1541 Butler Plank Rd #423
Glenshaw Pa 15116

Estate of: Donna Marie Snyder

Late of: Butler Township Pa
Administrator: Eric Donald Snyder
170 Westwood Manor
Butler Pa 16001
Administrator: Marlys R Kupec
209 Grandview Blvd
Butler Pa 16001
Administrator: Kicky Snyder
170 Westwood Manor
Butler Pa 16001
Attorney: Michael J Pater
101 East Diamond Street, Suite 202
Butler Pa 16001

BCLJ: May 20, 27 & June 3, 2016

SECOND PUBLICATION

Estate of: Ralph A Baldauf

Late of: Summit Township Pa
Administrator: Louise Baldauf
133 Portman Road
Butler Pa 16002
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler Pa 16001

Estate of: Edward Alan Bopp

Late of: Butler Pa
Administrator: Dreatha J Stabley
102 Bent Creek Lane
Butler Pa 16002
Attorney: Norman D Jaffe
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler Pa 16001

Estate of: Magdaly J Bott

Late of: Cranberry Township Pa
Admr. D.B.N. C.T.A.: William I Negle
707 Grant Street
Suite 1115
Pittsburgh Pa 15219
Attorney: Michael D DeMarco Esquire
DeMarco & Negle LLP
1115 Gulf Tower 707 Grant Street
Pittsburgh Pa 15219-1909

Estate of: Mark R Bott

Late of: Cranberry Township Pa
Administrator: William I Negle
707 Grant Street Suite 1115
Pittsburgh Pa 15219
Attorney: Michael D DeMarco Esquire

DeMarco & Negle LLP
1115 Gulf Tower 707 Grant Street
Pittsburgh Pa 15219-1909

Estate of: Lauretta C Christie

Late of: Summit Township Pa
Executor: Ralph W Christie Jr
9586 Cherryvale Drive
Highlands Ranch Co 80126
Attorney: Mark R Morrow
204 East Brady Street
Butler Pa 16001

Estate of: John J Haller

Late of: Cranberry Township Pa
Executor: Robert J Haller
347 Patriot Lane
Freedom Pa 15042
Attorney: Charles B Hadad
The Lynch Law Group LLC
501 Smith Drive, Suite 3
Cranberry Twp Pa 16066

**Estate of: Elenore B Lowery
a/k/a: Eleanore B Lowery**

Late of: Adams Township Pa
Executor: Douglas S Lowery
3001 Hazel Foster Drive
Carmel In 46033
Attorney: John H Auld II
Auld Miller, LLC
4499 Mt Royal Boulevard
Allison Park Pa 15101

Estate of: Bruce D Routhieaux

Late of: Adams Township Pa
Executor: Roxanne K Routhieaux
223 Longbow Lane
Mars Pa 16046
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St Suite 1424
Pittsburgh Pa 15219

Estate of: Eleanor K Rowe

Late of: Cranberry Township Pa
Executor: Nancy Adams
44 Valewood Run
Penfield Ny 14526
Executor: Jeffrey Rowe
6043 Walnut Avenue
Long Beach Ca 90805
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale Law Office, LLC
1667 Route 228, Suite 300
Cranberry Township Pa 16066

Estate of: Patricia Anne Smith

a/k/a: Patricia A Smith
Late of: Cranberry Township Pa

Executor: Daniel E Smith
1400 Schoellkopf Road
Lake View Ny 14085
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople Pa 16063

Estate of: Kenneth I Strohecker
Late of: Muddycreek Township Pa
Administrator: Renee L Jackman
408 Reo Street
Butler Pa 16001
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler Pa 16001

Estate of: Shirley Anne Tomalewski
a/k/a: Shirley Anne James
Late of: Cranberry Township Pa
Executor: Robert Michael Tomalewski
6947 Goehring Road
Cranberry Township Pa 16066
Attorney: Heather M Papp-Sicignano
Sweeney Law Offices
20581 Route 19 Suite 1
Cranberry Township Pa 16066

Estate of: Annette Uran
Late of: Slippery Rock Pa
Administrator: Julie Uran
185 Forrester Road
Slippery Rock Pa 16057
Attorney: Eric D Levin
Rishor Simone
101 East Diamond St Suite 208
Butler Pa 16001

Estate of: Ralph A Winner
a/k/a: Ralph A Winner Jr
Late of: Mars Pa
Executor: Richard A Winner
103 Ramblewood Lane
Mars Pa 16046
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St Suite 1424
Pittsburgh Pa 15219

BCLJ: May 13, 20 & 27, 2016

THIRD PUBLICATION

Estate of: Linda R Bicehouse
Late of: Evans City Pa
Executor: Steven R Bicehouse
448 Jefferson Street
Evans City Pa 16033
Attorney: Sean M Gallagher
Murrin Taylor & Gallagher
110 East Diamond Street
Butler Pa 16001

Estate of: Richard Edward Dangrow
a/k/a: Richard E Dangrow
Late of: Butler Township Pa
Executor: Elizabeth M Dangrow
1501 Vista Drive, Apt C
Butler Pa 16001
Attorney: Leo M Stepanian II
Stepanian & Menchuk LLP
222 South Main St
Butler Pa 16001

Estate of: Karen A DeCampi
a/k/a: Karen A Dunbar
a/k/a: Karen DeCampi Rettig
Late of: Zelienople Pa
Executor: David L Rettig
120 E Beaver St
Zelienople Pa 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople Pa 16063

Estate of: Marion N Dobson
Late of: Houston Harris County Texas
Ancillary Executor: Parker Kevin Dobson
11522 Ella Lee Lane
Houston Tx 77077
Ancillary Executor:
Laura Dianne Dobson Howard
7634 Francis Road
Girard Pa 16417
Attorney: Ted Tishman
Leech Tishman Fuscaldo & Lampl, LLC
525 William Penn Place, 28th Floor
Pittsburgh Pa 15219

Estate of: Fannie E Findley
Late of: Penn Township Pa
Executor: Bonnie Johnson
1847 Ninevah Road
Knox Pa 16232
Attorney: Maryann Bozich DiLuigi
506 S Main Street
Suite 2201
Zelienople Pa 16063

Estate of: Lois M Lessner

Late of: Adams Township Pa
 Executor: Denise M Tabacchi
 300 Westburn Court
 Seven Fields Pa 16046
 Attorney: Maryann Bozich-DiLuigi
 506 S Main Street
 Suite 2201
 Zelenople Pa 16063

Estate of: Wayne A Mangialardi

Late of: Cranberry Township Pa
 Administrator: Cynthia L Cava
 131 Mews Lane
 Cranberry Twp Pa 16066
 Attorney: William C Kaczynski
 Kaczynski Law Offices
 1004 Manor Complex
 564 Forbes Ave Ste 1004
 Pittsburgh Pa 15219

**Estate of: James W McMillen
a/k/a: James W McMillen Jr**

Late of: Zelenople Pa
 Executor: Suzanne K Hennessy
 1522 La Vista Del Oceano
 Santa Barbara Ca 93109
 Attorney: No Attorney on Record

Estate of: Anna Mae Patterson

Late of: Penn Township Pa
 Executor: Karen E Wise
 128 Forest Mere Circle
 Butler Pa 16002
 Executor: Alan C Patterson
 3405 Altherton Drive
 Bethel Park Pa 15102
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler Pa 16001

Estate of: Robert R Rowe

Late of: Cranberry Township Pa
 Executor: Stephen B Rowe
 1028 Third Ave
 Brockway Pa 15824
 Attorney: Robert D Clark
 201 North Market Street
 New Wilmington Pa 16142

Estate of: Christopher D Snow

Late of: Concord Township Pa
 Administrator: Suzan I Herold
 243 Aggas Road
 West Sunbury Pa 16061
 Attorney: Sean M Gallagher
 Murrin Taylor & Gallagher
 110 East Diamond Street
 Butler Pa 16001

Estate of: Sara J Somerville

Late of: East Butler Pa
 Executor: Raymond A Somerville Jr
 305 Star Grille Road
 Cabot Pa 16023
 Attorney: Robert D Spohn Esquire
 277 West Main St
 Po Box 551
 Saxtonburg Pa 16056-0551

Estate of: Brian H Veney

Late of: Seven Fields Pa
 Executor: Yolanda Veney
 616 Cheshire Drive
 Mars Pa 16046
 Attorney: Michael J Henny
 2828 Gulf Tower
 707 Grant Street
 Pittsburgh Pa 15219

Estate of: Marie K Weser

Late of: Connoquenessing Township Pa
 Executor: Debra Jean Kirk
 223 Caravan Lane
 Butler Pa 16001
 Executor: Ann C Kirk
 134 Graham Drive
 Renfrew Pa 16053
 Attorney: Leo M Stepanian II
 Stepanian & Menchuk LLP
 222 South Main St
 Butler Pa 16001

BCLJ: May 6, 13 & 20, 2016

Bank of New York Mellon vs. **Karen Pfennigwerth**: Judgment/Premises: \$102,387.94: Gregory Javardian, Esq: 16-20758

Clerk of Courts vs. **Josephine Powell**: Judgment: \$1,125.00: Atty - None: 16-20732

Clerk of Courts vs. **Keith Paul Reges**: Judgment: \$1,504.50: Atty - None: 16-20745

Clerk of Courts vs. **Jason Lee Roberts**: Judgment: \$1,282.46: Atty - None: 16-20733

Clerk of Courts vs. **Dennis Ray Ross Jr**: Judgment: \$2,703.00: Atty - None: 16-20746

Midland Funding LLC vs. **Ellen Schwarz**: Transcript: \$766.63: Andrew Everett Callahan, Esq.: 16-20749

Midland Funding LLC vs. **Penny Seybert**: Transcript: \$1,554.60: Atty - None: 16-20760

Marshall Offstein t/d/b/a Marshall Offstein Auto Sales & Towing vs. **Leslie Ann Smieszek aka Lesley Ann Smieszek**: Judgment: \$41,040.00: J Stevenson Suess, Esq: 16-20742

21st Mortgage Corp vs. **Richard D Studebaker**: Judgment: \$53,082.14: Thomas A Capehart, Esq: 16-20752

Green Tree Servicing LLC vs. **Justin D Thompson and Erica L Thompson**: Judgment/Premises: \$179,733.59: KML Law Group, PC: 16-20753

Slippery Rock VFC & Rescue Tm vs. **Thomas Vanemane**: Transcript: \$1,591.74: Atty - None: 16-20738

Clerk of Courts vs. **Bryant Keith Wells**: Judgment: \$2,480.00: Atty - None: 16-20747

Clerk of Courts vs. **Brandy Lynn Williams**: Judgment: \$2,760.20: Atty - None: 16-20734

Clerk of Courts vs. **Joseph Lysle Wilson**: Judgment: \$5,450.04: Atty - None: 16-20735

Midland Funding LLC vs. **Michael Yova**: Transcript: \$993.69: Atty - None: 16-20761

EXECUTIONS

Week ending May 13, 2016

1st Name-Plaintiff
2nd Name-Defendant

JP Morgan Chase Bk vs. **George E Hauck and Occupants**: Writ of Possession: 16-30123

American Express Centurion Bk vs. **Carl**

Kerekes aka Carl L Kerekes and PNC Bank, Garnishee: Writ of Execution: 16-30126

Huntington Natl Bk vs. **Patrick G Montgomery and Deborah A Montgomery**: Writ of Execution: 16-30124

Green Tree Servicing LLC vs. **Justin D Thompson, Erica L Thompson and United States of America**: Writ of Execution: 16-30125

DIVORCES

Week ending May 13, 2016

1st Name-Plaintiff
2nd Name-Defendant

Chad E Hulings vs. **Rebecca R Hulings**: Joseph J. Nash, Esq: 16-90300

Michele L Simon vs. **Justin E Simon**: Gerri V. Paulisick, Esq.: 16-90298

Angela Ravas vs. **John Worst**: Molly Maguire Gausa, Esq.: 16-90293

NOTICE OF TRUST
RE: Leona E. Varley Trust

Notice is hereby given that Deborah S. Muders is the Trustee of the above named Trust. All Persons indebted to Leona E. Varley are requested to make payment and all those having claims against Leona E. Varley are directed to present the same without delay to:

Leona E. Varley, Trust
Deborah S. Muders, Trustee
C/O Cohen & Grigsby, PC
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152
(412)297-4857

Or to:
C. Erick Pfeil, Esquire
C/O Cohen & Grigsby, PC
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152
(412)297-4857

BCLJ: May 6, 13 & 20, 2016

NOTICE

NOTICE IS HEREBY GIVEN that the Court of Common Pleas of Butler County, Pennsylvania, will hold a hearing on the **Petition of the Board of School Directors of the Butler Area School District regarding the sale of the Clearfield Elementary School** on Thursday, June 2, 2016, at 1:00 o'clock p.m., in Courtroom No. 3, before the Honorable Judge Dr. S. Michael Yeager, located at the Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania.

Said Petition of the Board of School Directors of the Butler Area School District concerns all of the land and building comprising the Clearfield Elementary School located at 719 Clearfield Road, Clearfield Township, Butler County, Fenelton, Pennsylvania. CNC Malting Company, LLC, or its assigns, has submitted the highest Purchase Price Offer in the amount of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) for the purchase of said land and buildings.

AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, MAY ENTERTAIN HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE LAND AND BUILDING COMPRISING THE CLEARFIELD ELEMENTARY SCHOOL, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE CLEARFIELD ELEMENTARY SCHOOL AT ITS PURCHASE PRICE OFFER OF \$235,000.00. INTERESTED CITIZENS MAY APPEAR AND BE HEARD.

BUTLER AREA SCHOOL DISTRICT
Thomas W. King, III, Solicitor
Dillon McCandless King
Coulter & Graham L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: May 6, 13 & 20, 2016

**Butler County Court of Common Pleas
Number: 16-10241**

Notice of Action in Mortgage Foreclosure

Finance of America Reverse LLC, Plaintiff
V.

William R. Hetrick, Known Surviving Heir of Nancy J. Hetrick and Unknown Surviving Heirs of Nancy J. Hetrick, Defendants

TO: Unknown Surviving Heirs of Nancy J. Hetrick. Premises subject to foreclosure: 622 North McKean Street, 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
Phila., PA 19109
215-790-1010

BCLJ: May 20, 2016

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY , PENNSYLVANIA

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF BARBARA DIANE DIXON-MCCARTHY

MSD No. 16-40096

NOTICE

The Petitioner filed with the Court of Common Pleas of Butler County, Pennsylvania a Petition For Change of Name on May 4, 2016. A hearing regarding the same has been scheduled before the Court of Common Pleas of Butler County, Pennsylvania on the 20th day of July, 2016 at 10:00 a.m. in Courtroom No. 4 at the Butler County Courthouse. If there is an objection to the Petition for Change of Name, you may wish to attend the hearing.

Barbara Diane Dixon-McCarthy

BCLJ: May 20, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on April 12, 2016 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Healthy Communities Unlimited**. The corporation is formed exclusively for charitable, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Steven T. Casker, Esq.
207 E. Grandview A venue
Zelienople, PA 16063

BCLJ: May 20, 2016

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 16, 2016 for **JGT Initiatives** located at 2404 Eloquent Lane, Valencia PA 16059. The name and address of each individual interested in the business is John G Turcic 2404 Eloquent Lane, Valencia PA 16059. This was filed in accordance with 54 PaC.S. 311.

Penncorp Servicegroup, Inc.
P.O. Box 1210
Harrisburg, PA 17108

BCLJ: May 20, 2016

NOTICE OF FILING CERTIFICATE OF ORGANIZATION

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 **JS Acquisitions, LLC** and it was organized April 25, 2016.

Joelyssa M. Ferringer, Esquire
Law Office of Myron Hay Tomb
52 South 9th Street
Indiana, PA 15701

BCLJ: May 20, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, with respect to a business corporation which has been organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **East Brady Properties, Inc.**

Philip P. Lope, Esq.
Lope, Casker & Casker
207 E. Grandview A venue
Zelienople, PA 16063

BCLJ: May 20, 2016

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **DAVE BERG, LLC**. DAVE BERG, LLC's initial registered office is located at 120 David Lane, Harmony, Pennsylvania 16037.

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

BCLJ: May 20, 2016

**NOTICE OF FILING CERTIFICATE
OF ORGANIZATION**

Notice is hereby given that Marvel Marking Products, LLC, of Butler, Butler County, Pennsylvania, did on April 18, 2016, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an Application under December 21, 1988, P.L. 144, No. 177, Section 103, The Business Corporation Law of 1988, to conduct business under the name of "**Marvel Marking Products, LLC**", the business to be carried on at 105 Industrial Drive West, Valencia, PA 16059.

RISHOR SIMONE
Kurt S. Rishor, Esquire
Suite 208, 101 East Diamond Street
Butler, PA 16001
(724) 283-7215

BCLJ: May 20, 2016

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 22nd day of July 2016** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, August 19, 2016 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 13, 20 & 27, 2016

**E.D. 2015-30133
C.P. 2015-20621
SHF FILE: 16001154**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of JACK L ANDREA at the suit of BANK OF AMERICANA, Being:

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

BEGINNING at a point in the center line of Township Road T-416, said point being a distance of 150.62 feet from the intersection of the center line of said Township Road T-416 and the center line of Township Road T-418 and on line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 65 degrees 04 minutes West, a distance of 889.0 feet to line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 59 degrees 13 minutes West, a distance of 420.6 feet to a point; thence South 31 degrees 59 minutes East, a distance of 269.78 feet to a point; thence South 35 degrees 04 minutes East, a distance of 126.54 feet to a point; thence South 46 degrees 47 minutes West, a distance of 420.87 feet to a point on line of lands of now

or formerly Keddie; thence, along line of lands of now or formerly Keddie, South 42 degrees 15 minuets East, a distance of 160.0 feet; thence, South 50 degrees 23 minutes East, a distance of 529.25 feet to the center line of Township Road T-416; thence along the center line of Township Road T-416, the following courses and distances; North 78 degrees 48 minutes East, a distance of 121.0 feet; North 57 degrees 01 minutes East, a distance of 181.0 feet; North 47 degrees 33 minutes East, a distance of 239 feet; and North 55 degrees 43 minutes East, a distance of 359.02 feet to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack L. Andre, unmarried and Leslie Andre, married (father and son), as joint tenants with right of survivorship, not as tenants in common, by Deed from Melvin G. Sheerbaum and Heidi M. Sheerbaum, h/w, dated 10/31/2006, recorded 11/06/2006 in Instrument Number 200611060028262.

By virtue of the death of LESLIE A. ANDRE on 12/22/2008, Defendant became sole owner of the mortgaged premises as surviving tenant by the entireties or surviving joint tenant with right of survivorship.

Tax Parcel: 070-3F35-B6A-0000

Premises Being: 89 Pipestem Road, Slippery Rock, PA 16057-2005

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30099
C.P. 2016-20612
SHF FILE: 16001315**

ATTY MARK UDREN

Seized and taken in Execution as the property of CYNTHIA R CAREY, IND & HEIR, UNKNOWN HEIRS of DANIEL T CAREY, CHAD A CAREY, HEIR, TIMATHY J CAREY, HEIR, PATRICK M CAREY, HEIR, AMBER LYNN DITTMER, HEIR, DAWN SAWICKI, HEIR, AND AMBER DAWN CAREY, HEIR, at the suit of US BANK N A, Being:

All that certain piece of property situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of Pillow Street and Shakely Avenue, now Eighth Avenue, being the southwest corner of the lot herein

described; thence running North along the East line of Eighth Avenue, a distance of 137 feet to the intersection of Eighth Avenue and an alley: thence running East along the South line of said alley a distance of 43.66 feet more or less, to the northwest corner or the land formerly owned by Pearl S. Cain; thence running South along the West line of now or formerly golec, a distance of 137 feet, more or less, to a point on Pillow Street; thence running west along the north line of Pillow Street, a distance of 45 feet, more or less, to the place of beginning.

BEING KNOWN AS: 330 Pillow Street, Butler, PA

16001 PROPERTY ID NO.: 563-26-11

TITLE TO SAID PREMISES IS VESTED IN Daniel T. Carey and Cynthia R Carey, husband and wife BY DEED FROM Richard Steven Johns, Marian Raimondi, and Diane Helene Rohrman DATED 09/19/2003 RECORDED 10/10/2003 IN DEED BOOK Instrument #200310100046381.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2013-30060
C.P. 2011-22253
SHF FILE: 16001170**

ATTY STUART SEIDEN

Seized and taken in Execution as the property of PETER A CELENDER, LYNN A CELENDER, AND UNITED STATES OF AMERICA at the suit of US BANK NATL ASSN, Being:

The land referred to in this Commitment is described as follows:

ALL that certain lot, parcel or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, known and designated as Lot No. 206 (erroneously referenced as Lot No. 205 in prior deed) in Phase II of the Highland Village, P.U.R.D., Plan of Lots, as recorded in the Recorder's office of Butler County, Pennsylvania, in Plan Book Volume 144, Page 19 on February 12, 1991.

Being known and designated as Parcel No. S21 C206.

Subject to matters as shown on the recorded Plan.

Subject to all coal, oil and gas and mineral rights, easements, conditions, restrictions, rights of way and covenants as may affect the herednabous described premises and as are contained in prior instrument of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Celender and Lynn M. Celender from Timothy M. Wells and Amy W. Wells, by deed dated 10/22/1996 and recorded 12/24/1996 in Book 2697 Page 0503.

Tax Parcel: 130-S21-C206

Premises Being: 610 Highland Court, Cranberry Township, PA 16066-3362

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30093
C.P. 2016-20531
SHF FILE: 16001258**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of RAYMOND A CLAYPOOLE, MICHELLE D CLAYPOOLE, MICHELE D CLAYPOOLE, AND MICHELE D RITTER at the suit of BANK of AMERICA NA, Being:

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

BEGINNING at a point at the intersection of the right of way line of school street, of line of lands of now or formerly C. L. Hiles; and the herein described tract; thence, along line of lands of now or formerly C. L. Hiles, north 81 degrees 16 minutes 07 seconds west, a distance of 160.00 feet to a point in a 10 foot alley and having a 15 foot right of way; thence through said 10 foot alley, north 5 degrees 50 minutes 52 seconds east, a distance of 60.00 feet to a point in a 10 foot alley and having a 20 foot right of way; thence, through said 10 foot alley, south 81 degrees 16 minutes 07 seconds east, a distance of 160.00 feet to the right of way line of School street; thence, along the right of way line of School street, south 5 degrees 50 minutes 52 seconds west, a distance of 60.00 feet to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond A. Claypoole and Michele D. Claypoole, (fka Michele D. Ritter), by Deed from Raymond A. Claypoole and Michele D. Ritter, dated 07/28/1998, recorded 11/17/1998

in Book 2935, Page 245.

Tax Parcel: 340-S1-C5-0000

Premises Being: 114 School Street, Bruin, PA 16022

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30073
C.P. 2016-20465
SHF FILE: 1600997**

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of DENNIS J COLAMARINO at the suit of DOLLAR BK FED SAVINGS BK, Being:

SEIZED and taken in execution as the property of Dennis J. Colamarino, at the suit of Dollar Bank, Federal Savings Bank vs. Dennis J. Colamarino, being:

ALL that certain lot or piece of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania.

HAVING erected thereon a dwelling house known as 722 Seth Drive, Cranberry Township, PA 16066.

BEING designated as Map and Parcel Number 130-S36-A510.

BEING the same property which Jennifer L. Charles, unmarried and Dennis J. Colamarino, unmarried, by Deed dated February 17, 2009 and recorded in the office of the Recorder of Deeds of Butler County on February 24, 2009, at Instrument Number 200902240003209, granted and conveyed unto Dennis J. Colamarino.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30055
C.P. 2016-20254
SHF FILE: 16001003**

ATTY KERI EBECK

Seized and taken in Execution as the property of DENISE DEW AND LANCER DEW at the suit of DENISE DEW AND LANCER DEW, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Fourth Ward of the City of Butler, Butler County, Pennsylvania, bounded and

described as follows:

BOUNDED on the North 90 feet by lot now or formerly of Frank Rivers; bounded on the East 33.3 feet by Oak Street; bounded on the South 90 feet by lot now or formerly of N.P. Wenner and H. E. McManus; and bounded on the West 33.3 feet by an alley, being 13.20 feet off the South side of Lot No. 80 and 21.10 feet off the North side of Lot No. 81 in the East Oakland Plan of Lots.

HAVING erected thereon a dwelling house and being known as 241 Oak Street, Butler, PA, 16001.

BEING the same premises which Eric F. Miller and Denise R. Miller, by Deed dated February 17, 1999, and recorded on April 29, 1999 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 199904290011999, granted and conveyed unto Denise R. Miller.

Being Parcel Number: 564-19-108-0000

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30081
C.P. 2016-20294
SHF FILE: 16001077**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DIANE M DOWNS AND UNITED STATES OF AMERICA at the suit of WELLS FARGO BANK NA, Being:

ALL that certain piece, parcel or lot of land situate in Ward 5 in the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly line of Mercer Street, said point being the Northeast corner of the parcel herein described and common to the Southeast corner of lot of now or formerly Florence Lewis; thence by Mercer Street, South 26 degrees 30 minutes 00 second East, 40 feet to a point the Northeast corner of lot of now or formerly L.D. Raisley; thence by Raisley, South 63 degrees 30 minutes 00 second West, 112 feet to a point on the Eastern line of lots of now or formerly V .F. Rogers; thence by same, North 26 degrees 30 minutes 00 second West, 40 feet to a point on the Southern line of lot of now or formerly J. Cadwallader; thence by Cadwallader and lot of formerly F. Lewis, North 63 degrees 30

minutes 00 second East, 112 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Diane M. Downs, by Deed from John P. Downs, unmarried and Diane M. Downs, unmarried, dated 10/14/2002, recorded 10/16/2002 in Instrument Number 200210160034791.

Tax Parcel: 565-24-43-0000

Premises Being: 204 Mercer Street, Butler, PA 16001-5418

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30089
C.P. 2016-20564
SHF FILE: 16001202**

ATTY MARTHA E VON ROSENSTEIL

Seized and taken in Execution as the property of JESSICA M ESSENWEIN AND JOHN ESSENWEIN at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

All that certain piece or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being known and designated as Parcel No. Ward 5, Map 22, Parcel 190.

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Essenwein and John Essenwein, wife and husband by deed from Richard Essenwein, single and John Essenwein and Jessica Essenwein, husband and wife, dated 11/28/2007 and recorded 12/4/2007 as Instrument Number 200712040030671.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2014-30235
C.P. 2014-21284
SHF FILE: 16001033**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of GREGORY L FITZINGO at the suit of HSBC BANK USA, NA, Being:

LEGAL DESCRIPTION

ALL that tract of land situate in Marion Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of the Annandale and Murrinsville Road at the Southeast corner of the premises herein described; thence in a Westerly or Northwesterly direction along line of now or formerly Cemate, formerly Opal S. Rihel, 557 feet to land of now or formerly Ferre formerly J. H. Middendorf; thence in a Northerly direction along land of now or formerly Ferre, formerly Middendorf, 430 feet to a point on the line of now or formerly Amarosa, formerly Hutchinson heirs; thence running in an Easterly direction along line of now or formerly Amarosa, formerly Hutchinson heirs 756 feet to a point on the West side of the Annandale and Murrinsville Road; thence in a Southerly direction along said road 550 feet to lot of Cemate, the place of beginning with buildings thereon erected.

EXCEPTING, HOWEVER, triangular parcel at the Southwest corner of said tract previously conveyed from Alfred E. Sprowls to John Cemate and wife by deed dated July 31, 1960, recorded September 12, 1960 in Deed Book 745, Page 589.

ALSO ALL that tract of land situate in Marion Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the Old Boyers Road, designated as old highway 308; thence South 89 degrees 45' West along the first parcel above described, 227 feet to a point; thence South 85 degrees 27' East 271 feet to a point in the center of said road; thence North 19 degrees 12' East along the center of said road 24.8 feet to the place of beginning.

CONTAINING 348 square feet and being a triangular piece of land and adjoining the first parcel above described. See Deed from John Cemate and wife to Alfred E. Sprowls dated

July 31, 1960, recorded September 12, 1960 in Deed Book 745, Page 586.

ALSO ALL that tract of land situate in Marion Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point North of the North brand of Slippery Rock Creek, said point being where Route 308 leave old Route 308; thence along the middle of new Route 308 Northerly to a point where new 308 rejoins and interacts with old 308; thence Southward along old Route 308 to the place of beginning.

CONTAINING about 1 acre of land, more or less.

This parcel being intended to include all land between old Route 308 and new Route 308.

UNDER AND SUBJECT to, nevertheless, all conveyances, exceptions, restrictions and conditions which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and, all laws, ordinances and regulations relating to subdivisions.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece, parcel or lot of land located in Marion Township, Butler County, Pennsylvania being more particularly described as follows:

BEGINNING at the Southeastern most point on the Western Boundary line of T-649 (Old Route 308); thence South 88 Degrees 13 minutes 55 seconds West a distance of 78.98 feet to a tree along line of lands of now or formerly Gregory L. Fitzingo; thence North 74 Degrees 16 minutes 09 seconds West a distance of 332.58 feet along line of lands of now or formerly Gregory L. Fitzingo to an Oak Stump; thence North 82 Degrees 53 minutes 00 second East a distance of 452.61 feet along lands of now or formerly Marion Township to a point on the Western Boundary line of T-649 (Old Route 308) to a point; thence South 19 Degrees 12 minutes 00 second West a distance of 152.27 feet along the Western Boundary line of T-469 (Old Route 308) to the place of beginning. Containing 0.80 acres of land. With this description from the survey of W. J. McGarvey, P.E. dated November 11,

1999 and recorded as the Subdivision at Butler County Plan Book 232, Page 21.

BEING part of the same premises conveyed to Gregory L. Fitzingo, by Deed of Ward A. Donaldson and Naomi Donaldson, his wife dated June 29, 1999, and recorded on June 29, 1999, in the Butler County office of the Recorder of Deeds at Deed Book Volume 3021, Page 233. Gregory L. Fitzingo's wife, Michelle L. Fitzingo, joins in this conveyance to convey an interest she may have.

this 0.80 acre tract of land was to be retained by Ward A. Donaldson and Naomi Donaldson following their June 29, 1999, conveyance to Gregory L. Fitzingo. As such, a Corrective Deed was recorded on August 10, 2000, at Instrument No, 200008100018602, to convey title to this 0.80 acre tract back to Ward A. Donaldson and Naomi, Donaldson.

TITLE TO SAID PREMISES IS VESTED IN Ward A. Donaldson and Naomi Donaldson, h/w, by Deed from Gregory L. Fitzingo and Michelle L. Fitzingo, h/w, dated 06/28/2000, recorded 08110/2000 in Instrument Number 200008100018602.

Tax Parcel: 210-2F49-7-0000

Premises Being: 2369 West Sunbury Road, Boyers, PA 16020-1721

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30095
C.P. 2016-21954
SHF FILE: 16001262**

ATTY THOMAS VREELAND

Seized and taken in Execution as the property of BRIAN A GRADY AND ANTOINETTE S GRADY at the suit of COMMUNITY 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. 120 in Revision No. 1 of the Pinehurst Plan of Lots No. 2 as the same is recorded in the Recorder's Office of Butler County in Rack File No. 145, page 14.

BEING known as 217 Elmhurst Circle, Cranberry Township, PA 16066.

BEING the same property conveyed to Brain A. Grady and Antoinette S. Grady, husband

and wife by deed of Greg S. Steffy and Lisa J. Steffy, husband and wife dated October 15, 1996 and recorded on October 17, 1996 in the office of the Recorder of Deeds for Butler County in Deed Book Volume 2677, page 433.

The Real Property tax identification number is: 130-S25-A120-0000.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30064
C.P. 2012-20072
SHF FILE: 16001008**

ATTY EDWARD CONWAY

Seized and taken in Execution as the property of J ERIC HEINAUER HEIR, JAMES T HEINAUER DECD, AND UNKNOWN SURVIVING HEIRS of JAMES T HEINAUER DEC at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

TAX I.D. #: 040-86-EG

All that certain Lot or Piece of Ground, situate in the Township of Buffalo, County of Butler and the Commonwealth of Pennsylvania, and more particularly as follows

ALL that certain lot or piece of ground situate in the Township of Buffalo County of Butter and Commonwealth of Pennsylvania, being known and designated as Remnant and containing 2.791 acres in the Subdivision of Property for Mary Ann Mater as recorded in Plan Book Volume 161, Page 9.

EXCEPTING AND RESERVING, HOWEVER, that parcel No. 040-S6-E, being Lot 3 as depicted on the Heinauer/Hibbs Plan, Book 278, page 4, Instrument No. 200410140033163 recorded in the Recorder of Deeds on October 14, 2004.

BEING PARCEL 040-S6-EG and consisting of 1.67 acres and being known as 113 Hibbs Lane a/k/a 114 Hibbs Lane Sarver, Pennsylvania 16055

Title to said premises is vested in Mary Claire Hibbs and James T. Heinauer by deed from Laurel Savings Bank, a Pennsylvania corporation dated March 31, 2003 and recorded May 9, 2003 in. The said Mary Claire Hibbs died on December 30, 2008 thereby vesting title in James T. Heinauer. The said James T. Heinauer died on February 23, 2009 thereby vesting title to J. Eric Heinauer,

Known Surviving Heir of James T. Heinauer, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of James T. Heinauer, Deceased Mortgagor and Real Owner by operation of law.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30105
C.P. 2016-20629
SHF FILE: 16001347**

ATTY NICOLE LABELLETTA

Seized and taken in Execution as the property of JOHN T HELSEL, CHRISTI K HELSEL, JENNIFER GRAY, AND UNKNOWN HEIRS of JOHN T HELSEL at the suit of GREEN TREE SERVICING LLC, Being:

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

BEGINNING at an iron pin where the property now or formerly of Sivilla Strobel and the property now or formerly of Negley intersect, thence South 50 degrees, 30 minutes east two hundred and eighty (280) feet to a point in the center of the Saxonburg and Great Belt road; thence along the center line of said Saxonburg and Greatbelt Road south 45 degrees 30 minutes west one hundred and sixty five (165) feet to a point; thence along lands now or formerly of Negley north 50 degrees, 30 minutes west two hundred and fifty seven (257) feet to an iron pin; thence along the lands now or formerly of Negley north 37 degrees east one hundred and sixty for (164) feet to an iron pin and the lands now or formerly of Silvilla Strobel, the place of beginning.

BEING KNOWN AS: 427 Great Belt Rd, Butler, PA 16002

PROPERTY ID NO.: 190-1F155-4A

TITLE TO SAID PREMISES IS VESTED IN JOHN T. HELSEL BY DEED FROM CLAIR F. ATKINSON AND DORIS E. ATKINSON, HUSBAND AND WIFE DATED 11/03/2005 RECORDED 11/10/2005 IN DEED BOOK Instrument No.: 200511100032685.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30106
C.P. 2016-20630
SHF FILE: 16001344**

ATTY LEON HALLER

Seized and taken in Execution as the property of CARALIE HERTWECK AND TODD A HERTWECK at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point at the southeast corner of the intersection of the lines of East Slippy Rock Street and Lower Green Street (sometimes referred to as Green Street and erroneously shown on the recorded plan at RF 284-28 as Race Street), being the northwest corner of the property being described in this deed; then South 50 degrees 04 minutes 25 seconds East, 50.00 feet along the southern line of East Slippy Rock Street to a point where it intersects the dividing line between the property being described in this deed and land now or formerly of M. Price; then South 39 degrees 55 minutes 35 seconds West, 130.00 feet along this dividing line to a point where it intersects the line of land now or formerly of Robert J. McGinnis, et ux., known as Lot B in their subdivision recorded at RF 284-28; then North 50 degrees 04 minutes 25 seconds West, 50.00 feet by the line of this Lot B to a point where it intersects the eastern line of Lower Green Street mentioned above; then North 39 degrees 55 minutes 35 seconds East, 130.00 feet along the eastern line of Lower Green Street to a point where it intersects the southern line of East Slippy Rock Street, the place of beginning.

Containing 6500 square fee or .14921 acre, more or less, as per survey of William J. McGarvey, dated March 21, 2005 and being known as Lot A in the R McGinnis Plan of Lots recorded at Butler County Rack File 284, page 28.

SUBJECT TO the modifications of the Butler County subdivision ordinance as shown on the recorded plan.

ALSO SUBJECT TO existing public water and sewer rights-of-way as may affect the property.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 200 EAST SLIPPERY ROCK ROAD CHICORA, PA 16025.

TAX PARCEL NO. 460-S2-M1.

BEING THE SAME premises which Robert J. McGinnis and Marilyn J. McGinnis, by deed dated November 10, 2005 and recorded November 21, 2005 to Butler County Instrument No. 200511210033554, granted and conveyed unto Todd A. Hertweck and Caralie Hertweck.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

SEIZED IN EXECUTION AS THE PROPERTY OF TODD A. HERTWECK AND CARALIE HERTWECK UNDER BUTLER COUNTY JUDGMENT NO.2015-10990.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30076
C.P. 2016-20296
SHF FILE: 16001032**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DAVID T HUSELTON at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain lot or piece of ground situate in the Township of Franklin, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot Nos. 31, 32, and 33 in the Willow Lake Manor Plan of Lots as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 6, page 27, and being more fully bounded and described therein.

TITLE TO SAID PREMISES IS VESTED IN David T. Huselton, unmarried, by Deed from David T. Huselton and Jennifer N. Huselton, h/w, dated 08/25/2010, recorded 09/13/2010 in Instrument Number 201009130020713.

Tax Parcel: 170-S3-A31-0000, 170-S3-A32-0000, 170-S3-A33-0000

Premises Being: 205 Isle Road, Butler, PA 16001-8548

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30065
C.P. 2016-20189
SHF FILE: 16001001**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of JOAN E JOHANSON AND MICHAEL R JOHANSON at the suit of BANK of AMERICA NA, Being:

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

BEGINNING at a point on the dividing line between lands herein described and land now or formerly of Douthatt; thence North 86° 42' West, 42.00 feet to a point in the center of L. R. 10137; thence continuing along center line of L. R, 10137, North 15° 30' West, 487.36 feet to a point on land now or formerly of Kopec; thence continuing along line of lands now or formerly Kopac, North 74° 12' 40" East 215.77 feet to a point on line of land now or formerly Douthatt; thence South 3° 11' West 49.03 feet to a point; thence continuing along lands now or formerly Douthatt, South 87° 30' East 208.03 feet to a point; thence South 2° 30' West 165.00 feet to a point; thence North 87° 30' West 210.00 feet to a point; thence South 3° 1V West 313.00 feet to a point at the place of beginning.

THIS description is made in accordance with a survey dated January 25, 1990 by Lucas Eng. & Co. for Robert and Joan Johanson.

TAX I.D. #: 320-S2-C7-0000

Being known as: 516 HELMBOLD A VENUE, CABOT, PENNSYLVANIA 16023-0000.

Title to said premises is vested in Michael R. Johanson and Joan E. Johanson by deed from Joan E. Johanson, a widow dated September 7, 2011 and recorded September 15, 2011 in Instrument Number 201109150022021.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30070
C.P. 2016-20166
SHF FILE: 16001000**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of KIMBERLY A KOZERA EXTRX AND ROBERT A KOZERA EST BY EXTRX at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:

ALL THAT Lot/Unit #018, 208 Prairie Court, Freeport, PA 16229, together with a .746% undivided interest in the common elements appurtenant thereto in the Planned Unit Development known as Buffalo Trails, a Planned Unit Development situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, the Declaration thereof being recorded In the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 2783, page 755 and as amended by an Amendment to the Declaration of Buffalo Trails, a Planned Unit Development recorded in the Recorder's Deeds Office of Butler County, Pennsylvania at Instrument Number 2000-10120024235 and shown as Unit 2-1 in the plans for Buffalo Trails, a Planned Unit Development Phase 5 A(2) recorded in the Recorders of Deeds Office of Butler County, Pennsylvania in Instrument Number 2001-108070021814 and Plan Book Volume 244 Pages 20 and 21.

Subject to the covenants affecting Buffalo Trails as recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 2747, page 214.

Subject to the agreements of Easement and Use dated June 1, 1997 with the Buffalo Trails Homeowners Association as recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 2747 page 214.

Subject to the rights and powers of the Executive Board as, defined in the Declaration of Buffalo Trails, a Planned Community.

Tax ID / Parcel No. 40-513-BA-2-1

TAX I.D. #: 040 S13 BA2/1

Being known as: 208 PRAIRIE COURT, FREEPORT, PENNSYLVANIA 16229.

Title to said premises is vested in Robert Kozera by deed from Buffalo Associates, LTD.

a Pennsylvania Corporation dated September 24, 2002 and recorded November 17, 2003 in Instrument Number 200311170051632. The said Robert Kozera died on September 8, 2011 thereby vesting title in Kimberly A. Kozera, Executrix of the Estate of Robert A. Kozera, Deceased Mortgagor and Real Owner by operation of law.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30071
C.P. 2016-20190
SHF FILE: 16001006
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of SANDRA J LACONI, SANDY J LACONI, SANDRA SARTESCHI LACONI HEIR, LUCILLE J SARTESCHI DECD, BRUCE J SARTESCHI HEIR AND UNKNOWN HEIRS at the suit of ONEWEST BANK FSB, Being:

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

BEGINNING at the Southwest corner of the lot herein described, said corner being North 35° 08' East, 233.3 feet from a monument at the Northeast corner of Lot #50 in the same plan; thence South 43° 43' East, 175 feet to a point on the Westerly line of Belmont Road (a sixty foot street); thence along the Westerly line of said Belmont Road, North 26° 15' East, 138.0 feet to a point; thence along the same by a curve to the left having a radius of 87.0 feet and a delta angle of 104° 06' a distance of 158.07 feet to a point; thence by same, North 77° 51' West, 41.78 feet to a point; thence along the Southern line of said Belmont Road by a curve to the right having a radius of 560.5 feet and a delta angle of 15° 02' a distance of 34 feet, more or less, to a point; thence in a Northeasterly direction 30 feet, more or less, to a point in the center line of said Belmont Road; thence along said center line, North 77° 51' West, 32 feet to a point at the Northwest corner of the lot herein described; thence south 6° 06' West, by Lot #54 in the same plan, 176.93 feet to a point at the place of beginning.

BEING part of Lots #53, 54 and 55 in the Rittsworod Plan of Lots as recorded in the Recorder's Office in Plan Rack 12, page 6.

And having thereon erected a one and one-half story brick dwelling house and garage.

TAX I.D.#: 53-15-A55

Being known as: 440 BELMONT ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Lucille J. Sarteschi by deed from Leo P. Sarteschi, by and through his Agent, Bruce J. Sarteschi and Lucille J. Sarteschi, husband and wife dated August 18, 2009 and recorded August 24, 2009 in Instrument Number 200908240019855. The said Lucille J. Sarteschi died on December 8, 2012 thereby vesting title in Sandra J. Laconi a/k/a Sandy J. Laconi, a/k/a Sandra Sarteschi and Bruce J. Sarteschi, and Unknown Surviving Heirs.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30101
C.P. 2016-20626
SHF FILE: 16001349
ATTY MARK UDREN**

Seized and taken in Execution as the property of ALEXALOTRARIS IND & HEIR, BEVERLY J LOTRARIS BY HEIR, UNKNOWN HEIRS SUCCESSORS ASSIGNS, CHRISTINE DAVIS HEIR, AND STEVEN POMYKATA HEIR at the suit of URBAN FINANCIAL OF AMERICA LLC, Being:

E. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF SUMMIT, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A PUBLIC ROAD ONLINE DIVIDING LOTS NOS. 32 AND 33; THENCE ALONG SAID LINE, SOUTH 83° 11' EAST 250 FEET TO A POINT ON LINE OF LANDS OF LOT NO. 58; THENCE ALONG LINE OF LANDS OF LOTS NOS. 58, 57, 56 AND 55, NORTH 18° 16' EAST 204.08 FEET TO A POINT ON LINE OF LOT NO. 37; THENCE ALONG LINE OF LOT NO. 37, NORTH 83° 11' WEST 250 FEET TO A POINT IN THE CENTER LINE OF SAID PUBLIC ROAD; THENCE ALONG SAID CENTER LINE, SOUTH 18° 16' WEST 204.08 FEET TO A POINT, THE PLACE OF BEGINNING. AND BEING LOTS NOS. 33, 34, 35 AND 36 IN THE ENGLE PLAN OF LOTS, AS RECORDED IN PLAN BOOK VOLUME 12, PAGE 1.

SUBJECT TO THE RESERVATIONS, RESTRICTIONS, AND BUILDING

REGULATIONS FOR THE ENGLE PLAN AS RECORDED AUGUST 8, 1966 AT DOCUMENT NUMBER 4153 IN BUTLER COUNTY RECORDER'S OFFICE.

BEING KNOWN AS: 120 Moran Road, Butler, PA 16002

PROPERTY ID NO.: 290-S6-D33

TITLE TO SAID PREMISES IS VESTED IN ALEX A LOTRARIS AND BEVERLY J. LOTRARIS, HIS WIFE BY DEED FROM ALEX A LOTRARIS DATED 02/05/2002 RECORDED 02/06/2002 IN DEED BOOK Instrument Number: 200202060004623.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30110
C.P. 2016-20559
SHF FILE: 16001374**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of JOHN A LUTZ, JOHN LUTZ, AND LINDA S LUTZ at the suit of WELLS FARGO BK NATL ASSN, Being:

ALL THAT CERTAIN lot or parcel of land situate in the borough of Zelienople, county of Butler, commonwealth of Pennsylvania, bounded and described as follows:

ON the north 41 minutes 6 seconds by a 20 foot alley, on the east 150 feet by a 15 foot alley, on the south 39 minutes 10 seconds by Grandview avenue, and on the west 135 feet by lot no. 50 in the same plan. Having erected thereon a two story frame house and other outbuildings, and the said lot being lot no. 49 in the Bastion plan of lots.

ALSO: All the grantors interest in that certain unopened 15 foot alley extending along the east of the aforementioned parcel known as Rose alley and being in particularly described as follows:

BEGINNING at a point on the north line of Grandview avenue where the same is intersected by the east line of the aforementioned alley; thence south 81 degrees 3 minutes west, along the north line of Grandview avenue, a distance of 15 feet to a point; thence north 8 degrees 45 minutes west, a distance of 150 feet along the property now or formerly of Sophia B. Reed, to a point; thence north 60 degrees 26 minutes

20 seconds east, a distance of 16.05 feet to a point; thence south 8 degrees 45 minutes east, along property now or formerly E. Knochel, et ux, a distance of 155.65 feet to a point being the place of beginning.

ALSO: All the grantors interest in that certain unnamed unopened 20 foot alley to the north of the property heretofore described.

BEGINNING at a point at the southwest corner of the parcel herein described said point being the northwest corner of lot 49 previously described; thence north 8 degrees 45 minutes west, a distance of 21.4 feet to a point; thence north 60 degrees 26 minutes 20 seconds east along land now or formerly of the Baltimore and Ohio railroad, a distance of 58.66 feet to a point; thence south 8 degrees 45 minutes east, a distance of 21.4 feet to a point; thence south 60 degrees 26 minutes 20 seconds west, a distance of 58.66 feet to a point being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda S. Lutz, a married woman, by Deed from John A Lutz and Linda S. Lutz, h/w, Dated 07/10/2002, Recorded 07/19/2002, in Instrument #200207190024414.

Tax Parcel: 550-S2-AC12-0000, 550-S2-AC11A-0000

Premises Being: 411 West Grandview Avenue, Zelienople, PA 16063-1008

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30082
C.P. 2016-20370
SHF FILE: 16001079**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of FIORELLO G MALIT, JR at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN unit named and identified in the Declaration of Condominium referred to below as Norberry Court, a Condominium located in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Butler, of a Declaration of Condominium dated 02-08-85 and recorded in Deed Book Volume

1220, page(s) 438, being and designated in such Declaration as Unit No. 34, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

TITLE TO SAID PREMISES IS VESTED IN Fiorello G. Malit, Jr., a single person, by Deed from Richard D. Sallade and Lynda G. Sallade, h/w, dated 11/17/2009, recorded 01/08/2010 in Instrument Number 201001080000477.

Tax Parcel: 130-S12-E34-0000

Premises Being: 1267 Norberry Court Unit 34 a/k/a, 1267-34 Norberry Court, Cranberry Township, PA 16066-5141

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30096
C.P. 2016-20532
SHF FILE: 16001280**

ATTY SALVATORE FILIPPELLO

Seized and taken in Execution as the property of FRANK S MASTALSKI, JR at the suit of BANK of NEW YORK MELLON, Being:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP of BUTLER. WARD 3, IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA. BEING DESCRIBED AS FOLLOWS; LOT 14 IN BRANDEHILL PLAN, PBV 14, PAGE 25. BEING MORE FULLY DESCRIBED IN A DEED DATED 12/08/77 AND RECORDED 12/13/77, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1058 AND PAGE 75.

ALSO DESCRIBED AS:

ALL THAT CERTAIN parcel of ground situated in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of the Lot hereinafter described, said point being on the South side of Greenhill Drive and being common to Lots Nos 13 and 14; thence along the South side of Greenhill Drive North 87° 29' East a distance of ninety (90) feet to a point on line of Lot No. 15; thence along the line of Lot No. 15, South 2° 31' East,

a distance of 140 feet to a point on line of Lot No. 20, thence along line of Lot No. 20 South 87° 29' West a distance of ninety (90) feet to a point on line of Lot No. 13; thence along line of Lot No. 13, North 2° 21' West a distance of one hundred forty (140) feet to a point, the place of beginning. Being Lot No. 14 in the Brandehill Plan of Lots as laid out by Greenough, McMahon & Greenough, R.E., dated December 1954 and recorded in Rack File 14, Page 25. Having thereon erected a one story ranch-type brick dwelling house.

DEED BOOK: 1058

DEED PAGE: 75

MUNICIPALITY: BUTLER TOWNSHIP

TAX PARCEL#: 053-6-C14

PROPERTY ADDRESS: 111 Green Hill Drive Butler, PA 16001

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30025
C.P. 2015-20229
SHF FILE: 16000996**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of FRANCES A MCCOSBY AND KENNETH J MCCOSBY at the suit of DEUTSCHE BANK NATIONAL TRUST CO, 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: May 13, 20 & 27, 2016

**E.D. 2016-30080
C.P. 2016-20345
SHF FILE: 16001081**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of RAYMOND L MCCOY HEIR AND UNKNOWN HEIRS SUCCESSORS of ELIZABETH L CAMPBELL DECD at the suit of BANK of NEW YORK MELLON TR CO NATL ASSN, Being:

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

BOUNDED on the north two hundred eight (208) feet by Samuel R. McGinnis, ux.; ON the east one hundred fifty (150) feet by a public road, route 308; ON the south two hundred eight (208) feet by Samuel R. McGinnis, ux; ON the west one hundred fifty (150) feet by Samuel R. McGinnis, ux. LOT having erected thereon a cement block house

TITLE TO SAID PREMISES IS VESTED IN Kenneth Leroy Campbell and Elizabeth L. Cambell, h/w by Deed from Kenneth Leroy Campbell and Elizabeth L. Campbell, h/w, Dated 01/14/1988, Recorded 01/22/1988, in Book 1384, Page 0506.

By virtue of KENNETH LEROY CAMP BELL'S death on or about 05/14/2004, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ELIZABETH L. CAMPBELL died on 08/26/2011, and upon information and belief her surviving heirs are BRENDA L. BOLE, DALE M MCCOY, LARRY E. MCCOY, and RAYMOND L. MCCOY

Tax Parcel: 210-2F47-16A

Premises Being: 2439 West Sunbury Road, Boyers, PA 16020-1727

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30063
C.P. 2016-20060
SHF FILE: 16001007**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of PABLO L MERCADO HEIR, DEBORAH L MERCADO DEC, DANAE MOHNEY HEIR AND UNKNOWN HEIRS OF DEBORAH L MERCADO at the suit of LSF8 MASTER PARTICIPATION TR, Being:

ALL that certain lot or parcel of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. One (1) in the Robert F. Hopf Plan of Lots, said plan recorded in the Office of the Recorder of Deeds or Butler County, Pennsylvania, in Plan Book Volume 85, Page 32, said lot being bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly side of Pearce Road, a 40 foot- right of way, said point being the dividing line between Lot Nos. 1 and 2 in said plan, thence along said southerly line of Pearce Road South 88° 33' East, a distance of 179.98, feet to an iron pin; thence along the dividing line of the lot herein conveyed and lands now or formerly of F. McGrath South 0° 03' East a distance of 300 feet to a point; thence continuing along said dividing line North 88° 33' West, a distance of 66 feet to an iron Pin; thence continuing along the same line North 88° 33' West a distance of 8.50 feet to an iron pin, thence along the dividing line of Lot Nos. 1 and 2 in said plan North 0° 03' West a distance of 122.50 feet to an iron pin; thence continuing along said dividing line North 88° 33' West a distance of 113.98 feet to an iron pin; thence continuing further along said dividing line North 0° 03' West a distance of 177.50 feet to an iron pin, the place of beginning

Being known as: 120 PEARCE ROAD, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in Deborah L. Mercado by deed from Michael R. Palmer and Polly Palmer, Husband and Wife, with the Joinder of Sarah E. Hopf, Widow dated August 11, 1988 and recorded August 15, 1988 in Deed Book 1417, Page 0720. The said Deborah L. Mercado died on October 6, 2010 thereby vesting title in Pablo L. Mercado, Known Surviving Heir of Deborah L. Mercado, Deceased Mortgagor and Real Owner and, Dana E. Mohney, Known Surviving Heir of

Deborah L. Mercado, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Deborah L. Mercado, Deceased Mortgagor and Real Owner by operation of law.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30069
C.P. 2016-20436
SHF FILE: 16000999**

ATTY ERIC KISHBAUGH

Seized and taken in Execution as the property of CHRISTOPHER PITZER, CHRIS PITZER, AND EMILY SMITH at the suit of PNC BANK NATL ASSN, Being:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 40.01 FEET BY SHERMAN AVENUE; ON THE EAST 115.18 FEET BY LOT #3 IN THE SAME PLAN; ON THE SOUTH 40 FEET BY CLINTON AVENUE; ON THE WEST 115.83 FEET BY LOT #7 IN THE SAME PLAN, AND BEING LOT #5 IN THE C. R. MILLER PLAN OF LOTS. PARCEL ID NO: 561 29 196

BEING KNOWN AS: 104 Clinton Ave., Butler, PA 16001

PROPERTY ID NO.: 561-29-196

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER PITZER AND EMILY SMITH BY DEED FROM MICHAEL ANDRES AND MICHELLE ANDRES, HUSBAND AND WIFE DATED 08/29/2014 RECORDED 09/05/2014 IN DEED BOOK Inst#201409050021057.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30078
C.P. 2016-20481
SHF FILE: 16001091**

ATTY MARK UDREN

Seized and taken in Execution as the property of MARK W PRATT, MARK PRATT, AND MARK WILLIAM PRATT at the suit of PNC BANK NATL ASSN, Being:

TRACT 1

ALL THAT CERTAIN PIECE, PARCEL OF LOT OF GROUND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTH SIDE OF BRADY STREET AT A POINT FIFTY (50) FEET EASTWARD FROM THE INTERSECTION OF FIFTH STREET WITH BRADY STREET ON LINE OF LANDS NOW OR FORMERLY OF JENNIE A. GREENAWALT HEIRS; THENCE IN AN EASTERLY DIRECTION ALONG BRADY STREET, A DISTANCE OF FIFTY (50) FEET TO A CORNER AT LINE OF LANDS NOW OR FORMERLY OF JENNIE GREENAWALT HEIRS; THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT OF JENNIE GREENAWALT HEIRS, A DISTANCE OF ONE HUNDRED THIRTY (130) FEET, MORE OR LESS, TO AN ALLEY; THENCE IN A WESTERLY DIRECTION ALONG LINE OF SAID ALLEY, A DISTANCE OF FIFTY (50) FEET TO A CORNER, AT LINE OF LOT NOW OR FORMERLY OF JENNIE GREENAWALT HEIRS; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LAST MENTIONED LOT A DISTANCE OF ONE HUNDRED THIRTY (130) FEET, MORE OR LESS, TO BRADY STREET, THE PLACE OF BEGINNING.

CONSISTING OF THE EASTERN FORTY (40) FEET OF LOT NO. 13 IN THE C.A. LIMBERG PLAN OF LOTS AND ALSO TEN (10) FEET OFF THE WESTERN SIDE OF LOT NO. 14 IN THE AFORESAID PUN OF LOTS.

TRACT 2

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

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF THE LAND HEREIN CONVEYED, AND BEING THE NORTHEAST CORNER OF A LARGER TRACT, NOW OR FORMERLY OWNED BY CHARLES J. NOULLET, WHICH POINT IS ALSO ON THE SOUTHERLY LINE OF AN ALLEY AND THE NORTHWEST CORNER OF OTHER LANDS OF JOHN W. MENEFEE, UX, THENCE FROM SAID POINT OF BEGINNING ALONG OTHER LANDS OF JOHN W. MENEFEE, UX, SOUTH 34 DEGREES 15' EAST 35.00 FEET TO A POINT; THENCE THROUGH OTHER

LANDS OF NOW OR FORMERLY CHARLES J. NOULLET, NORTH 55 DEGREES 40' WEST 3.50 FEET TO A POINT; THENCE ALONG SAME NORTH 34 DEGREES 15' WEST 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AN ALLEY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 55 DEGREES 40' EAST 3.50 FEET TO A POINT, THE PLACE OF BEGINNING.

AND HAVING THEREON ERECTED A PORTION OF AN EXISTING GARAGE OWNED BY JOHN W. MENEFE.

BEING KNOWN AS: 1004 E Brady St, Butler, PA 16001

PROPERTY ED NO.: SJ-24-A13

TITLE TO SAID PREMISES IS VESTED IN MARK WILLIAM PRATT, A SINGLE MAN BY DEED FROM SUSAN L. MURRAY, A MARRIED WOMAN DATED 03/15/2006 RECORDED 03/17/2006 IN DEED BOOK Inst#200603170006026.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30097
C.P. 2016-20480
SHF FILE: 16001314**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DAWN MARIE PROSSER at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain lot or piece of ground situate in the TOWNSHIP of JEFFERSON, County of BUTLER and Commonwealth of Pennsylvania, being Lot No. 12 in the VERNON K. MCANINCH Plan of Lots as recorded in the Office of the Recorder of Deeds of BUTLER County, Pennsylvania in RACK FILE 65, Page 12.

TITLE TO SAID PREMISES IS VESTED IN Gery Prosser and Dawn Marie Prosser, h/w, by Deed from Mark C. Johnston and Lesa S. Johnston, h/w, dated 10/21/2008, recorded 11/13/2008 in Instrument Number 200811130025266. Gery Prosser was co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Gery Prosser's death on or about 04/28/2013, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 190-S6-A12-0000

Premises Being: 153 Nursery Lane, Butler, PA 16002-9059

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30108
C.P. 2016-20640
SHF FILE: 16001345**

ATTY LEON HALLER

Seized and taken in Execution as the property of DEBORAH RUMBAUGH, ADMRX AND BEATRICE A WHITE EST BY ADMRX at the suit of US BANK NATL ASSN, Being:

ALL those certain lots or pieces of ground situate in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

FIRST:

Beginning at a point in the center of Legislative Route A3785, said beginning point being North 24 degrees 13 minutes East along said center line, 109.93 feet from line of land now or formerly of Fullerton; thence through other land of Durci North 69 degrees 32 minutes 24 seconds West, 282.4 feet to a point in the center line of a creek and land now or formerly of Van Dame; thence by the center of the creek and along lands now or formerly of Van Dame, North 01 degree 01 minutes 40 seconds West, 79.00 feet to a point; thence along land now or formerly of Andrew S. Durci and wife, South 63 degrees 59 minutes East, 317.00 feet to the center of Legislative Route A3 875; thence by said center line of said highway, South 26 degrees 29 minutes West, 37.66 feet to a point; thence continuing along said center line, South 24 degrees 13 feet West, 5.40 feet to a point at the place of beginning. Containing 0.39 of an acre as per survey of Greenough and Greenough, Inc. (Minutes and seconds were previously erroneously referred to as feet and inches in prior documents.)

Being designated as Parcel I.D. # 320 IF 75 9E 1

SECOND:

Beginning at a point in the center line of Legislative Route A3875 and at the northeast corner of other land of McClaine; thence along line of other land of McClaine, North

63 degrees 59 minutes West, 317.00 feet to a point in the center line of a creek; thence along the center line of said creek, North 22 degrees 10 minutes West, 30.27 feet to a point in said creek; thence along the line of land of Van Dame, North 1 degrees 39 minutes West, 114.50 feet to a point; thence by other land of Durci, South 63 degrees 59 minutes East, 394.10 feet to the center line of Legislative Route A3 875; thence along the center line of Legislative Route A3875, South 25 degrees 29 minutes West, 121.93 feet to a point at the place of beginning. Containing 1.00 acre as per survey of Greenough and Greenough, Inc. as revised October 10, 1969. (Minutes and seconds were previously erroneously referred to as feet and inches in prior documents.)

Being designated as Parcel I.D. # 320 IF 75 9J

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 488 BEAR CREEK ROAD, SARVERY, PA 16055.

BEING THE SAME premises which Fannie Mae aka Federal National Mortgage Association, et al, by deed dated September 25, 2009 and recorded October 2, 2009 to Butler County Instrument No. 200910020023305, granted and conveyed unto Beatrice A. White. Beatrice A. White died on June 2, 2015. On June 25, 2015, Deborah Rumbaugh was appointed Administratrix of the Estate of Beatrice A. White by the Register of Wills of Butler County at No. 10-15-0530.

UNDER AND SUBJECT to the Maintenance Agreement for Driveway Right of Way dated September 21, 2010 and recorded to Butler County Instrument No. 201010070023040.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30090
C.P. 2016-20482
SHF FILE: 16001213**

ATTY PETER WAPNER

Seized and taken in Execution as the property of HENRY F SCHLUETER AND DEBRA SCHLUETER at the suit of WELLS FARGO BANK, N.A., Being:

ALL THAT CERTAIN lot or piece of ground situate in the township of Slippery Rock, county of Butler and commonwealth of Pennsylvania, being lot no. 2 in the sunshine acres plan of Lots, as recorded in the recorder of deeds office in and for butler county, Pennsylvania, in plan book volume 231, pages 38 & 39, subject to the matters set forth on said plan of lots and to the matters described on the plats and plans thereof being recorded in said recorder's office in plan book volume 243, pages 46-47.

UNDER AND SUBJECT to all matters appearing on the recorded plan and to the declaration of planned community for sunshine acres planned community, made by sunshine real estate properties, LLC, dated June 9, 2001, and recorded in the recorder's office of Butler county, Pennsylvania at instrument #200107200019772; and the by-laws of the Sunshine Acres Homeowners Association, which are not recorded.

FURTHERMORE under and subject to all prior grants of coal, oil, gas, mining and mineral rights, casements and rights-of-way, and all rights relating to the foregoing, as the same are more fully set forth of public record in the chain of title to the property herein conveyed.

THE grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to be governed by and subject to membership in the Sunshine Acres Homeowners Association.

THE grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to accept membership in and to join the Sunshine Acres Homeowners Association as may be created in whole or part for the care and maintenance of common areas within the Sunshine Acres Planned Community in the township of Slippery Rock. This covenant shall bind the grantees and their successors in title and shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN Henry F. Schlueter and Debra Schlueter, his wife, by Deed from Sunshine Real Estate Properties, LLC, a Pennsylvania Limited Liability Company, by Kannan Ayyar and Lori Ayyar, its managers, dated 09/24/2002, recorded 04/02/2003 in Installment Number 200304020013522.

Tax Parcel: 280-S11-AA2-0000

Premises Being: 103 Kailce Court, Slippery Rock, PA 16057-2657

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30060
C.P. 2016-20175
SHF FILE: 16000998**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of DAVID SCHNORR at the suit of GREEN TREE SERVICING LLC, Being:

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

BEGINNING at a point at the intersection of North Street, an unopened alley; thence along North Street, north 65° 45' 34" west, 42.58 feet to a point on lands now or formerly of E. Chambers; thence along Chambers, North 20° 00' 00" east, 154 feet to a point on the southerly right of way line of Hill Street; south 60° 12' 00" east, 41 feet to a point at the intersection of Hill Street and an alley; thence along said alley, south 19° 12' 47" west, 150.18 feet to a point, the place of beginning.

CONTAINING 0.0145 acres.

HAVING erected thereon a dwelling known as 101 Crowe Road, Renfrew, Pennsylvania, 16053.

BEING designated as Parcel No. 270-S1-32.

SUBJECT to exceptions, restrictions, and reservations as set forth in prior instruments of record as they may affect the subject property.

TAX I.D.#: 270-S1-32

Being known as: 101 CROWE ROAD, RENFREW, PENNSYLVANIA 16053.

Title to said premises is vested in David Schnorr by deed from Patrick I. Summers and Pamela J. Summers dated August 29, 2008 and recorded September 3, 2008 in Instrument Number 200809030020132.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30059
C.P. 2016-20281
SHF FILE: 16000992**

ATTY SARAH MCCAFFERY

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

All that piece, parcel, or lot of land situate in the Borough of Callery, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as to survey of Survey-Tech Corporation dated February 26, 1991, as follows, to wit:

BEGINNING at a point on the westerly right of way line of Main Street, a fifty-foot right of way, on line of lands now or formerly of Robert Feldbauer; thence along the right of way line of Main Street, South 23 degrees 30' East, 50.00 feet to a point on line of lands of now or formerly Clifford Beers; thence along line of lands of Beers, South 66 degrees 30' West, 110.00 feet to a point on a ten-foot alley; thence along said ten-foot alley, North 23 degrees 30' West, 50.00 feet to lands of now or formerly Feldbauer; thence along Feldbauer, North 66 degrees 30' East, 110.00 feet to a point on right of way line of Main Street, the place of beginning, Containing 0.126 acres, and having thereon erected a two story frame dwelling, concrete pad, and frame shed

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.

BEING THE SAME PREMISES which Eric M. Kobert and Julie A. Kobert, husband and wife, by Deed dated 8/31/1999 and recorded 8/31/1999 in the office of the Recorder of Deeds in and for the County of Butler, in Deed Book 3043 and Page 1026, granted and conveyed unto Christopher M. Schoeffel, single person.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30084
C.P. 2016-20550
SHF FILE: 16001164**

ATTY ROBERT KLINE

Seized and taken in Execution as the property of ARTHUR E SMITH EST DEC BY EXTR, ALL KNOWN & UNKNOWN IND HEIRS SUCCESSORS ASSIGNS, AND GARY ALLEN SMITH EXTR at the suit of LSF9 MASTER PARTICIPATION TR, Being:

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

On the North six hundred (600) feet, more or less, by lands conveyed to Robert O. Smith: on the east by a Township Public Road known as T-354; on the south by a Township Public Road know as T-354; and on the West by lands of Robert O. Smith.

The aforesaid property having been surveyed by Charles L. Fair, II, Registered Surveyor under date of May 15, 1973, the same is more particularly bounded and described as follows:

BEGINNING at a railroad spike in the center line of a public road known as Legislative Route 10140, which point is at the southwest corner of the property herein described and common to line of lands of Robert O. Smith, et ux; thence from said beginning point North 1 degree 18' 10" West along line of lands of Robert O. Smith et ux, a distance of 1,555.20 feet to an iron pin; thence south 88 degrees 49' 30" East along line of lands conveyed by Edna M. Smith to Robert O. Smith, et ux (see deed book 965, Page 13). a distance of six hundred eighty-one and forty-six hundredths (681.46) feet to a railroad spike in the center line of the public road know as Legislative Rout 10140; thence along the center line of Legislative Route 10140, the following courses and distances: South 14 degrees 56' 30" West, 169 feet to a point; thence south 14 degrees 00' 30" West, 155.10 feet to a point; thence south 14 degrees 53' 30" west, 362.25 feet to a point in the center of Legislative Route 10140 and which point is also the intersection of Legislative Route 10140 with Township Road T-450; thence still continuing along the center line of Legislative Route 10140, the following courses and distances, South 16 degrees 28' 10" West, 721.93 feet to a point; thence South 34 degrees 53' 30" West, 90 feet to a point, thence south 81 degrees 27' 50" West, 80 feet

to a point; thence south 89 degrees 00' 50" West a distance of 112.31 feet to a railroad spike at the place of beginning.

Being the same premises that ARTHUR E. SMITH AND EDNA C. SMITH, HIS WIFE by deed dated 02/06/74 and recorded on 02/25/74 in the office of Recorder of Deeds in and for BUTLER County, at Book 985 and Page 94, conveyed unto ARTHUR E. SMITH AND EDNA C. SMITH, HIS WIFE, AS TENANTS BY THE ENTIRETIES WITH RIGHT of SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees herein.

Parcel No. 120-3F74-A2-0000

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30058
C.P. 2016-20280
SHF FILE: 16000994**

ATTY VICTORIA CHEN

Seized and taken in Execution as the property of JASON C SMITH AND AMANDA M SMITH at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN Lot or piece of ground in the Township of Winfield, County of Butler, Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center of Legislative Route 10036 at the intersection with lands of Elizabeth C. Cypher; thence South 31 degrees 51 minutes East along the center of Legislative Route 10036, 50.00 feet to a point; thence South 21 degrees 54 minutes East along the same 50.00 feet to a point; thence South 2 degrees 43 minutes East along the same 50.00 feet to a point; thence South 12 degrees 43 minutes West along the same 50.00 feet to a point; thence South 19 degrees 40 minutes West along the same 25.00 feet at the intersection with lands of Bergbigler; thence North 86 degrees 09 minutes 00 seconds West along lands of Bergbigler 188.20 feet to a point; thence North 4 degrees 46 minutes 21 seconds West along lands of Bergbigler 104.75 feet to a point; thence North 60 degrees 49 minutes 11 seconds East along lands of Elizabeth C. Cypher 193.00 feet to a point, the place of beginning, per survey of Shoup-Zarnick & Associates, Inc., dated August 7, 1979.

DEED BOOK: Instrument Number

201009070019921

DEED PAGE: Instrument Number
201009070019921

MUNICIPALITY: Township of Winfield

TAX PARCEL*: 320-1F71-26H

PROPERTY ADDRESS: 1016 Bear Creek
Road Cabot, PA 16023

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30107
C.P. 2016-20188
SHF FILE: 16001346**

ATTY THOMAS FEDERMAN

Seized and taken in Execution as the property of JOSEPH C SMITH at the suit of STONEGATE MORTGAGE CORPORATION, Being:

All that certain lot or piece of ground situate in the Borough of Saxonburg, County of Butler, and Commonwealth of Pennsylvania, being the southern 10 feet of Lot No. 10 and all of Lot No. 11 in the John E. Cypher Plan of Lots, recorded in the Recorder's Office of Butler County, in Rack File Section 7, Page 9, with the exception of a lot of land 35 feet by 116 1/2 feet which was previously conveyed to Saxonburg Borough, being more fully bounded and described as follows:

Beginning at a point in the center of Freeport Street, said point being South 18 degrees 30' East, a distance of 70 feet from the northeastern corner of Lot No. 10 in the John E. Cypher Plan of Lots; thence South 18 degrees 30' East along the center line of Freeport Street 112.2 feet to a point; thence North 89 degrees 13' West along the northern line of lot of Saxonburg Borough 116 1/2 feet to a point; thence South 18 degrees 30' East along the western line of Saxonburg Borough, 35 feet to a point; thence North 89 degrees 13' West along the northern line of lands now or formerly of Knoch 96.15 feet to a point; thence North 18 degrees 30' West along the eastern line of Lot No. 12 in said Plan 77.23 feet to a point; thence North 71 degrees 34' East 200.5 feet, more or less, to a point in the center of Freeport Street, the place of beginning.

Subject to restrictions of record as shown on prior deed to Robert Hugh Fern and Hazel H. Fern, his wife, dated November 14, 1952,

recorded November 14, 1952, in Deed Book Volume 632, page 487.

Having erected thereon a dwelling known as 270 South Rebecca Street

Being designated as Tax Map No. 500-84-A11 in the Butler County Deed Registry office.

Second Described:

AH those two certain Lots of land situate in the Borough of Saxonburg, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

First: Beginning at a point in the center of Freeport Street on line of land, now or formerly of Knoch; thence along said land, now or formerly of Knoch, North 89 degrees 13' West, 116 1/2 feet; thence along land now or formerly of Cypher, North 18 degrees 30' West, 25 feet; thence along land, now or formerly of Cypher, South 89 degrees 13' East 116 1/2 feet to a point in the center of Freeport Street; thence along the said Freeport Street, South 18 degrees 30' East, 25 feet to a point, the place of beginning.

Second: Beginning at a point in the center of Freeport Street, being the Southeast corner of the within described tract and the Northeast corner of land described at Item One, hereof, North 89 degrees 13' West 116 1/2 feet; thence along land, now or formerly of Cypher, North 18 degrees 30' West, 10 feet; thence along land, now or formerly of Cypher, South 89 degrees 13' East 116 1/2 feet to a point in the center of Freeport Street; thence along Freeport Street, South 18 degrees 30' East, 10 feet, the place of beginning.

Being designated as 500-S4-A11 A in the Butler County Deed Registry Office.

BEING the same property which Thomas M. Fern, Executor of the Estate of Hazel H. Fern, deceased, by Deed dated October 8, 2013 and recorded October 11, 2013 in the Recorder's Office of Butler County, Pennsylvania as Instrument Number 201310110029552 granted and conveyed unto Joseph C. Smith, his/her heirs and assigns, in fee.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30086
C.P. 2016-20381
SHF FILE: 16001162**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of RALPH S SMITH, MARGARET E SMITH, AND UNITED STATES OF AMERICA at the suit of EVERBANK, Being:

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

BEGINNING at a post, the Northeast corner of the lot herein described, thence by lands of H. E. McManus, South 9 degrees 53 minutes East 147 feet to an iron pin; thence by an alley North 89-1/4 degrees West 16 feet, more or less; thence by a line parallel with the line of said H. E. McManus, North 9 degrees 53 minutes West 51-1/2 feet to a pin; thence by a line to the South line of Brady street 78 feet, thence along the South line of Brady Street 50 feet, more or less, to the place of beginning. Having thereon erected a two story frame dwelling house.

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

TAX I. D. #: 562-23- 95-0000

Being known as: 525 EAST BRADY STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Ralph S. Smith by deed from Edith E. Ross by Robert Bolkovy, her Attorney-in-Fact, specially constituted by Power of Attorney, recorded in the Recorder's office of Butler County, PA at Record Book 2783 Page 10, and Martin Davis Ross dated September 11, 1997 and recorded September 29, 1997 in Deed Book 2783, Page 0013.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30091
C.P. 2016-20244
SHF FILE: 16001212**

ATTY KIM HONG

Seized and taken in Execution as the property of WILLIAM M SNOW, JR at the suit of BANK of NEW YORK MELLON, Being:

All that certain piece, parcel or tract of land situate in the First Ward of Butler Township, Butler County, Pennsylvania, being all of Lots 5 and 6 and the Easterly 3/4ths of Lot 4 in the Muntz Plan of Lots as recorded in the Recorder's office of Butler County, PA, at Book File 30 Page 7, said lots being together bounded and described as follows:

Beginning at the dividing line between Lots 6 and 7 in the hereinbefore mentioned Plan at the North right-of-way line of West Patterson Avenue, a 50-foot right-of-way, said point being the Southeast corner of the within described parcel; thence from said place of beginning along the North right-of-way line of West Patterson Avenue, North 89 degrees 00 minutes West a distance of 110 feet, to a point in Lot No. 4 in the same plan of Lots; thence through Lot No.4, North 1 degree 00 minutes East by a line parallel with lie dividing line between Lots 3 and 4 in said Plan, a distance of 160.59 feet to a point on the South line of a 20-foot alley shown in said Plan, not opened; thence along the South right-of-way line of said 20-foot unopened alley, South 88 degrees 49 minutes East, a distance of 110.0 feet to a point at the dividing line between Lots 6 and 7 in said plan; thence along last mentioned dividing line, South 1 degree 00 minutes West, a distance of 160.26 feet to a point on the North line of West Patterson Avenue, the place of beginning.

BEING known and numbered as 118 West Patterson Avenue, Butler, PA 16001.

BEING the same property conveyed to William M. Snow, Jr., a single man who acquired title by virtue of a deed from James S. Martin and Robert F. Double, dated May 28, 1998, recorded May 28, 1998, at Deed Book 2867, Page 556, Butler County, Pennsylvania records.

Parcel No.: 051-39-RS-0000

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30075
C.P. 2016-20474
SHF FILE: 16001010**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of T R STARMACK AND JEANNE V STARMACK at the suit of HSBC BANK USA, NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in the 5th Ward, City of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 7 in the Schenck and Negley Plan of Lots as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book 4 page 63 and also recorded in New Plan Book A page 65. Parcel Number 565-22-110

BEING the same premises which William E. Nuth, III and Bernadette A. Nuth, husband and wife and Alicia Belinotti, a single woman, by Deed dated August 6, 2004 and recorded August 17, 2004 in the Butler County Recorder of Deeds office as Deed Instrument No. 200408170026996, granted and conveyed unto T.R. Starmack and Jeanne V. Starmack, husband and wife.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30077
C.P. 2016-20475
SHF FILE: 16001035**

ATTY MARK UDREN

Seized and taken in Execution as the property of LYNN R STUMP REV LIVING TRUST, LYNN R STUMP TRUSTEE, LYNN R STUMP, LYNN R STUMP DECD, LAURA DOMEN, ERIC STUMP, LYNN R STUMP UNKNOWN HEIRS, at the suit of US BANK NATL ASSN, Being:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF MIDDLESEX, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED INDEED INST# 200104270009925, ID# 230-S5-26B1, BEING KNOWN AND DESIGNED AS LOT 1, SUBDIVISION OF LOT NO.2 OF THE JESSE LONG PLAN, FILED IN PLAN BOOK 15, PAGE 21, METES AND BOUNDS PROPERTY. DEED FROM TIMOTHY A. GUARD AND LISA M. GUARD, HUSBAND AND WIFE AS SET FORTH IN DEED INST# 200104270009925, DATED 04/27/2001 AND RECORDED 04/24/2001, BUTLER

COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 581 Steiner Bridge Road, Valencia, PA 16059

PROPERTY ID NO.: 230-S5-26B1

TITLE TO SAID PREMISES IS VESTED IN The Lynn R Stump Revocable Living Trust, Lynn R Stump, Trustee, dated May 8, 2008 BY DEED FROM Lynn R Stump DATED 05/08/2008 RECORDED 05/15/2008 IN DEED BOOK Document Number: 200805150010777.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30100
C.P. 2016-20625
SHF FILE: 16001348**

ATTY MARK UDREN

Seized and taken in Execution as the property of MARY A THOMPSON AND TODD A THOMPSON at the suit of PNC BANK NATL ASSN, Being:

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

ON THE NORTH 110 FEET, MORE OR LESS, BY VALLEY STREET; ON THE EAST 138 FEET, MORE OR LESS, BY FIFTH AVENUE ALLEY; ON THE SOUTH 110 FEET, MORE OR LESS, BY LOTS 12 AND 13 IN SAME PLAN; AND ON THE WEST 138 FEET, MORE OR LESS, BY LAND OF EAST OAKLAND LAND COMPANY, AND BEING LOTS 10 AND 11 IN A PLAN OF LOTS LAID OUT FOR ALBERT WHITMIRE AND W.B. COCHRAN IN BUTLER TOWNSHIP WITH FRAME DWELLING. BEING KNOWN AS: 209 Valley St., Butler, PA 16001

PROPERTY ID NO.: 053-16-CC-0000

TITLE TO SAID PREMISES IS VESTED IN MARY A. GRESS BY DEED FROM LUANNE L. IFFT N/K/A LUANNE L. WRIGHT AND BRIAN WRIGHT, HER HUSBAND DATED 07/19/1994 RECORDED 07/28/1994 IN DEED BOOK 2455 PAGE 0230.

BCLJ: May 13, 20 & 27, 2016

Sheriff of Butler County, Michael T Slupe