

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: James E Bennett

Late of: Harrisville PA
Executor: John E Bennett
227 Browntown Road
Harrisville PA 16038
Executor: James W Bennett
1346 South Center Street Extension
Grove City PA 16127
Executor: Robert E Bennett
216 Bennett Street
Harrisville PA 16038
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Larue S Daw

Late of: Butler Township PA
Executor: Molly Lovric
104 Hampton Court
Butler PA 16002
Attorney: Sean M Gallagher
Murrin Taylor Flach Gallagher
110 E Diamond Street
Butler PA 16001

Estate of: Marion E Henry

Late of: Adams Township PA
Executor: Thomas G Henry
168 Wedgewood Drive
Gibsonia PA 15044
Attorney: Slade R Miller
Miller Limbaugh & Conley
4767 William Flynn Highway
Allison Park PA 15101

Estate of: Joseph E Meyerl

Late of: Adams Township PA
Executor: Maggie Jo Bradley
8304 Club Side Drive
Mars PA 16046
Executor: Roy J Meyerl
108 Linda Drive
Sarver PA 16055

Attorney: Dennis W Mccurdy
539 Main Street
Harmony PA 16037

BCLJ: Sept. 25, October 2 & 9, 2015

SECOND PUBLICATION

Estate of: Robert P Batty Jr

Late of: Summit Township PA
Executor: Donna E Parker
268 Freeport Road
Butler PA 16002
Attorney: Jeffrey D Banner
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

**Estate of: Robert L Fisher
a/k/a: Robert Lewis Fisher**

Late of: Penn Township PA
Executor: Robert L Fisher Jr
459 W Sunbury Road
Butler PA 16001
Attorney: Julie C Anderson
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

Estate of: James H Hiles

Late of: Chicora PA
Executor: Brian Garing
1337 Kittanning Pike
Karns City PA 16041
Attorney: David A Crissman
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: John L Keisling

Late of: Cranberry Township PA
Executor: Jill D Keisling
1644 Royal Oak Drive
Sewickley PA 15143
Attorney: Timothy J Giltinan
John W Giltinan Esq PC
401 Liberty Avenue Suite 1460
Pittsburgh PA 15222

Estate of: Michael Salak

Late of: Center Township PA
Executor: Roberta L Collins
5801 Thomas Drive Unit 1116
Panama City FL 32408
Attorney: Kristin L Skalos
Boyer Paulisick & Eberle
108 East Diamond Street 3rd Floor
Butler PA 16001

Estate of: Doris J Schott
 Late of: Harmony PA
 Executor: Frederick O Schott
 153 Oakdale Drive
 Zelenople PA 16063
 Attorney: Wesley F Hamilton
 208 South Main Street
 Zelenople PA 16063

Estate of: Shirley W Smith
a/k/a: Shirley Wimmer Smith
 Late of: Harmony PA
 Executor: Mark W Treider
 725 Plymouth Road
 York PA 17402
 Attorney: No Attorney On Record

Estate of: Deborah Renee Steiner
 Late of: Jefferson Township PA
 Administrator: Doris Herceg
 838 Ekastown Road
 Sarver PA 16055
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: Sept. 18, 25 & October 2, 2015

THIRD PUBLICATION

Estate of: Myrtle Laverne Anderson
a/k/a: Myrtle L Anderson
 Late of: Saxonburg PA
 Executor: Judith A Snodgrass
 553 Mercer Road
 Butler PA 16001
 Attorney: Robert D Spohn
 277 West Main St POB 551
 Saxonburg PA 16056-0551

Estate of: John Leonard Bacher
a/k/a: John Bacher Jr
a/k/a: John L Bacher
 Late of: Melbourne, Brevard County, FL
 Administrator: Vonda L Bacher
 710 Coral Drive
 Melbourne FL 32935
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Frank W Bartell Jr
 Late of: Winfield Township PA
 Executor: Donald L Bartell
 663 Freeport Road
 Freeport PA 16229
 Attorney: Lawrence P Lutz
 Lutz & Pawk
 The Morgan Center Bldg
 101 East Diamond St Suite 102
 Butler PA 16001

Estate of: John A Cartwright
 Late of: Zelenople PA
 Administrator: Jamie L Drake
 383 West Park Road
 Portersville PA 16051
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

Estate of: Helen G Crawford
 Late of: Butler PA
 Executor: Susan Marie Crede
 332 Airport Road
 Butler PA 16002
 Attorney: Mark R Morrow
 204 East Brady Street
 Butler PA 16001

Estate of: Lillian Agnes Fischer
a/k/a: Lillian A Fischer
a/k/a: Lillian Agnes Straessley
 Late of: Cranberry Township PA
 Executor: Mary Jane Polochak
 801 Magee Road
 Portersville PA 16051
 Executor: Betty Rose Fischer
 206 Rock Lake Drive
 Zelenople PA 16063
 Attorney: No Attorney of Record

Estate of: Fred R Kison
 Late of: Butler PA
 Executor: Kimberly A Sidley
 114 Lyn Dale Drive
 Butler PA 16001
 Attorney: Jeffrey D Banner
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

Estate of: Robert Carl Loerch
 Late of: Slippy Rock Township PA
 Executor: Mark Twentier
 104 Kaibab Trail
 Slippy Rock PA 16061(sic)
 Executor: Gary Twentier
 220 E Main St POB 223
 Eau Claire PA 16030
 Attorney: Eric D Levin
 Rishor Simone
 101 East Diamond St Suite 208
 Butler PA 16001

Estate of: Mary Louise Sawyer
 Late of: Cranberry Township PA
 Executor: Susan Sawyer Hovis
 3991 Amberfield Circle
 Norcross GA 30092
 Attorney: Joseph R West Esq
 West & Zuberbuhler PC
 2605 Nicholson Road Suite 3200
 Sewickley PA 15143

Estate of: Dorothy R Tenos
a/k/a: Dorothy Raisbeck Tenos
 Late of: St Johns County, FL
 Executor: Gregory G Tenos
 444 Settlers Village Circle
 Cranberry Twp PA 16066
 Attorney: James M Herb PC
 464 Perry Highway
 Pittsburgh PA 15229

BCLJ: Sept. 11, 18 & 25, 2015

MORTGAGES

September 7 - 11, 2015

Bailey, Michael S., et ux-Dollar Bk Fed Sav
 Bk-Jackson Twp.-\$75,000.00
Baker, Jonathan L., et al-PNC Bk Natl Assn-
 Cranberry Twp.-\$203,429.75
Beacom, Joseph P., Jr.-Howard Hanna Mtg
 Servs-Butler Twp.-\$127,546.00
Beacom, Joseph P., Jr.-Pennsylvania
 Housing Fin Agency-Butler Twp.-\$5,000.00
Beatty, Jody D., et ux-Farmers Natl Bk of
 Emlenton-Oakland Twp.-\$44,000.00
Beck, Tyler J.-Agchoice Farm Cred ACA-
 Muddy creek Twp.-\$450,000.00
Bonomo, John M., et ux-WesBanco Bank
 Inc-Zelienople Borough-\$200,000.00
Boozel, Thomas A., et ux-Pennsylvania
 Equity Resources Inc, et al-Jackson Twp.-
 \$156,000.00
Bowman, Mark J., et ux-Butler Armco Emp
 Cred Un-Harrisville Borough-\$112,500.00
Bowser, Terri L.-First Commonwealth Bk-
 Buffalo Twp.-\$30,500.00

Brucker, Nancy J.-PSECU-Cranberry Twp.-
 \$48,000.00
Bulger, John T., et ux-WesBanco Bank Inc,
 et al-Jackson Twp.-\$374,320.00
Butler Hotel Properties LP, et al-Nextier Bk
 NA-Butler City, Wd. 2-\$3,400,000.00
Callwood, Timothy, et ux-Pennsylvania
 State Emp Cred Un-Saxonburg
 Borough-\$131,000.00
Campagna, Tad D., et ux-United Wholesale
 Mtg, et al-Slippy Rock Twp.-\$196,000.00
Campbell, Matthew-First Natl Bk of Pa-Butler
 Twp. -\$38,000.00
Coble, Travis S., et ux-Wells Fargo Bk NA-
 Cranberry Twp.-\$153,652.00
Colaberardino, Brandon M., et ux-West
 Aircomm Fed Cred Un-Cranberry Twp.-
 \$55,000.00
Coles, Bryan T., et ux-Dollar Bk Fed Sav
 Bk-Adams Twp.-\$223,000.00
Connolly, Richard A., et al-Butler Armco
 Emp Cred Un-Jefferson Twp.-\$9,512.00
Dailey, Phillip E., et al-Nextier Bk NA-
 Clearfield Twp.-\$9,000.00
Davis, Bonnie L.-SRU Fed Cred Un-Slippy
 Rock Borough-\$30,000.00
DeCroo, Joseph K., et ux-First
 Commonwealth Bk-Butler Twp.-\$72,513.00
DeFanti, Nathan C., et al-Dollar Bk Fed Sav
 Bk-Jackson Twp.-\$50,000.00
DeSantis, Vincent, et ux-First Commonwealth
 Bk, et al-Center Twp.-\$100,000.00
Dippolito, Paul J., et ux-Loandepot.com LLC,
 et al-Connoquenessing Twp.-\$275,793.00
Eiler, Michael E., et ux-Michael J. Eiler, et
 ux-Eau Claire Borough-\$124,802.85
Emslie, Gregory J., et al-Bank of America
 NA-Cranberry Twp.-\$149,000.00
Erdos, Todd M., et ux-First Commonwealth
 Bk-Cranberry Twp.-\$256,800.00
Evans, Joseph A., et al-VA Pittsburgh Emp
 Fed Cred Un-Penn Twp.-\$18,000.00
Ferguson, Scott J., et al-PNC Bk Natl Assn-
 Muddy creek Twp.-\$12,775.00
Foertsch, Christian D., et al-Dollar Bk Fed
 Sav Bk-Jefferson Twp.-\$33,206.95
Foley, Christine-Allegheny Valley Bk of
 Pittsburgh-Callery Borough-\$48,289.80
Gaguzis, Jeffrey M., et al-PNC Bk Natl Assn-
 Cranberry Twp.-\$325,000.00
George, Harry C., III, et al-Alcoa Pittsburgh
 Fed Cred Un-Connoquenessing Twp.-
 \$16,000.00
Goehring, Lewis W., et al-Mars Natl Bk-Penn
 Twp.-\$20,000.00
Grekis, Tara E.-Residential Home Funding
 Corp, et al-Cranberry Twp.-\$227,880.00
Hays, Charles W., Sr., et ux-Stearns Lending
 LLC, et al-Clearfield Twp.-\$166,836.00
Hecht, John A., et al-First Commonwealth

NOTICE OF REVOCABLE TRUST

NOTICE is hereby given of the administration of the **JAMES H. HILES & CAROLE A. HILES REVOCABLE LIVING TRUST**. JAMES H. HILES, one of the Trusters of the Trust, of 108 Pine Ridge Drive, Chicora, Butler County, Pennsylvania, died on August 11, 2015. His wife, Carole A. Hiles, predeceased him on October 4, 2014. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

Brian Garing, Successor Trustee
1337 Kittanning Pike
Karns City, PA 16041

David A. Crissman, Esquire
Montgomery, Crissman
Montgomery, Kubit, LLP
518 North Main Street
Butler, PA 16001

BCLJ: September 11, 18 & 25, 2015

**IN THE COURT OF BUTLER
COUNTY PENNSYLVANIA**

**NOTICE OF FILING OF PETITION
FOR NAME CHANGE**

Notice is hereby given that, on August 11, 2015, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **DESTINY MARIE ACE to BENTLEY CARTER ACE**.

The Court has fixed the 4th day of November, 2015, at 10:00 AM, in Court Room 4, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Destiny Ace

BCLJ: September 25, 2015

LEGAL NOTICE

Take note that a Petition has been filed seeking to legally change the name of **Riley Cruz Aguiñaga to Riley Cruz Lockhart**. The Court has set a hearing to consider this Petition to be held in Courtroom No. 4, of the Butler County Courthouse, Butler, PA, on the 4th day of November, 2015, at 10:30 A.M. Any persons having lawful objections to the change of name are permitted to appear and be heard.

Law Office of Maura L. Palumbi
127 S. McKean St.
Butler, PA 16001
(724) 282-0982

BCLJ: September 25, 2015

LEGAL NOTICE

Take note that a Petition has been filed seeking to legally change the name of **Yolia Solana Aguiñaga to Yolia Solana Lockhart**. The Court has set a hearing to consider this Petition to be held in Courtroom No. 4, of the Butler County Courthouse, Butler, PA, on the 4th day of November, 2015, at 10:30 A.M. Any persons having lawful objections to the change of name are permitted to appear and be heard.

Law Office of Maura L. Palumbi
127 S. McKean St.
Butler, PA 16001
(724) 282-0982

BCLJ: September 25, 2015

NOTICE OF ARTICLES OF DISSOLUTION

Notice is hereby given by **A Voice in the Storm, Inc.**, a Pennsylvania nonprofit corporation having its office at 375 Lardintown Road, Sarver PA 16055, that it is winding up its affairs in the manner prescribed by Section 5975 of the Nonprofit Corporation Law, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

John R. Owen, Esquire
Rhoades & Owen, LLC
310 Grant Street, Suite 1030
Pittsburgh, PA 15219
412-765-1020

BCLJ: September 25, 2015

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NO. 14-10283**

JPMORGAN CHASE BANK, N.A.

VS.

RAYMOND F. BAUM and DANNIELLE C. BAUM

**NOTICE TO: RAYMOND F. BAUM and
DANNIELLE C. BAUM A/K/A DANIELLE
C. BAUM**

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

Being Premises: 114 NORTH BOUNDARY STREET, BUTLER, PA 16001-3035

Being in BUTLER TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 055-28-A64-0000

Improvements consist of residential property.

Sold as the property of RAYMOND F. BAUM and DANNIELLE C. BAUM

Your house (real estate) at 114 NORTH BOUNDARY STREET, BUTLER, PA 16001-3035 is scheduled to be sold at the Sheriff's Sale on 11/20/2015 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$143,827.13 obtained by, JPMORGAN CHASE BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff
File# 820465

BCLJ: September 25, 2015

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 15-10061**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

JPMorgan Chase Bank, National Association,
Plaintiff

VS.

Christine L. Semple, Defendant

To the Defendant, Christine L. Semple:

TAKE NOTICE THAT THE Plaintiff, JPMorgan Chase Bank, National Association has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Butler County Prothonotary's Office
300 S. Main St.
Butler, PA 16001

CHRISTOPHER A. DeNARDO, KRISTEN D. LITTLE, LEEANE O. HUGGINS, SARAH K. McCAFFERY, BRADLEY J. OSBORNE, LESLIE J. RASE & KATHERINE M. WOLF, Attys. for Plaintiff, Shapiro & DeNardo, LLC 3600 Horizon Dr., Ste. 150 King of Prussia, PA 19406 610-278-6800

Mark A. Mansfield
William J. Mansfield, Inc.
998 Old Eagle School Road, Suite 1209
Wayne, PA 19087

BCLJ: September 25, 2015

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MSD. NO. 15-40225

IN RE: Petition for Consolidated Return of Butler County Tax Claim Bureau Upset Sale of 2013 Delinquent Taxes Tax Sale Held in the Year 2015

ORDER OF COURT

AND NOW, this 17th day of September, 2015, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act and after due consideration thereof, the Consolidated Return and the Sale so made are hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in the newspaper of general circulation and in the Butler County Legal Journal, stating that the Consolidated Return of the Bureau with respect to the Sale for taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi of the Consolidated Return, otherwise the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section 5860.607(c).

Any monies received through the aforesaid Sale shall be paid over by the Bureau as follows:

1. The costs of the Sale and the proceedings upon which it is made.
2. The tax liens of the Commonwealth.
3. The respective taxing districts in proportion to the taxes due them
4. The taxing districts or municipal authorities for satisfaction of municipal claims.
5. Mortgage and other lien holders in order of their priority for satisfactions of

mortgages and liens as they may appear of record.

6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

By the Court,
Judge S. Michael Yeager

BCLJ: September 25, 2015

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of November 2015** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, December 18, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30219
C.P. 2015-21350
SHF FILE: 15002344**

ATTY WILLIAM MODER

Seized and taken in Execution as the property of DALE D ANDERSON, DALE ANDERSON, PENNY SUE ANDERSON AND PENNY S ANDERSON at the suit of FIRST NATIONAL BANK-PA, Being:

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

BEGINNING at a point in the center of Travel Route 138 known as Legislative Route 724 and at land of now or formerly Irwin Kaufman, et ux; Thence North 30° l(r 20" West along said land 721.30 feet to a point at land of Heemer; Thence North 2° 53' 01" West along said land 149.40 feet to a point at land of Kummer; Thence South 86° 42' East 295.39 feet to a point at land conveyed to Steven M. Yohe; Thence South 23 o 24' 20" East along said land 644.74 feet to a point in the center of the aforementioned Route; Thence South 45° 37' 20" West along the center of said Route 125.66 feet to a point; Thence continuing along the center line of said Route South 49° 53' 40" West 118.91 feet to a point at the place of beginning. Containing 4.36 acres.

PARCEL IDENTIFICATION NUMBER: 80 S4 E2

LOCATION: 435 Euclid Road, Butler, PA 16001

IMPROVEMENTS: One and a Half Story Dwelling in Fair Condition.

Seized and taken IN EXECUTION AS THE PROPERTY Of DALE D. ANDERSON a/k/a DALE ANDERSON and PENNY SUE ANDERSON a/k/a PENNY S. ANDERSON, AT THE SUIT OF THE PLAINTIFF, FIRST NATIONAL BANK Of PENNSYLVANIA successor by merger to FIRST NATIONAL BANK Of SLIPPERY ROCK.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30191
C.P. 2015-21061
SHF FILE: 15002199**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of WILLIAM P BENZINGER, III, MELISSA A BENZINGER AND UNITED STATES OF AMERICA at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

ALL THAT CERTAIN property situated in the township of Winfield in the county of Butler and commonwealth of Pennsylvania, being described as follows: one parcel, being more fully described in a deed dated 11/28/1989 and recorded 12/17/1989, among the land records of the county and state set forth above, in deed volume 1507, page 313.

TITLE TO SAID PREMISES IS VESTED IN William P. Benzinger, III, a single man, by Deed from William P. Benzinger, Jr. and Linda L. Benzinger, Husband and Wife, dated 06/01/2000, Recorded 06/13/2000, in Instrument# 200006130013438.

Tax Parcel: 320-S3-A34

Premises Being: 618 Winfield Road, Cabot, PA 16023-3310

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30167
C.P. 2015-20794
SHF FILE: 15002182**

ATTY PETER WAPNER

Seized and taken in Execution as the property of RANDY BOWSER AND JULIE BOWSER at the suit of US 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, to wit:

BEGINNING at a point on the Southerly line of Highfield Road, said point being 275 feet East of the Southeasterly intersection of Highfield Road and Nixon Road; thence South 69 degrees 4 7 minutes 40 seconds East along the Southerly line of Highfield Road, 75 feet to a point; thence South 20 degrees 12 minutes 20 seconds West along the Westerly line of Lot 248 A 172 feet to a point on the Northerly line of a 20 foot alley, named Arlington Way; thence North 69 degrees 47 minutes 40 seconds West along Northerly line of Arlington Way 75 feet to a point; thence North 20 degrees 12 minutes 20 seconds East along the Easterly line of 249B 172 feet to the place of beginning. Being Lots 248B and 249 A in Butler Highfield Plan as shown by survey of Charles L. Fair, II, R.E. dated February 28, 1977.

TITLE TO SAID PREMISES IS VESTED IN Randy Bowser and Julie Bowser, by Deed from Tom Nevel and Tracy A. Nevel, f/k/a Tracy A. Duggan, dated 11/20/2003, recorded 03/04/2004 in Instrument Number 200403040006819.

Tax Parcel: 055-28-B249-0000

Premises Being: 213 Highfield Road, Butler, PA 16001-3118

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30189
C.P. 2015-20733
SHFFILE: 15002189**

ATTY JACOB OTTLEY

Seized and taken in Execution as the property of SCOTT COLLIER, SCOTT E COLLIER, SCOTT EUGENE COLLIER AND THERESA COLLIER at the suit of HOUSEHOLD FIN CONS DISC CO, Being:

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

BEGINNING at a point in the center line of SR 1006, Fairview Road, said point being the Southeast corner of the parcel herein described and common to the Southwest corner of lands now or formerly of Christy; thence by the center line of SR 1006, South 85 degrees 23' 38" West, 244.73 feet to a point at the corner of lands now or formerly of Farnen; thence by lands now or formerly of Farnen through a steel post, North 7 degrees 12' 32" East, 893 .17 feet to a pipe on the Southern lines of lands now or formerly of Smith; thence by same, South 82 degrees 50' 00" East, 245 feet to the corner of lands now or formerly of Christy; thence by lands now or formerly of Christy, South 7 degrees 34' 46" West, 843.25 feet through a concrete monument to a point, the place of beginning.

CONTAINING 4.827 acres.

HAVING thereon erected a dwelling house,

This description is prepared in accordance with the survey of John E. Dusheck dated October 29, 1996.

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.

HAZARDOUS WASTE PROVISION: The Grantors herein certify that the land hereby conveyed has, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act No.

97 of 1980. This notice is given pursuant to requirements of Section No. 405 of said Act. (35 P.S. 6018-101, et. seq.)

TAX I.D.#: 260-1F114-21-000

Being known as: 465 FAIR VIEW ROAD, PEIROLIA PENNSYLVANIA 16050.

Title to said premises is vested in Scott E. Collier by deed from Scott E. Collier and Theresa A Collier, dated March 22, 2010 and recorded March 25, 2010 in Instrument Number 201003250006205.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30196
C.P. 2015-20959
SHF FILE: 15002219**

ATTY JENNIFER B HIRENEISEN

Seized and taken in Execution as the property of SANDRA L COLLINS EST DEC BY CO ADMR, TIMOTHY A COLLINS CO ADMR AND REBECCA L KERNER CO ADMR at the suit of FIRST NATL BK-PA, Being:

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

BEGINNING at a point on the Southerly line of Metzger Avenue at the dividing line between Lots Nos. 26 and 27 in said plan; then South 1° 00' West along said dividing line, a distance of 104.85 feet to a point in the center line of a 20 foot alley, as yet unopened; thence along said center line, North 88° 15' West, a distance of 46 feet to a point at the dividing line between Lots Nos. 25 and 26 in said plan; thence along the last mentioned dividing line, North 1° 00' East, a distance of 104.25 feet to a point in the Southerly line of Metzger Avenue; thence along the Southerly line of Metzger Avenue, South 89° 00' East, a distance of 46 feet to a point at the place of beginning.

Being Lot No. 26 in the Falk & Speck Plan of Lots, as recorded in the Office of the Recorder of Deeds, Butler County, Pennsylvania, in Plan Book A, Page 124.

Being commonly known as 227 E. Metzger Avenue, Butler, Pennsylvania 16001. Butler Township #051-39-M26.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30213
C.P. 2015-20985
SHF FILE: 15002321**

ATTY RICHARD M SQUIRE

Seized and taken in Execution as the property of DARLENE J COUSINS, DARLENE J FREITERS AND VIRGIL K COUSINS at the suit of LSFS MASTER PARTICIPATION TR, Being:

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

BEGINNING at a point at the intersection of the right of way line of Main Street, a/k/a State Route 268; of line of lands of now or formerly D. M. Bortmes; and the herein described tract; thence, along line of lands of now or formerly D. M. Bortmes, in an Easterly direction, a distance of 200 feet to line of lands of now or formerly S. Sherwin; thence, along line of lands of now or formerly S. Sherwin, in a Southerly direction, a distance of 100 feet to line of lands of now or formerly E. C. Haug, III; thence, along line of lands of now or formerly E. C. Haug, III, in a Westerly direction, a distance of 200 feet to the right of way line of Main Street, a/k/a State Route 268; thence, along the right of way line of Main Street, a/k/a State Route 268, in a Northerly direction, a distance of 100 feet to a point, at the place of beginning.

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

ALSO SUBJECT to any and all easements and rights of way as the same may be and appear in prior instruments of record.

Being known as 149 Main Street, Karns City, PA 16041. Parcel 440-S2-A10-0000

Being the same premises which The Estate of Doris M. Ridley, Deceased, by Teny N. Ridley, Executor by Deed dated 11/17/99 and recorded 11/22/99 in Instrument number 199911220032989 in the County of Butler conveyed unto Virgil K. Cousins and Darlene J. Cousins his wife as tenants by the entireties and not as tenants in common.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-3018
C.P. 2015-21148
SHF FILE: 15002174**

ATTY KRISTEN ANTHOU

Seized and taken in Execution as the property of MICHAEL G CRAWFORD at the suit of FIRST NATL BK-PA, Being:

ALL that certain lot of ground situate in the Township of Butler, County of Butler, Commonwealth of Pennsylvania, being the southern part of Lots, as recorded in the Recorder's Office of Butler County in Plan Book 2, page 13, bounded and described as follows:

BEGINNING at an iron pin where the southerly side of Whitestown Road (S.R. 3002) intersects with the westerly side of East View Street (an unopened 40' right of way) said point being the place of beginning, thence from said point in a southerly direction along the westerly side of East View Street, South 01 degrees 45' 00 W a distance of 77.61 feet to a point, thence from said point and continuing along the northerly side of Pierce Avenue a 40 foot right of way, N 83 degrees 25' 46" W a distance of 90.32 feet to an iron pin, said point being the intersection of lands now or formerly of A. Smolen and the northerly right of way line of said Pierce Avenue; thence along lands now or formerly of A. Smolen, N 01 Degrees 45' 00" E a distance of 60.87 feet to an iron pin; thence continuing along the required right of way line of Whitestown Road the following five courses and distances; S 81 degrees 16' 52" E a distance of 7.20 feet to a point; thence N 8 degrees 43' 08" E a distance of 10.00 feet to a point; thence S 81 degrees 16' 52" E a distance of 30.00 feet to a point; thence N 08 degrees 43' 08" E 10.00 feet to a point; thence S 81 degrees 16' 52" a distance of 51.02 to an iron pin being the place of beginning.

THIS legal description is made in accordance with a plan of survey by R.B. Shannon & Associates, Inc. dated July 7, 1993 being Drawing No. 5-B-29-H541.

EXCEPTING and reserving that portion of property used for the purpose of widening Whitestown Road, also known as S.R. 3002 as evidenced in the aforementioned Plan of Survey.

BEING designated at Tax Map No. 52-29-H541 in the Deed Registry Office of Butler County, Pennsylvania.

HAVING thereon erected a dwelling known as 223 Whitestown Road, Butler, PA 16001.

BEING the same property which Daniel J. Campbell and Sheryl L. Campbell, a/k/a Sheryl Lynn Campbell, husband and wife, granted and conveyed to Michael G. Crawford, unmarried, by Deed dated March 31, 1999 and recorded April 8, 1999 in the Recorder of Deeds Office, Butler County, Pennsylvania in Deed Book Volume 2988, Page 419.

DBV 2988
Page 419
Tax Map No. 52-29-H541

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30181
C.P. 2015-21060
SHF FILE: 15002187**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DALE A CROFT AND DEBORAH K CROFT at the suit of WELLS FARGO BANK, N.A., Being:

ALL that certain piece, parcel or tract of land situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, being Lot No. 69 in the Thorn Ridge Estates Plan of Lots No. 1 as recorded in the Recorder's Office Butler County in Plan Book Volume 133, page 24.

UNDER and SUBJECT to a building set back line and the restrictive covenants for the Thorn Ridge Estates Plan of Lots as recorded in Record Book Volume 1873, page 48.

TITLE TO SAID PREMISES IS VESTED IN Dale A. Croft and Deborah K. Croft, h/w, by Deed from John J. McDowell and Kristie L. McDowell, h/w, by Alexander B. Bunson, Attorney In Fact, by Power of Attorney to be recorded Simultaneously herewith, dated 08/25/1997, recorded 09/10/1997 in Book 2777, Page 433.

Tax Parcel: 270S13A69

Premises Being: 111 Wildwood Drive, Butler, PA 16002-3907

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2014-30281
C.P. 2014-21564
SHF FILE: 15002186**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of JOHN R DICKISON AND AMY B DICKISON at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point, the Northwest corner, thence along line of other lands of Choff, South 69 degrees 18' East; a distance of 306.79 feet to a point; thence along line of lands of Dasch, South 20 degrees 42' West, a distance of 208.62 feet to an iron pin; thence along other lands of Dasch, North 87 degrees 46' 20" West, a distance of 439.23 feet to a crabapple; thence along line of lands now or formerly of Brewster; North 35 degrees 08' East, a distance of 392.24 feet to a point, the place of beginning, as per survey of James A. Day, registered Surveyor, dated December 11, 1992, being the Clarence Miles Subdivision, Parcel B;

BEGINNING at the Northernmost corner of tract herein described, on line of lands of Wayne L. Heist, at the westernmost corner of other lands of first parties this day conveyed unto Bronchak, which said point is located South 20 degrees 42' West, a distance of 576.21 feet along said lands of Heist from a point common to the center line of Township Road T-441, other lands of first parties and lands of Heist; thence by said other lands of first parties this day conveyed unto Bronchak, South 69 degrees 18' East, 301.98 feet to line of land of Dasch; thence by said lands of Dasch, South 20 degrees 42' West, 143.70 feet to line of other land of first parties; thence by other lands of first parties, North 69 degrees 18' West, 306.79 feet to line of lands of Heist aforementioned; thence by said lands of Heist the following two course and distances: North 35 degrees 08' East, 19.18 feet; North 20 degrees 42' East, 125.00 feet to the place of beginning.

TOGETHER with a right of way 25.0 feet in width, extending from the Township Road aforementioned to the property above described, the Westernmost line of which right of way is the line dividing lands of Heist aforementioned and lands of first parties.

SUBJECT also to a right of way 25.0 feet in width taken from the Westernmost edge of the property above described, for use in common with first parties, their heirs and assigns, for purpose of ingress and egress between the Township Road aforementioned and other lands of first parties lying to the South of the property above described.

UNDER and subject to rights, reservations, exceptions and restrictions as set forth in prior instruments of records.

BEING KNOWN and designated as Parcel No. 060-2-F104-8B1C in the Deed Registry Office of Butler County, more commonly known as 115 Miles Lane. Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30203
C.P. 2015-21287
SHF FILE: 15002271**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of CYNTHIA J EKAS, TERRY J EKAS, AND UNITED STATES OF AMERICA at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

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

BEGINNING at a point on the Northern side of Lincoln Drive, a Fifty (50) foot right-of way, at a point common to the Southeast corner of the lot herein described and the Southwest corner of Lot No 34 in the same plan of lots; thence along said Lot No. 34, North 0 Degrees 59 minutes 37 inches East, Two Hundred Ten (210) feet to a point; thence along Lot No. 54 in the same plan of lots, North 89 Degrees 0 minutes 23 inches West, One hundred Fifty (150) feet to a point; thence along Lot No. 36 in the same plan of lots, South 0 Degrees 59 minutes 37 inches West, Two hundred ten (210) feet to a point on the Northern side of Lincoln Drive; thence along the Northern side of Lincoln Drive, South 89 Degrees 0 minutes 23 inches East, One Hundred Fifty (150) feet to a point, the place of beginning. Containing .72 acre and being Lot No. 35 in the Buffalo Estates subdivision recorded in the office of Recorder of Deeds of Butler County at Plan

Book 80, page 2B

SUBJECT to a 40 foot building line and a 10 foot utility right of way Being also subject to an agreement pertaining to sewage assessments recorded at Book 1266, page 139, and protective and restrictive covenants recorded at Book 1266, page 134.

DEED BOOK: 2906

DEED PAGE: 0509

MUNICIPALITY: Buffalo Township

TAX PARCEL#: 040-S12-B35-0000

PROPERTY ADDRESS: 109 Lincoln Drive Sarver, PA 16055

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30178
C.P. 2015-21144
SHF FILE: 15002170**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of THOMAS J HEUSEY at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain parcel of land situate in Zelenople Borough, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the South line of Hill Side Drive with the line dividing Lots Nos. 31 and 32 in said plan, thence South along said dividing line for a distance 101.42 feet to a point thence East along a line parallel to the south line of Hill Side Drive for a distance of 70 feet to the line dividing Lots Nos. 32 and 33 in said plan; thence North along said dividing line for a distance of 101.42 feet to the South line of Hill Side drive; thence West along the last mentioned line for a distance of 70 feet to a pint the place of Beginning. And being Lot No. 32 in Fairview Heights Plan as recorded in Deed Book 637 at page 1 and 2.

BEING the same premises which Garman C. Murray and Bertha M. Murray, his wife, by deed dated August 11, 1959 and recorded in the Recorder's Office of Butler County in Deed Book Volume 731, page 259, granted and conveyed unto Arthur B. Dilts and M. Joan Dilts, husband and wife, the Grantors herein.

ALSO ALL that certain piece or parcel of land situate formerly in Jackson Township, Butler County, Pennsylvania, now in Zelenople Borough, Butler County, Pennsylvania, bounded and described as follows;

BEGINNING at the point of intersection of the Eastern line of grantors with the center line of the Evans City Road; thence North 27 degrees 06 minutes West along a line of land of Julian E. Mussig and Carol Mussig, for a distance of 375.67 feet to a point; thence North 69 degrees 34 minutes 20 seconds East, for a distance of 270.47 feet to the line of lands of the Borough of Zelenople; thence South 7 degrees 34 minutes 30 seconds East along the same, for a distance of 134.06 feet to a point, thence South 82 degrees 25 minutes 30 seconds West along lands of Burkett, for a distance of 205.71 feet to a point thence South 27 degrees 06 seconds East along lands of Burkett, for a distance of 296.71 feet to the center of the Evans City Road; thence South 81 degrees 28 minutes 30 seconds West along the center of said road, for a distance of 31.65 feet to a point, the place of beginning.

EXCEPTING AND RESERVING Parcel "B" as more fully described in the Town Hill Subdivision recorded November 20, 1987 in plan book 88, page 45.

DEED BOOK: Instrument#200512060034688

DEED PAGE: Instrument#200512060034688

MUNICIPALITY: Zelenople Borough

TAX PARCEL #: 550-S5-F32-0000

PROPERTY ADDRESS: 103 Hillside Drive Jackson Township, PA 16063

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2009-30418
C.P. 2009-22449
SHF FILE: 15002216**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of LARRY KARNES AND MARY JANE KARNES at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

All that certain tract of land situate in the Borough of Connoquenessing, Butler County, Pennsylvania, with dwelling erected thereon, bounded and described as follows: On the

South one hundred twenty feet by an alley; on the West one hundred twenty (120) feet by land now or formerly Carl Feiser; on the North one hundred twenty (120) feet by land now or formerly Margaret Nicklas; on the East one hundred twenty (120) feet by a sixteen (16) foot drive-way for the use of the Grantor their heirs and assigns and adjoining land owners.

DEED BOOK: 836

DEED PAGE: 581

MUNICIPALITY: Borough of Connoquenessing

TAX PARCEL#: 370-S1-A7B

PROPERTY ADDRESS: 113 Sunset Drive Connoquenessing, PA 16027

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30168
C.P. 2015-21791
SHF FILE: 15002183**

ATTY PETER WAPNER

Seized and taken in Execution as the property of JAMES H KELLY, JR, CHARLOTTE A LANE, AND EUGENIA LANE KELLY at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN lot or piece of ground situate in the township of Cranberry, county of Butler and commonwealth of Pennsylvania being lot no. 34 of the Green Fields Estates plan no. 2, as recorded on January 26, 1993 in the recorder's office of Butler county, Pennsylvania in plan book volume 161, page 37.

HAVING erected thereon a dwelling known as 328 Greens Field court.

TITLE TO SAID PREMISES IS VESTED IN Charlotte A. Lane, unmarried and James H. Kelley, Jr. and Eugenia Lane Kelley, his wife, by Deed from Charlotte A. Lane, unmarried, dated 07/30/2005, recorded 08/01/2005 in Instrument Number 200508010020609.

Tax Parcel: 130-S26-A34-0000

Premises Being: 328 Green Fields Court, Cranberry Twp, PA 16066-3360

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30182
C.P. 2015-21071
SHF FILE: 15002171**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of JULIA A KUMMER at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:

ALL THOSE THREE (3) CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA:

PARCEL NO. 1:

FIRST: BEGINNING AT A POINT IN THE CENTER LINE OF LEGISLATIVE, ROUTE T-716 KNOWN AS OLD ROUTE#8, ON THE LINE OF LANDS OF NOW OR FORMERLY OF WALTER HORST; THENCE BY THE CENTER LINE OF OLD ROUTE #8, SOUTH 25 DEGREES 25 MINUTES EAST, 56.95 FEET ; THENCE ALONG THE CENTERLINE OF OLD ROUTE #8 SOUTH 13 DEGREES 41 MINUTES EAST, 69.96 FEET; THENCE ALONG THE CENTER LINE OF OLD ROUTE #8, SOUTH 2 DEGREES 02 MINUTES WEST, 80.00 FEET TO A POINT ON THE CENTER LINE OF OLD ROUTE #8 ON LINE OF LANDS OF NOW OR FORMERLY WALTER HORST; THENCE BY LINE OF LANDS OF NOW OR FORMERLY WALTER HORST, SOUTH 89 DEGREES 00 MINUTES WEST, 232.34 FEET TO A POINT ON OTHER LANDS OF NOW OR FORMERLY W. PAUL MCCANDLESS AND MARY B. MCCANDLESS; THENCE BY LINE OF OTHER LANDS OF NOW OR FORMERLY W. PAUL MCCANDLESS AND MARY B. MCCANDLESS, NORTH 7 DEGREES 29 MINUTES WEST 201.29 FEET TO A POINT ON LINE OF LANDS OF NOW OR FORMERLY OF WALTER HORST; THENCE BY LINE OF LANDS OF NOW OR FORMERLY OF WALTER HORST, NORTH 89 DEGREES 00 MINUTES EAST, 220.44 FEET TO A POINT IN THE CENTER OF OLD ROUTE #8, THE PLACE OF BEGINNING. CONTAINING 1.09 ACRES AS PER SURVEY OF THOMAS E. MCMAHON, C.E. DATED MAY 5, 1950.

SECOND:

BEGINNING AT A POINT IN THE CENTER OF OLD HIGHWAY ROUTE NO. 8 AT LINE OF LANDS OF A. J. SCHMIDT, SAID POINT BEING THE SOUTHEAST CORNER OF THE LOT HEREBY CONVEYED; THENCE

ALONG LINE OF LANDS OF A. J. SCHMIDT, SOUTH 89 DEGREES WEST; 181.30 FEET TO A POINT ON OTHER LANDS NOW OR FORMERLY OF WALTER HORST AND MARIE B. HORST; THENCE ALONG OTHER LANDS OF NOW OR FORMERLY OF WALTER HORST AND MARIE B. HORST, NORTH 7 DEGREES 29 MINUTES WEST, 221.43 FEET TO A POINT ON LINE OF LANDS OF FORMERLY MCCANDLESS; THENCE ALONG LINE OF LANDS OF FORMERLY MCCANDLESS; NORTH 89 DEGREES EAST, 232.34 FEET TO A POINT IN THE CENTER LINE OF OLD HIGHWAY ROUTE NO. 8; THENCE ALONG THE CENTER LINE OF OLD HIGHWAY ROUTE NO. 8, SOUTH 5 DEGREES 45 MINUTES WEST, 221.54 FEET TO A POINT AT LINE OF LAND OF NOW OR FORMERLY A. J. SCHMIDT, THE PLACE OF BEGINNING. CONTAINING 1.04 ACRES.

THIRD: BEGINNING AT A POINT IN THE CENTER OF A PUBLIC ROAD, KNOWN AS OLD ROUTE NO. 8, SAID POINT BEING THE NORTHEAST CORNER OF THE LOT HEREIN CONVEYED; THENCE ALONG THE CENTER LINE OF SAID PUBLIC ROAD, SOUTH 31 DEGREES 35 MINUTES EAST, 221.9 FEET, MORE OR LESS, TO A POINT ON LINE OF OTHER LANDS OF FORMERLY MCCANDLESS; THENCE SOUTH 89 DEGREES WEST ALONG OTHER LANDS OF FORMERLY MCCANDLESS, 220.44 FEET TO A POINT ON LINE OF OTHER LANDS OF NOW OR FORMERLY WALTER HORST AND MARIE B. HORST; THENCE ALONG SAME, NORTH 7 DEGREES 29 MINUTES WEST, 129.14 FEET TO A POINT; THENCE ALONG SAME, NORTH 61 DEGREES 49 MINUTES EAST, 137.31 FEET TO A POINT IN THE CENTER OF THE PUBLIC ROAD, THE PLACE OF BEGINNING. CONTAINING .81 ACRES, MORE OR LESS, AS PER SURVEY OF GREENOUGH, MCMAHON & GREENOUGH DATED FEBRUARY 1952.

HAVING ERECTED THEREON A LARGE DWELLING HOUSE AND SMALL POND.

BEING KNOWN AS MAP/PARCEL #270-S4-36.

THE IMPROVEMENTS THEREON BEING KNOWN AS 124 MCBRIDE HILL ROAD, BUTLER, PENNSYLVANIA 16002.

TAX I.D.#: 270-S4-36

Being known as: 124 MCBRIDE HILL ROAD, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Richard L. Kummer, Jr. and Julia A. Kummer by deed from Gladys Killmeyer a/k/a Gladys M. Killmeyer, widow n/k/a Gladys Gillespie and Thomas J. Gillespie, her husband dated August 27, 1999 and recorded September 1, 1999 in Deed Book 3044, Page 0134. The said Richard L. Kummer, Jr. died on March 5, 2011 thereby vesting title in Julia A. Kummer.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30208
C.P. 2015-21184
SHF FILE: 15002279**

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of MARKO MAYLACK, SAMANTHA J MAYLACK, AND SAMANTHA MAYLACK at the suit of WELLS FARGO BANK, NA., Being:

ALL THAT CERTAIN property situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10-A in the Revised Cranberry West Plan of Lots, of record in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 138, page 22, being a revision of Lots Nos. 10, 11 and 12 in the Cranberry West Plan of Lots, originally of record in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 98, page 32.

TITLE TO SAID PREMISES IS VESTED IN Marko Maylack, by Deed from Samantha Maylack, dated 12/06/2010, recorded 12/09/2010 in Instrument Number 201012090029106.

Tax Parcel: 130-S12-C10-0000

Premises Being: 600 Jennifer Drive, Cranberry Township, PA 16066-7408

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2014-30314
C.P. 2014-21779
SHF FILE: 15002185**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DINA R MCCORMICK, DINA MCCORMICK, JAMES B MCCORMICK AND

along lands of now or formerly Curry Coal Co., North 26° 33' East a distance of 265.00 feet to an existing iron pin; thence continuing along lands of Curry Coal Co., South 60° 27' East a distance of 175.00 feet to a point; thence continuing along Curry Coal Co., South 26° 33' West a distance of 265.00 feet to a point on the north right of way line of Bauder Mill Road, also known as Township Road T-336; thence along said north right of way line North 60° 27' West a distance of 175.00 feet to a point at the place of beginning.

HAVING thereon erected a 24x40 double-wide mobile home and detached 24.3x26.8 2- stall garage being known and numbered as 260 Bauder Mill Road, Harmony, PA 16037.

BEING Tax I.D. No. 240-4F133-3C.

BEING the same property conveyed from Tommee W. Moffatt and Patricia C. Moffatt, parties of the first part by Deed dated September 5, 2001, and recorded in the Recorder's Office of Butler County, Pennsylvania on September 19, 2001 at Instrument No. 200109190026336, granted and conveyed unto Tommee W. Moffatt.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30161
C.P. 2015-20958
SHF FILE: 15002169**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of SCOTT A MORRISON at the suit of PENNYMAC LOAN SERVICES, LLC, Being:

Property Tax ID: 550-S6-F48-0000

Land in the city/township/village of Zelenople Borough and the County of Butler, State of PA, more particularly described as:

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

BEGINNING at the southeast corner of the within described tract at a hub on Hillside Drive, said point being the southwest corner of Lot No. 49 in the same Plan of Lots; thence along Hillside Drive, South 69 degrees 34 minutes West a distance of 70.00 feet to a point and hub; thence along the easterly line of Lot No. 47 in the same plan, North 20 degrees

25 minutes West a distance of 104.00 feet to an iron pipe; thence along Lot No. 54 in the same Plan, North 69 degrees 34 minutes East a distance of 70.00 feet to an iron pipe; thence along the westerly line of Lot No. 49, South 20 degrees 25 minutes East a distance of 104.00 feet to a point, the place of beginning.

BEING Lot No. 48 in the Fairview Heights Plan of Lots and having thereon erected a dwelling house and being known as 208 Hillside Drive, Zelenople, PA, 16063.

TITLE TO SAID PREMISES IS VESTED IN Scott A. Morrision, husband, as tenant with rights of survivorship, by Deed from Scott A. Morrision and Jill L. Morrision, h/w, dated 10/29/2012, recorded 11/01/2012 in Instrument Number 201211010031452.

Tax Parcel: 550-S6-F48-0000

Premises Being: 208 Hillside Drive, Zelenople, PA 16063-1418

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30186
C.P. 2015-21075
SHF FILE: 15002188**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of PAUL J NOULLET AND BEVERLY J NOULLET at the suit of DEUTSCHE BANK NATL TR CO, Being:

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

BEGINNING at a point on the eastern line of Broad street, a 30 foot right of way, said point being the northwest corner of the parcel herein described and common to lands of now or formerly E. Bowser; thence along lands of now or formerly E. Bowser, south 88 degrees 38 minutes 00 seconds east a distance of 71.00 feet to a point on land of now or formerly C. R. Williams; thence along lands now or formerly of C.R. Williams and now or formerly of G. Slagle, south 00 degrees 06 minutes 32 seconds east a distance of 32.34 feet to a point on lands of now or formerly M. Wilson; thence along lands of now or formerly M. Wilson, north 88 degrees 38 minutes 00 seconds west a distance of 71.50 feet to a point on the eastern line of Broad street; thence along Broad street,

JAMES MCCORMICK at the suit of WELLS FARGO BANK, N.A., Being:

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

Beginning at the Northeast corner of the lot herein described, which point is common to the South side of White Oak Drive and the center of a 15 foot drainage and utility right of way; thence by the latter, South 17 degrees 10 minutes feet 149.18 feet to a point in the center of another 15 foot drainage and utility right of way; thence by the same, South 43 degrees no minutes West 49.89 feet to a point in the center of said drainage and utility right of way; thence by the same, South 84 degrees 4 minutes West 121.15 feet to a point on the East side of White Oak Drive; thence by the same, North 4 degrees 49 minutes East 45 feet to a point; thence by the same by a curve to the right having a radius of 175 feet a distance of 190.69 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James B. McCormick and Dina R. McCormick, h/w, by Deed from Marjorie A. Rogner, a widow, dated 03/17/2006, recorded 03/20/2006 in Instrument Number 200603200006151.

Tax Parcel: 051-39-E8-0000

Premises Being: 113 White Oak Drive, Butler, PA 16001-3445

BCLJ: September 18, 25 & October 2, 2015

E.D. 2015-30207

C.P. 2015-21138

SHF FILE: 15002278

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of DEBORAH S MICHAEL at the suit of CITIMORTGAGE INC, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in the township of Middlesex, county of Butler and commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the Sandy Hill road on line of lands formerly of J.S. Graham, now or formerly of Raymond Nichols; thence along the line at land now or formerly of Raymond Nichols, south 37 degrees 15

minutes east, 255.08 feet to a point on line of lands now or formerly of S. B. Harbison; thence along line of lands now or formerly of S. B. Harbison, south 89 degrees 30 minutes west, 426.33 feet to a point in the center line of a 33-foot street known as Sandy Hill road; thence along the center line of said sandy hill road, north 52 degrees 45 minutes east, 341.60 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah S. Michael, unmarried, by Deed from Dale R Michael and Deborah S. Michael, formerly, h/w, dated 01/11/1995, recorded 01/11/1995 in Book 2496, Page 786.

Tax Parcel: 230-2F79-18A-0000

Premises Being: 657 Sandy Hill Road, Valencia, PA 16059

BCLJ: September 18, 25 & October 2, 2015

E.D. 2015-30194

C.P. 2015-20656

SHF FILE: 15002213

ATTY KIRSTEN PENN

Seized and taken in Execution as the property of TOMMEE W MOFFATT AND UNITED STATES OF AMERICA at the suit of NEXTIER BANK, NA, Being:

ALL that certain piece, parcel or tract of ground situate in Muddycreek Township, County of Butler, Commonwealth of Pennsylvania, being bounded and described in accordance with a survey of R.B. Shannon & Associates, Inc., dated August 8, 1988 as follows:

BEGINNING at a point, said point being the Intersection of the north right of way line of Bauder Mill Road also known as Township Road T-336 and the center line of Township Road T-312; thence from the said point along the north right of way line of Bauder Mill Road also known as T-336 the following courses and distances: North 29° 05' West a distance of 22.42 feet to a point; thence North 49° 58' West a distance of 24.22 feet to a point; thence North 59° 11' West a distance of 31.05 feet to a point; thence North 64° 01' West a distance of 132.00 feet to a point; thence North 60° 27' West a distance of 225.35 feet to a point; thence North 60° 27' West a distance of 175.00 feet to a point, said point being the place of beginning of the hereinafter described parcel of land, being the southwest corner thereof ; thence from said place of beginning

north 00 degrees 45 minutes 45 seconds east a distance of 32.33 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul J. Noullet and Beverly J. Noullet, his wife, by Deed from Paul J. Noullet and Deborah J. Noullet (deceased), his wife, dated 01/11/2002, recorded 01/22/2002 in Instrument Number 200201220002562.

Tax Parcel: 565-12-218-0000

Premises Being: 407 Broad Street, Butler, PA 16001-4257

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2014-30198
C.P. 2014-21195
SHF FILE: 15002260**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of TIMOTHY MICHAEL O'SHEA AND LORI JO O'SHEA at the suit of JPMORGAN CHASE BANK NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, being known and described as Lot No. 47 in the Woodbine Estates Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 141, Pages 1 and 2.

HAVING erected thereon a residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN Timothy Michael O'Shea and Lori Jo O'Shea, his wife, by Deed from Maronda Homes, Inc., dated 06/21/1993, recorded 06/23/1993 in Book 2330, Page 605.

Tax Parcel: 130-S23-A47-0000

Premises Being: 183 Woodbine Drive, Cranberry Township, PA 16066-3213

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30190
C.P. 2015-21143
SHF FILE: 15002192**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of PAUL PATTEN, PAUL L PATTEN AND PAMELA E TRAUOGOTT at the suit of WELLS FARGO BANK, N.A., Being:

ALL that certain piece, parcel or lot of land situate in the Township of Oakland, County of Butler and Commonwealth of Pennsylvania being known and designated as Lot No.2 of the Patten Subdivision No. 1 as recorded in the Recorder's Office of Butler County in Plan Book Volume 159, page 29 on November 4, 1992.

BEING part of the same property granted and conveyed to the Grantors herein by deed dated June 4, 1971 and recorded in the Recorder's Office of Butler County in Deed Book Volume 937, page 878 on August 18, 1971.

BEING part of the same property granted and conveyed to the Grantors herein by deed dated August 24, 1985 and recorded in the Recorder's Office of Butler County in Deed Book Volume 1248, page 0875 on October 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Paul L. Patten and Pamela E. Traugott, both single, by Deed from Lillian G. Patten and Paul Patten, her husband and Keith S. Patten and Nancy J. Patten, his wife, dated 01/25/1993, recorded 01/27/1993 in Book 2262, Page 201.

Tax Parcel: 250-2F20-13A2-0000

Premises Being: 101 Beulah Road, Butler, PA 16001-9528

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30179
C.P. 2015-21076
SHF FILE: 15002184**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of KAREN E PERRY AND JONATHAN F PERRY at the suit of WELLS FARGO BANK, N.A., Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler,

Commonwealth of Pennsylvania, being Lot No. 152 in the Valley Brook Plan of Lots as recorded in the Recorder's Office of Butler County in Rack File 62, Page 3.

TITLE TO SAID PREMISES IS VESTED IN Karen E. Perry and Jonathan F. Perry, w/h, by Deed from Jeffrey P. Armstrong and Kitty E. Armstrong, h/w, dated 01/27/2006, recorded 01/30/2006 in Instrument Number 200601300002151.

Tax Parcel: 130-S8-C152-0000

Premises Being: 1555 Haine School Road, Cranberry Township, PA 16066-6622

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2013-30289
C.P. 2013-21659
SHF FILE: 15002172**

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of TRINA ANN RICE at the suit of WELLS FARGO BANK, N.A., Being:

ALL that certain lot or piece of ground situated in the Township of Butler, County of Butler and Commonwealth of Pennsylvania being Lot No. 78 of the Woodbury Estates Plan No.2 as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Rack File 40, page 17.

TITLE TO SAID PREMISES IS VESTED IN Trina Ann Rice, single, by Deed from Albert J. Dowling, single and Roberta E. Waite, single, dated 08/16/2004, recorded 08/23/2004 in Instrument Number 200408230027553.

Tax Parcel: 056-20-G78-0000

Premises Being: 208 Woodbury Drive, Butler, PA 16001-2616

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30209
C.P. 2015-21147
SHF FILE: 15002273**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of STEFAN ROFFIS HEIR, ROSEMARIE ROFFIS DECD AND UNKNOWN HEIRS at the suit of WELLS FARGO BANK, NA, Being:

The following described real property located in County of Butler, State of Pennsylvania; being more particularly described as follows:

All that certain Unit designated as Unit No. 804, being a Unit in the Saxonburg Village II, a Condominium, situate in the Borough of Saxonburg, County of Butler and Commonwealth of Pennsylvania, which Unit is located as designated in the Declaration of Condominium as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Deed Book Volume 2414, Page 467.

Together with all that certain Garage Space Limited Common Element, designated as Garage Space No. 804 on the aforesaid Declaration Plans.

Also together with all right, title and interest, being a percent undivided interest in and to the Common Elements, as more fully set forth in the aforesaid Declaration of Condominium and Declaration Plans, which percentage interest may be amended from time to time with the creation of addition units as more particularly set forth in the Declaration.

Under and subject to all exceptions, reservations, restrictions, covenants, conditions, easements, rights-of -way, Agreements, Oil and Gas Leases, if any, as may be set forth in prior instruments of record, and together with the provisions, easements, covenants, restrictions, and all matters set forth in the Declaration of Condominium and in the Declaration of Condominiums and all Amendments thereto.

Under and subject to all restrictions, reservations, easements, rights of way, outsales or other matters of record or apparent by visual inspection.

TITLE TO SAID PREMISES IS VESTED IN Gerald I. Roffis and RoseMarie Roffis, h/w, by Deed from Florence M. Starr, dated 07/15/2004, recorded 07/16/2004 in Instrument Number 200407160023340.

Tax Parcel: 500-S3-C804-0000

Premises Being: 804 Magnolia Court a/k/a, 804 Magnolia Court #804, Saxonburg, P A 16056-2216

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2011-30290
C.P. 2011-21744
SHF FILE: 15002373**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of RAYMOND K RUTH AND SHERRI L RUTH at the suit of BANK OF AMERICA NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot. No 4 in the Walnut ridge Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 147.

TITLE TO SAID PREMISES IS VESTED IN Raymond K. Ruth and Sherri L. Ruth, h/w, by Deed from Gregory M. Makozy and Maria Makozy, h/w, dated 08/16/2007, recorded 08/20/2007 in instrument number 200708200021830.

Tax Parcel: 010-S6-D4-0000

Premises Being: 115 Sturbridge Lane, Evans City, PA 16033

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30200
C.P. 2015-21032
SHF FILE: 15002237**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of WILLIAM JOSEPH SANDERSON, WILLIAM J SANDERSON, CHRISTINE ANN SANDERSON AND CHRISTINE A SANDERSON at the suit of CITIFINANCIAL SERVICING LLC, Being:

ALL that certain piece, parcel or tract of land situate in Concord Township, Butler County, Pennsylvania, being known and designated as Lot 3 of the Fellows Subdivision recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 231, Page 43, and being more specifically bounded and described as follows:

COMMENCING at a point at the intersection of the center line of Campbell Road (T-464) and the Southeast corner of Lot 4 of the Fellows Subdivision, said point being the Northeast corner of the premises herein described; thence along the center line of

Campbell Road, the following four courses and distances: South 32 degrees 39 minutes 15 minutes East, a distance of 160.06 feet to a point; thence South 32 degrees 46 minutes 56 seconds East, a distance of 204.94 feet to a point; thence South 32 degrees 46 minutes 56 seconds East, a distance of 231.72 feet to a point; thence South 35 degrees 03 minutes 23 seconds East, a distance of 122.92 feet to a point; thence by lands of now or formerly W.L. McCarrier, South 67 degrees 07 minutes 43 seconds West, a distance of 799.57 feet to a point; thence by lands of now or formerly W.L. McCarrier, North 33 degrees 55 minutes 55 seconds West, a distance of 713.88 feet to a point; thence by the Southernmost border of Lot 4, North 66 degrees 36 minutes 12 seconds East, a distance of 808.27 feet to a point, the place of beginning.

CONTAINING 12.97 acres.

TITLE TO SAID PREMISES IS VESTED IN William Joseph Sanderson and Christine Ann Sanderson, his wife, by Deed from Frances N. Fellows Whyte, executrix of the estate of Helen Florence Fellows aka Helen F. Fellows, late, dated 05/11/2000, recorded 05/12/2000 in Instrument Number 200005120010644.

Tax Parcel: 110-2F28-A11E-0000

Premises Being: 370 Campbell Road, West Sunbury, PA 16061-1606

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30206
C.P. 2015-21297
SHF FILE: 15002272**

ATTY MATTHEW FISSEL

Seized and taken in Execution as the property of VANESSA L STEELE, KENNETH R WROBLEWSKI, KENNETH R WROBLEWSKI, JR AND UNITED STATES OF AMERICA at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot Number 3 of the said Gamble Plan of Lots recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 135, page 2.

Being more fully bounded and described in the Recorder of Deeds Office of Butler

County, Pennsylvania, in Deed Book Volume instrument #200505050011274 dated April 25, 2005 and recorded May 5, 2005. Being also known as Tax I.D# Map 4F33 Parcel 19BB in the Recorder of Deeds Office of Butler County, Pennsylvania.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT certain lot or piece of ground situate in Adams Township, Butler County and Commonwealth of Pennsylvania, being Lot Number 3 of the said Gamble Plan of Lots recorded in the Recorder's Office of Butler County in Plan Book Volume 135, page 2. Bounded and described as follows, to-wit:

BEGINNING at a point, said point lying on the dividing line between Lot 2 and Lot 3 in the Gamble Plan of Lots, and said point being the southwest corner of the property herein conveyed, and said point lying on the northern boundary of the legislative right of way of Myoma Road; Thence along said dividing line north 35 degrees 00 minutes west, 271.75 feet to a point, said point lying on the line of lands now or formerly of R.G. Springer; Thence north 53 degrees 47 minutes east, 208.96 feet to a point; Thence south 35 degrees 00 minutes east, 272.11 feet to a point, said point lying on the northern boundary of the legislative right of way of Myoma Road; Thence south 53 degrees 39 minutes 00 seconds west, 103.87 feet to a point (erroneously referred to as 30 minutes in prior deed of record in the recorder's office of Butler county on September 23, 2002 as instrument number 200209230031661) said point lying on the said northern boundary of Myoma Road, thence by a curve equals 105.09 feet arc equals 6,045 feet (erroneously referred to as 105.9 feet equals 6,475 feet in a prior deed recorded in the recorder's office of Butler county on September 23, 2002 as instrument number 200209230031661), a curve in a southwesterly direction to a point, the place of beginning.

DEED BOOK: Instrument #201101210002137

DEED PAGE: Instrument #201101210002137

MUNICIPALITY: Adams Township
TAX PARCEL#: 010-4F33-19BB-0000

PROPERTY ADDRESS: 288 Myoma Road
Mars, PA 16046

BCLJ: September 18, 25 & October 2, 2015

E.D. 2015-30201
C.P. 2015-21183
SHF FILE: 15002261

ATTY LEON HALLER

Seized and taken in Execution as the property of ROBERT A SWARTZ, UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT at the suit of MIDFIRST BANK, Being:

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

BEGINNING at the northwest corner of the tract herein described, at a point on the south side of West Pearl Street, adjoining lands of now or formerly King; thence east along West Pearl Street, 96 feet, more or less, to a point on lands of now or formerly Martin Bauer; thence south along lands of now or formerly Martin Bauer one hundred seventeen (117) feet to a point on lands of now or formerly Beighley; thence west along lands of now or formerly Beighley, thirty six (36) feet to a point; thence south along lands of now or formerly Beighley, fifteen (15) feet to a point on an alley; thence west along said alley sixty (60) feet, more or less, to a point on lands of now or formerly King; thence south along lands of now or formerly King, one hundred thirty one (131) feet, more or less, to a point, the place of beginning.

BEING designated as Parcel No. 565-12-134-0000

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 435 WEST PEARL STREET BUTLER, PA 16001

BEING THE SAME PREMISES WHICH Robert A. Swartz and R. Elizabeth Swartz, husband and wife, by Quitclaim Deed dated 03/22/08 and recorded 04/01/08 in Butler County Instrument No. 200804010006712, granted and conveyed unto Robert A. Swartz.

BCLJ: September 18, 25 & October 2, 2015

**E.D. 2015-30185
C.P. 2015-21133
SHF FILE: 15002175**

ATTY ADAM DAVIS

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

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

BEGINNING at a point on the South side of Virginia Avenue at line of lot now or formerly of J.E. Davis; thence along the South side of Virginia Avenue 59 feet, more or less, to South Chestnut Street; thence along the Western line of South Chestnut Street, 70 feet, more or less, to line of lots now or formerly of Schenck; thence along line of land now or formerly of Schenck and Lot Nos. 206 and 207 in the John R. Cavanaugh Plan, 55 feet, more or less, to line of lot now or formerly of J.E. Davis; thence North along lot now or formerly of J.E. Davis 70 feet, more or less, to the Southern line of Virginia Avenue, the place of beginning.

BEING all of Lot Nos. 139 and 140 and the Eastern part of Lot No. 141 and that part of Lot No. 138 remaining after condemnation by the Borough of Butler in the John R. Cavanaugh Plan of Lots as recorded in Butler County in Plan Book 2 Page 2, now Rack File Section 1 Page 8.

TITLE TO SAID PREMISES IS VESTED IN Gregory M. Wiley, by Deed from Ellen A. Hepler, by Duane William Hepler, her attorney-in-fact, specially constituted by letter of attorney dated May 5, 1997, and recorded herewith, dated 07/11/2011, recorded 07/12/2011 in Instrument Number 201107120016532.

Tax Parcel: 563-6-189-0000

Premises Being: 403 Virginia Avenue, Butler, PA 16001-5845

BCLJ: September 18, 25 & October 2, 2015

Sheriff of Butler County, Michael T Slupe



BCBA MEMBER News

Quarterly Meeting

December 9, 2015

12PM

— — —
Holiday Party

December 11, 2015

6PM - 9:30PM

Butler Country Club
310 Country Club Road
Butler, PA 16002

240 South Main Street | Butler, PA 16001
| P: 724.841.0130 | F: 724.841.0132
www.butlercountypabar.org

**2015 INACTIVE LIST FOR
JUDGE HORAN
OCTOBER 07, 2015
10:00 AM COURTROOM NO. 4**

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY
COMMONWEALTH OF PA**

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention to proceed should be filed on or before September 30, 2015 with the Prothonotary of the Court at:

Prothonotary's Office
PO Box 1208
Butler, PA 16003-1208

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON OCTOBER 07, 2015 AT 10:00 AM IN CR 4, BUTLER COUNTY GOVERNMENT CENTER.

BY THE COURT:

1st Name-Plaintiff

2nd Name-Defendant

2010

10-11594

State Farm Mutual Automobile Insurance Company as subrogee of John P. Killen, Jr.
vs.

Luciano Gomes

2011

11-10408

Lois Kaltenbaugh and Hillis W. Kaltenbaugh
vs.

Cheri Stastny

2012

12-10144

Equable Ascent Financial, LLC
vs.

Andrea Clark

12-11067

Castle Creek Homeowners Association
vs.

Daniel Cajka

12-11290

Christine Wroblewski
vs.

Patricia Lachance

12-11347

Guy Leroy
vs.

PNC Bank and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, or any cloud to Plaintiff's title

12-11399

Thunderbolt Holdings LTD., LLC,
vs.

Sherri Ruth

2013

13-10009

Nationstar Mortgage LLC
vs.
John Hillwig a/k/a John F. Hillwig or Occupant

13-10213

First National Bank of Pennsylvania
vs.

Helene M. Pingue

13-10274

George Aubrey Third Family Limited Partnership
vs.

Jeremy Schoentag t/d/b/a Schoentag Roofing

13-10279

Greg Makozy
vs.

PNC Bank

13-10300

Barclays Bank Delaware
vs.

Stanley R Cleva

13-10315

Northwest Savings Bank,
vs.
Theodore R. Starmack and Jeanne V. Starmack,

13-10410
 Portfolio Recovery Associates, LLC
 vs.
 Nicole E Luchkiw

13-10411
 Federal Home Loan Mortgage Corporation
 vs.
 John Doe and/or Tenant/Occupant

13-10442
 Gary E. Waller, Jr.
 vs.
 Strayer University, Inc.

13-10443
 Q & A Reporting LLC
 vs.
 Matthew E. Fischer Esq

13-10444
 Thomas Wolak, and Diana Wolak,
 vs.
 Johnny Steury

13-10489
 Citimortgage, Inc. s/b/m to ABN AMRO
 Mortgage Group, Inc.
 vs.
 Patrick R. Vereb

13-10490
 Federal National Mortgage Association
 vs.
 William A. Secunda, Executor of the Estate
 of William J. Secunda, deceased

13-10500
 Wells Fargo Bank, N.A., s/b/m to Wells Fargo
 Bank Minnesota, N.A., as trustee for Aegis
 Asset Backed Securities Trust Mortgage
 Pass-through Certificates, Series 2003-2
 vs.
 Christopher J. Cancilla,

13-10631
 Stephen A Christie
 vs.
 Anthony Fatta, Butler City Police Officer, and
 Butler City Police

13-10652
 Elliott's Tire Service, Inc.
 vs.
 Keith A. Hiner, DBA Hiner Trucking,

13-10662
 Robert L. Dunn
 vs.
 Catherine A. Williams and Erik Williams

13-10698
 Green Tree Consumer Discount Company,
 vs.
 Tina M. Zajacs and Brett D. Zajacs,

13-10700
 Remit Corporation, Assignee of Unifund
 CCR, LLC
 vs.
 Justin F. Kriley

13-10707
 Gary R. Minner, the Minner Company
 vs.
 Mary Ann Charlton

13-10715
 David E. Foreman, individually
 vs.
 Philip G. Foreman, individually, and
 Foreman Architects-Engineers, Inc., a
 Pennsylvania corporation, PD Foreman
 Limited Partnership, a Pennsylvania limited
 liability company, and Foreman Program and
 Construction Managers, Inc., a Pennsylvania
 corporation

13-10729
 Samuel P Hopkins
 vs.
 Jerome P Oliver

13-10753
 Wells Fargo Bank, N.A.
 vs.
 Diane M. Downs; United States of America;

13-10797
 Portfolio Recovery Associates, LLC
 vs.
 Charles P Dangelo III

13-10806
 Portfolio Recovery Associates, LLC
 vs.
 Paula Donaldson

BCLJ: September 18 & 25, 2015

**2015 INACTIVE LIST FOR
JUDGE YEAGER
OCTOBER 08, 2015
10:00 AM COURTROOM NO. 3**

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY
COMMONWEALTH OF PA**

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention to proceed should be filed on or before October 01, 2015 with the Prothonotary of the Court at:

Prothonotary's Office
PO Box 1208
Butler, PA 16003-1208

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON OCTOBER 08, 2015 AT 10:00 AM IN CR 3, BUTLER COUNTY GOVERNMENT CENTER.

BY THE COURT:

1st Name-Plaintiff
2nd Name-Defendant

2006

06-10099

Paragon Technologies, Inc.,
vs.
Thomas J. Kress and Maria Kress, t/d/b/a Allegheny Motion Control, a/k/a Allegheny Motion Control, Inc.,

06-11475

Kathy L. Finefrock and Donald R. Finefrock
vs.
Steven Ruth and Michelle Ruth

2007

07-10171

Herb White and D'Ann Rhinehart-White
vs.
Thomas C. Lower, i/t/d/b/a TJL Enterprises

07-11588

First Horizon Home Loans, A Division of First Tennessee Bank, National Association
vs.
R Gardner aka R. Mark Gardner

2009

09-11058

Harley-Davidson Financial Services d/b/a Harley-Davidson Credit assignee of Eaglemark Savings Bank a/k/a ESB
vs.
Frank Uhl, also known Frank E. Uhl and Thomas Smith also known as Thomas R. Smith

09-11077

Timothy A. Hucker, t/a Advanced Business Solutions, a sole proprietorship,
vs.
Melvin Rowan Sturr, d/b/a Apogee Publications,

09-11181

Harley-Davidson Financial Services d/b/a Harley-Davidson Credit assignee of Eaglemark Savings Bank a/k/a ESB
vs.
Frank Uhl also known Frank E. Uhl

09-11248

LVNV Funding LLC as Assignee of Sears
vs.
Shannon M Black

2010

10-10186

Estate of Edward E. Callen, Wayne A. Callen, Executor,
vs.
Estate of Alberta M. Callen, Gary J. Koehler, Executor

10-10281

Flagstar Bank, FSB
vs.
Joseph Martin a/k/a Joseph N. Martin Yvonne J. Martin

10-10343

Fairwinds Manor, Inc.,
vs.
Daniel L. Galie

10-10981

Darrigo Construction Group, Inc.
vs.
Kelly Construction Company, Kenneth Kelly, Jr.

10-11046
Rodgersedward & Susan
vs.
Ray Patton, R & R Roofing

10-11051
Keith R. Caro
vs.
Creative Kitchens and More, Inc.

10-11230
White Diamond Construction, Inc. a
Pennsylvania Business Corporation,
vs.
Andrew T. George, an adult individual,

10-11391
HSBC Mortgage Services Inc.,
vs.
Shannon M. Losser and Ricky L. Fair

10-11796
Scott M. Thomas
vs.
Barbara E. Thomas, Daniel H. McKruitt and
Tracy McKruitt, his wife

10-11832
Castle Creek Homeowners Associates
vs.
Eric Hunt

2011

11-10530
Ridgeview Estate Homeowners Association,
vs.
Paul A. Lobaugh,

11-10531
Ridgeview Estates Homeowners Association,
vs.
Raymond J. Skolny,

11-10766
FIA Card Services, N.A. f/k/a Bank of
America, N.A.
vs.
Sandra K. Jacobs

11-10842
Richard Guthrie
vs.
Steve Miller

11-10993
Weichert Financial Services
vs.
Robert L. Fajerski

11-11001
LVNV Funding LLC
vs.
Mary McDonough

11-11033
Charles Ciafre and Denise Ciafre
vs.
Dale Kliener and Swimming Pool Discounters

11-11063
Tammy Mengel
vs.
Tiffany Taylor

11-11254
Alan M. Mallinger and Lauren Mallinger
vs.
Eugene Karmanocky and Virginia
Karmanocky

11-11316
Citimortgage, Inc.
vs.
Kevin T. Zellers, Kathleen D. Zellers

11-11361
J & J Operations HCC, LLC, J & J Holdings
L.P., Jeffrey Garbinski, JAG Management
L.P.
vs.
Jeffrey Cuny, Dianna Cuny

11-11409
Remit Corporation,
vs.
Gary Branscum,

11-11448
Umbrella Roofing Systems, Inc.,
vs.
Keffalas Real Estate, Inc.,

11-11460
Robert Schaper, Jr. and and Judy Schaper,
husband and wife,
vs.
Robert A. Beall and Carol A. Beall d/b/a
Mr Rooter of Pittsburgh and Mr Rooter of
Pittsburgh

11-11508
Dollar Bank, Federal Savings Bank,
vs.
Charles E. Pflugh, Sr. and Pamela J. Pflugh
a/k/a Pamela Pflugh

11-11546
William B. Ralph
vs.

Phillips Services Corporation

11-11550

Capital One Bank (USA), N.A.
vs.
Thomas G. Lovewell

2012

12-10036

A&C Entertainment, L.L.C.,
vs.
Kumer Brothers, Inc d/b/a SRU Indian Buffet

12-10059

Citimortgage, Inc.
vs.
Lyle D. Hutchison, Nancy J. Hutchison

12-10141

Capital One Bank (USA), N.A.
vs.
Melissa L. Vidas

12-10163

Partners for Payment Relief DE, III, LLC
vs.
Ricky L. Kuntz, II and Jennifer Lynne Crevar
a/k/a Jennifer L. Kuntz

12-10199

Main Street Acquisition Corp.
vs.
Heather D. Henry

12-10218

Main Street Acquisition Corp.
vs.
Michael Mudrick

12-10248

Ridgeview Estates Homeowners Association
vs.
William Fierst and Linda Fierst,

12-10249

Ridgeview Estates Homeowners Association
vs.
Alberta Helgert

12-10261

John Lyons
vs.
Scott Schmittlein

12-10366

Unifund Corporation
vs.
Holly Filippone

12-10389

Capital One Bank (USA) N.A.
vs.
Meghan C Taylor

12-10421

Pro Credit Solutions
vs.
Edward Mahood

12-10430

Portfolio Recovery Associates, LLC
vs.
Gary J Kirkpatrick

12-10434

DuWayne E. Cunningham and Paul
J. Shanor, t/d/b/a C S Real Estates, a
Pennsylvania General Partnership,
vs.
Stacy Nicholson,

12-10459

PHH Mortgage Corporation
vs.
Deborah L. Conti

12-10476

JNC Contracting, Inc.,
vs.
Jeremy Johns and Yanouchka Narcisse a/k/a
Yanouchka D. Narcisse, a/k/a Yani Johns,
husband and wife

12-10563

Dy Pol
vs.
Domestic Relations Section Butler,
Pennsylvania

12-10564

Asset Recovery Solutions, LLC
vs.
John McDonald and Karen A McDonald

12-10586

Citibank, N.A.
vs.
Bill Crawford

12-10625

Sharon M. Aigner
vs.
Chad Crane Rea

12-10633

LVNV Funding LLC
vs.
Ned S Gutilla

12-10637
Citibank, N.A.
vs.
Sharon E Ehrman

12-10699
National Collegiate Student Loan Trust
2004-1
vs.
Michael Marshall, Karen Marshall

12-10707
Western Pennsylvania, LTD,
vs.
Mark D. Nickerson and Corinne L. Nickerson,

12-10709
Western Pennsylvania, LTD,
vs.
Timothy J. Johnston and Susan Johnston,

12-10739
Asset Acceptance, LLC
vs.
Sheryl Wigton

12-10761
Zanotti Motor Company, Inc.
vs.
Richard D Gall

12-10803
Capital One Bank (USA) N.A.
vs.
Sandra L Beattie

12-10819
Homeplus Finance Corporation, assignee of
All American Remodelers,
vs.
Duane L. Keck and Chrisse A. Keck,

12-10863
Audrey M. Neff and Robert Neff, Wife and
Husband,
vs.
Aldi, Inc.,

12-10872
Capital One Bank USA NA
vs.
Tracey A Miller

12-10879
Frank A. Fusca,
vs.
Stephen Christie,

12-10884
Amish Contracting LLC
vs.
Marc Hamer

12-10888
McClymonds Supply & Transit Co., Inc.,
vs.
Bacorn, Inc., and Michael B. Bacorn

12-10915
John Koontz
vs.
Margo Barr and Kevin Koontz

12-10919
Pittsburgh Logistics Systems, Inc.,
vs.
Streamlite, Inc., Randall Clark, an adult
individual, Daniel Streek, an adult individual,
and Richard Rover, III, an adult individual,

12-10929
Russell V. Taranto
vs.
USAA Casualty Insurance Company, Donald
G. Holl, Jr. and Donald G. Holl, III,

12-10930
Main Street Acquisition Corp.,
vs.
Robert J Aleva

12-10952
Amos Financial, LLC assignee of Key
Equipment Finance
vs.
Nicole Campbell, Daniel D. Campbell

12-10962
Stephen H. Kovac
vs.
Lynch Weis, LLC, William J. Labovitz,
Joseph F. Weis,

12-10975
Jennifer Perdue
vs.
George Huff

12-10987
J.A. Sauer, Co.,
vs.
Mars Contracting, Inc.

12-11014
Ford Motor Credit Company LLC
vs.
Jeffrey J Christy

12-11047

National Loan Recoveries LLC
vs.
Anthony J. Rosso

12-11061

Heather L. Lutton
vs.
The Family Dental Health Center,

12-11064

Castle Creek Homeowners Association
vs.
Jill J. Linsz

12-11076

Main Street Acquisition Corp.
vs.
Kasey Lee Wise

12-11166

Citimortgage, Inc.
vs.
Ronald K. Grossman, Lisa K. Grossman

12-11193

Melissa Kanzius
vs.
Harley Davidson Financial Services Inc. and
Recovery 911 LLC

12-11194

Baxter Credit Union
vs.
Richard K Klenk

12-11195

Cach, LLC
vs.
Gregory Makozy

12-11207

HSBC Bank USA, N.A., as Indenture
Trustee for the registered Noteholders
of Renaissance Home Equity Loan Trust
2005-3, Renaissance Home Equity Loan
Asset-Backed Notes, Series 2005-3 by its
Attorney-in-fact Ocwen Loan Servicing LLC
vs.
Eric W. Eckert, Jennifer A. Eckert

12-11214

TOBACCO4LESS, LLC a Pennsylvania
Limited Liability Corporation, and Richard
D. Sallade, individually
vs.
Freedom Filler, LLC. and Ohio Limited
Liability Corporation, and Freedom Filler,
LLC, a Florida Limited Liability Corporation,
Richard Yisha individually and as managing

member of Freedom Filler, LLC and Kimberly
Yisha individually and managing member of
Freedom Filler, LLC. and Richard J. Yisha
individually and as managing member of
Freedom Filler, LLC. and CIG-10 an Ohio
Limited Liability Corporation, and Allen
Ross individually and as managing member
of CIG-10, LLC

12-11232

Jace E. Hiles,
vs.
Beaver Valley Lawn Service, Dan Cepull

12-11276

Take it to the Cleaners
vs.
Basilon Cleaners

12-11353

Federal Home Loan Mortgage Corporation
vs.
Patricia A. Lindley A/K/A Patty A. Lindley
or Occupants

12-11406

NCEP, LLC
vs.
Amy D. Bowers

2013

13-10027

Brian McKinney
vs.
Lois Fraim

13-10108

Thunderbolt Holdings LTD., LLC
vs.
Dorothy V Cyprian

13-10170

James D Miller & Sons Construction Inc
vs.
Saint Joseph High School Inc, Beverly K
Kaniecki

13-10204

21st Mortgage Corporation, assignee of The
CIT Group/Sales Financing, Inc.
vs.
Kelly M. Neill and John R. Neill, Wife and
Husband

BCLJ: September 18 & 25, 2015
