

**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: Paul Bush**

Late of: Butler Township PA  
Executor: S Louise Bush  
105 Deshon Court  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Phyllis A Diehl**

**a/k/a: Phyllis Ann Diehl**  
Late of: Butler Township PA  
Executor: Randal L Diehl  
273 Grindel Road  
Prospect PA 16052  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Ruth C Kernan**

Late of: Cranberry Township PA  
Executor: Sandra L Swierk  
112 Love Road  
Valencia PA 16059  
Attorney: Laurel Hartshorn  
254 W Main St POB 553  
Saxonburg PA 16056

**Estate of: William Kvindis**

Late of: Adams Township PA  
Administrator cta: Jean Pierce  
8633 Lost Valley Drive  
Mars PA 16046  
Attorney: Branden A Fulciniti  
Jones Gregg Creehan & Gerace LLP  
411 Seventh Avenue Suite 1200  
Pittsburgh PA 15219

**Estate of: Grace L McKinnis**

Late of: Butler Township PA  
Executor: Lou Ann Gould  
4154 Cypress Street  
Butler PA 16001  
Attorney: Sean M Gallagher  
Murrin Taylor Flach Gallagher  
110 E Diamond Street  
Butler PA 16001

**Estate of: Wayne Meredith Miller**

**a/k/a: Wayne Miller**  
Late of: Bell County Texas  
Ancillary Executor: Juanita Tee Co Miller  
1308 Cedar Dr  
Killeen TX 76543  
Attorney: Shawn J Haag  
3960 Route 8 Suite 200  
Allison Park PA 15101

**Estate of: George D Pflug**

Late of: Summit Township PA  
Executor: Donna Pflug  
120 Township Line Road  
Butler PA 16002  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

**Estate of: Jane H Phillips**

Late of: Center Township PA  
Executor: Mary Jo Dillon  
128 W Cunningham Street  
Butler PA 16001  
Executor: Thomas Breth  
128 W Cunningham Street  
Butler PA 16001  
Attorney: Thomas W King III  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Thelma Whittington**

**a/k/a: Thelma Marie Whittington**  
Late of: Center Township PA  
Executor: John D Whittington  
1025 East Brady Street  
Butler PA 16001  
Attorney: Matthew E Fischer  
114 West Cunningham Street  
Butler PA 16001

BCLJ: Jan. 30, Feb. 6 & 13, 2015

**SECOND PUBLICATION**

**Estate of: George H Amsler**

Late of: Winfield Township PA  
Executor: Thomas W Amsler  
604 Beatty Avenue  
POB 180  
Knox PA 16232  
Attorney: Terry R Heeter  
Kooman Heeter & Gulnac PC  
Marianne Prof Center POB 700  
Clarion PA 16214

**Estate of: Helen Marie Cedzo**

Late of: Cabot PA  
Executor: Robert L Cedzo  
456 Creekside Drive  
Downingtown PA 19335  
Attorney: L Robert Frame Jr  
390 Waterloo Blvd Suite 101  
Exton PA 19341

**Estate of: Barbara L Gordon**

Late of: Connoquenessing PA  
Administrator: Melissa Muto  
264 Home Avenue  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Matthew E Haid**

**a/k/a: Matthew Edward Haid**

Late of: Donegal Township PA  
Executor: Michael E Haid  
158 Rabbitt Road  
Chicora PA 16025  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Michael C Kiefer**

Late of: Cranberry Township PA  
Executor: Karin Kiefer  
2615 Chelsey Court  
Cranberry Twp PA 16066  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001

**Estate of: Colleen E McCabe**

Late of: Saxonburg PA  
Administrator: Maria McCabe  
112 Greenhill Road  
Karns City PA 16041

Attorney: Michael J Pater  
101 East Diamond St Suite 202  
Butler PA 16001

**Estate of: Rita M Schweiger**

**a/k/a: Rita Mae Miller**

Late of: Cranberry Township PA  
Executor: Tammy R Schweiger  
321 Butler Avenue  
Ellwood City PA 16117  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Roger Allan Young**

Late of: Penn Township PA  
Administrator: Thomas L Nardina  
8708 Breezewood Drive  
Pittsburgh PA 15237  
Attorney: Jerry W Wienand  
108 Lyndon Lane  
Baden PA 15005

BCLJ: Jan. 23, 30 & Feb. 6, 2015

**THIRD PUBLICATION**

**Estate of: Ann Lee Alexander**

**a/k/a: Ann Alexander**

Late of: Cranberry Township PA  
Executor: Thomas W Luscher  
1739 Tarrytown Avenue  
Crofton MD 21114  
Attorney: Michael K Parrish  
Goehring Rutter & Boehm  
2100 Georgetowne Drive Suite 300  
Sewickley PA 15143

**Estate of: William P Brown**

**a/k/a: William Brown**

Late of: Penn Township PA  
Administrator: George P Elias  
3502 Bigler Avenue  
Northern Cambria PA 15714  
Attorney: George P Elias  
3502 Bigler Avenue  
Northern Cambria PA 15714

**Estate of: Olive Ferne Dembeck**

Late of: Donegal Township PA  
Executor: Linda L Dembeck  
27216 Cook Road, #51  
Olmsted Twp OH 44138  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Elizabeth J Jones**

Late of: Zelenople PA  
 Executor: Gregory D Jones  
 714 Wood Duck Lane  
 McKinney TX 75070  
 Attorney: Katrine M Erie  
 Erie Law Offices PC  
 316 West Jefferson Street  
 Butler PA 16001

**Estate of: Ronald Kaltenbaugh**

Late of: Connoquenessing Township PA  
 Administrator: Gwilym A Price III  
 129 South McKean Street  
 Butler PA 16001  
 Attorney: Gwilym A Price III  
 129 South McKean St  
 Butler PA 16001-6029

**Estate of: Rue Ann Moore****a/k/a: Rue A Moore****a/k/a: Zeruiah A Moore**

Late of: Evans City PA  
 Executor: Joyce L Moore  
 23 Riverview Drive  
 Iowa City IA 52240  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063

**Estate of: Rose M Virgili****a/k/a: Rose Marie Virgili**

Late of: Butler PA  
 Executor: Mary Jo Sylvia  
 300 Old Plank Road  
 Butler PA 16002  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: Jan. 16, 23 & 30, 2015  
 -----

**MORTGAGES**

January 12 - 16, 2015

**Ackerman, Ann Mary**-Quicken Loans Inc, et al-Slippery Rock Twp.-\$210,400.00

**Archer, Lori L.**-West Penn Fin Serv Ctr Inc, et al-Butler City, Wd. 1-\$171,000.00

**ARES RE, LLC, et al**-Albert A. Wolf, et al-Adams Twp.-\$170,000.00

**Askey, Pamela J., fna Maas, et al**-S&T Bank-Butler Twp.-\$60,000.00

**Beall, Robert A., et ux**-First Commonwealth Bk-Cranberry Twp.-\$250,000.00

**Behrens, Joseph M., et ux**-Butler Armco

Emp Cred Un-Fairview Twp.-\$159,800.00  
**Benigni, David P., II, et al**-PNC Bk Natl Assn-Buffalo Twp.-\$28,900.00

**Benoit, Marc P., et ux**-First Commonwealth Bk, et al-Cranberry Twp.-\$208,000.00

**Bethany Inc.**-Investors Heritage Life Insurance Co-Butler City-\$385,000.00

**Bowers, Kent C., et ux**-First Commonwealth Bk -Cranberry Twp.-\$129,600.00

**Boynton, David M., et ux**-Dollar Bk Fed Sav Bk-Buffalo Twp.-\$247,356.95

**Breese, Matthew E., et ux**-NVR Mtg Fin Inc, et al-Adams Twp.-\$449,491.00

**Browne, Robert B., Jr., et ux**-Wells Fargo Bk NA-Butler City, Wd. 4-\$70,950.00

**Byers, Dea M.**-First Commonwealth Bk-Jefferson Twp.-\$120,000.00

**Campbell, Douglas W.**-Citizens Bk of Pa-Winfield Twp.-\$50,000.00

**Carey, Jeffrey W., et ux**-Butler Armco Emp Cred Un-Butler City, Wd. 4-\$100,500.00

**Christner, Robert, et ux**-First Natl Bk of Pa-Lancaster Twp.-\$25,000.00

**Cushenbery, Lisa A.**-Butler Armco Emp Cred Un-Washington Twp.-\$59,000.00

**DeLisio, Timothy J., et al**-Mercer County State Bk-Venango Twp.-\$35,000.00

**Demharter Construction LLC, et al**-Northwest Sav Bk-Buffalo Twp.-\$82,500.00

**DeVito, Matthew J., et al**-PNC Bk Natl Assn-Adams Twp.-\$25,000.00

**Dolder, Lorest J., et ux**-First Natl Bk of Pa-Butler City, Wd. 5-\$79,000.00

**Eisel, Joseph A., et ux**-Fifth Third Bk-Cranberry Twp.-\$112,400.00

**Eisel, Joseph A., et ux**-Fifth Third Bk-Cranberry Twp.-\$50,000.00

**Essary, William A., Jr.**-M&T Bank, et al-Penn Twp.-\$93,938.00

**Farenthold, David, et al**-Dollar Bk Fed Sav Bk-Cranberry Twp.-\$163,145.95

**Fleig, John H., et ux**-First Natl Bk of Pa-Center Twp.-\$25,000.00

**Foreaker, Robert M.**-PNC Bk Natl Assn-Cranberry Twp.-\$50,000.00

**Fornadel, Andrew B., et ux**-First Natl Bk of Pa-Cranberry Twp.-\$18,000.00

**Friedline, Keith E., et al**-PNC Bk Natl Assn-Middlesex Twp.-\$185,000.00

**Giehll, Terrance L.**-Bank of America NA, et al-Donegal Twp.-\$229,400.00

**Gorse, William R., et ux**-Union Home Mtg Corp, et al-Summit Twp.-\$111,625.00

**Graves, Adam S., et ux**-Howard Hanna Mtg Servs, et al-Cranberry Twp.-\$292,650.00

**Gray, Kimberly C., aka Ripley**-Butler Armco Emp Cred Un-Clay Twp.-\$165,000.00

**Grecco, Richard E.**-Huntington Natl Bk, et al-Connoquenessing Twp.-\$113,100.00

**Hall, David Lynn, et ux**-JLB Corp, dba, et

**TRUST NOTICE**

**Trust of: Robert D. Groves, the Robert D. Groves Revocable Living Trust dated 1/30/2013**

Late of: Fairview Township, Butler County, Pennsylvania, deceased.

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

George W. Ayres, Jr., Successor Trustee  
8413 Winchester Drive  
Pittsburgh, PA 15237

Or to:  
James P. Shields, Esq.  
Elder Law Offices of Shields and Boris  
109 VIP Drive, Suite 102  
Wexford, PA 15090

BCLJ: January 30, February 6 & 13, 2015

-----

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
MSD. No. 2015-40018**

**IN RE: ELLIOTT E. RICHEY**

**NOTICE OF FILING OF PETITION FOR NAME CHANGE AND DATE OF HEARING**

Notice is hereby given that on January 15, 2015, the Petition was filed in the above-named court, requesting an order to change the name of **Elliott E. Richey to Elliott E. Brinkley.**

The Court has fixed the day of February 25, 2015, at 10:00 o'clock A. M. in Courtroom No. 4 of the Butler County Government Center, 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, Deborah Brinkley on behalf of her minor child, should not be granted.

Lori K. Doerr, Esquire

BCLJ: January 30, 2015

-----

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

**TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

**To: Manuel Santiago**

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

A.R. 06/28/2013

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/Government Center on the 20TH day of February, 2015 at 1:00 p.m.

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

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

JUDITH MOSER, M.S.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: January 30, 2015

-----

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

**TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

**To: UNKNOWN FATHER**

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

A.R. 06/28/2013

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/Government Center on the 20TH day of February, 2015 at 1:00 p.m.

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

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

JUDITH MOSER, M.S.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: January 30, 2015

-----

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA**

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

Notice is hereby given that, on January 5th, 2015, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Daniel Paul Silvis to Danna May Smathers**

The Court has fixed the . 25th day of March 2015 at 10:00 AM, in Court Room number 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.

Sherry Smathers

BCLJ: January 30, 2015

-----

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **RMK Farms, LLC** and it was organized January 1, 2015.

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

BCLJ: January 30, 2015

-----

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that the Articles of Incorporation were filed on December 12, 2014 with the Department of State of the Commonwealth of Pennsylvania with respect to a Corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **New Horizon Estates, Inc.**

MONTGOMERY, CRISSMAN,  
MONTGOMERY, KUBIT, LLP  
David A. Crissman, Esquire  
518 North Main Street  
Butler, PA 16001  
724.285.4776

BCLJ: January 30, 2015  
\_\_\_\_\_

**NOTICE OF INCORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988 as amended. The name of the corporation is **In-Home Quality Care, Inc.**

Pepper Hamilton LLP  
500 Grant Street, Suite 5000  
Pittsburgh, PA 15219

BCLJ: January 30, 2015  
\_\_\_\_\_

**REGISTER'S NOTICE**

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Monday, February 9, 2015 at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
BURKETT, Grace E. ....	Terry R. Snyder .....	12/11/14
MARZULLO, Martha A. ....	Janet Marzullo .....	12/02/14
SMITH, Cleora Mae .....	Marilyn R. Smith .....	12/29/14
TURNER, Esther J.		
a/k/a Turner, Esther.....	Junita Susan J. Rodgers.....	12/22/14

BCLJ: January 30 & February 6, 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 March 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, April 17, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30333  
C.P. 2014-22009  
SHF FILE: 14003253**

**ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of TIMOTHY D CARR at the suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, Being:

ALL that certain piece of parcel of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known as Lot 4D-2 in the Kowola subdivision as recorded in the Recorder's office of Butler County in Plan Book Volume 228, page 25 on November 18, 1999.

BEING the same property which Randy J. Kowala and Judith I. Kowala, husband and wife, granted and conveyed to Timothy D. Carr, a single man, by Deed dated November 23, 1999 and recorded December 1, 1999, in the Recorder of Deeds office of Butler County, Pennsylvania in Instrument Number 199912010033681.

Instrument No. 199912010033681

Parcel No.: 190-1F155-17B4DB-0000

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30342  
C.P. 2014-21846  
SHF FILE: 14003243**

**ATTY JEFFREY LALAMA**

Seized and taken in Execution as the property of ANUJA CHOKSHI AND ANKUR CHOKSHI at the suit of WESBANCO BANK, INC, Being:

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 137 in the Field Lake Estates Plan No. 2, as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 249, Pages 8-10.

BEING designated as Tax Parcel No. 010-S15-B137-0000.

BEING the same premises which Carl Leicher Construction, Inc., by Deed dated February 16, 2007 and recorded in the office of the Recorder of Deeds of Butler County on February 20, 2007 at Instrument No. 200702200003947, granted and conveyed unto Ankur Chokshi and Anuja Chokshi, husband and wife.

HAVING erected thereon a residential dwelling known and numbered as 1001 Sophia Lane, Mars, PA 16046.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2008-30278  
C.P. 2008-21111  
SHF FILE: 14003240**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of JAMES COGLEY at the suit of JPMORGAN CHASE BANK, NA, Being:

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

BEGINNING at the Southwester corner of the land hereby conveyed, this being common point on the property lines of George Mathers, Mrs. Anna James and Catherine Sullivan, a distance of 35 feet to a point; thence Northward to the Southeast corner of other lot of Sadie Snyder Fleming, a distance of 10 feet be the same more or less; thence Westwardly

along the South line of the property of Sadie Snyder Fleming to the property line of Anna James, a distance of 35 feet; thence South along the said Anna James property line to the place of beginning, a distance of 10 feet more or less.

ALSO ALL that certain piece or lot of land situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of the lot hereby conveyed, on line of Ridge Avenue (formerly and alley) and line of lot or formerly of Mrs. James; thence in an Easterly direction along line of Ridge Avenue, 35 feet to a point on line of other lands of Mrs. Catharine Sullivan; thence in a Southerly direction along said other lands of Mrs. Catharine Sullivan, 60 feet to a point on line of lands of T.C. Sullivan; thence in a Westerly direction along line of said lands of T.C. Sullivan, 35 feet to a point on line of land now or formerly of Mrs. James; and thence in a Northerly direction along line of said lot now or formerly of Mrs. James, 60 feet to a point on line of Ridge Avenue, the place of beginning, said lot having a frontage of 35 feet on said Ridge Avenue and extending back between parallel lines a distance of 60 feet, with frame dwelling thereon.

AND BEING more accurately described by survey of Lucas Engineering Co. and Associates dated September 10,1974 and being bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly line of Ridge Avenue, the Northerly corner of the tract herein conveyed and common to the Northeast corner of lands of now or formerly V. Beblo; thence from said point of beginning, South 68 degrees 24 minutes East along the Southerly line of Ridge Avenue a distance of 35 feet to a point, the Northwest corner of lands of now or formerly H. Irvine; thence South 25 degrees 30 seconds West along lands of now or formerly of H. Irvine, a distance of 70 feet to a point; thence North 68 degrees 24 minutes West along lands of now or formerly of H. Irvine and E. Gillingham, a distance of 35 feet to a point at line of lands of now or formerly of V. Beblo; thence North 25 degrees 30 minutes East along the Easterly line of lands of now or formerly V. Beblo, 70 feet to a point, the place of beginning.

TAX PARCEL#: 565-24-141

INSTRUMENT#: 200707260019507

MUNICIPALITY: CITY of BUTLER

PROPERTY ADDRESS: 207 RIDGE AVENUE, BUTLER, PA 16001

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30315  
C.P. 2014-21746  
SHF FILE: 14003237**

**ATTY TERENCE MCCABE**

Seized and taken in Execution as the property of CLAYTON A CUPEC at the suit of 7LSF8 MASTER PARTICIPATION TRUST, Being:

70-01934678

ALL THAT CERTAIN PIECE, PARCEL of LOT of LAND SITUATE IN THE TOWNSHIP of SLIPPERY ROCK, COUNTY of BUTLER AND COMMONWEALTH of PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SOUTHEASTERLY CORNER of PROPERTY HEREIN DESCRIBED; THENCE, ALONG BRANCHTON ROAD, NORTH 25 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE of 130.00 FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY of MERCER LIME & STONE COMPANY, NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE of 130.00 FEET TO A POINT; THENCE NORTH 25 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE of 70.00 FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY of BUTLER LIME & STONE COMPANY, SOUTH 84 DEGREES 46 MINUTES 00 SECONDS WEST A DISTANCE of 506.75 FEET TO A POINT; THENCE ALONG OTHER LANDS NOW OR FORMERLY of BUTLER LIME & STONE COMPANY, SOUTH 13 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE of 270.50 FEET TO A POINT; THENCE NORTH 80 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE of 112.75 FEET TO A POINT; THENCE NORTH 81 DEGREES 07 MINUTES 00 SECONDS EAST A DISTANCE of 20.00 FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY OF S. L. CONFER 187.00 FEET, MORE OR LESS; THENCE 87 FEET, MORE OR LESS; THENCE SOUTH 64 DEGREES 30 MINUTES 00 SECONDS EAST

A DISTANCE of 130.00 FEET TO A POINT, THE PLACE of BEGINNING.

THIS DESCRIPTION IS MADE IN ACCORDANCE WITH SURVEY DATED MAY 31,2002 BY BOCK& CLARK, REGISTERED SURVEYORS.

TOGETHER WITH 20 FOOT RIGHT of WAY FOR INGRESS AND EGRESS OVER AND ACROSS SAID 20 FOOT ALLEY TO A PUBLIC HIGHWAY AND FURTHER RIGHT TO USE A 20 FOOT LEADING NORTHWARDLY TO THE ABOVE TRACT.

TAX I.D. #:Map SI Parcel B3

Being known as: 551 BRANCHTON ROAD, SLIPPERY ROCK, PENNSYLVANIA 16057.

Title to said premises is vested in Clayton A. Cupec by deed from Clayton A. Cupec, a now divorced man dated August 14, 2006 and recorded August 29, 2006 in Instrument Number 200608290022308.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30331  
C.P. 2014-21763  
SHF FILE: 14003250**

**ATTY STEPHEN M HLADIK**

Seized and taken in Execution as the property of JOANN C FERGUSON, UNITED STATES of AMERICA, DEPARTMENT of JUSTICE at the suit of WELLS FARGO BANK, NA, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in Slippery Rock Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. G104 in the Poplar Forest Plan of Lots as recorded in Recorder's office of Butler County in Plan Book Volume 136, Page 40, which is a revision from Plan Book Volume 132, Page 25.

BEING KNOWN AND DESIGNATED AS PARCEL NO. 510-S6-G104

HAVING erected thereon a residential dwelling being municipally known and numbered as 204 Seldom Seen Lane, Slippery Rock, Pennsylvania 16057.

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

BEING the same property which Daniel Ferguson and Joann C. Ferguson, husband and wife, by Deed dated February 24, 2003 and recorded November 12, 2003 in the Recorder's office of Butler County, Pennsylvania as Instrument No.: 200311120051139 granted and conveyed unto Joann C. Ferguson, in fee.

UNDER AND SUBJECT to reservations, restrictions, easements and rights of way as recorded in prior instruments of record and/or conveyances which are apparent from a physical inspection of said property.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30310  
C.P. 2014-21774  
SHF FILE: 14003236**

**ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of JAMES ADAM FLEISCHER AND UNITED STATES of AMERICA at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

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

Beginning at a point the center line of the township road at line of lands formerly Dickey, now Yount, said point being the northeast corner hereof; thence along line of land formerly of Dicky, now Yount, South 49 Degrees 28' East, 1103 feet to a point at line of lands now or formerly of C. C. Miller, the southeast corner hereof; thence along line of lands now or formerly of Miller, South 43 Degrees 8' West, 1117.65 feet to a point in the center line of the township road (prior deed says townshiproad), the northwest corner hereof; thence along the center line of said road, North 54 degrees 37" East, 93 .6 feet to a point; thence along same, North 41 degrees East, 107.15 feet, the place of beginning. Containing 5.1 acres as per survey of Lucas and Greenough dated July, 1949.

PARCEL NO. 0603F4138

BEING KNOWN AS 5159 McCandless Road, Butler, PA 16001

BEING the same premises which Marian E. Fleischer a/k/a Marian Elizabeth Fleischer (widow), by Deed dated July 27, 2004 and recorded July 29, 2004 in the office of the

Recorder of Deeds in and for Butler County Instrument Number 200407290024822, granted and conveyed unto Marian E. Fleischer and James Edward Fleischer.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30309  
C.P. 2014-21562  
SHF FILE: 14003233**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of ANN HASELEU HEIR, LLOYD C HASSELEU III, DECEASED, TODD HASELEU HEIR, TAMMIE HASELEU HEIR, AND UNKNOWN HEIRS at the suit of BAYVIEW LOAN SERVICING, LLC, Being:

ALL that certain piece, parcel or tract of land situate in the Township of Winfield, County of Butler, Commonwealth of Pennsylvania, being bounded and described in accordance with survey of Charles L. Pair, II, R.S., dated September 19, 1978, as follows:

BEGINNING at a point, said point being the Southwest corner of the within described parcel of ground, said point being situate at an existing iron pin at the Southeast corner of property conveyed by Michael Brenzenski to Johnny Spicher at Deed Book Vol. 795, Page 288, said point being also situate on the North right of way line of a 40 foot wide strip of ground to be used for ingress, egress, and regress to and from the within described parcel of land; thence from said place of beginning along line of lands of now formerly Spicher, North 3 degrees 12 minutes 10 seconds East a distance of 208.00 feet to an existing iron pin; thence continuing along lands of Spicher, South 86 degrees 46 minutes 30 seconds East, a distance of 11.27 feet to an existing iron pin; thence continuing along the same as conveyed to Spicher at Deed Book Vol. 829, Page 62 North 3 degrees 12 minutes 10 seconds East, a distance of 408.00 feet to an existing pipe at line of lands of now or formerly St. Joseph R.C. Church of Cabot; then along said St. Joseph R.C. Church of Cabot, South 86 degrees 46 minutes 30 seconds East, a distance of 279.17 feet to a point at line of lands of Bresenski; thence by line of land of Bresenski, South 3 degrees 13 minutes 30 seconds West, a distance of 616.00 feet to a point on the North right of way line of said 40 foot strip to be used for access, thence along the North right of way line of same, North 86 degrees 46 minutes 30 seconds West, a

distance of 290.14 feet to an existing iron pin at the place of beginning. Containing an area of 4.00 acres as per the above recited survey.

This conveyance is made to the within grantees, their heirs and assigns forever, in common with the within grantors, their heirs and assigns forever, with a certain right of way 40 feet in width extending along the South line of property above described and in a Westerly direction to the line of lands of St. Joseph's R.C. Church of Cabot, said right of way continuing in a Westerly direction of a width of 30 feet along the South line of said St. Joseph R. C. Church of Cabot to the line of Township Road T-620.

TITLE TO SAID PREMISES IS VESTED IN Lloyd C. Haseleu, HI, by Deed from Lloyd C. Haseleu, and Linda S. Haseleu, dated 06/26/1992, recorded 06/30/1992 in Book 2077, Page 328. LLOYD C. HASELEU, III died on 12/05/2010 and, upon information and belief his surviving heir(s) are ANN HASELEU, TODD HASELEU, TAMMIE HASELEU, and TIFFANY KELLY Plaintiffs representative contacted the Register of Wills of BUTLER COUNTY and was informed that no estate has been raised on behalf of the decedent mortgagor. By executed waiver(s), TIFFANY KELLY waived her right to be named as a defendant in the foreclosure action.

Tax Parcel: 320-1F73-21C-0000

Premises Being: 115 BREZENSKI LANE, CABOT, PA 16023-9559

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2008-30567  
C.P. 2008-22920  
SHF FILE: 14003238**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of COURTNEY C HOWER AND RENELI MANAGEMENT INC at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

**PARCEL ONE:**

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

Commencing at a point on East Water Street, being the Northwest corner of said parcel to be conveyed; thence North 54 degrees 45

minutes East, a distance of 90 feet along East Water Street to a point on line of property now or formerly of Chutz Bros. Inc.; thence South 31 degrees 58 minutes East, a distance of 170.3 feet along line of property now or formerly of Chutz Bros., Inc., to a point line of property now or formerly of Elizabeth P. Morganthall; thence South 53 degrees 43 minutes West, a distance of 74.1 feet along property now or formerly of Morganthall to a point on line of property now or formerly of L.L. McCollough; thence 36 degrees 17 minutes West, a distance of 169.8 feet along line of property now or formerly of McCollough to a point, the place of beginning, as per survey of W.S. Hines, Registered Surveyor, dated August 11, 1958.

**PARCEL TWO:**

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

Commencing at a point on East Water Street, being the northwest corner of said parcel to be conveyed and also the northwest corner of tract described above; thence North 54 degrees 45 minutes East a distance of 6 feet along East Water Street; thence South 31 degrees 58 minutes East by other land of Chutz Brothers, Inc., a distance of 144 feet; thence South 54 degrees 45 minutes West by other land of Chutz Brothers, Inc., a distance of 6 feet; thence North 31 degrees 58 minutes West by tract described above a distance of 144 feet to a point on the edge of East Water Street, the place of beginning. Subject to exceptions, reservations, restrictions, easements, rights of way, building lines, and protective covenants as may be stated in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Reneli Management Inc. by Tax Claim Bureau Deed of the Butler County Tax Claim Bureau, grantor for Courtney Hower, dated 9/13/2010 and recorded 12/30/2010 at Instrument Number 201012300031135. Having been sold by the Butler County Tax Claim Bureau, Sale No. U1 0-1192, pursuant to the provisions of the Act of July 7, 1947, P.L. 1368, known as the Real Estate Tax Sale Law, its amendments and supplements.

Tax Parcel: 510-S2-37  
Premises Being: 362 East Water Street, Slippery Rock, PA 16057-1114

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30320**  
**C.P. 2014-21935**  
**SHF FILE: 14003247**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of SHAWN A KLOKER AND GRACE L KLOKER at the suit of PHH MORTGAGE CORPORATION, Being:

All that certain piece or lot of land situate in the Fourth Ward of the City of Butler. County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the corner of East Fulton Street and an alley (known as Riddle's Alley) now. Cliff Street; thence Northwardly along said alley, now Cliff Street, a distance of one hundred fifty (150) feet to line of lot formerly of George Wonall, now or formerly of Kiester (formerly a part of the lot hereby conveyed); thence Westward by a line parallel to East Fulton Street, a distance of fifty-five (55) feet to a point on line of lot formerly of Goehring, now or formerly of O'Brien: thence Southward by a line parallel to the line of said Riddle Alley, now Cliff Street, along line of lots of land formerly of Goehring, now or formerly of O'Brien, and formerly of Abrams, now or formerly of Hudak, a distance of one hundred and fifty (150) feet to a point on line of East Fulton Street; thence Eastward along line of said East Fulton Street, a distance of fifty-five (55) feet to the place of beginning, and being known as Lot J in the plan of lots designated in the Last Will and Testament of Mary G. Heiner, deceased, being Item 11 in said Will.

TITLE TO SAID PREMISES IS VESTED IN Shawn A. Kloker and Grace L. Kloker, h/w, by Deed from Ginney Duffey, Executrix of the Estate of Virginia K. Duffey, dated 08/21/2009, recorded 08/25/2009 in Instrument Number 200908250019997.

Tax Parcel: 564-11-16-0000

Premises Being: 214 East Fulton Street, Butler, PA 16001-4435

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30322  
C.P. 2014-20513  
SHF FILE: 14003248**

**ATTY SCOTT MORRIS**

Seized and taken in Execution as the property of JOHN P KRAUS, JUDITH E KRAUS, UNITED STATES of AMERICA, AND UNITED STATES of AMERICA at the suit of BANK of NEW YORK MELLON TRUST CO, Being:

ALL THAT CERTAIN TRACT OR PIECE of GROUND SITUATE in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 1 in the Schneider Plan for Keith 1. Schneider, recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book 180, Page 19.

SUBJECT to rights of way, utility, easements, oil and gas leases and other instruments of record pertaining to said property.

BEING KNOWN AS PARCEL NUMBER: 010-4F35-19D.

BEING KNOWN AS 183 FORSYTHE ROAD, MARS, PA 16046.

BEING THE SAME PREMISES which Keith L. Schneider, a married individual, granted and conveyed unto John P. Kraus and Judith E. Kraus, husband and wife, by Deed dated October 26, 2000 and recorded on November 2, 2000 in the office of the Recorder of Deeds of Butler County as Instrument No. 200011020026019.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS of SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL of SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE of THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION of THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30330  
C.P. 2014-22016  
SHF FILE: 14003251**

**ATTY DANIEL G SCHMIEG**

Seized and taken in Execution as the property of PATRICE LOSI, PATRICE G LOSI, DAVID LOSI AND DAVID J LOSI at the suit of CITIMORTGAGE INC, Being:

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

BEGINNING at the corner of lands now or formerly of Elizabeth Shaner and Saxonburg Boulevard, Formerly Patchtown Coal Road; thence along said Saxonburg Boulevard 200 feet to a point on line of lands now or formerly of William Leslie; thence West and at right angle to said road 140 feet to a point online of lands now or formerly of William Leslie; thence South and at right angles to said last line 200 feet to line of lands now or formerly of Elizabeth Shaner and thence East along said Sahner line 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrice G. Losi, by Deed from David J. Losi, dated 11/11/2010, recorded 11/29/2010 in Instrument Number 201011290028164.

Tax Parcel: 100-1 F 161-20E-0000

Premises Being: 990 Saxonburg Boulevard, Saxonburg, PA 16056-2318

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2013-30059  
C.P. 2013-21513  
SHF FILE: 14003246**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of FREDERICK LOUIS LOVE, JODI LOVE AND UNITED STATES of AMERICA at the suit of WELLS FARGO BANK, N.A., Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the township of Muddy Creek, county of Butler and commonwealth of Pennsylvania, being known as lot no. 1 in the subdivision plan for Lee Ketzel as recorded in the office of the recorder of deeds in and for

Butler county at plan book volume 163, page 28, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Stanford road, said point being the southeast corner of lot no. 3 in the Hynes plan of lots and being the northeast corner of the parcel herein described; thence along Stanford road the following two courses and distances; south 31 degrees 35 minutes 29 seconds east, a distance of 24. 74 feet; south 43 degrees 05 minutes 26 seconds east, a distance of 75.26 feet to a point; thence along lot no. 3 in the Ketzal plan of lots aforesaid, the following two courses and distances; south 77 degrees 07 minutes 00 second east, a distance of 621.7 5 feet; north 58 degrees 25 minutes 3 0 seconds west, a distance of 456.50 feet to a point; thence south 88 degrees 30 minutes 00 second east along lot no. 3 in the Hynes plan of lots aforesaid, a distance of 930.97 feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick L. Love and Jodi Love, his wife given by James M. Hynes, single individual, by his agent, Robert Johnson, by Special Power of Attorney Dated: July 16, 2004 recorded 07/20/2004, in instrument No. 200407200023705.

Tax Parcel: Parcel No. 240-4F96-A10C

Premises Being: 398 Stanford Road, Prospect, PA 16052-2616

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30339  
C.P. 2014-21420  
SHF FILE: 14003231**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of CLARA K LYONS at the suit of GREEN TREE SERVICING LLC, Being:

ALL THAT CERTAIN lot or parcel of land, lying and being in Middlesex Township, Butler County, Pennsylvania and known and described as Lot No.6 in the Fulton Pines Plan of Lots, and more particularly bounded and described as follows:

BEGINNING at the intersection of the Northwesterly line of the Public Road No. T-566 with the dividing line between Lots No. 5 and 6 in said Plan; thence along the said

dividing line North 19° West a distance of 120 feet to a point; thence North 40° T 30" East a distance of 100.73 feet to a point in the dividing line between Lots No.6 and 7 in said Plan; thence along the last mentioned dividing line South 46° 9' East a distance of 146.16 feet to the Northwesterly line of the said Public Road; thence following the line of the said Public Road in a Southwesterly direction by an arc line having a radius of 356.97 feet a distance of 160 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 140 Old Route 8 South, Valencia, PA 16059

BEING THE SAME PREMISES which Kennihan Development Company, a Pennsylvania Corporation, by Deed dated 5/13/1960 and recorded 5/17/1960 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 741, Page 70, granted and conveyed unto Bernard Lee Lyons and Clara K. Lyons, husband and wife.

PARCEL NO.: 230-S8-E6

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30338  
C.P. 2014-22078  
SHF FILE: 14003239**

**ATTY LOUIS P VITTI**

Seized and taken in Execution as the property of GEORGE H MCCARTNEY at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point on the North side of Spring Street, which point is 322 feet East of the Northeast corner of the intersection of formerly Jamison Street, now Route 268 and Spring Street; thence by the North side of Spring Street, South 79 degrees 46' East a distance of 100 feet to an alley; thence North 13 degrees 59' East along said alley 38.25 feet to a point; thence along other lands of the grantors, North 79 degrees 46' West 48 feet to a point; thence along other lands of the grantors, North 12 degrees 37' East 85 feet to an alley; thence along said alley North 64 degrees 55' West 55 feet to Lot No. 21 in the Jamison Plan, now owned by Walter Jamison; thence South 12 degrees 37' West along Lot

No. 21 a distance of 141.7 feet to Spring Street, the place of beginning. Being part of Lot No. 22 in the Jamison Plan of Lots in said Borough.

BEING known as 115 Spring Street, Petrolia, PA 16050.

BEING designated as Block and Lot: S1-A-16A.

BEING the same premises which Phyllis J. Shakley, unmarried, by Deed dated 09/18/2012 and recorded 09/21/2012 in the Recorder's office of Butler County, Pennsylvania, at Document No. 201209210027306, granted and conveyed unto George H. McCartney.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30314  
C.P. 2014-21779  
SHF FILE: 14003249**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DINA MCCORMICK, DINAR MCCORMICK, JAMES B MCCORMICK, AND JAMES MCCORMICK at the suit of WELLS FARGO BANK, NA, 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 4 3 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.

UNDER AND SUBJECT to grants of mineral rights, rights of way, building and use restrictions, easements, covenants, and conditions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN James B. McCormick and Dina R. McCormick, h/w, by Deed from Mrurjorie 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: January 30, February 6 & 13, 2015

**E.D. 2014-30311  
C.P. 2014-21196  
SHF FILE: 14003235**

**ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of DOROTHY MCCREDIE, LEES MCCREDIE, EMILY A CHAPMAN, AND TARL A CHAPMAN at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

Commencing at the Northwest corner of the property here described at the private way or road now or formerly of the Heirs of John C. Grohman and another private road on the North; thence by the last mentioned private road South 82 degrees, East 66 112 feet more or less; then by the same North 62 degrees East 15 feet to a post at the lands formerly of the Heirs of John M. Greer or Robert Treuel, 53 feet to East Fulton Street, then by East Fulton Street, South 89 1/2 West 83 feet, more or less to a private road or way now or formerly of the Heirs of John C. Grohman then by the same, North 2 1/2 degrees East 47 foot, more or less to the place of beginning, and having erected on it a two-story frame dwelling house.

Being known as: 250 East Fulton Street, Butler PA 16001

Being Butler County Parcel ID # 564-21-4

This document may not (does not) sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection, damage may result

to the surface of the land and, any house, building or other structure on such land. The inclusion of this notice does not enlarge, restrict or modify any legal right or estates otherwise created, transferred, excepted or reserved by this instrument. BEING the same premises which Lee McCredie and Dorothy McCredie, husband and wife, by Deed dated July 27, 2006, and recorded August 1, 2006, in the Butler County Recorder of Deeds as Instrument No. 200608010019477, granted and conveyed unto Lee McCredie and Dorothy McCredie, husband and wife, and Emily A. Chapman and Tarl A. Chapman, husband and wife, in fee.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2008-30494  
C.P. 2008-21892  
SHF FILE: 14003254**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of MICHAEL L MOTTER at the suit of WELLS FARGO BANK, N.A., Being:

ALL THAT certain lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 12 in the Kendal wood Plan of Lots, as recorded in the Recorder's office of Butler County, Pennsylvania, in Rack File No. 66, page 27.

DESIGNATED as Parcel No. WDI-61 -H-12 in the Deed Registry office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling house known as 123 Crosslands Road, Butler, Pennsylvania 16001.

SUBJECT TO all covenants, conditions, restrictions, easements, and rights of way as contained in prior instruments of record in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Motter, unmarried, by Deed from Lawrence Pesce and Christina Pesce, h/w, dated 09/18/2003, recorded 09/29/2003 in Instrument Number 200309290044100.

Tax Parcel: 051-61-HI2-0000  
Premises Being: 123 Crossland Road, Butler, PA 16002-1101

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30347  
C.P. 2014-22128  
SHF FILE: 14003245**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TIFFANY D MUSKO AND GARRET P MUSKO at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain parcel of land situate in the Third Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows: Beginning at a point on the North side of West Cunningham Street at a pin, said point being the Southwest corner of the lot herein described, being also the Southeast corner of Lot No. 2 in the same plan; thence in a Northeasterly direction along line of Lot No.2 and continuing into Lot No.6 in said plan, a distance of 70.00 feet, more or less to the South wall of the office building now erected on Lot No. 6; thence Eastwardly along the wall of said building 8.00 feet, more or less, to a 20.00 foot alley, now known as Wagner Avenue; thence Southwardly along line of said alley, now known as Wagner Avenue, 15.00 feet, more or less, to Lot No. 1, said point being the Northeast corner of Lot No. 1 as described in said plan; thence continuing Southwardly along said alley, now known as Wagner Avenue, 71.87 feet to a point at or near the intersection of said alley, now Wagner Avenue and West Cunningham Street; thence Westwardly 2.84 feet to a pin on the North side of West Cunningham Street; thence in a Northwestwardly direction along the North line of said West Cunningham Street; 53.75 feet to a pin at the corner of Lot No.2 in the same plan, the place of beginning.

Being Lot No. 1 and a small portion out of the Southeast corner of Lot No. 6 in the Plan of Lots laid out by George Schenck, by Aiken and Greenough, Civil Engineers in the month of October, 1930. Said plan being of record in the County of Butler's Recorder's office in Plan Book 'B' Page 125, see file Section No. 14, Page 6.

Under and Subject to the easements, restrictions and encumbrances of record to the extent valid and enforceable.

HAVING thereon erected a dwelling house

TITLE TO SAID PREMISES IS VESTED IN Garrett P. Musko and Tiffany D. Musko, by

Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-1 by Washington Mutual Bank as Attorney in Fact, dated 01/07/2008, recorded 01/28/2008 in Instrument Number 200801280001806.

Tax Parcel: 563-8-42-0000

Premises Being: 420 West Cunningham Street, Butler, PA 16001-5490

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30353  
C.P. 2014-21529  
SHF FILE: 15000039**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of THOMAS A ROWDEN AND THOMAS ARTHUR ROWDEN at the suit of BANK of NEW YORK MELLON, Being:

ALL that certain lot or piece of ground situate in Adams Township, Butler County, Commonwealth of Pennsylvania being Lot No. 1 in the Rouda/Gamber/Ehrhardt/Lathrop/Pritchard Plan of Lots, said plan being a subdivision of Lot No. 1 of the E.T. Thieleman Estate Plan No.5 as recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 232, page 28. Containing 2.140 Acres.

UNDER AND SUBJECT TO covenants, conditions and restrictions as set forth in Restrictive Covenants and Affirmative Agreement recorded in the Butler County Recorder of Deeds office on August 8, 2000 at Instrument No. 18427. FURTHER UNDER AND SUBJECT to covenants, conditions, restrictions, easements, rights of ways, oil and gas leases and coal and mining rights as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Rowden, by Deed from Lori Rowden, married, previously known as, Lori Rouda, dated 10/31/2000, recorded 10/31/2000 in Instrument Number 200010310025866.

Tax Parcel: 10-4F33-25L  
Premises Being: 335 Myoma Road, Mars, PA 16046

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2011-30290  
C.P. 2011-21744  
SHF FILE: 14003234**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of RAYMOND K RUTH AND SHERRI L RUTH at the suit of BANK of AMERICA, N.A., 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, Page 13.

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: January 30, February 6 & 13, 2015

**E.D. 2014-30319  
C.P. 2014-21737  
SHF FILE: 14003232**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KAREN L SLATER AND ROBERT J SLATER at the suit of WELLS FARGO BANK, NA, Being:

Parcel #56-1-35-97

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

BEGINNING at a point on the south side of Wallula Avenue 6 feet West from the northwest corner of Lot No.6 in the same plan of lots and which is hereinafter mentioned; thence south by a line parallel to the West line of said lot No. 6 and along line of lot now or formerly of Robert Donaldson, a distance of 182.76 feet to an alley; thence west along said alley 50 feet; thence north along lot heretofore conveyed to

Howard R. White, a distance of 183.11 feet to the south line of Wallula Avenue 49.62 feet to the place of beginning. Said premises being a part of Lot No.7 in the W.S. Boyd Plan of Lots in Springdale as recorded in Butler County at Book 190, page 498.

HAVING thereon erected a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Slater and Karen L. Slater, husband and wife deeded by Mark J. Bosak and Christine Cupps-Bosak, husband and wife, dated 05/13/02, recorded 05/20/02, instrument# 200205200017436.

Tax Parcel: 561-35-97-0000

Premises Being: 111 Wallula Avenue, Butler, PA 16001-6523

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30328**

**C.P. 2014-22014**

**SHF FILE: 14003252**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DONNA M TELENSON at the suit of CITIFINANCIAL SERVICES INC, Being:

ALL that certain piece, parcel or lot of land situate in the Third (3rd) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows: On the North, a distance of 90 feet by Lot Numbered 56 in the Marshall and Schenck Plan of Lots; On the East, a distance of 30 feet by the right of way line of Third Avenue; On the South, a distance of 90 feet by Lots Numbered 85, 59, and 58, respectively, in the Marshall and Schenck Plan of Lots; and, On the West, a distance of 30 feet by the right of way line of an alley.

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

SAID premises being Lot Numbered 57 in the Marshall and Schenck Plan of Lots as recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 2, at Page 12.

EXCEPTING and RESERVING from the operation of this conveyance, at the southeastern corner of the within described

lot, a strip of land one foot wide on Third Avenue and extending in a westerly direction therefrom, a distance of 34 feet. Said strip of land having been conveyed by Anna Isovitsch to Jennie Green Zeichner by Deed dated June 21, 1957, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, in Deed Book Volume 704, at Page 156.

TITLE TO SAID PREMISES IS VESTED IN Donna M. Telenson, a single woman, her daughter, by Deed from Pauline Telenson, a widow and Donna M. Telenson, a single woman, her daughter, dated 11/06/2003, recorded 11/17/2003 in Instrument Number 200311170051675.

Tax Parcel: 563-26-56-0000

Premises Being: 134 Third Avenue, Butler, PA 16001-5642

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30134**

**C.P. 2013-21731**

**SHF FILE: 14003241**

**ATTY JENNIFER FRECHIE**

Seized and taken in Execution as the property of DONNA M THEODOTOU at the suit of PNC MORTGAGE, 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. 329 IN THE PINEHURST PLAN of LOTS, PHASE NO. 3, AS RECORDED IN THE RECORDER'S office of BUTLER COUNTY IN RACK FILE NO. 158, PAGES 27, 28, AND 29.

HAVING ERECTED THEREON A DWELLING KNOWN AS 173 PINEHURST DRIVE.

BEING DESIGNATED AS PARCEL NO. 130-S25-A329.

DEED BOOK: Instrument# 200706040013904  
DEED PAGE: Instrument# 200706040013904  
MUNICIPALITY: TOWNSHIP of CRANBERRY

TAX PARCEL#: 130-S25-A329  
PROPERTY ADDRESS: 173 Pinehurst Drive  
Cranberry Township, PA 16066

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30344  
C.P. 2014-21840  
SHF FILE: 14003244**

**ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of KYLE B THOMAS AND LINDSAY A THOMAS at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point on West Pearl Street, 141 feet distance East from North Washington Street; thence East along the South side of West Pearl Street 50 feet to Jackson Street; thence South along the West line of Jackson Street 120 feet to lot now or formerly of Smith; thence West along line of lot now or formerly of Smith, 50 feet to lands of now or formerly William H. Miller; thence North along lands of now or formerly William H. Miller, 120 feet to West Pearl Street, the place of beginning.

BEING KNOWN AS 121 West Pearl Street, Butler, Pennsylvania.

BEING the same premises granted and conveyed unto Kyle B. Thomas and Lindsay A. Thomas, husband and wife, by Deed of Marcia Sullivan, formerly Marcia A. Hoover, and Timothy J. Sullivan, husband and wife, dated September 6, 2006, and recorded, in the office of the Recorder of Deeds of Butler County, Pennsylvania on September 15, 2006 at Instrument Number 200609150023765.

BUTLER COUNTY TAX PARCEL NO. 565-11-64

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30308  
C.P. 2014-21736  
SHF FILE: 14003230**

**ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of TRACY THOMAS AND CHARLIE THOMAS 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. 715 in the Pinehurst Plan of Lots Phase 7, as the same is recorded in the Recorders of Deeds Office in and for Butler County, Pennsylvania, in Plan Book Volume 191, page 9.

TAX I.D. #: 130-S25-A715-0000

Being known as: 702 MAGNOLIA LANE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Charlie Thomas and Tracy Thomas, husband and wife, by deed from Irvin L. Parker and Caroline Parker, husband and wife dated November 30, 2007 and recorded July 17, 2009 in Instrument Number 200907170016712.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30356  
C.P. 2014-22222  
SHF FILE: 15000036**

**ATTY MARTHA VONROSENSTEIL**

Seized and taken in Execution as the property of GERALDINE L TISDALE, GERALDINE L FRANCONI AND LOUIS P FRANCONI at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:

ALL that certain piece, parcel or lot of land situate in Middlesex Township, Butler County, Pennsylvania, being known and designated as Lot No. 2 in the Tisdale Subdivision Plan recording in the Recorder's office of Butler County, PA in Plan Book Volume 89, page 26, being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly side line of a public road, known as Leslie Road, also known as L. R. 10017, where the same is interested by the line dividing Lot No. 1 and Lot No. 2 in said plan, said point of beginning being the northwest corner of the lot herein described; thence from said point of beginning and continuing along the side line of Leslie Road, South 79°33'20" East, a distance of 510.53 feet to an iron pin, being the line dividing the within described lot and property now or formerly of M. Leslie; thence continuing along last mentioned dividing line South 00°19'30" East, a distance of 274.61 feet to an iron pin on line of land of now or formerly M. Leslie and line of Lot No. 1 in the Tisdale Subdivision Plan; thence along line of Lot NO. 1 and the lot herein described, North 79°33'20"

West, a distance of 552.56 feet to an iron pin; thence from said iron pin along other lands of Lot NO. 1 in the Tisdale Subdivision Plan, North 09°40" East, a distance of 270.40 feet to an iron pin on the Southerly side of Leslie Road at the place of beginning.

Containing 3.298 acres per survey of North Hills Engineering Co. dated October 12, 1981 .

Subject to a fifty (50) foot building line along Leslie Road, also known as L.R. 10017.

Also Subject to a twenty (20) foot drainage easement running across the southeast corner of the within described lot.

PROPERTY ADDRESS: 152 LESLIE ROAD, VALENCIA, PENNSYLVANIA 16059

BEING KNOWN AS TAX PARCEL NUMBER #230-2F90-40A

IMPROVEMENTS: Residential dwelling

Being the same premises which Geraldine L. Tisdale a/k/a Geraldine L. Francioni and Louis P. Francioni, Jr., husband and wife, granted and conveyed unto Geraldine L. Tisdale n/k/a Geraldine L. Francioni and Louis P. Francioni, Jr., husband and wife, by deed dated December 20, 2002 and recorded January 3, 2003 in Butler County Instrument #200301030000227.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30357  
C.P. 2014-22225  
SHF FILE: 15000034**

**ATTY SCOTT SCHREFFLER**

Seized and taken in Execution as the property of ROGER D WHITED AND NANCY J WHITED at the suit of FARMERS NATIONAL BANK of EMLENTON, Being:

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

BEGINNING at a point on the North side of Highway Route No. 10079 at the eastern end of a bridge abutment; thence in a northern direction along lands now or formerly of Evon T. Hiles, formerly Evon T. Henry, 209 feet to an iron post; thence in an eastern direction along lands now or formerly of Evon T. Hiles,

formerly Evon T. Henry, 648 feet to an iron post; thence in a southern direction, 188 feet 10 inches to a point on the northern side of Highway Route No. 10079, said point being approximately 450 feet west of the point where said highway intersects the western line of lands now or formerly of W. B. Fletcher; thence in a western direction along the north side of said highway, 748 feet to a point, the place of beginning. Containing approximately three (3) acres, more or less.

BEING and intending to be the same parcel conveyed by Edward Eugene Henry, et ux to Roger D. Whited, et ux by Deed dated August 11 ,2000, and recorded at the Butler County Recorder of Deeds office at Instrument No. 200008110018721, under date of August 11, 2000 and being.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30296  
C.P. 2014-21257  
SHF FILE: 14002733**

**ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of DOUGLAS M ZARNICK AND BRENDA D ZARNICK at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

Beginning at a point in the center line of a public road known as the Mercer Road at the intersection of line of lands of now of formerly George E. Harrison; thence south 79° 11' west along line of lands of now or formerly of George E. Harrison and Melvin Voland, a distance of 726 ft. to an iron pipe at line of lands of now or formerly William H. Wise; thence south 18° 05' east along lands of now or formerly William H. Wise, a distance of 180 ft. to an iron pipe at line of lands of now or formerly W. H. Miller; thence north 89° 14' east along lands for now or formerly W. H. Miller, a distance of 266.6 ft. to a point on line of lands of now or formerly Dunn; thence north 18° 05' west along lands of now or formerly Dunn and Blair, a distance of 206.65 ft. To a point; thence north 79° 11' east along line of lands of now or formerly Blair and Dunn, being Lots, Nos. 5,4 and 3 in said plan, a distance of 469.5 ft. to a point in the center line of the aforesaid Mercer Road; thence north 18° 05'

west along the center line of said Mercer Road, a distance of 20.16 ft. To a point in the center line of said road, being the place of beginning, and being Lot No. 6 and a 20 ft. driveway in an unrecorded plan of lots made for Margaret Percy EHM and E. Helen Percy June 10, 1947, by Howard W. Warnick, R. E.

Title to said Premises vested in Douglas M. Zarnick and Brenda D. Zarnick, married by

Deed from Brenda D. Burd N/K/A Brenda D. Zarnick and Douglas M. Zarnick dated 12/26/2006 and recorded 01/05/2007 in the Butler County Recorder of Deeds in Instrument No. 200701050000446.

BEING KNOWN AS 113 Blair Drive, Butler, PA 16001

TAX MAP NO: 056113/B/6

BCLJ: January 30, February 6 & 13, 2015

Butler County Sheriff, Michael T Slupe



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

**2015 Motion Court Calendar**

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

**MOTION COURT**

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

Any EMERGENCY motions should be brought to Court Administration.

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

**Court Holidays**

February 16, 2015..... President's Day  
April 03, 2015..... Good Friday  
May 25, 2015..... Memorial Day  
June 14, 2015..... Flag Day  
July 04, 2015..... Independence Day  
September 7, 2015..... Labor Day  
October 12, 2015..... Columbus Day  
November 11, 2015..... Veteran's Day  
November 26, 2015..... Thanksgiving Day  
November 27, 2015..... Day after Thanksgiving  
December 25, 2015..... Christmas Day