

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: Angela R Becker**

Late of: Forward Township PA
 Executor: Kathleen Puskar
 161 Glade Run Rd
 Renfrew PA 16053
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Sara Mae Beveridge

Late of: Butler PA
 Executor: Merle E Beveridge
 70 W Glenora Dr
 Grove City PA 16127
 Executor: Karen B Marshall
 260 Navaho Hollow Road
 Fayette City PA 15438
 Attorney: No Attorney on Record

Estate of: Florence Cecelia Brunn**a/k/a: Florence C Brunn**

Late of: Winfield Township PA
 Executor: Louis R Brunn
 1054 Winfield Road
 Cabot PA 16023
 Executor: Ellen L Brunn
 1613 Ridge Avenue
 Arnold PA 15068-4035
 Executor: Karen A Brunn
 623 North Nevada Street
 Oceanside CA 92054-2422
 Attorney: Leroy L Metz II
 Metz Lewis Brodman Must O'keefe
 535 Smithfield Street Suite 800
 Pittsburgh PA 15222

Estate of: Edward A Crist

Late of: Sarver PA
 Executor: Edward J Crist
 412 Primrose Drive
 Sarver PA 16055
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Robert J Fornadley

Late of: Cranberry Township PA
 Executor: Margaret Ann Fornadley
 208 Heston Drive
 Cranberry Township PA 16066
 Attorney: Donald P Graham
 Dillon McCandless King
 Coulter & Graham LLP
 800 Cranberry Woods Drive Suite 100
 Cranberry Twp PA 16066-4133

Estate of: Leanna Gray

Late of: Center Township PA
 Executor: Pamela D Gray
 46 Country Club Road
 Grove City PA 16127
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002

Estate of: Ermania Kelly

Late of: Butler Township PA
 Executor: Paul W Kelly
 569 Cherry Road
 Chicora PA 16025
 Attorney: Henry W Gent III
 Dale Woodard Gent Law Firm
 1030 Liberty Street
 Franklin PA 16323

Estate of: Carl E Rice

Late of: Zelenople PA
 Executor: Douglas W Rice
 1414 Route 588
 Fombell PA 16123
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063

Estate of: Dorothy L Rowberg

Late of: Adams Township PA
 Executor: Karen Ann Arendt
 110 Kingsfield Drive
 Mars PA 16046
 Attorney: Donald P Graham
 Dillon McCandless King
 Coulter & Graham LLP
 800 Cranberry Woods Drive Suite 100
 Cranberry Twp PA 16066-4133

Estate of: Ralph H Scherer

Late of: Penn Township PA
 Executor: Ralph K Scherer
 110 Sandy Hill Road
 Valencia PA 16059
 Attorney: Paula J Willyard
 Willyard Law
 347 N Pike Road
 Sarver PA 16055

Estate of: Phyllis Joan Snyder

Late of: Evans City PA
Executor: Laird Snyder Jr
29 McDougal Road
Stoneboro PA 16153
Executor: Barbara Price
300 Grandview Ave
Evans City PA 16033
Attorney: No Attorney on Record

Estate of: Louis A Steighner

Late of: Slippery Rock Township PA
Executor: Ronald Lee Steighner
121 Shepperd Drive
Butler PA 16002
Executor: Kathryn E Magee
440 Freeport Road
Butler PA 16002
Attorney: Timothy L McNickle
209 West Pine Street
Grove City PA 16127

Estate of: Elizabeth H Stout

a/k/a: Elizabeth E Stout

Late of: Cranberry Township PA
Executor: Thomas R Stout
4634 Muggleton Road
Wilmington DE 19808
Executor: PNC Bank,
National Association
300 Fifth Avenue
Pittsburgh PA 15222
Attorney: Heidi Rai Stewart
Houston Harbaugh PC
Three Gateway Center
401 Liberty Ave 22nd Floor
Pittsburgh PA 15222-1005

BCLJ: July 22, 29 & August 5, 2016

SECOND PUBLICATION

Estate of: Adeline L Magee

Late of: Valencia PA
Executor: David R Magee
1074 Carriage Lane
Saxonburg PA 16056
Attorney: Paula J Willyard
Willyard Law
347 N Pike Road
Sarver PA 16055

Estate of: Erma J McCulloch

a/k/a: Erma McCulloch

Late of: Buffalo Township PA
Executor: Anita Hahn
982 Lyn Road
Sarver PA 16055
Attorney: Gerald G DeAngelis

512 Market Street
PO Box 309
Freeport PA 16229

Estate of: Diane McGinnis

Late of: Venango Township PA
Executor: Tonya Lynn Schmol
188 Slater Road
Parker PA 16049
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

Estate of: Betty Joan Miller

a/k/a: B Joan Miller

Late of: Center Township PA
Executor: Connie L Kamerer
124 West Brewster Road
Butler PA 16001
Attorney: John C Davey
129 South McKean Street
Butler PA 16001

Estate of: Irvin J Pepper

a/k/a: Irv Pepper

Late of: Jefferson Township PA
Executor: Mark A Pepper
148 Oak Ridge Drive
Butler PA 16002
Attorney: Frank W Habenicht Esq
287 Pittsburgh Road
Suite 1
Butler PA 16002

Estate of: Robert Z Rhule

Late of: Cranberry Township PA
Executor: Susan L Munsch
917 Country Road
Penn Run PA 15765
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Frank D Sherman

Late of: Butler Township PA
Executor: Kent Sherman
111 Meadowbrook Road
Renfrew PA 16053
Attorney: Julie C Anderson
Stepanian & Menchuk LLP
222 South Main Street
Butler PA 16001

Estate of: Edith Esther Young

Late of: Brady Township PA
Executor: David E Young
1002 Rocklick Hollow Road

New Paris PA 15554
 Attorney: Neal A Sanders
 Law Offices of Neal A Sanders
 1924 N Main Street Ext
 Butler PA 16001

BCLJ: July 15, 22 & 29, 2016

THIRD PUBLICATION

**Estate of: Genevieve Balicki
 a/k/a: Joan Balicki**

a/k/a: Genevieve Ann Balicki
 Late of: Winfield Township PA
 Executor: Renee J Schmeider
 4000 Ivy Lane
 Kitty Hawk NC 27949
 Attorney: Robert W Andreen
 Andreen Eynon & Theophilus
 1378 Freeport Road Suite 2B
 Pittsburgh PA 15238

**Estate of: Scott Baxter
 a/k/a: Scott A Baxter**

Late of: Center Township PA
 Administrator: Kenneth J Baxter
 105 Pinewood Lane
 Butler PA 16001
 Attorney: William C Robinson Jr
 Henninger & Robinson PC
 6 West Diamond Street
 Butler PA 16001

Estate of: Alan J Behanna

Late of: Buffalo Township PA
 Administrator: Faye E Behanna
 131 Hepler Road
 POB 171
 Sarver PA 16055
 Attorney: Maryann Bozich-DiLuigi
 506 S Main Street
 Suite 2201
 Zelienople PA 16063

Estate of: Michael Cirillo

Late of: Butler PA
 Administrator: Stephanie S Barkley
 209 Maple Avenue
 Butler PA 16001
 Administrator: Melissa A Birckbichler
 206 E Patterson Avenue
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Helen K Doverspike

Late of: Evans City PA
 Executor: David A Doverspike
 303 Belle Street
 Evans City PA 16033-1306
 Attorney: No Attorney on Record

Estate of: Dolores H Hofmann

Late of: Jackson Township PA
 Administrator: Doreen M Newman
 308 West Solomon Court
 Zelienople PA 16063
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Ulysses Lusk

a/k/a: Ulysses G Lusk
 Late of: Penn Township PA
 Executor: Michele M Mushinsky
 1378 Pittsburgh Road
 Valencia PA 16059
 Executor: Joseph F Mushinsky
 1378 Pittsburgh Road
 Valencia PA 16059
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Norma Louise Meyer

**a/k/a: Norma L Hamilton
 a/k/a: Norma L Meyer**
 Late of: Slippery Rock PA
 Executor: Ronald W Coyer
 631 Kelly Blvd
 PO Box 67
 Slippery Rock PA 16057
 Attorney: Thomas R Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

Estate of: Juanita Shoup

Late of: Winfield Township PA
 Administrator: William H Shoup
 P.O. Box 104
 Cabot PA 16023
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

Estate of: Gertrude N Stewart
a/k/a: Gertrude N Marsh
 Late of: Cranberry Township PA
 Executor: Richard C Marsh
 103 Harbour Parkway
 Clinton CT 06413
 Attorney: Michael K Parrish
 Goehring Rutter and Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143

Estate of: Helen C Zorn
 Late of: Buffalo Township PA
 Executor: Antoinette Lipniskis
 167 Ralston Road
 Sarver PA 16055
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

BCLJ: July 8, 15 & 22, 2016

MORTGAGES

Recorded June 27 - July 5, 2016

Adam, Justin F-Princeton Fin LLC-
 Cranberry Twp-\$412,000.00
Arblaster, William C-Grove City Area Fed
 Cred Un-Slippery Rock Twp-\$99,200.00
Armstrong, Anne Lise-Huntington Natl Bk-
 Slippery Rock Boro-\$385,000.00
Arnold, Scott A-First Natl Bk Pa-Adams
 Twp-\$840,000.00
Baab, Jason C-Leader Bk NA-Cranberry
 Twp-\$337,250.00
Bacon, James W-First Commonwealth Bk-
 Jefferson Twp-\$125,000.00
Balas, Robert G-Quicken Loans Inc-Butler
 Twp-\$118,085.00
Balawejder, Megan M-Franklin American
 Mtg Co-Adams Twp-\$216,015.00
Balfour, Robert L Jr-NVR Mtg Fin Inc-
 Adams Twp-\$417,000.00
Banzon, Jourdan-USAA Fed Sav Bk-
 Cranberry Twp-\$268,300.00
Barnes, Robert E Jr-Butler Armco Emp
 Cred Un-Butler Twp-\$15,000.00
Barnhart, Roger S-Butler Armco Emp Cred
 Un-Center Twp-\$133,600.00
Barr, Lawrence E-Manufacturers & Traders
 Tr Co-Butler Twp-\$18,000.00
Becker, Delmar J Jr-Clearview Fed Cred
 Un-Penn Twp-\$30,000.00
Benbrook Medical Holdings LLC-Citizens
 Bk Pa-Butler Twp-\$3,610,000.00
Bennetti, Shari L-Citibank NA-Butler Twp-
 \$117,369.00
Bieber, Barry A-AgChoice Farm Cred
 ACA-Connoquenessing Twp-\$183,000.00
Blair, Jeffrey M-First Commonwealth Bk-
 Butler City-\$84,500.00
Blymiller, Jeffrey G-Butler Armco Emp
 Cred Un-Center Twp-\$118,000.00
Bodkin, Jenna-Howard Hanna Mtg Servs-
 Butler City-\$112,611.00
Bonner, Shawn M-FBC Mtg LLC-Jackson
 Twp-\$214,793.00
Boesel, Adam C-Stearns Lending LLC-
 Butler Twp-\$180,000.00
Bovi, Pierino Delli Jr-PNC Mtg aka-
 Cranberry Twp-\$256,500.00
Braugher, Lisa M-Citizens Bk NA-Jackson
 Twp-\$180,000.00
Breckenridge, Elvesta E aka By Ex-
Somerset Tr Co-Cranberry Twp-
 \$150,000.00
Brown, Stacey J-George Mason Mtg LLC-
 Middlesex Twp-\$384,100.00
Brueckner, Eric E-Howard Hanna Mtg
 Servs-Middlesex Twp-\$122,000.00
Burke, Christopher M aka-Guaranteed
 Rate Inc-Jackson Twp-\$163,200.00
Butler Fair & Agricult Assn-First Natl Bk
 Pa-Franklin Twp-\$200,000.00
Campbell, Christopher K-Mortimer, Leslie
 Dawn-Prospect Boro-\$4,500.00
Carney, Carson T-First Natl Bk Pa-
 Cranberry Twp-\$456,000.00
Carter, John-PNC Bk Natl Assn-Adams
 Twp-\$75,000.00
Carvelli, Robert D-NexTier Bk NA-Jackson
 Twp-\$191,000.00
Catt, Stephen R-Butler Armco Emp Cred
 Un-Center Twp-\$30,000.00
Center Saxonburg LLC-Brentwood Bk-
 Saxonburg Boro-\$802,500.00
Chambers, Thomas J-Clearview Fed Cred
 Un-Middlesex Twp-\$100,000.00
Chiappor, Michael K-Allied Mtg Group Inc-
 Cranberry Twp-\$400,000.00
Cicero, Charles M-Ubs Ag-Cranberry Twp-
 \$293,600.00
Cipro, Caitlin M-Citizens Bk NA-Seven
 Fields Boro-\$136,800.00
Collins, Terry L-Butler Armco Emp Cred
 Un-Summit Twp-\$10,000.00
Conaway, Jeffery S-State Farm Bk FSB-
 Summit Twp-\$220,000.00
Conlon, Michael P-SRU Fed Cred Un-
 Slippery Rock Twp-\$65,000.00
Conroy, Brandon-NVR Mtg Fin Inc-
 Connoquenessing Boro-\$194,700.00
Cortom LLC-First Commonwealth Bk-
 Cranberry Twp-\$2,350,000.00
Costa, James V-Franklin American Mtg
 Co-Jackson Twp-\$170,000.00
Courson, Peter-PNC Mtg aka-Butler Twp-
 \$130,400.00

NOTICE

NOTICE IS HEREBY GIVEN that the Court of Common Pleas of Butler County, Pennsylvania, will hold a hearing on the **Petition of the Butler County Special School Municipal Authority regarding the sale of the Clarence Brown Education Center Building and Property** on Wednesday, September 14, 2016, at 12:00 P.M., in Courtroom No. 3, before the Honorable Judge Dr. S. Michael Yeager, located at the Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania.

Said Petition of the Butler County Special School Municipal Authority concerns all the land and building comprising the Clarence Brown Education Center located in Butler Township, Butler County, Pennsylvania.

Community Life Church, or its assigns, has submitted the highest Purchase Price Offer in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) for the purchase of said land and building.

AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, MAY ENTERTAIN HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE LAND AND BUILDING COMPRISING THE CLARENCE BROWN EDUCATION CENTER, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE CLARENCE BROWN EDUCATION CENTER BUILDING AND PROPERTY AT ITS PURCHASE PRICE OFFER OF \$150,000.00.

INTERESTED CITIZENS MAY APPEAR AND BE HEARD.

Butler County Special School
Municipal Authority
Thomas W. King, III, Esquire
Dillon McCandless King
Coulter & Graham L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: July 22, 29 & August 5, 2016

NOTICE OF TRUST:

RE: Frances A. Weisbrod Amended and Restated Trust

Notice is hereby given that John Andre Weisbrod is the Trustee of the above named Trust. All persons indebted to Frances A. Weisbrod are requested to make payment and all those having claims against Frances A. Weisbrod are directed to present the same without delay to:

Frances A. Weisbrod
Amended and Restated Trust
John Andre Weisbrod, Trustee
C/O Cohen & Grigsby, PC
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152
(412) 297-4857

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

BCLJ: July 15, 22 & 29, 2016

TRUST NOTICE

TEX WESTON and GARY WESTON, Co-Trustees of the **GAYLE M. WESTON IRREVOCABLE TRUST**, the undersigned who requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to Tex Weston or Gary Weston or to

CHRISTOPHER M. ABERNETHY, ESQUIRE,
THE LAW OFFICE OF
CHRISTOPHER M. ABERNETHY, LLC.
4499 Mt. Royal Blvd.
Allison Park, PA 15101

BCLJ: July 15, 22 & 29, 2016

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MsD. No.: 15-40343

IN RE: SALE OF UNREDEEMED PROPERTY OF THE BUTLER COUNTY TAX CLAIM BUREAU

TAX PARCEL NO. 563-10-320-0000

GERALD C. BERGBIGLER

TO: ANY INTERESTED PARTY

NOTICE OF SALE OF REAL ESTATE

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to the highest bidder:

ALL that certain parcel of land situate First Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at the Northwest corner of line of lot of now or formerly Adam C. Ferne, and formerly Mifflin Street, now New Castle Street; thence East along formerly Mifflin Street, now New Castle Street, 22 feet to lot of now or formerly Bessie Morrison; thence South along said lot of now or formerly Bessie Morrison, 87 feet, more or less, to an alley; thence West along said alley, 22 feet to line of lot of now or formerly Adam C. Ferne; thence North along the line of lot of now or formerly Adam C. Ferne, 87 feet, more or less, to formerly Mifflin Street, now New Castle Street, the place of beginning. Said lot fronting 22 feet on formerly Mifflin Street, now New Castle Street, and extending back in a Southerly direction 87 feet, more or less, to said alley.

Property address is: 413 NEW CASTLE STREET, BUTLER, PA 16001.

BEING known as Tax Parcel No.: 563-10-320-0000.

The Court has fixed the 29th day of August, 2016, at 12:00 p.m., in Courtroom No. 3 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs.

At the time of the sale, the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make a substantially higher bid and the sale shall be made to the highest bidder.

This property was previously advertised for the original tax sale made on September 14, 2015.

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

BCLJ: July 22, 2016

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MsD. No.: 15-40346

IN RE: SALE OF UNREDEEMED PROPERTY OF THE BUTLER COUNTY TAX CLAIM BUREAU

TAX PARCEL NO. 561-29-32-0000

JAMES R. McPAUL

TO: ANY INTERESTED PARTY

NOTICE OF SALE OF REAL ESTATE

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to the highest bidder:

ALL that certain piece, parcel or tract of land situate in Butler City, Ward 1, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southern line of Miller Avenue, a 20 foot right-of-way where it intersects the eastern line of Fairview Avenue, a 40 foot right-of-way, said point being the Northwest corner of the parcel herein described; thence along Miller Avenue, South 88° 47' 21" East a distance of 138.50 feet to a point on the Western right-of-way line of Robinson Street; thence along Robinson Street, South 01° 00' 00" West, a distance of 80.00 feet to a point on lands of now or formerly W. Hughes; thence along lands of now or formerly W. Hughes, North 88° 47' 21" West, a distance of 138.50 feet to a point on the Eastern line of Fairview Avenue; thence by Fairview Avenue, North 01° 00' 00" East, a distance of 80.00 feet to a point, the place of beginning. CONTAINING 0.25 acre and having thereon erected a 2 1/2 story frame

dwelling house.

BEING Lots 6 and 7 in the W I. Brugh Plan of Lots.

THIS description is prepared in accordance with the survey of Land Surveyors, Inc., dated February 1, 1993.

BEING known as Tax Map Parcel 561-29-32-0000.

The Court has fixed the 29th day of August, 2016, at 12:30 p.m., in Courtroom No. 3 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs.

At the time of the sale, the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make a substantially higher bid and the sale shall be made to the highest bidder.

This property was previously advertised for the original tax sale made on September 14, 2015.

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

BCLJ: July 22, 2016

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
No. 16-10145**

PHH MORTGAGE CORPORATION, Plaintiff
VS.
MARK L. HART, Defendant

NOTICE

To MARK L. HART

You are hereby notified that on February 26, 2016, Plaintiff, PHH MORTGAGE

CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 16-10145. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 109 S ARGYLE STREET, PETROLIA, PA 16050 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary, Butler County
1st Floor Courthouse
124 West Diamond Street
Butler, PA 16001
Telephone (724) 284-5214

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

Phelan Hallinan Diamond & Jones, LLP
PH#979135

BCLJ: July 22, 2016

**In The Court of Common Pleas
Butler County
Civil Action – Law
No. 16-10282**

Notice of Action in Mortgage Foreclosure

Bank of America, N.A., Successory by Merger to BAC Home Loans Servicing LP, Plaintiff
VS.

Tracey L. Gesin & Jeffrey S. Gesin a/k/a Jeffery S. Gesin, Mortgagors and Real Owners, Defendants

To: Tracey L. Gesin & Jeffrey S. Gesin a/k/a Jeffery S. Gesin, Mortgagors and Real Owners, Defendants, whose last known address is 112 Briarwood Lane, Cranberry Township, PA 16066.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff Bank of America, N.A., Successory by Merger to BAC Home Loans Servicing LP, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. 16-10282, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 112 Briarwood Lane, Cranberry Township, PA 16066, whereupon your property will be sold by the Sheriff of Butler County.

Notice:

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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.

Prothonotary of Butler County
300 S. Main St.
P.O. Box 1208
Butler, PA 16003
724-284-5214

Butler County Bar Assn.
240 Main St.
Butler, PA 16001
724-841-0130

Michael T. McKeever
Atty. for Plaintiff
KML Law Group, P.C.
Ste. 5000, Mellon Independence Center
701 Market St.
Phila., PA 19106-1532
215.627.1322

BCLJ: July 22, 2016

LEGAL NOTICE

Notice is hereby given that Articles of Incorporation - Non-Profit were filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 21st day of August, 2013, for the purpose of incorporating a non-profit corporation under the Non-Profit Corporation Law of 1988, P.L. 1444 #177 (15 Pa C.S.A. §5301, et seq.). The name of the corporation is **PHEASANT RIDGE OF WORTH TOWNSHIP HOMEOWNERS' ASSOCIATION, INC.** The purpose for which it has been organized is for the ownership of common areas and operation of a homeowners association, together with any lawful business purpose to be conducted on a non-profit basis.

MATTHEW F. MARSHALL, ESQUIRE
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
800 CRANBERRY WOODS DRIVE
SUITE 100
CRANBERRY TOWNSHIP, PENNSYLVANIA
16066-4133

BCLJ: July 22, 2016

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 1 2016 for **E2 Entertainment** located at 283 Hannahstown Rd Cabot P A 16023. The name and address of each individual interested in the business is Robert C Sheaffer 283 Hannahstown Rd Cabot P A 16023. This was filed in accordance with 54 PaC.S. 311.

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

BCLJ: July 22, 2016

**FICTITIOUS NAME REGISTRATION
Business Corporation**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of **THE LEARNING VILLAGE** with its principal office or place of business located at 100 Deer Creek Road, Saxonburg, PA 16065. The names and addresses of all persons who are parties to the registration are: RANJEET K. MULLICK, 3354 Lenox Drive, Pittsburgh, PA 15238.

JOHN H. PROROK, ESQUIRE
MAIELLO, BRUNGO &
MAIELLO, LLP Attorneys
SouthSide Works
424 S. 27th Street, Ste. 210
Pittsburgh, PA 15203.

BCLJ: July 22, 2016

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of September 2016** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, October 14, 2016 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30115
C.P. 2016-20685
SHF FILE: 16001650**

ATTY MARK UDREN

Seized and taken in Execution as the property of DOUGLAS BALLIET at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point in the middle of the Marwood Public Road a/k/a T-846, said point being the corner of lands now or formerly A. Hook, and the said Marwood Public Road; thence continuing along the Marwood Public Road, South 86° 27' 38" West, a distance of 140.25 feet to a point; thence continuing along line of lands now or formerly J.T. Simon, North 3° 06' 01" East, a distance of 216.49 feet to a point; thence continuing along line of other lands of said now or formerly J.T. Simon, North 87° 05' 20" East, a distance of 140.08 feet to a point; thence continuing along line of lands now or formerly A. Hook, the grantor herein, South 3° 06' 01" West, a distance of 214.94 feet to a point in the center of the Marwood Public Road a/k/a T-846, the place of beginning. This description was made in accordance with a survey performed by John E. Dusheck, surveyor, dated August 25, 1998.

BEING KNOWN AS: 171 Marwood Road, Cabot, PA 16023

PROPERTY ID NO.: 320-1F96-20F-0000

TITLE TO SAID PREMISES IS VESTED IN Douglas R Balliet BY DEED FROM Chad E. Slaughenhaupt and Oleva R Slaughenhaupt, his wife DATED 08/31/2004

RECORDED 09/02/2004 IN DEED BOOK Inst#200409020028837.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30150
C.P. 2016-20962
SHF FILE: 16001839**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of ALBERT L BAYNE at the suit of M&T BANK, Being:

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

On the North by East Clay Street, now East Brady Street; on the East by lot now or formerly of Charles Koch; on the South by lot now or formerly of Peter Graham; and on the West by lot now or formerly of William P. Rumberger. Said lot having a frontage of 28 feet on East Brady Street and extending back Southward preserving the same width, a distance of 75 feet to lot now or formerly of Peter Graham, and having thereon erected a two-story frame dwelling house.

DEED BOOK: Instrument Number 200003220006088

DEED PAGE: Instrument Number 200003220006088

MUNICIPALITY: City of Butler

TAX PARCEL#: 564-23-54-0000

PROPERTY ADDRESS: 307 East Brady Street Butler, PA 16001

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30137
C.P. 2016-20907
SHF FILE: 16001842**

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of EDWARD J BEVERIDGE EST BY UNKNOWN HEIRS/ADM RX, SCOTT BEVERIDGE KNOWN HEIR & ADMR, AND ERIN DEYOUN KNOWN HEIR & ADMR at the suit of MTGLQ INVESTORS LP, Being:

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

Being all of Lot No. 94 in the Woodbury Estates Plan of Lots as recorded in the Recorder's Office of Butler County in Rack File Section 40, Page 17.

Being more accurately bounded and described as follows:

Beginning at a point at the intersection of Lot No. 93 in the Woodbury Plan of Lots and the general Northerly right of way line of a fifty (50) foot right of way in said plan designated as Haven Hill Drive, the Southwest corner; thence North 1 degrees 09 minutes 38 seconds East along Lot No. 93 a distance of 107.15 feet to a point on Lot No. 95 in said plan, the Northwest corner; thence South 88 degrees 50 minutes 22 seconds East along Lot No. 95 a distance of 97.66 feet to a point on the right of way line of Haven Hill Drive, the Northeast corner; thence along the right of way line of Haven Hill Drive the following courses and distances: along a curve to the left having a radius of 1181.95 feet a distance of 32.15 feet to a point; thence along a curve to the right having a radius of 67.49 feet a distance of 117.66 feet to a point, thence North 86 degrees 41 minutes 40 seconds West a distance of 31.23 feet to a point, the place of beginning. Having thereon erected a split entry home as per survey of Greenough and Greenough, Inc., dated November 4, 1965.

DEED BOOK: 1048
DEED PAGE: 345
MUNICIPALITY: Township of Butler
TAX PARCEL#: 056-20-G94-0000

PROPERTY ADDRESS: 228 Haven Hill Drive
Butler, PA 16001

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30129
C.P. 2016-20826
SHF FILE: 16001649**

ATTY MATTHEW FISSEL

Seized and taken in Execution as the property of RANDALL L BURNS AND JOLYN M BURNS at the suit of PNC BANK NATL ASSN, Being:

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

Beginning at a stone at the northeast corner of the property herein conveyed at line of lands common to Helen Schubert and lands of L. Wick; thence from said beginning point South 4 degrees 45 minutes 22 second West along line of lands of now or formerly L. Wick and lands of Walter and Frances Smith and through portions of T-504, a public road, a distance of six hundred forty-one and eighty-one hundredths (641.81) feet to an iron pin; thence North 85 degrees 01 minutes 22 seconds West along line of other lands of grantor herein, known as Parcel B in the subdivision of the property of Myrtle Fleming a distance of eight hundred seventy-eight (878) feet to an iron pin; thence North 4 degrees 45 minutes 22 seconds East along line of other lands of grantor herein a distance of six hundred thirty and sixty-six hundredths (630.66) feet to an iron pin at line of lands of Daniel Davidson, et ux; thence South 85 degrees 35 minutes East along line of lands of Davidson and Helen Schubert a distance of eight hundred seventy-eight and three hundredths (878.03) feet to a stone, at the place of beginning. Containing 12.82 acres as per survey of W.J. McGarvey, P.E., dated November 17, 1984, and revised July 21, 1986, said survey being recorded in Plan Book 96, page 43, Subject to the right of way of T-504, a public road. FOR CHAIN OF Title refer to DBV 1291, page 257.

DEED BOOK: 2453
DEED PAGE: 1026
MUNICIPALITY: Concord Township
TAX PARCEL: 110-2F24-A1BA-0000

PROPERTY ADDRESS: 574 Boydstown Road
a/k/a 574 Boydstown Road, Chicora, PA 16025
West Sunbury, PA 16061

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30114
C.P. 2016-20684
SHF FILE: 16001639**

ATTY ERIC KISHBAUGH

Seized and taken in Execution as the property of ANNE-MARIE CRAWFORD, TIMOTHY MINDA AND TIMOTHY J MINDA at the suit of BANK OF NEW YORK MELLON TR CO, Being:

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

Commencing at the Northeast corner of the lot described on the South line of Penn Street; thence South along line of property now or formerly of Louise Mitchell Brown, a distance of one hundred fifty eight and ninety eight hundredths (158.98) feet to the Southeast corner, at the wall on the South side of Sullivan Run; thence in a Northwesterly direction along said wall, a distance of fifty two and thirty six hundredths (52.36) feet to a point at the Southwest corner of the lot described; thence Northwardly along lot now or formerly of James N. Rowan, a distance of one hundred thirty six and seventy three hundredths (136.73) feet to a point on the South line of West Penn Street, at the northwest corner of the lot described; thence East along the south line of said West Penn Street, a distance of thirty six (36) feet to the place of beginning.

Said premises having thereon erected a two story frame dwelling house

Being known as parcel number 565-22-259.

Having erected there a dwelling known as 611 West Penn Street Butler, Pa 16001.

BEING KNOWN AS: 611 W Penn Street, Butler, PA 16001

PROPERTY ID NO.: 565-22-259

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Minda and Anne-Marie Crawford, his wife BY DEED FROM Norma J. Pellegrini DATED 07/31/2003

RECORDED 10/07/2003 INDEED BOOK Instrument #200310070045768.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30154
C.P. 2016-20859
SHF FILE: 16001854**

ATTY TERENCE MCCABE

Seized and taken in Execution as the property of WILLIAM R DEHART AND BONNIE A DEHART at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:

LEGAL DESCRIPTION

TAX I.D. #: 180-4F50-20A

All that certain piece, parcel or tract of land situate in the Township of Jackson, County of Butler and Commonwealth of Pennsylvania, being more specifically bounded and described in accordance with the survey of Newcomer Engineering Company of Gibsonia, Pennsylvania, dated May 18, 1979, as follows, to-wit:

BEGINNING at a point in the center of the Township Road, known as Kaufman Road, at the dividing line of property herein described and property now or formerly of Werner E. Kollek, et ux., and property of Morrison; thence along said Morrison land, North 2 degrees, 02' 00" West, 322.25 feet to a point; thence North 88 degrees, 07' 44" East, 207.19 (207.14 by prior deed) feet to a point; thence South 2 degrees, 02' 00" East; 298.36 feet to a point in the center line of the Kaufman Road; thence along said center line of the Kaufman Road, South 81 degrees, 33' 00" West, 208.50 feet to a point, at the place of beginning.

HAVING thereon erected a dwelling house and detached garage

CONTAINING 1.47 acres.

BEING the same premises conveyed unto the grantors herein, by deed dated May 2, 1980, and recorded in Deed Book Volume 1113, page 79.

Being known as: 205 KAUFMAN ROAD, EVANS CITY, PENNSYLVANIA 16033.

Title to said premises is vested in William R. DeHart and Bonnie A. DeHart, his wife, by deed from Robert G. Schreiber and Carolyn J. Schreiber, his wife dated February 2, 1990 and recorded February 5, 1990 in Deed Book 1529, Page 0273 Instrument Number 001517.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30138
C.P. 2016-20597
SHF FILE: 16001745**

ATTY RICHARD J NALBANDIAN

Seized and taken in Execution as the property of AMY E DELUNE at the suit of WELLS FARGO BANK, NA, Being:

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 239 in the Manor Line Plan of Lots No. 2 as recorded in the Recorder's Office of Butler County; Pennsylvania in Plan Rack No. 60, Page 5.

Subject to the same Building and Use Restrictions as set forth in the Agreement between Virginia Manor Trotwood Corp. and all purchasers of lots in the Manor Line Plan of Lots No.2 which agreement is recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 914, Page 514.

BEING the same premises that Amy E. Delune, widow by Deed dated 2/17/2000 and recorded 2/24/2000 in the County of Butler (as Document No. 200002240003968) granted and conveyed unto Amy E. Delune, widow, his/her heirs and assigns, in fee.

Parcel ID# 130-S9-A239-0000

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30139
C.P. 2016-20912
SHF FILE: 16001841**

ATTY MARK UDREN

Seized and taken in Execution as the property of CHRISTOPHER DIMUN, CHRISTOPHER D DIMUN, MELISSA DIMUN AND MELISSA A DIMUN, at the suit of PNC BANK NATL ASSN, Being:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEGINNING AT A POINT, THE NW CORNER OF THE PROPERTY HEREIN DESCRIBED COMMON TO LOT 6 AND THE EAST SIDE OF A 40 FOOT STREET; THENCE S 88° E,

209.55 FEET TO A POINT ON LAND OF FORMERLY CALLAHAN; THENCE BY THE SAME S 01° 49' W, 105 FEET TO LOT 4; THENCE N 88° WT, 209.55 FEET TO THE E SIDE OF A 40 FOOT STREET; THENCE BY THE SAME N 01° 49' E, 105 FEET TO THE PLACE OF BEGINNING.

BEING LOT 5.

TAX ID#: 060-S10-B5-0000

BEING KNOWN AS: 115 Halland Tr, Butler, PA 16001

PROPERTY ID NO.: 060-S10-B5-0000

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER D. DIMUN AND MELISSA A. DIMUN, HUSBAND AND WIFE BY DEED FROM ROBERT A. MIKULA AND WENDY L. MIKULA, HUSBAND AND WIFE DATED 06/02/2006

RECORDED 06/09/2006 IN DEED BOOK Instrument #200606090014095.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30117
C.P. 2016-20563
SHF FILE: 16001638**

ATTY ALICIA M SANDOVAL

Seized and taken in Execution as the property of ANTOINETTE GRADY, BRIAN A GRADY, BRIAN GRADY, UNITED STATES OF AMERICA, AND UNITED STATES OF AMERICA at the suit of FIFTH THIRD BANK, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 120 in Revision No. 1 of the Pinehurst Plan of Lots No. 2 as the same is recorded in the Recorder's Office of Butler County in Rack File No. 145, page 14.

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

UNDER and SUBJECT to all Matters appearing on the recorded plan and the Declaration of Covenants, Conditions and Restriction for the Pinehurst Plan of Lots made by Wolf Run Development, Inc. dated November 21, 1989 and recorded in the Recorder's Office of Butler County in Record

Book Volume 1723, page 207.

PARCEL No. 130-S25-A120-0000 in the Butler County Deed Registry Office.

BEING the same property conveyed to Brian A Grady and Antoinette S. Grady, husband and wife by Deed dated 10/15/1996 from Greg S. Steffy and Lisa J. Steffy, husband and wife, by Alexander B. Bunson, attorney in fact and recorded 10/17/1996 in the Recorder's office of Butler County in book 2677 at page 433 as document 024747.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2014-30099
C.P. 2014-20478
SHF FILE: 16001738**

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of SEANA GRAMZ at the suit of HOUSEHOLD FIN CONS DISC CO, Being:

All that certain piece, parcel or tract of land located in Muddy creek Township, Butler County, Pennsylvania, bounded and described as follows:
Beginning at a point along the center line of Route 19 at a point in common with lands of Donna McKinney said point being the Southwest corner of the tract herein conveyed; thence along the center line of Route 19 the following courses and distances: North 05° 34' 39" West a distance of 358.29 feet; thence North 06° 46' 52" West a distance of 228.78 feet to a point along other lands of Joseph Stickel; thence North 85° 44' 00" East along line of lands of Joseph Stickel a distance of 1103.80 feet to a point along line of lands of Arthur Stickel; thence South 00° 57' 30" East along line of lands of Arthur Stickel a distance of 505.80 feet to a point along line of lands of now or formerly Donna McKinney; thence South 81° 18' 20" West along line of lands of Donna McKinney a distance of 1059.54 feet to a point, the place of beginning, containing 13.51 acres and being Lot one in the Joseph Stickel Subdivision recorded in Plan Book 199 Page 2.

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

BEING the same premises which Joseph C. Stickel and Patricia J. Stickel, husband and wife, by Deed dated July 25, 1997 and recorded July 29, 1997 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2762 Page 881, granted and conveyed unto Sean A. Gramz, in fee.

AND EXCEPTING AND RESERVING:
ALL that certain lot or piece of ground situate in the Township of Muddy creek, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 in the Hunter's Field Phase IB, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 255, page 48, and being more fully bounded and described therein.

AND EXCEPTING AND RESERVING.
All that certain lot or parcel of ground situate in the Township of Muddy creek, County of Butler and Commonwealth of Pennsylvania being known and designated as Lot Number 6 in the Hunter's Field Phase IB as set forth among the land records of Butler County, Pennsylvania in Plan Book Volume 255, page 48.

AND EXCEPTING AND RESERVING:
ALL that certain lot or piece of ground situate in the Township of Muddy creek, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 9 in Hunters Fields Phase IB as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 255, page 48.

AND EXCEPTING AND RESERVING:
ALL that certain lot or piece of ground situate in the Township of MUDDYCREEK, County of BUTLER and Commonwealth of Pennsylvania, being Lot No. 7 in the HUNTER'S FIELD Plan of Lots Phase IB as recorded in the Office of the Recorder of Deeds of BUTLER County, Pennsylvania in Plan Book Volume 255, Page 48.

BEING Known as 1685 Perry Highway, Portersville, PA 16051

BEING Butler County Parcel ID Nos. 240-4F135-3 and 240-4F135-3J

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30140
C.P. 2016-20927
SHF FILE: 16001840**

ATTY LEON HALLER

Seized and taken in Execution as the property of ANDREW J HAID HEIR, MELISSA SWEESY HAID DECD, MELISSA SWEESY HAID HERI, AND UNKNOWN HEIRS, at the suit of US BANK NATL ASSN AND PA HOUSING FINANCE AGENCY BY TR, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, being known and designated as Lot No. 193 and the Easterly one-half of Lot No. 194 of the John R. Cavanaugh Plan of Lots, recorded in the Recorder's Office of Butler County, PA at Plan Book 2, Page 2, and being more specifically bounded and described as follows and in accordance with Certification Survey of R. B. Shannon & Associates, Inc., dated February 25, 1992:

BEGINNING at a point on the Northerly line of Negley Avenue, a 60 foot right of way, at a point in common to Lot No. 192 of the same Plan, said point being the Southeast corner of the premises herein conveyed; thence along the Northerly line of Negley Avenue, South 87 degrees 12 minutes 55 seconds West a distance of 37.50 feet to a point on lands of now or formerly Cava1ero; thence by line of same, North 02 degrees 37 minutes 40 seconds West a distance of 68.93 feet to a point on lands of now or formerly Redevelopment Authority of the City of Butler; thence by line of same, North 87 degrees 22 minutes 20 seconds East a distance of 37.50 feet to a point on line of Lot No. 192 (now or formerly Broge); thence by line of same, South 02 degrees 37 minutes 40 seconds East a distance of 68.83 feet to a point, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 316 NEGLEY AVENUE, BUTLER, PA 16001

TAX PARCEL NO. 563-6-210

BEING THE SAME premises which Kyle B. Van Dale by deed dated 6/6/01 and recorded 6/20/01 in Butler County Instrument No.200106200016235. granted and conveyed unto Melissa Sweesy Haid. The said Melissa Sweesy Haid (a/k/a Melissa Sweesey Haid) died June 18, 2013. Andrew J. Haid is a known heir of Melissa Sweesey Haid a/k/a Melissa

Sweesy Haid, Deceased. Any other heirs are unknown.

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

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30134
C.P. 2016-20741
SHF FILE: 16001644**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of BRIAN HELMS, BRIAN A HELMS, PATRICIA HELMS, AND PATRICIA L HELMS, at the suit of CITIBANK NA, Being:

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

ON the North by lands now or formerly of William Campbell; on the East by lands now or formerly of John Christy Heirs; on the South by lands now or formerly of Sylvanus Aggas; and on the West by lands now or formerly of William Campbell.

CONTAINING 10 acres, more or less, and being known as the Brown Farm and being designated Purpart NO. 20 in the Charles Duffy partition.

TOGETHER with a right-of-way conveyed to the Grantors herein by deed of Paul F. Fleeeger at Deed Book No. 1086, Page 440

TITLE TO SAID PREMISES IS VESTED IN Brian Helms and Patricia Helms, his wife, by Deed from Russell G. Dittig and Lisa Ann Dittig, his daughter, dated 01/20/1997, recorded 01/29/1997 in Book 2706, Page 354.

Tax Parcel: 110-2F26-26A-0000

Premises Being: 213 Valley Road, West Sunbury, PA 16061-1923

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30135
C.P. 2016-20857
SHF FILE: 16001643**

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of LEANNA C HEMPHILL at the suit of PLAZA HOME MORTGAGE INC, Being:

PARCEL NO.: 565-24-30

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

Bounded on the North by Cleveland Street; on the East by an alley; on the South by lot now or formerly L. O. Thompson; and on the West by lot now or formerly of Shaughnessy, having a frontage of forty (40) feet on Cleveland Street, and extending back, preserving the same width, one hundred twenty (120) feet, more or less, to said lot now or formerly of L. O. Thompson.

Being more particularly described as follows:

Beginning at a point on Cleveland Street with its intersection with an alley; thence South along said alley, one hundred fourteen (114) feet, more or less, to lot of now or formerly L. O. Thompson; thence West along lot now or formerly of L. O. Thompson, forty (40) feet to lot of Shaughnessy; thence North along lot of said Shaughnessy, one hundred sixteen (116) feet, more or less, to Cleveland Street; thence East along Cleveland Street, forty "(40) feet to the place of beginning.

Being more particularly described as follows:

Beginning at a point on the corner of Cleveland Street, a forty foot right of way, and an alley, being the northeast corner of the subject property; thence South 2 degrees 40' 10" West along the western edge of said alley, a distance of 117.75 feet to a point being marked by an existing iron pin; thence North 88 degrees 36' 00" West a distance of 40.00 feet to a point being marked by an existing iron pipe; thence North 2 degrees 40' 10" East along line of lands of now or formerly D. M. McCoy a distance of 122.42 feet to a point being marked by an existing iron pin; thence South 81 degrees 55' 00" East along the south side of Cleveland Street a distance of 40.17 feet to a point being marked by an existing iron pin, being the place of beginning, as per

survey of R. B. Shannon and Associates, Inc. dated October 12, 1988.

Being designated as Parcel ID No. 565-24-30 in the Deed Registry Office of Butler County, Pennsylvania.

Fee Simple Title Vested in Leanna C. Hemphill, an Unmarried Woman, by deed from, Chen Fang (Incorrectly known as Fang Chen), married and Yang H. Lu, her husband, dated 6/5/2015, recorded 6/17/2015, in the Butler County Recorder of deeds in Deed Instrument No. 201506170012916.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30155
C.P. 2016-20987
SHF FILE: 16001837**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DONALD F HOFFMAN, DONALD P HOFFMANN , AND H&H PROPERTIES at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at the northeast corner of the tract herein described at a point on the intersection of Elm Street and Locust Street; thence westwardly along Locust Street 38 feet to a point; thence south by a line parallel with Elm Street 106.39 feet along lands of now or formerly Zeno F. Henninger, et al to a post; thence eastwardly by line parallel with Locust Street, 38 feet along lands of now or formerly Zeno F. Henninger, et al to a post on Elm Street; thence northwardly along Elm Street 106.39 feet to the place of beginning.

HAVING erected thereon a frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Donald P. Hoffmann and Donald F. Hoffmann, as their sole and separate property, as joint tenants with the right of survivorship, by Deed from Donald Hoffmann and Jane M. Hoffmann, h/w, dated 09/05/2007, recorded 09/21/2007 in Instrument Number 200709210024841.

Tax Parcel: 562-23-169-0000

Premises Being: 341-343 East Locust Street

a/k/a 341-343 Locust St., Butler, PA 16001-4856

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30160
C.P. 2016-20860
SHF FILE: 16001846**

ATTY KIMBERLY BONNER

Seized and taken in Execution as the property of MICHAEL P JESTEADT AND CHRISTINE A JESTEADT at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

Beginning at a point in the center line of a public roadway known as Route 488 (a/k/a Route 488) where the Southeast point of lands of the Grantor intersects with the Northeast corner of now or formerly W. C. Gall; thence by line of lands of now or formerly W. C. Gall aforesaid and also lands of now or formerly J. E. Wiltout, M. G. Wilson, and J. R. Osborne, South 87 deg. 30' 00" West, a distance of 545.25 feet to a point at other lands of the Grantor to be conveyed to others as Lot #2; thence by line of lands of Lot #2 aforesaid the following three (3) courses and distances: North 2 deg. 20' 00" West, a distance of 179.93 feet to a point; thence North 87 deg. 30' 00" East, a distance of 144.62 feet to a point; thence North 81 deg. 16' 16" East a distance of 222.46 feet to a point in the center line of Route 488 aforesaid; thence by the center line of said Route 488 aforesaid, South 43 deg. 43' 55" East, a distance of 272.31 feet to a point at lands of now or formerly W. C. Gall aforesaid, the place of beginning.

Being Lot No. 1 (containing 2.00 acres of land with house and garage thereon situate) on the Jesteadt Subdivision as recorded in the Recorder of Deeds Office of Butler County, PA, in Plan Book 236, Page 5.

BEING known and numbered as 480 Main Street, Prospect, PA 16052

Being the same property conveyed to Michael P. Jesteadt and Christine A. Jesteadt, husband and wife, who acquired title by virtue of a deed from Paul J. Jesteadt, a single person, dated April 6, 2001, recorded April 24, 2001, at Document ID 200104240009366,

Butler County, Pennsylvania records.

Parcel No.: 490-SI-35

BCLJ: July 15, 22 & 29, 2016

**E.D. 2014-30188
C.P. 2014-21177
SHF FILE: 1600 1641**

ATTY ADAM DAVIS

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

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

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

BEING designated as Tax Parcel I.D. No. 500-S3-B406 in the Deed Registry Office of Butler County, Pennsylvania.

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

UNDER AND SUBJECT Declaration of Condominium recorded in the Office of the

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

TITLE TO SAID PREMISES IS VESTED IN Virginia R. Koehler, single, by Deed from Roger M. Sepich, single and Milan J. Sepich and Shirley A. Sepich, his wife, dated 05/20/1993, recorded 05/24/1993 in Book 2321, Page 567. Virginia R. Koehler a/k/a Virginia Koehler died on 02/02/2013, leaving a Law Will and Testament dated 03/22/2001. Letters Testamentary were granted to Charlene D. Koehler on 02/08/2013 in Butler County, No. 10-13-0123. The Decedent's surviving heir at law and next-of-kin is Charlene D. Koehler.

Tax Parcel: 500-S3-B406

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

BCLJ: July 15, 22 & 29, 2016

**E.D. 2010-30011
C.P. 2009-23578
SHF FILE: 16001851**

ATTY MARK UDREN

Seized and taken in Execution as the property of MICHAEL P KUMPFMILLER at the suit of WELLS FARGO BANK, NA, Being:

EXHIBIT "A"
LEGAL DESCRIPTION

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

BEGINNING at a point in the center of Hillview Drive, a 33-foot private road on line of land of Dumbaugh, formerly Eldridge, said point being located North 38° West, a distance of 392.80 feet from the intersection of the centerlines of said Hillview Drive and L.R. 10053, a public road known as the Unionville-Prospect Road; thence South 60° 44' West along line of lands of Dumbaugh, formerly Eldridge, a distance of 136.89 feet to a point on line of other lands of H.B. Callahan; thence South 31° 36' East along line of other lands of said H.B. Callahan,

a distance of 80.00 feet to a point on line of Lot No. 3 now owned by Crouch; thence North 60° 40' of 145.88 feet to a point in the center of said Hillview Drive; thence North 36° West along the centerline of Hillview Drive, a distance of 80.70 feet to a point, the place of beginning. And being designated as Lot No. 4 in a survey of H.B. Callahan by Wayne R. Cypher, C.E., dated July 10, 1957.

TOGETHER with the right of ingress, egress and regress along that road known as Hillview Drive, a 33.00 foot private right of way as shown on the survey.

HAVING erected a dwelling known as 110 Tuck Lane, Butler, PA 16001, formerly known as 107 Mahood Road, Butler, PA 16001. UNDER AND SUBJECT to rights, reservations, exceptions and restrictions as set forth in prior instruments of record.

BEING designated Tax Parcel No. 060-S6-D4.

SUBJECT to all covenants, conditions, restrictions, easements and rights-of-way as contained in prior instruments of record.

BEING the same premises which Philip J. Grasha and Julia Grasha, husband and wife, by Deed dated April 25, 2003 and recorded May 5, 2003 in Clearfield County in Instrument Number 200305050018580, granted and conveyed unto Michelle L. Rhodes and Mike Kumpfmiller, as joint tenants with right of survivorship.

BEING the same premises which became vested in the mortgagor herein by Deed of Michelle L. Rhodes and Mike Kumpfmiller, a/k/a Mike Kumpfmiller, a/k/a Michael P. Kumpfmiller, by Deed dated February 23, 2004 and recorded contemporaneous herewith in the Office of the Recorder of Deeds in and for Centre County.

BEING KNOWN AS: 110 Tuck Lane, Butler, PA 16001

PROPERTY ID NO.: 060-S6-D4-0000

TITLE TO SAID PREMISES IS VESTED IN Michael P. Kumpfmiller, individually BY DEED FROM Michelle Rhodes and Mike Kumpfmiller aka Mike Kumpfmiller aka Michael P. Kumpfmiller DATED 02/23/2004 RECORDED 03/24/2004 IN DEED BOOK 200403240008898.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30158
C.P. 2016-20901
SHF FILE: 16001850**

ATTY ELIZABETH GRIBIK

Seized and taken in Execution as the property of JAMES MCMASTER AND SHIRLEY MCMASTER at the suit of MANDY L CLAYPOOLE, Being:

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

BEGINNING at the Northeast corner of the lot herein described and at a point on the South side of West Brady Street, formerly West Clay Street, distance 83-1/3 feet West from the intersection of said West Brady Street, formerly West Clay Street, and North Chestnut Street; thence South along lot formerly of Charles Rieger, now Marischer, 150 feet, more or less, to an alley; thence West along said alley, 33-1/3 feet to a line of lot formerly Theodore L. Schenck, now George; thence along line of lot of said George, 150 feet, more or less, to West Brady Street; thence East along West Brady Street, 33-1/3 feet to the place of beginning.

HAVING thereon erected a dwelling house and garage and being known as 407 West Brady Street, Butler, Pennsylvania.

Said premises being more accurately bounded and described pursuant to survey of R.B. Shannon & Associates, Inc., dated June 7, 1984, as follows:

BEGINNING at the Northeast corner of the lot herein described and at a point on the South side of West Brady Street, formerly West Clay Street, distance South 88 degrees 47' 00" West, 88.33 feet from the intersection of the Southerly right of way line of West Brady Street and the Westerly right of way line of North Chestnut Street; thence South 0 degrees 44' 1 0" West, 150 feet along lands of R. E. Marischer to a point on the Northerly right of way line of a 20 foot alley; thence South 88 degrees 47' 00" West (incorrectly shown as 87' 00" West on the Sheriffs Deed), 33.33 feet along the Northerly right of way line of said alley; thence North 0 degrees 44' 10" West, 150.00 feet along lands of W. M. George to a point on the Southerly right of way line of West Brady Street; thence along the Southerly right of way line of West Brady Street, North 88 degrees 47' 00" East, 33.33 feet to a point,

the place of beginning.

District/Map/Parcel No. 565-10-175

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30136
C.P. 2016-20906
SHF FILE: 16001843**

ATTY LOUIS VITTI

Seized and taken in Execution as the property of DONALD G MEYERS, JR, LISA R MEYERS AND LISA R ELLERY at the suit of US BANK NATL ASSN, Being:

ALL that certain piece, parcel or tract of land lying and being situate in Lancaster Township, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No.2 in the Plan of Subdivision/Lot Line changes for Walter J. and Gloria J. Kilmack Subdivision #2 as per survey of William Thomas Pochatko, P.E., P.O.S. dated August 1, 2005 and recorded October 24, 2005 in the Butler County Recorder of Deeds Office in Plan Book Volume 287, page 40 at Instrument No. 200510240030697.

HAVING erected thereon a dwelling known as 108 Locust Alley, Harmony, PA 16037.

PARCEL NO. 200-S1-B10.

BEING the same premises which Donald G. Meyers, Jr. and Lisa R. Meyers n/k/a Lisa R. Ellery, by Deed dated 04/14/2009 and recorded 04/22/2009 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200904220008007, granted and conveyed unto Lisa R. Ellery, a married woman.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30133
C.P. 2016-20850
SHF FILE: 16001645**

ATTY KERI P EBECK

Seized and taken in Execution as the property of TREVA J MOHAN at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:

ALL THAT CERTAIN property situated in the Township of Oakland in the County of Butler and Commonwealth of Pennsylvania, being more fully described in the a Deed dated

05/20/1992, among the land records of the County and Commonwealth set forth above, in Deed Volume 2040, Page 349.

EXCEPTING AND RESERVING all that certain property known as 1.74 acres acquired by Brandy J. McFarland by Deed dated 02/02/2000 recorded 02/02/2000 in Deed Volume 2000020200, Page 2391.

BEING the same premises which Beatrice J. Weiland, by Deed dated May 20, 1992, and recorded on May 20, 1992 in the Recorder's Office of Butler County, Pennsylvania, in Deed Book 2040, Page 349, granted and conveyed unto Treva J. Mohan.

Being Parcel Number: 250-1F147-13C-0000.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30124
C.P. 2016-20382
SHF FILE: 16001651**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of PATRICK G MONTGOMERY AND DEBORAH A MONTGOMERY at the suit of HUNTINGTON NATL BANK, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 225 in the Cranberry Estates plan of Lots recorded in the Recorder's office of said County in Plan Book Volume 72, page 45. HAVING erected thereon a dwelling house.

SUBJECT to grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instrumtents of record and in said recorded plan.

SUBJECT to coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record and to building lines and easements on said recorded plan.

TAX I.D.#: 130-S11-D225-0000

Being known as: 428 ANNA MARIE DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066- 5604.

Title to said premises is vested in Patrick G. Montgomery and Deborah A. Montgomery by deed from Srini Raman dated March 9, 1992 and recorded March 10, 1992 in Deed Book

1975, Page 111.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30131
C.P. 2016-20219
SHF FILE: 16001648**

ATTY KIMBERLY HONG

Seized and taken in Execution as the property of FRAN NEGRI DECEASED AND JANET FRANCIS NEGRI at the suit of WELLS FARGO FINANCIAL PENNSYLVANIA, INC, Being:

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

On the North 190 feet by lands now or formerly of Arthur Lutz; on the East 226 feet by lands of said Arthur Lutz; on the South 190 feet by lands of Oren Domhoff; and on the West 226 feet by a Roadway known as Domhoff Street.

BEING known and numbered as 302 East Lancaster Road, Harmony, PA 16037»

BEING the same property conveyed to Frank Negri and Janet Francis Negri, husband and wife who acquired title by virtue of a deed from Frank Negri and Janet Francis Negri, husband and wife, dated July 11, 2006, recorded July 18, 2006, at Instrument Number 200607180017986, Butler County, Pennsylvania records.

Parcel No.: 200-4F56-15F1-0000

BCLJ: July 15, 22 & 29, 2016

**E.D. 2014-30198
C.P. 2014-21195
SHF FILE: 16001642**

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 NATL ASSN, 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.

BEING NO. 183 WOODBINE DRIVE

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: July 15, 22 & 29, 2016

**E.D. 2016-30144
C.P. 2016-20643
SHF FILE: 16001746**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of MARY L POTE MRA DEC BY HEIR, MICHAEL J POTE MRA HEIR, DAVID D POTE MRA HEIR, AND UNKNOWN HEIRS at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

LEGAL DESCRIPTION

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

BEGINNING at a point on the north line of a turnaround off Heather Drive on the dividing line between Lot No. 7 and Lot No. 8 in the Meridian Highlands Plan of Lots; thence North 7° 06' East along said dividing line a distance of 104.44 feet to a point in the center line of a 16-foot lane on line of lands of H.E. Swigart; thence South 86° 56' 10" East along said center line a distance of 149.99 feet to a point on line of lands of the Butler Area School District; thence South 4° 01' 30" West along said line of lands a distance of 155.01 feet to a point on the dividing line between Lot No. 6 and Lot No. 9 in said plan; thence North 86° 36' West along said line of lands a distance of 108.26 feet to a point on the line of a turnaround off Heather Drive; thence in a northwesterly direction by an arc to the left having a radius of 50 feet along line of said turnaround a distance of 75.31 feet to a point at the place of beginning. BEING known as Lot No. 8 in the Meridian Highlands Plan of Lots as recorded in the Recorder's Office in and for

Butler County in Rack File Section 65 page 16.

SUBJECT to a 25-foot building line along Heather Drive as shown on said recorded plan of lots.

UNDER AND SUBJECT to the following restrictions:

- A. No mobile or modular homes will be permitted on any lots.
- B. No commercial dog kennels, and no commercial buildings will be permitted on any lots.
- C. Any dwelling house and lot must have a minimum value of Thirty-five Thousand (\$35,000.00) Dollars.
- D. All plans for dwelling houses to be erected in said plan must have written approval of Robert R Heaton, his heirs or assigns, before any construction is commenced.

***As per survey of R. B. Shannon & Associates, Inc. on April 19, 1985.

TAX I. D. #: 54-25-E8

Being known as: 170 AMBLER DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Edward D. Potemra and Mary L. Potemra by deed from Eric J. Foradori and Karen D. Foradori dated May 17, 1985 and recorded May 17, 1985 in Deed Book 1229, Page 0287. The said Edward D. Potemra died on August 10, 1996 thereby vesting title in Mary L. Potemra. The said Mary L. Potemra died on April 26, 2014 thereby vesting title in Michael J. Potemra, David D. Potemra, and Unknown Surviving Heirs of Mary L. Potemra.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30156
C.P. 2016-20791
SHF FILE: 16001836**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of KAREN S REA at the suit of DITECH FINANCIAL LLC, Being:

LOT #1

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

BEGINNING at a point in the center line of

T-830 Rattigan Road at the Southwest corner of the property herein described at a point in common with property now or formerly E. A. Haid; thence along property of Haid, North 87° 23' 45" East a distance of 460.28 feet to a point on other lands of the grantors herein; thence along the same South 19° 51' 20" East, a distance of 195.63 feet; thence South 31° 27' 27" West a distance of 206.37 feet to a point in the center line of Rattigan; thence along the same North 51° 31' 50" West a distance of 300.18 feet to a point; thence along the same North 50° 17' 52" West a distance of 238.55 feet to a point the place of BEGINNING.

LOT #2

ALL that lot of land situate in Donegal Township, Butler County, Pennsylvania, bounded and described as follows;

On the North by lands of now or formerly Flickner; on the East by lands of now or formerly William Russell and on the South and West by a public road.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, easements, restrictions, reservations and conditions of record.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments appurtenances, whatsoever and hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 193 Rattigan Road, Chicora, PA 16025

BEING THE SAME PREMISES which Ronald P. Rea and Karen S. Rea, by Deed dated 8/16/2004 and recorded 8/25/2004 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument No. 200408250027870, granted and conveyed unto Karen S. Rea.

PARCEL NO.: 140-1F63-20AA & 140-1F63-20A

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30151
C.P. 2016-20797
SHF FILE: 16001853**

ATTY ADAM DAVIS

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

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

ON the North 101.8 feet by Lots 46 and 47 of now or formerly R.R. Glenn; on the East 50 feet by Lot 44; on the South 101.2 feet by Lots 38 and 40 and one-half of 41; and on the West 50 feet by McKinley Avenue. Being Lot No. 45 in the Revised Plan of Lots of A.M. Christley.

TITLE TO SAID PREMISES IS VESTED IN Yvonne L. Schell, by Deed from Shuantun Lee and Chunhua Lee, h/w, dated 03/20/2014, recorded 03/21/2014 in Instrument Number 201403210005980. Tax Parcel: 565-12-104-0000

Premises Being: 421 McKinley Avenue, Butler, PA 16001

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30161
C.P. 2016-21026
SHF FILE: 16001879**

ATTY GARY DARR

Seized and taken in Execution as the property of ELMER SCHERDER, ELMER C SCHERDER JR, LOU SCHERDER AND LOUELLA M SCHERDER at the suit of FIRST COMMONWEALTH BANK, Being:

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

On the North by lands of Schreder, 8 rods; On the East by public road known as Highway Route #10082, 20 rods; On the South by other lands of Caroline M. Slater, 8 rods; On the West by other lands of Caroline M. Slater, 20 rods;

BEING the same property known as 352 Slater

Road, Parker, PA 16049 and designated as Parcel No. 020-1F118-3A.

BEING the same property which Louise E. Altman, a single woman, by Deed dated September 22, 1992 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on September 22, 1992 at Deed Book Volume 2152, Page 187, granted and conveyed unto Elmer Scherder and Lou Scherder.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30149
C.P. 2016-20961
SHF FILE: 16001845**

ATTY MATTHEW FISSEL

Seized and taken in Execution as the property of CHERYL A SCHULTZ EXTRX AND BONITA KAY NEWCOME EST BY EXTRX at the suit of FIRST NIAGRA BANK NA, Being:

ALL THAT CERTAIN Piece, Parcel or Tract of Ground Situate In Butler Township, Butler. County, Pennsylvania, Being Bounded and Described As Follows:

BEGINNING At A Point, Said Point Being The North Right Of Way Line Of The Butler-Freeport Road, Said Point Being The Southeast Corner Of The Within Described Tract Of Ground, Said Point Also Being The Southwest Corner Of Property Of Rudolf J. Rikal, Jr.; Thence From Said Point Of Beginning Along The North Right Of Way Line Of The Butler-Freeport Road, North 67 Degrees 00 Minutes West, A Distance Of 60.00 Feet To A Point On Lands Of Now Or Formerly Carl E. Shields; Thence North 23 Degrees 00 Minutes East, Along Line Of Lands Of Now Or Formerly Carl E. Shields, A Distance Of 185.60 Feet To A Point On Line Of Lands Now Or Formerly Carl E. Shields And Now Or Formerly T. W. Phillips Gas & Oil Co.; Thence South 67 Degrees 00 Minutes East Along Line Of Lands Of T. W. Phillips Gas & Oil Co., A Distance Of 60.00 Feet To A Point At Line Of Lands Of Rudolf J. Rikal, Jr.; Thence South 23 Degrees 00 Minutes West Along Line Of Lands Of Rudolf J. Rikal, Jr., A Distance Of 185.60 Feet To A Point, Said Point Being The Place Of Beginning. Being The Westerly Lot Of The Ehrman Subdivision Recorded At Rack File Section 72, Page 39.

CONTAINING .290 Acre In Accordance With Survey Of W. J. McGarvey, P. E., Dated February 14, 1978.

DEED BOOK: 1201

DEED PAGE: 517

MUNICIPALITY: Butler Township

TAX PARCEL#: 051-40-16

PROPERTY ADDRESS: 107 1/2 Freeport Road Butler, PA 16002

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30141
C.P. 2016-20191
SHF FILE: 16001744**

ATTY JILL COUGHLIN

Seized and taken in Execution as the property of BRIAN L SIBBLE at the suit of WELLS FARGO BANK NA, Being:

All that certain lot or piece of ground situated in the Fifth Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Tract 1: Beginning at a point on the Northerly line of West Penn Street, said point being the Southern corner of the parcel herein described and common to the Western line of a 20 foot unopened alley; thence by West Penn Street Extension, North 74° 56' 00" West, of M. DeMarco; thence by DeMarco, North 8° 56' East, 34 feet to a point; thence continuing by DeMarco and the Northerly line of Tract 2, North 74° 5' 00" West, 152.25 feet to a point on the Northeasterly right of way line on West Penn Street; thence by the same, North 40° 57' 40" West, 98.84 feet to a point on the Southerly line of lands now or formerly of T.J. Chapman; thence by Chapman, North 70° 33' 50" East, 182.06 feet to a point on the Westerly line of a 20 foot alley; thence by same, South 25° 3' 00" East 257.69 feet to a point at the place of beginning. Containing 0.62 of an acre and having thereon erected a dwelling house and garage.

Tract 2: Beginning at a point in the center line of West Penn Street Extension, said point being the Southeast corner of the parcel herein described and common to the Southwest corner of land now or formerly of M. DeMarco; thence by DeMarco, North 10° 29' 00" East, 32.02 feet to a point on the Southern line of lands described in Tract 1; thence the same, North 74° 5' 00" West, 66.98 feet to a point at the edge of West Penn Street Extension;

thence South 49° 2' 20" West, 9.24 feet to a point in the center line of West Penn Street Extension; thence by same the following two course and distances; South 49° 3' 00" East, 30.04 feet to a point; thence South 58° 12' 50" East, 35.58 feet to a point at the place of beginning. Containing 0.03 of an acre.

Said premises being known as 1015 West Penn St. Ext., Butler, PA, 16001.

Tax ID / Parcel No. 565-44-74-0000

BEING KNOWN AS: 1015 W. PENN STREET A/K/A WEST PENN ST. EXT., BUTLER, PA 16001

BEING THE SAME PREMISES which Nadesha Anastasoff, by Deed dated July 8, 2008 and recorded July 10, 2008 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument No. 200807100015649, granted and conveyed unto BRIAN L. SIBBLE.

PARCEL NO.: 565-44-74

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30130
C.P. 2016-20642
SHF FILE: 16001646**

ATTY MICHAEL SHAVEL

Seized and taken in Execution as the property of THOMAS SNYDER at the suit of VENTURES TRUST 2013-1-H-R, BY MCM CAPITAL PARTNERS, LLC, Being:

ALL THAT certain lot of land situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of Lewis Avenue and Kappeier Avenue, said point being the Northeast corner of the lot herein described and the Southwest corner of the aforesaid intersection thence in a southerly direction along Kappeler Avenue, 125 feet to Regina Avenue; thence in a Westward direction by Regina Avenue, 90 feet to a point in the Lot No. 217; thence in a northern direction through Lot No. 217, 125 feet to a point at the southside of Lewis Avenue; thence in an Eastern direction along Lewis Avenue, 90 feet to a point, the place of beginning. BEING all of Lots Nos. 215 and 216 and the Eastern 10 feet of Lot No. 217 in the Kohler Plan of Lots.

BEING designated as Tax Map and Parcel No. 52-29-A215

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30153
C.P. 2016-20976
SHF FILE: 16001852**

ATTY MARK UDREN

Seized and taken in Execution as the property of MARGARET TATSAK AND WILLIAM TATSAK at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP BUTLER, IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED 09/02/2005 AND RECORDED 03/27/2006 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, INDEED VOLUME 2006032700 AND PAGE 06741. TAX MAP OR PARCEL IS NO: (052)-36-F93

BEING KNOWN AS: 139 Colleen St, Butler, PA 16001

PROPERTY ID NO.: (052)-036-F93

TITLE TO SAID PREMISES IS VESTED IN WILLIAM TATSAK AND MARGARET TATSAK BY DEED FROM BUDDY E. RUGGLES, BY HIS ATTORNEY IN FACT, MARY JANE RUGGLES AND MARY JANE RUGGLES, HIS WIFE DATED 09/02/2005 RECORDED 03/27/2006 IN DEED BOOK Inst#20060327006741.

BCLJ: July 15, 22 & 29, 2016

**E.D. 2016-30125
C.P. 2016-20753
SHF FILE: 16001640**

ATTY REBECCA SOLARZ

Seized and taken in Execution as the property of JUSTIN D THOMPSON, ERICA L THOMPSON, AND UNITED STATES OF AMERICA at the suit of GREEN TREE SERVICING LLC, Being:

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

BEGINNING at a point at the intersection of the center line of PA Traffic Route No. 38, a/k/a PA Legislative Route No. 75 on line of lands now or formerly of Kenneth J. Deal, et ux., and the herein described tract; thence along line of lands now or formerly of Kenneth J. Deal, et ux., and Dan H. Sherry, et ux., et al., respectively, South 89 degrees 22 minutes 50 seconds East a distance of 508.38 feet to line of lands now or formerly Kelly; thence along line of lands of now or formerly of Kelly and Potsabay, respectively, the following courses and distances: South 1 degrees 14 minutes 10 seconds West a distance of 211.32 feet and South 87 degrees 22 minutes 40 seconds West a distance of 353.89 feet to the center line of PA Traffic Route No. 38, a/k/a PA Legislative Route No. 75; thence along the center line of PA Traffic Route No. 38, a/k/a PA Legislative route No.75, North 32 degrees 49 minutes 30 seconds west a distance of 277.22 feet to a point, at the palace of beginning.

DEED BOOK: Instrument

#200409270031264 DEED

PAGE: Instrument

#200409270031264

MUNICIPALITY: Venango Township.

TAX PARCEL#: 300-3F14-23L-0000

PROPERTY ADDRESS: 3008 Oneida Valley Road Hilliards, PA 16040

BCLJ: July 15, 22 & 29, 2016

E.D. 2016-30122
C.P. 2016-20720
SHF FILE: 16001652

ATTY LEON HALLER

Seized and taken in Execution as the property of HEIDI G TREMONTIN at the suit of US BANK NATL ASSN, Being:

ALL those two certain pieces, parcels or lots of land situate, lying and being in the Township of Penn, County of Butler, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

Tract One:

BEGINNING at a point at the intersection of the northwest corner of lands now or formerly

of Wilfred A Gaiser and the eastern line of lands now or formerly of Charles Walters, said point being the southwest corner of the herein described tract of land; thence North 2 degrees 27 minutes West, along the eastern line of lands of Walters, a distance of 100 feet to a point, the northwest corner; thence North 88 degrees 35 minutes East, through lands now or formerly of D. Callen, a distance of 487 feet to a point, the northeast corner; thence continuing by the same, South 2 degrees 27 minutes East, a distance of 100 feet to a point, the southeast corner; thence South 88 degrees 35 minutes West, along the northern line of lands of Gaiser, a distance of 487 feet to a point, the place of beginning.

Under and subject to any and all restrictions, covenants, conditions, easements and rights-of-way of record or apparent from an inspection of the property.

TAX PARCEL NO. 270-2F94-14BA

Tract Two:

BEGINNING at a point, said point being the northeast corner of the lot herein conveyed, said point being on line of lands now or formerly of D. Callen, said point of beginning being South 88 degrees 35 minutes West, on line of lands now or formerly of D. Callen, 539.93 feet from the centerline of the Pittsburgh-Butler Public Road, known as Route No. 8; thence from said point of beginning along lands now or formerly of Walter A McGrade and Henrietta K. McGrade, his wife, South 2 degrees 27 minutes East, a distance of 100.00 feet to a point; said point being the southwest corner of the lot herein conveyed and being common to lands now or formerly of Walter A McGrade, et ux.; thence along line of lands now or formerly of Walter A McGrade, et ux., South 88 degrees 35 minutes West, a distance of 447.17 feet to a point, said point being the southwest corner of the lot herein conveyed on line of lands now or formerly of Charles Walters; thence along line of lands now or formerly of Charles Walters, North 2 degrees 27 minutes West, a distance of 100 feet to a point, said point being the northwest corner of the lot herein conveyed on line of lands now or formerly of D. Callen; thence along line of lands now or formerly of D. Callen, North 88 degrees 35 minutes West, a distance of 447.17 feet to a point, the place of beginning, said point being the northeast corner of the lot herein conveyed.

Together with a 12 foot driveway easement,

said easement being located from the northeast corner of the lot herein conveyed and running along the southerly line of lands now or formerly of D. Callen, North 88 degrees 35 minutes East, a distance of 539.93 feet in an easterly direction to the centerline of the Pittsburgh-Butler Public Road, known as Route No. 8.

Under and subject to any and all restrictions, covenants, conditions, easements and rights-of-way of record or apparent from an inspection of the property.

TAX PARCEL NO. 270-2F94-14EB.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 128 KENYON LANE BUTLER, PA 16002.

BEING THE SAME premises which William Clyde Graham, III and Nancy Lee Graham, by deed dated November 5, 2013 and recorded November 27, 2013 to Butler County Instrument No. 201311270033892, granted and conveyed unto Heidi G. Tremontin.

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

SEIZED IN EXECUTION AS THE PROPERTY OF HEIDI G. TREMONTIN UNDER BUTLER COUNTY JUDGMENT NO. 2016-10064.

BCLJ: July 15, 22 & 29, 2016

Sheriff of Butler County, Michael T Slupe



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