

**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: Joyce A Bader  
a/k/a: Joyce Ann Bader**

Late of: Evans City PA  
 Executor: Eric B Smith  
 1115 Kline Road  
 Zelienople PA 16063  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelienople PA 16063

**Estate of: Raymond Eugene Bester  
a/k/a: Raymond E Bester**

Late of: Center Township PA  
 Executor: Susan Diane Andres Bester  
 102 Mar Vel Drive  
 Butler PA 16001

**Estate of: Ray D Campbell  
a/k/a: Ray Dale Campbell**

Late of: Penn Township PA  
 Executor: Glenda Keck  
 191 Ohara Road  
 Saxtonburg PA 16056  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Juanita B Ciarlariello**

Late of: Evans City PA  
 Administrator: Holly Ciarlariello Sambol  
 800 4th Street  
 Beaver PA 15009  
 Attorney: Heather M Papp-Sicignano  
 Sweeney Law Offices  
 20581 Route 19 Suite 1  
 Cranberry Township PA 16066

**Estate of: Gerald A Darkowski  
a/k/a: Gerald Andrew Darkowski**

Late of: Washington Township PA  
 Administrator: James G Darkowski  
 1108 Annisville Road

Petrolia PA 16050  
 Attorney: Amy D Rees Esquire  
 Heritage Elder Law  
 & Estate Planning, LLC  
 318 South Main Street  
 Butler PA 16001

**Estate of: Richard F Dietrich**

Late of: Connoquenessing Township PA  
 Executor: William F Dietrich  
 28 Osborne Path  
 Newton MA 02459  
 Executor: Michael R Dietrich  
 114 Vanessa Drive  
 Butler PA 16001  
 Attorney: Matthew F Marshall  
 Dillon McCandless King  
 Coulter & Graham LLP  
 800 Cranberry Woods Drive, Suite 100  
 Cranberry Township PA 16066

**Estate of: Marcella Louise Evitt**

Late of: Saxtonburg PA  
 Executor: Gary C Evitt  
 PO Box 60  
 East Butler PA 16029  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: Sandra Louise Evitt**

Late of: Butler PA  
 Executor: Gary C Evitt  
 PO Box 60  
 East Butler PA 16029  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: Gerald L Kamer**

Late of: Saxtonburg PA  
 Executor: Esther R Kamer  
 245 Roebling Drive  
 Saxtonburg PA 16056  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Grace E Markovich**

Late of: Saxtonburg PA  
 Executor: Richard E Markovich  
 PO Box 254  
 Saxtonburg PA 16056  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxtonburg PA 16056

**Estate of: Margaret Williams McGowan**

Late of: Harmony PA  
 Administrator: James Neff  
 95 Alberta Lane  
 Eugene OR 97404  
 Attorney: Gregory M Pocrass  
 Frank Gale Bails Murcko & Pocrass, P.C.  
 707 Grant Street, 3300 Gulf Tower  
 Pittsburgh PA 15219

**Estate of: Viola M Porter**

Late of: Butler Township PA  
 Executor: John H Auld II  
 4767 William Flynn Highway  
 Allison Park PA 15101  
 Attorney: Rebecca A Auld  
 Auld Miller LLC  
 4767 William Flynn Highway  
 Allison Park PA 15101

**Estate of: Lewis C Ray**

**a/k/a: Lewis Carl Ray**  
 Late of: Butler PA  
 Executor: Jeannette Louise Weleski  
 1028 Winfield Road  
 Cabot PA 16023  
 Attorney: David W Tyree  
 3371 Babcock Boulevard  
 Pittsburgh PA 15237

**Estate of: Beverly J Schenck**

**a/k/a: Beverly G Schenck**  
**a/k/a: Beverly Jean Schenck**  
 Late of: Center Township PA  
 Executor: Stanley D Pavkovich  
 112 Shanor Heights  
 Butler PA 16001  
 Attorney: Kurt S Rishor  
 Rishor Simone  
 101 East Diamond Street Suite 208  
 Butler PA 16001

**Estate of: Angeline Soska**

**a/k/a: Angelina Soska**  
**a/k/a: Angie Soska**  
 Late of: Winfield Township PA  
 Executor: Anthony Bruno  
 141 Thunderwood Drive  
 Bethel Park PA 15102  
 Attorney: Larry D Loperfido  
 Geary Loperfido LLC  
 158 Grant Avenue  
 Vandergrift PA 15690

**Estate of: Philip F Stebler Jr**

Late of: Cranberry Township PA  
 Executor: Edward E Stebler  
 1836 Peach Tree Ave  
 The Villages FL 32162  
 Executor: Karen Ann Nadrash

3801 Ridgeview Drive  
 Valrico FL 33594  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086

**Estate of: Roger C Wagner**

Late of: Adams Township PA  
 Executor: Clifford R Wagner  
 280 Myoma Road  
 PO Box 1232  
 Mars PA 16046

BCLJ: March 24, 31 & April 7, 2017

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**SECOND PUBLICATION**

**Estate of: Paul Steven Bernot**

Late of: Cranberry Township PA  
 Administrator: Edward P Bernot  
 117 Rural Drive  
 Butler PA 16001  
 Administrator: Patricia S Bernot  
 117 Rural Drive  
 Butler PA 16001  
 Attorney: Amy D Rees Esquire  
 Heritage Elder Law &  
 Estate Planning, LLC  
 318 South Main Street  
 Butler PA 16001

**Estate of: Marilyn J Boben**

Late of: Clay Township PA  
 Administrator: Eric B Boben  
 115 Delu Road  
 West Sunbury PA 16061  
 Administrator: Colleen S Dimaria  
 114 Delu Road  
 West Sunbury PA 16061  
 Administrator: Joyce A Brehm  
 807 Mahood Road  
 West Sunbury PA 16061  
 Administrator: Kevin L Boben  
 686 Halston Road  
 West Sunbury PA 16061  
 Administrator: Donald J Boben Jr  
 119 Delu Road  
 West Sunbury PA 16061

**Estate of: Patricia J Clark**

Late of: Penn Township PA  
 Executor: Vanessa L Clark  
 392 Pittsburgh Road  
 Butler PA 16002  
 Attorney: Murray S Shapiro  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: William H Cook**

Late of: Adams Township PA  
Executor: Wanda Sue Boyle  
1264 West Loop Road  
Hollidaysburg PA 16648  
Executor: Ruth Ann Geller  
1565 Three Degree Road  
Mars PA 16046  
Attorney: Kathleen M Charlton  
Charlton And Charlton

**Estate of: Vivian Lois Ebie**

Late of: Connoquenessing Township PA  
Administrator: Stacey Ray Tindle  
300 Saint James St  
Renfrew PA 16053  
Attorney: Andrea L Boyle  
129 S McKean Street  
Butler PA 16001

**Estate of: Dennis W Eyler**

Late of: Oakland Township PA  
Administrator: Michael Eyler  
2615 Palm Street  
Natrona Heights PA 15065  
Attorney: W Robert Ament Esq  
Feldstein Grinberg Lang & McKee  
428 Boulevard of The Allies  
Pittsburgh PA 15219

**Estate of: Doris M Huckestein  
a/k/a: Doris Marsh Huckestein**

Late of: Cranberry Township PA  
Executor: Gary Milnes  
310 Grant Street  
Suite 1109  
Pittsburgh PA 15219  
Attorney: Gary Milnes  
Brandt Milnes & Rea  
310 Grant Street Suite 1109  
Pittsburgh PA 15219

**Estate of: Joseph H Klaput Jr  
a/k/a: Joseph H Klaput**

Late of: Buffalo Township PA  
Executor: Joseph H Klaput III  
1447 Keesee Road  
Clarksville TN 37040  
Attorney: Timothy J Kidd Esquire  
8095 Saltsburg Road  
Pittsburgh PA 15239

**Estate of: James S Martin**

Late of: East Butler PA  
Executor: Corinne Miklos  
2300 Elm Drive  
Ford City PA 16226  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP

128 West Cunningham Street  
Butler PA 16001

**Estate of: Mary Ann Mellish**

Late of: Oakland Township PA  
Administrator: Tina Scarborough  
103 N Oakland Drive  
Chicora PA 16025  
Attorney: Kenneth R Harris Jr  
101 East Diamond Street  
Suite 204  
Butler PA 16001

**Estate of: Monica L Mitch**

Late of: Connoquenessing Township PA  
Executor: Mary Ann Mullner  
126 Delason Avenue  
Butler PA 16001  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

**Estate of: Dorothy Mae Sanderson**

Late of: Center Township PA  
Executor: Donna Ruth Steighner  
136 Verndown Drive  
Butler PA 16002  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Patricia J Schaffer**

Late of: Butler PA  
Executor: Joan Lee Schaffer  
4419 Oakdale Road  
Butler PA 16001  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001  
Attorneys At Law  
617 South Pike Road  
Sarver PA 16055

BCLJ: March 17, 24, 31, 2017

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**THIRD PUBLICATION****Estate of: Cameron J Ashton**

Late of: Penn Township PA  
Administrator: Charles E Ashton Jr  
204 Waikiki Street  
Butler PA 16002  
Attorney: Edward Leymarie Jr  
Leymarie Clark Long PC  
423 Sixth Street  
Ellwood City PA 16117

**Estate of: Raymond Allen Boarts****a/k/a: Raymond Boarts****a/k/a: Raymond A Boarts**

Late of: Jefferson Township PA  
Executor: David P Boarts  
396 Blose Hollow Road  
Kittanning PA 16201  
Executor: Alan C Boarts  
1025 North Highland Avenue  
Pittsburgh PA 15206  
Attorney: Jack J Steiner  
Steiner Sacco Law  
160 N McKean Street  
Kittanning PA 16201

**Estate of: William L Cubbison**

Late of: Butler PA  
Executor: William L Cubbison Jr  
645 Croyland Ave  
Indiana PA 15701  
Attorney: Matthew E Fischer  
114 West Cunningham Street  
Butler PA 16001

**Estate of: Robert L Jenkins**

Late of: Butler PA  
Administrator: Jazzmen Jenkins  
2875 Oneida Street  
Denver CO 80207  
Attorney: Edward Leymarie Jr  
Leymarie Clark Long PC  
423 Sixth Street  
Ellwood City PA 16117

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

Late of: Oakland Township PA  
Executor: Serena M Johnston  
632 Chicora Road  
Butler PA 16001  
Attorney: John C Davey  
129 S McKean Street  
Butler PA 16001

**Estate of: Caressa Anne Martin**

Late of: Marion Township PA  
Administrator: James Allen Martin  
599 Creekbottom Road  
Harrisville PA 16038  
Attorney: Michael J Antkowiak Esq  
1149 Liberty Street Suite 3  
Franklin PA 16323

**Estate of: Mildred Rezak**

Late of: Winfield Township PA  
Executor: Robert Lepkowski  
414 Shuster Drive  
Freeport PA 16229  
Executor: David Posney  
157 Beale Road  
Sarver PA 16055  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg  
101 East Diamond St Suite 102  
Butler PA 16001

**Estate of: David A Ruppert**

Late of: Butler Township PA  
Administrator: Mary Jo Hutchison  
128 West Cunningham St  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Freda B Stone**

Late of: Washington Township PA  
Executor: William B Stone  
12 Ward Place  
Caldwell NJ 07006  
Attorney: Leo M Stepanian II  
Stepanian & Menchuk LLP  
222 South Main St  
Butler PA 16001

**Estate of: Charles D Straessley**

Late of: Cranberry Township PA  
Administrator: Juliana Straessley  
332 Byron Circle  
Cranberry Twp PA 16066

**Estate of: Hazel M Thompson****a/k/a: Hazel Marie Thompson**

Late of: Eau Claire PA  
 Administrator: Cheryl A Roudebush  
 1506 Kittanning Pike  
 Karns City PA 16041  
 Administrator: Janice M Jones  
 790 Rockdale Road  
 Emlenton PA 16373  
 Administrator: Denise E Mohn  
 242 Spruce Rd  
 Karns City PA 16041  
 Administrator: Wilbert C Thompson  
 1180 Como Park Blvd  
 Depew NY 14043  
 Attorney: Andrea L Boyle  
 129 S McKean Street  
 Butler PA 16001

**Estate of: Joan T Van Atta**

Late of: Adams Township PA  
 Executor: Barbara A McMonagle  
 418 Myoma Road  
 Mars PA 16046  
 Attorney: Maryann Bozich DiLuigi  
 506 S Main Street  
 Suite 2201  
 Zelienople PA 16063

**Estate of: Paul R Werner**

Late of: Butler Township PA  
 Administrator: Douglas R Werner  
 224 E Christie Avenue  
 Butler PA 16001  
 Administrator: Nathan P Werner  
 113 Bramble Avenue  
 Butler PA 16001  
 Attorney: Tracy Cornibe Schaffner  
 Zunder & Associates PC  
 130 East Jefferson Street  
 Butler PA 16001

BCLJ: March 10, 17, 24, 2017  
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**MORTGAGES**

Recorded February 27, 2017 - March 3, 2017

**Allen, Daniel F**-HUNTINGTON NATL BK-Zelienople Boro-\$200,000.00  
**Anderson, Clarence H**-CITIZENS BK PA-Saxonburg Boro-\$100,000.00  
**Anderson, Jeanie L**-QUICKEN LOANS INC-Muddy creek Twp-\$231,786.00  
**Apt Advanced Polymer Technology Corp**-UNICREDIT BK AG LONDON BRANCH-Jackson Twp-\$250,000,000.00  
**Aya, Diana**-RESIDENTIAL MTG SERVS INC-Evans City Boro-\$193,922.00  
**Ball, Steven A Aka**-BUTLER ARMCO EMP CRED UN-Summit Twp-\$50,000.00  
**Ball, Steven A Aka**-BUTLER ARMCO EMP CRED UN-Summit Twp-\$10,000.00  
**Barancho, Julie Revocable Living Tr By Trs**-DOLLAR BK FED SAV BK-Cranberry Twp-\$20,217.47  
**Barrett, Sheila Ann**-PNC BK NATL ASSN-Butler City-\$25,636.47  
**Bauldoff, Phillip M**-WELLS FARGO BK NA-Summit Twp-\$138,000.00  
**Bautista, Manuel A**-GMH MTG SERVS LLC-Cranberry Twp-\$133,000.00  
**Beatty, Ryan W**-UNITED WHOLESALE MTG-Center Twp-\$167,920.00  
**Belson, Jason**-PNC BK NATL ASSN-Concord Twp-\$28,000.00  
**Beveridge, Kyle**-SIERRA PACIFIC MTG CO INC-Butler City-\$93,769.00  
**Beyer, Joshua T**-PNC BK NATL ASSN-Middlesex Twp-\$43,800.00  
**Bittner, Michael**-GEORGE MASON MTG LLC-Middlesex Twp-\$413,925.00  
**Blackburn, Amy S**-PNC BK NATL ASSN-Winfield Twp-\$50,000.00  
**Blucher, Daniel W**-PNC BK NATL ASSN-Cranberry Twp-\$75,000.00  
**Blue Baron Holding LLC**-ENTERPRISE BK-Zelienople Boro-\$536,500.00  
**Blum, Paul E**-PNC BK NATL ASSN-Butler Twp-\$64,000.00  
**Boggs, Erik A**-VICTORIAN FIN LLC-Butler Twp-\$46,875.00  
**Bossinger, William J**-MORTGAGE RESEARCH CTR LLC DBA-Cranberry Twp-\$243,000.00  
**Bowser, Patty J**-BUTLER ARMCO EMP CRED UN-Franklin Twp-\$80,000.00  
**Bratkovich, Nicholas C**-PRINCETON FIN LLC-Jackson Twp-\$299,900.00  
**Burry, James K**-PNC BK NATL ASSN-Cranberry Twp-\$100,000.00  
**Buzard, H Jack**-NEXTIER BK NA-Eau Claire Boro-\$25,000.00  
**Cady, Justin**-NVR MTG FIN INC-Cranberry Twp-\$239,924.00

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

**IN RE: X.B.R  
O.A. No. 74 of 2016  
PETITION FOR INVOLUNTARY  
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.

**X.B.R. Date of Birth: 11/03/2014**

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 9th day of May, 2017 at 10:00 a.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.

SARAH E. EDWARDS, M.A., J.D.  
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: March 24, 2017

**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed on February 14, 2017, with the Commonwealth of Pennsylvania Department of State, and that approval of said filing has been received, for the purpose of obtaining a Certificate of Incorporation of a proposed Domestic Nonprofit Corporation, to be organized under the Nonprofit Corporation Law of 1988. The name of the corporation is: **Prospect Community Library.**

Elizabeth A. Gribik, Esquire  
DILLON McCANDLESS  
KING COULTER & GRAHAM L.L.P.  
Attorneys at Law  
128 West Cunningham Street  
Butler, Pennsylvania 16001

BCLJ: March 24, 2017

**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 is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **BRUCKNER FARM, LLC** and it is organized effective February 22, 2017

Joseph V. Charlton, Esquire  
Charlton & Charlton  
61 7 South Pike Road  
Sarver, PA 16055

BCLJ: March 24, 2017

**NOTICE**

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa C.S. section 301 et seq, that a certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on February 13, 2017 for the conduct of business in Butler County under the name **Pertalian, LLC d/b/a Primrose School of Peters Township**, with its principal place of business at: 711 Seth Drive, Cranberry Township, PA 16066. The name and address of the person owning or interested in said business is: Paul Sartori, 711 Seth Drive, Cranberry Township, PA 16066.

BCLJ: March 24, 2017

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**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 19th day of May 2017 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, June 16, 2017 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30014  
C.P. 2017-20290  
SHF FILE: 17000290  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of DEVON R AGOSTINO, DEBRA HERTZOG ADMRX, THOMAS E AGOSTINO EST BY ADMRX, M AGOSTINO HEIR, AND UNKNOWN HEIRS SUCCESSORS ASSIGNS at the suit of JPMORGAN CHASE BK NATL ASSN, Being:-

All that certain piece or parcel of land situated in the Borough of West Liberty, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of public road, which point is one the Northwest comer of lands now or formerly of Weidenhof and on the Southwest comer of the parcel herein conveyed; thence in a Northerly direction along the center of said public road a distance of one hundred (100) feet to a point; thence in an Easterly direction along lands now or formerly of D.F. and N.M McDeavitt a distance of two hundred (200) feet to a point; thence in a Southerly direction along lands now or formerly of D.F. and M.M McDeavitt a distance of one hundred (100) feet to a point; thence in a Westerly direction along lands now or formerly of Weidenhof a distance of two hundred (200) feet to a point and the place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Thomas E. Agostino and Devon R. Agostino, h/w, by Deed from Thomas L. Mathews, a single person, Dated 12/03/2004, Recorded 12/13/2004, Instrument No. 200412130039187.

Mortgagor THOMAS E. AGOSTINO died on 08/14/2012, and DEBRA HERTZOG was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 09/19/2012 by the Register of Wills of, No. 10-201-0770. Decedent's surviving heir at law and next-of-kin is M. AGOSTINO.

Tax Parcel: 530 SI 10 0000

Premises Being: 111 Smith Road, Slippery Rock, PA 16057-4629

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2016-30324  
C.P. 2016-21592  
SHF FILE: 17000008  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of KAREN LEE BAYLESS, KAREN L BAYLESS, KAREN BAYLESS, GERALD BAYLESS, AND GERALD A BAYLESS at the suit of CITIFINANCIAL SERVICING LLC, Being:-

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

Beginning at a point on the south side of the West Sunbury-Unionville Road, a/k/a Legislative Route No. 10053, said point being 120 feet West of the lands of Miller, common to other lands of Leland G. Scott, said point being the Northeast corner of the land herein conveyed, thence South 6° 0' East along other lands of Leland G. Scott, a distance of 384 feet to a stone marker; thence South 84° 0' West along other lands of Leland G. Scott, 231 feet to an iron stake; thence North 6° 0' West along other lands of Leland G. Scott, 364.74 feet to a marker on the South side of the said Legislative Route No. 10053; thence North 76° 57' East along the Southern side of said Legislative Route No. 10053, 158.18 feet to a marker; thence North 84° 0' East continuing along the Southern side of said Legislative Route No. 10053, 74 feet to the place of beginning. Containing 2 acres, more or less of land.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30026  
C.P. 2017-20198  
SHF FILE: 17000345  
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of UNKNOWN HEIRS DIANA G BLACKMER DECD, JAMES RICHARD BLACKMER, HEIR, MAX WARREN BLACKMER, JR, HEIR, DAVID MARK SOLOMON, HEIR, at the suit of GREEN TREE SERVICING, LLC, Being:-

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

BEGINNING at the Southwest corner of the property hereby conveyed, being also the Northwest corner of lands now or formerly of Boulanger; thence North 1 degree 44 minutes 03 seconds West along an existing 25 foot right-of-way a distance of 160 feet to a point; thence North 81 degrees 32 minutes 46 seconds East, a distance of 106.40 feet to a point; thence North 21 degrees 18 minutes 56 seconds East, a distance of 87.02 feet to a point; thence North 88 degrees 15 minutes 57 seconds East, a distance of 68.83 feet to a point; thence South 1 degree 44 minutes 03 seconds East, a distance of 266 feet to a point; thence North 88 degrees 02 minutes 10 seconds West along lands now or formerly of Boulanger, a distance of 209 feet to a point, said point being the place of beginning.

SAID description prepared in accordance with the Lot Line Revision recorded in Butler County Plan Book Volume 257, Page 14 on November 26, 2002.

DEEDBOOK: Instrument#200301100001087

DEED PAGE: Instrument#200301100001087

MUNICIPALITY: Donegal Township

TAX PARCEL#: 140-1F106-A8L

PROPERTY ADDRESS: 111 Paradise Lane Chicora, PA 16025

BCLJ: March 24, 21 & April 7, 2017



**E.D. 2017-30028  
C.P. 2017-21736  
SHF FILE: 17000368  
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of KATHLEEN ANN COLWELL HEIR, DANIELE MOHR BY HEIR, JOSEPH D MOHR HEIR, AND UNKNOWN SURVIVING HEIRS at the suit of FINANCE OF AMERICA REVERSE LLC,  
Being:-

TAX I.D. #: 130-4F106-3C-0000

All that parcel of land in the Township of Cranberry, Butler County, Commonwealth of Pennsylvania, as more fully described in DEED BOOK 892, PAGE 928, ID# 130-4F106-3C, being known and designated as, to-wit:

BEGINNING AT A POINT IN THE CENTER LINE OF BEAR RUN ROAD, SAID POINT BEING SOUTH SEVENTY-FOUR (74) DEGREES FIFTY-ONE(51) MINUTES WEST AND DISTANT ONE HUNDRED THIRTY-FIVE AND SIXTY EIGHT HUNDREDTHS (135.68) FEET FROM THE WESTERLY LINE OF PROPERTY CONVEYED BY PRIOR DEED TO ELDER L. RAPE, THENCE FROM SAID POINT OF BEGINNING AND THROUGH PROPERTY OF GRANTOR SOUTH NINE (9) DEGREES FIFTY (50) MINUTES EAST, TWO HUNDRED SEVENTY-ONE AND ELEVEN HUNDREDTHS (271.11) FEET TO A POINT; THENCE SOUTH EIGHTY (80) DEGREES TEN (10) MINUTES WEST, ONE HUNDRED SIXTY-FIVE AND THIRTY-SEVEN HUNDREDTHS (165.37) FEET TO A POINT; THENCE NORTH NINE (9) DEGREES FIFTY (50) MINUTES WEST, TWO HUNDRED FIFTY-FIVE AND SEVENTY-TWO HUNDREDTHS (255.72) FEET TO A POINT IN THE CENTER LINE OF SAID BEAR RUN ROAD; SAID POINT BEING NORTH SEVENTY FOUR (74) DEGREES FIFTY-ONE(51) MINUTES EAST AND DISTANT ONE HUNDRED FOURTEEN AND SEVENTY-FOUR HUNDREDTHS (114.74) FEET FROM THE EASTERLY LINE OF PROPERTY CONVEYED BY PRIOR DEED TO FRANKLIN O. RAPE, THENCE ALONG THE CENTER LINE OF SAID BEAR RUN ROAD NORTH SEVENTY-FOUR (74) DEGREES FIFTY-ONE (51) MINUTES EAST, ONE HUNDRED SDCTY-SIX AND EIGHT HUNDREDTHS (166.08) FEET TO A POINT AT THE PLACE OF BEGINNING;

CONTAINING 1.00 ACRES.

Being known as: 5059 BEAR RUN ROAD, CRANBERRY, PENNSYLVANIA 16066.

Title to said premises is vested in Daniel E. Mohr by deed from Daniel E. Mohr and Gladys M. Mohr (Deceased) dated July 26, 2010 and recorded August 12, 2010 in Instrument Number 201008120017958. The said Daniel E. Mohr died on October 20, 2015 without a will or appointment of an Administrator.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2015-30095  
C.P. 2015-20519  
SHF FILE: 17000471  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of LESLIE E CROWLEY, JR AND UNITED STATES OF AMERICA at the suit of NATIONSTAR MORTGAGE LLC,  
Being:-

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 1 in the Cedarbrook, PRD, as recorded in the recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 207, Page 27-29.

Lot Located in the 100 year flood zone as shown on the Cedarbrook, PRD, as recorded.

Subject to a 30 foot gas line easement for Columbia Gas of Pennsylvania, Inc., and as shown and stated on the Right of Way Agreement and Survey recorded in the recorder's office of Butler County, Pennsylvania in Record Book Volume 2971, Page 12.

Subject to a 25 foot building line restriction, 10 foot side yard setback line restrictions, a 30 foot rear yard setback line restriction, a 20 foot existing sanitary sewer Easement, a storm sewer easement, and a drainage easement and limit of 100 year flood, and as shown and stated on the Cedarbrook, PRD, as recorded.

Subject to the declaration of covenants, conditions and restrictions governing, homeowners association of Cedarbrook, Inc., and open space, for Cedarbrook, a

planned residential development, recorded in the recorder's office of Butler county, Pennsylvania, in Recorded Book Volume 2835, page 838-854, and to the amendment to amended and restated declaration of covenants, conditions and restrictions of Cedarbrook, a planned community recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2873, page 126.

Subject to expectations, reservations, restrictions, easements, rights of way, and protective covenants as may be stated in prior instruments of record.

Title to said Premises vested in Leslie E. Crowley and Gayle Crowley, husband and wife by Deed from Maronda Homes, Inc., a corporation dated 10/15/1999 and recorded on 11/10/1999 in the Butler County Recorder of Deeds instrument number 199911100031948.

BEING KNOWN AS 100 Windsor Court, Cranberry Twp, PA 16066

TAX MAP NO: S15-C1

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30002**  
**C.P. 2017-20016**  
**SHF FILE: 17000232**  
**ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of WILLIAM J CUBBAGE AND KRISTINA M CUBBAGE at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL THAT CERTAIN parcel of land situate in the Township of Clay, County of Butler, Commonwealth of Pennsylvania, being known and designated as follows:

BEGINNING at the Southwest corner of the lot herein described and at a post at the intersection of the West Sunbury and Beaver Dam Road in the middle of the road; thence along the Beaver Dam Road, North 10 degs. East, Seven and 25/100 (7.25) perches to a post in the center of said road; thence North 71 degs. 30 minutes East, Eleven and 25/100 (11.25) perches to a point; thence South 10 degs. West, Seven and 25/100 (7.25) perches to a post in the center of the West Sunbury Road; thence along West Sunbury Road, South 71 degs. 30 minutes West, Eleven and 25/10 (11.25) perches to a post,

the place of BEGINNING.

DEED BOOK: Instrument Number 200709060023399

DEED PAGE: Instrument Number 200709060023399

MUNICIPALITY: Township of Clay

TAX PARCEL#: 080-2F112-34A.000

PROPERTY ADDRESS: 189 Delu Road West Sunbury, PA 16061

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30036**  
**C.P. 2017-20199**  
**SHF FILE: 17000428**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of LYNN C DEAL at the suit of BANK OF NEW YORK MELLON, Being:-

All that certain piece, parcel or lot of ground situate in the Fifth Ward of the City of Butler, State of Pennsylvania, described as follows, to-wit:

On the North twenty-six and two-thirds (26 2/3) feet by West Penn Street;

On the East by now or formerly P.K. Kirkwood, formerly Blair and E.W. Humphrey, eighty (80) feet to a post on line of lot now or formerly Nina E. Kaufman, formerly Otto Snyder;

Thence West along said lot twenty-six and two-thirds (26 2/3) feet to a lot now or formerly Charles A. Vaughn, formerly Clara E. Morrow;

Thence in a northerly direction along said lot eighty (80) feet to West Penn Street, the place of beginning, and having thereon erected a two-story frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN ROY EUGENE DEAL, JR. AND LYNN C. DEAL, HIS WIFE, by Deed from THOMAS R. MURRAY AND CHRISTINE MURRAY, HIS WIFE, Dated 02/26/1992, Recorded 03/03/1992, in Book 19.69, Page 325.

Mortgagor ROY DEAL JR died on 09/08/2015, and upon information and belief, title passed to the surviving tenants by the entireties.

Tax Parcel : 565- 22- 265-0000

Premises Being: 541 West Penn Street, Butler, PA 16001-4169

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30016  
C.P. 2017-20113  
SHF FILE: 17000288  
ATTY DANIEL LUTZ**

Seized and taken in Execution as the property of JEREMY ALAN EVERLY, EXTR AND RICHARD A EVERLY EST BY EXTR at the suit of CARRINGTON MORTGAGE SERVICES LLC, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in the Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows in accordance with survey of W. J. McGarvey, P.E. dated October 19 1992:

BEGINNING at a point on the south right of way of East Brady Street at line of lands now or formerly J. Raimondi and said point being the northwest corner of the tract herein described: thence by the south line of East Brady Street, north 55° 45' east a distance of 115.00 feet to a point on the west right of way of Reo Way: thence continuing by the same south 11° 43' 17" east a distance of 72.0 feet to a point on the north right of way of Cherry Street thence continuing by the same north 79° 23' 46" west a distance of 95.40 feet to a point on line of lands now or formerly J. Raimondi; thence continuing by the same north 34° 17' 20" west a distance of 28.42 feet to a point on the south right of way of East Brady Street, the place of beginning.

HAVING erected a dwelling house and garage and being known as 805 East Brady Street, Butler, Pa 16001.

Parcel #56-2-45-46

BEING THE SAME PREMISES which Gordon G. Allen and Darlene Allen, h/w by Deed Dated 4/4/2003 and Recorded 7/25/2003, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument# 200307250032988, granted and conveyed unto Richard A. Everly, unmarried.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30005  
C.P. 2017-20056  
SHF FILE: 17000233  
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of STEVEN T FILES AND RENEE MONACO at the suit of DITECH FINANCIAL LLC, Being:-

ALL THAT CERTAIN unit designated as Unit 33 in Building 10 in the Norberry Court Condominium, being situated on Dutilh Road, Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, as designated in the Declaration of Condominium recorded in Deed Book Volume 1220, Page 438, as amended in Deed Book Volume 1250, Page 894 and Deed Book Volume 1256, Page 416 and the Plates and Plans as recorded in Plan Book Volume 76, Page 38.

TOGETHER with a 2.778 percent interest of, in and to the Common Elements, as set forth in the Declaration of Condominium and Plats and Plans aforesaid.

DEED BOOK: Instrument Number 201310250030877

DEED PAGE: Instrument Number 201310250030877

MUNICIPALITY: 130 STownship of Cranberry

TAX PARCEL#: 130-S12-E33-0000

PROPERIY ADDRESS: 1267 Norberry Court Apartment 33 Cranberry Township, PA 16066

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30003  
C.P. 2017-20049  
SHF FILE: 17000214  
ATTY REBECA SOLARZ**

Seized and taken in Execution as the property of ROBERT W FOWLER AND STACEY W HONSE FOWLER at the suit of CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, FA, Being:-

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

BEGINNING at a point in the center line of the Butler-Freeport Road at line of the properties of McCall and now or formerly Paul J. Benson; thence South 46 degrees West along line of lands of Benson, 435.6 feet to a point on line of John Bachman; thence South 86 degrees 40 minutes West along line of John Bachman, 114.7 feet to a point on line of lands of Folestadt; thence North 46 degrees East along line of Folestadt, feet to a point in the center of the Butler-Freeport Road; thence along the center line of the Butler Freeport Road, South 44 degrees East, 84.65 feet to a point, the place of beginning, as shown by the survey of Lucas Engineering Company of June 15,1953.

District/Map /Parcel No.: 190-1F153-2D

Said premises being known as 436 Freeport Road, Butler, PA 16002.

ALSO, ALL that certain piece or strip of land situate in Jefferson Township, Butler County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point in the center line of the Freeport Pike, said point being the Northeast corner of land now or formerly of Cetti and the Southeast corner of land of now or formerly McCall; thence by the center line of said Freeport Pike, South 44 degrees East 3 feet to a point in said center line; thence through lands of which the strip being conveyed hereby is a part, South 46 degrees West 140 feet to a point; thence through lands of which the strip being conveyed hereby is a part, North 44 degrees West, 3 feet to a point on line dividing lands of now or formerly Cetti and McCall; thence by said dividing line, North 46 degrees East,140 feet to a point in the center of said Freeport Pike, the place of beginning.

BEING a strip of land 3 feet by 140 feet and being conveyed for the purpose of permitting Kenneth L. McCall and Donna M. McCall, husband and wife, to construct a wider driveway to their garage.

DEED BOOK: Instrument Number 201409090021491

DEED PAGE: Instrument Number 201409090021491

MUNICIPALITY: Jefferson Township

TAX PARCEL#: 190- 1F153-2D-0000

PROPERTY ADDRESS: 436 Freeport Road Butler, PA 16002

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30008  
C.P. 2016-21952  
SHF FILE: 17000255  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of ANDREA GOETTMAN at the suit of US BANK NATL ASSN, Being:-

All that certain lot or parcel of ground situate in Township of Cranberry, Butler County, Commonwealth of Pennsylvania, being lot number 103 in the Creekwood Plan of Lots No. 1, of record in the Recorder's Office of Butler County in Rack Section 66, Page 10.

Under and subject to reservation, restrictions, easements and rights of way as recorded in prior instruments of record.

Being known as: 105 Leatherbark Rd, Cranberry Twp., PA 16066

Tax Parcel Number: 130- S12-A103-0000

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30044  
C.P. 2017-21864  
SHF FILE: 17000488  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of JANICE HACKETT, CHARLES F HACKETT, AND CHARLES HACKETT at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, 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. Eight (8) in the Greencrest Plan of Lots as recorded on June 9,1966, in the Recorder of Deeds Office of Butler County, Pennsylvania, in Rack Number 45, page 22.

Having erected thereon a dwelling known as 107 Woodford Drive.

Subject to all coal and mining rights, oil and gas and mineral rights, easements, conditions, exceptions, restrictions, rights of way and covenants, if any, as set forth in prior instruments of record and on any recorded plan.

Being known as 107 Woodford Drive, Evan City, PA 16033

Parcel Number: 10-S5-A8-0000

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30025  
C.P. 2017-20158  
SHF FILE: 17000336  
ATTY LEON HALLER**

Seized and taken in Execution as the property of PAUL D HECHT AND LAURIE L HECHT at the suit of US BANK NATL ASSN, Being:-

ALL that certain parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 212 in the Manor Line Plan of Lots No. 2 as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 60, page 5.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 125 WAYNE DRIVE CRANBERRY TOWNSHIP, PA 16066.

TAX PARCEL NO. 130-S9-A212

BEING the same premises which Ibrahim and Rula Khoury, by deed dated June 25, 2010 and recorded July 6, 2010 to Butler County Instrument No. 201007060014693 granted and conveyed unto Paul D. Hecht and Laurie L. Hecht.

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.

SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF PAUL D. HECHT AND LAURIE L. HECHT UNDER BUTLER COUNTY JUDGMENT NO. 2016-10940.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30033  
C.P. 2017-20210  
SHF FILE: 170003 81  
ATTY GARY DARR**

Seized and taken in Execution as the property of MARK W HOLMES AND DIANA L HOLMES at the suit of S&T BANK, Being:-

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

BEGINNING at a point on line of land of now or formerly Max Shaffer, at its intersection with the South line of New Castle and Butler Road known as PA State Route 422, being the Northeast corner of the lot herein conveyed; thence along lands of now or formerly Max Shaffer, South 05 degrees 20 minutes West, a distance of 266.00 feet to an iron pin on lands of now or formerly Boyer; thence along lands of now or formerly Bower, South 88 degrees 55 minutes West; 147.40 feet to a point on line of lands of now or formerly John H. Shaffer, thence along line of lands of now or formerly John H. Shaffer, North 05 degrees 20 minutes East, a distance of 328.70 feet to a point on line of lands of New Castle and Butler Road aforesaid; thence along line of New Castle and Butler Road, South 67 degrees 13 minutes East, a distance of 154.70 feet to a point on line of lands of now or formerly Max Shaffer, the place of beginning. Containing one acre.

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

BEING known as 1142 New Castle Road, Prospect, PA 16052 and designated as Tax I.D. No. 490-S2-23B.

BEING the same premises which Wendel A. Bircckbichler and Betty Ann Bircckbichler by Deed dated June 29, 1999, and recorded with the Recorder of Deeds Office on June 29, 1999 at Deed Book Volume 3021, Page 144, granted and conveyed unto Mark W. Holmes and Diana L. Holmes.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30011  
C.P. 2016-22104  
SHF FILE: 17000234  
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of SCOTT W HUMPHRIES at the suit of WELLS FARGO BANK, NA, Being :-

All that certain parcel of land situate in Cranberry Township, Butler County, Commonwealth of Pennsylvania, being Unit 506-A in Lot 506, in Glen Eden V Plan of Lots, recorded at Plan Book Volume 194, Pages 7 and 8 in the Office of the Recorder of Deeds for Butler County.

Under and subject to covenants, restrictions, easements, leases, rights of way, building lines, reservations and exceptions as the same may appear in prior instruments of record, upon inspection of the property or as may be shown on an accurate survey of the property.

TITLE TO SAID PREMISES IS VESTED IN Scott W. Humphries, a married individual, by Deed from Elaine A. Nucci, fka, Elaine A. Wehr and John C.R. Silbert, her husband, Dated 03/03/2011, Recorded 03/18/2011, Instrument No. 201103180007013.

Tax Parcel: 130-S23-D506SA-0000

Premises Being: 846 Sunset Circle, Cranberry Township, PA 16066-6776

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2016-30160  
C.P. 2016-20860  
SHF FILE: 17000420  
ATTY MICHAEL CARLETON**

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. Wilttrout, 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: March 24, 21 & April 7, 2017

**E.D. 2017-30012  
C.P. 2017-20046  
SHF FILE: 17000274  
A TTY CHRISTINE GRAHAM**

Seized and taken in Execution as the property of AARON M JOYCE AND KARI A JOYCE at the suit of HUNTINGTON NATL BANK, Being:-

ALL THAT CERTAIN lot of land situate in the Borough of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 6 in the South Kelly Blvd. Sub-Division of Howard E. Meyer Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 151, page 7.



UNDER and subject to the Declaration and Establishment of Conditions, Reservations and Restrictions affecting South Kelly Plan of Lots dated September 20, 1992 recorded October 18, 1992 in Butler County Record Book Volume 2174, page 279.

UNDER and subject to building and use restrictions of record; vehicular or pedestrian easements of record affecting the property and being contiguous to the front, rear and side lot lines, water, sewer, gas, electric, cable television, and telephone lines or easements therefore of record or as presently installed, provided, however, that said lines or easement shall not adversely affect the use of the Property for residential purposes or at any time require the removal or alteration of the presently existing dwelling, or appurtenant structure thereon; prior grants, reservations or leases of coal, oil, gas or other minerals as shown by instruments of record; and easements apparent upon inspection of the property.

TAXI.D. #:510-S2-1)6-0000

Being known as: 510 KELLEY BLVD., SLIPPERY ROCK, PENNSYLVANIA 16057.

Title to said premises is vested in Aaron M. Joyce and Kari A. Joyce, husband and wife, by deed from Michael Brown dated January 29, 2010 and recorded January 29, 2010 in Instrument Number 201001290002088.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30031  
C.P. 2017-20205  
SHF FILE: 17000365  
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of JUDITH I LEIGHT AND JUDITH LEIGHT at the suit of PNC BANK NATL ASSN, Being:-

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

BEGINNING on the Northeast 86.3 feet by land of now or formerly Victor Slater; on the Southeast 30 feet by lands of now or formerly Reiber Heirs; on the Southwest 86.3 feet by lands of now or formerly Cadwallader; on the Northwest 30 feet by Jefferson Street Extension or lands of now or formerly Butler

Savings & Trust Company.

HAVING thereon erected a two-story frame dwelling and reserving from this same piece of ground the portion taken by the State of Pennsylvania due to the construction of present Route 68.

BEING the same premises conveyed unto the Mortgagors herein by deed recorded herewith.

DEED BOOK: 2668

DEED PAGE: 0906

MUNICIPALITY: Township of Butler

TAX PARCEL#: 053-24-9-000

PROPERTY ADDRESS: 815 East Jefferson Street Butler, PA 16001

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30041  
C.P. 2017-21951  
SHF FILE: 17000493  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of JESSICA M LUCAS AND STEVEN P LUCAS at the suit of WELLS FARGO BANK, N.A., Being:-

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

Beginning at a point in the center line of a public road known as the Kittanning Road, also known as Legislative Route Number 10029, Which point is at the northeast corner of the within described property, and which point is also the northwest corner of line of land now or formerly of W.N. Walters, and now or formerly of Walter Wiegand; thence South 15 degrees 07' East along line of land now or formerly of Walter Wiegand a distance of 184.07 feet to a point on line of land now or formerly of Howard Frederick; thence North 88 degrees 12' West along line of land nor or formerly of Howard Frederick and formerly David Ekas, and now or formerly Earl Roudybusch, a distance distance of 104.51 feet to a point; thence North 15 degrees 07' West along line of other lands now or formerly of Glenn Wilson, et ux., a distance of 155.20 feet to a point in the center line of a public



road, known as the Kittanning Road, also known as Legislative Route 10025, thence North 75 degrees 46' East along the center line of said public road a distance of 100 feet to the place of beginning.

Under and subject to all rights, restrictions, covenants, conditions, easements, grants, etc., as appear in prior instruments of record in the chain of title.

Subject to a gas lien right of way as set forth in Deed Book Volume 705, Page 534.

Being known as 428 Sarver Road, Sarver, PA 16055

Parcel Number: 040-1F77-7A12-0000

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30034  
C.P. 2017-20214  
SHF FILE: 17000419  
ATTY ADAM DAVIS**

Seized and taken in Execution as the property of PAUL N MAGNANI AND CONNIE E MAGNANI at the suit of WELLS FARGO BANK, NA., Being:-

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

BEGINNING at a point in the centerline of T-314, known as Levis Road, a the Northeast corner of the lot herein conveyed and being the southeast comer of Lot No. 1 in the same plan; thence along the centerline of Levis Road, South 23 degrees 10 minutes 31 seconds West, 298.45 feet to a point on line of Lot No 3 in the same plan; thence along line of Lot No. 3 North 81 degrees 15 minutes 12 seconds West, 542.67 feet to a point on line of lands of J. McClymonds et al; North 00 degree 15 minutes 00 second West, 756.10 feet to a point on line of Lot No. 1 in the same plan; thence along line of Lot No. 1, South 73 degrees 39 minutes 12 seconds East 683.10 feet to a point in the center line of Levis Road, the place of beginning and being Lot No. 2 in the William E. Adams et ux. Plan of Lots recorded at Rack File No. 221 page 37.

TITLE TO SAID PREMISES IS VESTED IN Paul N. Magnani and Connie E. Magnani, h/w, by Deed from William J. Issler and

Diana L. Issler, h/w, Dated 07/03/2006, Recorded 07/06/2006, Instrument No. 200607060016924 .

Tax Parcel: 240-4F133-1AA-0000

Premises Being: 223 Levis Road, Portersville, PA 16051-1901

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30032  
C.P. 2017-20151  
SHF FILE: 17000380  
ATTY ADAM DAVIS**

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

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. Twenty-eight 28 in the Grandview Estates Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in PBV Rack File 30, page 27.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Magulick, by Deed from Jeremy D. Magulick and Jennifer L. Magulick, h/w, Dated 10/26/2011, Recorded 11/10/2011, Instrument No. 201111100027906.

Tax Parcel: 040-S9-A28-0000

Premises Being: 107 Primrose Drive, Sarver, PA 16055-9570

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30006  
C.P. 2017-20060  
SHF FILE: 17000254  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of PATRICIA ANN MCCLAIN at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being Lot No. 23 in the Woodlands Estate Park Plan, as recorded in the Recorder's Office of Butler County in Rack File 63, Page 25.

TOGETHER with an easement in and to

the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in the Recorder's Office of Butler County on Deed Book Volume 997, Page 1060.

Excepting there from all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in Instruments of Record.

DEED BOOK: Instrument Number 200405140015413

DEED PAGE: Instrument Number 200405140015413

MUNICIPALITY: Township of Cranberry

TAX PARCELS 130-S4-C23-000

PROPERTY ADDRESS: 110 Kirkwood Drive Cranberry Township, PA 16066

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2011-30398  
C.P. 2011-22529  
SHF FILE: 17000016  
ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of MELANIE MCGARY AND GEORGE MCGARY at the suit of US BANK NATL ASSN, Being:-

All that certain piece, parcel or tract of land located in the Borough of Prospect, Butler County, Pennsylvania, and being more fully described as follows:

Beginning at the southwest comer at the north side of a 10 ft. alley at a stone marker; thence along property of Joseph Hays, et ux, N 74° 12' 53" east, 147.35 ft. to the west side of Pittsburgh Street; thence by the west side of Pittsburgh Street, N. 31° 38' 22" west a distance of 77 ft. (by survey 79 ft.) more or less; to lands of T. T. Sarver, et ux; thence by the same, S. 63° 57' 28" west, 121 ft. more or less; thence S. 8° 46' 7" west 54.89 ft. to the place of beginning.

Subject to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions asset forth on the recorded plan and as may appear in prior instruments of record.

Title to said Premises vested in Melanie McGary and George McGary, husband and wife by Deed from Daniel J. Hahn and Mary F. Hahn, husband and wife dated 03/23/2006 and recorded on 03/30/2006 in the Butler County Recorder of Deeds at instrument # 200603300007099.

BEING KNOWN AS 108 N Franklin Street, Prospect, PA 16052

TAX MAP NO: 490-S5-16A

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30043  
C.P. 2017-20216  
SHF FILE: 17000494  
ATTY NICHOLAS KRAWEC**

Seized and taken in Execution as the property of SHRILEY B NELSON, SEAN HETRICK AND BILLIE HETRICK at the suit of MERCER COUNTY STATE BANK, Being:-

ALL THAT CERTAIN piece or parcel of land situate in Mercer Township, Butler County, Pennsylvania, bounded and described as follows, and known as 4652 William Flynn Highway, Harrisville, Pennsylvania 16038:

BEGINNING at a point in the center of Harrisville-Barkeyville Public Road, also known as Traffic Route 8, which point is the Northeast corner of the land herein described, and in the center of a driveway said point also being at the southeast corner of land now or formerly of Robert N. Cokain hereinafter mentioned; thence South 47° 57' 00" West by the center line of Route 8, 285.71 feet; thence North 45° 47' 00" West by other lands of Ferguson, 422.52 feet; thence North 33°24'00" East by other lands of Ferguson 198.89 feet; thence South 75°23'00" East by lands of James Roberts, 89.92 feet; thence South 52° 15' 30" East by lands conveyed to Robert N. Cokain, et ux, by Deed Book Volume 972, Page 957,402.83 feet to a point in the center line of said Route 8, the place of the BEGINNING. Excluding right of way, and as shown on survey of Norman P. Straub, Professional Engineer, dated February 6, 1973.

GRANTEES take this property subject to any existing mortgages recorded on the subject property.

Tax Parcel No. 220-3F98-20A-000

BEING the same premises which Shirley B. Nelson, an unmarried widow, by her deed dated February 27, 2014 and recorded April 4, 2014 in the office of the Butler County Recorder of Deeds at Instrument Number 201404040007043, granted and conveyed to Sean Hetrick and Billie Hetrick, husband and wife.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30017  
C.P. 2017-20117  
SHF FILE: 17000303  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of JAMES H PASTORIUS AND JAMES PASTORIUS at the suit of WELLS FARGO BANK, NA, Being:-

ALL that certain lot or piece of ground situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania being known and designated as Lot No. 3 in the Vincent Plan of Lots No. 1 as recorded in Butler County at Rack File Section 67, page 16.

TITLE TO SAID PREMISES IS VESTED IN James H. Pastorius and Kathleen Pastorius, h/w, by Deed from Herbert W. Wellman, Jr. and Amy B. Wellman, h/w, Dated 05/31/1985, Recorded 06/03 /1985, in Book 1231, Page 200.

By virtue of KATHLEEN PASTORIUS's death on or about 03/11/2002, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 270-S11-A3

Premises Being: 143 Morgan Road, Butler, PA 16002-8871

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2012-30300  
C.P. 2012-20966  
SHF FILE: 17000231  
ATTY PATRICK WESNER**

Seized and taken in Execution as the property of JASON PREMENTINE AND ROBERTA I PREMENTINE at the suit of BANK OF AMERICA, Being:-

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

follows;

Beginning at a point said point being the northwest corner of the property herein conveyed, said point being in common with the center line of Rieger Road and other land of now or formerly grantees herein; thence along the center line of Rieger Road, south 79° 15' east, a distance of 100 feet to a point in the center line of said road; thence south 6° 30' west along the western side of a 33 foot right of way, a distance of 435.6 feet to a point on other lands of John B. Cranmer, Sr.; thence north 79° 15' west a distance of 100 feet to a point on line of lands of grantees herein; thence north 6° 30' east a distance of 435.6 feet to a point, the place of beginning.

Being known as 123 Rieger Road, Butler, PA 16001

Parcel Number: 170-3F43-ASL

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30015  
C.P. 2017-20110  
SHF FILE: 17000289  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of JASON M SLUSSER at the suit of PINGORA LOAN SERVICING LLC, Being:-

ALL THAT CERTAEM lot or piece of ground, Situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 20 in the Woodland Estates Park Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File 63, Page 25.

TITLE TO SAID PREMISES IS VESTED IN Jason M. Slusser, an unmarried man, by Deed from Ryan M. Silbaugh and Darcy M. Elliott, n/k/a Darcy M. Silbaugh, h/w, Dated 04/25/2014, Recorded 04/30/2014, Instrument No. 201404300009338.

Tax Parcel: 130-S4-C20-0000

Premises Being: 200 Kirkwood Drive, Cranberry Township, PA 16066-7322

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30009  
C.P. 2017-20067  
SHF FILE: 17000235  
ATTY REBECA SOLARZ**

Seized and taken in Execution as the property of NICOLE M STEVENSON AND JOHN L STEVENSON, III at the suit of PNC BANK NATL ASSN, Being:-

ALL that certain piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, being Lot No. 5 in the Steve Vargo Plan of Lots, and bounded and described as follows, to-wit;

BEGINNING at a point in the center of Freedom Road, a street in the said plan at the Northwest corner of Lot No. 3 in the same plan; thence along Lot No. 3 in the said plan, South 3 degrees 15 minutes East a distance of 213.9 feet to Shanor Lot Plan; thence along Shanor Lot Plan, South 86 degrees 41 minutes West a distance of 115.0 feet to Lot No. 7 in the same plan; thence along Lot No. 7 in the same plan, North 3 degrees 15 minutes West a distance of 206.15 feet to a point in the center of Freedom Road; thence along the center of Freedom Road, North 82 degrees 53 minutes East a distance of 115.26 feet to a point in the center of said road, the place of beginning. And being Lot No. 5 in the lot plan survey for Steve Vargo dated July 1, 1957, and made by Lucas Engineering Company.

DEED BOOK: Instrument Number 200610230027047

DEED PAGE: Instrument Number 200610230027047

MUNICIPALITY: Center Township

TAX PARCEL #: 060-S14-A5-000

PROPERTY ADDRESS: 109 Freedom Road Butler, PA 16001

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30039  
C.P. 2017-20250  
SHF FILE: 17000440  
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of DAWN R URMANN at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL that certain piece, parcel, or tract of land situate partly in the Township of Winfield, County of Butler, Commonwealth of Pennsylvania, and partly in the Townships of North Buffalo and South Buffalo, County of Armstrong, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Ridgeview Road, T-681, said point being the Southeast corner of the parcel herein described and being situate South 67° 24' 00" West 148.47 feet along the center line of T-681 from the property line of the Jeffrey H. Simon Subdivision as recorded in Plan Book Volume 4, Page 918, Slide 353, being THE TRUE PLACE OF BEGINNING; thence by the center line of T-681, the following three courses and distances: South 67° 24' 00" West 112.60 feet; thence South 71° 35' 00" West 155.00 feet; thence South 63° 50' 00" West 72.6 feet to a point on other lands of now or formerly Jeffrey R. Simon: thence by Simon the following three courses and distances: North 28° West 240.00 feet to a point; thence North 62° East 337.5 feet to a point; thence South 28° East 278.72 feet to a point, THE TRUE PLACE OF BEGINNING. CONTAINING 2.001 acres, more or less.

BEING all of Lot No. 1 in the J.H. Simon Plan No. 5 as recorded in Plan Book 220, page 24.

SUBJECT to the building set back line as set forth in recorded Plan.

BEING THE SAME PREMISES which Jeffrey H. Simon, by Deed Dated 6/30/1999 and Recorded 6/30/1999, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 3021, Page 573, granted and conveyed unto Michael W. Urmann and Dawn R. Urmann, h/w.

BCLJ: March 24, 21 & April 7, 2017

**E.D. 2017-30029  
C.P. 2017-22059  
SHF FILE: 17000367  
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of COLLEEN WIEMAN EXTRX AND ELANORA G MARBURGER EST BY EXTRX at the suit of REVERSE MORTGAGE FUNDING, LLC, Being:-

TAXI.D.#: 160-4F29-20A7-0000

All that certain lot of land situate in the Ash Plan of Lots situate in Forward Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of Old Route 68 on line of Lot No. 6, said point being distant South 31° 09' West along the center line of said Old Route 68, 640 feet from line of land of Burry; thence along the center line of said Old Route 68 south 31° 09' West 100 feet to a point; thence along Lot No. 8 North 58° 51' West 435.6 feet to a point; thence along other land of Ash North 31° 09' East 100 feet to a point; thence along line of Lot No. 6 South 58° 51' East 435.6 feet to a point in the center line of Old Route 68, the place of beginning. Being Lot No. 7 in the Ash Plan of Lots. Having thereon erected a dwelling house

Being known as: 121 OLD ROUTE 68, EVANS CITY, PENNSYLVANIA 16033.

Title to said premises is vested in Elanora G. Marburger by deed from Orrie Marburger and Doris Marburger dated March 4, 1979 and recorded April 2, 1979 in Deed Book 1089, Page 927. The said Elanora G. Marburger died on March 3, 2015. Letters of Administration were granted to Colleen Wiemann, Administratrix of the Estate of Elanora G. Marburger on April 7, 2016.

BCLJ: March 24, 21 & April 7, 2017

Sheriff of Butler County, 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 20, 2017.....Presidents' Day  
April 14, 2017 ..... Good Friday  
May 29, 2017..... Memorial Day  
June 14, 2017.....Flag Day  
July 4, 2017 ..... Independence Day  
September 4, 2017..... Labor Day  
October 9, 2017 ..... Columbus Day  
November 10th, 2017..... Veterans Day  
November 23, 2017..... Thanksgiving Day  
November 24, 2017..... Day after Thanksgiving  
December 25, 2017 ..... Christmas Day