

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: Richard B Birckbichler****a/k/a: Richard Clair Birckbichler**

Late of: Butler PA

Executor: Louis R Birckbichler

327 Redbud Road

Chicora PA 16025

Attorney: Michael J Pater

101 East Diamond Street

Suite 202

Butler PA 16001

Estate of: Thomas E Bing**a/k/a: Thomas Elton Bing Sr****a/k/a: Thomas E Bing Sr**

Late of: Winfield Township PA

Executor: A Brian Bing

290 Ray Road

Leechburg PA 15656

Executor: Thomas E Bing Jr

1916 Constitution Blvd

New Kensington PA 15068

Executor: Elaine B Pettigrew

217 Sunset Drive

Lower Burrell PA 15068

Attorney: Mary Jo Corsetti

Williams Coulson

420 Ft Duquesne Blvd 16th Floor

Pittsburgh PA 15222

Estate of: Mary Louise Lunn**a/k/a: Mary L Lunn**

Late of: Franklin Township PA

Administrator: Donna L Campbell

270 Election House Road

Butler PA 16001

Administrator: Landis L Brain

270 Election House Road

Butler PA 16001

Attorney: Ronald W Coyer

Sr Law LLC

631 Kelly Boulevard

POB 67

Slippery Rock PA 16057

Estate of: Frances B O'Neill**a/k/a: Frances Bernadette O'Neill**

Late of: Butler Township PA

Executor: Norberta Duffy

415 S Monroe Street

Butler PA 16001

Attorney: Matthew E Fischer

114 West Cunningham Street

Butler PA 16001

Estate of: Elizabeth R Ridl**a/k/a: Betty Rogers Ridl**

Late of: Cranberry Township PA

Executor: Elizabeth R Baun

POB 7

4956 Wexford Run Road

Bradfordwoods PA 15015

Attorney: Franklin Blackstone Jr

Goehring Rutter & Boehm

2100 Georgetowne Drive Suite 300

Sewickley PA 15143

Estate of: Bruce D Sayers

Late of: Adams Township PA

Executor: Judith E Sayers

201 Appleridge Court

Gibsonia PA 15044

Attorney: Ted Tishman

Leech Tishman

525 William Penn Place 28th Floor

Pittsburgh PA 15219

Estate of: Helen R Slepecki**a/k/a: Helen Slepecki****a/k/a: Helen Ruth Slepecki**

Late of: Butler PA

Executor: Kenneth D Matthews

225 Thompsontown Road

West Sunbury PA 16061

Attorney: Ronald W Coyer

Sr Law LLC

631 Kelly Boulevard

POB 67

Slippery Rock PA 16057

BCLJ: December 13, 20 & 27, 2013

SECOND PUBLICATION**Estate of: Janet L Garrison**

Late of: Penn Township PA

Executor: James Goldie

109 Rays Lane

Valencia PA 16059

Attorney: None

Estate of: Gertrude M Getsay

Late of: Jackson Township PA
 Executor: James G Getsay
 125 Zeigler Drive
 Harmony PA 16037
 Attorney: Louis J Moraytis
 Eckert Seamans Cherin & Mellott LLC
 600 Grant Street 44th Floor
 Pittsburgh PA 15219

Estate of: Richard John Hopper**a/k/a: Richard J Hopper**

Late of: Charlotte County FL
 Ancillary Adm cta: Joseph P Nigro Esq
 Two Gateway Center 17th Fl
 Pittsburgh PA 15222
 Attorney: Joseph P Nigro
 Two Gateway Center 17 th Fl
 Pittsburgh PA 15222

Estate of: Jennie Hughes

Late of: Penn Township PA
 Executor: Robert J Hughes
 950 Telegraph Road
 Coatesville PA 19320
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 S Main St
 Butler PA 16001

Estate of: William L Kaltenbaugh

Late of: Jefferson Township PA
 Administrator: Marysue Hitchens
 205 Oak Leaf Drive
 Saxenburg PA 16056
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenopolis PA 16063

Estate of: Bette M McAnany**a/k/a: Bette Marie McAnany**

Late of: Center Township PA
 Executor: Rosalee A Stepulla
 110 Oak Avenue
 Seminole PA 16253
 Attorney: Dorothy J Petrancosta
 POB 423
 Glenshaw PA 15116

Estate of: Beryl W Mealey

Late of: Bruin PA
 Executor: Richard E Mealey
 582 Allio Drive
 Leeper PA 16233
 Attorney: Andrea C Parenti
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Frank N Monteleone Jr**a/k/a: Frank Natale Monteleone Jr**

Late of: Slippery Rock Township PA
 Executor: Bonnie Davis
 212 Arrowhead Drive
 Slippery Rock PA 16057
 Attorney: Timothy W Silbaugh
 Heck Silbaugh
 1421 Pittsburgh Road Suite 200
 Valencia PA 16059

Estate of: Elizabeth Jane Norris**a/k/a: Elizabeth Norris**

Late of: Winfield Township PA
 Executor: James S Norris Jr
 11604 State Route 85
 Kittanning PA 16201
 Attorney: John N Paz
 Paz & Paz
 543 East Tenth Avenue
 Tarentum PA 15084

Estate of: George H Rader

Late of: Center Township PA
 Executor: George W Rader
 130 West Brewster Road
 Butler PA 16001
 Attorney: Eric D Levin
 Rishor Simone
 101 East Diamond St Suite 208
 Butler PA 16001

Estate of: James L Reed

Late of: Clearfield Township PA
 Executor: Gary J Reed
 2404 Old Route 422 East
 Fenelton PA 16034
 Attorney: Julie C Anderson
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

Estate of: Angela M Reeves

Late of: Winfield Township PA
 Executor: Kenneth D Reeves
 12 Woodlawn Dr
 Freeport PA 16229
 Attorney: William T Woncheck
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065

Estate of: Florence M Rieder

Late of: Bruin PA
 Executor: Debra L Jordan
 110 Firehouse Dr
 POB 352
 Bruin PA 16022
 Attorney: Richard E Goldinger
 212 West Diamond St
 Butler PA 16001

Estate of: Phyllis J Weigel

Late of: Cranberry Township PA
 Executor: Sharon L Fruchey
 19540 Argyle Oval
 Rocky River OH 44116
 Attorney: Allison T Reinersmann
 McMorro Law LLC
 10475 Perry Highway Suite 204
 Wexford PA 15090

BCLJ: December 6, 13 & 20, 2013

THIRD PUBLICATION

**Estate of: Grace E Burkett
a/k/a: Grace Ethel Burkett**

Late of: Concord Township PA
 Executor: Terry R Snyder
 123 Murtland Road
 Karns City PA 16041
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Janet M Codispot

Late of: Butler PA
 Executor: Veto F Codispot
 510 Carbon Street
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Martin J Farinelli

Late of: Muddycreek Township PA
 Executor: Ann M Farinelli
 224 Bloomfield School Road
 Portersville PA 16051
 Attorney: Charles R Reis
 Reis Law Firm
 3439 Babcock Blvd Suite 300
 Pittsburgh PA 15237

Estate of: Nancy Murrin

Late of: Butler PA
 Executor: Anne Lascuola
 605 East Brady Street
 Butler PA 16001
 Attorney: Michael D Gallagher
 Murrin Taylor Flack Gallagher & May
 110 East Diamond Street
 Butler PA 16001

Estate of: Michael Ryner

Late of: Cranberry Township PA
 Executor: Robert Spicher
 100 Gilshire Drive
 Coraopolis PA 15108
 Attorney: Michael W Nalli PC
 150 Pleasant Drive Suite101
 Aliquippa PA 15001

Estate of: Warren L Troutman

Late of: Buffalo Township PA
 Executor: James E Swartz
 194 Old Pike Road
 Freeport PA 16229
 Attorney: Gerald G DeAngelis
 512 Market Street
 POB 309
 Freeport PA 16229

Estate of: Robert H Tritsch

Late of: Butler Township PA
 Executor: Robert L Tritsch
 150 Silverton Drive
 Butler PA 16001
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

BCLJ: November 29, December 6 & 13, 2013

MORTGAGES

November 25 - 29, 2013

Andrews, William P., et ux-Dollar Bk Fed Sav
 Bk-Donnegal Twp.-\$97,344.95

Bachman, Tammie T.-JLB Corp, dba, et al-
 Cranberry Twp.-\$106,400.00

Barlow, Shirley J.-Phillip A. Barlow-Penn
 Twp.-\$45,000.00

Bartock, Paul, et ux-Evolve Bank & Trust, et
 al-Center Twp.-\$300,162.00

Beck, James S., et ux-First Guaranty Mtg
 Corp, et al-Cranberry Twp.-\$198,272.00

Beck, Sharon M.-NVR Mtg Fin Inc, et al-
 Cranberry Twp.-\$229,592.00

Becker, Daniel S., et al-Dollar Bk Fed Sav
 Bk-Cranberry Twp.-\$187,000.00

Brown, Robert A., et ux-First Natl Bk of Pa-
 Center Twp.-\$261,525.10

Brunotts, Vincent A., Jr.-Omega Fed Cred
 Un, et al-Adams Twp.-\$236,000.00

Brunotts, Vincent A., Jr.-First Commonwealth
 Bk-Adams Twp.-\$29,470.00

Cable, Richard E., et al-Northwest Sav Bk-
 Buffalo Twp.-\$125,000.00

Callen, Keith R.-Quicken Loans Inc, et al-
 Clinton Twp.-\$279,812.00

Campbell, Mary E.-Dollar Bk Fed Sav Bk-
 Evans City Borough-\$31,000.00

First National Bank of Pennsylvania, SP, Garnishee: Exemplification: \$45000.00: Larry J. Puntureri, Esq.: 13-22255

Butler Area School District Student Loan Fund, Inc. vs. **S. Timothy Vojtasko, Steve Vojtasko and Denise Vojtasko:** Complaint - Confession: \$6731.22: Elizabeth A. Gribik, Esq.: 13-22256

Katie A. Badura Duke vs. **Irene Rene Ness:** Transcript: \$650.00: Atty - None: 13-22257

USX Federal Credit Union vs. **Charles C. DeGorge and Barbara DeGorge:** Judgment: \$11792.26: Matthew D. Urban, Esq.: 13-22258

Jonna B. Courson vs. **Kevin Wyant and Jodi Wyant:** Judgment: \$6219.69: Terry R. Heeter, Esq.: 13-22259

Bank of America, N.A. vs. **Betty M. Graham:** Judgment/Premises: \$165165.27: Phelan Hallinan, LLP: 13-22260

Citibank N.A. vs. **Charles R. Whitford, Jr.:** Judgment: \$27138.17: Brit J. Suttell, Esq.: 13-22261

Discover Bank vs. **Debbie Leanne Wick:** Judgment: \$6450.55: Matthew D. Urban, Esq.: 13-22262

Jackie L. Guadagni and Joseph Guadagni vs. **Klaus Heusser and Gisela Heusser:** Judgment on Award: \$6532.00: Joseph E. Kubit, Esq.: 13-22263

Capital One Bank (USA) N.A. vs. **Patricia D. Luedtke:** Judgment: \$15461.63: Michael F. Ratchford, Esq.: 13-22264

Commonwealth of Pennsylvania - Department of Environmental Protection vs. **Just Inn Inc., Justin Thompson, Rig 13 Alehouse:** Judgment: \$5300.00: Angela N. Erde, Esq.: 13-22265

Commonwealth of PA - UCF vs. **A. Preferred Restoration Company:** Lien: \$2092.61: Atty - None: 13-22266

EXECUTIONS

Week ending December 6, 2013

1st Name-Plaintiff
2nd Name-Defendant

Harbour Portfolio VII vs. **Jamie Maga and Occupants:** 13-30370

Bank of America, N.A. vs. **Marshal L. Cestrono and James N. Cestrono:** 13-30371

Capital One Bank (USA) N.A. vs. **David R. Myers and First Niagara Bank, Garnishee:** 13-30372

LTD Acquisitions LLC vs. **Darren P. Bienemann and PNC Bank, Garnishee:** 13-30373

DIVORCES

Week ending December 6, 2013

1st Name-Plaintiff
2nd Name-Defendant

Bethany I. Williams vs. **Dustin M. Williams:** Robert D. Spohn, Esq.: 13-90794

Cheryl B. Morris vs. **Charles Morris, Jr.:** Elizabeth A. Smith, Esq.: 13-90795

Carrie-Anne R. Vandevort vs. **Jarid L. Vandevort:** Jennifer R. Linn, Esq.: 13-90798

Vania A. Ehrman vs. **Ronald L. Ehrman, II:** Joseph Nash, Esq.: 13-90801

Christine A. Mooney vs. **Dennis F. Mooney:** Maria A. Imbarlina, Esq.: 13-90802

Abigail W. Leksell vs. **Charles M. Leksell:** Samantha M. Moyer, Esq.: 13-90805

Heidi L. Luxton vs. **Matthew Luxton:** Gerri V. Paulisick, Esq.: 13-90807

Alaina M. Brouse vs. **Matthew G. Brouse:** H. William White, III, Esq.: 13-90808

NOTICE OF TRUST

RE: Joan W. Lyle Revocable Trust

Notice is hereby given that Robert D. Lyle and Jay D. Lyle are the Co-Trustees of the above named Trust. All persons indebted to Joan W. Lyle are requested to make payment and all those having claims against Joan W. Lyle are directed to present the same without delay to:

Joan W. Lyle Revocable Trust
Robert D. Lyle and Jay D. Lyle, Co-Trustees
C/O Cohen & Grigsby, P.C.
625 Liberty Avenue
Pittsburgh, PA 15222-3152

or to:

C. Eric Pfeil, Esquire
C/O Cohen & Grigsby, P.C.
625 Liberty Avenue
Pittsburgh, PA 15222-3152

BCLJ: December 13, 20 & 27, 2013

TRUST NOTICE

CHARLOTTE K. HARTMANN, Deceased, of Zelienople Borough, Butler County, Pennsylvania, died October 15, 2013. Notice is hereby given to all persons indebted to **CHARLOTTE K. HARTMANN**, to make immediate payment and to those having claims against her to present to:

Apollo Trust Company, Trustee
201 N. Warren Ave.
P.O. Box 247
Apollo, PA 15613

or to:
Darla J. Hancher, Esquire
101 North Green Lane
Zelienople, PA 16063

BCLJ: December 13, 20 & 27, 2013

NOTICE OF TRUST

BARBARA JEAN BAILEY, Deceased, of Butler County, Pennsylvania, Died on November 4, 2013.

Notice is hereby given to all persons indebted to **BARBARA JEAN BAILEY** to make immediate payment and to those having claims against her to present to:

Aligned Partners Trust Company, Trustee
707 Grant Street, Suite 2800
Pittsburgh, PA 15219
412.258.3590

BCLJ: December 6, 13 & 20, 2013

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **TAXING MATTERS SAXONBURG, INC.**, PO Box 426, 333 W. Main Street, Suite 106, Saxonburg, PA 16056.

BCLJ: December 13, 2013

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
No.: 2012-10545**

KAYLA R. MITCHELL, an individual, Plaintiff,
V.
MICHELLE L. SAHAGUN, an individual, and JOHN W. STUCKEY, an individual, Defendants.

JURY TRIAL DEMANDED

NOTICE TO MICHELLE SAHAGUN AND JOHN STUCKEY

BY ORDER OF COURT SIGNED IN BUTLER COUNTY COURT OF COMMON PLEAS BY THE HONORABLE S. MICHAEL YEAGER, THAT A TRIAL FOR THE IMPOSITION OF DAMAGES SUSTAINED BY KAYLA R. MITCHELL AS A RESULT OF A MOTOR VEHICLE ACCIDENT WHICH OCCURRED ON OR ABOUT APRIL 8, 2012 WILL BE HELD BEFORE THE HONORABLE S. MICHAEL YEAGER ON THURSDAY, FEBRUARY 13, 2014 AT 10:00 O'CLOCK A.M. IN COURTROOM #3, BUTLER COUNTY COURTHOUSE.

ORIE, LLC
John R. Orie, Jr., Esquire
Counsel for Plaintiff, Kayla Mitchell
2500 Lawyers Building
428 Forbes Avenue
Pittsburgh, PA 15219
(412) 281-3180

BCLJ: December 13, 2013

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION- NO. 13-10942**

TO: GLENN S. VINCENT AND LINDA M. BOWDEN, DEFENDANT

You have been sued in court. An Action to Quiet Title has been instituted against you by the plaintiff, GUY LEROY, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the premises located at 312 Center Dr, Chicora Pa, Butler County, Pennsylvania.

NOTICE

You are hereby notified that If you wish to

defend against the claims set forth, you must take action within (20) days from the publication of this notice, 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 or 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, 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.

LAWYERS REFERENCE SERVICE
BUTLER COUNTY BAR ASSOCIATION
201 S Main St, Suite 101,
Butler, PA 16001
(724) 841-0130

Guy Leroy
6828 Torresdale Ave, 1st Floor
Philadelphia, PA 19135.

BCLJ: December 13, 2013

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on November 21, 2013, for a Limited Liability Company formed under the Limited Liability Company Law of 1994. The name of the Company is **Galan Trucking LLC**, and its registered office is at 255 Smith Road, Cabot, PA 16023.

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT, L.L.P.
David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: December 13, 2013

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved effective for the 24th day of October, 2013, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Limited Liability Company which has been organized under the 15 Pa.C.S. Section 8913 of the Statutes of the Commonwealth of Pennsylvania. The name of the Domestic Limited Liability Company is **NEWMAN GRANDVIEW, LLC**, having it's registered office located at 308 West Solomon court, Zelienople, Pennsylvania 16063.

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

BCLJ: December 13, 2013

**NOTICE OF FILING ARTICLES
OF INCORPORATION**

Notice is hereby given that Banks Automotive, LLC of Karns City, Butler County, Pennsylvania, did on November 25, 2013, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania an Application under December 21, 1988, P.L. 144, No. 177, Section 103, The Business Corporation Law of 1988, to conduct business under the name of "**Banks Automotive, LLC**" the business to be carried on at 2025 Oneida Valley Road, Karns City, Pennsylvania.

RISHOR SIMONE
Kurt S. Rishor, Esquire
Suite 208, 101 East Diamond Street
Butler, Pennsylvania 16001
724.283.7215

BCLJ: December 13, 2013

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
IN RE: C.P.G. O.A. No. 50 of 2013**

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS NOTICE

To: Chad Weldon Guta

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

C.P.G. Date of Birth: 5/6/2011

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 3rd day of January, 2014 at 2:00 p.m.

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

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

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

BUTLER COUNTY ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: December 13, 2013

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

In re: petition for name change of Hannah Kathryn Shank.

NOTICE

Notice is hereby given that, November 27, 2013, the petition of Hannah Kathryn Shank was filed in the above-named court, requesting an order to change the name of **Hannah Kathryn Shank to Hannah Kathryn Daltorio.**

The court has fixed the 22nd day of January, 2014, at 10:00 am in courtroom 4 before the Honorable Marilyn J. Horan as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petition should not be granted.

Nelson B Gaugler, Esquire
211 Woodbridge Drive
Pittsburgh, PA 15237
412-877-5652

BCLJ: December 13, 2013

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 17th day of January 2014** 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, February 14, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30307
C.P. 2013-21626
SHF FILE: 13002848

ATTY PATRICK WESNER

Seized and taken in Execution as the property of TODD F AMBROSIA at the suit of WELLS FARGO BK NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 8-E in Townhouse Building 8 Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 291, Page 27.

Title to said Premises vested in Todd F. Ambrosia, unmarried, by Deed from Southern Valley Commons, L.P., a Pennsylvania Limited Partnership dated 10/19/2005 and recorded on 3/29/2006 in the Butler County Recorder of Deeds in Instrument No. 200603290007025.

BEING KNOWN AS 787 Norwegian Spruce Drive, Mars, PA 16046

TAX MAP NO: 010-S12-B8E

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30312
C.P. 2013-21734
SHF FILE: 13002870

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of HENRY E BARRON AND AUDREY M BARRON at the suit of JPMORGAN CHASE BK NATL ASSN, Being:

ALL THAT CERTAIN tract of land in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Lot 226 in the Plan of Subdivision, Field Lake Estates Plan No.2, as recorded in the Recorder's Office of Butler County in Plan Book Volume 249, Page 8-10.

SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for FieldLake Estates, dated May 8, 2002, as recorded in the Recorder's Office of Butler County on May 20, 2002 at Instrument No. 200205200017451.

SUBJECT TO all easements and right of ways appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Henry E. Barron and Audrey M. Barron, h/w, by Deed from Monterey Development Associates, LP, a Pennsylvania Limited Partnership, dated 08/12/2002, recorded 08/27/2002 in Instrument Number 200208270028750.

Tax Parcel: 010-S15-B226-0000

Premises Being: 3009 PAIGE PLACE, MARS, PA 16046-2139

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30284
C.P. 2013-21476
SHF FILE: 13002878

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of DAVID L BOWSER AND LINDA M BLOOM at the suit of U S BANK TRUST NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Third Ward, City of Butler, County of Butler and Commonwealth of Pennsylvania being known as Lot No. 224 in the Cavanaugh

Plan of Lots.

UNDER AND SUBJECT to all reservations, restrictions, easements and rights of way as shown in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN David L. Bowser and Linda M. Bloom, both unmarried, as joint tenants with right of survivorship and not as tenants in common, by Deed from Myrtle Grossman, a/k/a Myrtle L. Grossman by Thelma M. Whittington, Attorney-in-Fact, duly constituted by Power of Attorney dated November 11, 1993 by recorded simultaneously with this deed, dated 06/23/1995, recorded 06/26/1995 in Book 2535, Page 925.

Tax Parcel: 563-6-1540000

Premises Being: 508 NEGLEY AVENUE, BUTLER, PA 16001-5837

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30320
C.P. 2013-21935
SHF FILE: 13002849**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of BRYAN R BRICKER AND CANDACE A BRICKER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that certain piece, parcel ('A') or tract of land situate in Fairview Borough, Butler County, Pennsylvania, bounded and described as follows:

'A' BEGINNING at the Northeast corner point on sidewalk one inch from West side and two inches from North end of walk, on the West right-of-way line of South Fairview Main Street, a 50-foot right-of-way; thence by said West right-of-way line to a point on walk 8 inches from West side of walk, South 17 degrees 00 minute West for 36.00 feet to said corner point in walk common to land of Albert J. Schnelzer; thence by land of Albert J. Schnelzer, North 71 degrees 20 minutes 56 seconds west for 179.47 feet to a corner iron pin on East right-of-way line of 16-foot unopened alley; thence by said East right-of-way line North 17 degrees 00 minute East for 34.25 feet to a corner iron pin at South right-of-way line of 11-foot public alley; thence by the South right-of-way line of alley South 71 degrees 54 minutes 02 seconds East for 179.44 feet to the place of beginning.

SAID PARCEL contains water well, sanitary sewer line to Bearcreek Sewer Authority and house. It is noted that the extreme North side of house does encroach on the 11-foot alley right-of-way by 0.45 foot (5 3/8 inches). Said parcel has the right of use of the 11-foot right-of-way on the North.

ALSO, ALL that certain piece, parcel ('B') or tract of land situate in Fairview Township, Butler County, Pennsylvania, bounded and described as follows:

'B' BEGINNING at a mid corner of parcel to be described on the West right-of-way line of 16-foot alley right-of-way, said beginning point is North 73 degrees 35 minutes 15 seconds West for 16.00 feet from the Southwest corner of Parcel 'A' described above; thence South 17 degrees 13 minutes 34 seconds West for 79.99 feet to a corner iron pin on line of land of Albert J. Schnelzer; thence by land of Albert J. Schnelzer, North 73 degrees 35 minutes 15 seconds West for 56.00 feet to a corner iron pin; thence by land of Allen B. Bartoe, North 17 degrees 13 minutes 34 seconds East for 79.99 feet to a corner iron pin; thence by land of Allen B. Bartoe, North 17 degrees 00 minute East for 77.01 feet to a corner iron pin; thence by land of Allen B. Bartoe, South 73 degrees 35 minutes 15 seconds East for 56.00 feet to a corner iron pin on the West right-of-way line of 16-foot alley right-of-way; thence by said West right-of-way line South 17 degrees 00 minute West for 77.01 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bryan R. Bricker and Candace A. Bricker, his wife, as tenants by the entireties, by Deed from James D. Friters and Sherry L. Friters, h/w, dated 01/09/1997, recorded 01/10/1997 in Book 2701, Page 609.

Parcel No.1: 401-S1-C12-000
Parcel No.2: 150-S3-A1-0000

Premises Being: 148 SOUTH FAIRVIEW MAIN STREET, PETROLIA, PA 16050-9502

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30308
C.P. 2013-21794
SHF FILE: 13002867

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of BARRY M CHUHRA AND DEBRA S CHUHRA at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN place, parcel or tract of ground situate in the Township of Clinton, County of Butler, and Commonwealth of Pennsylvania, being Lot No.3 of the Robert W. and Donna M. Shipe Subdivision Plan recorded in the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 122, Page 15.

PARCEL No.100-2F08-8C3

BEING the same premises which John M. Scheck and Cheryl L. Scheck, husband and wife, by Deed dated December 30, 2009 and recorded in Butler County Recorder of Deeds Office on January 5, 2010 as Deed Instrument No. 201001050000203, granted and conveyed unto Barry M. Chuhra and Debra S. Chuhra, husband and wife.

BCLJ: November 29, December 6 & 13, 2013

E.D. 2012-30111
C.P. 2012-20403
SHF FILE: 13002869

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of CHRISTOPHER R DAUGHERTY JR AND JENNIFER L DAUGHERTY at the suit of U S BANK NATIONAL ASSN, Being:

ALL that certain piece, parcel or lot of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. 57 in Addition No.1 of the Nursery Park Plan of Lots recorded May 4, 1950 in the Recorder's Office of Butler County in Rack File Section 15, page 13.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Daugherty, Jr. and Jennifer L. Daugherty, his wife, by Deed from Melinda M. Niemczyk, single, dated 12/12/2005, recorded 12/13/2005 in Instrument Number 200512130035572.

Tax Parcel: 230-S1-12A57-0000

Premises Being: 104 MAPLE DRIVE, VALENCIA, PA 16059-2410

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30269
C.P. 2013-20930
SHF FILE: 13002885

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of BRANDI NICOLE DEMARCO ADMRX & HEIR, SUSAN C PERRY EST BY ADMRX, WESTBROOK PERRY HEIR, AND UNKNOWN HEIRS at the suit of WELLS FARGO BANK NA, Being:

All that certain lot or piece of ground situate in the Township of Middlesex, County of Butler, Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point, the Northeast corner of the tract herein conveyed at a point in the center line of a public highway known as Route #8, where it intersects with the centerline of a private road; thence along the center line of public highway Route #8, South 3 degrees 17 minutes East, 160 feet to a point; thence South 87 degrees 28 minutes 30 seconds West along lands of J.B. McClelland and Gertrude McClelland, his wife, 160 feet to a point, thence along other lands of J.B. McClelland and Gertrude McClelland, his wife, North 3 degrees 17 minutes West 160 feet to a point in the center line of a private road, thence along the center line of said private road, North 87 degrees 28 minutes 30 seconds East, 160 feet to a point in the center line of a public highway known as Route #8, the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Susan C. Perry, married, by Deed from Susan Elder, nka, Susan C. Perry, dated 07/24/2003, recorded 08/08/2003 in Instrument Number 200308080035566.

Mortgagor SUSAN C PERRY died on 09/12/2010 and BRANDI NICOLE DEMARCO was appointed Administratrix of her estate. Letters of Administration were granted to her on 12/28/2010 by the Register of Wills of BUTLER COUNTY, No. 10-10-0944. Decedent's surviving heir(s) at law and next-of-kin are WESTBROOK PERRY and BRANDI NICOLE DEMARCO.

Tax Parcel: 230-S4-4F1A-0000

Premises Being: 844 PITTSBURGH ROAD,
BUTLER, PA 16002-8901

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30279
C.P. 2013-21588
SHF FILE: 13002883

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of CHRISTIAN BLAKE ELLISON at the suit of JPMORGAN CHASE BANK NATL ASSN, 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. 223 in the 1st revision to the Ridgeview Estates Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 299, page 11.

Having erected thereon a dwelling known as 107 Wagon Drive.

PARCEL No. 040-S14-B223

Being the same property which Sharon L. Stewart, single, by Deed dated March 17, 2013 and recorded in the Butler County Recorder of Deeds Office on March 18, 2013 as Deed Instrument No. 201103180006989, granted and conveyed unto Christian Blake Ellison, a married man.

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30330
C.P. 2013-21962
SHF FILE: 13002877

ATTY MARK UDREN

Seized and taken in Execution as the property of CLIFFORD D FREEHLING AND DAWN FREEHLING at the suit of U S BANK NATL ASSN, Being:

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

Beginning at a point in the center of Legislative Route 10059, the Northwest corner of the Tract herein described; thence North 82 degrees 30"

East along the Southern line of lands of now or formerly V.S. Elliott, a distance of 1450.00 feet to a point; thence South 1 degrees 47" West along the line of lands of now or formerly G.E. FUGes, a distance of 202.65 feet to a point; thence South 82 degrees 30" West along other lands of now or formerly W.G. Hogan, a distance of 1507.11 feet to a point in the center line of Legislative 10059; thence North 16 degrees 40" 50" East along the center line of Legislative Route 10059, a distance of 219.24 feet to a point at the place of beginning, survey of W.J. McGarvey, P.E. dated 3/27/87.

HAVING erected thereon a dwelling known and numbered as 129 Center Dr., Chicora PA 16025. Parcel No.: 250-2F20-28D

BEING KNOWN AS: 129 Center Drive, Chicora, PA 16025

PROPERTY ID NO.: 250-2F20-28D
TITLE TO SAID PREMISES IS VESTED IN CLIFFORD D. FREEHLING AND DAWN FREEHLING, H/W BY DEED FROM GARY J. WULFF AND CINDY L. FRY FKA CINDY L. WULFF DATED 12/30/2003 RECORDED 01/05/2004 IN DEED BOOK Instrument Number: 200401050000251.

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30296
C.P. 2013-21633
SHF FILE: 13002857

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of MICHELE A GREGO AND ADAM GREGO at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain lot or parcel of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route T-663 known as Doyle Road; thence South 88 degrees-31 minutes-51 seconds West along the centerline of said road to the true place of beginning, this being a distance of 150.00 feet from the southwest corner of land N/F of Mark A. & R. Joanne Colpo; thence continuing along said centerline South 88 degrees-31 minutes-51 seconds West a distance of 77.13 feet and North 89 degrees-39 minutes-36 seconds West an

additional distance of 97.87 feet to a point, said point being the southwest corner of the subject land being conveyed; thence North 4 degrees-55 minutes 23 seconds West a distance of 291.62 feet along the line of other lands of the sellers herein to a point; thence North 67 degrees-31 minutes-58 seconds East a distance of 204.63 feet to a point; thence South 1 degree-42 minutes-00 second East a distance of 367.52 feet to the place of beginning.

CONTAINING therein 1.39 Acres of Land per Bankson Engineer, Inc., April 1983 survey drawing 1891-B-83, revised in June of 1983.

UNDER AND SUBJECT TO any and all building restrictions, building set-back lines, easements, rights-of-way, covenants, reservations, exceptions and conditions apparent on the property or shown by prior instruments of record.

RESTRICTIVE COVENANTS: No trailer, motor home, basement, garage, bam, outbuilding or other structure of a temporary character shall at any time be utilized as a residence. It shall not be allowed to have on the premises exposed vehicles not bearing both a current registration plate and inspection sticker. Also prohibited from being stored out in the open are discarded appliances, disabled machinery or any other debris.

TITLE TO SAID PREMISES IS VESTED IN Adam Greco and Michele A. Greco, his wife, by Deed from Sylvia s. Dlake, survivor to Francis S. Howard, who died on July 23, 1976, in New Orleans, Louisiana, by John J. Howard, her attorney in fact, for her and for himself and Patricia A. Howard, his wife, dated 07/13/1983, recorded 08/09/1983 in Book 1169, Page 108.

Tax Parcel: 040-S12-A2-0000

Premises Being: 135 DOYLE ROAD,
SARVER, PA 16055-9402

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30290
C.P. 2013-20290
SHF FILE: 13002858**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JEAN L HINES AND JEAN LOUISE HINES at the suit of NATIONS TAR MORTGAGE LLC, Being:

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

Beginning at a point at the East side of Delaware Drive, said point being the northwest corner of the lot herein described; thence along the dividing line between Lots #47 and #48, South 88 degrees 06 minutes East, one hundred eighty nine and eighty five hundredths (189.85) feet to a point at line of Lot #56; thence along line of Lot #56, South 37 degrees 33 minutes 30 seconds East, sixty (60) feet to a point common to Lots #47, #56, #72 and #73; thence South 63 degrees 45 minutes West, seventy six and forty eight hundredths (76.43) feet along line of Lot #73 to a point; thence North 354 degrees 26 minutes West, one hundred fifty nine and twenty one hundredths (159.21) feet to a point at Delaware Drive; thence along Delaware Drive, North 0 degree 45 minutes East, seventy five (75) feet to a point, the place of beginning. Having thereon erected a one story frame dwelling house and being Lot #47 in the Campbell Acres Plan of Lots as recorded in the Recorder's Office in and for Butler County, Pennsylvania in Plan Rack Section 14 page 13.

TITLE TO SAID PREMISES IS VESTED IN Jean Louise Hines, by Deed from Paul R. Henry and Joanne Henry, his wife, dated 06/05/1956, recorded 06/05/1956 in Book 685, Page 335.
Tax Parcel: 056-11-B47-0000

Premises Being: 114 DELAWARE DRIVE,
BUTLER, PA 16001-7412

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30326
C.P. 2013-20500
SHF FILE: 13002873**

ATTY KEVIN FOGERTY

Seized and taken in Execution as the property of CYNTHIA HOFFMAN AND RANDY S HOFFMAN at the suit of CIRAS LLC, Being:

LEGAL DESCRIPTION All those certain lots or pieces of ground situate in the Borough of Valencia, County of Butler and Commonwealth of Pennsylvania, as more particularly described as follows, to wit:

TRACT 1: Beginning on the Southeast corner of Lot No. 53 and proceeding North 19 degrees 15'00" East a distance of 30 feet along Lee Street to a point; thence North 70 degrees 45'00" West a distance of 140 feet along the southern most line of Lot No. 54 to a point; thence South 19 degrees 15'00" West a distance of 30 feet along George Street; thence South 70 degrees 45'00" East a distance of 140 feet to the place of beginning. Being Lot No. 53 in the Sterrett Plan of Lots, as recorded in Plan Book Section 2, page 3.

TRACT II: Beginning at the Southeast corner of Lot No. 54 and proceeding North 19 degrees 15'00" East a distance of 30 feet along Lee Street to a point; thence North 70 degrees 45'00" West a distance of 40 feet along the southern most line of Lot No. 55 to a point; thence South 19 degrees 15'00" West a distance of 30 feet along George Street; thence South 70 degrees 45'00" East a distance of 140 feet to the place of beginning. Being Lot No. 54 in the Sterrett Plan of Lots, as recorded in Plan Book Section 2, page 3.

HAVING erected thereon a dwelling known and numbered as 72 George Street, Valencia, PA.

BEING designated as Parcel B53 Map 51 in the Deed Registry Office of Butler County.

BEING THE SAME PREMISES which was conveyed from Jeffrey A. Blasko and Cynthia C. Blasko, his wife, by Deed dated July 7, 2000, recorded July 20, 2000, at Instrument No. 200007200016631 at the offices of the Recorder of Deeds in Butler County, Pennsylvania.

TAX PARCEL NO. 520-S1-B53-0000

IMPROVEMENT consisting of dwelling house

known as 72 George Street, Valencia, Butler County, PA 16059.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30287
C.P. 2013-21657
SHF FILE: 13002861**

ATTY JILL JENKINS

Seized and taken in Execution as the property of JAMES D HOPSON AND VICKIE L HOPSON at the suit of M&T BANK, Being:

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

BEGINNING at a point on Ridge Avenue adjoining lot of now or formerly Flick; thence East, along Ridge Avenue, thirty four (34) feet to lot of now or formerly Duffy; thence South along the Duffy lot seventy (70) feet to lot or now or formerly Flick; thence North seventy (70) to Ridge Avenue, the Place of Beginning.

HAVING erected thereon a two story frame dwelling known as 312 Ridge Avenue, Butler, Pa. 16001.

BEING designated as Map & Parcel No. 565-42-47A in the Deed Registry Office of Butler County, Pennsylvania,

DEED BOOK: 2866

DEED PAGE: 245

MUNICIPALITY: City of Butler

TAXPARCEL#: 565-42-47A-000

PROPERTY ADDRESS: 312 Ridge Avenue Butler, PA 16001

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30270
C.P. 2013-21332
SHF FILE: 13002886**

ATTY JILL JENKINS

Seized and taken in Execution as the property of VINCENT P HOUPT AND DIANE H PAPANU-HOUPT at the suit of BANK OF AMERICA NA, Being:

ALL that certain piece, parcel or tract of land situate in the Borough of West Liberty, County of Butler, Commonwealth of Pennsylvania, known as Lot NO. 3 in the Greenfields II Subdivision Plan of Lots as recorded in the office of the Recorder of Deeds In and for Butler County in Rack File 140, page 31, and being more particularly bounded and described as follows, to-wit BEGINNING at a point on the centerline of Hid Road (T-368), said point being the northeast corner of Lot NO.4 in said Plan and being the southeast corner of the parcel herein described; thence South 70° 0& 37" West along the northerly line of Lot No. 4 in said Plan, a distance of 504.98 feet to an iron pin; thence North 2° 31' 49" West along the easterly line of Lot NO.6 and Lot No.1 in said Plan, a distance of 355.00 feet to an iron pin; thence North 67° 46' 09" East along the southerly line of Lot No.2 in said Plan, a distance of 520.86 feet to a point in the centerline of Hill Road aforesaid; thence South 1° 16* East along said centerline, a distance of 380.00 feet to a point at the place of beginning.

DEED BOOK: 2467

DEED PAGE: 445

MUNICIPALITY: BOROUGH OF WEST LIBERTY

TAX PARCEL #: 530-S1-22C

PROPERTY ADDRESS: 118 Hill Road Slippery Rock, PA 16057

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30322
C.P. 2013-21713
SHF FILE: 13002872**

ATTY MICHAEL MAZACK

Seized and taken in Execution as the property of DONALD A HUEGEL at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point where the line dividing the Knox Chapel Cemetery and property being conveyed by this deed intersects the center line of Pennsylvania Route 356, also known as SR 2010 or North Pike Road; thence in a Westerly direction 156 feet along this dividing line being the Northern line of the Knox Chapel property to a point on line of lands formerly Thomas A. Edwards and Sylvia J. Edwards, his wife, now W. E. Lewis; thence in a Northerly direction 11 7 feet along these lands formerly Edwards, now Lewis, to a point on line of lands formerly Robert L. Lewis; thence in an Easterly direction 156 feet along the line of other lands formerly of James Boldy and Anna Margaret Boldy, his wife, now Huegel, to a point in the center line of Pennsylvania Route 356, also known as SR 2010 or North Pike Road; thence in a Southerly direction along the center One of this road 117 feet to a point where this center line intersects the line dividing Knox Chapel Cemetery from the property being conveyed by this deed, the piece of beginning.

Containing .42 acres, more or less.

HAVING THEREON ERECTED a one-story frame dwelling house known as 508 North Pike Road, Sarver, Pennsylvania.

BEING the same premises granted and conveyed unto Donald A. Huegel by Deed of Boldy, Inc., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, dated June 3, 2005, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on June 7, 2005 at Instrument No. 200506070014557.

BUTLER COUNTY TAX PARCEL NO. 320-S1-24-0000

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30277
C.P. 2013-21585
SHF FILE: 13002879**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of MICHELE L KERNER AND MICHELE KERNER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

Beginning at a point on the Northern line of Pinehurst Drive, said point being the Southwest corner of parcel herein described and being common to the Southeast corner of Lot No. 16, now or formerly owned by N.C. Sutton; thence by land now or formerly of Sutton, North 02 degrees 97 minutes 00 second east, 283.86 feet to a point on the Southern Property line of lands now or formerly of K.D. Broerman; thence by lands now or formerly of Broerman, South 80 degrees 10 minutes 00 second East, 209.79 feet to a point on the Northwest corner of Lot No. 18, now or formerly of Lauster; thence by Lot No. 18, South 02 degrees 57 minutes 00 second West, 221.97 feet to a point on the Northern line of Pinehurst Drive; thence by same, North 77 degrees 00 minute 00 second West, 190 feet to a point, the place of beginning. Being all of Lot No. 17 in the unrecorded Pine Hurst Plan of Lots.

Having erected thereon a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Michele L. Keraer, by Deed from Mark L. Vicario and Connie Vicario, h/w, dated 11/24/2000, recorded 12/15/2000 in Instrument

Number 200012150029861.

Tax Parcel: 060-S11-A17A-0000

Premises Being: 122 PINWOOD LANE, A/K/A 122 PINWOOD DRIVE, BUTLER, PA 16001-1296

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2012-30047
C.P. 2010-22161
SHF FILE: 13002866**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of TEDDIE J KRAJEWSKI AND BOBBI J KRAJEWSKI at the suit of DEUTSCHE BK NATL TR CO, Being:

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

Beginning at a point on the center line of T-548 also known as the Hughes Road; thence along the lands now or formerly of Carl E. Pranevich, North 17 degrees 24 minutes 3 seconds West, a distance of 166.75 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence along the lands now or formerly of S. Vogel, South 83 degrees 49 minutes 56 seconds East, a distance of 223.04 feet to a point along the center line of T-548; thence along said center line North 48 degrees 57 minutes 4 seconds East, a distance of 51.43 feet to another point along said center line; thence continuing along said center line North 54 degrees 17 minutes 27 seconds East, a distance of 86.78 feet to another point along said center line; thence continuing along said center line North 56 degrees 19 minutes 58 seconds West, a distance of 36.54 feet to a point being the place of beginning. Containing 1.00 acres strict measure as per the survey of Olsen, Zarnich, and Seybert, Inc. dated February 9, 1983.

Subject to an existing cartway across subject premises for access by adjacent land owners to their oil wells.

TITLE TO SAID PREMISES IS VESTED IN Teddie J. Krajewski and Bobbi J. Krajewski, h/w, by Deed from Dolores E. Hughes, dated 08/01/2005, recorded 08/18/2005 in Instrument Number 200508180022610.

Tax Parcel: 300-3FI4-24B-0000
Premises Being: 170 HUGHES ROAD, HILLIARDS, PA 16040-1512

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30306
C.P. 2013-21717
SHF FILE: 13002856

ATTY CHANDRA ARKEMA

Seized and taken in Execution as the property of JAMES K LAUTENBACHER AND SUSAN L LAUTENBACHER at the suit of WELLS FARGO BANK N A, Being:

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in plan Book Volume 115, Page 26.

Tax Id No: 130-S19-A245

For information purposes only - Property also known as: 463 Monmouth Dr., Cranberry, TWP, PA 16066-5759

TITLE TO SAID PREMISES IS VESTED IN James K. Lautenbacher and Susan L. Lautenbacher, husband and wife from Raymond H. Smith, Jr. and Mary Jo Smith, husband and wife dated 08/18/1988 and recorded 08/29/1988 under Liber 1420, Page 284.

Planned Unit Development, dated 6/26/2000, recorded 6/30/2000, in Instrument 200006300015017, Association Name: Cranberry Township.

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30321
C.P. 2013-21949
SHF FILE: 13002854

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of PAUL LOBAUGH AND PAUL A LOBAUGH at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, being Lot No. 294 in the Ridgeview Estates Plan of Lots, as the same is recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, in Plan Book Volume 264, at page 38 and Amended at Plan Book Volume 296, at page 23.

UNDER & SUBJECT TO any and all covenants, conditions, restrictions, by-laws, all coal and mining rights, oil and gas leases, easements, rights of way, as may be shown on the recorded plan or contained in prior instruments of record, or as may become recorded and/or amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Lobaugh, a married man, by Deed from Maronda Homes, Inc., a corporation organized and existing under the laws of Pennsylvania, dated 10/29/2007, recorded 12/11/2007 in Instrument Number 200712110031302.

Tax Parcel: 040S14B294

Premises Being: 106 WAGEN DRIVE, SARVER, PA 16055-1826

BCLJ: November 29, December 6 & 13, 2013

E.D. 2013-30278
C.P. 2013-21252
SHF FILE: 13002882

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of MARK E LUTZ AND MICHELLE L LUTZ at the suit of CITIZENS BANK-PA, Being:

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

BEGINNING at a point at the West side of Delaware Drive at a point where the dividing line between Lots 10 and 11 intersect with said Delaware Drive; thence North 89° 15' West, 160 feet along the line of Lot 10, to a point on line of lands of Evergreen Plan; thence by line of lands of Evergreen Plan, North 0° 45' East, 75 feet to a point on the South side of Charles Street; thence along the South side of Charles Street, South 89° 15' East, 130 feet to a point; thence by a curve having a radius of 30 feet and an arc distance of 47.12 feet; thence South 0° 45' West, 45 feet along the West line of Delaware Drive to a point, the place of BEGINNING.

BEING KNOWN AS: 122 Charles Drive, Butler, PA 16001

BEING THE SAME PREMISES which John N. Lasichak and Karen Lasichak, husband and wife, by Deed dated 7/3/2001 and recorded 7/3/2001 in the Office of the Recorder of Deeds in and for Butler County in Instrument

#200107030017817, granted and conveyed unto Mark E. Lutz, son in law of the parties of the first part.

PARCEL NO.: 056-11-B11

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30275
C.P. 2013-21576
SHF FILE: 13002884**

ATTY SALVATOR FILIPPELO

Seized and taken in Execution as the property of TAMMY MACEFE at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

Beginning at a point on the west side of Harrison Avenue at the southeast corner of the lot herein described, said point being also the northeast corner of Lot No. 15 in the same plan; thence northwardly along the west side of Harrison Avenue forty (40) feet to an alley; thence westwardly along said alley one hundred and fifteen (115) feet to another alley; thence southwardly along said last mentioned alley forty (40) feet to Lot No. 15 in same plan; thence eastwardly along line of said Lot No. 15 one hundred and fifteen (115) feet to Harrison Avenue, the place of beginning. Being Lot Number 16 in the McJunkJn and Stover Plan of Lots which is recorded as aforesaid in Plan Book No.2, page 15.

Being designated as Tax Parcel Number: 53 16 A16

DEED BOOK: Instrument#200108090022030

DEED PAGE: Instrument#200108090022030

MUNICIPALITY: Township of Butler

TAXPARCEL#: 053-16-A16-0000

PROPERTY ADDRESS: 134 Harrison Avenue Butler, PA 16001

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30329
C.P. 2013-21961
SHF FILE: 13002874**

ATTY MARK UDREN

Seized and taken in Execution as the property of GEOFFREY W MILLER SR, GEOFFREY W MILLER, AND SHARON A MILLER at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND SITUATE IN THE VILLAGE OF MARWOOD, WINFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO.3, IN THE WILLIAM VOGLEY'S PLAN OF LOTS IN SAID VILLAGE, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE HANNAHSTOWN ROAD; EAST BY LOT NUMBER 4, FORMERLY ROBERT KRAUSE, NOW PHIL CYPHER; ON THE SOUTH BY AN ALLEY; AND ON THE WEST BY A STREET; AND HAVING ERECTED THEREON A TWO -STORY BUILDING. SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LOT HEREIN CONVEYED, SAID POINT BEING LOCATED AT THE SOUTHERN RIGHT-OF-WAY LINE OF LEGISLATIVE ROUTE 10031; THENCE BY SAID RIGHT-OF-WAY LINE NORTH 78° EAST A DISTANCE OF 44.33 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF P. E. CYPHER SOUTH 13° 0' EAST A DISTANCE OF 125 FEET TO AN EXISTING IRON PIN ON THE NORTH SIDE OF AN UNNAMED ALLEY; THENCE BY THE NORTH SIDE OF SAID UNNAMED ALLEY SOUTH 78° 0' WEST 44.33 FEET TO AN EXISTING IRON PIN; THENCE BY THE EASTERN SIDE OF SOUTH STREET NORTH 13° 0' WEST A DISTANCE OF 125 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AS: 234 Marwood Road, Cabot, PA 16023 PROPERTY ID NO.: 320-S4-A3

TITLE TO SAID PREMISES IS VESTED IN Geoffrey W. Miller and Sharon A. Miller BY DEED FROM Federal National Mortgage Association aka Fannie Mae, a Corporation DATED 07/05/2001 RECORDED

07/11/2001 IN DEED BOOK Instrument #200107110018628.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2011-30029
C.P. 2011-20002
SHF FILE: 13002868**

ATTY DANIEL SCHMIEG

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

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 225 in the Cranberry Estates Plan of Lots as 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 instruments 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.

TITLE TO SAID PREMISES IS VESTED IN Patrick G. Montgomery and Deborah A. Montgomery, h/w, by Deed from Srinii Raman, single, dated 03/09/1992, recorded 03/10/1992 in Book 1975, Page 111.

Tax Parcel: 130-S11-D225-0000

Premises Being: 428 ANNA MARIE DRIVE, CRANBERRY TOWNSHIP, PA 16066-5604

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30323
C.P. 2013-21955
SHF FILE: 13002852**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of VIRGINIA A MOSESSO at the suit of CITIMORTGAGE INC, Being:

All that certain piece, parcel and lot of land situate in Butler Township, Butler County,

Pennsylvania, bounded and described as follows:

Beginning at a point, said point being the Northeast corner of the tract herein described, said point being common to the West line of Avon Drive and line of Lot Nos. 2 and 3; thence by the West line of Avon Drive by a curve in a Southeasterly direction having a radius of 746.09 feet, a distance of 44.01 feet to a point; thence continuing by the West line of Avon Drive South 00 degree 49 minutes 30 seconds West, a distance of 31.98 feet to a point on line of Lot No.4; thence continuing by the same North 89 degrees 10 minutes 30 seconds West, a distance of 137.70 feet to a point on line of lands now or formerly M.V. Myers; thence continuing by the same North 01 degree 27 minutes 50 seconds East, a distance of 76.0 feet to a point on line of Lot No.2; thence continuing by the same South 89 degrees 10 minutes 30 seconds East, a distance of 136.55 feet to a point on the West line of Avon Drive, the place of beginning.

Being Lot No.3 in the Stratford Park Plan of Lots as recorded February 7, 1966, in Rack File Section 45, Page 11.

HAVING thereon erected a dwelling house.

SUBJECT to the building conditions and restrictions of Stratford Park Plan as recorded in Butler County, Pennsylvania, in Deed Book 865, Page 379.

TITLE TO SAID PREMISES IS VESTED IN Virginia A. Mosesso and Florinda F. Lang, both single women, as joint tenants with right of survivorship and not as tenants in common, by Deed from Heman A. Muniz and Maria T. Muniz, his wife, dated 04/12/1976, recorded 04/13/1976 in Book 1021, Page 639. By virtue of the death of Florinda F. Lang on 1/30/2010, title to said premises vested solely to Virginia A. Mosesso as the surviving joint tenant with rights of survivorship.

Tax Parcel: 056-19-F3-0000

Premises Being: 110 AVON DRIVE, BUTLER, PA 16001-2729

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30289
C.P. 2013-21659
SHF FILE: 13002860**

ATTY DANIEL SCHMIEG

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

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

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

Tax Parcel: 056-20-G78-0000

Premises Being: 208 WOODBURY DRIVE, BUTLER, PA 16001-2616

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30328
C.P. 2013-21960
SHF FILE: 13002876**

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of JAVIER A ROBAYO AND SHERI S ROBAYO at the suit of HSBC MORTGAGE SERVICES INC, Being:

TAX PARCEL NO. 053-6-A34

ALL THAT lot of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

ON THE NORTH by Lot 35 in the same plan of lots;

ON THE EAST by Lots No. 25 and 26;

ON THE SOUTH by Lot No. 33; and

ON THE WEST by Bellefield Drive and fronting on said Bellefield Drive, eighty (80) feet and extending back or eastward a distance of 150 feet.

BEING Lot No. 34 in the Homewood Plan of Lots as recorded in Rack 13, page 16 and 5 in the Recorder's Office of Butler County, Pennsylvania.

HAVING thereon erected a two-story dwelling house.

BEING the same premises which Daniel A. Kenyon and Jeanne L. Kenyon, husband and wife, by Deed dated October 31, 2001, and recorded November 2, 2001, in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 200111020031245, granted and conveyed unto Javier A. Robayo and Sheri S. Robayo, husband and wife, in fee.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30324
C.P. 2013-21653
SHF FILE: 13002853**

ATTY MARK WEISBERG

Seized and taken in Execution as the property of STEPHEN A WALSH at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CLAY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING LOCATED IN THE CENTERLINE OF S.R. 138 AND BEING COMMON TO LANDS OF NOW OR FORMERLY R. TAYLOR AND THE GRANTOR HEREIN; THENCE ALONG THE CENTERLINE OF S.R. 138, SOUTH 59 DEGREES 59'53" WEST, A DISTANCE OF 199.54 FEET TO A POINT; THENCE ALONG PARCEL A NORTH 30 DEGREES 33' 07" WEST, A DISTANCE OF 150.01 FEET TO A POINT; THENCE BY LANDS OF NOW OR FORMERLY R. TAYLOR, NORTH 60 DEGREES 06'51" EAST, A DISTANCE OF 224.40 FEET TO AN EXISTING STUMP; THENCE BY SAME SOUTH 20 DEGREES 58' 26" EAST A DISTANCE OF 151.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.71 ACRE AND BEING KNOWN AS PARCEL B. OF THE MERSHIMER DEVELOPMENT CORPORATION PLAN OF SUBDIVISION

AS PREPARED BY LAND SURVEYORS, INC. OCTOBER 3,1991 AND RECORDED AT PLAN BOOK 151 PAGE 18.

TAX ID.#: 2F110-18C

Being known as: 413 EUCLID ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Stephen A. Walsh by deed from Stephen A. Walsh and Angela N. Walsh, his wife dated January 25, 2006 and recorded February 1, 2006 in Instrument # 200602010002421.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30325
C.P. 2013-21583
SHF FILE: 13002851**

ATTY CHRISTINE GRAHAM

Seized and taken in Execution as the property of WILLIAM R WITTENBURG at the suit of M&T BANK, Being:

First: ALL those two certain pieces, parcels or tracts of land situate in the Township of Fairview, County of Butler, and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by lands of W.R. Roach, seventy (70) feet; on the East by land of Ralph K. Day, one hundred eighty (180) feet; on the South by Fairview and Washington Road, seventy (70) feet; and on the West by Harry Mcmillen, one hundred eighty (180) feet.

Second: On the north 80 feet by other lands of Roach; on the East 180 feet by other lands of Roach; On the South 80 feet by the Petrolia-Fairview and North Washington Road; and on the West 180 feet by the other lands of roach, containing about 1/3 of an acre, more or less.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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(s), as well At law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TAX I.D.#:1501F55A10C

Being known as: 307 PETROLIA ROAD, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in William R Wittenburg by deed from Gary G. Smith and Sandra Smith, his wife as tenants by the entireties not as tenants in common dated October 1, 2004 and recorded November 2, 2004 in Instrument #200411020035083

BCLJ: November 29, December 6 & 13, 2013

Sheriff Michael T Slupe
Butler County, Pennsylvania