



BUTLER COUNTY • PENNSYLVANIA

Legal Journal

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Vol. 26

October 6, 2017

No. 10

Designated as the Official Legal Periodical for Butler County, Pennsylvania

Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn J. Horan

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

Butler County Bar Association

Maryann Bozich-DiLuigi, President

Owned and Published weekly by:

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Butler County Legal Journal

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BCLegalJournal@butlerbar.org

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PLEASE NOTE:

**Advertisements must be received by 12:00 PM
the Friday preceding the date of publication.**

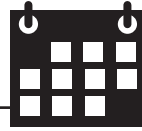
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CLE



UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at www.pbi.org.

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email info@butlerbar.org

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

- October 9, 2017** **Coordinating Clients' POA, Advanced Directives and Wills and Trusts**
Butler County Bar Association
3 substantive credit,
Mon., October 9, 2017 12:00p-3:15p
(Includes Lunch)
- October 10, 2017** **How to Start and Run a Nonprofit**
Butler County Bar Association
4 substantive credit,
Tues., October 10, 2017 12:00p-4:15p
(Includes Lunch)
- October 18, 2017** **Next Steps for Pennsylvania's Medical Marijuana In PA: Evolving Issues in a Growing Industry**
Butler County Bar Association
4 substantive credit,
Weds., October 18, 2017 12:00p-4:30p
(Includes Lunch)
- October 19, 2017** **21st Annual Family Law Update**
Butler County Bar Association
3 substantive credit,
Weds., October 19, 2017 8:45p-12:00p
(Includes Breakfast)
- October 19, 2017** **From the Nixon White House to Trump Tower**
Butler County Bar Association
3 substantive credit,
Weds., October 19, 2017 9:00p-12:15p
(Includes Breakfast)

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | BCLegalJournal@butlerbar.org

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: John G Allen

Late of: Butler Township PA
 Executor: Mark John Allen
 457 Cherokee Drive
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

**Estate of: Laura Virginia Bishop
a/k/a: L Virginia Bishop**

Late of: Fairview Township PA
 Executor: Pamela J Fennell
 PO Box 18
 Chicora PA 16025
 Attorney: John C Davey
 129 S McKean Street
 Butler PA 16001

Estate of: Pauline F Fisher

Late of: Cranberry Township PA
 Executor: Kelley G Wade
 1314 Crestwood Court
 Allen TX 75002
 Attorney: Maryann Bozich Diluigi
 506 S Main Street
 Suite 2201
 Zelenople PA 16063

Estate of: Patricia A Garris

Late of: Center Township PA
 Executor: Laura Lee Yasinsky
 102 October Drive
 Butler PA 16002
 Attorney: Robert J Stock
 Stock & Patterson
 106 South Main St Suite 603
 Butler PA 16001

Estate of: Edward D Lucas Jr

Late of: Butler Township PA
 Administrator: Kenneth D Lucas
 222 Thornwood Drive
 Butler PA 16001
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001

Estate of: Mary L Lucas

Late of: Butler Township PA
 Admr. D.B.N. C.T.A.: Patrick D Lucas
 109 Polaris Drive
 Walkersville MD 21793
 Attorney: Elizabeth A Smith
 2009 Mackenzie Way
 Suite 100
 Cranberry Twp PA 16066

Estate of: Bernadette E Metz

Late of: Concord Township PA
 Executor: William A Metz Jr
 95 Shannon Drive
 Bridgewater NJ 08807
 Attorney: Leo M Stepanian II
 Stepanian & Menchy LLP
 222 South Main St
 Butler PA 16001

**Estate of: Frances E Michalski
a/k/a: F Emma Michalski****a/k/a: Frances Emma Michalski**

Late of: Penn Township PA
 Executor: Chester P Michalski Jr
 368 Dinnerbell Road
 Butler PA 16002
 Attorney: Murray S Shapiro
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Shirley J Osborne**a/k/a: Shirley Jean Osborne**

Late of: Penn Township PA
 Executor: Sean P Osborne
 115 Windy Knoll Lane
 Butler PA 16002
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Barbara Jane Phair

Late of: Muddycreek Township PA
 Executor: Frank D Fraietta
 370 Pfeifer Road
 Prospect PA 16052
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117

Estate of: Glenn D Robinson

Late of: Jefferson Township PA
 Executor: Shirley A Robinson
 38 Bonniebrook Road
 Cabot PA 16023
 Attorney: Michael J Pawk
 Lutz & Pawk LLP
 101 East Diamond Street, Suite 102
 Butler PA 16001

Estate of: Florence R Yuhas

Late of: Butler Township PA
 Administrator: Bernice Mokakos
 5307 Whooper Court
 North Royalton OH 44133
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: October 6, 13, 20, 2017

SECOND PUBLICATION**Estate of: David J Bridge**

Late of: Middlesex Township PA
 Administrator: Lynn A Bridge
 815 Pittsburgh Road
 Butler PA 16002
 Attorney: Reed D Hennon Esquire
 2910 Wilmington Road
 New Castle PA 16105

Estate of: Mary I Carter**a/k/a: Mary Irene Carter**

Late of: Jefferson Township PA
 Executor: Albert G Carter
 160 Marwood Road Apt 3207
 Cabot PA 16023
 Attorney: Paul R Giba Esquire
 Giba Law Office
 1653 McFarland Road Suite 204
 Pittsburgh PA 15216

Estate of: James Richard Clemente Jr

Late of: Center Township PA
 Administrator: Jamie R Vitek
 1047 Lakewood Street
 Pittsburgh PA 15220
 Attorney: David E Daniel
 Daniel & Kasbee
 999 Westview Park Drive
 Pittsburgh PA 15229

Estate of: Kevin F Collins

Late of: Butler Township PA
 Executor: Brian J Collins
 8055 Rising Ridge Road
 Bethesda MD 20817
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Mona R Forsaith

Late of: Adams Township PA
 Executor: Paula F Amaditz
 18 Black Brook Drive
 Forestburgh NY 12777

Estate of: Pauline R Hahn**a/k/a: Polly Hahn****a/k/a: Pauline A Hahn**

Late of: Cranberry Township PA
 Executor: Stephen F Hahn
 120 Old Little Creek Road
 Harmony PA 16037
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

Estate of: Virginia Lee Hutchison

Late of: Chicora PA
 Executor: Bruce R Hutchison
 14245-P Centreville Square
 Centreville VA 20121
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Paul Kosar

Late of: Butler Township PA
 Executor: Gerald P Kosar
 107 October Drive
 Butler PA 16001
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

Estate of: Jane H Phibbs

Late of: Concord Township PA
 Administrator: Rebecca M Brown
 623 Perry Street
 Ellwood City PA 16117
 Attorney: Ryan C Long
 Leymarie Clark Long, P.C.
 423 Sixth Street
 Ellwood City PA 16117

Estate of: Ruth A White**a/k/a: Ruth Ann White**

Late of: Jackson Township PA
 Executor: Deborah A Daft
 215 Old Farm Road
 Cranberry Twp PA 16066
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

Estate of: Leonard Wishtart

Late of: Penn Township PA
 Executor: Carol Foster
 116 Hoch Road
 Butler PA 16002
 Attorney: Daniel L Demarco
 Law Office of Daniel Demarco
 2 East Main Street
 Carnegie PA 15106

BCLJ: September 29 & October 6, 13, 2017

THIRD PUBLICATION

Estate of: Jeffrey D Banas**a/k/a: Jeffrey Douglas Banas**

Late of: Zelenople PA
 Administrator: William A Banas
 286 Chubbic Road
 North Strabane PA 15317
 Attorney: Craig S O'Connor
 Ciao Torisky & O'Connor LLC
 7240 McKnight Road
 Pittsburgh PA 15237
 Attorney: Natalie M Ruschell
 Ruschell & Associates LLC
 PO Box 577
 Midway PA 15060

Estate of: George W Cook**a/k/a: George William Cook Sr**

Late of: Connoquenessing PA
 Executor: Joan H Martin
 248 Logan Road
 Bethel Park PA 15102

Estate of: Marshall Cumberland**a/k/a: Marshall Edison Cumberland****a/k/a: Marshall E Cumberland**

Late of: Center Township PA
 Administrator D.B.N.: Scherri L Grazier
 111 Claytonia Road
 Butler PA 16001
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Helen J Dewald

Late of: Zelenople PA
 Executor: Harold L Allman
 381 Stuber Rd
 New Brighton PA 15066
 Attorney: Tiffany E York Esq
 Fenchel Law Offices
 2242 A Darlington Rd
 Beaver Falls PA 15010

Estate of: Leonard G Fehskens

Late of: Cranberry Township PA
 Executor: Winifred F Labrecque
 90 Dark Canyon Road
 PO Box 302
 Magdalena Nm 87825
 Attorney: Jillian F Zacks
 Strassburer McKenna Gutnick & Gefsky
 444 Liberty Avenue, Ste. 2200
 Pittsburgh PA 15222

Estate of: Tyndall L Hewitt**a/k/a: Tyndall Lee Paul Hewitt**

Late of: Adams Township PA
 Administrator: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Rd
 Sarver PA 16055
 Attorney: Paula J Willyard
 Willyard Law
 347 N Pike Road
 Sarver PA 16055

Estate of: Martin E Hoffman

Late of: Buffalo Township PA
 Executor: Jeananne Postle
 PO Box 771
 North Apollo PA 15673

Estate of: Kathryn M Quinn

Late of: Callery PA
 Executor: Ruth A Shaner
 PO Box 75
 Callery PA 16024
 Executor: William J Quinn
 443 Heist Road
 Butler PA 16002
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Joan Critchlow Rodgers**a/k/a: Lois Joan Rodgers**

Late of: Prospect PA
 Executor: William D Rodgers
 905 Rolling Meadows Drive
 Greensburg PA 15601
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Wayne D Simpson

Late of: Penn Township PA
 Administrator C.T.A.: Pamela D Alikhani
 157 Brickyard Road
 Mars PA 16046
 Attorney: Lawrence P Lutz
 Lutz & Pawk
 The Morgan Center Bldg
 101 East Diamond St Suite 102
 Butler PA 16001

Estate of: Helen C Trinski

Late of: Jefferson Township PA
 Executor: Helen Marie Tantlinger
 169 Evergreen Dr
 Franklin PA 16323
 Attorney: William T Woncheck
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065

BCLJ: September 22, 29 & October 6, 2017

MORTGAGES

Recorded September 11 - September 15, 2017

A3S Properties LLC-S&T BK-Cranberry Twp-\$180,000.00**Adams, Kelly R-HOWARD HANNA MTG SERVS-Buttalo Twp-\$126,564.00****Adams, Kelly R-PENNA HOUSING FIN AGENCY-Buttalo Twp-\$5,156.00****Alessandro, Therese S-PNC BK NATL ASSN-Adams Twp-\$110,500.00****Allison, William F-WELLS FARGO BK NA-Adams Twp-\$119,000.00****Alonim Land Co LLC Aka-MARS BK-Butler Twp-\$2,100,000.00****Alonso, Diego Martinez-JPMORGAN CHASE BK NA-Cranberry Twp-\$299,500.00****Alward, Rebecca Aka-NVR MTG FIN INC-Adams Twp-\$239,880.00****Andreassi, Nicholas L-AGCHOICE FARM CRED ACA-Donegal Twp-\$194,000.00****Andreozzi, Andrew J-BUTLER ARMCO EMP CRED UN-Penn Twp-\$10,000.00****Angert, Ruth E-SAIL MTG CORP-Center Twp-\$119,000.00****Arblaster, Dennis R-FIRST NATL BK PA-Slippery Rock Twp-\$127,500.00****Arblaster, Dennis R-FIRST NATL BK PA-Slippery Rock Twp-\$32,000.00****Aubrey, Heidi L-BUTLER ARMCO EMP CRED UN-Center Twp-\$100,000.00****Ayres, Thomas R-OMEGA FED CRED UN-Harmony Boro-\$155,000.00****Bain, Matthew J-VICTORIAN FIN LLC-Buttalo Twp-\$136,363.00****Bartos, Michele M-SAIL MTG CORP-Cranberry Twp-\$216,300.00****Bauer, Joseph A-PLAZA HOME MTG INC-Butler Twp-\$157,102.00****Begley, Brian T-DOLLAR BK FED SAV BK-Forward Twp-\$77,218.94****Black, David A-WELLS FARGO BK NA-Adams Twp-\$424,100.00****Black, David A-WELLS FARGO BK NA-Adams Twp-\$29,860.00****Brehm, Billie J Aka-AMERICAN FIN RESOURCES INC-Concord Twp-\$93,279.00****Brucker, Nancy J-FIRST NATL BK PA-Cranberry Twp-\$64,000.00****Buck, Charles G-FIRST COMMONWEALTH BK-Fairview Twp-\$29,400.00****Busser, Martin A-HOWARD HANNA MTG SERVS-Lancaster Twp-\$451,250.00****Caldwell, Kevin H-BUTLER ARMCO EMP CRED UN-Butler City-\$60,000.00****Cammissa, Erin Conley-CONLEY MOTOR INNS INC-Penn Twp-\$335,000.00****Campbell, James Todd-CAPUTI, JEANNE**

M-Slippery Rock Twp-\$400,000.00
Campbell, John L-VA PGH EFCU-Jackson Twp-\$35,000.00
Campbell, Jesse E-UNITED WHOLESAL MTG-East Butler Boro-\$234,650.00
Casale, Christy A-SAIL MTG CORP-Cranberry Twp-\$124,000.00
Chapman, David-THIRD FED S&L ASSN CLEVELAND-Connoquenessing Twp-\$350,000.00
Charter Homes Woodside Inc-FIRST NATL BK PA-Cranberry Twp-\$357,750.00
Choi, Si Hyuk-CITIZENS BK PA-Cranberry Twp-\$100,000.00
Coleman, Michael H-HUNTINGTON NATL BK-Seven Fields Boro-\$75,000.00
Cooper, Gary L-JLB CORP DBA-Summit Twp-\$159,100.00
Cooper, Gary L-TCF NATL BK-Summit Twp-\$47,000.00
Costello, Kevin R-PNC BK NATL ASSN-Cranberry Twp-\$100,000.00
Courson, Yvonne K-CLEARVIEW FED CRED UN-Mars Boro-\$112,000.00
Craig, Donnia J-CITIZENS BK PA-Marion Twp-\$17,500.00
Crookshank, Mark E-PNC BK NATL ASSN-Cranberry Twp-\$75,000.00
Crossroads Baptist Ch Slippery Rock Inc-FIRST NATL BK PA-Slippery Rock Twp-\$130,650.00
Culligan, Edward W-CITIZENS BK NA-Butler Twp-\$56,000.00
Derek, Benjamin R-QUICKEN LOANS INC-Adams Twp-\$423,000.00
Deshong, David A-VERBKA, JACQUELINE P-Winfield Twp-\$65,000.00
Domico, Joseph R Jr-PLAZA HOME MTG INC-Butler Twp-\$176,050.00
Dunkel, George E-BUTLER ARMCO EMP CRED UN-Center Twp-\$40,000.00
Essary, William A-CITIZENS BK PA-Jefferson Twp-\$50,000.00
Ewart, John A-DOLLAR BK FED SAV BK-Connoquenessing Twp-\$80,359.94
Fertig, Stephen H-HOWARD HANNA MTG SERVS-Middlesex Twp-\$360,900.00
Fisher, Larry L-WEST PENN FIN SERV CTR INC-Washington Twp-\$0.00
Fleishner, Anthony-WELCOME HOME FIN LP-Butler Twp-\$121,550.00
Fleming, Eric R-CLEARVIEW FED CRED UN-Adams Twp-\$42,400.00
Flemming, Merle L-PNC BK NATL ASSN-Washington Twp-\$100,000.00
General Richard Butler Vagabonds Junior Drum & Bugle Corps-NEXTIER BK NA-Butler Twp-\$105,000.00
Gilonan, Shawn-PENNSYLVANIA EQUITY RESOURCES INC-Cranberry Twp-\$187,000.00
Glentzer, Robert Vee-MILEND INC-Adams Twp-\$406,000.00
Glentzer, Robert Vee-MILEND INC-Adams Twp-\$115,950.00
Graham, Nicholas J-LOW VA RATES LLC-Center Twp-\$212,395.00
Gray, James S-U S BK NATL ASSN-Center Twp-\$83,200.00
Green, William A-BUTLER ARMCO EMP CRED UN-Summit Twp-\$23,000.00
Greene, Daniel R-QUICKEN LOANS INC-Forward Twp-\$353,452.00
Greiner, Abigail-HOWARD HANNA MTG SERVS-Butlalo Twp-\$142,373.00
Groomes, Roderick B-CITIZENS BK PA-Butlalo Twp-\$50,000.00
Hagosky, Michael G-BUTLER ARMCO EMP CRED UN-Cranberry Twp-\$145,000.00
Hamilton, Melissa-CITYWORTH MTG LLC-Oakland Twp-\$103,700.00
Heidel, George J-USX FED CRED UN-Winfield Twp-\$142,000.00
Hendrickson, Laurie A-HUNTINGTON NATL BK-Middlesex Twp-\$360,905.00
Heshler, Charles T-PNC BK NATL ASSN-Cranberry Twp-\$75,000.00
Hespenheide, Dennis R-PNC BK NATL ASSN-Connoquenessing Twp-\$75,000.00
Hess, Jeffery H Aka-PNC BK NATL ASSN-Jefferson Twp-\$100,000.00
Hesselgesser, Kevin D-STEARNS LENDING LLC-Oakland Twp-\$183,838.00
Hinchberger, David S-MOONLIGHT CRED UN-Summit Twp-\$101,332.33
Hoculock, Kenneth A-USX FED CRED UN-Winfield Twp-\$25,000.00
Ihlenfeld, Thomas W-FIRST NATL BK PA-Connoquenessing Twp-\$178,400.00
Jancse, James J-FIRST NATL BK PA-Muddycreek Twp-\$85,300.00
Jendesky, Frank J Jr-PNC BK NATL ASSN-Butler Twp-\$75,000.00
Jernstedt, Alec-NVR MTG FIN INC-Jackson Twp-\$219,200.00
Jewart, Ian L-FIRST COMMONWEALTH BK-Butler City-\$59,400.00
Jiang, Ya Yu-HOMEWARD RES INC-Butler Twp-\$334,000.00
Johns, Jennifer L-BUTLER ARMCO EMP CRED UN-Winfield Twp-\$174,400.00
Joyfare LLC-TAYLOR, STEPHEN J-Cranberry Twp-\$250,000.00
Kauffman, David L-BUTLER ARMCO EMP CRED UN-Butler Twp-\$302,500.00
Keffalas, Alexander P-NEXTIER BK NA-Summit Twp-\$120,000.00
King, Rodney L-CITIZENS BK PA-Cranberry Twp-\$61,000.00

Knapik, Kevin A-DOLLAR BK FED SAV BK-Connoquenessing Boro-\$50,359.94
Kopera, Kelly Sue-CITIZENS BK PA-Evans City Boro-\$30,000.00
Korn, Timothy E-FEDERATED MTG CORP-Center Twp-\$142,907.00
Krul, Karen-BUTLER ARMCO EMP CRED UN-Cranberry Twp-\$163,400.00
Kuzio, Bernice R-CITIZENS BK PA-Butler Twp-\$105,000.00
Labas, Glenn M-PNC BK NATL ASSN-Jackson Twp-\$33,000.00
Labella, John J-CITIBANK NA-Penn Twp-\$260,477.00
Lee, Chevlan C-JLB CORP DBA-Summit Twp-\$159,900.00
Leffler, William G-JLB CORP DBA-Saxonburg Boro-\$128,000.00
Lerch, Debra K-USX FED CRED UN-Middlesex Twp-\$40,000.00
Lippert, Brian K-CALIBER HOME LOANS INC-Penn Twp-\$155,677.00
Loverick, Alexandria R-BUTLER ARMCO EMP CRED UN-Connoquenessing Twp-\$121,600.00
Magill, Amy-SAIL MTG CORP-Seven Fields Boro-\$249,000.00
Magnotto, Timothy Joseph II-PENNSYLVANIA EQUITY RESOURCES INC-Slippery Rock Boro-\$231,750.00
Maguire, Joseph H-NEW DAY FIN LLC-Buffalo Twp-\$335,000.00
Marburger, Steven T-BUTLER ARMCO EMP CRED UN-Slippery Rock Twp-\$221,350.00
Mars, Tommy L-WESBANCO BK INC-Cranberry Twp-\$200,000.00
Marshall, Brad-BUTLER ARMCO EMP CRED UN-Oakland Twp-\$220,000.00
Marshall, Paul E-WEST PENN FIN SERV CTR INC-Adams Twp-\$120,000.00
Martin, Craig R-DOLLAR BK FED SAV BK-Cranberry Twp-\$40,218.94
Martin, Louise-BUTLER ARMCO EMP CRED UN-Summit Twp-\$40,000.00
McClellan, Maureen P-PNC BK NATL ASSN-Cranberry Twp-\$35,000.00
McCrommon, Janet-FARMERS NATL BK EMLENTON-Clay Twp-\$24,500.00
McDaid, Justin A-DOLLAR BK FED SAV BK-Connoquenessing Twp-\$70,000.00
McMahon, Jay-NORTHWEST BK-Adams Twp-\$110,000.00
Meiser, Scott E-PNC BK NATL ASSN-Connoquenessing Twp-\$130,000.00
Metrick, Michael J-PNC BK NATL ASSN-Concord Twp-\$50,000.00
Miano, Ronald L Jr-LOANDEPOT COM LLC-Center Twp-\$186,456.00
Michaux, Domenic J-STEARNS LENDING LLC-Jefferson Twp-\$207,570.00
Millroy, David Christopher-ALLIED MTG GROUP INC-Cranberry Twp-\$256,000.00
Mislinski, Corey D-NEXTIER BK NA-Cranberry Twp-\$535,500.00
Mominee, Katie-NVR MTG FIN INC-Middlesex Twp-\$413,938.00
Mraz, Leah S-UNITED WHOLESALE MTG-Evans City Boro-\$92,500.00
Mroz, Matthew P-AMERISAVE MTG CORP-Adams Twp-\$290,500.00
Murphy, Edward M-FIRST NATL BK PA-Adams Twp-\$60,000.00
Musko, Bryan E-FIRST NATL BK PA-Prospect Boro-\$25,000.00
Myers, Erich W-SLOVAK SAV BK-Fairview Twp-\$266,800.00
Nicoll, Erica L-NEW YORK COMMUNITY BK-Cranberry Twp-\$217,500.00
Norton, Thomas A-RESIDENTIAL MTG SERVS INC-Cranberry Twp-\$386,250.00
Park Place Marketing LLC-KRISTOFER ASSOC-Cranberry Twp-\$3,900,000.00
Park Place Marketing LLC-COMMONWEALTH DRIVE ASSOC-Cranberry Twp-\$2,000,000.00
Pelusi, Steven J-HUNTINGTON NATL BK-Butler City-\$264,734.00
Phillips, Rodney-DOLLAR BK FED SAV BK-Cranberry Twp-\$30,334.94
Pihony, Matt-FIRST NATL BK PA-Buffalo Twp-\$40,000.00
Polena, Cheryl A-PSECU-Clinton Twp-\$18,000.00
Polk, Justin M-HOLLAND MTG ADVISORS-Cranberry Twp-\$260,000.00
Poole, Rosemary A-FARMERS NATL BK EMLENTON-Jackson Twp-\$324,804.00
Reamer, Toby R-BUTLER ARMCO EMP CRED UN-Jefferson Twp-\$50,000.00
Reefer, James R-FIRST NATL BK PA-Connoquenessing Twp-\$12,000.00
Rhoads, Philip A-FIRST NATL BK PA-Adams Twp-\$611,554.00
Ritzert, Eric D-HUNTINGTON NATL BK-Donegal Twp-\$50,000.00
Robey, Bryant H-DOLLAR BK FED SAV BK-Forward Twp-\$70,175.00
Robey, Bryant H-DOLLAR BK FED SAV BK-Forward Twp-\$50,000.00
Rottman, Dewayne-NEXTIER BK NA-Donegal Twp-\$85,000.00
Roxbury, Mark T-ROXBURY, J THOMAS-Butler City-\$40,000.00
Royhab, Aaron N-PNC BK NATL ASSN-Evans City Boro-\$46,000.00
Rozic, Victor A-PNC BK NATL ASSN-Clay Twp-\$100,000.00
Rumbaugh, Hugh Aka-RECASA FIN GROUP LLC-Buffalo Twp-\$132,000.00

Rusnak, Dale R-BUTLER ARMCO EMP
CRED UN-Center Twp-\$145,000.00

Russano, Anthony R-HOWARD HANNA
MTG SERVS-Cranberry Twp-\$270,000.00

Sagi, Timothy M-DOLLAR BK FED SAV
BK-Adams Twp-\$49,680.00

Sames, Christina Marie-JG WENTWORTH
HOME LENDING LLC-Butler Twp-
\$154,000.00

Sant, Todd-NVR MTG FIN INC-Forward
Twp-\$335,500.00

Santoro, Ryan P-BUTLER ARMCO EMP
CRED UN-Center Twp-\$25,150.00

Sartori, David E-FIRST COMMONWEALTH
BK-Cranberry Twp-\$328,265.00

Schaefer, Steven F-CITIZENS BK PA-
Adams Twp-\$50,000.00

Schmiedlin, John G-VICTORIAN FIN LLC-
Adams Twp-\$145,200.00

Sherk, David-NVR MTG FIN INC-Jackson
Twp-\$285,050.00

Sherk, David-TOWER FED CRED UN-
Jackson Twp-\$51,240.00

Shuffstall, Charles W-FIRST NATL BK
PA-Prospect Boro-\$27,500.00

Simon, Tracey L-BUTLER ARMCO EMP
CRED UN-Clearfield Twp-\$23,000.00

Slagel, Allyson R-UNIFIRST MTG CORP-
East Butler Boro-\$110,101.00

Snug & Monk Properties Inc-RECASA FIN
GROUP LLC-Buffalo Twp-\$132,000.00

Souders, Timothy-DOLLAR BK FED SAV
BK-Cranberry Twp-\$50,000.00

Southworth, Stephen R-HOWARD HANNA
MTG SERVS-Donnegal Twp-\$127,650.00

Sovesky, Robert J-CITIZENS BK NA-
Franklin Twp-\$287,375.00

Stofko, Christopher D-PNC BK NATL
ASSN-Seven Fields Boro-\$350,000.00

Stofko, Christopher D-PNC BK NATL
ASSN-Seven Fields Boro-\$79,722.00

Strobel, Kimberly S-DOLLAR BK FED SAV
BK-Penn Twp-\$40,358.47

Super, Katherine S-MARS BK-Cranberry
Twp-\$20,000.00

Takac, Mark A-QUICKEN LOANS INC-
Cranberry Twp-\$177,100.00

Thomas, Debra J-NORTHWEST BK-Cherry
Twp-\$25,000.00

Thompson, Jeffrey L-QUICKEN LOANS
INC-Washington Twp-\$278,050.00

Throm, Paul P-DOLLAR BK FED SAV BK-
Prospect Boro-\$85,359.94

Totterdale, Thomas J-WELLS FARGO BK
NA-Penn Twp-\$85,000.00

Trask, Wayne B-BANK AMERICA NA-
Buffalo Twp-\$360,000.00

Troutman, Carrie J-FIRST NATL BK PA-
Buffalo Twp-\$50,000.00

Verbanic, John G-PNC BK NATL ASSN-

Cranberry Twp-\$36,000.00

Vissari, Susan M Aka-BUTLER ARMCO
EMP CRED UN-Butler City-\$115,150.00

Wagner, Jessica-USAA FED SAV BK-
Butler Twp-\$71,250.00

Wedlock, Shawn M-INTERCONTINENTAL
CAP GROUP INC-Butler Twp-\$186,304.00

Welsh, Kristen N-FRANKLIN AMERICAN
MTG CO-Cranberry Twp-\$178,212.00

Wharrey, Lori A-PNC BK NATL ASSN-Mars
Boro-\$40,000.00

Whitling, Jill Ann-NVR MTG FIN INC-
Adams Twp-\$253,590.00

Williams, Nicholas-PENNSYLVANIA
EQUITY RESOURCES INC-Butler City-
\$99,170.00

Wise, James I-WEST AIRCOMM FED
CRED UN-Cranberry Twp-\$45,000.00

Wollerton, Jack R-WESBANCO BK INC-
Lancaster Twp-\$50,000.00

Zabicki, Travis R-HUNTINGTON NATL BK-
Butler City-\$53,600.00

Zoso Property MGMT LLC-FIRST
COMMONWEALTH BK-Evans City Boro-
\$392,000.00

SUITS

Week ending September 29, 2017

1st Name-Plaintiff

2nd Name-Defendant

Cavalry SPV I LLC vs. **Cancilla, Jesse**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 17-10877

Rudish, Molly by Gdn, Rudish, Justin by Gdn; Rudish, Amanda Gdn vs. **Codispot, Theodore; Valley Lines Inc**: Tort-Motor Vehicle: Raymond J Conlon, Esq: 17-10882

Woodrow, Ryan M vs. **Comwlth of PA Dept Trans; Jefferson Township; Pizor, Kevin J**: Tort-Motor Vehicle: Gerald J. Hutton, Esq: 17-10874

Discover Bank vs. **Cornelius, Brian E**: Contract-Debt Collection: Credit Card: Jonathan P Cawley, Esq: 17-10883

Portfolio Recovery Assoc LLC vs. **Daub, Bambi L**: Contract-Debt Collection: Credit Card: Robert N Polas Jr; Carrie A Gerding & Gregory J Babcock, Esq: 17-10891

Pennington, Dale Patrick vs. **Eichenauer, Mike; Eichenauer, Chasside**: Real Property- Landlord/Tenant Dispute: Atty-None: 17-10892

Portfolio Recovery Assoc LLC vs. **Goettler, Bob**: Contract-Debt Collection: Credit Card: Robert N Polas Jr; Carrie A Gerding & Gregory J Babcock, Esq: 17-10880

Portfolio Recovery Assoc LLC vs. **Graham, Joshua**: Contract-Debt Collection: Credit Card: Robert N Polas Jr; Carrie A Gerding & Gregory J Babcock, Esq: 17-10879

Porter, Kevin vs. **Hartford Insurance**: Tort-Motor Vehicle: Marc I Simon, Esq: 17-10871

Lakeview Loan Servicing LLC vs. **Howat, Angela M; Howat, Cameron R Jr; Occupants**: Real Property-Ejectment: KML Law Group PC, Esq: 17-10886

PHH Mortgage Corporation vs. **Kothe, Jacob R; Kothe, Robert M; Kothe, Eunice M**: Real Property-Mortgage Foreclosure: Residential: Shapiro & Denardo, Esq: 17-10868

Zewe, Laura; Zewe, Chris vs. **Kwik-Fill Corporation; United Refining Company; United Erie Properties Inc; Prime Realty III Inc**: Tort-Premises Liability: Jeffrey S Tarker, Esq: 17-10893

McNeill, Gerald D; McNeill, Cheryl L vs. **Leech, Matthew; Custom Concrete Solutions LLC**: Contract-Other: Atty-None: 17-10878

Lakeview Loan Servicing vs. **Madliger, Linda S**: Real Property-Mortgage Foreclosure: Residential: McCabe Weisberg & Conway PC, Esq: 17-10869

State Farm Mutual Auto Ins Co vs. **Mellish, Anthony**: Tort-Other: Weltman Weinberg & Reis Co, Esq: 17-10890

Bank of New York Mellon vs. **Olshanski, Nicole L; Olshanski, Steven M**: Real Property-Mortgage Foreclosure: Residential: KML Law Group PC, Esq: 17-10887

Conklin, Nancy vs. **Penn Township; McClellan, Ryan; McClelland, Kimberly**: Tort-Other: Justin T Papciak, Esq: 17-10875

LSF8 Master Participation TR vs. **Pennington, Robert L; Pennington, Beth A**: Real Property-Mortgage Foreclosure: Residential: Weltman Weinberg & Reis Co, Esq: 17-10889

Nicholas Meat LLC vs. **Pittsburgh Logistics Systems Systems Inc**: Tort-Other: Jeremy R Lacks & James C Clark, Esq: 17-10872

Mackrell, Garry P; Mackrell, Terry J; Mackrell, Barry A vs. **R E Gas Development LLC; OHPA Drillco LLC**: Real Property - Quiet Title: Robert J Burnett, Esq: 17-10885

Erie Insurance Exchange vs. **Thornbury, John; Thornbury, Deborah L**: Miscellaneous-Declaratory Judgment: Amy M Kirkham, Esq: 17-10873

Moffett, Daniel L; Moffett, Christine M vs. **UPMC Passavant; UPMC Passavant Cranberry**: Contract-Other: John E Quinn, Esq: 17-10884

Coudriet, Nancy vs. **Vasquez, Carlos; Lee, Maggi Kuyng; SNA Exterior by Design Inc; S&A Exterior by Design Inc**: Tort-Motor Vehicle: Mark E Milsop, Esq: 17-10888

Cavalry SPV I LLC vs. **Walker, Linda**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 17-10870

Cavalry SPV I LLC vs. **Weitzel, David**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 17-10876

Brink, Kimberly L; Brink, Wayne L vs. **Wright, Martin L**: Tort-Motor Vehicle: Matthew T McCune, Esq: 17-10881

JUDGMENTS

Week ending September 29, 2017

1st Name-Plaintiff

2nd Name-Defendant

U\$X Federal Credit Union vs. **Abram, Antoine**: Transcript: \$2,595.67: Atty-None; 17-21748

Clerk of Courts vs. **Al-Anazi, Sara Fahad Ata**: Judgment: \$1,587.00: Atty-None; 17-21721
Clerk of Courts vs. **Anderson, Calvert William Jr**: Judgment: \$1,975.67: Atty-None; 17-21737

Clerk of Courts vs. **Blystone, Tiffany Anne**: Judgment: \$6,393.00: Atty-None; 17-21738
Clerk of Courts vs. **Book, Michelle**: Judgment: \$16,466.00: Atty-None; 17-21739

Clerk of Courts vs. **Brown, Robert Javon**: Judgment: \$2,085.00: Atty-None; 17-21740
U\$X Federal Credit Union vs. **Davidson, Darryl**: Transcript: \$2,624.36: Atty-None; 17-21750

Clerk of Courts vs. **Ealy, Richard James**: Judgment: \$2,159.00: Atty-None; 17-21722
Zang, Gary vs. **Hair, Curtis J**: Transcript: \$750.00: Atty-None; 17-21720

Clerk of Courts vs. **Halterman, Maximillian Wayne**: Judgment: \$1,284.50: Atty-None; 17-21741

Housing Authority-Butler Co vs. **Humble, Ashley**: Cost Judgment: \$0.00: Andrew M Menchyk Jr, Esq; 17-21734

Housing Authority-Butler Co vs. **Humble, Ashley**: Judgment/Possession: \$0.00: Andrew M Menchyk Jr, Esq; 17-21735

U\$X Federal Credit Union vs. **Johnson, David**: Transcript: \$1,573.56: Atty-None; 17-21753

U\$X Federal Credit Union vs. **Lantz, Kirk D**: Transcript: \$4,956.01: Atty-None; 17-21752

Clerk of Courts vs. **Manny, Justin Ray**: Judgment: \$2,358.41: Atty-None; 17-21723
Schwartz, Paul vs. **Martin, Kraig J**: Transcript: \$7,599.64: Atty-None; 17-21731

Oviatt, Jeff vs. **Marzik, Gerald**: Transcript: \$4,000.00: Atty-None; 17-21745

Rogerson, Peter J vs. **McCurdy, William**: Transcript: \$7,000.00: Atty-None; 17-21755

U\$X Federal Credit Union vs. **Murray, Dollie**: Transcript: \$2,775.41: Atty-None; 17-21749

Clerk of Courts vs. **Neely, Ciara Roberta**: Judgment: \$15,496.48: Atty-None; 17-21724
Sauers, Joseph vs. **Nemes, Tom; Nemes, Bonnie**: Transcript: \$600.00: John J. Bench, Esq; 17-21736

Wilmington Svgs Fund Society FSB vs. **Piotrowski, Paul A; Piotrowski, Susan R; United State of America**: Judgment: \$0.00: KML Law Group PC & Rebecca Solarz,

Esq; 17-21733

Paulat, Gary S; Paulat, Mary Anne vs. **Professional Cod Serv Inc; Nath John**: Judgment: \$0.00: Jerome Deriso & Ronald H Heck, Esq; 17-21746

Clerk of Courts vs. **Romero, Dennis Isaac**: Judgment: \$13,530.53: Atty-None; 17-21725
Clerk of Courts vs. **Romero, Nelly**: Judgment: \$13,530.53: Atty-None; 17-21726

Clerk of Courts vs. **Rusch, Austin James**: Judgment: \$9,718.00: Atty-None; 17-21742

Wells Fargo Bk NA vs. **Sharrer, Dominic Heir & Admr; Sharrer, James M Heir & Admr; Anderson, Barbara Heir & Admr; Johnston, Kimberly Heir & Admr; Clawson, Kathleen Heir & Admr; Unknown Heirs & Admr Sharrer Jason W Est**: Judgment: \$143,712.36: Manley Deas Kochalski LLC, Esq; 17-21747

Clerk of Courts vs. **Smith, Christina Lynn**: Judgment: \$2,162.00: Atty-None; 17-21727

Deutsche Bank Natl Tr Co vs. **Smith, Margaret E; Smith, Margaret; United State of America**: Judgment: \$0.00: KML Law Group PC, Esq; 17-21754

U\$X Federal Credit Union vs. **Somerville, Jewel**: Transcript: \$2,573.78: Atty-None; 17-21751

Clerk of Courts vs. **Sturdevant, Luke M**: Judgment: \$13,099.20: Atty-None; 17-21743

Clerk of Courts vs. **Tishey, Kathryn Marie**: Judgment: \$5,602.50: Atty-None; 17-21728
Schaeffer, Jason; Schaeffer, Renee vs. **Tresco, Justin**: Judgment: \$7,880.00: Atty-None; 17-21732

Clerk of Courts vs. **Vaughan, Cody Storm**: Judgment: \$1,241.00: Atty-None; 17-21729

Bear Creek Watershed Authority vs. **Whitmer, Scott E**: Judgment: \$2,487.72: Andrew M Menchyk Jr, Esq; 17-21756

Clerk of Courts vs. **Wichman, Jessica Marie**: Judgment: \$3,937.75: Atty-None; 17-21744

Clerk of Courts vs. **Woodruff, Robert Matthew**: Judgment: \$2,254.15: Atty-None; 17-21730

EXECUTIONS

Week ending September 29, 2017

1st Name-Plaintiff

2nd Name-Defendant

Wolfe, Bill; Wolfe, Karen vs. **Wampler, David**: Writ of Execution:17-30236

DIVORCES

Week ending September 29, 2017

1st Name-Plaintiff

2nd Name-Defendant

- Burns, Lindsay vs. **Burns, William**: Mildred B Sweeney, Esq: 17-90643
- Lehman, Dwayne W vs. **Camacho Lehman, Christine**: Atty-None: 17-90644
- Kumpfmiller, Thomas W vs. **Kumpfmiller, Yvonne A**: Cori S Dunn, Esq: 17-90641
- McDermott, Wendy Lynn vs. **McDermott, Gerald Patrick**: Louis Pomerico, Esq: 17-90633
- Pavucsko, Edward J vs. **Pavucsko, Lisa A**: Jeffrey P Myers, Esq: 17-90637
- Rich, Susan R vs. **Rich, Jason D**: David V Breen, Esq: 17-90636
- Richard, Sara Elizabeth vs. **Richard, Shawn Michael**: Gail E Suhr, Esq: 17-90634

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
Ms.D. 17-40134

IN RE: EDEN ALEXIS DOWDY-LEWIS, A MINOR FILED ON HER BEHALF BY HER NATURAL MOTHER, ERINA.GEIS

LEGAL NOTICE

Notice is hereby given that on the 7th day of June, 2017, the Petition for Change of Name of Eden Alexis Dowdy-Lewis (filed on her behalf by her natural mother, Erin A. Geis) was filed in the above-named Court praying for a Decree authorizing the change of her name to **Eden Alexis Geis**.

The Court has fixed the 8th day of November, 2017, at 10:00 o'clock a.m. in Courtroom Number 4 as the time and place for hearing of said Petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

BOYER PAULISICK & EBERLE
108 East Diamond Street Third Floor
Butler, Pennsylvania 16001

BCLJ: October 6, 2017

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

CIVIL DIVISION
A.D. No. 17-10584

MICHAEL KALKOWSKI and KELI KALKOWSKI, husband and wife, Plaintiffs, vs.

ARTHUR K. DECKER; his heirs, unknown heirs, successors, executors, administrators, representatives, and assigns; **SOPHIE C. DECKER**, her heirs, unknown heirs, successors, executors, administrators, representatives, and assigns; **DONNA YOUNT a/k/a DONNA OSTROSKY**; **EDWARD A. DECKER**; and **DONNA YOUNT a/k/a DONNA OSTROSKY**, Executrix of the Estate of Sophie C. Decker, Defendants

TO: **ARTHUR K. DECKER**, his heirs, unknown heirs, successors, executors, administrators, representatives and/or assigns; and **SOPHIE C. DECKER**, her heirs, unknown heirs, successors, executors, administrators, representatives, and assigns.

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiffs have filed a Complaint to Quiet Title and an Amended Complaint to Quiet Title against you at the above number and term on June 23, 2017 and July 24, 2017. The parcel which is the subject of this action is located in Jackson Township, Butler County, Pennsylvania, and is bounded and described as follows:

BEGINNING at the northwest corner of the within described tract, said point on line of lands of now or formerly Overlook Nursing Center Associates, and line of the Old Eden Road Right-of-Way, said point being on the southerly line of the Harmony-Evans City Road, a/k/a T-323; thence from said point of beginning along the southerly line of the said Harmony-Evans City Road, South 63° 00' 00" East, a distance of 20.18 feet to a point; thence South 30° 30' West, a distance of 200.00 feet along lands now or formerly of Raymond McConnell, to a point; thence North 63° 00' West, a distance of 20.18 feet to a point; thence North 30° 30" East, a distance of 200.00 feet along the Old Eden Way Right-of-Way to a point on the southerly line of Evergreen-Mill Road, being the place of beginning.

Said strip of land containing 4,036 square feet, or approximately one-tenth of an acre.

You are hereby notified to plead to the above-referenced Amended Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within thirty (30) days from the entry of said judgment by default you commence an action in ejectment against the Plaintiffs, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiffs.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. 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 ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

Office of Prothonotary, Butler County
1st Floor, County Courthouse
300 South Main Street
Butler, PA 16001
(724) 284-5214

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

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

BCLJ: October 6, 2017

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 16, 2017 for **The Omni One Group of Pennsylvania** located at 716 Hansen Ave. Lyndora, PA 16045. The name and address of each individual interested in the business is Jan E Fisher Sr 716 Hansen Ave. Lyndora, PA 16045. This was filed in accordance with 54 PaC.S. 311.

BCLJ: October 6, 2017

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Career Walk, Inc.** with principle address of 113 Jenny Drive, Butler, Pennsylvania, 16001, Butler County.

BCLJ: October 6, 2017

REGISTER'S NOTICE

I, SARAH E. EDWARDS, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/ Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on TUESDAY OCTOBER 10, 2017, at 1:30 PM (prevailing time) of said day.

| ESTATE OF: | PERSONAL REPRESENTATIVE | FILED |
|--|---|--------------|
| KRISTUFEK, John V., Jr. | Barbara K. Kristufek | 08/28/17 |
| VESZTERGOM, John | Anna M. Dickson | 08/28/17 |
| WALEK, George | Julia Walek | 08/28/17 |
| NAME | GUARDIAN/TRUSTEE/POA | FILED |
| JEAN MISCOE TRUST UNDER WILL FBO JAY MISCOE | AmeriServ Trust & Financial Services Company, Trustee | 08/03/17 |

BCLJ: September 29 & October 6, 2017

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 November 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, December 15, 2017 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30193
C.P. 2017-21302
SHF FILE: 17001993
ATTY JILL COUGHLIN**

Seized and taken in Execution as the property of **LISA M. BEST** at the suit of **WELLS FARGO BANK, N.A.**, Being:-

ALL that certain tract of land situate in Chicora Borough, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on Kittanning Street being the Southwest corner of the tract herein conveyed; thence by land of now or formerly Catherine Webster, and now or formerly First Evangelical Lutheran Church, North 39 degrees 07 minutes 1.0 seconds West, a distance of 172.09 feet to a point on the Southern line of an 18-foot alley; thence by said alley, North 52° 28' 05" East, a distance of 160.93 feet to a point on line of lands of now or formerly Lawrence M. Francis; thence by line of land of now or formerly Francis, South 44° 17' 40" East, a distance of 174.725 feet to line of Kittanning Street; thence along line of Kittanning Street, South 52° 56' 45" West, a distance of 176.75 feet to a point at the place of beginning. Containing .674 acres as per survey of Adam S. Yelito, Registered Surveyor, dated November 8, 1974 and having thereon erected a dwelling house and other buildings.

BEING known as District 460, Map S1. Parcel F10.

The improvements thereon being known as 120 Kittanning Street, Chicora, Pennsylvania-16025.

BEING KNOWN AS: 120 KITTANNING STREET, CHICORA, PA 16025

BEING THE SAME PREMISES which Douglas W. Fennell and Pamela J. Fennell, husband and wife, by Deed dated December 21, 2006 and recorded December 21, 2006 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200612210032192, granted and conveyed unto LISA M. BEST

PARCEL NO.: 460-S1-F10-0000

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30179
C.P. 2017-21371
SHF FILE: 17001919
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **RICHARD I. BOTHELL AND DIANA C. BOTHELL** at the suit of **PINGORA LOAN SERVICING LLC**, Being:-

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

BEGINNING at a point on the Southerly line of a forty (40) foot road, said point being the Northeasterly corner of Lot No. 29 in the Fisher Plan of Lots, and the Northwesterly corner of the Lot herein conveyed; thence South 47 degrees 35 minutes East along line of Lot No. 29 in the same plan of lots, a distance of 250 feet to a point on line of other lands of A. W. Fisher; thence North 42 degrees 25 minutes East along line of other lands of A. W. Fisher a distance of 90 feet to a point on line of Lot No. 31 in the same plan of lots; thence North 47 degrees 35 minutes West along line of said Lot No. 31, a distance of 250 feet to a point on the Southerly line of said forty (40) foot road; thence South 42 degrees 25 minutes West along the Southerly line of said road a distance of 90 feet to a point, the place of beginning.

EXCEPTING AND RESERVING unto Grantors, their heirs, successors and

assigns, all right, title and interest to all oil, gas, methane gas, components of gas and other similar minerals (other than coal or stone) below the surface, all of which to the extent present are reserved to Granters and not transferred or conveyed herein to Grantees.

BEING Lot No. 30 in the Fisher Plan of Lots as recorded in the Recorder's Office in and for Butler County, Pennsylvania, at Rack File Section 15, page 9.

SUBJECT to building lines and building and use restrictions of the Fisher Plan of Lots as recorded in said Rack File Section 15, page 9.

SUBJECT, ALSO TO a right of way for a twelve (12) inch gas line across said premises herein conveyed presently held by T. W. Phillips Gas and Oil Company, and an easement for a proposed four (4) inch sanitary sewer as presently installed.

HAVING thereon erected a one-story frame ranch type dwelling house with integral garage.

TITLE TO SAID PREMISES IS VESTED IN RICHARD I. BOTHELL AND DIANA C. BOTHELL, HAV, by Deed from WILLIAM KLINK AND CHRISTINE E. KLINK, HAV,

Dated 03/13/2014,

Recorded 03/19/2014,

Instrument No. 201403190005764.

Tax Parcel: 060-S5-A30-0000

Premises Being: 123 Maplewood Drive, Butler, PA 16001-9696

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30202
C.P. 2017-21193
SHF FILE: 17002004
ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of **CLAIRE M. BRENBORG** at the suit of PNC BANK, NA, Being:-

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

BEGINNING at a point in the centerline of Royal Oak Drive, a/k/a T-491, a 33 foot right-of way, said point being the Southwest corner of the parcel herein described; thence along lands of now or formerly R. Chobronchick, North 02° 54' 00" East a distance of 500.00 feet to a point on lands of now or formerly F. H. Herman; thence along lands of now or formerly F. H. Herman, South 87° 53' 41" East a distance of 330.01 feet to a point on Lot No. 4 in the Lower-Walters Plan Property Subdivision; thence along Lots 4 and 5 in said plan, South 02° 54' 00" West a distance of 208.61 feet to a point on Lot No. 7 in the same plan; thence along Lot Nos. 7 and 8 in same plan, North 86° 24' 00" West a distance of 300.00 feet to a point on Northwesterly corner of Lot 8 in said plan; thence along Lot 8 in said plan, South 02° 54' 00" West a distance of 300.00 feet to a point in the center line of Royal Oak Drive, a/k/a T-491; thence along Royal Oak Drive, a/k/a T-491, North 86° 24' 00" West a distance of 30.00 feet to a point, the place of beginning.

CONTAINING 1.75 acres, more or less, and being all of Lot No. 9 in the Lower-Walters Plan Property Subdivision as recorded in Butler County Plan book Volume 131, page 16.

BEING KNOWN AS 212 Royal Oak Drive, Butler, Pennsylvania 16002.

UNDER AND SUBJECT to a 45 foot building set back line and to the restrictive covenants for said plan as recorded in prior instruments of record.

UNDER AND SUBJECT to reservations, restrictions, building lines, easements and rights-of way as recorded in prior instruments of record.

SUBJECT TO any and all matters shown on the plan of Parcel A of the Brenborg Lot

Line Revision for Claire M. Brenborg as recorded January 17, 2002 at Butler County Plan Book 248, page 26.

BEING the same premises granted and conveyed unto Claire M. Brenborg by Deed of Charles C. Walters, Jr. and Carolyn A. Walters, his wife, dated April 28, 1992, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on April 29, 1992 in Deed Book 2020, page 342.

BUTLER COUNTY TAX PARCEL I.D. NO. 270-3F53-20A1H.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30207
C.P. 2017-21396
SHF FILE: 17002115
ATTY STEPHEN M HLADIK**

Seized and taken in Execution as the property of **BERNARD D. CREEDON AND NATALI A. CREEDON** at the suit of MORGAN JP MTG ACQUISTION CORP, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania being designated as Lot No. 21 in the Ravenwood Plan of Lots as the same is recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 160, Pages 46 and 47.

BEING designated as Tax Map Parcel Number S20 C21 in the tax records of the Deed Registry Office of Butler County, Pennsylvania.

BEING PARCEL ID. NO.: 130-S20-C21

BEING KNOWN AS: 210 Crescent Court, Cranberry Township, PA 16066

BEING the same property which Robert C. Sinewe, married and Michelle M. Sokolowski, his wife, by Deed dated July 17, 1998 and recorded July 20, 1998 in the Recorder's Office of Butler County, Pennsylvania as Book 2888, Page 694, Instrument Number 199807200020117 granted and conveyed unto Bernard D. Creedon and Natali A. Creedon.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30172
C.P. 2017-21338
SHF FILE: 17001927
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JUSTIN R CUCKLER HEIR, ROGER J CUCKLER DECEASED, LAURA A ELLIOTT HEIR, AND UNKNOWN HEIRS** at the suit of JPMORGAN CHASE BANK, Being:-

ALL that certain lot of ground situate in the Borough of Harrisville, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the North by the Public Square and Lot No. 36, one hundred eighty (180) feet, more or less; bounded on the East by an alley, sixty (60) feet; bounded on the South by Lot No. 19, one hundred eighty (180) feet, more or less; and bounded on the West by Main and Franklin Street, sixty (60) feet.

TITLE TO SAID PREMISES IS VESTED IN ROGER J. CUCKLER AND HEATHER L. CUCKLER, H/W, by Deed from BENJAMIN A. TONELLI AND SHANNA TONELLI, H/W AND JASON C. LEE, UNMARRIED,

Dated 05/19/2009,

Recorded 05/27/2009,

Instrument No.200905270011376.

HEATHER L CUCKLER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of HEATHER L CUCKLER's death on or about 05/29/2015, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ROGER J. CUCKLER died on 08/18/2015, and upon information and belief his surviving heirs are JUSTIN R CUCKLER and LAURA A. ELLIOTT.

Tax Parcel: 430-S2-A5-0000

Premises Being: 219 South Main Street, Harrisville, PA 16038-1707

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30188
C.P. 2017-21006
SHF FILE: 17001988
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **RICHARD S CUPPS AND JULIE L CUPPS** at the suit of DITECH FINANCIAL LLC, Being:-

ALL THAT certain piece, parcel or tract of land situate in Franklin Township Butler County Pennsylvania.-a. being known as Lot No. 2 in the Purvis Plan of Lots as recorded in the Recorders Office of Butler County in Plan Book Volume 153, page 157.

SUBJECT to the Road Maintenance Agreement dated July 29, 1993, and recorded In Record Book 2345, page 614.

TAX I.D. #: 170-3F80-29GB

Being known as: 116 WHITETAIL LANE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Richard S. Cupps and Julie L. Cupps by deed from Thomas C. Bridges Christine Bridges dated August 8, 1995 and recorded August 9, 1995 in Deed Book 2548, Page 690

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30184
C.P. 2017-21398
SHF FILE: 17001924
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **CHRISTOPHER COVERT AND GERALDINE M COVERT** at the suit of JPMORGAN CHASE BANK, N.A., Being:-

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

BEGINNING at the northwest corner at the intersection of the line now or formerly of Metzgar and now or formerly of O. L. Martin with the center line of the McCalmont Road; thence along the center of the McCalmont Road South 53 degrees 33 minutes East 114.6 feet to land now or formerly of Orie L. Martin, et. ux.; thence along lands now or formerly of Orie L. Martin, et. ux., South 28 degrees 01 minute West 195.2 feet to a point on land now or formerly of Orie L. Martin, et.

ux.; thence by land now or formerly of Orie L. Martin, et ux., North 83 degrees 54 minutes West 70.0 feet to a point on line of lands now or formerly of Metzgar; thence by land now or formerly of Metzgar North 1 degree 30 minutes East 124.8 feet to a stone on land now or formerly of Metzgar; thence by land now or formerly of Metzgar North 31 degrees 19 minutes East 126.59 feet to a point in the center of the McCalmont Road, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher Covert, married man and Geraldine M. Covert, married woman, as joint tenants with right of survivorship and not as tenants in common, by Deed from Bridget A Higgins, widow,

Dated 10/02/2000,

Recorded 10/03/2000,

Instrument No. 200010030023356.

Tax Parcel: 051-60-5-0000

Premises Being: 414 McCalmont Road, Renfrew, PA 16053-9636

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30175
C.P. 2017-21328
SHF FILE: 17001923
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **ERIC R, CZECH, BARBARA A CZECH, BARBARA CZECH AND UNITED STATES OF AMERICA** at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:-

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

COMMENCING at the southwest corner of the lot herein described at a point in the center of the Crisswell Public Road; thence along the center line of said road North 3 degrees 08 minutes East, 138.70 feet to the northwest corner hereof; thence along other lands of J. W. Muselton, South 87 degrees 17 minutes East, 314.20 feet to the northeast corner hereof; thence along line of lands of now or formerly Clara L. Graham, South 3 degrees 08 minutes West, 138.70 feet to

the southeast corner hereof at line of lands of formerly Calvin Wise, now John Wise; thence along line of lands of same North 87 degrees 15 minutes West, 314.20 feet to the place of beginning.

BEING designated as Tax Parcel Number 270-2F71-6C

Having erected thereon a dwelling known as 411 Crisswell Road, Butler, PA 16001.

SUBJECT to coal and mining rights, easements, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as the same may appear in prior instruments of record and on the aforesaid recorded plan.

TITLE TO SAID PREMISES IS VESTED IN ERIC R. CZECH AND BARBARA A CZECH, HUSBAND AND WIFE, by Deed from RITCHIE RANKIN AND MICHELLE RANKIN, HUSBAND AND WIFE,

Dated 08/03/1994,

Recorded 08/09/1994, in Book 2458, Page 0382,

Instrument No. 019154.

Tax Parcel: 270-2F71-6C-0000

Premises Being: 411 Crisswell Road, Butler, PA 16002-0611

BCLJ: September 22, 29 & October 6, 2017

E.D. 2017-30215
C.P. 2017-21567
SHF FILE: 17002164
ATTY ELIZABETH GRIBIC

Seized and taken in Execution as the property of **INTERSTATE BUILDERS, RANDOLPH DALH, SR, AND MERCEDES DAHL** at the suit of JOHN THOMA AND JENNIFER THOMA, Being:-

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

BEGINNING at the Southeast corner of the lot herein described at the point of intersection of the ten-foot alley with West Jefferson Street; thence West along the North line of the said West Jefferson Street, 41 feet to a lot now or formerly of John

Lawall Heirs; thence North along East line of said Lawall Heirs lot, a distance of 92 feet to line of property now or formerly of Mary Bowser, thence East along the South line of now or formerly Bower property, a distance of 41 feet to a pointy on the West line of a ten-foot alley; thence along the West line of said ten-foot alley, a distance of 92 feet to a point on the North line of West Jefferson Street at the point of beginning, and said lot fronting on said West Jefferson Street, 41 feet and extending Northbound by parallel lines preserving a uniform width, a distance of 92 feet., and HAVING thereon erected a two-story, frame dwelling house and frame garage.

BEING the same premises conveyed to Interstate Builders by Deed from Alfredo J. Garcia dated March 17, 2016, and recorded February 1, 2017, in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument No. 201702010002351.

Said premises having an address of 312 West Jefferson Street, Butler, Pennsylvania.

Tax Identification: #563-10-329-0000.

BCLJ: September 22, 29 & October 6, 2017

E.D. 2017-30180
C.P. 2017-21005
SHF FILE: 17001915
ATTY MICHAEL MILSTEAD

Seized and taken in Execution as the property of **MILTON M. DRISSLER AND SHARI D. DRISSLER** at the suit of WELLS FARGO BANK, N.A., Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the Stepland Road, the Northeast corner of the lot herein conveyed; THENCE along the center line of said Stepland Road, South 1 degree 21 minutes West, 100 feet to a point on line of Lot No. 42 in the same plan; thence along line of Lot No. 42 in the same plan, North 88 degrees 28 minutes West, 445.86 feet to a point on line of Lot No. 11 A; thence along line of Lot No. 11 A, North 1 degree 21 minutes East, 100 feet to a point on line of Lot No. 40; thence along line of Lot No. 40, South 88 degrees 28 minutes East, 445.86 feet to a point in the center line of steppland

Road, the place of beginning.

Title to said Premises vested in Milton M. Drissler and Shari D. Drissler by Deed from Richard C. Matson and Marcy L. Matson dated April 12,2008 and recorded on April 24, 2008 in the Butler County Recorder of Deeds as Instrument No. 200804240008793.

Being known as: 128 Stepland Road, Penn Township, PA 16002 Tax Parcel Number: 270-S5-41

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30174
C.P. 2017-21355
SHF FILE: 17001921
ATTY LEON HALLER**

Seized and taken in Execution as the property of **AMBER M. DUFFORD AND JACOB R. DUFFORD** at the suit of PA HOUSING FINANCE AGENCY BY TR, Being:-

ALL that certain lot situate in the Township of Lancaster, County of Butler, Commonwealth of Pennsylvania, recorded in Plan Book Volume 178, page 20, being bounded and described as follows, to wit:

BEGINNING at a point on the north side of the right-of-way of T-337 Swain Hill Road, being the southeast corner and the place of beginning; thence North 84 degrees 19 minutes 11 seconds West, a distance of 101.59 feet to a point; thence by a curve with a radius of 1139.00 feet and an arc distance of 39.02 feet with a chord bearing of North 85 degrees 23 minutes 45 seconds West, a distance of 39.02 feet to a point on the right-of-way and the southwest corner; thence North 07 degrees 17 minutes 00 seconds East, a distance of 342.12 feet to an iron pin; thence South 74 degrees 04 minutes 00 seconds East, a distance of 142.14 feet to an iron pin and the northeast corner; thence South 07 degrees 17 minutes 00 seconds West, a distance of 316.08 feet to a point on the right-of-way, being the place of beginning. Containing 1.06 acres as per survey of William J. McGarvey drawing number 6808-1 dated April 14,2011.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 355 SWAIN HILL ROAD EVANS CITY, PA 16033.

TAX PARCEL NO. 200-4F54-16A3

BEING THE SAME premises which William M. and Roxanne K. Wehr, by deed dated May 19, 2011, recorded May 23, 2011, Butler County Instrument No. 201105230012352, granted and conveyed unto Jacob R. Dufford and Ambert M. Dufford.

UNDER AND SUBJECT to the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., contained in Deed recorded at Butler County

Instrument No. 201105230012352.

UNDER AND SUBJECT to the Property Line Agreement recorded at Butler County Book 2480, page 0505.

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.

UNDER AND 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 JACOB R DUFFORD AND AMBER M. DUFFORD UNDER BUTLER COUNTY JUDGMENT NO. 2017-10449.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2016-30263
C.P. 2016-21693
SHF FILE: 17001918
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **BONNIE P EASTERBROOK, BONNIE P THIESSEN, MICHAEL DEAN EASTERBROOK AND MICHAEL D EASTERBROOK** at the suit of FEDERAL HOME LOAN MORT CORP, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 25 in the Westwood Plan of Lots, Plan Number Three, as recorded in

the Recorder's Office of Butler County, Pennsylvania in Rack File Section 60, page 28.

BEING designated as Tax Parcel No. S16-C25 in the Tax Claim Bureau of Butler County, Pennsylvania.

UNDER AND SUBJECT to all reservations, restrictions, easements, covenants, conditions, building lines, rights of ways, oil and gas leases, if any, as shown on prior instruments of record or on the recorded plan.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

All that certain piece, parcel or lot of land situate in Center Township, Butler County Pennsylvania, being bounded and described as follows. Beginning at the Southeast corner of the lot herein conveyed, maid point being common to the West line of Amherst Drive and the line of Lots Nos. 25 and 26; thence along the line of Lot No. 26, South 52 degrees 30 minutes West a distance of 167.05 feet to a point on the line of Lot No. 37; thence along the line of Lot Nos. 37 and 38, North 37 degrees 30 minutes West, a distance of 102.00 feet to a point on the line of Lot No. 24; thence along the line of Lot No. 24; North 67 degrees 39 minutes East a distance of 147.33 feet to a point on the West line of Amherst Drive; thence along the west line of said Amherst Drive by a curve to the left having a radius of 50.00 feet, an arc distance of 44.00 feet to a point; thence continuing along the same by a curve to the right having a radius of 32.99 feet an arc distance of 26.30 feet to a point, the place of beginning. And being Lot No. 25 in the Westwood Manor Plan of Lots, Plan Number Three, as recorded in Butler County Recorder's Office, in Rack File Section 60, page 28.

DEED BOOK: Instrument Number 201309100026275

DEED PAGE: Instrument Number 201309100026275

MUNICIPALITY: Township of Center

TAX PARCEL#: 060-S16-C25-0000

PROPERTY ADDRESS: 113 Amherst Drive Butler, PA 16001

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30185
C.P. 2017-21399
SHF FILE: 17001911
ATTY JENNY TSAI**

Seized and taken in Execution as the property of **LARRY L FORWERCK AND LARRY FORWERCK** at the suit of **WELLS FARGO BANK, N.A.**, Being:-

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

BEGINNING at a point in the center line of Legislative Route 10140, also known as Reiber Road, where the same is intersected by the western line of lands now or formerly of Van Gorder, being the northeast corner of the parcel herein described; of 360.57 feet, more or less, to line of lands now or formerly of Simenski; thence continuing along line of lands now or formerly of Simenski, North 87 degrees 30 minutes West, a distance of 218.30 feet to a point; thence continuing along line of lands now or formerly of Simenski, North 2 degrees 30 minutes East, a distance of 315.44 feet to a point in the center line of Legislative Route 10140; thence continuing along the center line of Legislative Route 10140 to a point on the western line of lands now or formerly of Van Gorder and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN LARRY L. FORWERCK, by Deed from RUTH A. THOMAS AND LARRY L. FORWERCK, WIFE AND HUSBAND,

Dated 10/22/2009,

Recorded 10/22/2009,

Instrument No. 200910220025076.

Tax Parcel: 120-3F49-A2-0000

Premises Being: 209 Reiber Road, Renfrew, PA 16053-9335

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30003
C.P. 2017-20049
SHF FILE: 17001914
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **ROBERT W FOWLER AND STACEY A HONSE FOWLER** at the suit of CU MEMBERS MORTGAGE, 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, 515.1 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: September 22, 29 & October 6, 2017

**E.D. 2017-30182
C.P. 2017-21378
SHF FILE: 17001913
ATTY LEON HALLER**

Seized and taken in Execution as the property of **WILLIAM J FRISHKORN AND KRISTAL L BERNAUER** at the suit of PA HOUSING FINANCE AGENCY, Being:-

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

BEGINNING in the center line of McCalmont Road, a 33 foot right-of-way adjacent to lands of now or formerly John Kudimik and being the southwest corner of property herein being conveyed; thence along lands of now or formerly John Kudimik, North 3 degrees 15 minutes East, 400 feet to a point on other lands of now or formerly Ralph D. Ellenberger; thence along other lands of now or formerly Ralph D. Ellenberger, South 53 degrees 30 minutes East, 100 feet to a hub on other lands of now or formerly Ralph D. Ellenberger; thence continuing along other lands of now or formerly Ralph D. Ellenberger, South 3 degrees 15 minutes West, 400 feet to a point in the center line of McCalmont Road; thence along the center line of McCalmont Road, North 53 degrees 30 minutes West, 100 feet to a point, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 413

MCCALMONT ROAD RENFREW, PA 16053.

TAX PARCEL NO. 051 -60-10A

BEING THE SAME premises which Sulphur Creek Development LLC and Wetfield, LLC, by deed dated April 21, 2015, recorded May 13, 2015, Butler County Instrument No. 201505130010086, granted and conveyed unto William J. Frishkorn and Krystal L. Bernauer.

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.

UNDER AND 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 WILLIAM J. FRISHKORN AND KRISTAL L. BERNAUER UNDER BUTLER COUNTY JUDGMENT NO. 2017-10381.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30206
C.P. 2017-20952
SHF FILE: 17002117
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of **SUSAN L. ARNDORFER GROSSMAN EST UNKNOWN HEIRS/ ADMR, SUSAN L. ARNDORFER EST UNKNOWN HEIRS/ADMR, SUSAN LEE ARNDORFER EST UNKNOWN HEIRS/ ADMR, MEAGAN ARNDORFER HEIR/ ADMR, ARTHUR D GROSSMAN EST UNKNOWN HEIRS/ADMR, SAMANTHA MACKENZIE ARNDORFER GROSSMAN HEIR/ADM, MICHAEL DEWAYNE GROSSMAN HEIR/ADMR, KIRSTEN LYNN KISLING HEIR/ADMR, KIRSTEN L ELLENBERGER HEIR/ADMR** at the suit of BANK OF NEW YORK MELLON, Being:-

ALL THAT CERTAIN tract of land situate in Worth Township, Butler County, Pennsylvania, bounded and described, as

follows:

BEGINNING at a point in the centerline of Township Road T-379 at the Northeast corner of the parcel herein described; thence South 8 degrees 58' 50" seconds East along Lot No. 6 of said plan, 1,350.24 feet to an iron pin; thence along the right of way line for Interstate 79 along a curve to the right, a distance of 133.38 feet; thence along the same, South 35 degrees 36' 30" West, 20.00 feet; thence by the same along the same along a curve to the right, 181.99 feet; thence by the same, South 58 degrees 45' 55" West, 20.00 feet; thence by the same along a slight curve to the right, 299.18 feet; thence by the same, South 68 degrees 04' 54" West, 10.00 feet; thence by the same along a slight curve to the right, 230.19 feet; thence by the same, South 72 degrees 47' 10" West, 10.00 feet; thence by the same along a slight curve to the right 663.86 feet to an iron pin; thence North 85 degrees 09' 20" East along lands now or formerly of Minehart and along the centerline of Township Road T-379, 400.00 feet to the place of beginning. Containing 10.45 acres as per survey of Stanley D. Graff, dated January 6, 1985 and being Lot No. 7 in the survey of Isabel I. and Arthur D. West.

BEING PARCEL I.D. NO.: 330-4F56-7AA7

BEING KNOWN AS: 184 Corry Road, Slippery Rock, PA 16057

BEING the same property which Susan L. Arndorfer, a single woman, by Deed dated August 26, 1997 and recorded September 8, 1997 in the Recorder's Office of Butler County, Pennsylvania as Book Number 2776 Page 0414 granted and conveyed unto Susan L. Arndorfer and Arthur D. Grossman, single woman and single man, as tenants in common. Susan L. Arndorfer and Arthur D. Grossman departed this life, vesting ownership into their heirs.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2016-30243
C.P. 2016-21559
SHF FILE: 17001929
ATTY JOSEPH DEBARBERIE**

Seized and taken in Execution as the property of **JAMES A. GRIMM AND LINDA L. GRIMM** at the suit of LSF9 MASTER PARTICIPATION TRUST, 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. 275 in the Fernway Plan as recorded in the Recorder's Office of said County in Rack File Section 10, page 29A and 2913.

HAVING erected thereon a dwelling.

THIS CONVEYANCE IS SUBJECT to a 50-foot building line from the front line of said lot; rights of way for utility and pipe lines, oil and gas rights and leases, and other rights of way, reservations and restrictions as set forth in prior instruments of record and affect the premises above described; building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

TITLE TO SAID PREMISES IS VESTED IN **JAMES A. GRIMM AND LINDA L. GRIMM** IDS WIFE, by Deed from **DOLORES M. DINARDO**, Dated 08/16/1990, Recorded 08/22/1990, in Book 1639, Page 320, Document ID No. 012678.

Tax Parcel: 130-S3-A275-0000

Premises Being: 43 Robinhood Drive, Cranberry Township, PA 16066-4343

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30200
C.P. 2017-20869
SHF FILE: 17002003
ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of **LYDIA A. JONES AND ABIJAH IMMANUEL** at the suit of PNC BANK NATL ASSN, Being:-

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

BEGINNING at an iron pin corner is center of a 30 foot access driveway and at lands of now or formerly G. C. McCormick and Craig Thompson, said point being a southwest corner of the herein described tract; thence through lands or now or formerly Jack L. Hemphill of which this is a part, North 14 degrees 40 minutes West, a distance of 347 feet to an iron pin corner; thence through land of same, North 83 degrees 04 minutes East, a distance of 529.46 feet to an iron pin corner on west line of an access lane; thence along the west side of said access line and by lands or now or formerly Jack L. Hemphill, South 13 degrees 23 minutes East, a distance of 135.22 feet to an iron pin corner; thence by same, South 10 degrees 59 minutes East, a distance of 139.03 feet to an iron pin corner; thence by lands of now or formerly Jack L. Hemphill, Robert Blakely and Craig Thompson, South 75 degrees 20 minutes West, a distance of 512.64 feet to an iron pin corner, the place of beginning.

CONTAINING 3.733 acres more or less, as surveyed by E. J. Weibel, Registered Surveyor, dated July 30, 1971.

TOGETHER with the right of ingress, egress and regress over and across that certain alley or lane that was granted by William C. McCormick, et al, by Agreement dated January 25, 1979, the location of which is more specifically set forth on the survey of Lucas Engineering Company and Associates dated October 2, 1977, a true and correct copy of which is recorded in Butler County, Pennsylvania at Instrument No. 200208060026542.

TOGETHER with a 20 foot right-of-way over and across an access road which leads from Route 68 over and across the easterly side of the parcels conveyed herein.

BEING the same premises granted and conveyed unto Abijah Immanuel by Deed of Guy Leroy dated January 2, 2013 and recorded on May 1, 2014 in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 201405010009507.

BUTLER COUNTY TAX PARCEL I.D. NO. 140-1F6I-3K

BCLJ: September 22, 29 & October 6, 2017

E.D. 2017-30192

C.P. 2017-21141

SHF FILE: 17001992

ATTY EMMANUEL J ARGENTIERI

Seized and taken in Execution as the property of **JANE KOCKO AND ALEXANDER MICHAEL KOCKO** at the suit of US BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit

TRACT ONE

BEING on the Northeast sixty (60) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by Lot #50 in the same plan owned by Walter Ellis; on the Southwest sixty (60) feet by lot of Charles Isaac; and on the Northwest one hundred fifteen (115) feet by Lot 52 in the same plan owned by the first parties. And being Lot #51 in the Austin View Plan of Lots as recorded in Butler County in Plan Book "B" at page 100.

HAVING erected thereon a dwelling being known and numbered as 4 Geneva Avenue, Lyndora, PA 16045.

PARCEL NUMBER 052-29-F51-0000

TRACT TWO

On the Northeast one hundred twenty (120) feet by Geneva Avenue on the Southeast one hundred fifteen (115) feet by Lot #50 in the same Plan owned by Walter Ellis; on the Southwest one hundred twenty (120) feet by Lots #45 and 46 owned by Charles Isaac; and on the Northwest one hundred fifteen (115) feet by lot #53 in the same Plan owned by Frank Pennar. And being Lots #51 and #52 in the Austin View Plan of Lots as recorded in Butler County in Plan Book "B" at Page 100.

BEING the same premises which Jane Kocko, widow, by Deed dated January 21, 2005 and recorded January 28, 2005, in the Recorder's Office of Butler County, Pennsylvania, as Instrument Number 200501280002299, granted and conveyed unto Jane Kocka, mother and Alexander Michael Kocko, her son.

BEING a vacant lot known and numbered as 4 Geneva Avenue, Lyndora, PA 16045.

PARCEL NUMBER 052-29-F52-0000

BCLJ: September 22, 29 & October 6, 2017

E.D. 2016-30067

C.P. 2016-20222

SHF FILE: 17001926

ATTY ANDREW MENCHYK

Seized and taken in Execution as the property of **ELMER MITCHELL AND JESSICA MITCHELL** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:-

Lot#1:

ALL THAT certain piece, parcel of lots, situate in the Borough of Karns City, County of Butler and the Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point, on the Northerly side of that unopened portion of Maple Street, said point being the South-west corner of the lot herein described, and the South-east corner of other lot of E.E. Abrams Heirs, said point being South 69 degrees 33' East, a distance of one hundred (100') feet from the Northern end of the existing part of Maple Street, as shown on the survey, made by Lucas and Greenough, in August 1947; thence, along line of other lands of E.E. Abrams Heirs, North 46 degrees 20' East, a distance of one hundred fifty (150') feet, to a point, on the Southern line of the aforesaid unopened and unpaved alley or street; thence along line of other lands of E.E. Abrams Heirs, South 46 degrees 20' West, a distance of one hundred fifty (150') feet, more or less, to a point, on the Northern line of the aforesaid unopened and unpaved portion of Maple Street; thence, along the Northern line of the aforesaid unopened and unpaved portion of Maple Street, North 69 degrees 33' West, a distance of one hundred (100') feet, to a point, said point being the

place of beginning.

And having thereon erected, a frame dwelling house, together with other outbuildings. This description is in accordance with a lot survey made by Lucas and Greenough, R.E., in August 1947.

Lot #2:

Beginning at a point, on the Northern side of Maple Street Extension, situate in the Borough of Karns City, County of Butler, and the Commonwealth of Pennsylvania, (also known as Church Street), a distance of one hundred (100') feet from an iron stake, said stake marking the Southeast corner of property of B.V. Barger Heirs, and precede in a Northerly direction, in a line parallel to the Eastern boundary of the above stated property, a distance of one hundred fifty (150') feet, to a point, (iron stake); thence, in an Easterly direction, a distance of fifty (50') feet, to a point, where property under conveyance intersects with other property owned and occupied by ; thence, in a Southerly direction, along line of other lands of Granters, a distance of one hundred fifty (150') feet, to a point of intersection with Maple Street Extension, as proposed and surveyed; thence, in a Westerly direction, along said Maple Street Extension, a distance of feet, to a point, said point being the place of beginning.

Lot #3:

Beginning at a point, on the North side of Maple Street, (also known as Church Street), said point being the Southwest corner of the property being conveyed, and a common point with the Southeast corner of property owned by Donald M. Waldroup, Granter herein, and preceding in a Northerly direction, along line of lands of Grantor, a distance of one hundred fifty (150') feet, to an iron stake; thence, in an Easterly direction, a distance of fifty (50') feet, to an iron stake; thence, in a Southeasterly direction, a distance of one hundred fourteen (114') feet, to the proposed further extension of Maple Street, (or Church Street); thence, in a Westerly direction, along line of aforesaid proposed street, a distance of one hundred (100') feet, to a point, said point being the place of beginning.

Parcel ID 440 S1 B54A

Being the same property conveyed by deed to

Elmer Mitchell and Jessica Mitchell, husband and wife, from Genevieve Waldroup, a widow, on December 10, 2004 and recorded at the Office of the Recorder of Deeds of Butler County on December 21, 2004 at Instrument No. 200412210040003.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30197
C.P. 2017-21463
SHF FILE: 17002002
ATTY DAVID RAPHAEL**

Seized and taken in Execution as the property of **VICTORIA P. MOLINE** at the suit of NORTHWEST BANK, Being:-

SEIZED and taken in execution as the property of Victoria P. Moline, at the suit of Northwest Bank, f/k/a Northwest Savings Bank, being:

ALL that certain lot or piece of ground situate in the Borough of Harrisville, County of Butler and Commonwealth of Pennsylvania.

HAVING erected thereon a dwelling house known as 420 South Church Street, Harrisville, PA 16038.

BEING designated as Map and Parcel Number 430-S2-C41-0000

BEING the same property which Ronald P. Lamping and Mary L. Lamping, husband and wife, by Deed dated October 3, 2011 and recorded October 5, 2011 in the Recorder's Office of Butler County, Pennsylvania at Instrument No. 201110050024100 granted and conveyed unto Rodney J. Moline, Jr., and Victoria P. Moline husband and wife.

BCLJ: September 22, 29 & October 6, 2017

E.D. 2017-30162
C.P. 2017-20764
SHF FILE: 17002042
ATTY DOROTHY DAVIS

Seized and taken in Execution as the property of **ANTHONY MORAN AND KATHLEEN MORAN** at the suit of DEUTSCHE BANK NATONAL TRUST, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 1 in the Moran Subdivision No. 2, of record in the Recorder of Deeds Office of the County aforesaid as of June 22, 2001, in Plan Book Volume 242, Page 39, and being more particularly bounded and described as follows, to wit:

BEGINNING on the center line of Leslie Road, also known as Township Road T-483, at the dividing line between Lot No. 1 in said Plan and the Eastern line of the property now or formerly of J. Moran; thence along the center line of Leslie Road, also known as Township Road T-483, the following six courses and distances:

South 61° 12' 55" East 14.09 feet; South 61° 13' 58" East 162.64 feet; South 54° 09' 05" East 79.34 feet; South 46° 25' 34" East 97.45 feet; South 41° 36' 14" East 99.57 feet; South 47° 27' 32" East 129.99 feet to the Northwesterly corner of Lot 4 in said Plan, now or formerly of Timothy Lampenfeld and Joy Lampenfeld; thence along the Western line of Lot 4 in said Plan, now or formerly of Timothy Lampenfeld and Joy Lampenfeld, South 59° 50' 00" West 437.30 feet to the Southwesterly corner of Lot 4 in said Plan, now or formerly of Timothy Lampenfeld and Joy Lampenfeld; thence along the Southerly line of the property now or formerly of Timothy Lampenfeld and Joy Lampenfeld South 47° 41' 09" East 160.48 feet to a point; thence along the Southerly line of Lot 3 of said Plan, now or formerly of Rita Riehbein South 47° 41' 09" East 160.48 feet to the Southwesterly corner of the property now or formerly of D. Pfeifer; thence South 37° East 382 feet along the Southerly line of the property now or formerly of D. Pfeifer to the Northwesterly corner of Lot 2 of said Plan, now or formerly of William Meinhardt and Laura Meinhardt; thence along the Westerly line of the property now or formerly of Meinhardt and Laura Meinhardt South 04° 35' 15" West 368.68 feet to the Northerly

line of the property now or formerly of CM. Polcsak; Thence North 85° 00' 54" West 1008.05 feet to the Eastern line of property now or formerly of Shaver; thence North 04° 01' 46" East 802.03 feet to the Southern line of property now or formerly of J. Moran; thence South 83° 19' 08" East 150 feet along the Southerly line of property now or formerly of J. Moran; thence North 32° 52' 42" East 380 feet to a point; thence North 16° 10' 12" East 291.65 feet to the center line of Leslie Road, also known as Township Road T-483 at the dividing line between the property now or formerly of J. Moran and Lot No. 1 in said Plan, and being at the place of beginning;

BEING part of Lot No. 2 in the subdivision of property for Robert W. Frease, of record in the Recorder of Deeds Office of the County aforesaid, in Plan Book Volume 174, Page 22;

THE PARCEL HEREIN CONVEYED being more commonly known as 496 Leslie Rd., Valencia, PA, 16059; Tax Parcel I.D. No. 230-2F77-44B, and being approximately 21.464 acres.

BCLJ: September 22, 29 & October 6, 2017

E.D. 2016-30272
C.P. 2017-21747
SHF FILE: 17002017
ATTY JOSEPH DEBARBERIE

Seized and taken in Execution as the property of **JONATHAN R. PLAISTED** at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING at a point on the East side of Stephenson Road, said point being the intersection between Lots No. 9 and No. 7 in the Burton Heights Plan Addition No. 1 in the Butler Township; thence along Lot No. 7, South 89 degrees 30 minutes East 195 feet to a point on Home Avenue; thence South 3 degrees 01 minutes West 75 feet to a point on Lot No. 9 in the same plan; thence along Lot No. 9, North 87 degrees 30 minutes West 195 feet to Stephenson Road; thence along Stephenson Road, North 3 degrees 01 minutes East 75 feet to the place of beginning.

BEING Lot No. 8 in the Burton Heights Plan

Addition No. 1, located in Butler Township, Butler County, Pennsylvania, and recorded in Butler County at Rack File 14 Page 16.

District/Map/Parcel No.: 056-20-D8

Said premises being known as 216 Home Avenue, Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN Johnathan T. Plaisted, by Deed from Kathie Lynn Byars, unmarried,

Dated 11/26/2012,

Recorded 11/28/2012,

Instrument No. 201211280034220.

Tax Parcel: 056-20-D8-0000

Premises Being: 216 Home Avenue, Butler, PA 16001-2793

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30159
C.P. 2017-21194
SHF FILE: 17001925
ATTY MICHAEL CARLETON**

Seized and taken in Execution as the property of **MARY ELLEN RAPE, MARY E RAPE, AND MARY ELLEN RAPE** at the suit of WELLS FARGO BANK NA, Being:-

All that certain lot or piece of ground situate in the Borough of Zelienople, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

Beginning at a point at the intersection of the east line of High Street and the north line of Culvert Street; thence north along the east line of High Street, 64.50 feet to a point, the place of beginning of the within described tract of land, said point being the southwest corner; thence north along the east side of High Street, 50.00 feet to a point, the northwest corner; thence east along the south line of lot of now or formerly L. Hollerman, 204.00 feet to a point, the northeast corner; thence south along the west line of lot of now or formerly H.E. Williams, 50.00 feet (by line parallel to the east line of High Street) to a point, the southeast corner; thence west, 204.00 feet (by a line parallel to the north line hereof), to a point, the place of beginning.

BEING known and numbered as 316 South High Street, Zelienople, PA 16063

Being the same property conveyed to Mary Ellen Malone, unmarried, who acquired title by virtue of a deed from Judith T. Hupp, formerly known as Judith T. Borem, and Thomas Hupp, wife and husband, dated July 19, 2001, recorded July 24, 2001, at Instrument Number 200107240020074, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 550-S2-BP9A-0000

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30164
C.P. 2017-20357
SHF FILE: 17001930
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **SAMUEL F REGAL KNOWN HEIR, CATHERINE E FOX KNOWN HEIR, MARGARET DIEBOLD KNOWN HEIR, AMY L REGAL DECD KNOWN & UNKNOWN HEIRS, AND VERNON R REGAL DECD KNOWN & UNKNOWN HEIRS** at the suit of CIT BANK N A, Being:-

LEGAL DESCRIPTION

TAX I.D. #: 054-41-47

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

BEGINNING at a point or post at the intersection of the Meridian Road with the public road leading to White Oak Springs Church; thence in the center of the Meridian Road along property of William J. Roe, South 1 3/4° West, 391.3 feet to a point in the center of said road; thence North 88° West, 540.8 feet to a post or point in the center of a proposed 40 foot street on and over the property of Shakely; thence North 1 3/4° East in the center of said proposed 40 foot street a distance of 406.8 feet to a point or post in the center of the public road leading to White Oak Springs Church; thence South 86 3/4° East in the center of said road to the point or place of beginning, containing 5 acres as per survey of William H. Walker, Esq., for Elias Shakely, and having thereon erected a brick dwelling house, shop and garage.

Less a lot 90 feet by 225 feet at the Southeast corner of above tract conveyed to Roy F. Regal, by Deed dated September 25, 1922 and recorded in DBV 396, Page 422 and corrected at DBV 457, Page 144.

BEING designated as Map No. 5-4-41-47.

EXCEPTING AND RESERVING an outsale of land from the above described tract recorded in DBV 2540, Page 69, bounded and described as follows:

BEGINNING at a point, said point being the Southeastern corner of the tract herein conveyed and in common with the center line of S.R. 3007 a/k/a Meridian Road, a 40 foot right of way and the Northeastern line of lands now or formerly of R.E. Graham; thence by line of lands of now or formerly R.E. Graham, North 88° 30' 00" West, a distance of 225.00 feet to an iron pin; thence North 01° 15' 00" East, a distance of 145.19 feet to an iron pin on line of Lot 1 in the same plan; thence by the Southerly line of Lot 1 in the same plan, South 88° 30' 00" East, a distance of 225.05 feet to a point in the center line of S.R. 3007 a/k/a Meridian Road, a 40 foot right of way; thence continuing by the center line of the same South 01° 16' 10" West, a distance of 145.19 feet to a point, the place of beginning and containing 0.750 acres per survey of R.B. Shannon & Associates, Inc., dated November 3, 1994, and being designated Lot 2 in the Regal Subdivision 1 Recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Rack File Section 180, Page 3.

ALSO EXCEPTING AND RESERVING an outsale of land from the above described larger tract of land recorded in DBV 931, Page 776, bounded and described as follows:

BEGINNING at the Northwest corner of the property herein described, which point is the center of the Cupps Road and common to Lands of R.T. Wissinger; thence by the center of the Cupps Road, South 87° 13' 30" East 315.00 feet to a point on other lands of Amy L. Regal and Vernon R. Regal; thence by the same South 1° 15' West, 399.54 feet, to a point on lands of R. Cicerchi; thence by the same, North 88° 30' West, 315.80 feet to a point on lands of E. Gumbert; thence by the same and lands of R.T. Wissinger, North 1° 15' East, a distance of 399.54 feet to the center of the Cupps Road, the place of beginning. Containing approximately 3 acres

as per survey of Greenough & Greenough dated September 1970.

Being known as: 500 MERIDIAN ROAD, RENFREW, PENNSYLVANIA 16053.

BEING the same premises conveyed by deed from Margaret R. Hilliard and J. Keith Hilliard, husband and wife, and Samuel F. Regal and Sarah Ziegler Regal, husband and wife and Dorothy Bashline, single woman, dated December 19, 1949 and recorded at Deed Book Volume 646, Page 480 and by deed of Catherine Elsie Regal, now Catherine Elsie Fox and Raymond Earl Fox, her husband, dated August 26, 1953 and recorded at Deed Book Volume 646, Page 482. Also see Order of Court dated May 15, 2008, filed at O.C. No. 251 of 2007 and Estate No. 2007-00796 with the Register of Wills of Butler County, Pennsylvania to Amy L. Regal, single woman and Vernon R. Regal, single man. Vernon R. Regal departed this life on October 13 2007 thereby vesting his interest as a matter of law in the heirs of Vernon R. Regal whose identities are unknown. Amy L. Regal departed this life on December 6, 2008 thereby vesting her interest as a matter of law in Samuel F. Regal, Catherine E. Fox, Margaret Diebold, her known heirs and the unknown heirs of Amy L. Regal.

Being known as: 500 MERIDIAN ROAD, RENFREW, PENNSYLVANIA 16053.

BEING the same premises conveyed by deed from Margaret R. Hilliard and J. Keith Hilliard, husband and wife, and Samuel F. Regal and Sarah Ziegler Regal, husband and wife and Dorothy Bashline, single woman, dated December 19, 1949 and recorded at Deed Book Volume 646, Page 480 and by deed of Catherine Elsie Regal, now Catherine Elsie Fox and Raymond Earl Fox, her husband, dated August 26, 1953 and recorded at Deed Book Volume 646, Page 482. Also see Order of Court dated May 15, 2008, filed at O.C. No. 251 of 2007 and Estate No. 2007-00796 with the Register of Wills of Butler County, Pennsylvania to Amy L. Regal, single woman and Vernon R. Regal, single man. Vernon R. Regal departed this life on October 13 2007 thereby vesting his interest as a matter of law in the heirs of Vernon R. Regal whose identities are unknown. Amy L. Regal departed this life on December 6, 2008 thereby vesting her interest as a matter of law in Samuel F. Regal, Catherine E. Fox, Margaret Diebold, her known heirs and the unknown heirs of Amy L. Regal.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30177
C.P. 2017-21365
SHF FILE: 17001917
ATTY SAMANTA GABLE**

Seized and taken in Execution as the property of **CHRISTOPHER M. SCHOEFFEL AND CHRISTOPHER SCHOEFFEL** at the suit of NATONSTAR MORTGAGE LLC, Being:-

All that piece, parcel, or lot of land situate in the Borough of Callery, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as to survey of Survey. Tech Corporation dated February 26, 1991, as follows, to wit:

BEGINNING at a point on the westerly right of way line of Main Street, a fifty-foot right of way, on line of lands now or formerly of Robert Feldbauer; thence along the right of way line of Main Street, South 23 degrees 30' East, 50.00 feet to a point on line of lands of now or formerly Clifford Beers; thence along line of lands of Beers, South 66 degrees 30' West, 110.00 feet to a point on a ten-foot alley; thence along said ten-foot alley, North 23 degrees 30' West, 50.00 feet to lands of now or formerly Feldbauer; thence along Feldbauer, North 66 degrees 30' East, 110.00 feet to a point on right of way line of Main Street, the place of beginning, Containing 0.126 acres, and having thereon erected a two-story frame dwelling, concrete pad, and frame shed.

ALSO being designated as Tax/Map Parcel #52-C15.

BEING THE SAME PREMISES which Eric. M Kobert and Julie A. Kobert, husband and wife, by deed dated 08/31/1999 and recorded 08/31/1999 in the Recorder's Office in and for Butler County, Pennsylvania, in Recorded Book Volume 3043, Page 1026, granted and conveyed unto Christopher M. Schoeffel, a single man

Property Address (for informational purposes only): 188 Main Street, Callery, PA 16024

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30190
C.P. 2017-21422
SHF FILE: 17001991
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of **ROBERT SCIPIONE** at the suit of CALIBER HOME LOANS, INC., Being:-

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

BEGINNING at a point at the center line of South Highland Avenue, at the Northwest corner of the property herein described; thence along the center of South Highland Avenue, North 49 degrees 36' 0" East, 95.00 feet to a point on the line of lands now or formerly of D.L. Willison; thence along same, South 0 degrees, 54' 32" East, a distance of 298.86 feet to a point on lands of now or formerly P. E. Fitzpatrick; thence South 88 degrees 37' 15" West, 76.90 feet to a point on line of lands of now or formerly Fitzpatrick; thence along the same North 0 degrees, 03' 0" West, 235.40 feet to a place of beginning. This description is given pursuant to survey of RB. Shannon and Associates dated December 6, 1964.

TOGETHER WITH the right on the part of the grantees to use water from a well on the property line as more particularly set out in the Deed from Albert W. Hebner, et ux., to S. Howard Kelly, et ux., recorded in Deed Book 547, Page 89.

BEING known and numbered as 4352 Highland Avenue, Butler, PA 16001.

BEING the same premises in which David W. Willard, Executor of the Estate of Mary Ann Willard, Deceased, by deed dated May 23, 2013 and recorded in the Office of Recorder of Deeds in and for Butler County on May 28, 2013 at Instrument #201305280015189 and conveyed unto Robert Scipione.

Parcel No. 054-26-42-0000

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30181
C.P. 2017-21253
SHF FILE: 17001916
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **PATRICK A. SHERMAN, HEIR, JOHN E. SHERMAN, HEIR, AND UNKNOWN HEIRS** at the suit of M&T BANK, Being:-

ALL those certain two lots of land situate in the Village of Boydstown, Oakland Township, Butler County, Pennsylvania, bounded and described as follows:

FIRST: Being Lot No. 3in the said village of Boydstown plan of lots; beginning at a point on the Greece City Road, known as Main Street, the Southeast corner; thence along Main Street, North 11/2 degrees West 60 feet to a post; thence by Lot No. 5 in same plan of Lots South 88 1/2 degrees West 120 feet to a post; thence South, along land of formerly Whitmire, 60 feet to a point; thence along Lot No.1, North 88 1/2 degrees East 120 feet to Main Street the place of beginning.

SECOND; ALL that other lot being Lot No.1 in the plan of Lots of the Village of Boydstown in Butler County, Pennsylvania, bounded and described as follows: On the North by the above described lot, known as Lot No. 3; on the East by public Road origin Street; on the South by an alley; on the West by lands now or formerly of Samuel and Daniel Whitmire, having a frontage of 40 feet on Main Street or Greece and Butler public road and extending back a depth of 120 feet

TAX I.D. #: 250-S2-C12

Being known as: 104 BOYDSTOWN ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in John E. Sherman by deed from Evelyn Elliott dated October 23, 2001 and recorded October 25, 2001 in Instrument Number 200110250030342. The said John E. Sherman died on May 8, 2014 without a will or appointment of an Administrator.

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30195
C.P. 2017-21187
SHF FILE: 17001996
ATTY BERNADETTE IRACE**

Seized and taken in Execution as the property of **JOHN SMELTZER** at the suit of WELLS FARGO BANK, N.A., Being:-

ALL that certain lot or piece of ground situate in the Borough of Evans City, County of Butler and Commonwealth of Pennsylvania being Lots Nos. 256 and 257 in the Martin Wahl Plan of Lots, being more particularly bounded and described in accordance with survey made by Charles L. Fair II dated May 12, 1975 as follows:

BEGINNING at a point on the Easterly side of Hill Street at the dividing line between Lots Nos. 258 and 257 in said plan; thence along said last mentioned dividing line and land now or formerly of Amelia Fox, North 78 degrees 10" East a distance of 145.60 feet to Spring Alley; thence along the westerly line of said Spring Alley, South 10 degrees 17" 2011 East a distance of 89.50 feet to the Northerly line of Cherry Alley thence along said Cherry Alley, South 77 degrees 46" 30" West a distance of 145.69 feet to a point on the Easterly line of Hill Street; thence along said line of Hill Street, North 10 degrees 15" West a distance of 90.50 feet to the place of beginning.

Title to said Premises vested in John Smeltzer by Deed from Anthony Eonta and Damian A. Eonta dated August 28, 2009 and recorded on September 2, 2009 in the Butler County Recorder of Deeds as Instrument No. 200909020020862.

Being known as: 206 Hill St, Evans City, PA 16033

Tax Parcel Number: 400-S2-B256

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2017-30160
C.P. 2017-21075
SHF FILE: 17001928
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **TRACIE SMITH, TRACIE L. SMITH, STEPHEN SMITH AND STEPHEN R SMITH** at the suit of **NATIONSTAR MORTGAGE LLC**, Being:-

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

All the Eastern one half of Lot #2 and all of Lot #3 of the James McConnegley plan of lots as laid out by J.G.D, Findley, Esq. as fronting on Railroad Street, said Railroad Street being 33 feet wide. Lot #2 fronting on Railroad Street 20 feet and preserving same width back to a 12 foot alley 133 feet; Lot #3 fronting on Railroad Street 40 feet and preserving same width back to a 12 foot alley 133 feet; making a total width on Railroad Street of 60 feet.

BEING known and numbered as 109 Montrose Avenue, Freeport, PA 16229

Being the same property conveyed to Tracie Smith and Stephen Smith, husband and wife, who acquired title by virtue of a deed from Dolores Watt, widow, dated November 2, 2007, recorded November 9, 2007, at Instrument Number 200711090029000, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 040-S4-A3-0000

BCLJ: September 22, 29 & October 6, 2017

**E.D. 2014-30161
C.P. 2017-21298
SHF FILE: 17001920
ATTY KRISTEN LITTLE**

Seized and taken in Execution as the property of **GLORIA J. WINTERS AND JAMES R. WINTERS** at the suit of **NATIONSTAR MORTGAGE LLC**, Being:-

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

PARCEL ONE:

BEGINNING at a point in the center of the Frazier Mill Road on the Southwest corner of the property herein described, which corner is fifty (50) feet east of the Southwest corner of a larger tract owned now or formerly by Herold; thence, North 1°43' West, 200 feet to a point, said line being 50 feet East of the Western boundary of the larger tract now or formerly owned by Herold; thence, North 89° 40' east, 50 feet; thence, South 1°43' East, 200 feet, more or less, to the center of the Frazier Mill Road; thence, by the center of said road North 85°30' West, 50 feet to the place of BEGINNING.

PARCEL TWO:

BEGINNING at a point in the center of the Frazier mill road at line of other lands of now or formerly Heade, said point being the Southeast corner of the lot herein described; thence, along the center line of Fraizer Mill Road, North 85° 30' West, 25 feet to line of other lands of now or formerly Textor herein, to be conveyed to Palmer E. Alderson, et ux; thence, North 1° 43' West along other lot of now or formerly Textor herein, 200 feet to a point on line of land now or formerly Francis II Herold; thence, along line of land of now or formerly Herold, South 85° 30' East, 25 feet to a point on other lot of now or formerly Heade herein; thence, along line of lands of now or formerly Heade, South 1°43' East, a distance of 200 feet to a point in the center of the Frazier Mill Road, the place of BEGINNING.

PARCEL THREE:

BEGINNING at a point in the center of the Frazier Mill Road, said point being common to other lands of now or formerly Heade;

thence, by line of other lands of now or formerly said Heade, North 1° 43' West, a distance of 200 feet; thence, by other lands of nor or formerly Herold, North 89° 40' East, a distance of 12 feet; thence, by other lands of now or formerly Herold, in a Southerly direction, a distance of 200 feet, more or less, to a point, the place of BEGINNING.

Parcels 1 and 3 are designated as tax parcel no. 190-S4-K3A.

Parcel 2 is designated as tax parcel no. 190-S4-K3B.

BEING THE SAME PREMISES which was conveyed to James R Winters and Gloria J. Winters, husband and wife, by Deed of Robert C Bartchy and Jamie Lee Bartchy, husband and wife, dated January 17, 2008 and recorded January 22, 2008 as Instrument 200801220001314 in the Butler County Recorder of Deeds Office.

BCLJ: September 22, 29 & October 6, 2017

Sheriff of Butler County, Michael T. Slupe



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

2017 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

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



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