

**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: D Ralph Bouch**  
**a/k/a: Ralph Bouch**  
**a/k/a: Donald Ralph Bouch**  
Late of: Center Township Pa  
Executor: Jeffrey Lee Bouch  
2328 Cassidy Drive  
Bethel Park Pa 15102  
Attorney: No Attorney on Record

**Estate of: Eva Carlson**  
**a/k/a: Eva Dutkovich Carlson**  
Late of: Cranberry Township Pa  
Executor: Jeffery M Dutkovic Sr  
3185 Canterbury Drive  
Allison Park Pa 15101  
Attorney: Daniel J Gespass  
Sherrard German & Kelly PC  
535 Smithfield Street Suite 300  
Pittsburgh Pa 15222

**Estate of: Don L Cook Jr**  
Late of: Adams Township Pa  
Executor: Carolyn M Cook  
111 Golfview Drive  
Gibsonia Pa 15044  
Attorney: Daniel P Johnson  
Williams Coulson  
420 Fort Duquesne Blvd  
One Gateway Ctr 16 Fl  
Pittsburgh Pa 15222

**Estate of: Timothy W Graney**  
Late of: Evans City Pa  
Executor: Donna J Graney  
4015 Windsor Ridge  
Williamsburg Va 23188  
Attorney: Bruce S Gelman Esq  
Gelman & Reisman  
429 Fourth Ave Suite 1701  
Law & Finance Bldg  
Pittsburgh Pa 15219

**Estate of: Michael Lee Green**  
Late of: Summit Township Pa  
Administrator: Ruthann Green  
221 Rustic Ridge Lane  
Butler Pa 16002  
Attorney: No Attorney on Record

**Estate of: Leola M McKain**  
**a/k/a: Leola Mae McKain**  
Late of: Butler Pa  
Executor: Joseph H McKain III  
619 South Clearfield Road  
Cabot Pa 16023  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Erma M Miller**  
Late of: Butler Township Pa  
Executor: Patrick M Miller  
279 Conway Road  
Chicora Pa 16025  
Attorney: Amy E Molloy  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock Pa 16057

**Estate of: Jeffrey M Oleath**  
Late of: Jefferson Township Pa  
Administrator: Cathleen M Martin  
250 Anchor Road  
Elizabethtown Pa 17022  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler Pa 16001

**Estate of: Dorothy Henderson Ralston**  
Late of: Butler Pa  
Executor: Diane E Kemp  
128 Delwood Road  
Butler Pa 16001  
Executor: R Bruce Ralston  
401 Three Degree Road  
Renfrew Pa 16053  
Attorney: R Bruce Ralston  
229 North Washington Street  
Butler Pa 16001

**Estate of: Patricia J Schnur**  
Late of: Butler Township Pa  
Administrator: David R Schnur  
312 Old Plank Road  
Butler Pa 16002  
Attorney: Andrew M Menchyk Jr  
Stepanian & Menchyk LLP  
222 South Main Street  
Butler Pa 16001

**Estate of: Lois B Shindledecker**

Late of: Winfield Township Pa  
Executor: Karen E Macurdy  
307 Saxonburg Boulevard  
Saxonburg Pa 16056  
Attorney: Robert D Spohn  
277 West Main St  
POB 551  
Saxonburg Pa 16056-0551

**Estate of: Nichole M Vaughn**

Late of: Butler Township Pa  
Administrator: Maxine J Hagen  
516 Brown Ave  
Butler Pa 16001  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler Pa 16001

**Estate of: Shirley Marie Walker**

Late of: Clinton Township Pa  
Executor: Glenna M Walters  
340 Freeport Street  
Saxonburg Pa 16056  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery and Kubit LLP  
518 North Main Street  
Butler Pa 16001

BCLJ: March 4, 11 & 18, 2016

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**SECOND PUBLICATION**

**Estate of: Wynn E Hammond**

Late of: Harrisville Pa  
Executor: Dennis Hammond  
539 East Mercer Street  
Harrisville Pa 16038  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Donna M Puz**

Late of: Center Township Pa  
Executor: Rodger L Puz  
114 Crescent Drive  
Pittsburgh Pa 15228  
Attorney: Rodger L Puz  
Dickie McCamey & Chilcote  
Two PPG Place Suite 400  
Pittsburgh Pa 15222

**Estate of: Sasi Suwan**

Late of: Buffalo Township Pa  
Administrator: Sakdidej Suwan

106 Rambler Drive  
Sarver Pa 16055  
Attorney: Charles J Jacques III  
Jacques & Jacques Pc  
2125 Freeport Road  
Natrona Heights Pa 15065

**Estate of: David Andrew Zulick**

Late of: Butler Township Pa  
Administrator: Andrew Zulick III  
303 S Home Ave  
Butler Pa 16001  
Attorney: No Attorney on Record

BCLJ: March 4, 11 & 18, 2016

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**THIRD PUBLICATION**

**Estate of: Homer Bollen**

**a/k/a: Homer A Bollen**

Late of: Zelenople Pa  
Executor: Kathleen B Gaberson  
213 Sharon Drive  
Pittsburgh Pa 15221  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelenople Pa 16063

**Estate of: Carol B Jakubowski**

Late of: Middlesex Township Pa  
Executor: Lauren Jakubowski  
401 Glade Mill Road  
Valencia Pa 16059  
Attorney: Richard E Goldinger  
212 West Diamond St  
Butler Pa 16001

**Estate of: Shirley M Kinard**

**a/k/a: Shirley Mae Kinard**

Late of: Monroe County New York  
Ancillary Executor: Thomas E Kinard  
Po Box 346  
Coudersport Pa 16915  
Attorney: Laurel Hartshorn  
Po Box 553  
Saxonburg Pa 16056

**Estate of: Herman L Maser**

Late of: Franklin Township Pa  
Executor: Larry L Maser  
328 North Road  
Butler Pa 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler Pa 16001

**Estate of: Grace V Neff**  
**a/k/a: Grace Virginia Neff**  
 Late of: Oakland Township Pa  
 Executor: Rosemary I Whitmire  
 200 Headland Road  
 Butler Pa 16002  
 Attorney: Gerald G Deangelis  
 512 Market Street  
 Po Box 309  
 Freeport Pa 16229

**Estate of: Helen F Painter**  
 Late of: Jackson Township Pa  
 Executor: Richard Dean Painter  
 130 Ramsey Road  
 Evans City Pa 16033  
 Executor: Ronald Dale Painter  
 1220 Blair Mill Road  
 Silverspring Md 20910  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchuk LLP  
 222 S Main St  
 Butler Pa 16001

**Estate of: Curtis Leroy Pepper**  
**a/k/a: Curtis L Pepper**  
 Late of: Worth Township Pa  
 Executor: Barry E Pepper  
 413 Arthur Drive  
 Volant Pa 16156  
 Attorney: Gwilym A Price III  
 129 South McKean St  
 Butler Pa 16001-6029

**Estate of: Lewis M Safran**  
 Late of: Butler Pa  
 Executor: John L Safran  
 103 Shanor Hts  
 Butler Pa 16001  
 Attorney: Linda Sekely  
 159 Perry Highway  
 Suite 105  
 Pittsburgh Pa 15229

**Estate of: James D Scheidemantle**  
**a/k/a: James Dalton Scheidemantle**  
 Late of: Lancaster Township Pa  
 Executor: Donald J Scheidemantle  
 PO Box 496  
 East Bank Wv 25067  
 Attorney: Darla J Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople Pa 16063

**Estate of: Alice M Stocklin**  
**a/k/a: Alice Mae Stocklin**  
**a/k/a: Alice Stocklin**  
 Late of: Concord Township Pa  
 Admr. D.B.N. C.T.A.: Larry Stocklin  
 152 Zion Church Road  
 Chicora Pa 16025  
 Attorney: Margaret C Abersold  
 200 Hickory Lane  
 Valencia Pa 16059

**Estate of: Terry Raymond Stocklin**  
**a/k/a: Terry Stocklin**  
**a/k/a: Terry R Stocklin**  
 Late of: Concord Township Pa  
 Executor: Larry Stocklin  
 152 Zion Church Road  
 Chicora Pa 16025  
 Attorney: Margaret C Abersold  
 200 Hickory Lane  
 Valencia Pa 16059

**Estate of: Lois P Wahl**  
**a/k/a: Lois J Wahl**  
 Late of: Center Township Pa  
 Administrator C.T.A.: Donna J Blasko  
 426 Saw Mill Run Road  
 Butler Pa 16001  
 Attorney: No Attorney on Record

BCLJ: February 26, March 4 & 11, 2016

**MORTGAGES**

Recorded February 21 -25, 2016

- Acklin, Regina Candace**-Dollar Bk Fed Sav Bk-Connoquenessing Twp-\$207,336.00
- Bacher, Robin L**-Franklin American Mtg Co-Adams Twp-\$157,500.00
- Baird, Joyce E**-Loandepot Com LLC-Center Twp-\$183,750.00
- Barkley, Israel Jon**-West Penn Fin Serv Ctr Inc-Lancaster Twp-\$226,000.00
- Barton, Aaron D**-Farmers Natl Bk Emlenton-Venango Twp-\$100,000.00
- Barton, Aaron D**-Farmers Natl Bk Emlenton-Venango Twp-\$6,250.00
- Baumgartel, Kurt**-Howard Hanna Mtg Servs-Adams Twp-\$680,000.00
- Bellis, Joseph aka**-Bank America Na-Center Twp-\$132,000.00
- Betro, Joseph M**-Butler Armco Emp Cred Un-Butler Twp-\$101,700.00
- Bice, Thomas G**-Dollar Bk Fed Sav Bk-Cranberry Twp-\$100,000.00
- Blazewick, Frank R**-PNC Bk Natl Assn-Cranberry Twp-\$217,712.00
- Blazewick, Frank R**-PNC Bk Natl Assn-Cranberry Twp-\$75,000.00

Conway, PC: 16-20357  
 Clerk of Courts vs. **David Allen Riker:**  
 Judgment: \$4,200.42: Atty - None: 16-20353  
 Clerk of Courts vs. **Austin Michael Rottman:** Judgment: \$25,673.74: Atty - None: 16-20367  
 Clerk of Courts vs. **Elias Scheirer:** Judgment: \$1,132.50: Atty - None: 16-20315  
 Comwlth of PA-UCF vs. **Matthew M Snow:** Lien: \$1,375.92: Atty - None: 16-20328  
 Clerk of Courts vs. **Joshua Andrew Sullivan:** Judgment: \$1,128.00: Atty - None: 16-20368  
 Clerk of Courts vs. **Kelsee Amber Thompson:** Judgment: \$2,426.78: Atty - None: 16-20354  
 Clerk of Courts vs. **Joseph E Vozar:** Judgment: \$1,761.50: Atty - None: 16-20369  
 Laidlaw Agency Inc and Allstate Fire & Casualty Ins Co vs. **David Wagner:** Cost Judgment: \$0.00: Miles A Kirshner, Esq.: 16-20331  
 Clerk of Courts vs. **Matthew Jordan Walker:** Judgment: \$1,342.20: Atty - None: 16-20355  
 Clerk of Courts vs. **Randy Michael Weckerly:** Judgment: \$1,274.50: Atty - None: 16-20321  
 Clerk of Courts vs. **Scott Wellington:** Judgment: \$1,438.78: Atty - None: 16-20322  
 Clerk of Courts vs. **Allen Jay Whyte:** Judgment: \$1,206.50: Atty - None: 16-20323

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**EXECUTIONS**

Week ending March 4, 2016

1st Name-Plaintiff  
**2nd Name-Defendant**

Deutsche Bk Natl Trust Co vs. **J Eric Heinauer, Heir; James T Heinauer, Decd.; and Unknown Surviving Heirs of James T Heinauer Dec.:** Writ of Execution: 16-30064  
 Bank of America N.A. vs. **Joan E Johanson and Michael R Johanson:** Writ of Execution: 16-30065  
 LSF9 Master Participation Tr vs. **Pablo L Mercado, Heir; Deborah L Mercado, Dec.; Dana E Mohney, Heir; Unknown Heirs of Deborah L Mercado:** Writ of Execution: 16-30063

**DIVORCES**

Week ending March 4, 2016

1st Name-Plaintiff  
**2nd Name-Defendant**

Melanie A Bartel vs. **Regis C Bartel III:** Leland C Clark, Esq.: 16-90131  
 Courtney M Birchard vs. **Christopher L Birchard:** Gerri V. Paulisick, Esq.: 16-90125  
 Emily A Crawford vs. **Gregory Scott Crawford:** David S Pollock, Esq.: 16-90143  
 Stephanie J Delgado vs. **Freddie A Delgado:** Reid B Roberts, Esq.: 16-90123  
 Christine P Desensi vs. **Dennis R Desensi:** Edith L Sutton, Esq.: 16-90136  
 Amanda L Emerick vs. **Michael D Emerick:** Leland C Clark, Esq.: 16-90130  
 Christine M Guthrie vs. **Michael P Guthrie:** Atty - None: 16-90134  
 Andrew J Jaske vs. **Donna L Jaske:** Jamie Spero, Esq.: 16-90139  
 Robert James Morrow vs. **Bonita Ann Morrow:** Gail E Suhr, Esq.: 16-90127  
 David Paul Plaufcan vs. **Michelle Diana Plaufcan:** Atty - None: 16-90132  
 Rachel Shideler vs. **Joseph R Shideler:** Leland C Clark, Esq.: 16-90129  
 Joseph P Stahlman vs. **Tina M Stahlman:** Joseph J. Nash, Esq: 16-90140  
 Jessica L Wright vs. **Ethan J Wright:** Brett R Powers, Esq.: 16-90145

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**NOTICE OF TRUST**

**RE: OLGA L. MINOR IRREVOCABLE LIVING TRUST DATED MAY 4, 1999.**

Notice is hereby given that Gail A. Minor is the Trustee of the above-named Trust. All persons indebted to Olga L. Minor are requested to make payment and all those having claims against Olga L. Minor are directed to present the same without delay to:

Olga L. Minor Irrevocable Living Trust dated May 4, 1999  
 Gail A Minor, Trustee  
 355 Freeport Street  
 Delmont, PA 15626

Maryann Bozich-DiLuigi  
 Attorney  
 P.O. Box 426  
 Mars, PA 16046

BCLJ: March 11, 18 & 25, 2016  
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**NOTICE OF REVOCABLE TRUST  
PURSUANT TO 20 Pa.C.S.A. § 7755(c)**

NOTICE is hereby given of the administration of the **MARTHA L. PARASKA LIVING TRUST** dated February 7, 1993 as amended and restated by Addendum dated September 8, 2016, a resident of Butler County, Pennsylvania. All persons having claims against Martha L. Paraska are requested to make known the same to the trustee or attorney named below. All persons indebted to Martha L. Paraska are requested to make payment without delay to the trustee or attorney named below.

Robert L. Paraska, Trustee  
17896 Captain Cove  
Lakewood, OH 44107

or  
Leo M. Stepanian II, Esquire  
222 South Main Street  
Butler, PA 16001

BCLJ: March 11, 18 & 25, 2016

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**TRUSTEE NOTICE**

**Trust of: Eleanor C. Kennedy, the Eleanor C. Kennedy Revocable Living Trust dated 11/01/1988**

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

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

Darlene K. Brewer  
2985 Haberlein Road  
Gibsonia, Pa 15044

Katie M. Casker, Esq.  
Lope, Casker & Casker  
207 E. Grandview Avenue  
Zelienople, PA 16063

BCLJ: March 4, 11 & 18, 2016  
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**NOTICE OF ANNUAL  
MEETING OF MEMBERS**

The Annual Meeting of the members of the **Hannahstown Mutual Insurance Company** will be held at the Hannahstown Mutual Insurance Company Office Building, Dinnerbell Road and Knoch Road, Jefferson Township, Butler County, Pennsylvania, on March 12, 2016 at 9:00 A.M.

The purpose of the meeting is to elect two (2) Directors. Other business may be submitted for the consideration of the members.

Hannahstown Mutual Insurance Company  
Roy Koegler  
Secretary/Treasurer

BCLJ: February 26, March 4 & 11, 2016  
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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
F.C. No. 15-90791-C**

Dianne Sauter and Samuel D. Verdi  
**V.**

**Amy Sauter and Kevin Robert Reeg**

Complaint for Custody of Mason Joseph Reeg-Sauter; Custody Conciliation Conference April 7, 2016 at 3:00 p.m., Domestic Relations Office, Lower Level, Butler County Government Center

**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 have been ordered to appear in person at the Domestic Relations Office, Lower Level, Butler County Government Center on April 7, 2016 at 3:00 p.m. You are warned that if you fail to do so the case may proceed without you, and an order for custody, partial custody or visitation may be entered against you without further notice.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary, Butler County  
1st Floor Courthouse  
124 West Diamond Street  
P.O. Box 1208  
(724) 284-5214

Butler County Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0131

Counsel for Plaintiffs:  
Aimee L. Burton, Esquire  
Jennifer Gilliland Vanasdale, Esquire  
Gilliland Vanasdale Law Office, LLC  
1667 Route 228, Suite 300  
Cranberry Township, PA 16066  
724.741.0536

BCLJ: March 11, 2016

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**LEGAL NOTICE**

NOTICE is hereby given that Amended Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania on or before the 31st day of March, 2016 with respect to a proposed nonprofit corporation, **Christ's Outreach Church**, which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose or purposes for which said corporation is organized is: a Church or Religious Organization conducting Religious Activities.

Diane Halstead  
Christ's Outreach Church  
120 Walker Ave  
Butler, PA 16001

BCLJ: March 11, 2016

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**NOTICE OF FILING OF CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Certification of Organization–Domestic Limited Liability Company will be filed with the Commonwealth of Pennsylvania for the purpose of incorporating a domestic limited liability company in compliance with the Limited Liability Company Law of 1994. The name of the limited liability company is **C.R. Marshall Contracting, LLC.**

LUTZ & PAWK  
The Morgan Center Building, Suite 102  
101 East Diamond Street  
Butler, PA 16001

BCLJ: March 11, 2016

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**REGISTER'S NOTICE**

I, **SARAH E. EDWARDS, M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Monday, March 14, 2016 at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
BARTOLICIUS, Lee R. ....	Lee R. Bartolicius, Jr. ....	01/29/16
RICE, Jack F. ....	James A. Taylor. ....	02/01/16
SALAK, Michael. ....	Roberta L. Collins. ....	01/21/16
ZANICKY, Peter. ....	Stephen G. Zanicky. ....	02/01/16

<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
MILLER, Esther A. ....	George McCool, Guardian. ....	01/25/16

BCLJ: March 4 & 11, 2016

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**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of May 2016** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, June 17, 2016 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30044  
C.P. 2016-20220  
SHF FILE: 16000538**

**ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of SHAWN A ACE AND ASHLEY M ACE at the suit of JPMORGAN CHASE BANK, NATL ASSN, Being:

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

BOUNDED on the North by property of Dick Kelly; on the East by Bear Creek; on the South by lands formerly of McCollough, now or formerly of H. Corbett; and on the West by Main Street; fronting 30 feet, more or less on Main Street and running back Eastward 180 feet, more or less, and having erected a single frame dwelling.

BEING designated as Parcel No. 340-S1-A36A

BEING THE SAME PREMISES which Donald A. Kelly and Linda D. Kelly, husband and wife, by Deed dated 7/25/2011 and recorded 7/27/2011 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument# 201107270017708, granted and conveyed unto Shawn A. Ace and Ashley M.

Ace, husband and wife.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30330  
C.P. 2015-22229  
SHF FILE: 16000242**

**ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of ROBERT L BARTLEY AND HEATHER SCHWEIKERT at the suit of CARRINGTON MORTGAGE SERVICES LLC, Being:

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

BEGINNING AT A POINT IN THE CENTER OF THE SAXONBURG ROAD, SOUTH 31 DEGREES 43' EAST A DISTANCE OF 507.73 FEET FROM THE PROPERTY LINES OF LEOS. DEITZ, JOSEPHINE BOEHM AND F. H. THOMPSON; THENCE NORTH 58 DEGREES 20' EAST, A DISTANCE OF 200 FEET ALONG THE LINE OF LANDS FORMERLY OF MCCULLOUGH, NOW OF JOSEPH POWERS, ET UX., TO A POINT; THENCE SOUTH 31 DEGREES 43' EAST A DISTANCE OF 70 FEET: ALONG THE LINE OF LANDS NOW OR FORMERLY OF W. R P. MCCULLOUGH, ET UX., TO A POINT; THENCE SOUTH 58 DEGREES 20' WEST A DISTANCE OF 200 FEET ALONG THE LINE OF OTHER LANDS OF ALBERT W. KAILNER, SR, ET UX., TO A POINT IN THE CENTER OF THE SAXONBURG ROAD; THENCE NORTH 31 DEGREES 43' WEST A DISTANCE OF 70 FEET ALONG THE CENTER OF THE SAXONBURG ROAD TO THE PLACE OF BEGINNING. MAP AND PARCEL NO. 040-S1-D70000.

UNDER AND SUBJECT TO COAL AND MINING RIGHTS, ALL ROADS PUBLIC OR PRIVATE, CROSSING, INTERSECTING, OR IN ANY WAY AFFECTING THE PREMISES, PARTICULARLY THE RIGHTS OF OTHERS IN SAXONBURG ROAD, ALSO KNOWN AS SR 2009, ALSO KNOWN AS EKASTOWN ROAD, AND RIGHTS OF WAY, AS IT APPEARS IN PRIOR INSTRUMENTS OF RECORD.

SUBJECT TO COVENANTS, RESTRICTIONS, LEASES, OIL AND GAS LEASES, EASEMENTS, EXCEPTIONS



AND RESERVATIONS AS THE SAME MAY APPEAR OF RECORD.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 217 EKASTOWN ROAD.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30050  
C.P. 2016-20240  
SHF FILE: 16000607**

**ATTY DAVID NEEREN**

Seized and taken in Execution as the property of CHERYL BLYMILLER AND CHERYL E. BLYMILLER at the suit of DEUTSCHE BANK NATIONAL TRUST CO, Being:

ALL that certain piece parcel or tract of land situate in Butler City, Butler County, Pennsylvania bounded and described as follows: Beginning at a point on the westerly line of Miller Street, a 50 foot right of way, said point being the Southeasterly corner of the parcel herein described; thence along Lot No. 104, South 72 degrees 51' 00" West a distance of 100.00 feet to a point on the easterly line of a 15 foot alley known as Columbia Way; thence along said 15 foot alley North 17 degrees 09' 00" West a distance of 38.96 feet to a point; thence along Lot 102 North 72 degrees 51' 00" East a distance of 100 feet to a point on the Westerly line of Killer Street; thence along said Miller Street South 17 degrees 09' 00" East a distance of 38.96 feet to a point the place of beginning.

Being lot #103 in the Shakely Plan of lots as recorded in Rack Pile 4 Page 5.

HAP #22 PARCEL #90 DB 2076 PAGE IS

BEING KNOWN AS: 432 Miller Street n/k/a 432 Miller Avenue, Butler, PA 16001

PROPERTY ID NO.: 565-22-90

TITLE TO SAID PREMISES IS VESTED IN Cheryl E. Blymiller, A Single Woman BY DEED FROM Ronald D. Fierst And Cheryl Fierst, His Wife DATED 06/25/1992 RECORDED 06/26/1992 IN DEED BOOK 2076 PAGE 19.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30032  
C.P. 2016-20121  
SHF FILE: 16000315**

**ATTY MARTHA VON ROSENSTEIL**

Seized and taken in Execution as the property of TINA M BRUCE AND BRIAN A BRUCE at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

ALL that certain piece, parcel or lot of land lying and being situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. A9 in the Jesse Long Plan No.3 as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 4, Page 23.

BEING designated as Tax Map No. 230-S5-26A9.

IMPROVEMENTS: Residential dwelling  
TITLE VESTED IN: Brian A. Bruce and Tina M Bruce, husband and wife by deed from Pamela E. McMenemy, unmarried, dated 6/26/2002 and recorded 6/28/2002 as Instrument Number 200206280022139.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30038  
C.P. 2016-20150  
SHF FILE: 16000440**

**ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of PHILIP BURD, JR, PHILIP L BURD, JR, PHILLIP L BURD, JR, AND COLLEEN M BURD, at the suit of JPMORGAN CHASE BANK, NA, Being:

All those two certain lots of land situated in Butler Township, Butler County, Pennsylvania, bounded and described as a whole as follows:

On the North by Francis Avenue, 62 feet, on the East by Lot No.9; now owned by John Krebs, 83.3 feet; on the South by a sixteen foot alley, 57 feet and on the West by Alton Street, 87 feet, and being Lots Nos. 92 and 92A in the Kohler Plan of Lots of Butler Township, made November 1918, by Fred M. Harper, C.E.

All that certain piece or parcel of land situated in the Village of Lyndora, Butler Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

On the North 39.5 feet more or less by Main Street; thence on the East 118.5 feet, more or less by Alton Street; thence on the South 77 feet more or less by an alley, thence on the West by 110 Feet more or less by Lot No. 94, in the Kohler Plan of Lots, now or formerly owned by Joseph Nietrzeba. Being Lot No. 93 in the Kohler Plan of Lots.

Parcel No: 052 37 C92-0000 & 052-37-C93-0000

BEING THE SAME PREMISES which Phillip L. Burd, Jr. a single man, by Deed dated 9/17/2003 and recorded 9/24/2003 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument #200309240043509, granted and conveyed unto Phillip L. Burd, Jr. and Colleen M. Burd, husband and wife.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30056  
C.P. 2016-20251  
SHF FILE: 16000618**

**ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of STACY L CAMPBELL AND STACY L EGGLESTON at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:

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

ON the North 35.00 feet by lands of now or formerly A. Lyras; on the East 75.00 feet by lands of now or formerly H. Sethi, et al.; on the South 35.00 feet by West Diamond Street; and on the West 75.00 feet by lands of now or formerly R. Goldinger.

HAVING thereon erected a dwelling house and being known as 208 West Diamond Street, Butler, PA, 16001.

BEING THE SAME PREMISES which Sandra J. Hays, a single woman, by Deed dated October 28, 1999 and recorded in the Office of the Recorder of Deeds of Butler County on October 29, 1999, in Deed Book Volume 3065, Page 757, granted and conveyed unto Stacey L. Campbell.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30021  
C.P. 2016-20091  
SHF FILE: 16000246**

**ATTY JILL JENKINS**

Seized and taken in Execution as the property of CHARLENE R. COOK at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point on the Southern, line of Federal Street, said point being the Northwest corner of the parcel herein described and common to the Northeast corner of lot of now or formerly Mary Jo Bealles; thence by Southern line of Federal Street, North 89 degrees 59 minutes 00 seconds East 35 feet to a point, the Northwest corner of lot of now or formerly L. Hindman; thence by Hindman and a portion of the lot of now or formerly W. H. Say, South 2 degrees 41minutes 34 seconds East, 90.99 feet to a point at the Northeast corner of lot of now or formerly K. A. Dalt; thence by Dalt, South 89 degrees 59 minutes 00 seconds West, 35.5 feet to a point at the Southeast corner of lot of now or formerly Mary Jo Bealles; thence by Bealles, North 2 degrees 22 minutes 41 seconds West, 90.96 feet to a point, the place of beginning.

CONTAINING 3203.74 square feet and having thereon erected a dwelling house, as per survey of Land Surveyors Inc dated December 24, 1991.

BEING Tax District Map and Parcel No. 565-12-226 A in the Deed Registry Office of Butler County, Pennsylvania.

DEED BOOK: Instrument Document Number 200703280007217

DEED PAGE: Instrument Document Number 200703280007217

MUNICIPALITY: City of Butler

TAX PARCEL#: 565-12-226A

PROPERTY ADDRESS: 425 Federal Street Butler, PA 16001

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30054  
C.P. 2016-20253  
SHF FILE: 16000658**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of CASSANDRA L CRATER AND BRENT M CRATER at the suit of US BANK NATL ASSN TRUSTEE, Being:

ALL THAT CERTAIN lot or piece of ground situate in the 4th Ward of the City of Butler, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING on the North by lot of now or formerly Gardnier McClelland; on the East by lot of now or formerly F. E. Speery; on the South by Walnut Street; and on the West by Elm Street, containing 41 feet, more or less, on Elm Street and extending back the same width, 100 feet, more or less.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 221 NORTH ELM STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-21-238.

BEING THE SAME premises which Karen E. Donnel-Ottney, et al, by deed dated December 18, 2013 and recorded January 8, 2014 to Butler County Instrument No. 201401080000551, granted and conveyed unto Brent M. Crater and Cassandra L. Crater.

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

SEIZED IN EXECUTION AS THE PROPERTY OF BRENT M. CRATER AND CASSANDRA L. CRATER UNDER BUTLER COUNTY JUDGMENT NO. 2015-10861.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30030  
C.P. 2016-20119  
SHF FILE: 16000296**

**ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of ROBERT E DEPATIE AND ALLISON E

DEPATIE at the suit of PHH MORTGAGE CORPORATION, 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. 235 in Phase II of the Highland Village P.U.R.D. Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 144 page 19 on February 12, 1991.

BEING designated Tax ID No. 130-S21-C235-000 in the Deed Registry Office of Butler County, Pennsylvania.

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

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30027  
C.P. 2015-22087  
SHF FILE: 16000267**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of BYRON ELLIOTT AND BYRON K ELLIOTT at the suit of BANK Of AMERICA NA, Being:

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

BEGINNING at a point were the Southerly Line of a Fifty (50) foot street intersects with the center line of Old Route #8, the Northeast corner of the tract herein described and the place of beginning; thence along the center line of the aforementioned Old Route #8, South 26 degrees 29 feet 30 inches East, a distance of One Hundred Thirteen and Eleven Hundredths (113.11) feet to a point online of Lot #2 in the same plan, the Southeast corner of the tract herein described; thence along the Northerly line of Lot #2 in the same plan, the Southeast corner of the tract herein described; thence along the Northerly line of Lot No.2 in the same plan, South 61 degrees 27 feet West, a distance of Two Hundred and Ninety Four Hundredths (200.94) feet to a point on line of Lots #4 and #5 in the same plan, the Southwest corner of the lot herein described, thence along line of Lots# 5 and #4 in the same plan, North 5 degrees 56 feet 50 inches West, a distance of 147.99 feet to a

point on the Southerly line of the Fifty (50) foot street aforementioned, the Northwest corner of the tract herein described; thence along the Southerly line of the fifty (50) foot street aforementioned, North 70 degrees 30 feet 50 inches East, a distance of One Hundred Fifty (150) feet to a point, the place of beginning and being Lot #3 in the Ralph Ifft Plan of Lots laid out by Greenough, McMahan and Greenough in January, 1960.

TITLE TO SAID PREMISES IS VESTED IN Byron K. Elliott and Jean Elliott, by Deed from Byron K. Elliott, a married man, dated 05/24/2003, recorded 06/03/2003 in Instrument Number 200306030023772. As the property is owned by defendants BYRON ELLIOTT A/K/A BYRON K. ELLIOTT and JEAN ELLIOTT as tenants by the entireties, upon the death of JEAN ELLIOTT, BYRON ELLIOTT A/K/A BYRON K. ELLIOTT became sole owner of the mortgaged premises as surviving tenant by the entirety.

Tax Parcel: 060-S11-C3-0000

Premises Being: 819 Sunset Drive, Butler, PA 16001-1134

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30029  
C.P. 2015-22081  
SHF FILE: 16000294**

**ATTY HARRY REESE**

Seized and taken in Execution as the property of ROBERT FORREST BULLMAN at the suit of US BANK NATL ASSN, Being:

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

Beginning at a point at the intersection of the center line of the Bruin-Petrolia Public Road; of line of lands of Lot Numbered 17 in the Geo. Homer Estate Plan of Lots; and the herein described lot; thence, along line of lands of Lot Numbered 17 in the Geo. Homer Estate Plan of Lots, North 57° 50' West, a distance of 180 feet to line of lands of now or formerly Frenick; thence along One of lands of now or formerly Frenick, South 27° 13' West, a distance of 43.2 feet to line of lands of Lot Numbered 19 in the Geo. Homer Estate Plan of Lots; thence along line of lands of Lot Numbered 19 in the Geo. Homer Estate Plan of Lots, South 44° 27' East,

a distance of 196 feet to the center line of the Bruin-Petrolia Public Road; thence along the center line of the Bruin-Petrolia Public Road; the following courses and distances: North 20° 50' East, a distance of 56 feet and North 25° 12' East, a distance of 32.7 feet to a point, at the place of beginning.

BEING KNOWN AS: 306 ARGYLE STREET, PETROLIA, PA 16050-9709

BEING THE SAME PREMISES which HELEN B. HUBA N/K/A HELEN B. DILORETA and WILLIAM P. DILORETA, husband and wife and JOYCE A. SLOCUM and WILLIAM E. SLOCUM, husband and wife, by Deed dated 03/05/05 and recorded 03/30/05 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200503300007462, granted and conveyed unto ROBERT FORREST BULLMAN

PARCEL NO.: 470-S2-B18

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30329  
C.P. 2015-22228  
SHF FILE: 16000238**

**ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of CHRISTOPHER M FREEHLING AND SUSAN M FREEHLING at the suit of PHH MORTGAGE CORPORATION, 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:

BEGINNING at the Northwest corner of the Intersection of what is known as Christie Avenue Extension and Coolidge Street; thence along the North line of Christie Avenue Extension, South 60 degrees 37 minutes West, 280 feet to line of Lot I in the same Plan; thence in a Northwesterly direction along the line of Lot I, 133.4 feet to line of Lot K in the same Plan; thence North 40 degrees, 43 minutes East along line of Lot K, 249.59 feet to Western line of Coolidge Street; thence along the West line of Coolidge Street, South 40 degrees 18 minutes East, 183.98 feet to the Northern line of Christie Avenue Extension, the place of BEGINNING.

BEING Lot Number J in the Plan of Lots laid out for Matilda E. Bredin by Carson Engineering

Company, August, 1923.

EXCEPTING AND RESERVING therefrom a lot of the Western end fronting 75 feet on West Christie Avenue and extending back between parallel lines to line of Lot K, the same having been conveyed by Anna Synowsky, et ux., to Julie Jablonski, May 7, 1948, and recorded in Deed Book 579, Page 259; Corrected Deed dated June 22, 1957, and recorded in Deed Book 700, Page 229.

BEING Parcel No. 51-38-BMJ

BEING THE SAME PREMISES which Thomas A. McCarthy and Patricia C. McCarthy, by Deed dated 2/28/2011 and recorded 3/11/2011 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 20110311006476, granted and conveyed unto Christopher M. Freehling, by his Attorney in Fact Susan M. Freehling and Susan M. Freehling, husband and wife.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30005  
C.P. 2016-20059  
SHF FILE: 16000239**

**ATTY VICTORIA CHEN**

Seized and taken in Execution as the property of THE UNKNOWN HEIRS OF DALE C HARKNESS, DECEASED, AND RALPH HARKNESS HEIR at the suit of PNC BANK NATL ASSN, Being:

ALL that certain piece, parcel or tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described in accordance with Survey of Zarnick & Seybert, Inc. dated February 13, 1987, as follows:

BEGINNING at the Northwest corner of the within described parcel of land at the center line of Legislative Route 10053, a/k/a Unionville Road, said point being the Northeast corner of lands of now or formerly W. Henry; thence along the center line of Legislative Route 10053, North 70 degrees 19 minutes 27 seconds East a distance of 370.86 feet to a point on lands of now or formerly L. Barnes; thence along same, South 02 degrees 24 minutes 45 seconds West a distance of 180.50 feet to a stone at lands of now or formerly J. Henry; thence along same and also lands of now or formerly W. Henry, South 84 degrees 14 minutes 20 seconds West a distance of 308.98 feet to a pin; thence

continuing along lands of W. Henry, North 21 degrees 33 minutes 56 seconds West a distance of 93.00 feet to a point in the center line of Legislative Route 10053, the place of beginning. CONTAINING 1.03 acres.

HAVING thereon erected a dwelling house and garage and being known as 367 Unionville Road, Butler, PA, 16001.

BEING the same premises which The First National Bank of Slippery Rock, by Deed dated 3/10/1987 and recorded 3/11/1987 in the Office for the Recording of Deeds, in and for the County of Bucks, in Deed Book 1331 page 933 granted and conveyed unto Dale C. Harkness and Mary I. Harkness, his wife. And the said Mary I. Harkness departed this life on 4/8/2003, vesting title solely in Dale C. Harkness as surviving tenant by the entireties as of the date of her death. And the said Dale C. Harkness departed this life on 7/13/2014, vesting title solely in RALPH HARKNESS, Solely in His Capacity as Heir of Dale C. Harkness Deceased as of the date of his death.

DEED BOOK: 1331

DEED PAGE: 933

MUNICIPALITY: Franklin Township

TAX PARCEL#: 170-3F41-A3A-0000

PROPERTY ADDRESS: 367 Unionville Road Butler, PA 16001

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30122  
C.P. 2015-20808  
SHF FILE: 16000458**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of LONNIE J HARRIS AND KATHLEEN L HARRIS at the suit of WELLS FARGO BANK NA, Being:

ALL THAT CERTAIN piece, parcel or lot of ground situate in the Village of Meridian, Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the Northern line of a thirty-three foot street, known as Rish Avenue intersects the Eastern line of a twenty-foot alley, adjacent to the Butler

Township School property; THENCE North 0 degree 27 minutes East along the Eastern line of said twenty-foot alley, a distance of 333 feet to a point; THENCE North 86 degrees 08 minutes East along the Southern line of another twenty-foot alley, a distance of 152 feet to a point; THENCE South 0 degree 27 minutes West along lot of Forsythe and now or formerly Stevenson, a distance of 318.6 feet to a point on the Northern line of Rish Avenue; THENCE South 80 degrees 32 minutes West along the Northern line of said Rish Avenue, a distance of 152 feet to the point, the place of beginning.

The said premises are also described as follows in accordance with survey of Richard G. Bach and Assoc, P.E. dated December 3, 1987, being drawing No. 10-234.

BEGINNING at a point where the Northern line of a thirty-three foot street, known as Rish Avenue where it intersects the Eastern line of a twenty-foot alley, adjacent to the Butler Township School property; THENCE North 0 degree 27 minutes East along the Eastern line of said twenty-foot alley, a distance of 333 feet to a point; THENCE North 86 degrees 08 minutes East along the Southern line of another twenty-foot alley, a distance of 152 feet to a point; THENCE South 0 degree 27 minutes West along lot now or formerly of G.E. Culbertson, P.K. Kirkwood and J. Nemeth, a distance of 324.03 feet to a point on the Northern line of Rish Avenue; THENCE South 82 degrees 46 minutes 45 seconds West along the Northern line of said Rish Avenue, a distance of 152.94 feet to the point, the place of beginning.

LESS AND EXCEPTING ALL THAT CERTAIN piece or parcel of land conveyed unto James J. McElhaney and Jacqueline J. McElhaney, his wife as set forth in Deed Book 2525 Page 462 and conveyed in Deed Book 2761 Page 737.

TITLE TO SAID PREMISES IS VESTED IN Lonnie J. Harris and Kathleen L. Harris, his wife, by Deed from Patricia L. Butler, a widow, dated 10/27/2006, recorded 11/03/2006 in Instrument Number 200611030028138.

Tax Parcel: 054-26-77-0000

Premises Being: 130 Sparks Avenue, Butler, PA 16001-2868

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30042  
C.P. 2016-20023  
SHF FILE: 16000496**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of ROBERT J HOOVER AND VICTORIA J HOOVER at the suit of CITIMORTGAGE INC, Being:

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

BEGINNING at the Northwest corner of the land herein described at a peg; thence in an Easterly direction along the southern line of lands of formerly Robinson Heirs, now the Veterans Administration, 528 feet to the center of a public road known as Duffy Road; thence in a southerly direction along the center line of said public road, 110 feet to a point on the northern line of land of now or formerly of Robert Van Gorder; thence along the northern line of lot of formerly Robert Van Gorder in a westerly direction a distance of 528 feet to a point on line of lands of formerly Stewart, now Veterans Administration; thence North along line of lands of now or formerly Stewart, now Veterans Administration, a distance of 110 feet to a point at the place of beginning.

BEGINNING at a point in the center line of Duffy Road, T-143, a 40 foot right of way, said point being the Northeast corner hereof ; thence along the center line of Duffy Road, South 01 degrees 26 minutes 00 second East a distance of 109.98 feet to a point on lands of now or formerly Robert Van Gorder, being the Southeast corner hereof ; thence along lands of now or formerly Robert Van Gorder, South 88 degrees 30 minutes 00 second West a distance of 516.51 feet to a point on lands of now or formerly Veterans Administration, being the Southwest corner hereof ; thence along lands of now or formerly Veterans Administration, North 00 degrees 30 minutes 00 second West a distance of 110.00 feet to a point, on lands of now or formerly Veterans Administration, being the Northwest corner hereof ; thence along lands of now or formerly Veterans Administration, North 88 degrees 30 minutes 00 second East a distance of 514.72 feet to a point, the place of beginning.

CONTAINING 1.302 acres and having thereon erected a dwelling house and garage.



TITLE TO SAID PREMISES IS VESTED IN Robert J. Hoover and Victoria J. Hoover, his wife, by Deed from Robert J. Hoover, dated 05/21/1999, recorded 05/24/1999 in Book 3006, Page 535.

Tax Parcel: 056-11-4-0000

Premises Being: 116 South Duffy Road, Butler, PA 16001

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30034  
C.P. 2016-20123  
SHF FILE: 16000318**

**ATTY SARAH MCCAFFERY**

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN JEFFERSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE BUTLER-SAXONBURG ROAD SAID POINT BEING AT THE LINE OF INTERSECTION OF LANDS OF NOW OR FORMERLY JOHN J. ANTOSZYK, AT UX AND NOW OR FORMERLY HARRY GALBREATH, AND BEING THE SOUTHEASTERN CORNER OF THE WITHIN DESCRIBED TRACT OF LAND; THENCE FROM SAID BEGINNING POINT ALONG THE CENTER LINE OF THE BUTLER-SAXONBURG ROAD, THE FOLLOWING COURSES AND DISTANCES; NORTH 41° 43' WEST A DISTANCE OF 73.10 FEET; NORTH 19° 10' WEST A DISTANCE OF 85.00 FEET; THENCE ALONG LANDS OF NOW OR FORMERLY WILLIAM P. BROMAN, NORTH 41° 30' EAST A DISTANCE OF 121.18 FEET TO A POINT; THENCE ALONG LANDS OF SAME, SOUTH 87° 40' EAST A DISTANCE OF 177.46 FEET TO A POINT, THENCE SOUTH 41° 30' WEST ALONG LANDS NOW OR FORMERLY HARRY GALBREATH, A DISTANCE OF 141.16 FEET TO A POINT IN THE CENTER OF THE BUTLER-SAXONBURG ROAD, THE PLACE OF BEGINNING. SAID TRACT OF LAND CONTAINING 0.57 ACRE AND HAVING THEREON ERECTED A DWELLING HOUSE.

BEING THE SAME PREMISES WHICH

KEVIN CORACE AND CHRISTINE CORACE BY DEED DATED 11/1/2010 AND RECORDED 11/8/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER IN DEED INSTRUMENT #201011080026350, GRANTED AND CONVEYED UNTO JARROD LEACH.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30328  
C.P. 2015-2224  
SHF FILE: 1600024 7**

**ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of MICHELLE LORENZ AND CHRISTOPHER LORENZ at the suit of CENTRAL MORTGAGE COMPANY, Being:

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

Commencing at a point in the center line of Grant Avenue, a 33 foot right of way at a point in common to lands of now or formerly Crispen, said point being the Southeast corner of the premises herein described; thence by line of lands of now or formerly Crispen, South 74° 08' 22" West, a distance of 209.76 feet to a point; thence by lands of now or formerly Williams, North 07° 35' 16" West, a distance of 196.29 feet to a point on lands of now or formerly McCabe and Sedwick; thence by line of same North 70° 22' 00" East, a distance of 203.27 feet to a point in the center line of Grant Avenue; thence by line of same South 10° 00' 00" East, a distance of 208.71 feet to a point, the place of beginning.

PARCEL NO. 380-S1-B17A

BEING KNOWN AS 1429 Grant Avenue, East Butler, PA 16029

Fee Simple Title Vested in Christopher Lorenz and Michelle Lorenz husband and wife by deed from, James L. Convery and Michelle D. Convery, husband and wife, dated 10/8/2003, recorded 10/9/2003, in the Butler County Recorder of deeds in Deed Instrument No. 200310090046195.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30036  
C.P. 2016-20142  
SHF FILE: 16000428**

**ATTY JESSICA MANIS**

Seized and taken in Execution as the property of LARRY L LUMLEY AND PATRICIA LUMLEY at the suit of WILMINGTON SAVINGS FUND SOCIETY, Being:

ALL THAT CERTAIN parcel or tract of land lying and being situate in Muddy Creek Township, Butler County, Pennsylvania, being more particularly described as follows:

BEGINNING at a point on the center line of U.S route 19, said point being formed by the intersection of the aforementioned center line with the dividing line between property of the grantor and property now or formerly of temple; thence along the aforementioned center line, south 10 degrees 43 minutes east a distance of 150 feet to a point; thence along other land now or formerly of the grantor, south 87 degrees 30 minutes west a distance of 241.44 feet to a point marked by an iron pin; thence along other lands now or formerly of the grantor, north 2 degrees 30 minute west a distance of 148.46 feet to a point marked by an iron pin; thence along land now or formerly of temple, north 87 degrees 30 minutes east a distance of 220 feet to a point on the center line of U.S. route 19, being the place of beginning.

PARCEL NO. 240-4F96-A2AA-0000

BEING KNOWN AS 954 Perry Highway, Harmony, PA 16037

BEING the same premises which Irene Schott, a single woman, by Deed dated May 14, 1991 and recorded May 31, 1991 in the Office of the Recorder of Deeds in and for Butler County Book: 1785, Page: 0228, granted and conveyed unto Larry L. Lumley and Patricia Lumley, husband and wife.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30043  
C.P. 2015-22185  
SHF FILE: 16000497**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JANET M MANFRED, ADMX & HEIR, MARK D MANFRED, EST BY ADMX AND UNKNOWN HEIRS at the suit of

CITIMORTGAGE INC, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being part of Lot No. 6 in the McCandless and Staley Plan of Lots as recorded in Plan Book Volume 13, page 15 and being bounded and described as follows:

BEGINNING at a point in the center line of Alameda Road, also known as Old New Castle Road, at the dividing line between Lots Nos. 6 and 7 in said plan. Thence along said dividing line South 35 degrees 45 minutes 00 second West, a distance of 254.30 feet to an iron pin on the dividing line between the property herein described and lands now or formerly of E. Barber; thence along said dividing line South 54 degrees 15 minutes 0 second East, a distance of 170.28 feet to a point on line dividing Lots Nos. 5 and 6; thence along same North 35 degrees 45 minutes East, 00 second East, a distance of 251.72 feet to a point in the center line of Alameda Road aforesaid; thence along same North 53 degrees 22 minutes 56 seconds West, a distance of 170.30 feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark D. Manfred, a married man, by Deed from David Walls and Alicia Pykus, h/w, by Gregory K. Bardell their attorney-in-fact, dated 02/13/2004, recorded 03/02/2004 in Instrument Number 200403020006404. Mark D. Manfred died on 10/08/2011, and Janet M. Manfred was appointed Administratrix of his estate. Letters of Administration were granted to her on 04/04/2012 by the Register of Wills of Butler County, No. 10-12-0309. The decedent's surviving heirs at law and next-of-kin are Janet M. Manfred, Anthony M. Manfred, and Andrew M. Manfred. By executed waivers, Andrew M. Manfred and Anthony M. Manfred waived their right to be named as a defendant in the foreclosure action.

Tax Parcel: 056-12-H6A-0000

Premises Being: 235 Alameda Road, Butler, PA 16001-2509

BCLJ: March 11, 18 & 25, 2016



**E.D. 2016-30033  
C.P. 2016-20122  
SHF FILE: 16000316**

**ATTY SARAH MCCAFFERY**

Seized and taken in Execution as the property of JEFFREY MARAK AND TONI MARAK at the suit of SELENE FINANCE, LP, Being:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE POWDER MILL ROAD AND THE PUBLIC ROAD LEADING FROM THE POWDER MILL ROAD TO MERIDIAN, COMMONLY REFERRED TO IN THAT AREA AS THE BUTTLER CUP ROAD, WHICH SAID POINT IN THE SOUTHWEST CORNER OF THE WITHIN DESCRIBED LOT; THENCE NORTH 14 DEGREES 43 MINUTES EAST ALONG THE CENTER LINE OF THE SAID POWDER MILL ROAD WHICH IS ALSO KNOWN AS LEGISLATIVE ROUTE T-354 AND THEN LEAVING THE CENTER LINE A DISTANCE OF 204.65 FEET TO A POINT IN THE SAID POWDER MILL ROAD, THROUGH NOT IN THE CENTER THEREOF ; THENCE ALONG LINE OF LANDS OF WILLIAM H. KRIESS SOUTH 87 DEGREES 32 MINUTES EAST A DISTANCE OF 300 FEET TO A POINT; THENCE ALONG LANDS OF WILLIAM H. KRIESS, SOUTH 2 DEGREES 28 MINUTES WEST A DISTANCE OF 200 FEET TO A POINT IN THE CENTER OF THE PUBLIC ROAD LEADING FROM THE POWDER MILL ROAD TO MERIDIAN AND KNOWN IN THAT AREA AS THE BUTTLER CUP ROAD, ALSO KNOWN AS LEGISLATIVE ROUTE T-429; THENCE ALONG THE CENTER LINE OF THE SAID BUTTER CUP ROAD, NORTH 87 DEGREES 92 MINUTES WEST A DISTANCE OF 343.40 FEET TO THE CENTER LINE OF THE POWDER MILL ROAD, THE PLACE OF BEGINNING.

AND CONTAINING 1.23 ACRES AS PER PLOT AND SURVEY OF GREENOUGH, MCMAHON AND GREENOUGH, REGISTERED ENGINEERS MADE OCTOBER 12, 1955.

TAX ID#: 120-3F47-2D

BEING THE SAME PREMISES WHICH MARION S. ZOTTER, WIDOW BY MARION S. ECKSTEIN, HER AGENT, BY DEED DATED 8/1/2007 AND RECORDED 8/2/2007, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER, IN DEED INSTRUMENT #200708020020304, L GRANTED AND CONVEYED UNTO TONI MARAK AND JEFFREY MARAK, WIFE AND HUSBAND.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30028  
C.P. 2015-20350  
SHF FILE: 16000297**

**ATTY JILL JENKINS**

Seized and taken in Execution as the property of PAULA MCKITTEN at the suit of GREEN TREE SERVICING LLC, Being:

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

BOUNDED on the North by Spruce Street on the East by Second Street; on the South by lot of now or formerly George P. Mellinger on the West by lands of now or formerly Charles Fetzer; said lot fronting 80 feet on Second Street and extending back in parallel lines 84 feet, more or less, to lands of now or formerly Fetzer. Having thereon erected a two-story frame dwelling house.

DEED BOOK: 1395

DEED PAGE: 0466

MUNICIPALITY: Second Ward of the City of Butler

TAX PARCEL#: 562-45-103-0000

PROPERTY ADDRESS: 326 2nd Street Butler, PA 16001

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30326  
C.P. 2015-22171  
SHF FILE: 1600023 7**

**ATTY KERI P EBECK**

Seized and taken in Execution as the property of CLINFTON F. MCNANNY AND TAMARAL.

MCNANNY at the suit of BMO HARRIS BANK, N.A. AS SUCCESSOR TO M&I MARSHALL & ILSLEY BANK AND M&I BANK FSB, Being:

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

On the North by lot now or formerly of George W. Shiever; on the East by lot now or formerly of Jacob G. Bishoff; on the South by Federal Street, and on the West by lot of Phillip H. Lehnerd, formerly of John A. Richey, fronting 30 feet on said Federal Street and extending back Northward, preserving the same width, one hundred sixty and one-half(160 1/2) feet to said Shiever lot, with frame house numbered 224 Federal Street and garage thereon.

BEING the same premises which J. Michael Hewitt, by Deed dated May 24, 1991, and recorded on May 24, 1991 in the Recorder's Office of Butler County, Pennsylvania, Deed Book 1781, Page 205, granted and conveyed unto Clifton F. McNanny and Tamara L. McNanny, his wife, in fee.

Being Parcel Number: 565 12 187 0000

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30020  
C.P. 2016-20071  
SHF FILE: 16000241**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JAMES A MERSHIMER at the suit of CALIBER HOME LOANS, INC, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Fifth ward of the city of Butler, county of Butler and commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point on the center line of the intersection of Mitchell avenue and State street, said point being the southeast corner of the within described lot; thence north 86 degrees 29 minutes west along the northern line of State street, a distance of 80 feet to a point along land now or formerly of Frances Morrison; thence north 3 degrees 52 minutes east along land now or formerly of Morrison, a distance of 63.54 feet to a point on line of lands of grantor, said point being the northwest

corner of the within described tract; thence south 86 degrees 41 minutes 30 seconds east along lands of grantor, a distance of 80 feet to a point on the western line of Mitchell avenue; thence south 3 degrees 52 minutes west along the western line of Mitchell avenue, a distance of 63.83 feet to a point, being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James A. Mershimer, severally, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., by Shameeka Harris, dated 05/03/2007, recorded 05/07/2007 in Instrument Number 200705070011422.

Tax Parcel: 565-24-60-0000

Premises Being: 600 State Street, Butler, P A 16001-5434

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30026  
C.P. 2015-22075  
SHF FILE: 16000268**

**ATTY KIM HONG**

Seized and taken in Execution as the property of JOSEPH MESHANKO, JOSEPH P MESHANKO, JR AND LEAH R MESHANKO at the suit of US BANK NATL ASSN, Being:

All those certain pieces, parcels or tracts of land situate in Fairview Township, Butler County, Pennsylvania, being bounded and described as follows:

No 1 Beginning at a point in the center line of a public road known as the Karns City-Kittanning Public Road, which point is the Southeast corner of a tract herein described, thence South 60 degrees 00' West along line of lot formerly conveyed to Raymond Fair, a distance of 301.71 feet to a point on line of lands of W.J. Gamer, thence South 89 degrees 06' East along line of lands of the said W.J. Gamer, a distance of 219.10 feet to a point on other lands of Jehu G. Kaylor, thence North 30 degrees 00' West along other lands of Jehu G. Kaylor, a distance of 21.48 feet to a point on line of other lands of Jehu G. Kaylor, thence North 60 degrees 00' East along other lands of Jehu G. Kaylor, a distance of 447.67 feet to a point in the center line of the Kittanning-Karns City Public Road, thence South 47 degrees 25' East along the center line of the Kittanning-Karns City public Road a distance of 140.44

feet to a point in the center line of said road, the place of beginning.

Parcel/Tax ID Number: 150-S1-D2

No 2 Beginning at a point in the center line of a public road known as the Karns City-Kittanning Public Road which point is the Southeast corner of the lot herein described and which point is also the Northeast corner of a lot formerly conveyed to Wayne E. Hemphill, et ux (see Deed Book 546, Page 471) thence South 60 degrees 00' West along line of lot formerly conveyed to Wayne E. Hemphill, et ux, a distance of 259.67 feet to a point on line of other lands of Jehu G. Kaylor, thence North 30 degrees 00' West along other lands of Jehu G. Kaylor, a distance of 150 feet to a point on line of a 20-foot driveway or right of way, thence North 60 degrees 08' East along line of said 20-feet right of way a distance of 223.95 feet to a point in the center line of a public road known as the Kittanning-Karns City Public Road, thence along the center line of said public road, South 38 degrees 40' East, 38.75 feet to a point in the center line of said public road, thence South 44 degrees 40' East along the center line of said public road a distance of 99.3 feet to a point in the center line of said public road, thence South 47 degrees 25' East along the center line of said public road a distance of 16.38 feet to a point in the center line of said public road, the place of beginning.

Parcel/Tax ID Number: 150-S1-D2

No 3 Beginning at a point at the Northeast corner of the within described lot, said point being at the corner of line of lands of Thomas F. Beck, et ux, and lot of Russell W. Hillwig, thence from said beginning point South 21 degrees 24' West along line of lands of Thomas F. Beck, et ux, a distance of 240.10 feet to a point, thence South 16 degrees 35' 50" East along line of lands of Thomas F. Beck, et ux, a distance of 19.73 feet to a point thence South 89 degrees 06' East along line of lands of B. Boyer, a distance of 4.86 feet to a point, thence North 30 degrees 00' East along line of other lot of Hillwig, a distance of 21.08 feet to a point, thence North 60 degrees 00' East along line of other lands of Hillwig, a distance of 187.71 feet to a point, thence North 30 degrees 00' West along line of other lands of Hillwig, a distance of 150 feet to a point at the place of beginning described according to a survey of Greenough, McMahon and Greenough, dated November 1960 for plot of which, see deed of Thomas F. Beck, et

ux, dated December 1, 1960 and recorded in the Recorder's Office of Butler County, Pa, in Deed Book 748, page 533.

Parcel/Tax ID Number: 150-S1-3

BEING known and numbered as 1232 Kittanning Pike, Chicora, PA 16025

BEING the same property conveyed to Joseph P. Meshanko, Jr. and Leah R. Meshanko, his wife who acquired title by virtue of a deed from Russell W. Hillwig and Pauline Hillwig, his wife, dated July 31, 1989, recorded July 31, 1989, at Deed Book 1475, Page 0891, Butler County, Pennsylvania records.

Parcel No.: 150-S1-02-03

BCLJ: March 11, 18 & 25, 2016

**E.D. 2014-30289  
C.P. 2014-21682  
SHF FILE: 16000572**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JOHN L MOHAN, JR IND & HEIR, JACK L MOHAN, EST BY ADMRX, TREVA J MOHAN ADMX, AND UNKNOWN HEIRS at the suit of GREEN TREE SERVICING LLC, Being:

ALL those certain pieces, parcels or tracts of land situate in the First Ward of the City of Butler, County of Butler and commonwealth of Pennsylvania, bounded and described as follows:

PARCEL 1:  
BEGINNING at a peg on the corner of Brown Avenue and Delta Way, thence along Delta Way seventy three (73) feet, more or less, to lot of now or formerly Havlin; thence North along line of now or formerly Havlin twenty-two (22) feet to Northeast corner of now or formerly Havlin lot; thence West thirty-two (32) feet along the North line of now or formerly Havlin lot to Walker Way; thence along Walker Way Northerly to line of now or formerly Ollinger; thence Eastwardly along line of now or formerly Ollinger one hundred ten (110) feet, more or less, to Brown Avenue; thence southerly along line of Brown Avenue to Delta Way, the place of beginning. Butler County Tax No. Map 29, Parcel 63.

PARCEL II:  
BEGINNING at the Southwest corner at Delta Way and Walker Way; thence North along

Walker Way twenty-two (22) feet; thence in an Easterly direction along now or formerly Ollinger thirty-two (32) feet to a peg; thence along land now or formerly of George W. Havin twenty-two (22) feet to Delta Way; thence along Delta Way thirty-two (32) feet to a Walker Way, Butler County Tax ID No. Map 29, Parcel 62.

PARCEL III:  
BEGINNING at the Northwest corner of the lot hereby conveyed and the Southwest corner of Lot #80 of the William S. Boyd Plan of Lots in Springdale, now City of Butler; thence Eastward along line of Lot #80 one hundred twelve (112) feet, more or less, to a point on Brown Avenue; thence in a Southerly direction along Brown Avenue twenty-two (22) feet, three (3) inches, to a peg; thence in a Westerly direction parallel with the Northerly line of Lot #80 one hundred eight (108) feet, more or less, to an alley or street called Walker Way; thence in a Northerly direction and along Walker Way twenty-two (22) feet, three (3) inches, to the place of beginning. Butler County Tax ID No. Map 29, Parcel 61.

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

TITLE TO SAID PREMISES IS VESTED IN John L. Mohan, Jr., by Deed from Treva J. Mohan, administratrix of the Estate of John Lee Mohan, Deceased and Treva J. Mohan, individually and Brandy McFarland and Benjamin Mohan, dated 07/16/2004, recorded 07/20/2004 in Instrument Number 200407200023748.

Tax Parcel: 561-29-63-0000

Premises Being: 308 Brown Avenue, Butler, PA 16001-6467

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30052  
C.P. 2016-20174  
SHF FILE: 16000615**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of DAVID MYERS AND SHEILA MYERS at the suit of BANK OF AMERICA NA, Being:

TAX I.D. #: 090-1P57-20DA-0000

All that certain piece, parcel or tract of land situate in Clearfield Township, Butler County,

Pennsylvania, bounded and described as follows:

Beginning at a point, said point being the Northwest corner of the larger tract of land of which this was apart, now or formerly owned by James L. Burns, et ux., said point being the intersection of the center line of Township Road T-570 and the property line of now or formerly H. Kramer; thence from said point along the center line of Township Road T- 570 in a Southeasterly direction a distance of 369.00 feet to a point, said point being the place of beginning of the within described piece of ground; thence from said place of beginning in a due Northerly direction a distance of 209 feet to a point; thence along line of said lands of now or formerly James L. Burns et ux, in an Easterly direction a distance of 209 feet to a point; thence in a Southerly direction along line of said lands of now or formerly James L. Burns et ux., 209 feet, more or less, to a point in the center line of Township Road T-570; thence along the center line of Township Road T-570 a distance of 209 feet, more or less, to a point at the place of beginning.

Subject to the grant of right-of -way 5 feet in width as set forth in Deed from James L. Burns, et ux., to David Lewis as recorded in Deed Book 1023 Page 540.

Being known as: 2463 OLD ROUTE 422 EAST, FENELTON, PENNSYLVANIA 16034.

Title to said premises is vested in David Myers and Sheila Myers by deed from Carol Mahood Israel dated April 16, 2007 and recorded April 27, 2007 in Instrument Number 200704270010344.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30049  
C.P. 2016-20239  
SHF FILE: 16000620**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of ABBEY M PARKES, HEIR, WILLIAM PARKES UNKNOWN HEIR, WILLIAM M PARKES UNKNOWN HEIRS, WILLIAM PARKES AND WILLIAM M PARKES at the suit of WELLS FARGO BANK, N.A., Being:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN

SUMMIT TOWNSHIP IN THE COUNTY OF BUTLER, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 12/02/1993 AND RECORDED 02/28/1994 IN BOOK 2408 PAGE 0233 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN CONVEYED AT A POINT IN THE CENTER LINE OF PUBLIC ROAD L. R. 10033, COMMONLY KNOWN AS BONNIE BROOK ROAD, FORMERLY KNOWN AS BRINKER MILL ROAD; THENCE SOUTH 71 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 403.18 FEET, ALONG LANDS OF NOW OR FORMERLY F. KINGSLEY AND H. MILLER, TO A POINT; THENCE SOUTH 17 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 95.84 FEET, ALONG LANDS OF NOW OR FORMERLY F. KINGSLEY AND R MILLER, TO A POINT, SAID POINT BEING MARKED BY A PIPE; THENCE SOUTH 64 DEGREES 17 MINUTES 00 SECONDS EAST A DISTANCE OF 240.45 FEET ALONG LANDS OF NOW OR FORMERLY F. KINGSLEY AND R. MILLER, TO A POINT, SAID POINT BEING MARKED BY A PIPE; THENCE SOUTH 81 DEGREES 30 MINUTES 15 SECONDS WEST, A DISTANCE OF 512.60 FEET ALONG LANDS OF NOW OR FORMERLY E. ETHEL NEBEL, GRANTOR HEREIN, TO A POINT, SAID POINT BEING IN THE CENTER LINE OF SAID PUBLIC ROAD L R 10033, COMMONLY KNOWN AS BONNIE BROOK ROAD; THENCE ALONG THE CENTER OF SAID ROAD NORTH 16 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 419, 33 FEET TO A POINT IN THE CENTER OF SAID ROAD, SAID POINT BEING THE PLACE OF BEGINNING.

CONTAINING 2.74 ACRES PER SURVEY OF WILLIAM J. MCGARVEY DATED SEPTEMBER 25, 1986, AND BEING LOT 1 IN THE NEBEL SUBDIVISION NO. 1 RECORDED IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

PARCEL NO. A22-1024 MAP#290-IF-153

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. PARKES AND SUSAN E.

PARKES, HIS WIFE, BY DEED OF E. ETHEL NEBEL, WIDOW, DATED JANUARY 23, 1987, AND RECORDED IN BUTLER COUNTY RECORD BOOK 1325, PAGE 72

BEING KNOWN AS: 336 Bonnie Brook Road, Butler, PA 16001

PROPERTY ID NO.: 290 1F153 A221024

TITLE TO SAID PREMISES IS VESTED IN William M. Parkes BY DEED FROM William M. Parkes and Susan E. Parkes, his wife DATED 12/02/1993 RECORDED 02/28/1994 IN DEED BOOK 2408 PAGE 0233.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30048  
C.P. 2015-20372  
SHF FILE: 16000576**

**ATTY TROY FREEDMAN**

Seized and taken in Execution as the property of BRIAN L PERANI at the suit of CHRISTIANA TRUST, Being:

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

COMMENCING at a point in the center line of Medical Center Road at a point in common to lands of now or formerly Miller, said point being the Northwest corner of the premises herein described; thence along the center line of Medical Center Road, North 75 degrees 13 minutes 30 second East a distance of 358.50 feet to a point on lands of now or formerly Dellenbach; thence by line of same, the following three (3) courses and distances: South 01 degree 30 minutes 00 seconds West a distance of 243.00 feet to a point; thence South 63 degrees 30 minutes 00 seconds West a distance of 22.40 feet to a point; thence South 75 degrees 00 minutes 00 seconds West a distance of 336.50 feet to a point on lands of now or formerly Miller; thence by line of same, North 01 degree 30 minutes 00 seconds East a distance of 243.00 feet to a point in the center line of Medical Center Road, the place of beginning.

PARCEL NO. 140-1P106-A13A

BEING KNOWN AS 308 Medical Center Road, Chicora, PA 16025

BEING the same premises which Robert J. Pennick and Deana M. Pennick, husband and wife, by Deed dated October 26, 2006 and recorded October 26, 2006 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 200610260027415, granted and conveyed unto Brian L. Perani.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30031  
C.P. 2016-20120  
SHF FILE: 16000295**

**ATTY MARTHA E VON ROSENSTEIL**

Seized and taken in Execution as the property of SARAH J PERSINGER at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

All that certain piece, parcel or tract of land situate in Oakland Township, Butler County, Pennsylvania, being Lot No. 9 in the Hartle Subdivision as recorded in the Recorder's Office in and for Butler County, Pennsylvania, in Rack File 74 Page 25, and containing 1.99 acres.

SUBJECT to any restrictions, reservations, easements, and government regulations of record, if any.

Parcel # 250-S3-C9-0000

IMPROVEMENTS: Residential dwelling

Being the same premises which Terry L. Carothers and Kathleen M. Carothers, his wife, granted and conveyed unto Thomas E. Grubbs and Sarah J. Persinger by deed dated September 18, 1992 and recorded September 23, 1992 in Butler County Record Book 2154, page 120.

Thomas E. Grubbs deceased as of 10/27/2012

BCLJ: March 11, 18 & 25, 2016

**E.D. 2015-30019  
C.P. 2015-20198  
SHF FILE: 16000317**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of ANGEL D POWERS AND ERIC S POWERS at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL that certain piece, parcel or lot of land

situate in Center Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center of Pine Drive where the same is intersected by the western line of Lot No. 7 in the hereinafter mentioned plan, said point being the southwest corner of Lot No. 7 and the southeast corner of the tract herein conveyed; thence along the center line of Pine Drive by a curve to the left on a radius of 146.11 feet, a distance of 109.14 feet to a point where the center line of a 33 foot right of way intersects the center line of Pine Drive; thence North 2 degrees 40 minutes East along the center line of the 33 foot right of way, a distance of 241.23 feet to a point on line of lands of now or formerly Perry Hines; thence South 85 degrees 13 minutes East along line of lands of now for formerly Perry Hines, a distance of 100.07 feet to a point on line of lands of Lot No. 7; thence South 2 degrees 40 minutes West along Lot No. 7 a distance of 199.04 feet to a point in the center of Pine Drive, the place of beginning, and being Lot No. 8 in the Pine View Manor Plan of Lots.

Said property is more particularly bounded and described as follows:

BEGINNING at a point in the center of Pine Drive, a 36 foot Right-of-Way, said point being the Southeast corner of the parcel herein conveyed and the Southwest corner of Lot 7 of the Pine View Manor Plan of Lots; thence along the center line of Pine Drive by a curve to the left having a radius of 146.11 feet and a distance of 109.71 feet, said distance also having a Chord measurement bearing South 71 degrees 36 minutes 48 seconds West, a distance of 107.15 feet to a point where the center line of Pine Drive intersects the center line of a 3 5 foot Right -of -Way, said point being the Southwest corner of the parcel herein conveyed; thence along the center line of the said 3 5 foot Right -of -Way in a Northerly direction North 2 degrees 40 minutes 00 second East, a distance of 241.23 feet to a point on line of lands of now or formerly G. McCandless, said point being the Northwest corner of the parcel herein conveyed; thence along the property of now or formerly G. McCandless South 85 degrees 13 minutes 00 second East, a distance of 100.07 feet to a point located along Lot 7 of the aforementioned plan, said property owned now or formerly by B. Klann, said point being the Northeast corner of the parcel herein conveyed; thence along said property of now or formerly B. Klann South 2 degrees 40 minutes 00 second West,



a distance of 199.04 feet to a point, the place of beginning. Being Lot 8 in the Pine View Manor Plan of Lots. Containing 0.49 acres. Said description is made in accordance with survey of Land Surveyors, Inc. dated February 12, 1998.

SUBJECT to reservations, restrictions, covenants, conditions, easements and rights of way as may be recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Eric S. Powers and Angel D. Powers, his wife, by Deed from Elmer R. Rader, dated 02/19/1998, recorded 02/19/1998 in Book 2828, Page 0439.

Tax Parcel: 060-S11-B8-0000

Premises Being: 103 Pine Drive, Butler, PA 16001-1126

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30037  
C.P. 2016-20072  
SHF FILE: 16000442**

**ATTY BRADLEY OSBORNE**

Seized and taken in Execution as the property of ELIZABETH A ROTTO AND ROBERT R ROTTO, JR at the suit of BANK Of NEW YORK MELLON, Being:

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, known and numbered as Lot No. 65 in Phase I of the Blue Ridge Estates Plan of Lots residential development as the same is recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack Film 128, page 14. Subject to the Declaration of Covenants and Conditions as the same was recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, on November 21, 1958, in Deed Book Volume 1435, page 514. Subject to the Amended Declaration of Covenants and Conditions recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, on May 24, 1989, in Deed Book Volume 1464, Page Subject to grants, rights, easements, exceptions, reservations, covenants, and restrictions as contained in prior instruments of record, and in said recorded plan.

Subject to coal, mining and mineral rights

as heretofore conveyed or reserved by prior instruments of record and to building lines and easements on said recorded plan.

Map S20 Parcel B65

Being the same premises that DEBORAH E. MAGGIO, WIDOW by deed dated 12/30/05 and recorded on 01/03/06 in the office of Recorder of Deeds in and for BUTLER County, at Instrument No. 200601030000169, conveyed unto ROBERT R ROTTO, JR. AND ELIZABETH A. ROTTO, HUSBAND AND WIFE, Grantees herein.

Parcel No. 130520B600000

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30053  
C.P. 2016-20252  
SHF FILE: 16000617**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of ANDREW J SEBRING AND STACY L SEBRING at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at an iron pin corner on South right of way line of Maple Drive, a 50 foot street in the Kenneth E. Griffiths Plan of Lots, said point being a Northwest corner and common to Lot 40 and to herein described lot; thence along the South right of way of Maple Drive South 88 degrees 3 8 minutes East, a distance of 100 feet to an iron pin corner at Lot 42 of said Plan; thence by Lot 42, South 1 degree 22 minutes West a distance of 265.50 feet to an iron pin corner on North right of way line of the Western Allegheny Railroad Company now Bessemer and Lake Erie Railroad Company; thence along said North right of way line South 85 degrees 43 minutes West a distance of 100.49 feet to an iron pin corner at Lot 40; thence by Lot 40 North 1 degree 22 minutes East a distance of 275.39 feet to an iron pin corner on South right of way line of Maple Drive, the place of beginning.

Being known as Lot No. 41 in the Kenneth E. Griffiths Plan of Lots as recorded in Plan Book Rack 60, Page 15-B in the Recorder's Office of Butler County.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 226 MAPLE DRIVE KARNs CITY, PA 16041.

TAX PARCEL NO. 150-S4-A41.

BEING THE SAME premises which Shawn P. Kellerman, by deed dated September 26, 2013 and recorded September 30, 2013 to Butler County Instrument No. 201309300028237, granted and conveyed unto Andrew J. Sebring and Stacy L. Sebring.

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

SEIZED IN EXECUTION AS THE PROPERTY OF ANDREW J. SEBRING AND STACY L. SEBRING UNDER BUTLER COUNTY JUDGMENT NO. 2015-10311.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30039  
C.P. 2015-21247  
SHF FILE: 16000449**

**ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of MARGARET E SMITH, RALPH S SMITH AND UNITED STATES OF AMERICA at the suit of NATIONSTAR MORTGAGE INC, Being:

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

BEGINNING at a point at the Western line of Bredin Avenue, a 30 foot right of way, said point being the Northeast corner of the parcel herein described; thence along the Western line of Bredin Avenue, South 12 degrees 56' West a distance of 47.56 feet to a point on Lot No. 25 in the Oak View Plan of Lots; thence along the line of Lots 25 and 24, North 84 degrees 30' West a distance of 63.93 feet to a point on Lot NO. 28 in the aforementioned plan; thence along Lot No, 28, North 5 degrees 42' East a distance of 48.38 feet to a point in Lot No, 27: thence along Lot No. 27, South 83 degrees 30' East a distance of 69.78 feet to a point, the place of beginning.

BEING designated as Tax Parcel Number 56-5-12-196

BEING designated as parcel 56-5-12-196.

TAX I. D. #: 565-12-196

LEGAL DESCRIPTION

Being known as: 408 BREDIN AVENUE, BUTLER, PENNSYLVANIA 16001. Title to said premises is vested in Ralph S. Smith by deed from Deutsche bank National Trust Company as Trustee Formerly Known as Bankers Trust Company of California N.A., as Trustee for Vendee Mortgage Trust 2000-3 dated May 21, 2002 and recorded June 3, 2002 in Instrument Number 200206030018855.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30028  
C.P. 2016-20116  
SHF FILE: 16000275**

**ATTY TROY FREEDMAN**

Seized and taken in Execution as the property of JEANNE V STARMACK AND THEODORE STARMACK at the suit of BANK OF NEW YORK MELLON TRUST CO NATL ASSN, Being:

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

Bounded on the North by lot of land formerly John Zorb Heirs, now or formerly Ray G. Campbell; on the East by First Street; on the South by Lot of lands now or formerly of Joseph Franklin, now or formerly Edward J. Murphy; and on the West by an alley being 24 feet off the South said of Lot No. 77 and 24 feet of f the North side of Lot No. 84 in Block Four of the Clymer Plan of Lots laid out by James Dunlap, and having thereon erected a double-frame dwelling house. Said lot fronting 48 feet on First Street and extending back in a Westerly direction, preserving the same width, 157 feet, more or less, to an alley.

PARCEL NO. 562-23-138

BEING KNOWN AS 210-212 1st Street, Butler, PA 16001

BEING the same premises which Paul Charles Wohlgemuth and Emily Wohlgemuth, husband



and wife, by Deed dated November 29, 2004 recorded December 2, 2004 in the Office of the Recorder of Deeds in and for Butler County Instrument 200412020038090, granted and conveyed unto Theodore Starmack and Jeanne V. Starmack, husband and wife.

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30019  
C.P. 2015-20575  
SHF FILE: 16000240**

**ATTY HARRY REESE**

Seized and taken in Execution as the property of MICHAEL W URHMANN AND DAWN R URHMANN at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain lot or piece of ground situate in the partly in too Township of Winfield, County of Butler, Commonwealth of Pennsylvania, and partly in the Townships of North Buffalo and South Buffalo, County of Armstrong, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point In the center line of Ridgeview Road, T-681, said point being the Southeast corner of the parcel herein described and being situate South 67° 24' 00" West 148.47 feet along the center line of T-681 from the property line or the Jeffrey H. Simon Subdivision as recorded In Plan Book Volume 4, Page 918, Slide 353, being the TRU PLACE OF BEGINNING; thence by the center line of T-681, the following three courses and distances: South 67° 24' 00" West 112.6 feet! thence South 71° 35' 00" West, 155.00 feet; thence South 63° 50' 00" West, 72.6 feet to a point on the other lands now or formerly of Jeffrey H. Simon; thence by Simon, the following three courses and distances: North 28° East, 337.5 feet to a point; thence South 28° East, 278.72 feet to a point, the true place of BEGINNING.

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

BEING designated as Tax Parcel No. 320-1F11-16 in the Deed Registry Office of Butler County, Pennsylvania.

BEING KNOWN AS: 277 RIDGEVIEW ROAD, SARVER, PA 16055

BEING THE SAME PREMISES which Jeffrey

H. Simon, by Deed dated June 30, 1999 and recorded-June 30, 1999 in the Office of the Recorder of Deeds in and-for-Butler County indeed Book 3021, Page 573, granted and conveyed unto MICHAEL W. URMANN and DAWN R. URMANN, husband and wife.

PARCEL NO.: 320-1F11-16-0000

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30046  
C.P. 2016-20127  
SHF FILE: 16000536**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JEREMY WILSON, JEREMY D WILSON, TIFF ANY WAGGET AND TIFFANY L WILSON at the suit of DEUTSCHE BANK NATIONAL TRUST CO, Being:

ALL THAT CERTAIN piece or parcel of land situate in the 4th Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by lot now or formerly of Gallager; on the East by Elm Street; on the South by now or formerly Arthur Noble, et ux.; and on the West by lot formerly of W. W. Bolton, now or formerly of Mrs. Hawk. Being 60 feet fronting on Elm Street and extending back between parallel lines a distance of 50 feet to said lot now or formerly of Mrs. Hawk.

TITLE TO SAID PREMISES IS VESTED IN Jeremy Wilson and Tiffany Waggett, Both unmarried, as joint tenants with right of survivorship, not as tenants in common, by Deed from Jean A. Craig, unmarried by Thersa Craig Wade, her attorney in fact, Dated 06/28/2006, Recorded 07/03/2006, in Instrument #200607030016611.

Tax Parcel: 564-21-174-0000

Premises Being: 304 North Elm Street, Butler, PA 16001-4407

BCLJ: March 11, 18 & 25, 2016

**E.D. 2016-30537  
C.P. 2016-20221  
SHF FILE: 16000537**

**ATTY SARAH MCCAFFERY**

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

ALL THAT CERTAIN parcel or tract of land situate in the Borough of Zelienople, Butler County, Pennsylvania, bounded and described as follows:

ON the North 139.5 feet by lands now or formerly of Perey Harper; on the East 40 feet by Milton Street; on the South 139.5 feet by lands now or formerly of Harry Woods Heirs; and on the West 39.5 feet by an alley.

Being Lot No. 63 in the Oesterling Plan of Lots.

Parcel ID No. 550-S2-AC27

BEING THE SAME PREMISES which Robert H. Jackson and Margaret J. Jackson, husband and wife, by Deed dated 9/30/2011 and recorded 10/5/2011 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument 20110050024020, granted and conveyed unto Tara L. Wright

BCLJ: March 11, 18 & 25, 2016

Sheriff of Butler County, Michael T Slupe