

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: Lottie Ellen Bergbigler
a/k/a: Lottie Bergbigler**

Late of: Summit Township PA
 Executor: Sherry Lee Bergbigler
 2116 Highland Drive
 Butler PA 16002
 Attorney: J Stevenson Suess
 318 West Cunningham Street
 Butler PA 16001

Estate of: Raymond E Blacksmith

Late of: Valencia PA
 Executor: Jeffrey Allen Blacksmith
 P.O. Box 331
 Bairdford PA 15006
 Attorney: Carolyn Spicer Russ
 Olds Russ & Associates
 1007 Mt Royal Blvd
 Pittsburgh PA 15223

Estate of: Georgianna Bupp

Late of: Jackson Township PA
 Executor: Cheryl L Miller
 143 Oak Lane
 Fombell PA 16123
 Attorney: Wesley F Hamilton
 208 South Main Street
 Zelenople PA 16063

Estate of: Ralph H Cable

Late of: Zelenople PA
 Executor: Nellie M Miller
 609 Pattison St. Ext.
 Evans City PA 16033
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

Estate of: Aletta L Cumberland

Late of: Connoquenessing Township PA
 Administrator: Michael S Cumberland
 612 New Castle Road
 Butler PA 16001

Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

Estate of: Margaret T Matz

Late of: Cranberry Township PA
 Executor: PNC Bank, National Association
 901 State Street
 Erie PA 16501
 Attorney: Keith H West
 Clark Hill PLC
 One Oxford Centre
 301 Grant St 14th Fl
 Pittsburgh PA 15219

**Estate of: Michael Anthony Ness
a/k/a: Michael A Ness**

Late of: East Butler PA
 Executor: Jennie L Ness
 1119 E Brandon Road
 Butler PA 16001
 Attorney: Norman D Jaffe
 Jaffe & Kecskemethy PC
 101 East Diamond Street Suite 204
 Butler PA 16001

Estate of: Anna Belle Rau

Late of: Penn Township PA
 Executor: Melinda S Ripper
 6144 Penn Drive
 Butler PA 16002
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001

Estate of: Richard A Sloan

Late of: Eau Claire PA
 Executor: Richard Mark Sloan
 115 Helga Drive
 West Sunbury PA 16061
 Attorney: Dennis M Sloan
 Sloan and Associates PC
 106 S Main St Suite 305
 Butler PA 16001

Estate of: Emilia C Varisco

Late of: Mars PA
 Executor: Frank J Varisco
 338 West Arch St
 PO Box 1081
 Mars PA 16046
 Attorney: No Attorney on Record

**Estate of: Joseph L Vidmar
a/k/a: Joe Vidmar**

Late of: Summit Township PA
 Executor: Deborah A Vidmar
 8484 16th Street
 Apt 906

Silver Spring MD 20910
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Kenneth L Wagner

Late of: Penn Township PA
Executor: Donna Tarcha
132 Orchard Avenue
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

**Estate of: Mildred I Weidenhof
a/k/a: Mildred Weidenhof**

Late of: Butler Township PA
Executor: Devon Weidenhof
2234 Highland Drive
Butler PA 16002
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

BCLJ: July 29, August 5 & 12, 2016

SECOND PUBLICATION

Estate of: Angela R Becker

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

Estate of: Sara Mae Beveridge

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

Estate of: Florence Cecelia Brunn

a/k/a: Florence C Brunn
Late of: Winfield Township PA
Executor: Louis R Brunn
1054 Winfield Road
Cabot PA 16023
Executor: Ellen L Brunn
1613 Ridge Avenue

Arnold PA 15068-4035
Executor: Karen A Brunn
623 North Nevada Street
Oceanside CA 92054-2422
Attorney: Leroy L Metz II
Metz Lewis Brodman Must O'keefe
535 Smithfield Street Suite 800
Pittsburgh PA 15222

Estate of: Edward A Crist

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

Estate of: Robert J Fornadley

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

Estate of: Leanna Gray

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

Estate of: Ermania Kelly

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

Estate of: Carl E Rice

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

Estate of: Dorothy L Rowberg

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

Estate of: Ralph H Scherer

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

Estate of: Phyllis Joan Snyder

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

Estate of: Louis A Steighner

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

Estate of: Elizabeth H Stout**a/k/a: Elizabeth E Stout**

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

BCLJ: July 22, 29 & August 5, 2016

THIRD PUBLICATION**Estate of: Adeline L Magee**

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

**Estate of: Erma J McCulloch
a/k/a: Erma McCulloch**

Late of: Buffalo Township PA
 Executor: Anita Hahn
 982 Lyn Road
 Sarver PA 16055
 Attorney: Gerald G DeAngelis
 512 Market Street
 PO Box 309
 Freeport PA 16229

Estate of: Diane McGinnis

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

Estate of: Betty Joan Miller**a/k/a: B Joan Miller**

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

Estate of: Irvin J Peffer**a/k/a: Irv Peffer**

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

Estate of: Robert Z Rhule

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

Estate of: Frank D Sherman

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

Estate of: Edith Esther Young

Late of: Brady Township PA
 Executor: David E Young
 1002 Rocklick Hollow Road
 New Paris PA 15554
 Attorney: Neal A Sanders
 Law Offices of Neal A Sanders
 1924 N Main Street Ext
 Butler PA 16001

BCLJ: July 15, 22 & 29, 2016

MORTGAGES

Recorded July 5 - 8, 2016

Aleva, Robert J III-JLB Corp dba-Cranberry
 Twp-\$107,804.00

Andreen, Robert W-Citizens Bk Pa-Buttalo
 Twp-\$116,900.00

Arblaster, William C-Grove City Area Fed
 Cred Un-Slippery Rock Twp-\$99,200.00

Balfour, Robert L Jr-NVR Mtg Fin Inc-
 Adams Twp-\$417,000.00

Bather, Laurence A-Howard Hanna Mtg
 Servs-Cranberry Twp-\$476,900.00

Becker, Delmar J Jr-Clearview Fed Cred
 Un-Penn Twp-\$30,000.00

Bell, Alexander-First Natl Bk Pa-
 Connoquenessing Twp-\$278,000.00

Benson, David L-American Mtg Fin Inc-
 Lancaster Twp-\$204,000.00

Benson, Shawn G-Hankeypearce, Evelyn
 M-Jackson Twp-\$135,000.00

Bonner, Shawn M-FBC Mtg LLC-Jackson
 Twp-\$214,793.00

Brown, Gregory W-Howard Hanna Mtg
 Servs--\$340,000.00

Brown, Stacey J-George Mason Mtg LLC-

Middlesex Twp-\$384,100.00

Brozenick, Michael J-First Commonwealth
 Bk-Franklin Twp-\$171,957.00

BruECKner, Eric E-Howard Hanna Mtg
 Servs-Middlesex Twp-\$122,000.00

Campbell, Karen-Mars Natl Bk-Cranberry
 Twp-\$195,500.00

Carney, Carson T-First Natl Bk Pa-
 Cranberry Twp-\$456,000.00

Carter, John-PNC Bk Natl Assn-Adams
 Twp-\$75,000.00

Chadwick, Steven R-Clearview Fed Cred
 Un-Adams Twp-\$42,500.00

Chambers, Thomas J-Clearview Fed Cred
 Un-Middlesex Twp-\$100,000.00

Clark, Donald E-Citizens Bk NA-Summit
 Twp-\$105,000.00

Conaway, Jeffery S-State Farm Bk FSB-
 Summit Twp-\$220,000.00

Cranberry Corporate Ctr LLC-S&T Bk-
 Cranberry Twp-\$500,000.00

Crisci, Carlo A-PNC Bk Natl Assn-Butler
 Twp-\$90,000.00

Curiale, Charles R-Union Home Mtg Corp-
 Jefferson Twp-\$73,800.00

Dalton, Mike E-USX Fed Cred Un-
 Muddycreek Twp-\$20,000.00

Daugherty, Dolores J-First Natl Bk Pa-
 Connoquenessing Twp-\$32,000.00

Derbaum, Todd A-State Farm Bk FSB-
 Cranberry Twp-\$225,000.00

Dieteman, Georgiann-Residential Mtg
 Servs Inc-Cranberry Twp-\$173,500.00

Docherty, Scott S-First Niagara Bk NA-
 Clinton Twp-\$100,000.00

Dreyer, William L-Kash Mtg Group Inc-
 Center Twp-\$147,920.00

Eckley, Luke R-Princeton Fin LLC-
 Cranberry Twp-\$574,800.00

Ella Homes LLC-NexTier Bk NA-Forward
 Twp-\$86,000.00

Ella Homes LLC-NexTier Bk NA-Zelienople
 Boro-\$135,720.00

Elser, Quintin H-WesBanco Bk Inc-Worth
 Twp-\$373,500.00

Fagley, Paul J III-Wells Fargo Bk NA-Adams
 Twp-\$457,500.00

Falcocchio, Michael A-Northwest Bk-
 Cranberry Twp-\$190,400.00

FFIII Pa Warrendale LLC-Woodmen
 World Life Insur Society-Cranberry Twp-
 \$7,650,000.00

Field, Curt W-Citibank NA-Oakland Twp-
 \$96,000.00

FKS Properties LP-Enterprise Bk-Adams
 Twp-\$650,000.00

Flynn, Erika L By P/A-Princeton Fin LLC-
 Adams Twp-\$520,000.00

Furrh, Lance B-Carrington Mtg Servs LLC-
 Slippery Rock Boro-\$87,400.00

P Myers, Esq: 16-90456
Michael P Rodgers vs. **Heather E Rodgers:**
Gerri V. Paulisick, Esq.: 16-90472
Hannah Marie Winters vs. **Erik Donald**
Winters: Atty - None: 16-90475

NOTICE

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

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

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

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

INTERESTED CITIZENS MAY APPEAR AND BE HEARD.

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

BCLJ: July 22, 29 & August 5, 2016

NOTICE OF TRUST:

RE: Frances A. Weisbrod Amended and Restated Trust

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

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

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

BCLJ: July 15, 22 & 29, 2016

TRUST NOTICE

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

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

BCLJ: July 15, 22 & 29, 2016

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
IN RE: J.M.M.**

O.A. No. 29 of 2016

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

NOTICE

To: Unknown Natural Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child. J.M.M. Date of Birth: 11/18/2014

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/Government Center on the 22nd day of August, 2016 at 11:00 a.m.

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

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

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: July 29, 2016

Instrument Number 201607200014567

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
NO. 10540 TERM, 2016**

EMINENT DOMAIN PROCEEDING IN REM

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 3010, SECTION P50 IN THE TOWNSHIP OF FORWARD

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on July 20, 2016 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on 6/20/2016 a plan entitled Commonwealth of Pennsylvania Department of Transportation Drawings Authorizing Acquisition of Right-of-Way for State Route 3010 Section P50 R/W in Butler County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on 6/28/2016, in Highway Plan Book 66, Page 43.

The purpose of the condemnation is to acquire property for the completion of the Bridge Replacement Project.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they

are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.: 1000613000
Parcel No.: 5
Name: Estate of Margaret Schessler, Estate of Virginia Lewis, Robert C. Raida, Heirs of Rudolph Raida, Jr., and Patricia Rohrer
Address: 409 Chapel Way, Cranberry Township, PA 16066-7919

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment

into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

District Right-of-Way Administrator
Engineering District
Pennsylvania Department of Transportation

BCLJ: July 29, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **DREAM TEAM SPORTS, LLC** and it is organized effective June 9, 2016.

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

BCLJ: July 29, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **ALL-AROUND STORAGE, LLC** and it is organized effective June 9, 2016.

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

BCLJ: July 29, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **MLCM REAL ESTATE HOLDINGS, LLC** and it is organized effective June 9, 2016.

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

BCLJ: July 29, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 27th day of June 2016, for the purpose of organizing a limited liability company in compliance with the requirements of 15 Pa. C.S. § 8913. The name of the limited liability company is **MELDER PROPERTIES, L.L.C.**

Michael J. Pawk, Esquire
LUTZ & PAWK
The Morgan Center Building
Suite 102
101 E. Diamond Street
Butler, PA 16001

BCLJ: July 29, 2016



It's Renewal Time!

**Don't forget to renew
your Legal Journal
subscription**

Last Issue

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, August 8, 2016 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
HUDAK, Jr., Bernard S.	Gwilym A Price, III	06/24/16

NAME	GUARDIAN/TRUSTEE/POA	FILED
GLADYS GILLESPIE IRREVOCABLE TRUST FBO SCOT D KILLMEYER	Stacie K. Lowery, Trustee	06/27/16
JANICE HOPE RIEMER SUPPLEMENTAL NEEDS TRUST U/T/D OCTOBER 10, 2013	Achieva Family Trust, Trustee	06/24/16

BCLJ: July 29 & August 5, 2016

SHERIFF'S SALES

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY MARK UDREN

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

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

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY MICHAEL MCKEEVER

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

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

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

DEED BOOK: Instrument Number 200003220006088

DEED PAGE: Instrument Number 200003220006088

MUNICIPALITY: City of Butler

TAX PARCEL#: 564-23-54-0000

PROPERTY ADDRESS: 307 East Brady Street Butler, PA 16001

BCLJ: July 15, 22 & 29, 2016

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

ATTY MICHAEL MCKEEVER

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

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

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

Being more accurately bounded and described as follows:

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

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

PROPERTY ADDRESS: 228 Haven Hill Drive
Butler, PA 16001

BCLJ: July 15, 22 & 29, 2016

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

ATTY MATTHEW FISSEL

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ERIC KISHBAUGH

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

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

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

Said premises having thereon erected a two story frame dwelling house

Being known as parcel number 565-22-259.

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

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

PROPERTY ID NO.: 565-22-259

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY TERENCE MCCABE

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

LEGAL DESCRIPTION

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

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

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

HAVING thereon erected a dwelling house and detached garage

CONTAINING 1.47 acres.

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY RICHARD J NALBANDIAN

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

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

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

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

Parcel ID# 130-S9-A239-0000

BCLJ: July 15, 22 & 29, 2016

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

ATTY MARK UDREN

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

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

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

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

BEING LOT 5.

TAX ID#: 060-S10-B5-0000

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ALICIA M SANDOVAL

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

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

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

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

Book Volume 1723, page 207.

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

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

BCLJ: July 15, 22 & 29, 2016

E.D. 2014-30099

C.P. 2014-20478

SHF FILE: 16001738

ATTY ANDREW MARLEY

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

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

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

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

AND EXCEPTING AND RESERVING:

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

AND EXCEPTING AND RESERVING.

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

AND EXCEPTING AND RESERVING:

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

AND EXCEPTING AND RESERVING:

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

BEING Known as 1685 Perry Highway, Portersville, PA 16051

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY LEON HALLER

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

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

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

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

TAX PARCEL NO. 563-6-210

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

Sweesy Haid, Deceased. Any other heirs are unknown.

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ADAM DAVIS

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

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

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

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ANDREW MARLEY

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

PARCEL NO.: 565-24-30

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

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

Being more particularly described as follows:

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

Being more particularly described as follows:

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ADAM DAVIS

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

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

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

HAVING erected thereon a frame dwelling house.

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

Tax Parcel: 562-23-169-0000

Premises Being: 341-343 East Locust Street

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ADAM DAVIS

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

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

TOGETHER with an undivided .37037% interest of, in and to the Common Elements as more fully set forth in the Declaration.

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

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

UNDER AND SUBJECT Declaration of Condominium recorded in the Office of the Recorders of Deeds for said County, in Deed

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

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

Tax Parcel: 500-S3-B406

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY MARK UDREN

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

**EXHIBIT "A"
LEGAL DESCRIPTION**

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

BEGINNING at a point in the center of Hillview Drive, a 33-foot private road on line of land of Dumbaugh, formerly Eldridge, said point being located North 38° West, a distance of 392.80 feet from the intersection of the centerlines of said Hillview Drive and L.R. 10053, a public road known as the Unionville-Prospect Road; thence South 60° 44' West along line of lands of Dumbaugh, formerly Eldridge, a distance of 136.89 feet to a point on line of other lands of H.B. Callahan; thence South 31° 36' East along line of other lands of said H.B. Callahan, a distance of 80.00 feet to a point on line of Lot

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

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

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

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

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

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ELIZABETH GRIBIK

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

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

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

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

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

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

the place of beginning.

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY LOUIS VITTI

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

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

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

PARCEL NO. 200-S1-B10.

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY KERI P EBECK

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

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY TERRENCE MCCABE

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

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

SUBJECT to grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior 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.

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

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

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

1975, Page 111.

BCLJ: July 15, 22 & 29, 2016

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

ATTY KIMBERLY HONG

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

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ADAM DAVIS

Seized and taken in Execution as the property of TIMOTHY MICHAEL O'SHEA AND LORI JO O'SHEA at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, being known and described as Lot No. 47 in the Woodbine Estates Plan of Lots, as appears of record in the Recorder of Deeds Office

of Butler County in Plan Book Volume 141, Pages 1 and 2.

BEING NO. 183 WOODBINE DRIVE

TITLE TO SAID PREMISES IS VESTED IN Timothy Michael O'Shea and Lori Jo O'Shea, his wife, by Deed from Maronda Homes, Inc., dated 06/21/1993, recorded 06/23/1993 in Book 2330, Page 605.

Tax Parcel: 130-S23-A47-0000

Premises Being: 183 Woodbine Drive, Cranberry Township, PA 16066-3213

BCLJ: July 15, 22 & 29, 2016

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

ATTY TERENCE MCCABE

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

LEGAL DESCRIPTION

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

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

Butler County in Rack File Section 65 page 16.

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

UNDER AND SUBJECT to the following restrictions:

A. No mobile or modular homes will be permitted on any lots.

B. No commercial dog kennels, and no commercial buildings will be permitted on any lots.

C. Any dwelling house and lot must have a minimum value of Thirty-five Thousand (\$35,000.00) Dollars.

D. All plans for dwelling houses to be erected in said plan must have written approval of Robert R Heaton, his heirs or assigns, before any construction is commenced.

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY GREGORY JAVARDIAN

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

LOT #1

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

BEGINNING at a point in the center line of

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

LOT #2

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

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

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY ADAM DAVIS

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

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

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

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

Premises Being: 421 McKinley Avenue, Butler, PA 16001

BCLJ: July 15, 22 & 29, 2016

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

ATTY GARY DARR

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

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

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

BEING the same property known as 352 Slater

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY MATTHEW FISSEL

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

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

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

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

DEED BOOK: 1201

DEED PAGE: 517

MUNICIPALITY: Butler Township

TAX PARCEL#: 051-40-16

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY JILL COUGHLIN

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

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

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

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

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

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

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

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

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

PARCEL NO.: 565-44-74

BCLJ: July 15, 22 & 29, 2016

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

ATTY MICHAEL SHAVEL

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY MARK UDREN

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

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

ATTY REBECCA SOLARZ

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

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

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

DEED BOOK: Instrument

#200409270031264 DEED

PAGE: Instrument

#200409270031264

MUNICIPALITY: Venango Township.

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

PROPERTY ADDRESS: 3008 Oneida Valley Road Hilliards, PA 16040

BCLJ: July 15, 22 & 29, 2016

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

ATTY LEON HALLER

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

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

Tract One:

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

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

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

TAX PARCEL NO. 270-2F94-14BA

Tract Two:

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

Together with a 12 foot driveway easement,

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

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

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

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

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

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

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

BCLJ: July 15, 22 & 29, 2016

Sheriff of Butler County, Michael T Slupe