

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: Ernest Harper Davis**

Late of: Adams Township PA
 Executor: Gerald Raymond Davis
 479 S Eberhart Road
 Butler PA 16001
 Executor: Carol Ann Davis Sockman
 1904 Deveron Court
 Apex NC 27523
 Attorney: Samuel A Moore PC
 5311 Brightwood Road
 Bethel Park PA 15102

Estate of: Pauline B Gibson

Late of: Cranberry Township PA
 Executor: W David Gibson
 49 Overlook Road
 Caldwell NJ 07006
 Attorney: Peter Y Herchenroether
 Sherrard German & Kelly PC
 535 Smithfield Street Suite 300
 Pittsburgh PA 15222

Estate of: Nancy J Hiles

Late of: Fairview Township PA
 Executor: Cynthia S Kelly
 220 Hilltop Drive
 Butler PA 16001
 Attorney: John C Davey
 129 S McKean Street
 Butler PA 16001

Estate of: Gerald D McCandless

Late of: Adams Township PA
 Executor: Robin Kennedy
 109 Kennedy Drive
 Mars PA 16046
 Attorney: Douglas E Weinrich
 107 Irvine Street POB 810
 Mars PA 16046

Estate of: Bernice R Miller

Late of: Jefferson Township PA
 Executor: Douglas E Weinrich
 107 Irvine Street POB 810

Mars PA 16046
 Attorney: Douglas E Weinrich PC
 107 Irvine Street POB 810
 Mars PA 16046

**Estate of: John A Montgomery III
a/k/a: John A Montgomery**

Late of: Cranberry Township PA
 Administrator CTA: Lauren Paige Hasset
 5862 South Hampton Drive
 Bethel Park PA 15102
 Attorney: Aimee L Burton
 Gilliland Vanasdale Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Township PA 16066
 Attorney: John Stember
 The Hartley Rose Building
 425 First Avenue 7th Floor
 Pittsburgh PA 15219

**Estate of: Catherine M Ostronic
a/k/a: Catherine M Ostronic**

Late of: Butler Township PA
 Executor: Marge Mincer
 332 Meridian Road
 Butler PA 16001
 Attorney: Mark A Criss
 Cranberry Professional Park
 501 Smith Drive Suite 5
 Cranberry Twp PA 16066

Estate of: Richard C Orlowski III

Late of: Butler Township PA
 Administrator: Gregory M Bondi
 9201 Lancelot Drive
 Pittsburgh PA 15237
 Attorney: None

Estate of: Norman K Rockwell

Late of: Cabot PA
 Executor: Kevin Douglas Rockwell
 157 Laurie Drive
 Pittsburgh PA 15235
 Executor: David James Rockwell
 954 Rita Drive
 Pittsburgh PA 15221
 Attorney: Meg L Burkardt
 647 Allegheny Ave Suite 100
 Oakmont PA 15139

**Estate of: William C Smock
a/k/a: Bill Smock**

Late of: Clearfield Township PA
 Administrator: Phyllis A Smock
 107 Wendy Lane
 Fenelton PA 16034
 Attorney: J Stevenson Suess
 318 West Cunningham Street
 Butler PA 16001

Estate of: Sidney Snyder

Late of: Chicora PA
 Administrator: Larry W Snyder
 227 Slippery Rock Road
 Slippery Rock PA 16057
 Attorney: Michael Ristvey Jr
 Lewis & Ristvey PC
 689 North Hermitage Road
 POB 1024
 Hermitage PA 16148-1024

Estate of: Elsie H Young

Late of: Butler Township PA
 Administrator: Richard Young
 4116 Cypress Street
 Butler PA 16001
 Attorney: Holly L Deihl
 Goldberg Persky White PC
 1030 5th Ave
 Pittsburgh PA 15219

BCLJ: October 3, 10 & 17, 2014

SECOND PUBLICATION

Estate of: Martha M Allen**a/k/a: Martha Marie Allen**

Late of: Slippery Rock Township PA
 Executor: Martha M Berger
 233 Ralston Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

Estate of: Mary M Bartuccio

Late of: Center Township PA
 Executor: Carmen J Bartuccio
 880 Main Street
 Ford City PA 16226
 Executor: Justine K Brown
 137 Irene Drive
 Butler PA 16001
 Attorney: Richard L Ames PC
 Meredith House
 201 South McKean St Ste 2
 Kittanning PA 16201

Estate of: John B Campbell Jr

Late of: Butler PA
 Executor: Laura A Daily
 228 East Patterson A venue
 Butler PA 16001
 Attorney: Danielle R Grunden
 Boyer Paulisick & Eberle
 108 East Diamond Street 3rd Floor
 Butler PA 16001

Estate of: Penny Elaine Cypher

Late of: Winfield Township PA
 Administrator: George F Cypher
 POB 482
 Elderton PA 15736
 Administrator: Debra Bell
 302 8th Avenue
 Hyde Park PA 15641
 Attorney: Gerald G Deangelis
 512 Market Street POB 309
 Freeport PA 16229

Estate of: Rita Ann Dischman

Late of: Lancaster Township PA
 Executor: Gregory David Dischman
 204 Brookston Drive
 Cranberry Township PA 16066
 Attorney: John A Tumolo
 437 Grant Street
 1500 Frick Building
 Pittsburgh PA 15219

Estate of: Clarence Ardell Fryer Jr**a/k/a: Clarence A Fryer****a/k/a: Clarence Fryer****a/k/a: Clarence A Fryer Jr**

Late of: Cabot PA
 Executor: Russell C Miller
 4767 William Flynn Highway
 Allison Park PA 15101
 Attorney: James H Limbaugh
 Miller Limbaugh & Conley
 4767 William Flynn Highway
 Allison Park PA 15101

Estate of: Andrew Herman

Late of: Butler Township PA
 Administrator: David Herman
 120 Overbrook Road
 Valencia PA 16059
 Administrator: Mary Ann Cox
 530 Roosevelt Road
 Pittsburgh PA 15237
 Attorney: Christopher M Abernethy
 Abernethy Auld & Young PC
 4499 Mt Royal Boulevard
 Allison Park PA 15101

Estate of: Francis Glenn Horne**a/k/a: F Glenn Horne****a/k/a: F G Horne**

Late of: Franklin Township PA
 Executor: Joyce M Cranmer
 7102 Fairway Drive
 Butler PA 16001
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

Estate of: Bernard S Hudak Jr

Late of: Butler PA
 Administrator dbn: Gwilym A Price III
 129 South McKean St
 Attorney: Robert J Stock
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

Estate of: Elizabeth Houston Lang**a/k/a: Betty Lang****a/k/a: Elizabeth H Lang**

Late of: Adams Township PA
 Executor: Laura Lang Powell
 10 Lang Court
 Gibsonia PA 15044
 Attorney: None

Estate of: Frances Jeannette Mcquistion**a/k/a: Jeannette W Mcquistion**

Late of: Butler Township PA
 Executor: Mary Beth Mcquistion
 109 E Metzger Avenue
 Butler PA 16001
 Attorney: Michael D Gallagher
 Murrin Taylor Flack Gallagher & May
 110 East Diamond Street
 Butler PA 16001

Estate of: Edson H Morrison Jr**a/k/a: Edson H Morrison**

Late of: Concord Township PA
 Executor: Carol A Morrison
 2007 Oneida Valley Road
 Karns City PA 16041
 Attorney: Terry R Heeter
 Kooman Heeter & Gulnac PC
 Marianne Prof Center POB 700
 Clarion PA 16214

Estate of: Constance Marie Pearson**a/k/a: Constance Marie Glaus****a/k/a: Constance Marie Gates**

Late of: Butler PA
 Administrator: Melanie L Allen
 3528 Sandy Point Ky
 Virginia Beach VA 23452
 Attorney: None

Estate of: Sally J Rodgers**a/k/a: Sally Jones Rodgers**

Late of: Zelenople PA
 Executor: Kathy Jones Rymer
 7024 Crider Road
 Mars PA 16046
 Attorney: Donald T Dulac Jr

Barnes Dulac Watkins
 603 Stanwick Street Suite 1750
 Pittsburgh PA 15222

Estate of: Richard Alfred Stevenson**a/k/a: Richard Stevenson**

Late of: Butler PA
 Administrator: Carolyn Stevenson Holman
 17034 Shadymeadow Dr
 Hacienda Heights CA 91745-3121
 Attorney: None

Estate of: Nicholas Wdovin

Late of: Penn Township PA
 Executor: Sandra J Sadlak
 9353 SW 227th Street Unit 7
 Cutler Bay FL 33190
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

BCLJ: September 26, October 3 & 10, 2014

THIRD PUBLICATION

Estate of: Francis William Boulanger**a/k/a: Francis W Boulanger**

Late of: Donegal Township PA
 Executor: Sandra L Protzman
 395 Mitchell Hill Road
 Butler PA 16002
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: George Samuel Dickson**a/k/a: George S Dickson**

Late of: Butler Township PA
 Executor: Andrew S Dickson
 144 Harnish Road
 West Sunbury PA 16001
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Nancy L Dillaman

Late of: Center Township PA
 Executor: Jacqualin J Arblaster
 123 Etna Road
 Slippy Rock PA 16057
 Executor: Betty L Walker
 180 Carrara Road
 Slippy Rock PA 16057
 Attorney: William C Robinson Jr
 Henninger & Robinson PC
 6 West Diamond Street
 Butler PA 16001

Estate of: Bernard D Dusenberry

Late of: Cranberry Twp
 Executor: Daryl Scott
 250 Guenevere Drive
 Pittsburgh PA 15237
 Attorney: Branden A Fulciniti
 Jones Gregg Creehan & Gerace LLP
 411 Seventh Avenue Suite 1200
 Pittsburgh PA 15219

Estate of: James R Fry

Late of: Oakland Township PA
 Administrator: Julie Ann Fry
 134 Whitmire Rd
 West Sunbury PA 16061
 Attorney: Christine Mathews Long
 Raphael Ramsden & Behers PC
 Frick Bldg Suite 1200
 437 Grant Street
 Pittsburgh PA 15219

Estate of: Rosemary Louise Jones

Late of: Center Township PA
 Executor: Paul Raymond Barber Jr
 148 Haverford Drive
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Helen Josefoski

Late of: Saxonburg PA
 Executor: Edward Josefoski Jr
 211a Rachel Drive
 Saxonburg PA 16056
 Executor: Susan Allen
 3822 Anderson Road
 Gibsonia PA 15044
 Attorney: Pamela H Walters
 POB 654
 277 Main Street
 Saxonburg PA 16056

Estate of: Patsy J Painter

Late of: Winfield Township PA
 Executor: Gerald G DeAngelis
 POB 309
 Freeport PA 16229
 Attorney: Gerald G DeAngelis
 512 Market Street
 POB 309
 Freeport PA 16229

Estate of: Regina Caroline Peck

Late of: Penn Township PA
 Administrator: Michelle A Lahey
 207 Valencia Street
 Butler PA 16002
 Attorney: Howard S Auld Jr
 Howard S Auld & Associates
 5018 William Flynn Highway
 Gibsonia PA 15044

Estate of: Joseph K Wissinger

Late of: Adams Township PA
 Executor: Sandra Wright
 C/O Linda V Medwig
 577 East Vanderbilt Dr
 Mars PA 16046
 Executor: Linda V Medwig
 577 East Vanderbilt Dr
 Mars PA 16046
 Attorney: Claire Johnson Saenz LLC
 1000 Brooktree Rd #209
 Wexford PA 15090

BCLJ: September 19, 26 & October 3, 2014

MORTGAGES

September 8 - 12, 2014

Adametz, Paul T., et ux-First Commonwealth
 Bk -Seven Fields Borough-\$250,000.00

Babyok, Laura Lee, et al-MB Financial Bk
 NA, et al-Butler Twp. -\$95,243.00

Beck, Ryan, et al-First Natl Bk of Pa-Adams
 Twp.-\$170,000.00

Beneigh, Andrew J., et ux-Robert
 A. Householder-Zelienople
 Borough-\$460,000.00

Bodkin, Mark A., Jr., et u-FBC Mtg LLC, et
 al-Forward Twp.-\$241,668.00

Boory, Kenneth C., et al-Butler Armco Emp
 Cred Un-Butler Twp., Wd. 6-\$25,000.00

Boyle, Robert J., et al-PNC Bk Natl Assn-
 Cranberry Twp.-\$20,000.00

Brunner, Scott R., et al-West-Air Comm Fed
 Cred Un-Jackson Twp.-\$282,830.00

Burd, James E., et al-Northwest Sav Bk-
 Clinton Twp.-\$175,000.00

Burford, Matthew, et al-American Mtg Fin
 Inc, et al-Evans City Borough-\$132,000.00

Burnworth, Jay, et ux-Utilities Emp Cred
 Un-Slippery Rock Twp.-\$50,000.00

Burroway, Bradley S.-Plaza Home Mtg Inc,
 et al-Parker Twp.-\$69,387.00

Byler, Harvey A., et al-Mercer County State
 Bk-Marion Twp.-\$66,200.00

Byler, Raymond R., et al-Mercer County
 State Bk-Marion Twp.-\$56,000.00

Campbell, Jeffrey J., et ux-American Equity
 Mtg Inc, et al-Butler Twp.-\$195,815.00

Sultzer: Transcript: \$2853.22: Atty - None: 14-21567

Midland Funding LLC vs. **Chad Tillia:** Transcript: \$3049.99: Arthur Lashin, Esq.: 14-21573

Bank of America, N.A. vs. **Timothy P. Wolfe and Aimee M. Wolfe:** Judgment/Amount to be Determined: Phelan Hallinan LLP: 14-21572

EXECUTIONS

Week ending September 26, 2014

1st Name-Plaintiff
2nd Name-Defendant

PHH Mortgage Corporation vs. **Edward J. Bowman aka Edward Bowman and Elizabeth R. Bowman aka Elizabeth Bowman:** 14-30285

U.S. Bank National Association vs. **John R. Dickison and Amy B. Dickison:** 14-30281
Sterling Jewelers, Inc. dba Kay Jewelers vs. **Nathan K. Eakin and Butler Armco Employees Credit Union, Garnishee:** 14-30283

Bank of New York Mellon vs. **Todd H. Fletcher and Vicky L. Fletcher:** 14-30282

Huntington National Bank vs. **Deborah A. Montgomery and Patrick G. Montgomery:** 14-30284

First Commonwealth Bank vs. **Billie June Roudebush aka Billie J. Roudebush:** 14-30286

DIVORCES

Week ending September 26, 2014

1st Name-Plaintiff
2nd Name-Defendant

Holly M. Barrett vs. **Sean P. Barrett:** Sarah G. Hancher, Esq.: 14-90640

Daniel G. Erhman vs. **Tracy R. Ehrman:** Dennis W. McCurdy, Esq.: 14-90624

Alexis N. Corley vs. **Garry R. Held:** Dennis W. McCurdy, Esq.: 14-90639

Terri L. Horan vs. **Mark T. Horan:** Maura L. Palumbi, Esq.: 14-90637

Giovanni Mineo, Jr. vs. **Luisa Mineo:** Mark J. Goldberg, Esq.: 14-90638

Elena Rata vs. **Alexander Rata:** Gregory P. Diulus, Esq.: 14-90642

Ronald D. Shields vs. **Heather L. Shields:** Shalyn E. Powell, Esq.: 14-90643

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NO. AD-13-10856

PENNYMAC LOAN TRUST 2012-NPL1
VS.
ALLEN K. FRYE and MARY L. FRYE

NOTICE TO: ALLEN K. FRYE and MARY L. FRYE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 124 KAY ROAD, HARRISVILLE, PA 16038-2422

Being in TOWSHIP OF MARION, County of BUTLER, Commonwealth of Pennsylvania, 210-S3-A3-0000

Improvements consist of residential property.

Sold as the property of ALLEN K. FRYE and MARY L. FRYE

Your house (real estate) at 124 KAY ROAD, HARRISVILLE, PA 16038-2422 is scheduled to be sold at the Sheriff's Sale on 01/16/2015 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$122,464.27 obtained by, PENNYMAC LOAN TRUST 2012-NPL1 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

FS PH#777310

BCLJ: October 3, 2014

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MSD. No. 14-40229

IN RE: Petition for Consolidated Return of Butler County Tax Claim Bureau Upset Sale of 2012 Delinquent Taxes Tax Sale Held in the Year 2014

ORDER OF COURT

AND NOW, this 12th day of September, 2014, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act and after due consideration thereof, the Consolidated Return and the Sale so made are hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in the newspaper of general circulation and in the Butler County Legal Journal, stating that the Consolidated Return of the Bureau with respect to the Sale for taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi of the Consolidated Return, otherwise the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section 5860.607(c).

Any monies received through the aforesaid Sale shall be paid over by the Bureau as follows:

1. The costs of the Sale and the proceedings upon which it is made.
2. The tax liens of the Commonwealth.
3. The respective taxing districts in proportion to the taxes due them.
4. The taxing districts or municipal authorities for satisfaction of municipal claims.
5. Mortgage and other lien holders in order of their priority for satisfaction of mortgages and liens as they may appear of record.

6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

By the Court,
Thomas J. Doerr
J.

BCLJ: October 3, 2014

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT Carol Fleming, has filed on September 12, 2014 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **Specialty Distri“BEAUTY”ng**, the business to be carried on at 412 N. Washington St., Butler, PA 16001.

Carol Fleming

BCLJ: October 3, 2014

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **TUESDAY, OCTOBER 14, 2014 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BURKE, John A.....	Robert A. Burke.....	08/26/14
ELARDO, Richard.....	Tana Lee Gayhart.....	08/06/14
GEHR, Gerline H. a/k/a GEHR, Gerline Hite	James H. Limbaugh	08/22/14
RYNER, Michael	Robert Spicher	08/18/14
SCHIEBEL, Mary H.....	Mary Kay Neff.....	08/28/14

BCLJ: October 3 & 10, 2014



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 21st day of November 2014** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, December 19, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: October 3, 10 & 17, 2014

E.D. 2009-30223
C.P. 2009-21222
SHF FILE: 14002098

ATTY MICHAEL CLARK

Seized and taken in Execution as the property of MICHELE ACKERMAN AND FLORANCE BATALIK at the suit of BANK OF AMERICAN A, Being:

ALL that certain lot or parcel of ground situated in Cranberry Township, Butler County, Pennsylvania being Lot No. 3-F-R in the Deer Run PUD Phase II, Section III, Lot 3 as recorded in Plan Book Volume 172, Page 11, in the Recorder's Office of Butler County. UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc. as continued in the record of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

PARCEL No.130-S11-H3F
 BEING THE SAME PREMISES which Maronda Homes, Inc., by Deed dated July 31, 2006 and recorded August 1, 2006, in the Office for the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200608010019560, granted and conveyed unto the Florence Batalik and Michele Ackerman, in fee.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30206
C.P. 2014-20922
SHF FILE: 14002120

ATTY DENISE CARLON

Seized and taken in Execution as the property of PAUL S ANTOON at the suit of WELLS FARGO BANK N A, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE WEST LINE OP AVON DRIVE AND LIEN OP LOTS NOS. 1 AND 2; THENCE BY THE WEST LINE OF AVON DRIVE, BY A CURVE IN A SOUTH-EASTERLY DIRECTION, HAVING A RADIUS OF 734.79 FEET, A DISTANCE OF 23.82 FEET TO A POINT; THENCE CONTINUING BY THE EAST LIEN OF AVON DRIVE, BY A CURVE IN A SOUTH-WESTERLY DIRECTION, HAVING A RADIUS OF 764.09 FEET, A DISTANCE OF 52.61 FEET TO A POINT OF LOT NO.3; THENCE CONTINUING BY THE SAME NORTH 89 DEGREES 10 MINUTES 30 SECONDS, WEST A DISTANCE OF 136.55 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY 0 M.V.MYERS; THENCE CONTINUING BY THE SAME NORTH 1 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 76.0 FEET TO A POINT ON LINE OF LOT NO.1; THENCE CONTINUING BY THE SAME, SOUTH 89 DEGREES 10 MINUTES 30 SECONDS EAST, A DISTANCE OF 127.59 FEET TO A POINT ON THE WEST LINE OF AVON DRIVE, THE PLACE OF BEGINNING, BEING LOT NO.2 IN THE STARFORD PARK PLAN OF LOTS AS RECORDED FEBRUARY 7,1966 IN RACK FILE SECTION 45 PAGE 11.

Tax ID No.: 056-19-F2

Address: 108 Avon Drive, Butler, PA 16001 .

BEING the same premises which HARRY C. BENOIT AND MARY LOU BENOIT, HIS WIFE, by Deed dated November 16, 2006 and recorded December 8, 2006 in and for

Butler County, Pennsylvania, in Deed Book Volume, Page 200612080031069, granted and conveyed unto Paul S. Antoon , A single man.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30227
C.P. 2014-21229
SHF FILE: 14002070

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of FREDERICK W BICKER at the suit of WELLS FARGO BANK N A, Being:

All that certain parcel of land situate in the Township of Oakland, County of Butler and Commonwealth of Pennsylvania, being known and designated as follows:

Beginning at a point in the center of the Butler-Chicora Road, being known as Route 68, and being the southeast corner of the lot hereby conveyed, thence in a Northwesterly direction along other land now or formerly of Marie C. Bruno, a distance of 484 feet, to a point; thence in a Westerly direction along other lands now or formerly of Marie C. Bruno a distance of 135 feet to a point; thence in a Southeasterly direction along lands now or formerly of Follacker a distance of 463 feet to a point at the center of said Route No. 68; thence in an Easterly direction along the center of said Route No. 68 a distance of 90 feet to a point, the place of beginning, said lot known as Lot No. 2 in a Plan of lots surveyed for Marie C. Bruno in February of 1938.

HAVING erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Frederick W. Bicker, by Deed from Susan E. Leinenbach and Thomas E. Lynch and Linda L. Barksdale and Yvonne M. Onspaugh and Richard A. Lynch and Patrick A. Lynch, dated 01/11/2001 , recorded 01/11/2001 in Instrument Number 200101110000848.

Tax Parcel: 250-S2-D2-0000

Premises Being: 431 Chicora Road Butler, PA 16001-2303

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30236
C.P. 2014-21381
SHF FILE: 14002094

ATTY ADAM DAVIS

Seized and taken in Execution as the property of ERIC A BRETHAUER, MARYJANE BRETHAUER AND MARY JANE BRETHAUER at the suit of BANK OF NEW YORK MELLON, Being:

All that certain piece, parcel or tract of land situate in Portersville Borough, Butler County, PA., known as Lot 3 in the Melvin L. Price Subdivision recorded in the Recorder's Office of Butler County, P A. at Plan Book 244 page 26, containing 1.759 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Eric A. Brethauer and Mary Jane Brethauer, his wife, by Deed from Melvin L. Price, executor of the estate of Clarence V. Price, dated 09/14/2001 , recorded 09/18/2001 in Instrument Number 200109180026235.

Tax Parcel: 480-S3-C7-0000

Premises Being: 1233 West Portersville Road Portersville, PA 16051-2319

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30194
C.P. 2014-21191
SHF FILE: 14002100

ATTY ADAM DAVIS

Seized and taken in Execution as the property of SHIRLEE J BROWN AND SHERRI L BROWN at the suit of WELLS FARGO BANK N A, Being:

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

BEGINNING at a point on the West side of Main Street in said Borough at line of lands now or formerly of M. Sherwin, the Southeast corner hereof; thence along a line of lands now or formerly of M. Sherwin, North 89 degrees 18 minutes West, a distance of 200 feet to a point at Pine of lands now or formerly of P.D. Sherwin, the Southwest corner hereof; thence along line of lands now or formerly of P.D. Sherwin and Pennsylvania Refining Company, North 0 degrees 15 minutes 30 seconds East,

a distance of 115.00 feet to the point at line of lands now or formerly of David A. Hutchinson and Edna A. Hutchinson, the Northwest corner hereof; thence along the line of lands now or formerly of Davis A. Hutchinson and Edna A. Hutchinson, South 89 degrees 18 minutes East, a distance of 200 feet to a point on the West line of Main Street, the Northeast corner hereof; thence along the West line of Main Street, South 0 degree 30 minutes West, a distance of 115 feet to the point at the place of beginning.

HAVING erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Sherri L. Brown and Shirlee J. Brown, joint tenants with right of survivorship and not as tenants in common, by Deed from Gary W. Double, single, dated 07/18/2007, recorded 07/30/2007 in Instrument Number 200707300019696.

Tax Parcel: 440-S2-B14-0000

Premises Being: 144 Main Street Karns City, PA 16041

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30183
C.P. 2014-20621
SHF FILE: 14002073**

ATTY EMILY PHELAN

Seized and taken in Execution as the property of EDWARD H BUTLER IV DECD HEIR at the suit of PHH MORTGAGE CORPORATION, Being:

ALL THAT CERTAIN piece of property located at 219 East Brady Street, situate in the Fourth Ward of the City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of East Brady Street at line of lands of D.R. Stoughton; THENCE by the South line of East Brady Street, North 87 degrees 15 minutes 05 seconds East, a distance of 40 feet to a point on line of lands of F.W. Dillmore; THENCE by the line of lands of F.W. Dillmore, South 02 degrees 35 minutes 51 seconds East, a distance of 92 feet to a point on line of lands of W.H. Schott, Jr.; THENCE by line of lands of W.H. Schott, Jr., South 87 degrees 15 minutes 05 seconds West, a distance of 40 feet to a point on line of lands of D .R. Stoughton;

THENCE by line of lands of D.R. Stoughton, North 02 degrees 35 minutes 51 seconds West, a distance of 92 feet to a point on the South line of East Brady Street, the place of BEGINNING.

THIS description given pursuant to survey of Land Surveyors, Inc., dated September 9, 1993.

TITLE TO SAID PREMISES IS VESTED DSF Edward H. Butler, IV, by Deed from Joseph P. McMurry and Paula J. Slomer, as joint tenants with the right of survivorship and not as tenants in common, dated 11/24/2003, recorded 12/02/2003 in Instrument Number 200312020053548. The Said Edward H. Butler, IV died on July 30, 2011 and upon information and belief, his surviving heirs are Gina D. Butler, Carol S. Butler, and Edgar H. Butler.

Tax Parcel: 564-9-118-0000

Premises Being: 219 East Brady Street Butler, PA 16001-4848

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30245
C.P. 2014-20356
SHF FILE: 14002165**

ATTY THOMAS FEDERMAN

Seized and taken in Execution as the property of LISA M CABLE, ROBERT C CABLE AND ROBERT CABLE at the suit of U S BANK NATL ASSN, Being:

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

BEGINNING at a point in the center of Miller Street on line of land now or formerly of Raymond Hileman thence East along line of land now or formerly of Raymond Hileman 250 feet to a post; thence North along line of land now or formerly of Raymond Hileman 50 feet to a post on line of land now or formerly of Argile; thence East along said land now or formerly of Argile 130 feet to a twenty foot alley; thence South along said alley 115 feet to lands now or formerly of J. Bernhart; thence West along said lands now or formerly of J. Bernhart 380 feet to the center of Miller Street; thence North along Miller Street 65 feet to the place of beginning, containing three-fourths of an acre.

PARCEL No. 054-33-40

BEING known as 4143 Miller Street, Butler, PA 16001

BEING the same property conveyed, by Indenture dated October 14, 2005 and recorded October 21, 2005, from Joan Hogan and Andrew Hogan, deceased, to Lisa M. Cable and Robert C. Cable, as Instrument No. 200510210030510, in the Recorder's Office of Butler County, PA.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2013-30060
C.P. 2011-22253
SHF FILE: 14002158**

ATTY STUART SEIDEN

Seized and taken in Execution as the property of PETER ACELENDER, LYNNA CELENDER AND UNITED STATES OF AMERICA at the suit of U S BANK NATL ASSN, Being:

All that certain lot, parcel or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, known and designated as lot no. 206 (erroneously referenced as lot no. 205 in prior deed) in phase II & 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.

Subject to matters as shown on the recorded plan.

Subject to all coal, oil and gas and mineral rights, easements, conditions, restrictions, rights of way and covenants as may affect the hereinabove described premises and as are contained in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A Celender and Lynn M Celender from Timothy M Wells and Amy W Wells, by Deed, dated 10/22/1996 and recorded 12/24/1996 in Book 2697 Page 0503.

Tax Parcel: 130-S21-C206

Premises Being: 610 Highland Court Cranberry Township, PA 16066-3362

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30191
C.P. 2014-21185
SHF FILE: 14002075**

ATTY SALVA TORE FILIPPELLO

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

All that certain piece, parcel or tract of land situate in the Township of Worth, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2 in the Mourning Dove Acres Plan of Lots, said plan being recorded in the Recorder's Office of Butler County in Rack File 138, page 18.

DEED BOOK: Instrument #2006071700 17798

DEED PAGE: Instrument #2006071700 17798

MUNICIPALITY: Township of Worth

TAX PARCEL #: 330-4F70-A6B-0000

PROPERTY ADDRESS: 1339 West Park Road Slippery Rock, PA 16057

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30237
C.P. 2014-21235
SHF FILE: 14002092**

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of ERIC CUNNINGHAM AND MELINDA CUNNINGHAM at the suit of JPMORGAN CHASE BANK N A, Being:

All that certain lot or piece of ground situate in Adams Township, Butler County, Pennsylvania, being Lot No. 849 in the Treesdale - Four Lakes Neighborhood Phase 8 of record in the Butler County Recorder of Deeds Office in Plan Book Volume 227, Pages 31-34 ("the Plan").

UNDERAND SUBJECT TO any and all building restrictions, building lines, easements, rights-of-way, estates, covenants, reservations, exceptions and conditions now of record, apparent on the above-described property or shown on the Plan.

ALSO UNDER AND SUBJECT TO THE Declaration of Covenants, Conditions and

Restrictions for Treesdale ('the Declaration'), of record in the Butler County Recorder of Deeds Office in Record Book Volume 1980, Page 251 , as the same may be supplemented or amended prior to the date hereof. Grantor intends and Grantees agree that the recording of this Indenture shall serve as a 'Supplemental Declaration' under Article IX, Section 1 of said Declaration such that the above described property is, from and after the date of recording this Indenture, deemed to be and hereby is submitted to the terms of said Declaration.

BY THE ACCEPTANCE AND RECORDING of this Indenture, Grantees, for themselves, their heirs and assigns, covenant and agree that pursuant to Article XI of the Declaration, no structure shall be placed, erected, or installed upon the above described property, nor shall any other construction or future modification of completed improvements thereon occur unless and until the same has been reviewed and approved by the 'New Construction Committee' or 'Modifications Committee', established by Article XI of the Declaration.

BEING Tax District Map and Parcel No. 010-S14-A849 in the Deed Registry Office of Butler County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Eric Cunningham and Melinda Cunningham, h/w, by Deed from Charles F. Osthoff, aka Charles F. Osthoff, Sr. and Glenna M. Osthoff, h/w, dated 03/31/2008, recorded 04/01/2008 in Instrument Number 200804010006734.

Tax Parcel: 010-S14-A849-0000

Premises Being: 607 Oswego Drive Gibsonia, PA 15044-8040

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30251
C.P. 2014-21033
SHF FILE: 14002166**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of MARK CZAKE ADM, RICHARD L CZAKE EST, GEORGE CZAKE II, CHARLES CZAKE, DENNIS CZAKE, JOHN CZAKE, CHERYL CZAKE, AND UNKNOWN HEIRS at the suit of WELLS FARGO BANK N A, Being:

All that certain parcel of land situate in the Township of Cranberry, County of Butler

and Commonwealth of Pennsylvania, being Unit 3092, part of Parcel F in the Woodlands Estates Park Plan as recorded in the Recorder's Office of Butler County in Rack File 63, page 25, described as follows:

Beginning at a point on the easterly right of way of Circle, said point being located by the arc of a circle curving to the left in a northerly direction having a radius of 346.00 feet for an arc distance of 66.72 feet from the dividing line of Parcels F and G; thence from said point of beginning by the arc of a circle curving to the left in a northerly direction having a radius of 346.00 feet for an arc distance of 20.47 feet to a point on the dividing line of Units 3092 and 3091 ; thence by line through Parcel F dividing the party wall between Units 3092 and 3091, South 87 degrees 05 minutes 16 seconds East a distance of 101.79 feet to a point on Lot 21 of the above mentioned plan; thence along Lots 20 and 21, South 02 degrees 18 minutes 41 seconds East a distance of 20.53 feet to a point on the dividing line of Units 3092 and 3093, North 87 degrees 05 minutes 16 seconds West a distance of 103.14 feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Czake, unmarried, by Deed from John J. Heidl and Amy S. Heidl, h/w, dated 10/04/1991, recorded 10/09/1991 in Book 1873, Page 156.

RICHARD L. CZAKE died on 08/27/2004, and MARK CZAKE was appointed Administrator/ trix of his estate. Letters of Administration were granted to him on 03/24/2005 by the Register of Wills of BUTLER COUNTY, No. 10-2005-246. Decedent's surviving heir(s) at law and next-of-kin are MARK CZAKE, GEORGE CZAKE, II, DENNIS CZAKE, CHARLES CZAKE, JOHN CZAKE, and CHERYL CZAKE.

Tax Parcel: 130-S4-CF3092-0000

Premises Being: 117 Bellwood Court Cranberry Township, PA 16066-7333

BCLJ: October 3, 10 & 17, 2014

E.D. 2012-30111
C.P. 2012-20403
SHF FILE: 14002071

ATTY ADAM DAVIS

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

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

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

Tax Parcel: 230-S1-12A57-0000

Premises Being: 104 Maple Drive Valencia, PA 16059-2410

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30225
C.P. 2014-21316
SHF FILE: 14002124

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of CINDY A DIETRICH at the suit of DEUTSCHE BK NATL TR CO, Being:

ALL that certain piece or parcel of land situate in the Borough of Slippery Rock, County of Butler and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING at the Northwest corner of the property Northwest corner of the property herein described on the East line of a lot of now or formerly of William Lloyd Brooks and in the center of West Water Street; thence along the center line of West Water St. South 86 Degrees 52' East a distance of 230.9 feet to a point in the center of West Water Street; thence along other lands of now or formerly of Joseph Brydon and Mary E. Brydon, South 10 Degrees 54 East, a distance of 238.6 feet to a fence post; thence along said lands of now

or formerly of Joseph .Brydon and Mary E. Brydon South 80 Degrees 45' West, a distance of 233.8 feet to a stake on line of said lot of now or formerly of William Lloyd Brooks; thence along said lot of now or formerly of William Lloyd Brooks North. 9 Degrees 4' West, a distance of 288 feet to the place of beginning.

Having thereon erected a dwelling house.

PARCEL NO. 510-S4-5

BEING KNOWN AS 441 Water Street, Slippery Rick, PA 16057

BEING the same premises which Robert F. Dietrich, Jr. and Cindy A. Dietrich, Husband and wife, by Deed dated March 21, 2007 and recorded March 27, 2007 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 200703270007096, granted and conveyed unto Cindy A. Dietrich, a married person.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30192
C.P. 2014-20707
SHF FILE: 14002014

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of CATHERINE M DONNELLY at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain piece, parcel or tract of land situate in the Borough of Saxonburg, Butler County, Pennsylvania, bounded and described in accordance with survey of S.D. Graff dated February 18, 1992, as follows:

Beginning at a point at the intersection of the center line of High Street and the center line of Penn Street, A/K/A Roebbling Drive, said point being the southwest corner of the lot herein described; thence along the center line of Penn Street, north 4 degrees 08 minutes east 98.12 feet to a point on line of land now or formerly Easley; thence along line of land of now or formerly Easley, south 85 degrees 52 minutes east 148.10 feet to a point on line of land of now or formerly McWilliams; thence along line of lands of now or formerly McWilliams, south 4 degrees 08 minutes west 101.56 feet to a point in the center of High Street; thence along the center line of High Street, north 84 degrees 32 minutes west 148.14 feet to the place of beginning.

Being Lot No. 16 in a plan of lots laid out for George E. Easley by W. Floyd Stuebgen, Engineer, dated February 7, 1957.

Having thereon erected a dwelling house and being known as 320 High Street, Saxonburg, P A 16056.

Title to said Premises vested in Catherine M. Donnelly, unmarried by Deed from Annie D. Gentile dated 12/23/2005 and recorded 01/04/2006 in the Butler County Recorder of Deeds in Instrument No. 200601040000252.

BEING KNOWN AS 320 High Street, Saxonburg, PA 16056

TAX MAP NO: 500-S2-B16

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30243
C.P. 2014-20852
SHF FILE: 14002128**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of STEVEN C DUNMIRE AND TRACY M DUNMIRE at the suit of GREEN TREE SERVICING LLC, Being:

ALL THAT CERTAIN piece, parcel and tract of land situate in Butler Township, Butler County, Pennsylvania, fronting on 122 South Duffy Road, 64 feet and having a depth of approximately 240 feet and being all of that certain premises conveyed to Carl R. Sequete and Nancy M. Sequete by deed of Marl R. Emerick, Jr., et ux, dated September 30, 1958, recorded in Butler County at Deed Book Volume 734, Page 452, excepting and reserving therefrom that certain premises conveyed to Carl R. Sequete and Nancy M. Sequete, his wife, by deed of the same premises dated March 30, 1970, recorded in Butler County at Deed Book Volume 906, Page 959.

BEING KNOWN AS : 122 South Duffy Road, Butler, PA 16001

BEING THE SAME PREMISES which Naomi Ruth Wilson, by Deed dated 9/28/1995 and recorded 9/29/1995 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2563, Page 65, granted and conveyed unto Steven C. Dunmire and Tracy M. Dunmire, his wife.

PARCEL NO.: 056-11-6

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30235
C.P. 2014-21284
SHF FILE: 14002103**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of GREGORY L FITZINGO at the suit of HSBC BANK USA NATL ASSN, Being:

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

BEGINNING at a point on the West side of the Annandale and Murrinsville Road at the Southeast corner of the premises herein described; thence in a Westerly or Northwesterly direction along line of now or formerly Cemate, formerly Opal S. Rihel, 557 feet to land of now or formerly Ferre formerly J.H. Middendorf; thence in a Northerly direction along land of now or formerly Ferre, formerly Middendorf, 430 feet to a point on the line of now or formerly Amarosa, formerly Hutchinson heirs; thence running in an Easterly direction along line of now or formerly Amarosa, formerly Hutchinson heirs 756 feet to a point on the West side of the Annandale and Murrinsville Road; thence in a Southerly direction along said road 550 feet to lot of Cemate, the place of beginning with buildings thereon erected.

EXCEPTING, HOWEVER, triangular parcel at the Southwest corner of said tract previously conveyed from Alfred E. Sprowls to John Cemate and wife by deed dated July 31, 1960, recorded September 12, 1960 in Deed Book 745, Page 589.

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

BEGINNING at a point in the center of the Old Boyers Road, designated as old highway 308; thence South 89 degrees 45 minutes West along the first parcel above described, 227 feet to a point; thence South 85 degrees 27 minutes East 271 feet to a point in the center of said road; thence North 19 degrees 12 minutes East along the center of said road 24.8 feet to the place of beginning.

CONTAINING 348 square feet and being a

triangular piece of land and adjoining the first parcel above described. See Deed from John Cemate and wife to Alfred E. Sprowls dated July 31, 1960, recorded September 12, 1960 in Deed Book 745, Page 586.

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

BEGINNING at a point North of the North brand of Slippery Rock Creek, said point being where Route 308 leave old Route 308; thence along the middle of new Route 308 Northerly to a point where new 308 rejoins and interacts with old 308; thence Southward along old Route 308 to the place of beginning.

CONTAINING about 1 acre of land, more or less.

This parcel being intended to include all land between old Route 308 and new Route 308.

UNDER AND SUBJECT to, nevertheless, all conveyances, exceptions, restrictions and conditions which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and, all laws, ordinances and regulations relating to subdivisions.

BEING the same premises which Ward A. Donaldson and Naomi Donaldson, his wife, by deed dated June 29, 1999 and recorded June 29, 1999 in Butler County in Deed Book 3021, Page 223, granted and conveyed unto Gregory L. Fitzingo, a single man.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece, parcel or lot of land located in Marion Township, Butler County, Pennsylvania being more particularly described as follows:

BEGINNING at the Southeastern most point on the Western Boundary line of T-649 (Old Route 308); thence South 88 Degrees 13 minutes 55 seconds West a distance of 78.98 feet to a tree along line of lands of now or formerly Gregory L. Fitzingo; thence North 74 Degrees 16 minutes 09 seconds West a distance of 332.58 feet along line of lands of now or formerly Gregory L. Fitzingo to an Oak Stump; thence North 82 Degrees 53

minutes 00 second East a distance of 452.61 feet along lands of now or formerly Marion Township to a point on the Western Boundary line of T-649 (Old Route 308) to a point; thence South 19 Degrees 12 minutes 00 second West a distance of 152.27 feet along the Western Boundary line of T-469 (Old Route 308) to the place of beginning. Containing 0.80 acres of land. With this description from the survey of W.J. McGarvey, P .E. dated November 11, 1999 and recorded as the Subdivision at Butler County Plan Book 232, Page 21.

BEING part of the same premises conveyed to Gregory L. Fitzingo, by Deed of Ward A. Donaldson and Naomi Donaldson, his wife dated June 29, 1999, and recorded on June 29, 1999, in the Butler County Office of the Recorder of Deeds at Deed Book Volume 3021, Page 233. Gregory L. Fitzingo's wife, Michelle L. Fitzingo, joins in this conveyance to convey an interest she may have.

This 0.80 acre tract of land was to be retained by Ward A. Donaldson and Naomi Donaldson following their June 29, 1999, conveyance to Gregory L. Fitzingo. As such, a Corrective Deed was recorded on August 10, 2000, at Instrument No. 200008100018602, to convey title to this 0.80 acre tract back to Ward A. Donaldson and Naomi, Donaldson.

Tax Parcels: 210-2F49-10B-0000, 210-2F49-7-0000

Premises Being: 2369 West Sunbury Road Boyers, PA 16020-1721

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30240
C.P. 2014-21330
SHF FILE: 14002097**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DONALD A GAVIGLIA, EMILY LOEFFLER, AND EMILY R GAVIGLIA at the suit of PHH MORTGAGE CORP, Being:

ALL THAT parcel of ground situate in the Township of Butler, Butler County, Pennsylvania, known as Lot No. 100 of the Woodbury Estates Plan #4 as recorded in the Office of the Recorder of Deeds of Butler County on November 12, 1968 in plan rack file 58, page 4.

TITLE TO SAID PREMISES IS VESTED IN

Donald A. Gaviglia and Emily Loeffler, by Deed from Jeffery R. Mateer, a single man, dated 07/03/2008, recorded 07/14/2008 in Instrument Number 200807140015853. Tax Parcel: 056-20-J100-0000

Premises Being: 216 Havenhill Drive Butler, PA 16001-2612

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30239

C.P. 2014-21409

SHF FILE: 14002105

ATTY SARAH HANCHER

Seized and taken in Execution as the property of JEFFREY LEE GEIGER AND STACEY GEIGER at the suit of GARY M GEIGER, SR, Being:

All that certain piece, parcel or tract of land situate in Jackson Township, Butler County, Pennsylvania, and being known and designated as Lot No. 9 in the Harmony highlands Plan of Lots as laid out by George L. Braithwaite, R.E. said plan being recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 22, page 18 and bounded and described as follows:

BEGINNING at a point at the Northwest corner of the within described lot, said point being the Southwest corner of Lot No. 12; Thence along the Southerly line of Lot No. 12 North 61° 30' 30" West, a distance of 252.48 feet to a point; Thence North 18° 52' 50" West, a distance of 100 feet to a point, the place of beginning.

Being designated as Tax Parcel No. 180-S4-A9.

Subject to all covenants, conditions, restrictions, easements, and rights of way as contained in prior instrument of record in the chain of title.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30205

C.P. 2013-22208

SHF FILE: 14002104

ATTY DENISE CARLON

Seized and taken in Execution as the property of WILLIAM MARSHALL HALLE ADMR AND EUGENE A NIST EST BY ADMR at the suit of WELLS FARGO BANK N A, Being:

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

Beginning at the Northeast corner of the property herein described, which point is on the South side of Harvest Drive and in the center of a twenty-foot utility right of way; thence by the Utility right of way, South 0° 54' 40" West one hundred fifty (150) feet to Lot No. 28 in said plan; thence by the same, North 89° 05' 20" West two hundred twenty-five (225) feet to the East side of Harvest Drive West; thence in a Northeasterly direction by the same by a curve to the right having a radius of 150 feet a distance of two hundred thirty-five and sixty-two hundredths (235.62) feet to a point; thence by the same South 89° 05' 20" East seventy-five (75) feet to the place of beginning.

Being Lot 27 in the Cranberry Manor Plan of Lots recorded in Rack File 22 Page 23.

Tax ID No.: 130-S4-A27-0000

Address: 1 Harvest Drive, Cranberry Twp, PA 16066.

BEING the same premises which William H. Reynolds and Ann Jane Reynolds, his wife, by Deed dated July 12, 1960 and recorded July 19, 1960 in and for Butler County, Pennsylvania, in Deed Book Volume 743, Page 408, granted and conveyed unto Eugene A Nist and Charlotte V. Nist, his wife.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30248
C.P. 2014-21425
SHF FILE: 14002145

ATTY ANDREA PARENTI

Seized and taken in Execution as the property of MICAH D HARTMAN AND NICOLE R HARTMAN at the suit of U S BANK NATL ASSN, Being:

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

On the North 120 feet by lands of now or formerly Wilson; on the East 40 feet by an alley; on the South by lands of now or formerly Kerry; and on the West 40 feet by South Main Street.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 735 SOUTH MAIN STREET BUTLER, PA 16001

PARCEL NO. 561-3-143-0000

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any ways appertaining, the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property claim and demand whatsoever of her, the grantor corporation as well at law as in equity, of, in and to the same.

BEING THE SAME PREMISES WHICH Nellie J. McGregor by deed dated 06/11/2010 and recorded 06/30/2010 in Butler County Instrument #201006300014315, granted and conveyed unto Micah D. Hartman and Nicole Renee Hartman, husband and wife. (Nicole Renee Hartman a/k/a Nicole R. Hartman).

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30230
C.P. 2014-21336
SHF FILE: 14002110

ATTY MICHAEL LAZAROFF

Seized and taken in Execution as the property of NAOMI B HARVEY at the suit of WILLIAM P DEEMER, YOLANDA M DEEMER AND HIGHLANDS APARTMENTS INC, Being:

Tax Parcel 290-S1B62A-0000:

BEGINNING at a point in the center of Legislative Route 68, at intersection with lands of William H. Broad; thence North 20°30'30" East along the center line of Route 68, a distance of 18.40 feet to a point at intersection with lands of K. Best; thence South 87°30' East along lands of K. Best, W. J. Best, and D. E. McFadden, a distance of 535.80 feet to a point; thence South 0°08'30" East along lands of Grossman Heirs, a distance of 120.43 feet to a point at intersection with lands of P. L. Holt; thence North 87°30' West along lands of P. L. Holt and J. Holt, a distance of 397.43 feet to a point at other lands of grantors; thence North 17°10'20" East along other lands of grantors, a distance of 72.25 feet to a point; thence North 76°26'50" West along other lands of grantors, a distance of 168.88 feet to a point, the place of beginning.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30211
C.P. 2014-21158
SHF FILE: 14002121

ATTY ADAM DAVIS

Seized and taken in Execution as the property of KIMBERLY HINDERLITER AND JASON MENTZER at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

Beginning at a point at the northeast corner of the lot herein described being in the center of Slippery Rock; thence South 66 degrees 14 minutes East, 620 feet to lands now or formerly of Joseph A. Wach; thence along line of lands now or formerly of Wach, South 27 degrees 48 minutes West, 125.67 feet to Lot No. 25 of Bovard Acres Addition Plan of Lots; thence along lands of Lot No. 25, North 62 degrees

12 minutes West, 644.96 feet to a point in the center of Slippery Rock Creek; thence along the center of Slippery Rock, North 45 degrees 42 minutes East, 86.23 feet to the place of beginning.

Also known as parcel no. S1-A24.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Hinderliter, an unmarried woman, by Deed from Kimberly Hinderliter, an unmarried woman and Jason Mentzer, an unmarried man, dated 12/20/2011, recorded 12/29/2011 in Instrument Number 201112290032456.

Tax Parcel: 070-S1-A24-0000

Premises Being: 134 Bovard Lane Boyers, PA 16020-1102

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30199
C.P. 2014-21221
SHF FILE: 14002093**

ATTY BRADLEY OSBORNE

Seized and taken in Execution as the property of ANTON J IVANKO AND SHERRY L IVANKO at the suit of BANK OF NEW YORK MELLON, Being:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN Winfield Township, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Northeast corner of the lot herein described; thence along line dividing the within described lot and line of land now or formerly of Charles E. and Eva B. Howan, South 00° 46' 40" West a distance of 505.40 feet to a point being the Southeast corner of the lot herein described; thence along line dividing the within described lot and land now or formerly of Dolores J. Corvenyak, the following courses and distances: North 88° 50' 40" West a distance of 150.00 feet to a point [this course and distance erroneously omitted from previous legal description]; North 15° 46' 00" West a distance of 303.47 feet to a point; North 01° 00' 20" East a distance of 215.06 feet to a point; thence along line dividing the within described lot and line of land now or formerly of Robert Corvenyak Subdivision, South 88° 50' 40" East a distance of 235.00 feet to a point, the place of beginning. BEING a

Revision of the Corvenyak Subdivision/Lot 1 of the D. J. Corvenyak Plan No.2, as recorded in the Recorder's Office of Butler County, Pennsylvania, on August 2, 1990, at Plan Book Volume 225, Page 10.

SUBJECT to a fifty (50) foot building line as shown on said recorded plan.

TOGETHER with the right of ingress, egress and regress over a 50 foot private right-of-way and existing private road to Peters Lane as shown on said subdivision. Also, together with right of ingress, egress and regress over said Peters Lane.

PARCEL No. 320-1F9-10DA

BCLJ: October 3, 10 & 17, 2014

**E.D. 2013-30041
C.P. 2011-20776
SHF FILE: 14002109**

ATTY DANIEL J BIRSIC

Seized and taken in Execution as the property of VICTOR G KENNEDY AND GEORGE VICTOR KENNEDY at the suit of NEXTIER BANK N A, Being:

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

COMMENCING at a post on New Castle Street, adjoining lot now or formerly David Boreland 160 feet to an alley; thence west along same alley 50 feet to lot of formerly J. Davis, now or formerly Charles Neigh, formerly J. Davis, 160 feet to New Castle Street; thence east along said New Castle Street 50 feet to place of beginning and having thereon erected a two-story frame dwelling house.

SAID property being known as 624 New Castle Street a/k/a 624 West New Castle Street, Butler, Pennsylvania 16001.

TAX Parcel # 565-24-158-0000.

BEING the same premises which the Secretary of Veterans Affairs by Deed dated January 7, 2005 and recorded on May 25, 2005 in the Office of the Recorder of Deeds of Butler County at Instrument No. 200505250013209, granted and conveyed unto Defendant.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30188
C.P. 2014-21177
SHF FILE: 14002108

ATTY ADAM DAVIS

Seized and taken in Execution as the property of CHARLENE D KOEHLER EXTRX, VIRGINIA R KOEHLER EST BY EXTRX AND VIRGINIA KOEHLER EST BY EXTRX at the suit of WELLS FARGO BANK N A, 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 .3.7037% interest of, in and to the Common Elements as more fully set forth in the Declaration.

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 m above described over Dogwood Court, together with the use of a 20 foot sanitary sewer easement along the Northerly side of Phase III and the Convertible and Withdrawable Real Estate to the East of Phase HI.

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 Last 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 CHARLENE D. KOEHLER.

Tax Parcel: 500-S3-B406

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

BCLJ: October 3, 10 & 17, 2014

E.D. 2010-30119
C.P. 2010-20693
SHF FILE: 14002072

ATTY EDWARD CONWAY

Seized and taken in Execution as the property of ROBERT A LAZOR JR AND ROSEMARY LAZOR at the suit of BENEFICIAL CONS DISC CO, Being:

TAX I.D. #: 230.S9.C43

ALL THAT CERTAIN Lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 43 in the Dwellington Greens Plan of lots as recorded in the Recorder's Office of Butler County in Rack File Volume 22, Page 21.

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

Being known as: 157 DWELLINGTON DRIVE, VALENCIA, PENNSYLVANIA 16059.

Title to said premises is vested in Robert A Lazor Jr and Rosemary Lazor, husband and wife, by deed from Susan D. Brown dated September 17, 1991 and recorded September 23, 1991 in Deed Book 1862, Page 203.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30212
C.P. 2014-21198
SHF FILE: 14002119

ATTY MARC WEISBERG

Seized and taken in Execution as the property of BRY AND LOWE AND MARLENE K LOWE at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ONE: COMMENCING AT THE NORTHWEST CORNER AT A POINT IN THE CENTER OF THE OLD MERCER ROAD, THENCE SOUTH 85 3/4" EAST, 1,771.9 FEET ALONG LINE OF LANDS OF HEIRS OF THE HON WILSON MCCANDLESS, DECEASED, AND HILDERBRANDS TO A PEG AT A POINT AT THE INTERSECTION OF LANDS OF THE C. DUFFY HEIRS, THE HILDERBRANDS, AND THE LAND HERE BEING DESCRIBED; THENCE SOUTH 3 1/4° WEST, 231 FEET ALONG LINE OF LANDS OF THE C. DUFFY HEIRS TO A PEG AT THE LINE OF LANDS W. RULE; THENCE NORTH 88 1/2° WEST, 1,674.7 FEET ALONG LINE OF LAND OF W. RULE TO A POINT IN THE CENTER OF THE OLD MERCER ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG CENTER OF OLD MERCER ROAD, 284.8 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED LOT CONTAINING TEN (10) ACRES, MORE OR LESS.

TWO: BEGINNING AT THE NORTHWEST CORNER OF THE LAND HEREIN CONVEYED AT A POINT IN THE CENTER OF THE PUBLIC ROAD, THENCE EAST ALONG OTHER LANDS OF PREVIOUS FIRST PARTIES A DISTANCE OF 1,685.8 FEET TO LANDS NOW OR FORMERLY HILDERBRAND; THENCE SOUTH ALONG LANDS NOW OR FORMERLY OF HILDERBRAND A DISTANCE OF 20 FEET TO AN IRON PIPE; THENCE SOUTH ALONG LANDS NOW OR FORMERLY OF MARTHA LOWE, A DISTANCE OF 1,685.8 FEET TO THE CENTER OF THE PUBLIC ROAD; THENCE NORTH ALONG THE CENTER LINE OF SAID PUBLIC ROAD A DISTANCE OF 20 FEET TO THE PLACE OF BEGINNING AND BEING A STRIP OF LAND 20 FEET IN WIDTH OFF THE SOUTH END OF THAT CERTAIN TRACT OF LAND CONVEYED

TO A. H. NELSON, ET AL, TO T.C. LIMBERG BY THEIR DEED DATED OCTOBER 7, 1921, RECORDED IN DEED BOOK 386, PAGE 168.

THREE: BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF THE PREMISES HEREBY CONVEYED, BEING THE SOUTHEAST CORNER OF LAND OF FORMERLY GRENET; THENCE ALONG LINE OF SAID LAND OF FORMERLY GRENET, NORTH 18° 13' WEST, A DISTANCE OF 125.37 FEET TO A POINT ON OTHER LANDS OF THE PREVIOUS PARTIES OF THE FIRST PART, THENCE ALONG OTHER LANDS OF THE PREVIOUS PARTIES OF THE FIRST PART, SOUTH 87° 35' EAST, A DISTANCE OF 372.3 FEET TO A POINT ON OTHER LANDS OF PREVIOUS PARTIES OF THE FIRST PART; THENCE ALONG LINE OF SAID OTHER LANDS OF PREVIOUS PARTIES OF THE FIRST PART, SOUTH 18° 13' EAST, A DISTANCE OF 125.37 FEET TO A POINT ON OTHER LANDS OF PREVIOUS PARTY OF THE SECOND PART; THENCE ALONG LINE OF SAID OTHER LANDS OF PREVIOUS PARTY OF THE SECOND PART, NORTH 87° 35' WEST, A DISTANCE OF 372.3 FEET TO A POINT AT LINE OF SAID LAND FORMERLY GRENET, THE PLACE OF BEGINNING. CONTAINING ONE (1) ACRE, STRICT MEASURE.

FOUR: BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LANDS OF A.T. LOWE, FORMERLY WILLIAM H. MILLER AND T.C. LIMBERG AND WHICH POINT LIES ON THE SOUTH BOUNDARY OF LANDS OF THE PREVIOUS GRANTOR HEREIN ON THE GIVING OF THIS DEED, SAID SOUTH BOUNDARY BEING A LINE PARALLEL TO OTHER LANDS OF A.T. LOWE EXTENDING TO LANDS OF HILDERBRAND ON THE EAST; THENCE SOUTH 87° 1' EAST A DISTANCE OF 1,165.6 FEET ALONG LANDS OF PREVIOUS GRANTORS HEREIN TO A POINT; THENCE SOUTH 3° 48' WEST, A DISTANCE OF 117.0 FEET; THENCE NORTH 87° 11' WEST A DISTANCE OF 1,118.5 FEET ALONG LANDS OF A.T. LOWE TO A POINT; THENCE NORTH 18° 13' WEST A DISTANCE OF 125.37 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING APPROXIMATELY 3.06 ACRES.

TAX I.D. #: 056-13-14

Being known as: 576 MERCER ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Bryan D. Lowe and Marlene K. Lowe, husband and wife, by deed from Bryan D. Lowe dated August 20, 2004 and recorded August 26, 2004 in Instrument Number 200408260028178.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30223
C.P. 2014-21104
SHF FILE: 14002125**

ATTY MARC WEISBERG

Seized and taken in Execution as the property of KEVIN R NULTON AND DARLENE M NULTON at the suit of EVERBANK, Being:

TAX I.D. #:420-S1-K26AC

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF HARMONY, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF BLUFF ALLEY, WHICH POINT IS NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF JOHN J. GALER, ET UX., WHICH POINT IS MEASURED NORTH 10 DEGREES 01 MINUTES WEST, 50.94 FEET FROM THE NORTHWESTERLY CORNER OF THE LAND NOW OR FORMERLY OF K.P. BARKER; THENCE ALONG SAID ALLEY, NORTH 10 DEGREES 01 MINUTES WEST, 50.94 FEET TO A POINT; THENCE ALONG OTHER LAND NOW OR FORMERLY OF W. J. BROTHER, INC., NORTH 81 DEGREES 28 MINUTES EAST, 100 FEET TO POINT; THENCE BY THE SAME, SOUTH 10 DEGREES 01 MINUTES EAST, 50.94 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF GALER, SOUTH 81 DEGREES 28 MINUTES WEST, 100 FEET TO A POINT, THE PLACE OF BEGINNING

Being known as: 230 BLUFF STREET, ZELIENOPLE, PENNSYLVANIA 16063.

Title to said premises is vested in Kevin R. Nulton and Darlene M. Nulton, husband and wife, by deed from Sidney E. Bream and Michele D. Bream, husband and wife, dated April 10, 2007 and recorded April 12, 2007 in Instrument Number 200704120005672.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30198
C.P. 2014-21195
SHF FILE: 14002107**

ATTYJONATHAN LOBB

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.

HAVING erected thereon a residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN Timothy Michael O'Shea and Lori Jo O'Shea, his wife, by Deed from Maranda 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: October 3, 10 & 17, 2014

**E.D. 2014-30214
C.P. 2014-20272
SHF FILE: 14002117**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of JAMES DOUGLAS REGES, JAMES REGES AND MARY BETH REGES at the suit of LSF8 MASTER PARTICIPATION TR, Being:

All that certain piece parcel or lot of land, situate in the First Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows, to-wit:

On the North forty (40) feet by an alley on the East one hundred twelve (112) feet by Lot No. 93 in the same plan, now or formerly owned by William C. Jahnig; on the South forty (40) feet by Christie Avenue, and on the West one hundred twelve (112) feet by Lot No 91 in the same plan of lots, now or formerly owned by William C. Jahnig, Being Lot No. 92 in the

William C. Jahnig Plan of lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 5, Page 34 Having thereon erected a two story dwelling house.

Being more particularly bounded and described per the survey of W. J. McGarvey, P.L.S., dated April 13, 1988:

Beginning at a point on the Northern line of Christie Avenue at the Southeast corner of the parcel herein described, said point being common to the Southwest corner of lot of now or formerly J. Bachar; thence by the Northern line of Christie Avenue, South 86 degrees 18' 57" West, 40.00 feet to a point on the Southeast corner of lot of now or formerly C. Davis; thence by Davis, North 3 degrees 41' 03" East, 112.00 feet to a point on the Southern line of a 20-foot alley; thence by same, South 86 degrees 18' 57" East, 40.00 feet to a point on the Northwest corner of lot of now or formerly J. Bachar; thence by Bachar, South 3 degrees 41' 03" West, 112 .00 feet to a point, the place of beginning.

CONTAINING .10 of an acre and having thereon erected a dwelling house, and being Lot No. 92 in the William C. Jahnig Plan of Lots as recorded in Plan Book 5, Page 34.

TAXI.D.#: 561-1-134

Being known as: 214 EAST CHRISTIE AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in James Douglas Reges a/k/a James Reges and Mary Beth Reges, husband and wife, by deed from William R. Holden and Mary E. Holden, husband and wife, dated August 23, 1989 and recorded August 29, 1989 in Deed Book 1481, Page 240.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30246
C.P. 2014-21422
SHF FILE: 14002142**

ATTY LEON HALLER

Seized and taken in Execution as the property of DONALD L ROSE AND DAWN M ROSE at the suit of MIDFIRST BANK, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in Clearfield Township, Butler County, Pennsylvania, bounded and described

as follows in accordance with survey of James C. Allison dated May 23, 1989:

BEGINNING at a point on the Westerly right of way line of Clearfield Road leading from Fenelton to Chicora, known as L.R. 10036 on line of lands now or formerly of Richard and Catherine Swartzlander; thence South 3 degrees West along the Westerly line of said public road leading from Fenelton to Chicora, known as L.R. 10036, a distance of 100 feet to a point on line of lands now or formerly of Clara R. Bauldoff and Louis H. Bauldoff; thence South 88 degrees 30 minutes West along line of lands now or formerly of Clara and Louis Bauldoff, a distance of 150 feet to a point; thence North 3 degrees East along line of lands now or formerly of Bauldoff and Swartzlander, a distance of 103 feet to a point on line of lands now or formerly of Richard and Catherine Swartzlander; thence North 88 degrees 30 minutes East along line of lands of same, a distance of 89 feet to a point; thence South 88 degrees 41 minutes East along line of lands of Richard and Catherine Swartzlander, a distance of 60.84 feet to a point on the Westerly line of the Fenelton-Chicora public road, known as L.R. 10036, the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM a small triangular piece out of the Northeast corner of the premises hereinbefore described, conveyed by Harry A. Swartzlander, et ux., to Richard E. Swartzlander, et ux., by deed dated April 14, 1959, recorded in the Recorder's Office of Butler County, PA at Deed Book 888, Page 1085.

HAVING THEREON ERECTED a dwelling house, garage and shed and being known as: 909 CLEARFIELD ROAD, FENELTON, PA 16034

PARCEL NO. 090-S1-B5

BEING THE SAME PREMISES WHICH William L. Raybuck, Jr. et ux., by deed dated 02/12/1999 and recorded 02/16/1999 in Butler County Record Book 2967 Page 1026, granted and conveyed unto Donald L. Rose and Dawn M. Rose, husband and wife.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30247
C.P. 2014-21423
SHF FILE: 14002141**

ATTY LEON HALLER

Seized and taken in Execution as the property of NICOLE M SCHELL AND MICHAEL R SCHWESINGER at the suit of U S BANK NATL ASSN, Being:

ALL THAT CERTAIN Condominium Unit situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being known as Unit 15, Building 8, of the Norberry Courts Condominium together with an undivided 2.778% interest, per unit, in and to the Common Elements, as more particularly described in the Declaration for Norberry Courts Condominium, recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 1220, Page 438, the Amended Declaration for Norberry Courts, recorded in Deed Book Volume 1250, Page 894, the Supplemental Declaration for Norberry Courts, recorded in Deed Book Volume 1262, Page 672, and the Amended Declaration for Norberry Courts, recorded in Deed Book Volume 1311, Page 123.

HAVING THEREON ERECTED a condominium unit known and numbered: 1265 NORBERRY COURT, UNIT 15, CRANBERRY TOWNSHIP, PA 16066

BEING designated as Parcel No. 130-S12-E15

BEING THE SAME PREMISES WHICH Richard D. Sallade and Lynda G. Sallade, by deed dated 09/21/09 and recorded 09/24/09 in Butler County Instrument No. 200909240022648, granted and conveyed unto Michael R. Schwesinger and Nicole M. Schell.

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: October 3, 10 & 17, 2014

**E.D. 2014-30193
C.P. 2014-2 1053
SHF FILE: 14002099**

ATTY MARC WEISBERG

Seized and taken in Execution as the property of CHAD SCHRECKENGOST at the suit of RESIDENTIAL CREDIT SOLUTIONS INC, Being:

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

BEGINNING at a point in the center of the public road at the southeast corner of property now or formerly of John Voytek;

THENCE by lands now or formerly of John Voytek, North 00 degrees 27 minutes West, a distance of 685.66 feet to a point on the line of lands of now or formerly of Rev. Francis La Croix;

THENCE by the lands now or formerly of Rev. Francis La Croix, North 64 degrees 12 minutes East, a distance of 2.20 feet to the northwest corner of a 20' driveway, to the properties now or formerly of L.W. Euler and Francis La Croix;

THENCE by the westerly side of said 20' driveway, South 46 degrees 48 minutes East , a distance of 60 .85 feet to a point;

THENCE by other lands of now or formerly Shiring, South 10 degrees 27 minutes East, a distance of 596.34 feet to a point in the center of the public road?

THENCE by center line of the public road, South 68 degrees 09 minutes West , a distance of 157.30 feet to a point and the place of beginning.

CONTAINING 1.4 acres, more or less, and having thereon erected a one and one-half story frame dwelling, two-car garage and permanently placed mobile home.

TAX I.D. #: 040-1F03-A6

Being known as: 149 BEALE ROAD, SARVER, PENNSYLVANIA 16055.

Title to said premises is vested in Chad Schreckengost by deed from Susan K. O'Donnell, Executrix of the Estate of Joesph Reed Weltner (also known as Joseph R.

Weltner) dated August 9, 2007 and recorded August 10, 2007 in Deed Book Instrument number 20070810021048.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30224
C.P. 2014-21312
SHF FILE: 14002123**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of ROBERT T SCHRIVER, ROBERT SCHRIVER, JENNIFER SCHRIVER AND JENNIFER M SCHRIVER at the suit of WELLS FARGO BANK NA, Being:

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

BEGINNING at a point on the Southern line McGinley Road, a/k/a T-613 , said point being the Northwest corner of the parcel herein described; thence along the Southern line of McGinley Road, South 87 degrees 16 minutes 40 seconds East, a distance of 160.00 feet to a point on the Westerly line of Lot No.22, said point being the Northeast corner of the parcel herein described; thence along Lot No.22, South 23 degrees 57 minutes 20 seconds West, a distance of 576.09 feet to a point on Lot No.11, said point being the Southeast corner of the parcel herein described; thence along Lot No.11, South 89 degrees 10 minutes 10 seconds West, a distance of 300.00 feet to a point on Lot No.10, said point being the Southwest corner of the parcel herein described; thence along Lot No.24 in said plan, North 34 degrees 47 minutes 30 seconds East, a distance of 270.60 feet to a point; thence South 55 degrees 12 minutes 30 seconds East, a distance of 45.00 feet to a point; thence North 28 degrees 07 minutes 21 seconds East, a distance of 387.62 feet to a point, the place of beginning.

BEING pan of Lot No. 23 in the Green Crest Subdivision Plan of Lots as recorded at Rack File 121, page 43.

This description is prepared in accordance with a survey of James A. Day, P.L.S., dated November 8, 1994.

SUBJECT to a sixty (60) foot building set back line as shown on recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Robert T. Schriver and Jennifer Schriver, h/w, by Deed from Estate of Margaret L. Woods, deceased and Aaron Cipriani, executor, dated 10/19/2012, recorded 10/26/2012 in Instrument Number 201210260030892.

Tax Parcel: 250-3F02-4A23-0000

Premises Being: 120 McGinley Road Chicora, PA 16025-3402

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30250
C.P. 2014-21025
SHF FILE: 14002162**

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of TERANCE W SCUTT JR AND UNITED STATES OF AMERICA at the suit of BANK OF AMERICANA, Being:

ALL that certain piece, parcel or tract of land situate in Clinton Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 4 in the Plan of Lots for John M. Allen, Jr., Recorded at Rack File 71 , Page 5, known as Timber Ridge Plan of Lots, being bounded and described as follows:

BEGINNING at a point in the center line of a public road known as Township Road T-559, at the Southeast corner of the lot herein conveyed and being the Southwest corner of Lot No. 3 in the same plan; THENCE from said point of beginning along center line of said public road T-559, North 87 degrees 08 minutes West 161.00 feet to a point; thence along line of Lot No.5, North 2 degrees 49 minutes 50 seconds East 310.48 feet to a point on line of Lot No. 14 in same plan; thence along line of Lot No. 14 and Lot No. 15, North 82 degrees 30 minutes East 163.65 feet to a point on line of Lot No.3 in the same plan; thence along line of Lot No. 3, South 2 degrees 49 minutes 50 seconds West 339.91 feet to a point in the center line of the said public road, the place of beginning.

CONTAINING 1.20 acres, more or less, and being Lot No.4 in the Plan of Lots for John M. Allen, Jr., recorded at Rack File 71, Page 5, known as Timber Ridge Plan of Lots.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of

way appearing of record, including but not limited to those appearing in Deed Book Volume 1445, Page 686, et seq.

TITLE TO SAID PREMISES IS VESTED IN Terance W. Scutt, Jr., by Deed from Prudential Relocation, Inc., a Colorado corporation, dated 10/22/2008, recorded 10/30/2008 in Instrument Number 200810300024348.

Tax Parcel: 100-S4-C4-0000

Premises Being: 173 Ivy wood Road Saxonburg, PA 16056-2311

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30197
C.P. 2014-21052
SHF FILE: 14002013**

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of JILL A STEVENSON at the suit of CLEARVUE OPPORTUNITY XXIV LLC, Being:

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

Beginning at a point on the southerly side of West Brady Street, a 40-foot right-of-way, at a point in common to lands of now or formerly Bash, said point being the northwest corner of the premises herein described; thence along the southerly line of West Brady Street, north 89 degrees 15 minutes 30 seconds east a distance of 45.10 feet to a point on lands of now or formerly Archer; thence by line of same, south 00 degrees 56 minutes 30 seconds east a distance of 53.76 feet to a point on lands of now or formerly Matonak; thence by line of same, south 89 degrees 39 minutes 40 seconds west a distance of 45.10 feet to a point on lands of now or formerly Bash; thence by line of same, north 00 degrees 56 minutes 30 seconds west a distance of 55.44 feet to a point on the southerly line of West Brady Street, the place of beginning.

Having thereon erected a dwelling house and garage and being known as 571 West Brady Street, Butler, PA, 16001.

Said description is in accordance with a survey of R. B. Shannon & Associates, Inc. dated April 20, 1989.

Title to said Premises vested in Jill A. Stevenson, a widow by Deed from John E. Minehart and Andrea G. Minehart, husband and wife dated 08/15/2001 and recorded 08/16/2001 in the Butler County Recorder of Deeds in Instrument No. 200108160022779.

BEING KNOWN AS 571 West Brady Street, Butler, PA 16001

TAX MAP NO: 565-24-170-000

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30213
C.P. 2014-21105
SHF FILE: 14002118**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of TODD W TROYER, TODD WILLIAM TROYER, LISA J TROYER AND LISA JANE TROYER at the suit of CITIMORTGAGE INC, Being:

ALL that certain lot or parcel of land lying and being situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being known and designated as Lot No. 77 in the Sun Valley Plan of Lots as the same is recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File 29, Pages 9 a and b.

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

TITLE TO SAID PREMISES IS VESTED IN Todd W. Troyer and Lisa J. Troyer, his wife, by Deed from Donna L. Clarke, nka Donna L. Gebhardt and David G. Gebhardt, her husband, dated 04/24/1989, recorded 05/05/1989 in Book 1460, Page 915.

Tax Parcel: 130-S7-A77-0000

Premises Being: 115 Laporte Drive Cranberry Township, PA 16066-4933

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30232
C.P. 2014-21159
SHF FILE: 14002106**

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of EARNEST WASHINGTON, EARNEST D WASHINGTON, ALMA WASHINGTON AND ALMA DOLORES WASHINGTON at the suit of WELLS FARGO BANK N A, Being:

All that certain tract of land situate in Jackson Township, Butler County, Pennsylvania, bounded and described as follows:

On the North by lands now or formerly of Henry Zehner and formerly George Dietz; on the East by lands of now or formerly Shamberger; on the South by lands now or formerly of John Buehler Estate; and on the West by lands now or formerly of John Buehler Estate.

Containing 30 acres, more or less, together with the improvements thereon.

Being the same property conveyed to Anna Bennett by H. O. Goodhart, a single man, by deed dated May 27, 1927, and recorded in Butler County in Deed Book 441, Page 437.

See also deed recorded in Deed Book 351, Page 230.

Title to said Premises vested in Earnest D. Washington and Alma Dolores Washington, his wife by Deed from James F. Russell and Annie Russell, his wife dated 05/20/1963 and recorded 06/05/1963 in the Butler County Recorder of Deeds in Book 788, Page 501.

BEING KNOWN AS 212 Russell Drive, Zelienople, PA 16063

TAX MAP NO: 119H2

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30226
C.P. 2014-21325
SHF FILE: 14002122**

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of RAYMOND A WATSON at the suit of FIRST NATL BK-PA, Being:

ALL that certain tract of land situate in Concord Township and partly in Clay Township,

Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Gilbert Road (T502); thence South 87 degrees 01 minutes 40 seconds West, a distance of 730 feet to a point; thence North 35 degrees 26 minutes 00 seconds East a distance of 125.06 feet to a point on the dividing line between lot number 5 and 6 of the Vidic Plan of Lots number 1; thence North 35 degrees 26 minutes 00 seconds East a distance of 125.06 feet to a point; thence North 87 degrees 01 minutes 40 seconds East a distance of 742.62 feet along line of lands of Schandelmeier to a point in the center line of Gilbert Road (T502); thence south 35 degrees 26 minutes 00 seconds West a distance of 125.06 feet along said center line to a point on the dividing line between lots number 5 and 6 of the Vidic Plan of Lots number 1; thence South 35 degrees 26 minutes 00 seconds West along said center line a distance of 40 feet to a point on said center line; thence South 40 degrees 08 minutes 30 seconds West a distance of 82.49 feet along said center line to a point thence South 51 degrees 51 minutes 45 seconds West, a distance of 10.3 feet to a point the place of beginning. Being lot number 5 in the Vidic Plan of Lots number 1, containing 1.671 acres and lot number 6 in the Vidic Plan of Lots number 1, containing 1.663 acres, as per Survey of MAPS dated 9-4-96.

BEING the same property which Douglas E. Vidic and Eileen Vidic, husband and wife, granted and conveyed to Raymond A. Watson, by Deed dated August 28, 2000 and recorded September 18, 2000, in the Recorder of Deeds Office, Butler County, Pennsylvania in Instrument Number 200009180021915

Instrumnet No. 200009180021915

Parcel Nos. 110-2F57-A47 and 110-2F57-A48

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30238
C.P. 2014-21349
SHF FILE: 14002095**

ATTY CAROL DIPRINZIO

Seized and taken in Execution as the property of DONALD J WEISER AND RACHELL WEISER at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

ALL that certain lot of parcel of ground

situate in Middlesex Township, Butler County, Commonwealth of Pennsylvania being Lot No. 102 in the Pheasant Ridge Estates Plan of Lots as the same is recorded in the Office of the Recorder of Deeds of Butler County Pennsylvania in Plan Book Volume 246 pages 42-43.

HAVING erected thereon a dwelling known as 102 Pheasant Ridge, Valencia PA 16059.

HAVING A MAILING ADDRESS OF 625 DEER CREEK ROAD, BEING designated as Tax Parcel No. 230 2F79 11C.

IN WITNESS WHEREOF, Custom Homes by Eric Knapp Inc. Has caused its common and corporate seal to be affixed to these presents by hand of its President and the same to be duly attested by its assistant secretary.

With the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said parties of the second part, their successors and assigns forever, And the said party of the first part, for its successors and assigns covenants with the said parties of the second part, their heirs and assigns, against all lawful claimants the same and every part thereof to specially Warrant and Defend.

TAX I.D.#:230-2F79-11C

Being known as: 102 PHEASANT RIDGE AKA 625 DEER CREEK ROAD, VALENCIA, PENNSYLVANIA 16059.

Title to said premises is vested in Donald J. Weiser and Rachel L. Weiser, husband and wife, by deed from Custom Homes By Eric Knapp Inc., a Pennsylvania corporation dated November 27, 2006 and recorded December 7, 2006 in Instrument Number 200705030011110.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30242
C.P. 2014-20376
SHF FILE: 14002127

ATTY RALPH SALVIA

Seized and taken in Execution as the property of LANCE YAVORSKY AND CHERYL YAVORSKY at the suit of WELLS FARGO BANK NA, Being:

ALL that certain piece or parcel or tract of land situate in the Township of Worth, Butler

County, Pennsylvania, and being designated as Lot Number 2 in the Cecil B. Beachem Lot Number 2 Sub-division Plan dated July 12, 1995 as prepared by James A Spurdute, R. S. and recorded at Rack File Number 186, page 12 in the Butler County Office of the Recorder of Deeds, and more particularly described as follows:

BEGINNING at a point in the centerline of Dickey Road, also known as T-344, said point being the Southwesterly corner of property now or formerly Dickey; thence North 50 degrees 48 minutes 28 seconds West, a distance of 194.86 feet along centerline of Dickey Road, also known as T-344 to a point in the centerline of Dickey Road, also known as T-344, said point being the place of beginning and centerline tract, of a 25 foot right-of-way servicing the property to be hereinafter described; thence along said centerline North 23 degrees 33 minutes 30 seconds East, a distance of 60 feet to a point: thence along a radius of 73.8 feet and an arc of 30.34 feet along the centerline of said right-of-way with a great right handed directional curve; thence along the centerline of said right-of-way and a left handed curve with a radius of 132.24 feet and an arc of 143.0 feet to a point in the center of said right-of-way; thence North 14 degrees 25 minutes 41 seconds West, a distance of 50 feet along centerline of said point thence along the centerline of said right-of-way and a right handed curve with a radius of 127.88 feet and an arc of 51.47 feet to a point in the centerline of said right-of-way; thence North 8 degrees 37 minutes 53 seconds East, a distance of 52 feet to a point along centerline of said right-of-way; thence along the centerline of said right-of-way and a right handed curve with a radius of 54.59 feet and an arc of 69.57 feet to a point in the centerline of said right-of-way; thence South 35 degrees 27 minutes 57 seconds East, a distance of 14.04 feet to a point, the true place of beginning for the subject parcel; thence North 81 degrees 38 minutes 52 seconds East, a distance of 85.64 feet along other lands of the Grantor herein and the Easterly boundary of the 25 foot right-of-way to a point; thence North 70 degrees 3 minutes 41 seconds East, a distance of 132.01 feet along line of lands now or formerly Beachem and the Easterly boundary of the 25 foot right-of-way to a point; thence South 35 degrees 28 minutes East, a distance of 227.71 feet along line of lands now or formerly Beachem to a point; thence South 70 degrees 2 minutes 28 seconds West, a distance of 2211.11 feet along line of lands now or formerly Beachem to a point; thence North 35 degrees 27 minutes 57

seconds West, a distance of 245.64 feet along line of lands now or formerly Beachem, to a point, said point being the place of Beginning.

TOGETHER with the non-exclusive right to a 25 foot right-of-way for the purposes of egress, regress and ingress to and from said Lot Number 2 as described above with said 25 foot right-of-way being shown upon the sub-division of Cecil B. Beachem Lot Number 2 as recorded at Rack File Number 186, page 12. the length of said right-of-way along the Westerly Boundard of the property for access purposes shall be a distance of 30 feet from the Southwesterly corner of the property as herein described.

Tax ID No.: 330-4F68-22C-0000

Address: 303 Taz Lane, Slippery Rock, PA 16057-4349.

BEING the same premises which Cheryl Osborne, now known as Cheryl A Yavorsky, and Lance M. Yavorsky, Her husband, by Deed dated July 20, 2001 and recorded July 27, 2001 in and for Butler County, Pennsylvania, as Instrument #200107270020497, granted and conveyed unto Lance M. Yavorsky and Cheryl A. Yavorsky, his wife.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30204
C.P. 2014-21040
SHF FILE: 14002116**

ATTY CAROL DIPRINZIO

Seized and taken in Execution as the property of RONALD W ZANGARO AND KACI A ZANGARO at the suit of BANK OF NEW YORK MELLON, Being:

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 59 in the Village of Adams Ridge II, Phase VI, Revision No. 1 Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 247, Pages 39 to 42; said plan being are vision of Village of Adams Ridgell, Phase VI Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 243, pages 16 through 24.

Subject to coal and mining rights, oil and gas leases, rights of way, building restrictions and other casements, reservations and

restrictions, as the same appear in prior instruments of record.

TAX I.D.#: 010-S16-A59

Being known as: 109 KAUFMAN RUN BOULEVARD, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in Ronald W. Zangara and Kaci A. Zangara, husband and wife, by deed from Adams Ridgell, L.P. dated May 4, 2005 and recorded August 6, 2005 in Deed Book Instrument# 200508050021198,Page.

BCLJ: October 3, 10 & 17, 2014

Sheriff of Butler County, Michael T Slupe