

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: Jean M Barger****a/k/a: Jean M Snow****a/k/a: Jean Marie Snow****a/k/a: Jean Marie Barger**

Late of: Petrolia PA
Administrator: Beverly Bastian
243 Hasenflu Road
Parker PA 16049
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Thomas E Bruse**a/k/a: Thomas Edward Bruse**

Late of: Butler PA
Executor: Bobbi Jo Wayman
PO Box 395
2300 State Route 10
Summit NY 12175
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Donald F Colangeli

Late of: Clinton Township PA
Executor: Jill L Colangeli
473 Lardintown Road
Sarver PA 16055
Attorney: Michael P Robb
Savinis Kane & Gallucci LLC
707 Grant St Suite 3626
Pittsburgh PA 15219

Estate of: Catherine E Deemer

Late of: Adams Township PA
Executor: Kenneth L Deemer
132 Butler St Ext
Valencia PA 16059
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Robert Dale Gallagher**a/k/a: Robert D Gallagher**

Late of: Muddy Creek Township PA
Executor: William Everett Gallagher
308 Centennial Lane
New Castle PA 16101
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Elmer J Green

Late of: Summit Township PA
Executor: Marianne Versprille
994 Kelso Ct
Virginia Beach VA 23464
Attorney: Robert J Stock
Stock & Patterson
106 South Main St Suite 603
Butler PA 16001

Estate of: Georgetta M Griggs

Late of: Center Township PA
Executor: Mary H Griggs
8812 Stewart Street
Burke VA 22015
Attorney: Dennis W McCurdy
539 Main Street
Harmony PA 16037

Estate of: Thelma L Hawk

Late of: Mars PA
Executor: Jean A Housholder
3406 Warwick Court
Coraopolis PA 15108
Attorney: David W Tyree
3371 Babcock Boulevard
Pittsburgh PA 15237

Estate of: Marilyn F Herold**a/k/a: Marilyn Herold**

Late of: Center Township PA
Executor: Jennifer Clark
1056 W Sunbury Road
West Sunbury PA 16061
Executor: David Herold
207 North Pine Aire Drive
Butler PA 16001
Executor: Jodi Stockert
1262 Cornplanter Road
Cabot PA 16023
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: Olga D Kocon

Late of: Saxonburg PA
Executor: Joseph L Kocon
915 Ekastown Road
Sarver PA 16056
Attorney: Philip V McCalister
2400 Leechburg Road
Suite 202
New Kensington PA 15068

Estate of: Stella M Lucas

Late of: Clearfield Township PA
Executor: Ronald Lucas
189 McGrady Hollow Road
Butler PA 16002
Executor: Pamela Lucas
189 McGrady Hollow Road
Butler PA 16002
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001

Estate of: Donald L Miller

Late of: Clinton Township PA
Executor: Linda R Miller
161 McKay Road
Saxonburg PA 16056
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mabel I Molinaro**a/k/a: Mable I Molinaro**

Late of: Middlesex Township PA
Executor: Ronald L Molinaro
159 Denny Road
Valencia PA 16059
Executor: Judith M Kurtzrock
244 State Road
Valencia PA 16059
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale Law Office, LLC
1667 Route 228, Suite 300
Cranberry Township PA 16066

Estate of: Jerald R Purcell**a/k/a: Jerry R Purcell**

Late of: Winfield Township PA
Executor: Marjorie L Purcell
266 Keasey Road
Cabot PA 16023

BCLJ: September 14, 21, 28, 2018

SECOND PUBLICATION**Estate of: Helen M Albert**

Late of: Bruin PA
Executor: Thomas W Rodgers III
PO Box 7
Bruin PA 16022
Attorney: Michael W Sloat
Lynn, King & Schreffler, P.C.
606 Main Street P.O. Box 99
Emlenton PA 16373

Estate of: Mary E Bandura**a/k/a: Mary Elizabeth Bandura**

Late of: Oakland Township PA
Administrator: Thomas Bandura
244 Pflugh Road
Butler PA 16001
Attorney: Richard E Goldinger
212 West Diamond St
Butler PA 16001

Estate of: Joyce C Bowser

Late of: Jefferson Township PA
Executor: James T Bowser
234 Mesa Drive
Freeport PA 16229
Executor: John Allen Bowser
928 E Norman Street
Lady Lake FL 32159
Attorney: Roger T Mechling Esq
Mechling & Heller LLP
216 N Jefferson Street
Kittanning PA 16201

Estate of: Gloria J Capicotto

Late of: Butler Township PA
Executor: Denise Slagel
508 West Penn Street
Butler PA 16001
Executor: Darlene Trimbur
275 Pinehurst Drive
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Joseph Edward Evans

Late of: Zelenople PA
Administrator: Denis J Evans
238 Miller Road
Rochester PA 15074
Attorney: Joseph M Budicak
Joseph M Budicak Attorney At Law
401 13th Street
New Brighton PA 15066

Estate of: Donna M Hilliard

Late of: Franklin Township PA
Executor: Gary Shields
216 Pflugh Road
Butler PA 16001
Executor: Cheryl Shields
216 Pflugh Road
Butler PA 16001
Attorney: Michael D Gallagher
Murrin Taylor & Gallagher
100 East Diamond Street Suite 101
Butler PA 16001

Estate of: Anne McCaw

Late of: Butler Township PA
Administrator: Keith R McCaw
226 Sunset Drive
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Linda D McCrea

Late of: Jefferson Township PA
Executor: Caroline J McCrea
401 Oakleaf Drive
Saxonburg PA 16056

Estate of: Harrison N Moon

Late of: Franklin Township PA
Administrator: Allan Bradley Gibson
8118 Teakwood Drive
Jenison MI 49428
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Robert O Murphy Jr**a/k/a: Robert Oliver Murphy**

Late of: Franklin Township PA
Administrator: Janet F Murphy
136 McCall Road
Butler PA 16001
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

Estate of: Betty Owen**a/k/a: Betty Ann Owen**

Late of: Mars PA
Executor: Michael P Delahunty
PO Box 15225
Pittsburgh PA 15237
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St Suite 1424
Pittsburgh PA 15219

Estate of: Lois Eleanor Stephenson**a/k/a: Lois E Stephenson**

Late of: Franklin Township PA
Executor: W Thomas Stephenson Jr
934 Whitestown Road
Butler PA 16001
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: Hugh M Trautmann

Late of: Winfield Township PA
Executor: Peter H Trautmann
628 East Cooke Road
Columbus OH 43214
Attorney: James S Vergotz Esq
9380 McKnight Road
Suite 106
Pittsburgh PA 15237

Estate of: Robert N Winrader

Late of: Butler PA
Executor: Brad R Winrader
138 Pleasure Valley Lane
Slippery Rock PA 16057
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Sarah Weber

Late of: Adams Township PA
Executor: Laura Cohen
4372 Old William Penn Highway
Monroeville PA 15146
Attorney: Laura Cohen
Family Legal Center LLC
4372 Old William Penn Hwy
Monroeville PA 15146

BCLJ: September 7, 14, 21, 2018

THIRD PUBLICATION**Estate of: Walter C Booher**

Late of: Winfield Township PA
Executor: William P Booher
154 Iron Bridge Road
Sarver PA 16055
Attorney: Richard L Osberg III
246 W Main Street
PO Box 451
Saxonburg PA 16056

Estate of: Regina G Fleck

Late of: Buffalo Township PA
Executor: Deborah A Demharter
157 Creekside Drive
Sarver PA 16055
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

Estate of: Rawland D Fox

Late of: Butler Township PA
Executor: Shirley L Fox
134 Marwood Road
Cabot PA 16023
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler PA 16001

Estate of: Barry E Gannon**a/k/a: Barry Edgar Gannon**

Late of: Center Township PA
Executor: Brent Randall Gannon
380 Old Plank Road
Butler PA 16002
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Alice S Hayes

Late of: Zelenople PA
Executor: Karen Guzyk
5085 Lisle Rd
Owego NY 13827
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

Estate of: Dolores Holub**a/k/a: Dolores A Holub**

Late of: Jefferson Township PA
Executor: Valarie A Winkle
PO Box B
Cabot PA 16023
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Ruby E Kniess

Late of: Prospect PA
Administrator C.T.A.: Elaine R Colteryahn
1362 Prospect Road
Prospect PA 16052
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Lucille H Koenig

Late of: Washington Twp Morris New Jersey
Ancillary Ancillary Executor: Kristine A Bost
122 Parker Road
Washington Twp NJ 07853

Estate of: Lawrence J McCabe

Late of: Adams Township PA
Executor: Gretchen A McCabe
2002 Old Orchard Place
Gibsonia PA 15044
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St Suite 1424
Pittsburgh PA 15219

Estate of: Charles J McKinney**a/k/a: Charles Joseph McKinney**

Late of: Jackson Township PA
Executor: George McKinney
1660 Garvin Road
Cranberry Twp PA 16066
Attorney: Edward L Miller
506 South Main St
Suite 2201
Zelenople PA 16063

Estate of: Virginia W Nichols

Late of: Valencia PA
Executor: Nancy Duff
575 Deer Creek Road
Saxonburg PA 16056
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St Suite 1424
Pittsburgh PA 15219

Estate of: Helen M Phillips

Late of: Strongsville, Cuyahoga County Ohio
 Executor: Sean P Phillips
 1502 California Street
 Houston TX 77006
 Attorney: Kelley I Harley
 Jaffe & Kecskemethy PC
 101 East Diamond Street Suite 204
 Butler PA 16001

Estate of: Josephine Rebyanski**a/k/a: Josephine D Rebyanski**

Late of: Jefferson Township PA
 Executor: Michele Nestor
 208 Kozy Corner Road
 Valencia PA 16059
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

Estate of: Rose M Savage

Late of: Butler Township PA
 Executor: David Savage
 98 Weir Avenue
 Butler PA 16001
 Attorney: Richard E Goldinger
 212 West Diamond St
 Butler PA 16001

Estate of: Francis L Tacik**a/k/a: Frank L Tacik**

Late of: Adams Township PA
 Executor: Eloise J Tacik
 1102 Appleridge Court
 Gibsonia PA 15044
 Attorney: Marc Rosenwasser
 5001 Baum Boulevard
 Suite 484
 Pittsburgh PA 15213

Estate of: Maria G Wadlow**a/k/a: Maria Gemma Wadlow**

Late of: Cranberry Township PA
 Executor: Geraldine Gemma Wadlow
 117 Pinehurst Drive
 Cranberry Township PA 16066
 Attorney: Jennifer Gilliland Vanasdale
 Gilliland Vanasdale Law Office, LLC
 1667 Route 228, Suite 300
 Cranberry Township PA 16066

BCLJ: August 31 & September 7, 14, 2018

MORTGAGES

Recorded August 13 - August 17, 2018

Bachman, Shawn L-HOLLAND MTG ADVISORS-Jefferson Twp-\$163,000.00
Balla, George Alan-FEDERATED MTG CORP-Connoquenessing Twp-\$206,250.00
Barry, James R Jr-VICTORIAN FIN LLC-Cranberry Twp-\$273,946.00
Baumann, Roy-QUICKEN LOANS INC-Butler Twp-\$133,200.00
Beneigh, John Iii-NORTHWEST BK-Butler Twp-\$70,000.00
Birch, Brian S-CARRINGTON MTG SERVS-Oakland Twp-\$139,244.00
Booser, Leo R-FARMERS NATL BK EMLENTON-Summit Twp-\$165,000.00
Borrelli, Matthew J-PNC BK NATL ASSN-Cranberry Twp-\$120,000.00
Borst, Alex J-FARMERS NATL BK EMLENTON-Brady Twp-\$118,750.00
Braden, John H Jr Aka-CITIZENS BK PA-Winfield Twp-\$200,000.00
Breski, Peter J-LOANDEPOT COM-Cranberry Twp-\$260,327.00
Broskey, Donna-PNC BK NATL ASSN-Forward Twp-\$100,000.00
Burns, Donald L-PNC BK NA-Jefferson Twp-\$76,000.00
Calamaro, Joseph-NVR MTG FIN INC-Middlesex Twp-\$346,170.00
Carpenter, Matthew E-QUICKEN LOANS INC-Cranberry Twp-\$332,000.00
Carr, Amy M-QUICKEN LOANS INC-Harmony Boro-\$103,276.00
Chippich, Brenda-NVR MTG FIN INC-Cranberry Twp-\$131,370.00
Covert, Kevin J-PNC BK NATL ASSN-Adams Twp-\$50,000.00
Crouch, Kristin A-MARS BK-Clinton Twp-\$100,000.00
Cumberland, Justin L-ARMCO CRED UN-Fairview Boro-\$68,000.00
Cunningham, Charles-NVR MTG FIN INC-Middlesex Twp-\$441,500.00
Depasquale, Robert J-PRINCETON FIN LLC-Cranberry Twp-\$165,000.00
Deschamps, Gary-FIRST COMMONWEALTH BK-Adams Twp-\$250,000.00
Dickson, Cecilia-FIRST NATL BK PA-Cranberry Twp-\$643,625.00
Dirlam, Brook-ARMCO CRED UN-Adams Twp-\$225,040.00
Dufoe, Daniel N-NAVY FED CRED UN-Butler City-\$56,050.00
Dunn, Daniel E Trs-PNC BK NATL ASSN-Lancaster Twp-\$100,000.00
Early, Ashton K-CITIZENS BK PA-Oakland

NOTICE

IN RE: ADOPTION OF CONNOR BRYCE GORDON, a minor. No. A-18-068 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania to: **UNKNOWN BIRTH FATHER of Connor Bryce Gordon, a Minor**, born on September 26, 2005 in Butler, Butler County, Pennsylvania. A petition has been filed asking the court to put an end to all rights you have to your child Connor Bryce Gordon. The court has set a hearing to consider ending your rights to your child. A hearing will be held in the Orphans' Court Division, 1700 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania on October 3, 2018, AT 11:00 A.M. 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.

Lawyer Referral Service
The Butler County Bar Association
240 S Main St, Butler, PA 16001
(724) 841-0130

Arthur D. Feldman, Esquire
Name of Attorney
1010 LaClair Street
Pittsburgh, PA 15218
(412) 247-5242

BCLJ: August 31 & September 7, 14, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
O.A. No. 2017-00049a**

IN Re: In the Matter of L.J.S., a minor

**DECREE TERMINATING
PARENTAL RIGHTS NOTICE**

To: Unknown Natural Father

On July 6, 2018, a Decree Terminating Parental Rights was entered by the Court in the above-captioned action ending all rights/duties you have to your child, L.J.S., (date of birth: July 3, 2017). You may obtain the termination packet from the Clerk of Orphans' Court, including the Decree of Involuntary Termination of Parental Rights, Notice of Right to Appeal, Notice under 23 Pa.C.S.A. §2503(e), a copy of 23 Pa.C.S.A. §2905(d), Personal Information Consent Form, and a Biological Parent Registration Form.

YOU ARE HEREBY NOTIFIED THAT THE JUDGE HAS ENTERED AN ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES RELATING TO YOUR CHILD. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE IN WHICH TO FILE AN APPEAL.

IF YOU WISH TO FILE AN APPEAL, YOU SHOULD TAKE THIS NOTICE TO YOUR ATTORNEY AT ONCE. IF YOU DO NOT HAVE AN ATTORNEY OR CANNOT AFFORD ONE, CONTACT ONE OF THE OFFICES SET FORTH BELOW.

SARAH E. EDWARDS, MA JD
Register of Wills & Clerk of Orphans' Court
724-284-5348

BUTLER COUNTY
COURT ADMINISTRATION
724-284-5200

BCLJ: September 7, 14, 21, 2018

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Salon Suites, Inc.**

BCLJ: September 14, 2018

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on August 23, 2018, for a Limited Liability Company formed under the Pennsylvania Uniform Limited Liability Company Act of 2016. The name of the Company is **Suite Retreat LLC.**

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT L.L.P.

David M. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: September 14, 2018

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 **AGERIGHT LLC** and it is organized effective July 25, 2018.

Scott J. Andreassi, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: September 14, 2018

**Court of Common Pleas
Butler County Civil Action – Law
No. 18-10464**

**Notice of Action in
Mortgage Foreclosure**

Finance of America Reverse, LLC, Plaintiff
vs.

**The Unknown Heirs of Loring O. Trumbo,
Deceased, Mortgagor and Real Owner,
Defendant(s)**

To: The Unknown Heirs of Loring O. Trumbo, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 907 Cemetery Road, Hilliards, PA 16040. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Finance of America Reverse, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, PA, docketed to No. 18-10464, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 907 Cemetery Road, Hilliards, PA 16040 whereupon your property will be sold by the Sheriff of Butler County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Butler County Bar Assn.,
240 S. Main St.,
Butler, PA 16001,
724.841.0130.

Prothonotary of Butler County,
300 S. Main St.,
Butler, PA 16001,
724.284.5214.

Michael T. McKeever, Atty. for Plaintiff,
KML Law Group, P.C.,
Ste. 5000,
Mellon Independence Center,
701 Market St.,
Phila., PA 19106- 1532,
215.627.1322.

BCLJ: September 14, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
CASE NO. 2018-10497**

WATER STOPPERS, INC. d/b/a EVERDRY
WATERPROOFING OF PITTSBURGH,
Plaintiff,
v.

**KEVIN ADAMS, an individual, TIMOTHY
J. THOMPSON, an individual, GIULIO
BEVILACQUA, an individual, and
HIGHLANDER WATERPROOFING INC.,
a Pennsylvania Corporation Defendants.**

TO: KEVIN ADAMS

You are hereby notified that a Complaint
in Civil Action has been filed against you
by Water Stoppers, Inc., d/b/a Everdry
Waterproofing of Pittsburgh, wherein a civil
judgment for money is sought to be granted
in connection with your employment with
Highlander Waterproofing.

NOTICE TO DEFEND

You have been sued in Court. If you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after this Complaint
and Notice are served, by entering a written
appearance personally or by attorney and
filing in writing with the Court your defenses
or objections to the claims set forth against
you. You are warned that if you fail to do so,
the case may proceed without you and a
judgment may be entered against you by the
Court without further notice for any money

claimed in the Complaint or for claim or relief
requested by the Plaintiff. You may lose
money or property or other rights important
to you.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL
HELP. THIS OFFICE CAN PROVIDE YOU
WITH INFORMATION ABOUT HIRING A
LAWYER.

IF YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE ABLE
TO PROVIDE YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.
BUTLER COUNTY BAR ASSOC.
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

GLENN M. WALTERS, PROTHONOTARY
BUTLER COUNTY COURTHOUSE
300 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 284-5214

Rebecca L. Black, Esquire
PA ID 309127
LUTZ & PAWK
101 E. Diamond St., Ste. 102,
Butler, PA 16001
Telephone (724) 285-3400
Fax (724) 285-5944

BCLJ: September 14, 2018

**Court of Common Pleas
Butler County, Pennsylvania
Civil Action-Law
No. 2018-10388**

**Notice of Action in
Mortgage Foreclosure**

U.S. Bank National Association, not in its individual capacity but solely as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2007-2, Plaintiff
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Rudolf E. Missler, Jr., Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Jason E. Missler, Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased and Stephen D. Missler, Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Defendants

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Rudolf E. Missler, Jr., Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Jason E. Missler, Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased and Stephen D. Missler, Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased: TAKE NOTICE THAT THE Plaintiff, U.S. Bank National Association, not in its individual capacity but solely as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2007-2, has filed an action Mortgage Foreclosure, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU

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

Butler County Bar Assn.,
240 S. Main St.,
Butler, PA 16001.

Christopher A. DeNardo, Kristen Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff,
SHAPIRO & DeNARDO, LLC,
3600 Horizon Dr., Ste. 150,
King of Prussia, PA 19406,
610.278.6800.

BCLJ: September 14, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
O.A. CASE # 21 OF 2017**

IN RE ADOPTION OF: B.A.B.

**NOTICE OF APPEAL RIGHTS
REGARDING ORDER TERMINATING
YOUR PARENTAL RIGHTS**

To Joshua Michael Beining

You are hereby notified that the Judge has entered an ORDER OF COURT TERMINATING YOUR PARENTAL RIGHTS AND DUTIES relating to your child. B.A.B. Date of Birth: 03-21-2012.

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford, one contact of the offices set forth above.

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 COURT
ADMINISTRATOR'S OFFICE
724-284-5200

BCLJ: September 14, 2018

**2018 INACTIVE LIST FOR
JUDGE YEAGER
OCTOBER 18, 2018
10:00 AM COURTROOM NO. 3**

**In the Court of Common Pleas
of Butler County of Butler
Commonwealth of Pennsylvania**

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

**The Statement of Intention to Proceed
should be filed on or before October
11, 2018 with the Prothonotary of the
Court at:**

Prothonotary's Office
PO Box 1208
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED
STATEMENT OF INTENTION TO PROCEED,
THE CASE WILL BE TERMINATED AT
THE CALL OF THE LIST ON OCTOBER
18, 2018 AT 10:00AM IN CR 3, BUTLER
COUNTY GOVERNMENT CENTER.**

BY THE COURT

1st Name-Plaintiff
2nd Name-Defendant

08-10174
SAMUEL H. STROHECKER
vs.

**JOHN JOHNSON, CAROLE A. RITORTO,
INDIVIDUALLY AND D/B/A CORESTATE
SETTLEMENT SERVICES, AND
CORESTATE SETTLEMENT SERVICES,**

09-12378
ETHAN E. NICHOLAS
vs.

VECTOR MARKETING CORPORATION

12-10324

MICHAEL J. MIGNANELLI, ATTORNEY-IN-FACT FOR ANDREW J. MIGNANELLI AND ALICE L. MIGNANELLI

vs.

ROBERT E. MIGNANELLI

12-10675

JAMES A. COGLEY

vs.

NEXITER BANK, PNC BANK, NA, NATIONAL CITY BANK, NA; PNC BANK, NA, AS SUCCESSOR IN INTEREST TO NATIONAL CITY BANK, NA; KUSLER MASONRY, INC.; ROBERT C. MILSOM III, DIRECTOR OF FRAUD AND SECURITY, IN HIS OFFICIAL AND INDIVIDUAL CAPACITY; SUSAN I. LOUGHNER, RECORDS CUSTODIAN, IN HER OFFICIAL AND CAPACITY; DENNIS FEHL, OPERATIONS MANAGER, IN HIS INDIVIDUAL AND OFFICIAL CAPACITY; HEIDI CRATES, FRAUD INVESTIGATOR, IN HER INDIVIDUAL AND OFFICIAL CAPACITY; CAROLYN S. KUSLER, MANAGER/OWNER, IN HER INDIVIDUAL AND OFFICIAL CAPACITY,

13-10416

ALDER TANK RENTALS, LLC.

vs.

AQUATIC SYNTHESIS UNLIMITED, LLC AND GEORGE G. AUBREY, JR.,

14-11048

LUTHERAN SENIORLIFE, F/K/A LUTHERAN AFFILIATED SERVICE AND ST. JOHN LUTHERAN CARE CENTER, BOTH T/D/B/A ST. JOHN SPECIALTY CARE CENTER AND LUTHERAN SENIORLIFE/ ST. JOHN LUTHERAN CARE CENTER

vs.

DAVID MCCULLOCH

14-11073

KRYSTAL BUDZYNSKI

vs.

M & J MANAGEMENT CORPORATION, T/D/B/A MCDONALD'S; JEFFREY BROOKS T/D/B/A JEFFREY BROOKS LANDSCAPING

15-10033

NATHANIEL E. JACKSON, JR.

vs.

JASON PRY

15-10034

JUSTIN HARTWIG

vs.

FREDRICK V. PETERSON, III

15-10140

CACH, LLC

vs.

DAVID P. ROBERTSON

15-10443

OWEN OESTERLING

vs.

AMANDA LYNETTE BUMP

15-10456

BETTY J. HUNTER

vs.

MICHAEL GODLEWSKI

15-10573

JASON J. DYMUN AND BRENDA DYMUN

vs.

ED PITTMAN AND COURTNEY FERGUSON

15-10716

MIDLAND FUNDING LLC

vs.

AMY ROTTMAN

15-10817

SYSCO CORPORATION AND SYSCO PITTSBURGH, LLC

vs.

TABLE LAKESIDE, LLC D/B/A ON DECK BAR AND GRILL

15-10836

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION

vs.

ROBERT L. PELKEY, KATHLEEN M. PELKEY AND OCCUPANTS

15-10930

ETHAN E. NICHOLAS

vs.

ROYAL CARIBBEAN CRUISES LTD. AND DIAMONDS INTERNATIONAL, LTD

15-11032

CCWB ASSET INVESTMENT, LLC

vs.

ROUTE 228, L.P.

16-10016

STEVEN D. GILLILAND

vs.

DANIELLE NAPIER

16-10143

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS INDENTURE TRUSTEE,
FOR THE BENEFIT OF THE HOLDERS OF
THE AAMES MORTGAGE INVESTMENT
TRUST 2005-4 MORTGAGE BACKED
NOTES

vs.

**MELISSA L. FREDERICK P. JOSEPH
FREDERICK THE UNITED STATES OF
AMERICA**

16-10184

LUKE DEANGELIS

vs.

**JOTTAN-JOREL, INC.; AND JOEL
CHROSTOWSKI**

16-10210

DOMENIC DEMATTEIS

vs.

**JO-DE ENTERPRISES, INC. AND THE
UNITED STATES OF AMERICA,**

BCLJ: September 14, 2018

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 November 2018** 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 14, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 14, 21, 28, 2018

E.D. 2017-30260**C.P. 2017-21614****ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of **CATHERINE ANNE BLANDI, JAMES A BLANDI AND JAMES A BLANDI II** at the suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-BC4, Being:

All that certain lot or piece of ground situate in the Adams Township, Butler County, Pennsylvania being Lot no. 61 in the Treesdale-Audubon Hills Phase III and IV Plan of record in the Butler County Recorder of Deeds Office in Plan Book Volume 186, pages 46-48 ("the plan").

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 at Deed Book 2624, page 348, et seq.

Being the same premises which Donald P. DeCarlo, Jr. and Julie E. DeCarlo, Husband and Wife, granted and conveyed unto Catherine Anne Blandi, a married woman, by deed dated January 11, 2002 and recorded January 28, 2002, in the Office

of the Recorder of Deeds for Butler County
Instrument Number 200201280003168.

BEING known as 9047 Audubon Drive,
Gibsonia, PA 15044. PARCEL No.
010-S12-A61-0000.

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30200

C.P. 2018-20788

ATTY ANDREW MENCHYK

Seized and taken in Execution as the
property of **MICHELE E. BOOFER** at
the suit of BEAR CREEK WATERSHED
AUTHORITY, Being:

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

BEGINNING at an iron pin at the intersection
of line of lands of now or formerly Fairview
Borough; of line of lands of now or formerly
A.E. Goodgasell, and the herein described
tract; thence, along line of lands now or
formerly A.E. Goodgasell the following
courses and distances: North 36° 01' East, a
distance of 79.80 feet and North 1° 31' West,
a distance of 146.60 feet to the right of way
line of Legislative Route 10075; thence, along
the right of way line of Legislative Route
10075 the following courses and distances:
South 76° 30' East, a distance of 142.93 and
South 60° 59' East, a distance of 159.10 feet
to line of lands of now or formerly Fairview
Borough; thence, along line of lands of now
or formerly Fairview Borough the following
courses and distances: South 30° 54' West,
a distance of 152.20 feet; North 69° 20' West,
a distance of 107.95 feet; and South 86° 40'
West, a distance of 142.23 feet to an iron pin,
at the place of beginning.

CONTAINING an area of 1.036 Acres, more
or less, as per survey of Thomas H. Weibel,
a registered surveyor.

BEING known as Tax Parcel Number 410-
S1-B22.

Being the same property conveyed by deed
to Michele E. Boofer, from Robert L. Martin
and Margaret M. Martin, husband and wife,
on January 17, 2012 and recorded at the
Office of the Recorder of Deeds of Butler
County on January 25, 2012 at Instrument
No 201201250002318.

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30166

C.P. 2018-21270

ATTY ABIGAIL BRUNNER

Seized and taken in Execution as the
property of **JOYCE K. BROCKETT** at the
suit of WELLS FARGO BANK NA, Being:

All that certain lot or piece of land situate
in the Township of Connoquenessing,
County of Butler and Commonwealth of
Pennsylvania, being known and designated
as Lot No. 439 in a plan of Lots known as
Connoquenessing Woodlands Unit No. 3
and of record in the Recorder's Office of
Butler County, Pennsylvania in Rack File 45,
Page 1, said Lot No. 439 more particularly
bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Hill Top
Road at a point on the dividing line between
Lots Nos. 439 and 440 as shown in said plan;
thence North 0° 29' West, 150 feet to a point;
thence North 89° 31' East, 70 feet to a point;
thence South 0° 29' East, 150 feet to a point;
thence South 89° 31' West, 70 feet along the
Northerly side of Hill Top Road, to the point
at the place of beginning.

HAVING erected thereon a two story
aluminum dwelling house known as 439 Hill
Top Road, Connoquenessing, Pennsylvania,
16033.

Being the same property conveyed from
Margaret Bich to Joyce K. Brockett by deed
recorded October 07, 1977 in Book 1053,
page 670 in the registrar's office of Butler
County.

Parcel ID #: S4-A439 Block: Lot;

TITLE TO SAID PREMISES IS VESTED
IN ASHLEY H. BROCKETT AND JOYCE
K. BROCKETT, HIS WIFE, by Deed
from MARGARET BICH, WIDOW, Dated
10/07/1977, Recorded 10/07/1977, in Book
1053, Page 870.

ASHLEY H. BROCKETT was a co-record
owner of the mortgaged premises as a tenant
by the entirety. By virtue of ASHLEY H.
BROCKETT's death on or about 09/29/2008,
his ownership interest was automatically
vested in the surviving tenant by the entirety,
Tax Parcel: 120-S4-A439-0000

Premises Being: 253 HILL TOP ROAD, A/K/A 439 HILL TOP ROAD, EVANS CITY, PA 16033-4225

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30156
C.P. 2018-20917
ATTY EMMANUEL ARGENTIERI**

Seized and taken in Execution as the property of **TERRI S. BROWN** at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A AS CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST, Being:

ALL THAT CERTAIN property situated in the Township of Cherry, County of Butler and Commonwealth of Pennsylvania:

BEING more fully described in a deed dated 04/23/1999 and recorded 05/06/1999, among the Land Records of the County and State set forth above, in deed volume 2999 and page 1028

HAVING erected thereon a dwelling being known and numbered as 106 New Hope Road, Slippery Rock, PA 16057.

PARCEL NUMBER 070-3F31-13C

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30184
C.P. 2018-21201
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **TERA L. CALLIHAN** at the suit of WELLS FARGO BANK NA, Being:

All that Certain piece, parcel or tract of land, Situate in Chicora Borough, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point at the Northeasterly corner of the within described tract which point is at the intersection of Grove Avenue as formerly located and Grove Avenue as presently located; thence along Grove Avenue as presently located South 35° 46' 32" West a distance of 37.72 feet to a point; thence continuing along same by a curve to the right with a radius of 100 feet an arc distance of 84.04 feet to a point; thence continuing along same, South 83° 55' 35"

West a distance of 8.87 feet to a point on line of land now or formerly of B.J. Hood; thence along line of land now or formerly of B.J. Hood, North 06° 04' 25" West 75.95 feet to a point on the Southerly side of Grove Avenue as formerly located; thence along the Southerly line of Grove Avenue as formerly located South 88° 25' 33" East a distance of 109.50 feet to a point at the place of beginning.

BEING known and numbered as 204 Grove Avenue, Chicora, PA 16025

Being the same property conveyed to Tera L. Callihan, unmarried who acquired title by virtue of a deed from Ryan G. White and Allyssa M. White, husband and wife, dated January 22, 2015, recorded January 26, 2015, at Instrument Number 201501260001582, Office of the Recorder of Deeds, Butler County, Pennsylvania. Parcel No.: 460-S1-C2

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30193
C.P. 2018-21382
ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of **NANCY A. CHAMBERS** at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:

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

Lot No. 278 in the Woodlawn Plan of Lots as the same is recorded in the Recorder's Office of Butler County in Rack File 3, page 16, and further described as follows:

ON the South 78.04 feet by Ziegler Street; on the West 263.66 feet by Division Street; and on the East 251.85 feet by a forty-foot street. Commonly Known As: 117 Ziegler Street, Mars, PA 16046

Parcel #010-S2-A278-0000

BEING THE SAME premises which Nancy A. Chambers a/k/a Nancy Chambers, a single person and David M. Chambers, her son, by Quit Claim Deed dated August 10, 2017 and recorded September 20, 2017 in Instrument #201709200020344, in the Office of the Recorder of deeds in and for the County of

Butler, granted and conveyed unto Nancy Chambers, in fee.

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30169
C.P. 2018-20708
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of **JAMES COGLEY AND JAMES A. COGLEY** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-F2, Being:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being part of Lots Nos. 31 and 32 in the Albert B. McCandless Plan of Lots, recorded in Rack File 13, page 3, said Plan also being at Rack File 13, page 10, being more particularly bounded and described as follows:

BEGINNING at a point where the dividing line between Lots Nos. 31 and 32 in said plan intersect the Northerly side of Rural Drive; thence along said Northerly side of Rural Drive North 52° 09'00" West, a distance of 82.22 feet to a point; thence continuing along said Northerly side of Rural Drive, North 88° 22'00" West, a distance of 69.46 feet to a point at the dividing line between Lot No. 31 and Lot No. 23, 24, and 25 in the said plan; thence along said last mentioned dividing line, North 37° 54'00" East, a distance of 371.41 feet to a point; thence South 52° 06'00" East, a distance of 138.22 feet to a point on the dividing line between Lots Nos. 32 and 33 in said plan; thence along said last mentioned dividing line South 37° 54' 00" West, a distance of 330.32 feet to the point at the place of BEGINNING.

BEING THE SAME PREMISES which Federal National Mortgage Association a/k/a Fannie Mae, A Corporation, by Deed dated December 21, 2006 and recorded on December 26, 2006, in the Butler County Recorder of Deeds Office as Instrument No. 200612260032361, granted and conveyed unto James A. Cogley.

Being Known as 216 Rural Drive, Butler, PA 16001

Parcel I.D. No. 056-11-C31 -0000

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30141
C.P. 2018-21075
ATTY JESSICA MANIS**

Seized and taken in Execution as the property of **C. MARTIN DIXON** at the suit of CASCADE FUNDING MORTGAGE TRUST 2017-1, Being:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF GROUND SITUATE IN THE TOWNSHIP OF ADAMS COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS. TO-W.T.

BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN, SAID POINT BEING AT THE SOUTHEASTERLY CORNER OF PROPERTY NOW OR FORMERLY OF ELMER R. THIELMAN AND ON THE NORTHERLY LINE OF PROPERTY NOW OR FORMERLY OF HARRY R. STACK AND SAID POINT BEING THE SOUTHWESTERLY POINT OF PROPERTY DESCRIBED IN DEED FROM GEORGE E. MAYER, JR.. ET UX., TO CHRISTOPHER J. KACLIK, ET AL. IN RECORD BOOK VOLUME 2324 PAGE 1; THENCE THE FOLLOWING COURSES AND DISTANCES: NORTH 3 DEGREES 40 MINUTES 0 SECONDS EAST, 1067.07 FEET, SOUTH 88 DEGREES 0 MINUTES 0 SECONDS CAST, 1061.65 FEET, SOUTH 3 DEGREES 40 MINUTES 44 SECONDS WEST, 385.09 FEET; NORTH 88 DEGREES 16 MINUTES 0 SECONDS WEST. 170.01 FEET, SOUTH 3 DEGREES 40 MINUTES 45 SECONDS WEST, 237.13 FEET, SOUTH 86 DEGREES 19 MINUTES 15 SECONDS EAST, 13.94 FEET; SOUTH 6 DEGREES 45 MINUTES 17 SECONDS WEST, 245.72 FEET, SOUTH 3 DEGREES 40 MINUTES 44 SECONDS WEST, 245.3 FEET; NORTH 85 DEGREES 1 MINUTE 0 SECONDS WEST, 896.24 FEET TO A POINT; SAID POINT BEING AT THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO THE LOCATION OF AND THE RIGHTS OF OTHERS IN AND TO A PRIVATE LANE ALONG THE NORTHERLY LINE OF THE HEREIN DESCRIBED PREMISES.

TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER, THROUGH AND ALONG A 50 FOOT STRIP OF GROUND IN COMMON WITH LANDS NOW OR FORMERLY OF JOHN AULD AND BROTHERS COMPANY, ITS SUCCESSORS AND ASSIGNS, THE CENTER LINE OF SAID 50 FOOT RIGHT OF WAY MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS. TO-WIT: BEGINNING AT A POINT IN THE CENTER LINE OF FORSYTHE SCHOOL ROAD, BEING STATE ROUTE T-352, WHICH POINT IS LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY OF JOHN AULD AND BROTHERS COMPANY AND LANDS NOW OR FORMERLY OF R. DAVIDSON, VIZ: NORTH 04 DEGREES 06 MINUTES EAST, 313.15 FEET AND NORTH 04 DEGREES 22 MINUTES EAST. 4930.03 FEET. WHICH POINT IS THE EASTERLY TERMINUS OF SAID 50 FOOT RIGHT OF WAY; THENCE FROM SAID POINT OF BEGINNING NORTH 8B DEGREES 51 MINUTES 20 SECONDS WEST, 168.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, 298.41 FEET TO A POINT, AND THENCE NORTH 86 DEGREES 16 MINUTES WEST. 180.12 FEET TO A POINT ON THE DIVIDING LINE BETWEEN THE LANDS HEREIN CONVEYED AND OTHER LANDS NOW GR FORMERLY OF JOHN AULD AND BROTHERS COMPANY, WHICH POINT IS THE WESTERLY TERMINUS OF SAID 50 FOOT RIGHT OF WAY.

SUBJECT TO, NEVERTHELESS. ALL CONVEYANCES. EXCEPTIONS, RESTRICTIONS AND CONDITIONS. WHICH ARE CONTAINED IN PRIOR DEEDS OR OTHER INSTRUMENTS OF RECORD. 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.

PARCEL NO. 4F33-26AA

PROPERTY ADDRESS: 121 ALLEN DRIVE.
MARS. PA 16046

Fee Simple Title Vested in C. Martin Dixon,
by deed from, Christopher Kaclik and Nancy

Kaclik. Husband and Wife, and Michael Newman and Doreen Newman. Husband and Wife, dated 05/18/1995 recorded 05/22/1995. in the Butler County Recorder of deeds at Deed Book 2526. Page 495. as Instrument No. 009121.

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30158
C.P. 2018-21220
ATTY ROBERT CRAWLEY

Seized and taken in Execution as the property of **MATTHEW GLOTFELTY AND JESSICA BIDDLE** at the suit of WELLS FARGO BANK NA, Being:

ALL THOSE 2 certain pieces, parcels, or tracts of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

TRACT ONE: Lot 41 in the Dutchtown Village Plan of Lots No. 2 as recorded in Plan Book 72, Page 37.

TRACT TWO: BEGINNING at the Northwest corner of the lot herein described, which point is common to the East side of Rembrandt Drive and the dividing line between Lots 39 and 40; thence by Lot 39, South 60°38'50" East 106.23 feet to a point in the center of a twenty foot sanitary sewer right of way; thence by Lot 41, South 55° 12' West 124.95 feet to a point on the East side of Rembrandt Drive; thence along the same North 42°0' West 34.99 feet to a point; thence by the same by a curve to the right having a radius of 50 feet and an arc distance of 78.54 feet to a point; thence by the same North 48°0' East 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MATTHEW GLOTFELTY AND JESSICA BIDDLE, TENANTS IN COMMON, by Deed from RICHARD W. COTTER AND CATHERINE B. COTTER, HUSBAND AND WIFE. Dated 05/07/2014, Recorded 06/03/2014, Instrument No. 201406030012084.

Tax Parcel: 051-54-C41-0000, 051-54-C40-0000

Premises Being: 107 WINDMILL ROAD,
BUTLER, PA 16002-7561

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30168
C.P. 2018-20645
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **DAVID G HAGGERTY JR, RITA E HAGGERTY AND UNITED STATES OF AMERICA** at the suit of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-1, Being:

TAX I.D. #: 10-4F33-28DG-0000

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ADAMS COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 7 IN THE LESTER RYAN PLAN, AS RECORDED JUNE 16, 1993, THE RECORDER'S OFFICE OF BUTLER COUNTY PENNSYLVANIA, IN PLAN BOOK VOLUME 164, PAGE 36.

Being known as: 110 UNION CHURCH ROAD, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in David G. Haggerty, Jr. and Rita E. Haggerty by deed from Lester A. Knox and Laura M. Knox, husband and wife, dated September 11, 1996 and recorded September 13, 1996 in Deed Book 2666, Page 1030

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30196
C.P. 2018-21401
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **BRAD J. HICKENBOTTOM, LAURA B. HICKENBOTTOM, LAURA BELLE FAESSEL** at the suit of DITECH FINANCIAL LLC, Being:

All that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 19 and the adjoining one-half of Lot No. 20 in the Sarverville Heights Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 672, page 184, being more particularly bounded and described as follows:

BEGINNING at the centerline of Hepler Road, at the dividing line between Lots 18

and 19 in said plan; thence along the dividing line between Lots Nos. 18 and 19 in said plan, North 89 degrees 30 feet East, a distance of 217.82 feet to a point on lands now or formerly of F. D. Parkinson; thence along lands now or formerly of F. D. Parkinson, South 0 degrees 50 feet East, a distance of 150 feet to a point; thence South 89 degrees 30 feet West, a distance of 217.82 feet to a point in the center line of Helper Road; thence along the center line of Hepler Road, North 0 degrees 50 feet West, a distance of 150 feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN BRAD J. HICKINBOTTOM AND LAURA B. HICKINBOTTOM, H/W, by Deed from ROBERT T. SCHRIVER AND JENNIFER M. SCHRIVER, H/W, Dated 05/23/2005, Recorded 05/27/2005, Instrument No. 200505270013462.

Tax Parcel: 040S1 J19

Premises Being: 144 HEPLER ROAD, SARVER, PA 16055

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30144
C.P. 2018-21084
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **CATHERINE HILLIARD** at the suit of PHH MORTGAGE CORPORATION, Being:

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

Beginning at a point at the intersection of the dividing line between Lots 1 and 2 of the property Subdivision for Tom Keown and the Eastern line of East Boundary Street, being the Southwest corner of the lot herein conveyed; thence North 4° 13' East along East Boundary Street, a distance of 85.00 feet to a point; thence South 69° 37' East a distance of 150.00 feet to a point; thence South 4° 13' West, along lands of now or formerly Derkics a distance of 43.23 feet to a point; thence North 85° 47' West along the Northern line of lot 2 in said plan of lots, a distance of 144.07 feet to a point; being the place of beginning.

Being all of Lot No. 1 in the property

subdivision for Tom Keown as recorded in Butler County Plan Book 139, page 18, per survey of Lucas Engineering Company and Assoc, dated April 17, 1990.

Under and subject to reservations, restrictions easements and rights of way as recorded in prior instruments of record and/or conveyances which are apparent from a physical inspection of said property.

Tax ID / Parcel No. 55-28-D3

Having thereon erected a dwelling house and being known as 578 Kohler Ave. Ext., Butler, PA, 16001,

TITLE TO SAID PREMISES IS VESTED IN Catherine J. Hilliard, by Deed from Donna J. Griffin, now Donna J. Higgins and Mark D. Higgins, her husband, Dated 11/21/2008, Recorded 11/21/2008, Instrument No. 200811210025852.

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30159

C.P. 2018-21235

ATTY ROBERT CRAWLEY

Seized and taken in Execution as the property of **JULIETTE JUERGENSEN, JULIE JUERGENSEN AND KEVIN W. JUERGENSEN** at the suit of PHH MORTGAGE CORPORATION, Being:

All that certain lot or parcel of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 26 in the Havenwood Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 160, pages 46 and 47.

Furthermore, under and subject to all prior grants of coal, oil, gas, mining and mineral rights, easements and rights of way and all rights relating to the foregoing as the same are more fully set forth of public record in the chain of title to the property herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN **JULIETTE JUERGENSEN AND KEVIN W. JUERGENSEN, WIFE AND HUSBAND**, by Deed from ZORAIDA JANER, SINGLE PERSON, Dated 09/25/2007, Recorded 03/11/2008, Instrument No. 200803110004982.

Tax Parcel: 130520C26

Premises Being: 207 CRESCENT COURT, CRANBERRY TOWNSHIP, PA 16066

BCLJ: September 14, 21, 28, 2018

E.D. 2017-30218

C.P. 2017-21379

ATTY ROGER FAY

Seized and taken in Execution as the property of **DEANNA M. KENNEDY** at the suit of SPECIALIZED LOAN SERVICING LLC, Being:

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

BEGINNING at a point at the line of intersection of lands of now or formerly Worsley and the tracts herein conveyed; said point being the Northwest corner of the tract herein conveyed; thence along the Southern right of way line of Arlington Avenue, South 69° 47' 40" East a distance of 95.00 feet to an iron pin at the Western line of a 10 foot alley; thence continuing along said Western line of a 10 foot alley; South 20' 12' 20" West a distance of 150.00 feet to an iron pin at the Northern right of way line of Reiber Way, a 20 foot right of way; thence continuing along said Northern right of way line of Reiber Way North 69° 47' 40" West a distance of 95.00 feet to an iron pin at line of lands of now or formerly Worsley; thence continuing along line of lands of now or formerly Worsley North 20° 12' 20" East a distance of 150.00 feet to an iron pin, the place of beginning.

The above description was prepared according to a survey of Lucas Engineering Company and Associates. ALSO known as Lots Nos. 323 A, 323B, 324A and 324B in the Butler Highfields Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 8, Page 7. Title to said Premises vested in Deanna M. Kennedy by Deed from W. Gordon Fediaczko dated March 8, 2007 and recorded on March 15, 2007 in the Butler County Recorder of Deeds as Instrument No. 200703150006007. Being known as: 127 Arlington Ave, Butler, PA 16001

Tax Parcel Number: 55-28-B323

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30195**C.P. 2018-21238****ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **TIMMIE SUE LONDGON, ADMRX AND WILLIAM L. JESTEADT EST BY ADMRX** at the suit of THE HUNTINGTON NATIONAL BANK, Being:

TAX I.D. #: 56-17-A9

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

BEGINNING AT A POINT IN THE CENTER OF THE MERIDIAN-BENBROOK PUBLIC ROAD, SAID POINT BEING 800 FEET, NORTH 3° 23' EAST FROM LINE OF LANDS OF NOW OR FORMERLY RAISLEY; THENCE ALONG LINE OF LOT NO.8 IN THE SAME PLAN NORTH 86° 17' WEST, A DISTANCE OF 435.6 FEET TO A POST, THE SOUTHWEST CORNER; THENCE NORTH 3° 23' EAST, ALONG LANDS NOW OR FORMERLY OF GOLOP, 100 FEET TO A POST AT THE CORNER OF LOT NO. 10, THE NORTH-WEST CORNER; THENCE ALONG LINE OF LOT NO. 10 SOUTH 86° 17' EAST, A DISTANCE OF 435.6 FEET TO A POINT IN THE CENTER OF THE MERIDIAN-BENBROOK PUBLIC ROAD, THE NORTHEAST CORNER; THENCE SOUTH 3° 23' WEST, ALONG THE CENTER OF THE SAID MERIDIAN-BENBROOK PUBLIC ROAD A DISTANCE OF 100 FEET TO A POINT, THE PLACE OF BEGINNING, CONTAINING ONE ACRE.

Being known as: 606 SOUTH BENBROOK ROAD, BUTLER, PENNSYLVANIA 16001. Title to said premises is vested in William L Jesteadt by deed from William L. Jesteadt and Ruth P. Jesteadt dated July 9,1979 and recorded July 11, 1979 in Deed Book 1096, Page 108 the said William L Jesteadt died on September 27,2014. On May 12, 2017, Letters of Administration were granted to Timmi Sue Longdon, nominating and appointing her as the Administratrix of the Estate of William L Jesteadt.

BCLJ: September 14, 21, 28, 2018

E.D. 2013-30275**C.P. 2013-21576****ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **TAMMY MACEFE** at the suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES II TRUST, Being:

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

Beginning at a point on the west side of Harrison Avenue at the southeast corner of the lot herein described, said point being also the northeast corner of Lot No. 15 in the same plan; thence northwardly along the west side of Harrison Avenue forty (40) feet to an alley; thence westwardly along said alley one hundred and fifteen (115) feet to another alley; thence southwardly along said last mentioned alley forty (40) feet to Lot No. 15 in same plan; thence eastwardly along line of said Lot No. 15 one hundred and fifteen (115) feet to Harrison Avenue, the place of beginning.

Being Lot Number 16 in the McJunkin and Stover Plan of Lots which is recorded as aforesaid in Plan Book No. 2, page 15,

DEED BOOK: Instrument
#200108090022030

DEED PAGE: Instrument#200108090022030

MUNICIPALITY: Township of Butler

TAX PARCELS: 053-16-A16-0000

PROPERTY ADDRESS: 134 Harrison Avenue Butler, PA 16001

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30164**C.P. 2018-21256****ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **BENJAMIN NATILI, BENJAMIN M. NATILI, ADRIENNE NATILI, ADRIENNE D. NATILI AND UNITED STATES** at the suit of HSBC BANK USA, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF FIRST NLC TRUST 2007-1 MORTGAGEBACKED CERTIFICATES, SERIES 2007-1, Being:

ALL THAT certain piece, parcel and lot of ground situate in the Fourth Ward of the City of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

On the East, 45 feet by Franklin Street; on the North 129 feet by lot of now or formerly Bernard Kemper, JR; on the West, 45 feet by lot of now or formerly Henry Johnston; and on the South, 129 feet by lot of now or formerly Robert Braesel, et al. HAVING thereon erected a two-story frame dwelling house known as 412 North Franklin Street, Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN BENJAMIN NATILL AND ADRIENNE NATILL, H/W, AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, by Deed from RAYMOND L. NATILL, JR. A MARRIED MAN, AND RICHARD P. NATILL, A MARRIED MAN, Dated 10/03/2003, Recorded 10/09/2003, Instrument No. 200310090046080.

Tax Parcel: 564-11-168-0000

Premises Being: 412 FRANKLIN STREET, BUTLER, PA 16001-4413

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30143**C.P. 2018-21041****ATTY MATTHEW MCDONNELL**

Seized and taken in Execution as the property of **RONALD L. PETRIKOVIC AND KIMBERLY L. PETRIKOVIC** at the suit of WELLS FARGO BANK NA, Being:

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

BEGINNING at a point in the center line of Legislative Route 10024 on line of other lands of George P. Bastin, et ox, the southeast corner of the tract herein described, the place of beginning; thence along line of other lands now or formerly of George P. Bastin, et ux, North 39° 13' 46" East, a distance of 357.60 feet to a point on line of other lands now or formerly of George P. Bastin, the Northeast corner of the tract herein described; thence continuing along other lands now or formerly of George P. Bastin, North 37° 48' 14" West, a distance of 125 feet to a point on line of other lands of now or formerly George P. Bastin, the northerly corner of the tract herein described; thence South 39° 13' 46" West along line of lands of now or formerly of George P. Bastin a distance of 357.60 feet to a point in the center line of Legislative Route 10024 aforementioned; thence South 37° 48' 14" East along the center line of Legislative Route 10024 aforementioned, a distance of 125 feet to a point, the place of beginning.

BEING KNOWN AS: 621 FLEMING ROAD, SARVER, PA 16055

BEING THE SAME PREMISES which Samuel L. Fenn and Lisa M. Fenn, his wife, by Deed dated February 24, 2003 and recorded February 27, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200302270008027, granted and conveyed unto RONALD L. PETRIKOVIC and KIMBERLY L. PETRIKOVIC, his wife.

PARCEL NO.: 040-IF77-9EB-0000

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30188

C.P. 2018-21364

ATTY JUSTIN KOBESKI

Seized and taken in Execution as the property of **ERIC PRY** at the suit of CITIMORTGAGE INC, Being:

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

BEGINNING at a pin set at the northwest corner of the herein described tract; thence South 5° 00' West a distance of 544.11 feet to the centerline of Legislative Route 10128; thence along the centerline of said road North 59° 50' East a distance of 124.07 feet to a point; thence North 22° 19' East a distance of 168.73 feet to a point; thence North 45° 04' 45" East a distance of 105.76 feet to a point; thence South 63° 54' East a distance of 211.69 feet to a point at the centerline of said legislative Route 10128; thence along the centerline of said road North 45° 29'43" East a distance of 106.21 feet to a point; thence North 40° 33' 30" East a distance of 70.46 to a point at the centerline of said road; thence North 65° 46' West a distance of 490.74 feet to a pin the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN ERIC PRY, by Deed from SHARON C. BRACKEN, A SINGLE WOMAN, SHELBY REEVES, A SINGLE WOMAN, AND SHAWNAK. HENRY, MARRIED, Dated 02/16/2007, Recorded 02/27/2007, Instrument No. 200702270004489.

Tax Parcel: 220-3F96-4C Premises Being: 111 CAMPGROUND ROAD, HARRISVILLE, PA 16038

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30191

C.P. 2018-20634

ATTY JUSTIN KOBESKI

Seized and taken in Execution as the property of **ROBERT R. ROTTO, JR, ELIZABETH A. ROTTO, AND UNITED STATES OF AMERICA** at the suit of THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, known and numbered as Lot No. 65 in Phase I of the Blue Ridge Estates Plan of Lots residential development as the same is recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack Film 128, page 14. Subject to the Declaration of Covenants and Conditions as the same was recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, on November 21. 1998. in Deed Book Volume 1435, page 514. Subject to the Amended Declaration of Covenants and Conditions recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, on May 24, 1989, in Deed Book Volume 1464, Page 89.

Subject to grants, rights, easements, exceptions, reservations, covenants, and restrictions as contained 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.

BEING the same premises which Deborah E. Maggio, Widow, by Deed dated December 30, 2005, and recorded on January 3, 2006 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200601030000169, granted and conveyed unto Robert R. Rotto, Jr. and Elizabeth A. Rotto, Husband and Wife, in fee.

Being Parcel Number: 130-S20-165

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30155**C.P. 2018-21026****ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **PHILIP J. RUDOLPH AND MARCY L. RUDOLPH** at the suit of LSF10 MASTER PARTICIPATION TRUST, Being: TAX I.D. #: Map #4 Parcel # B64

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

BEGINNING AT A POINT AT THE WEST SIDE OF SENECA DRIVE AT THE DIVIDING LINE BETWEEN LOTS NOS. 64 AND 65; THENCE NORTH 84°37' WEST ALONG THE DIVISION LINE BETWEEN LOTS NOS. 64 AND 65, 97.72 FEET TO A POINT AT LOT NO. 63; THENCE NORTH 7° 37' WEST ALONG THE DIVIDING LINE BETWEEN LOTS NOS. 63 AND 64, 139.8 FEET TO A POINT AT SENECA DRIVE; THENCE IN A SOUTHEASTERN DIRECTION BY A RADIUS OF ONE HUNDRED (100) FEET, 150.97 FEET ALONG SENECA DRIVE TO A POINT; THENCE CONTINUING ALONG SAID SENECA DRIVE IN A SOUTHEASTERN DIRECTION 67.02 FEET TO A POINT AT THE PLACE OF BEGINNING. HAVING THEREON ERECTED A ONE STORY GUNNISON HOME. BEING LOT NO. 64 IN THE CAMPBELL ACRES PLAN OF LOTS AS RECORDED IN PLAN RACK 14, SECTION 13.

Being known as: 124 SENECA DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Philip J. Rudolph and Marcy L. Rudolph, husband and wife, by deed from David L. Kellerman and Lisa A. Kellerman, husband and wife, dated November 26, 1991 and recorded November 29, 1991 in Deed Book 1906, Page 0063

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30028**C.P. 2017-22111****ATTY KIMBERLY ANTHOU**

Seized and taken in Execution as the property of **ROSE A RUPP AND FRANK L RUMINER, JR** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO PARKVALE SAVINGS BANK, Being:

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 11 in the Rolling Mills Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 105, page 53-54.

BEING designated as Tax Parcel No. 230-2F75-20B11 in the Tax Assessment Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 100 Rolling Mills Road, Valencia, Pennsylvania 16059.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same premises which Benjamin Trew, by his Agent, Mark Trew and Elizabeth M. Trew, husband and wife, by Deed dated May 31, 2000 and recorded in the Office of the Recorder of Deeds of Butler County on June 2, 2000, at Instrument Number 200006020012519, granted and conveyed to Rose A. Rupp, unmarried.

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30183
C.P. 2017-21878
ATTY MATTHEW FISCHER**

Seized and taken in Execution as the property of **JOSEPH SALISBURY** at the suit of THE ESTATE OF ROBERT L. SOULE, BY BRIAN D. SOULE & BRUCE A. SOULE EXE, Being:

BEING a certain piece, parcel or tract of land situate in Butler Township, Butler County, Pennsylvania, in the East Westwood Manor Plan of Lots, bounded and described as follows, to-wit:

Beginning at a point on the north side of a forty foot street at the southeast corner of the lot herein conveyed, said point being common with the southwest corner of Lot No. 48 in said Plan, now or formerly owned by Vurleigh and Butcher; thence North 2° 19' West along said Lot No. 48, a distance of one hundred sixty-five (165) feet to a point, the southeast corner of Lot No. 39; thence South 87° 41' West along the south line of Lot No. 39, a distance of one hundred (100) feet to a point, the northeast corner of Lot No. 50; thence South 2° 19' East along Lot No. 50, a distance of one hundred sixty-five (165) feet to a point on the north side of a forty foot street; thence North 87° 41' East along the north side of said forty foot street, a distance of one hundred (100) feet to a point, the place of beginning. And being Lot No. 49 in the East Westwood Manor Plan of Lots laid out by Greenough, McMahon & Greenough for Donald H. Waite, September 1955, and recorded in Butler County, Pennsylvania, in Rack File 15, Page 23.

BEING DESIGNATED AS PARCEL NUMBER: 056-3-349-0000 in the Butler County Tax Assessment Office, Butler, Butler County, Pennsylvania.

PROPERTY ID NO: 056-3-B49-0000

BEING KNOWN AS: 313 WESTBROOK DRIVE, BUTLER, PA 16001

TITLE TO SUBJECT PROPERTY IS VESTED IN Joseph Salisbury BY DEED FROM

BEING the same property which Virginia M. Steinback, Ruth I. Hutchison and Norma J. Tomikel now Norma J. Coccari, granted and conveyed to Joseph L. Salisbury, by deed dated April 16, 1980, and recorded

in the Recorder of Deeds, Butler County, Pennsylvania, @ Deed Book 1112, page 675.

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30192
C.P. 2018-21079
ATTY CHRISTOPHER ALBERT**

Seized and taken in Execution as the property of **MARK A. SMITH AND LESA A. SMITH** at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:

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

HAVING erected thereon structures known as 229 Howes Run Road, Sarver, PA 16055; EXISTING THEREON a lot known as Elliott Road, Sarver, PA 16055.

BEING designated as Map and Parcel Numbers 040-1F90-A13C1 and 040-1F90-A13DA; and 0401F90-A13D, respectively.

BEING the same property (Map and Parcel Numbers 040-1F90-A13C1 and 040-1F90-A13DA) which Jay R. Lasser a/k/a Jay Robert Lasser by Deed dated November 30, 1999 and recorded December 17, 1999 in the Recorder's Office of Butler County, Pennsylvania at Instrument No. 199912170035204, granted and conveyed unto Mark A. Smith and Lesa A. Smith.

ALSO BEING the same property (Map and Parcel Number 040-1F90-A13D) which Jay R. Lasser a/k/a Jay Robert Lasser by Deed dated November 30, 1999 and recorded December 17, 1999 in the Recorder's Office of Butler County, Pennsylvania at Instrument No. 199912170035202, granted and conveyed unto Mark A. Smith and Lesa A. Smith.

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30165
C.P. 2018-21257
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **RYAN M. SMITH AND LUCIA CRIVELLI** at the suit of PHH MORTGAGE CORPORATION, Being:

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

On the North by Penn Street, one hundred eighty (180) feet; on the East by McKean Street, fifty (50) feet; on the South by land now or formerly of Roessing, one hundred eighty (180) feet; and on the West by an alley, fifty (50) feet, together with frame dwelling and tool.

TITLE TO SAID PREMISES IS VESTED IN Ryan M. Smith, by Deed from Lucia Crivelli, unmarried, as joint tenants with right of survivorship, by Deed from The Estate of Lillian G. Wymer, by Randal L. Wymer, Executor, Dated 09/27/2012, Recorded 10/12/2012, Instrument No. 201210120029449.

Tax Parcel: 564-11-178-0000

Premises Being: 107 E PENN ST, BUTLER, PA 16001

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30186
C.P. 2018-21359
ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of **JOSH M. SMOLEN AND LAURA E. SMOLEN** at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL those certain pieces, parcels or tracts of land situate in the Township of Winfield, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

Parcel 1: BEGINNING at a peg at the corner of McCaskey Avenue and Saxonburg Avenue; thence along Saxonburg Avenue 123.5 feet to a peg on Rose Way; thence along Rose Way 67 feet to a peg at the corner of Lot No. 12, the second lot herein described; thence along the line of Lot 12, 122

feet to a peg on McCaskey Avenue; thence along McCaskey Avenue 59 feet to a peg at the corner of Saxonburg Avenue at the place of beginning. Being Lot No. 11 in the Robert Boyd Plan of Lots as laid out at Cabot.

Parcel 2: BEGINNING at a peg on the corner of Lot No. 11, being the lot hereinabove described, and McCaskey Avenue and running 50 feet, more or less, on said Avenue to a peg on the corner of Lot No. 13; thence along the line of said Lot No. 13, 122 feet to a peg on Rose Way; thence along said Rose Way, 50 feet, more or less, to a peg on the corner of Lot No. 11; thence along the line of said Lot No. 11, 122 feet to a peg on McCaskey Avenue at the place of beginning; Being Lot No. 12 in the Robert Boyd Plan of Lots at Saxonburg Station (now Cabot) on the West Perm Railroad, County Butler, Commonwealth of Pennsylvania.

LESS AND EXCEPTING all that certain piece or tract of land conveyed to the Commonwealth of Pennsylvania, Department of Transportation by Deed from Josh M. Smolen and Laura E. Smolen, husband and wife, dated 02/20/2015 and recorded 05/29/2015 as Instrument 201506290013936 in the Butler County Recorder of Deeds Office, in fee. CONTAINING 4,529 square feet of required right-of-way.

BEING Parcel # 320-S3-A66-0000 AND BEING KNOWN FOR INFORMATIONAL PURPOSES ONLY: 447 Winfield Road, Cabot, PA 16023

BEING THE SAME PREMISES which Nancy L. Peciulis and Alphonse R. Peciulis and Robert D. Kale and Joann Kale, by Deed dated September 18, 2013 and recorded September 20, 2013 in Instrument #201309200027440 in and for the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Josh M. Smolen and Laura E. Smolen, husband and wife, in fee.

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30199
C.P. 2018-21203
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **GREGORY P. STASIAK** at the suit of NORTHWEST BANK, F/K/A NORTHWEST SAVINGS BANK, Being:

ALL that parcel or tract of land situate partly in Jefferson Township and partly in Clinton Township, Butler County, Pennsylvania, being bounded and described as follows:

TRACT I: BEGINNING at a point in the centerline of Victory Road on line of lands this day conveyed to Susan Mohrbacher and Claudia DiNardo and being the Northwest corner of the tract herein conveyed; thence along line of Lot No. 2 in the Subdivision, North 85° 59' 11" East, 250.15 feet to a point; thence along same, South 86° 37'00" East, 1,787.70 feet to a point on lands of now or formerly J.B. Eichner; thence along line of lands of Eichner, South 00° 55'48" East, 821.06 feet to a point on line of Lot No. 4-in the Subdivision; thence along line of Lot No. 4, North 86° 37'00" West, 912.04 feet to a point in Victory Road; thence along Victory Road, North 09° 55' 52" West, 405.61 feet to a point; thence along same, North 10° 59' 02" West, 194.16 feet to a point; thence along same, North 23° 59' 02" West, 139.78 feet to a point; thence along same North 04° 00' 49" West, 75.00 feet to a point, the place of beginning. And containing 37.00 acres and being Lot No. 3 as shown on the Subdivision recorded at Plan Book 326, Page 47.

And being Parcel C in the Settlement Agreement in the Partition Action filed in Butler County at A.D. No. 2005-10239, as decreed by the Order of Court dated December 9, 2010.

BEING THE SAME PREMISES which Robert J. Stock, Master in Partition, on behalf of Susan Mohrbacher, Claudia DiNardo, Gregory P. Stasiak and Anthony A. Stasiak, by deed dated March 21, 2012 and recorded in the Office of the Recorder of Deeds of Butler County on April 12, 2012, at Instrument Number 201204120009938, granted and conveyed unto Gregor P. Stasiak.

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30187
C.P. 2018-21361
ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of **ASHLEY N. TACK** at the suit of PHH MORTGAGE CORPORATION, Being: ALL that certain piece, parcel or tract of land situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania being known and designated as Lot No. 5 in the William D. Schnur Plan No. 2 Revision No. 2 as recorded in the Recorder's Office of Butler County, Pennsylvania at Deed Book Volume 232, Page 38.

TITLE TO SAID PREMISES IS VESTED IN ASHLEY N. TACK, by Deed from MATTHEW W.. NULPH AND ANNETTE M. NULPH, H/W, Dated 05/29/2013, Recorded 05/30/2013, Instrument No. 201305300015651.

Tax Parcel: 090-1F69-31E-0000

Premises Being: 489 CLEARFIELD ROAD, CABOT, PA 16023-9529

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30157
C.P. 2018-21205
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **WELLS FARGO BANK, NA** at the suit of SHANNON L. STUNKARD AND SHANNON STUNKARD, Being:

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

BEGINNING at a point at the intersection of the Eastern line of a 10 foot unopened alley and the Northern line of a 50 foot right of way, a/k/a College Street, being the Southwest corner of the lot herein described; thence North 10° 08' 53" East along the Eastern line of said 10 foot unopened alley, a distance of 49.00 feet to a point; thence South 80° 37' 05" East along lands of now or formerly S. Gingo, a distance of 59.99 feet to a point; thence South 02° 57' 24" West along lands of now or formerly Two Limited, a distance of 49.30 feet to a point; thence North 80° 37' 05" West along the Northern line of College Street, a distance of 66.16 feet to a point, the place of beginning. Containing .071 of

an acre, more or less.

This description is prepared in accordance with the survey of S.D. Graff, P. S., dated December 7, 1990.

TITLE TO SAID PREMISES IS VESTED IN SHANNON L. STUNKARD, by Deed from JOHN O. MCPHERSON AND BONNIE K. RANDOLPH, H/W, Dated 09/30/2011, Recorded 10/03/2011, Instrument No. 201110030023713.

Tax Parcel: 562-23-238-0000

Premises Being: 224 COLLEGE STREET,
BUTLER, PA 16001-5126

BCLJ: September 14, 21, 28, 2018

E.D. 2017-30064

C.P. 2017-20111

ATTY REBECCA SOLARZ

Seized and taken in Execution as the property of **STELLA P. YOUNG** at the suit of CITIZENS BANK OF PENNSYLVANIA, 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. 61 in the Franklin Ridge Plan of Lots a recorded in the Recorder's Office of Butler County in Plan Book Volume 218, Page 46 to 49.

THIS CONVEYANCE IS MADE SUBJECT to coal, oil, mineral and mining rights and privileges incident to the mining of coal heretofore conveyed of record.

FURTHER SUBJECT to all restrictions, reservations, rights of way, easements for public utilities and building line(s) as may be shown on the recorded plan and in prior instruments of record.

BEING the same property which J.E. Wicks Construction, Inc., by J.E. Wicks, by Deed dated November 26, 2003 and recorded with the Butler County Recorder of Deeds on December 4, 2003 as Instrument No. 200312040053924, granted and conveyed unto Stella P. Young

DEED BOOK: 200312040053924

DEED PAGE: 2003 12040053924

MUNICIPALITY: Township of Cranberry

TAX PARCEL #: 130-328-C61

PROPERTY ADDRESS: 101 Ridgemont
Drive Cranberry Township, PA 16066

BCLJ: September 14, 21, 28, 2018

Sheriff of Butler County, Michael T. Slupe