

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: Pauline G Grodecki**

Late of: Cranberry Township Pa
 Executor: Pauline Hoffman
 212 Old Route 68
 Evans City Pa 16033
 Attorney: Edward S Young
 McClain Young & Patterson
 909 Eighth Avenue
 Beaver Falls Pa 15010

Estate of: Donald D Kenyon

Late of: Butler Pa
 Executor: Douglas William Kenyon
 115 South Woodlawn Road
 Butler Pa 16001
 Executor: Dennis Richard Kenyon
 244 Minich Road
 Butler Pa 16001
 Attorney: John C Davey
 129 S Mckean Street
 Butler Pa 16001

Estate of: Joseph A Michalek

Late of: Cabot Pa
 Executor: Kathleen A Obarski
 13 Riverside Drive
 Oak Ridge Tn 37830
 Attorney: Laurel Hartshorn
 254 W Main St
 Pob 553
 Saxenburg Pa 16056

Estate of: Anna K Rape

Late of: Zelienople Pa
 Executor: Sharyn A McMaster
 345 East Spring Street
 Zelienople Pa 16063
 Executor: Darlene A Wogan
 163 Watersedge Drive
 East Brady Pa 16028
 Attorney: Michael J Pater
 101 East Diamond Street

Suite 202
 Butler Pa 16001

Estate of: Esther E Schulz

Late of: Valencia Pa
 Executor: Suzanne M Seiling
 184 Lakewood Avenue
 Pittsburgh Pa 15229
 Attorney: Glenn S Sinko
 Sinko Zimmerman Llc
 300 Seven Fields Blvd
 One Adams Place Suite 120
 Seven Fields Pa 16046

Estate of: Laverne M Walton

Late of: Penn Township Pa
 Executor: Luellen S Henderson
 535 Bullcreek Rd
 Butler Pa 16002
 Attorney: Julie C Anderson
 222 South Main Street
 Butler Pa 16001

BCLJ: Nov 25 & Dec 2 & 9, 2011

SECOND PUBLICATION**Estate of: Carla M Aiken**

Late of: Evans City Pa
 Administrator: Deborah Ann Stivason
 273 Boy Scout Road
 Evans City Pa 16033
 Attorney: Thomas R Matvey
 3399 Brodhead Road
 Aliquippa Pa 15001

Estate of: Pauline I Armstrong a/k/a: Pauline Irene Armstrong

Late of: Cherry Township Pa
 Administrator C.T.A.: Bobbi K Atwell
 645 Branchton Road
 Slippery Rock Pa 16057
 Attorney: Ronald W Coyer
 Sr Law Llc
 631 Kelly Boulevard Po Box 67
 Slippery Rock Pa 16057

Estate of: Pauline L Brown

Late of: Fairview Township Pa
 Executor: Lisa A Wood
 169 Red Bud Road
 Chicora Pa 16025
 Executor: William H Brown
 1405 Hooker Road
 Karns City Pa 16041
 Executor: Sue Ellen Zellefrow
 139 Red Bud Road
 Chicora Pa 16025

Executor: Dennis N Brown
228 Haysville Road
Karns City Pa 16041
Attorney: Scott W Schreffler
606 Main Street
Po Box 99
Emlenton Pa 16373

Estate of: Norma Jean Fair

Late of: Zelienople Pa
Executor: John C Fair
1359 Sweetbrier Court
Fairview Pa 16415
Attorney: Russell C Miller
Miller Limbaugh And Conley
4767 Route 8
Allison Park Pa 15101

Estate of: Mary Kathleen Graff

Late of: Cranberry Township Pa
Executor: John Graff
103 Kings Court
Wexford Pa 15090
Attorney: Candace K Gottschall
Eckert Seamans Cherin & Mellott LLC
600 Grant Street 44th Floor
Pittsburgh Pa 15219

Estate of: Merle E Hemphill

Late of: Brady Township Pa
Administrator: Penny Anderson
435 Euclid Road
Butler Pa 16001
Attorney: Jeffrey M Thompson
330 Perry Highway
Harmony Pa 16037

**Estate of: Raymond McClafferty
a/k/a: John Raymond McClafferty**

Late of: Butler Township Pa
Executor: Elaine Weifenbaugh
109 Buttercup School Rd
Renfrew Pa 16053
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler Pa 16001

Estate of: M Dorothy Schmidt

a/k/a: Mary Dorothy Schmidt
Late of: Center Township Pa
Executor: Alice Louretta Teasdale
104 Paddy Hill Dr
Rochester Ny 14646
Attorney: Steven Kocherzat
763 Merchant St
Ambridge Pa 15003

Estate of: E Ruth Smail

Late of: Zelienople Pa
Executor: Ellen J Dembowski

7400 Snow Drive
Englewood Fl 34224
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople Pa 16063

Estate of: Ruth W Wilson

Late of: Zelienople Pa
Executor: William P Wilson
200 Clearwater Dr
Ellwood City Pa 16117
Attorney: Darla J Hancher
101 North Green Lane
Zelienople Pa 16063

Estate of: Bruce W Zmijowski

Late of: Butler Township Pa
Administrator: Timothy J Zmijowski
229 Linhurst Avenue
Butler Pa 16001
Attorney: John J Morgan
115 South Washington Street
Butler Pa 16001

BCLJ: Nov 18, 25 & Dec 2, 2011

THIRD PUBLICATION**Estate of: William L Faull**

Late of: Butler Pa
Executor: Ronald Faull
518 Courtney Mill Road
Grove City Pa 16127
Attorney: Timothy L McNickle
209 West Pine Street
Grove City Pa 16127

Estate of: Robert Ganter

a/k/a: Robert F Ganter Sr
Late of: Middlesex Township Pa
Executor: Yolanda Ganter
110 North Dr
Valencia Pa 16059
Attorney: Michael J Damico
707 Grant Street
Suite 3626 Gulf Tower
Pittsburgh Pa 15219

Estate of: Alberta M Hilderbrand

Late of: Butler Pa
Executor: Judith M Montag
191 Shearer Road
Chicora Pa 16025
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler Pa 16001

**Estate of: Mary Louise Papera
a/k/a: Mary L Papera**

Late of: Valencia Pa
 Executor: William J Yurko
 16 Stanton Street
 Williamsville Ny 14221
 Attorney: Philip P Lope
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople Pa 16063

Estate of: Ronald M Reba II

Late of: Cranberry Township Pa
 Administrator: Lorraine Reba
 106 Beechwood Circle
 Cranberry Twp Pa 16066
 Attorney: Sarah G Hancher
 101 North Green Lane
 Zelenople Pa 16063

Estate of: Margaret Ann Scheetz

Late of: Butler Pa
 Administrator: Dena Richardson
 59 Richardson Lane
 Volant Pa 16156
 Administrator: Mandy McKinney
 319 Eyth Road
 Butler Pa 16002
 Attorney: Norman D Jaffe
 Jaffe & Kecskemethy PC
 101 East Diamond Street Suite 204
 Butler Pa 16001

Estate of: Charles Lawrence Twentier

a/k/a: Charles L Twentier
 Late of: Cherry Township Pa
 Executor: Mary Jo Iwonowski
 137 Binsey Road
 Butler Pa 16002
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler Pa 16001

BCLJ: Nov 11, 18 & 25, 2011

MORTGAGES

October 24 - October 28, 2011

1-st name-Mortgagor

2nd name-Mortgagee

Aiken, Julie S. - MNET Mtg Corp, et al -
 Seven Fields Borough - \$122,059.00

Aksarben LLC, et al - First Natl Bk of Pa -
 Cranberry Twp. - \$206,000.00

Albenze, Justin W., et ux - JLB Corp, dba,

et al - Cranberry Twp. - \$230,500.00

Alcorn, Harry L. - Mortgage Research
 Center LLC, dba, et al - Washington Twp.
 - \$160,000.00

Allison, Harold Scott, et al - SRU Fed Cred
 Un - West Liberty Borough - \$67,000.00

Altmeyer, Todd E., et ux - First Natl Bk of
 Pa - Forward Twp. - \$43,700.00

Anderson, Robert H., et al - Howard
 Hanna Mtg Servs, et al - Middlesex Twp.
 - \$333,750.00

Andrasko, Robert A., aka, et al - Northwest
 Sav Bk - Winfield Twp. - \$39,200.00

Augustine Gierl & Augustine LLC, et al
 - ESB Bank - Buffalo Twp. - \$217,500.00

Avery, Stephen J., et al - Plaza Home Mtg
 Inc, et al - Adams Twp. - \$417,000.00

Baptiste, George C., et al - Butler Armco
 Emp Cred Un - Summit Twp. - \$20,000.00

Barnhart, Brandon W., et ux - Home Loan
 Center Inc, dba, et al - Lancaster Twp. -
 \$273,710.00

Beckwith, Christian Eric, et ux - RBS
 Citizens NA - Cranberry Twp. - \$179,000.00

Benninger, Lee H., Jr., aka, et al - Butler
 Armco Emp Cred Un - Franklin Twp. -
 \$60,000.00

Best, William J. - First Natl Bk of Pa -
 Franklin Twp. - \$65,707.54

Blanco, Andrew J., et ux - Home Loan
 Center Inc, dba, et al - Adams Twp. -
 \$318,000.00

Borcz, John P., Jr., et ux - Butler Armco
 Emp Cred Un - Butler Twp. - \$70,000.00

Boyd, Robert J., et ux - Dollar Bk Fed Sav
 Bk - Adams Twp. - \$312,500.00

Bradley, George E., III, et al - Mars Natl
 Bk - Adams Twp. - \$193,000.00

Butler Arbors Equities - CWC Capital LLC -
 Butler City, Wd. 1 - \$3,035,200.00

Buzard, H. Jack, et ux - Nextier Bk NA - Eau
 Claire Borough - \$25,323.77

Cashmere, Edward S., Jr., et al - PNC Bk
 Natl Assn - Clearfield Twp. - \$36,000.00

Chamberlain, William L., et al - PNC Bk
 Natl Assn - Butler Twp., Wd. 4 - \$84,017.64

Chamberlain, William L., et al - PNC Bk
 Natl Assn - Butler Twp., Wd. 4 - \$25,000.00

Christofano, Maria L. - Butler Armco Emp
 Cred Un - Butler City, Wd. 1 - \$72,250.00

Clark, Kenneth E., et al - Farmers Natl Bk
 of Emlenton - Donegal Twp. - \$22,000.00

Colbert, Kevin F., et ux - PNC Bk Natl Assn
 - Adams Twp. - \$440,000.00

Collins, Jason P., et ux - Wells Fargo Bk
 NA - Cranberry Twp. - \$175,000.00

Collins, Roberta L. - Butler Armco Emp
 Cred Un - Butler Twp., Wd. 1 - \$120,000.00

Corathers, David A., et ux - JPMorgan
 Chase Bk NA - Cranberry Twp. -
 \$151,776.00

Cornman, Jessica L. - Bank of America NA,
 et al - Buffalo Twp. - \$67,152.00

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania for **NEIL WALDE DISTRIBUTING INC** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Burton D. Morris, Esq
PennCorp Servicegroup, Inc
P.O. Box 1210
600 North Second Street
Harrisburg Pa 17108-1210

BCLJ: Nov 25, 2011

NOTICE OF NON-PROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Domestic Non-Profit Corporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Non-Profit Corporation Law of the Commonwealth of Pennsylvania of 1988. 15 Pa. C.S.A Sec. 7301 et seq., as amended. The name of the non-profit is: **Prison Aftercare Ministry.**

BCLJ: Nov 25, 2011

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pa., on the 20th day of November, 2011 for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, as amended. The name of the corporation is **Wexminster Limited, Inc.**

Severin A. Russo, Esquire
DiPaolo & Russo
20421 Route 19, Suite 115
Cranberry Twp., PA 16066
412-566-2282

BCLJ: Nov 25, 2011

IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW
A.D. No. 2011-11288

ROBERT D. KNAUER, Plaintiff,
VS.

GERTRUDE MARIE MILLER, ELEANOR M. GRAHAM, a/k/a ELENAOR MAY GRAHAM, CLAIR M. GRAHAM, and their heirs, personal representatives, successors and assigns

LEGAL NOTICE

TO: THE ABOVE-NAMED DEFENDANTS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND ALL OTHER INTERESTED PARTIES WHO MAY CLAIM AN INTEREST IN THE PROPERTY HEREIN DESCRIBED:

NOTICE IS HEREBY GIVEN that the Plaintiff has filed a Complaint to Quiet Title against you concerning the following 5 tracts of land situate in Connoquenessing, Penn and Forward Townships, Butler County, Pennsylvania:

PARCEL ONE: Tax Map and Parcel No. 3F49 A7B

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

BEGINNING at the Northwest corner of the tract herein described, at an iron pin on line of lands of Werner, formerly Daum, at the Southwest corner of lands conveyed by Hazel J. Sinclair to James R. Walker, et ux, which said beginning point is located South 6° 41' East, a distance of 309.53 feet from an iron pin at a corner common to lands of Werner and the Northwest corner of the land conveyed unto Walker, as aforementioned; thence from said true place of beginning, by lands of said Walker, North 88° 30' East, 693.75 feet to the center line of Township Road T 450; thence by said center line, South 14° 50' 20" East, 315.26 feet to line of other lands of first party; thence by said other lands of first party, the following three courses and distances: South 72° 50' West, 83.25 feet to an iron pin; South 88° 20' West, 262.38 feet to a hub; North 86° 01' 20" West, 399.30 feet to an iron pin; thence continuing by said lands of first part and line of lands of Werner aforementioned, North 6° 41' West, 293.07 feet to the place of beginning.

CONTAINING 5.24 acres according to survey of Charles L. Fair II R.S. dated May 29, 1971.

BEING Tax Map and Parcel No. 3F49 A7B in the Deed Registry Office of Butler County, Pennsylvania.

BEING the same premises conveyed unto Robert D. Knauer by deed of James B. Sinclair and Donna M. Sinclair, husband and wife, dated November 16, 2004 recorded in Butler County, PA at Instrument No. 200411170036678.

PARCEL TWO: Tax Map and Parcel 3F49-B3B.

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

BEGINNING at a point on the public road, the northwestern corner of the tract of land to be conveyed to Myrtle Jane Edwards by deed from Myrtle Jane Edwards, et al; thence South 48 degrees West along the Western line of the tract of land conveyed to Myrtle Jane Edwards, 834.84 feet to a point; thence North 42 degrees West, 278.28 feet to the Eastern line of a tract of land conveyed to Hazel Sinclair and James Sinclair; thence North 48 degrees East, 834.84 feet to a point on the Southern line of a public road; thence South 42 degrees East along the souther line of said public road 278.28 feet to the point of beginning. Containing 5-1/3 acres and having erected thereon house and barn and outbuildings.

BEING known and designated as Butler County Tax Map Parcel 3F49-B3B.

BEING the same premises conveyed to Robert D. Knauer by deed of James B. Sinclair and Donna M. Sinclair, husband and wife, dated October 24, 2008 and recorded in Butler County, PA at Instrument No. 200810270024141 (Parcel One).

PARCEL THREE: Tax Map and Parcel 3F49-B3.

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

BEGINNING at a point on a public road marked by an iron pin at the Northwestern corner of the 16 acre tract of land formerly owned by Lavina J. Smith; thence South 42 degrees East along the southern line of a public road 278.28 feet to the western line of a tract of land conveyed by Alvin H. Smith, et ux, et al, to Alvin H. Smith, et ux; thence South

48 degrees West along the western line of said land of Alvin H. Smith, et ux, 834.84 feet to a point; thence North 42 degrees West, 278.28 feet to an iron pin marking the southwestern corner of the 16 acre tract formerly owned by Lavina J. Smith; thence North 48 degrees East, 834.84 feet to an iron pin to the point of beginning. Containing 5-1/3 acres.

BEING known and designated as Butler County Tax Map and Parcel 3F49-B3.

BEING the same premises conveyed unto Robert D. Knauer by deed of James B. Sinclair and Donna M. Sinclair, husband and wife, dated October 24, 2008 and recorded in Butler County, PA at Instrument No. 200810270024141 (Parcel Two).

PARCEL FOUR: Tax Map and Parcel No. 3F49-B2.

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

BEGINNING at the northwestern corner of the land herein described; thence South 42 degrees East along lie of lands of the second tract conveyed at Deed Book 2600, page 591, 234 perches; thence North 48 degrees East along lie of lands now or formerly of D.A. Renfrew 62.4 perches; thence North 43 degrees West along line of lands now or formerly of Husselton and Shirts, 181 perches; thence South 88 ½ degrees West by lands now or formerly of Dufford 78.9 perches to the place of beginning.

CONTAINING 78 acres and 116 perches as per survey of N.M. Slater, dated March 19, 1868.

EXCEPTING AND RESERVING, however, that certain tract of land bounded and described as follows:

ON the North by land now or formerly of Margaret Miller, J.S. Kinser and Mahood; East by land now or formerly of Kinser, Mahood and Kaltenschach; on the Southwest by land now or formerly of Renfrew; on the Southwest by the second tract herein conveyed; and on the West by a public road. Containing 62 acres more or less. Thus the tract hereby conveyed is the 16 acres, more or less, lying West of the public road.

The 62 acre tract of land excepted and reserved was conveyed by Lavina J. Smith

to Ira A. Smith by deed dated December 7, 1905, and recorded in Deed Book 247, page 38. In the deed into Lavina Smith the tract was described as being in Connoquenessing Township and in the deed to Ira Smith the 62 acres was described in both Connoquenessing and Forward Townships. However the land is now located in Forward Township.

Second: Beginning at the southwest corner of the tract herein described; thence South 42 degrees East along line of lands now or formerly known as the Powder Mill Tract, et al, 265 perches; thence North 48 degrees East along line of lands now or formerly of Heckert and Chew 72.8 perches; thence North 42 degrees West along line of lands of the 78 acre tract hereinabove described 234 perches; thence South 88 ½ degrees West along line of lands now or formerly of Purviance heirs 75 perches; thence South 26 perches to the place of beginning.

CONTAINING 120 acres, strict measure, cording to survey of N.M. Slater, dated March 20, 1868.

Excepting and reserving, however, the 16 acre tract devised to Ira Smith by the Last Will and Testament of Lavina J. Smith recorded in the Register of Wills Office in and for Butler County in Will Book 18, page 113, said 16 acre tract being square, the eastern line being the public road in front of the house and the house to be substantially midway along said eastern line. Said 16 acres tract being more specifically bounded and described as follows: Beginning at a point on the southern line of a public road, said point being North 42 degrees West, 417.42 feet from a point on the southern side of said road determined by an imaginary line drawn through the center of the farmhouse located on said tract of land and extending to imaginary line drawn through the center of the farmhouse located on said tract of land and extending to a point on the southern side of said public road; thence South 48 degrees West, 834.84 feet to an iron pin; thence south 42 degrees East, 834.84 feet to an iron pin; thence North 48 degrees East, 834.84 feet to an iron pin; thence North 42 degrees west along the southern line of said public road 834.84 feet to a point, the place of beginning. Containing 16 acres in accordance with a survey of D. Norman MacDonald.

Exception prior transfers and reservations of record. Including the following outsales:

A. Sale of 16 acres more or less, to Daum

which parcel is now part of map 3F49, Parcel 5.

B. Sale of .89 acres to F. Snyder at Deed Book 896, page 960 now known as Map 3F49, Parcel A9.

C. Sale of 5.24 acres to J. Sinclair, now known as Map 3F49, Parcel A7B.

D. Sale of 4.76 acres to J. Walker now known as Map 3F49, Parcel A7C.

E. Sale of 5.868 acres to Gary W. Miller now known as Map 3F49, Parcel A7F.

Being known and designated as Butler Count Tax map and parcel 3F49-B2.

BEING the same premises conveyed unto Robert D. Knauer by deed of James B. Sinclair and Donna M. Sinclair, husband and wife, dated October 24, 2008 and recorded in Butler County, PA at Instrument No. 200810270024141 (Parcel Three).

PARCEL FIVE: Tax Map and Parcel No. 270-3F49-9C

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

BEGINNING at a stone at lands of now or formerly W.H. Hamel and lands now or formerly of E. Price; thence North 41° West a distance of 222.5 feet to lands of now or formerly Long, North 51.5° East, a distance of 196 feet to lands of now or formerly H.M. Bowser; thence along lands of now or formerly Bowser, South 53° East, a distance of 136 feet to a public road; thence along said road, South 30° West, a distance of 97 feet; thence South 22° West, a distance of 137 feet to the place of beginning.

BEING the same premises conveyed unto Robert D. Knauer by deed of Edward E. Brown dated April 21, 2005 and recorded in Butler County, PA at Instrument No. 200504210009856.

The Plaintiff has brought an action to quiet title to have declared in them an indefeasible fee simple title to said tract of land. Unless you answer said Complaint on or before the 20th day from the date of publication of this advertisement, judgment will be taken against you and, at the expiration of thirty (30) days from the date of said judgment, you, your heirs,

executors, successors and assigns, shall be forever barred from asserting any right, title, interest, lien or claim in the premises inconsistent with the interest or claim of the Plaintiff as set forth on this Complaint.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that, if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for relief requested by the Plaintiff. You may lose money, property or other rights important to you.

NOTICE

YOU SHOULD TAKE THIS NOTICE 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:

OFFICE OF THE PROTHONOTARY
Butler County Courthouse
Butler, Pennsylvania 16001
Telephone: (724) 285-4731

DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
James P. Coulter
Elizabeth A. Gribik
Attorneys for Plaintiff
128 West Cunningham Street
Butler, PA 16001
(724) 283-2200

BCLJ: Nov 25, 2011

REVOCABLE TRUST NOTICE

On October 14, 2011, **Elizabeth B. Noll, surviving settlor of the Noll Revocable Agreement of Trust**, died. The Trustee, pursuant to 20 Pa.C.S. §7755(c), requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to Charlotte E. Linebaugh, Trustee, 20854 Oak Trail Court, Strongsville, OH 44149, or to JOHN H. AULD, II, ESQUIRE, ABERNETHY, AULD & YOUNG, P.C., 4499 Mt. Royal Blvd., Allison Park, PA 15101.

BCLJ: Nov 11, 18 & 25, 2011

NOTICE ON HEARING ON PETITION TO INVOLUNTARY TERMINATE PARENTAL RIGHTS

**IN RE: Adoption of Baby Boy Keaton;
Case No 66 of 2011 in the Orphan's
Court Division of Westmoreland
County, Pennsylvania.**

Notice To: UNKNOWN BIRTH FATHER OF BABY BOY KEATON, born April 28, 2011, at Heritage Valley Beaver Medical Center, Beaver County, Pennsylvania, to the Birth Mother, Amani M. Keaton, and conceived in the Borough of Slippery Rock, County of Butler and Commonwealth of Pennsylvania. The Court has set a hearing to consider ending your rights to your child. That hearing will be held before the Honorable Chris Scherer, in Courtroom No. 9, Westmoreland County Courthouse, 2 North Main Street, Greensburg, Pennsylvania 15601, on January 11, 2012, at 9:30 A.M. You are warned that 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 you being present.

You are also notified of Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the court.

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. 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.

WESTMORELAND BAR ASSOCIATION. P.O. BOX 565; GREENSBURG, PA 15601; (724) 834-8490; <http://lrs.westbar.org>.

JEFFREY J. LOCHNER, ESQUIRE, Attorney at Law, 300 Weyman Plaza, Suite 180;

Pittsburgh, PA 15236; (412) 881-4380.

BCLJ: Nov 11, 18 & 25, 2011

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of JANUARY, 2012** 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 February 17, 2012 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

E.D. 2009-30223
C.P. 2009-21222
SHF.: 11003295

ATTY CHRISTOPHER A DENARDO

Seized and taken in Execution as the property of MICHELE L ACKERMAN AND FLO-RANCE BATALIK at the suit of BAC HOME LOANS SERVICING LP, 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 contained 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: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30312
C.P. 2011-20778
SHF.: 11003292

ATTY MARGARET GAIRO

Seized and taken in Execution as the property of ERIC L ADAMS at the suit of BANK OF NEW YORK MELLON, Being:-

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

BEGINNING at the Southwesterly corner of property herein conveyed, in the center of Route T-833 also known as Jamisonville Road; thence North 45° 39' 30" East a distance of 300.12 feet to a point; thence North 46° 19' 10" East a distance of 98.36 feet to a point; thence along center line of Route 308, South 18° 19' 40" East a distance of 155.25' feet to a point; thence South 14° 03' 20" East a distance of 80.85 feet to a point; thence South 9° 25' 50" East a distance of 84.63 feet to a point; thence South 4° 59' 50" East a distance of 59.42 to a point; thence along lands now or formerly of Hutchison, North 76° 19' 50" West a distance of 384.16 feet point, the place of beginning.

Being known as: 79 JAMISONVILLE ROAD, BUTLER, PENNSYLVANIA, 16001

Title to said premises is vested in Eric L. Adams by deed from Diane E. Kiser dated March 31, 2000 and recorded April 5, 2000 in Deed Book Instrument #200004050007361.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30348
C.P. 2011-20373
SHF.: 11003554

ATTY TERRENCE J MCCABE

Seized and taken in Execution as the property of DONNA J BACK at the suit of BAC HOME LOANS SERVICING LP, Being:-

TAX ID # 052-37-A384

ALL THAT CERTAIN lot or piece of ground situate in Lyndora, in the Township of Butler, in the County of Butler, and Commonwealth of Pennsylvania, being marked and numbered as Lot No. 384 in the Lyndora Land and Improvement Company's plan of Lots of record in the Recorder's office of Butler County, Pennsylvania, in Plan Book Volume 2, page 1.

BEING known as: 109 BESSEMER AVENUE, LYNDORA, PENNSYLVANIA 16045.

Title to said premises is vested in Donna J. Back by deed from John S. Snyder and Fonda K. Snyder, his wife dated June 22, 2000 and recorded June 27, 2000 in Deed Instrument #200006270014557.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30362
C.P. 2011-21722
SHF.: 11003568

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of MICHAEL BECK AND TERRY BECK at the suit of BANK OF AMERICA N A, Being:-

LEGAL DESCRIPTION

All those two certain pieces, parcels, or tract of land situate in Brady Township, Butler County, Pennsylvania, bounded and described as follows:

TRACT One; Located on state Route 10058 between Old Route 8 and New Route 8 on the North side of the Highway, beginning at an iron pin located on the North side of Route No. 10058, a distance of 470 feet east from the intersection of Old Route 8 and Highway 10058, THENCE north at a right angle, 351 feet to an iron pin; THENCE east 100 feet at a right angle to an iron pin; THENCE South 353 feet at a right angle to an iron pin; THENCE South 17 feet to the center of a highway No. 10058; THENCE west along the center of highway 10058, a distance of 100 feet; THENCE North 19 feet to the place of beginning. Being 9/10 of an acre, more or less.

TRACT Two: Beginning at a point, said point being in common with the center line of Route T-449, a distance of 931.15 feet west of the center line of Legislative Route #73, (Travel

Route #8); THENCE North 1 degree 57 Minutes East, a distance of 370 feet along line of other lands of Grantees herein; THENCE South 78 degrees 34 Minutes East, a distance of 65.0 feet to a point; THENCE South 0 degrees 21 Minutes 40 degrees East, a distance of 358.61 feet to the center line of Route T-449, THENCE along the center line of Route T-449 in a westward direction 78.58 feet to a point the place of beginning, and containing 0.61 of an acre as per survey of Greenough & Greenough, Inc. dated May 1965 and revised.

Having erected thereon a house known and numbered as 115 Staff Road, Slippery Rock, PA 16057.

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

UNDER AND SUBJECT TO rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

TITLE TO SAID PREMISES IS VESTED IN Michael Beck and Terry Beck, h/w, by Deed from Renea L. Uplinger, unmarried, dated 05/10/2002, recorded 05/17/2002 in Instrument Number 200205170017273.

Parcel No. 030-F37-A1B-0000, 030-3F37-A1AF-0000

Premises being: 115 STAFF ROAD, SLIPPERY ROCK, PA 16057-5323

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30329
C.P. 2011-22165
SHF.: 11003317

ATTY LEON P HALLER

Seized and taken in Execution as the property of JOSHUA P BROWN at the suit US BANK NATL ASSN, Being:-

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

To locate the beginning point commence at the southeast intersection of McKinley Avenue and Fulton Street (now unopened); thence from said point South 3 degrees 45 minutes West along the eastern line of McKinley Avenue a distance of 30.45 feet to a point at the place of beginning, the northwest corner of the within-described tract of land; thence from said beginning point South 79 degrees East along lands formerly of Younkin Heirs, now or formerly Grolemond, 130.82 feet to a point on the western line of Pepper Alley; thence South 11 degrees 00 minutes West along the western line of Pepper Alley, 35 feet to a point on land now or formerly Wagner; thence North 79 degrees West, along lands now or formerly of Wagner, 127 feet to a point on the eastern line of McKinley Avenue; thence North 3 degrees 45 minutes East, along the eastern line of McKinley Avenue, 35.45 feet to a point, the place of BEGINNING.

BEING designated as Tax Parcel Number: 56 5-12-30

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS: 511 MCKINLEY AVENUE, BUTLER, 16001

BEING THE SAME PREMISES WHICH Raymond F. Walter by deed dated 7/19/01 and recorded 7/30/01 in Butler County Instrument No. 2001-07300020743 granted and conveyed unto Joshua P. Brown.

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

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30360
C.P. 2011-21511
SHF.: 11003566

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of SEAN E BROWN, ROBERT L PELKEY, AND KATHLEEN PELKEY at the suit MAC-QUIRE MORTGAGE USA INC, Being:-

LEGAL DESCRIPTION

Being all that certain lot or piece of ground situate in Muddy Creek Township, Butler County,

Pennsylvania, being Lot No. 1 in the Subdivision of Land of William E. Adams III and Eileen Adams prepared by Norman P. Straub, P.E., P.L.S, as recorded in the Recorder's Office of Butler county Pennsylvania in Plan Book Volume 210 page 17.

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

BEING ALL THAT CERTAIN lot or piece of ground situate in Muddycreek Township, Butler County, Pennsylvania, being known and designated as Lot 1A and Lot 1B in Sean E. Brown and Robert Pelkey Plan as recorded in the Recorders Office of Butler County Pennsylvania in Plan Book Volume 281, Page 19.

More commonly known as: 203 Levis Road, Portersville, PA 16051

TITLE TO SAID PREMISES IS VESTED IN Sean E. Brown, married and Robert L. Pelkey and Kathleen M. Pelkey, h/w, by Deed from Craig H. Leicht and Shirley A. Leicht, h/w, dated 11/10/2003. Recorded 12/05/2003, in Deed Mortgage Inst# 20031205005400.

Land was subsequently subdivided into Lot 1A and Lot 1B. Lot 1B is said to be vested in Robert L. Pelkey and Kathleen M. Pelkey, h/w, by deed from Sean E. Brown and Lisa A. Brown, h/w, and Robert L. Pelkey and Kathleen M. Pelkey, h/w, dated 08/27/2010 and recorded 08/31/2010 in instrument number 201008310019385.

Lot 1A Tax Parcel No. 240-4F133-1A-0000
 Lot 1B Tax Parcel No. 240-4F133-1AB-0000

Premises being: 203 LEWIS ROAD AND LOT B LEVIS ROAD, PORTERSVILLE, PA 16051

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30370
C.P.2011-21398
SHF.: 11003561

ATTY DANIEL G SCHMIEG

Seized and taken in Executlon as the property HELEN V CALLAHAN at the suit of WELLS FARGO BANK, NA, Being:-

LEGAL DESCRIPTION

ALL that certain lot/of land situate in the

Borough of Prospect, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Western line of the Pittsburgh and Franklin Public Road at the intersection of lot herein conveyed and land now or formerly of Oesterling; thence along said public road, North 7° 15' 47" West, 110.00 feet to a point; thence along line of lands now or formerly of M. Sarvey, North 87° 10' 54" West, 580.00 feet to a point on line of lands now or formerly of J. Ragan; thence along said Ragan land, South 3° 12' 45" West, 108.30 feet to a point; thence along line of lands now or formerly of W. Kneiss South 87° 10' 54" East, 600.00 feet to a point on the Western line of aforesaid public road, the place of beginning.

Being known as Tax Parcel 490-S5-54-0000.

TITLE TO SAID PREMISES IS VESTED IN Helen V. Callahan, a single woman, by Deed from Harold A. Crenner and Sharon J. Crenner, Husband and Wife, Recorded 04/12/02, in Instrument #200204120012917.

Tax Parcel No. 490-S5-54-0000

Premises being: 140 SOUTH FRANKLIN STREET, PROSPECT, PA 16052-2512

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30340
C.P. 2011-22144
SHF.: 11003448

ATTY JAMES F GRENN

Seized and taken in Execution as the property of TIMOTHY D CARR at the suit of FIRST NATL BK, Being:-

ALL that certain piece of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known as Lot 4D-2 in the Kowola subdivision as recorded in the Recorder's Office of Butler County in Plan Book Volume 228, page 25 on November 18, 1999.

BEING the same property which Randy J. Kowola and Judith 1. Kowola, husband and wife, granted and conveyed to Timothy D. Carr, a single man, by Deed dated November 23, 1999 and recorded December 1, 1999, in the Recorder of Deeds Office, Butler

County, Pennsylvania in Instrument Number 199912010033681.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2008-30302
C.P. 2008-21212
SHF.: 11003291

ATTY LOUIS P VITTI

Seized and taken in Execution as the property of JAMES A COGLEY at the suit of LASALLE BANK NATL ASSN, Being:-

All those certain piece, parcels, or tracts of lands situate in the Township of Butler, County of Butler, and the Commonwealth of Pennsylvania, being part of Lots Nos. 21 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 the point where the dividing line between Lot Nos. 31 and 32 in said plan intersects 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 69.66 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 Lot Nos. 32 and 33 in said plan; thence along said last mentioned dividing line South 37° 54' 00" West, a distance of 330.22 feet to the point at the place of beginning.

Tax Map No. 056-11-C31

Having erected thereon a dwelling known as 216 Rural Dr, Butler, PA 16001

Being the same premises which Federal National Mortgage Association also known as Fannie Mae, by its Deed dated 12/21/06 and recorded 12/26/06 in the Recorder of Deeds Office of Butler County, Pennsylvania in Instrument #200612260032361 granted and conveyed unto James A. Cogley.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30354
C.P. 2011 -22300
SHF.: 11003570

ATTY LEON P HALLER

Seized and taken in Execution as the property of ALICE COUSINS AND THERESA I COUS-INS at the suit of MIDFIRST BANK, Being:-

ALL that certain piece, parcel or lot of land situate in Summit Township, Butler County, Pennsylvania, and being known and designated as Lot No. 2 in the Bergbickler Subdivision No. 2 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Rack File 146, page 4, and being more specifically bounded and described as follows:

COMMENCING at a point in the center line of Moran Road (L.R. 10113) at a point in common to the line of lands of now or formerly H. Michel, said point being the Southwest corner of the property herein conveyed; thence along the center line of Moran Road, the following courses and distances:

North 37 degrees 54 minutes 19 seconds East, 67.21 feet to a point; North 58 degrees 35 minutes 19 seconds East, 114.01 feet to a point; North 70 degrees 15 minutes 49 seconds East, 152.92 feet to a point; North 74 degrees 11 minutes 31 seconds East, 156.78 feet to a point on line of lands of now or formerly Erken; thence along line of now or formerly Erken and other lands of Bergbickler, South 11 degrees 37 minutes 17 seconds East, a distance of 246.35 feet to a point on line of lands of now or formerly Michel; thence along line of lands of now or formerly Michel North 85 degrees 54 minutes 54 seconds West, a distance of 484.23 feet to a point, the place of BEGINNING.

This description is as per survey of William J. McGarvey dated September 26, 1990.

BEING designed as Map 1F1000, Parcel 10D

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 186 MORAN ROAD BUTLER, PA 16002

BEING THE SAME PREMISES WHICH Richard H. Staugh et al by deed dated and recorded 6/28/2001 in Butler County Instrument No. 2001-06280017273 granted and conveyed unto Theresa Cousins, a married woman, Alice F. Cousins, a single woman, and Gary L. Cousins, a single man, as joint

tenants with the right of survivorship and not as tenants in common.

The said Gary L. Cousins executed as Assumption and Release Agreement on March 20, 2003 and recorded April 14, 2003 as Instrument No. 2003-04140015390. Theresa Cousins and Alice F. Cousins are the real owners of the property.

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

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2010-30296
C.P.2010-21386
SHF.: 11003558

ATTY SHEETAL R SHAH-JANI

Seized and taken in Execution as the property of ROMAN J DEUTSCH at the suit of BANK OF AMERICA N A, Being:-

LEGAL DESCRIPTION

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

BEGINNING at a point on the westerly right of way line of Meridian Road, known as L. R. 10015, at the Southeast corner thereof and being also the Northeast corner of Lot No.3; thence along the northerly line of Lot No.3 North 89° 41' 45" West, 200.00 feet to a point; thence along other lands of Thomas W. Roe, et ux., North 0° 32' East, 125.78 feet to a point on line of Lot No. 1 in the same plan; thence along line of Lot No. 1 South 89° 45' East, 200.00 feet to a point on the westerly right of way line of Meridian Road; thence along said westerly right of way line South 0° 32' West, 125.96 feet to a point, the place of beginning.

BEING Lot No. 2 in the Thomas Roe subdivision as recorded at Rack File 107, Page 47.

UNDER AND SUBJECT to coal, mining and mineral rights heretofore conveyed and restrictions, reservations, casements and lights of way in prior instruments of record and in the plan of record.

UNDER AND SUBJECT TO all exceptions, reservations and conditions contained in prior deeds of record.

TITLE TO SAID PREMISES IS VEST IN Roman J. Deutsch, by Deed from Roman J. Deutsch and Linda J. Deutsch, dated 09/13/2006, recorded 09/19/2006 in Instrument Number 200609190024084.

Tax Parcel No. 054-25-5B2-0000

Premises being: 234 MERIDIAN ROAD,
BUTLER, PA 16001-2847

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30363
C.P. 2011-21835
SHF.: 11003559

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of RANDALL K DIGGS at the suit of BANK OF AMERICA N A, Being:-

ALL that certain piece of property located in the Second Ward, City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

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

BEGINNING at a point on the East side of St. Mary's Street, said point being located 40 feet South from where the Southern line of an unopened alley intersects with the East line of St. Mary's Street; thence from said point of beginning, South along the East line of St. Mary's Street, 40 feet to a point on the North line of Lot No.3 in the Subdivision of Margaret E. Wiegand as recorded in Rack File 129, Page 38; thence along said Northern line of Lot No.3, South 89 degrees 16 minutes 8 seconds East, 26.91 feet to a point; thence continuing along the line of Lot No.3, South 86 degrees 46 minutes East, 51.68 feet to a point; thence continuing along line of Lot No.3, North 1 degree 25 minutes 40 seconds East, 3 feet to a point; thence continuing along line of Lot No.3, South 89 degrees 16 minutes 8 seconds East, 21.43 feet to a point; thence continuing along line of Lot No.3, South 1 degree 25 minutes 40 seconds West, 3 feet to a point; thence by line of Lot No.4 in said subdivision, South 88

degrees 32 minutes 20 seconds East, 15.75 feet to a point; thence along line of Lot No.4, North 1 degree 27 minutes 40 seconds East, 18.29 feet to a point; thence continuing by line of Lot Nos. 4 and 5, South 87 degrees 50 minutes 30 seconds East, 58.53 feet to a point on line of lands now or formerly R. A. Thomas; thence by line of lands now or formerly of R. A. Thomas, North 10 degrees 53 minutes 10 seconds West, 67 feet to the Southern line of an unopened alley; thence along the Southern line of an unopened alley, North 89 degrees 16 minutes 8 seconds West, 58 feet to a point on the Eastern line of Lot No.2 in said subdivision; thence by line of Lot No.2, South 1 degree 25 minutes 40 seconds West, 40 feet to the Southern line of Lot No.2 in said subdivision; thence by the Southern line of Lot No.2, North 89 degrees 16 minutes 8 seconds West, 102 feet to the East side of St. Marys' Street, the place of beginning.

CONTAINING 8590 square feet according to survey of R. B. Shannon & Associates dated November 16, 1988.

AND BEING Lot No. 1 in the subdivision of Margaret E. Wiegand as recorded at Rack File 129, Page 8.

THIS DEED is given subject to an easement in common with owners of Lot No.2 for the common use of a private alley presently existing to the Eastern edge of Lot No.2 as recited at the Deed from Karen Domanski et ux to Dennis Wesolek et ux. dated January, 1995, at Record Book 2501, Page 1038.

AND BEING all of the lot conveyed to Andrew J. Wiegand et ux by Deed of Lewis Geiger, et ux., dated January 2, 1948, and recorded in Deed Book 575, Page 401.

AND BEING the Northern portion of a lot conveyed to Andrew J. Wiegand, et ux. by Deed of Della Mae Geiger, et ux., dated July 27, 1956, and recorded at Deed Book 686, Page 524.

AND BEING the Northern portion of a lot conveyed to Andrew J. Wiegand, et ux. by Deed Book 617, Page 313.

TITLE TO SAID PREMISES IS VESTED IN Randall K. Diggs, by Deed from Randall K. Diggs and Debbe L. Diggs, his wife, dated 02/26/1997, recorded 03/10/1997 in Book 2716, Page 592.

Tax Parcel No. 562-23-103-0000

Premises being: 105 SAINT MARYS STREET,
BUTLER, PA 16001-5107

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30368
C.P.2011-22103
SHF.: 11003560

ATTY DANIEL G SCHMIEG

Seized and taken in Execution as the property
of NICHOLAS A EDES AND CAROLYN E
EDES at the suit of BANK OF NEW YORK
MELLON, Being:-

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

BEGINNING at a point on the Northeast side
of public road known as Old Route 8, said point
being two hundred thirty-three and forty-five
hundredths (233.45) feet South thirty-eight
degrees, thirty-three minutes (38 degrees 33
minutes) East from an iron pin on the North-
east side of said public road; thence North
fifty-one degrees, twenty-seven minutes (51
degrees 27 minute) East along other land of
Black designated as lots no. 2 and 19 in the
Brady Court Plan of Lots, a distance of four
hundred (400) feet to a street; thence South
thirty-eight degrees, thirty-three minutes (38
degrees 33') East along the Southeast side
of said street two hundred (200) feet to the
Northeast corner of land herein described
and the West side of a fifty-foot (50-ft.) street;
thence South fifty-one degrees, twenty-seven
minutes (51 degrees 27 minute) West along
said street, four hundred (400) feet to an iron
pin on the edge of Old Route 8; thence North
thirty eight degrees, thirty-three minutes (38
degrees 33 minutes) West along said old
Highway Route 8, two hundred (200) feet to
the place of beginning.

TITLE TO SAID PREMISES IS VESTED by
Warranty Deed, dated 09/05/1989, given by
Robert F Bergbigler and Annabell E Berg-
bigler, husband and wife to Nicholas A Edes
and Carolyn E Edes, husband and wife and
recorded 9/6/1989 in Book 1482 Page 731

Tax Parcel No. 030-3F88-10C2-0000

Premises being: 211 CENTERVILLE PIKE,
SLIPPERY ROCK. PA 16057-4807

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30349
C.P.2011-22135
SHF.: 11003557

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property
of ELECTRA GEANOPULOS at the suit of
CITIMORTGAGE INC, Being:-

ALL THAT CERTAIN lot or parcel of ground
situated in Cranberry Township, Butler County,
Pennsylvania being Lot No. 8-B-R in the Deer
Run PUD Phase 2, Lots 8 & 9, as recorded in
Plan Book Volume 269 , Page 47.

BEING known as 205 WHITETAIL RIDGE,
CRANBERRY TOWNSHIP, PA 16066.

UNDER AND SUBJECT to exceptions, res-
ervations, conditions, covenants, restrictions,
easements, rights of way, etc., as contained 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.

BEING THE SAME PREMISES which Maron-
da Homes, Inc., a Pennsylvania corporation
by Indenture dated December 23, 2003 and
recorded December 30, 2003 in the Office of
the Recorder of Deeds in and for Butler County
at Instrument No. 200312300056651 granted
and conveyed unto Electra Geanopulos, a
single woman.

PARCEL No. 130-S11-J8B-0000

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30369
C.P.2011-22104
SHF.: 11003562

ATTY ALLISON F WELLS

Seized and taken in Execution as the property
of TISHA K HAUGHT at the suit of NATION-
STAR MORTGAGE LLC, Being:-and assigns:

ALL that certain lot or parcel of ground situate
in the Township of Cranberry, County of Butler
and Commonwealth of Pennsylvania, being
known and designated as Lot no. 507 in the
Cranberry Heights Plan of Lots Phase V, as
same is recorded in the Office of the Record's
Office of Butler County, Pennsylvania in Plan
Book Volume 267, pages 31-33.

UNDER AND SUBJECT to:

- (a) All matters appearing on the Cranberry Heights Plan of Lots Phase V, recorded in Plan Book Volume 267, pages 31-33.
- (b) A building line set back fronting the road for said lot, as same appears on the recorded Plan aforesaid;
- (c) Protective Covenants, Restrictions and Conditions for the Cranberry Heights Plan of Lots as same shall be applicable to all prior phases thereof and to the Cranberry Heights Plan of Lots Phase V as same is recorded in the Recorder of Deeds Office for Butler County in (a) Deed Book Volume 2782 page 676 of seq., (b) the First Amendment thereto recorded as instrument number 200210240035766; and (c) the Second Amendment thereto as same is recorded in the Recorder of Deeds Office for Butler County, PA;
- (d) All easements and rights-of-way as contained in prior instruments of record and/or as installed or located on the premises;
- (e) All coal and mineral rights heretofore granted, conveyed, excepted and reserved as contained in prior instruments of record; and
- (f) All matters apparent upon inspection of the premises.

Having erected thereon a two story, single family dwelling.

Title to said premises is vested by Deed from Christopher E. Kraynick and Nicole B. Kraynick, husband and wife, to Michael A. Martino and Tisha K. Haught, husband and wife, by deed Recorded 11/1/2006, in Instrument Number 200611010027881.

Michael A. Martino departed this life on or around 08/06/2010, vesting sole interest of property to his wife, Tisha K. Haught.

Tax Parcel No. 130-S36-A507

Premises being: 716 SETH DRIVE, CRANBERRY TOWNSHIP, PA 16066-7928

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30336
C.P.2011-22250
SHF.: 11003409

ATTY LEON P HALLER

Seized and taken in Execution as the property of DALE P HEETER at the suit of MIDFIRST BANK, Being:-

ALL THOSE TWO CERTAIN parcels of land situate in Clay Township, Butler County, Pennsylvania, being bounded and described as follows:

FIRST: BEGINNING at a point South 88 degrees 51 minutes West, 422.19 feet from the intersection of the south line of a (40) foot right of way and Legislative Route T416; thence along lot of now and late Carmine Foglio and Alphonse Foglio, South 4 degrees 42 minutes East a distance of 100 feet to a point on lands now or formerly of Pagenhardt, thence along lands of now or formerly Jorge Dasilva et ux. et. al., South 85 degrees 18 minute west, 100 feet to a point on line of lands of now or formerly Jorge Dasilva et ux. et. al., the southwest corner of a lot hereby conveyed; thence along lands of now or formerly Jorge Dasilva et ux. et. al., North 4 degrees 42 minutes west, 100 feet to a point on the south line of the 40 foot right of way aforesaid, and being the Northwest corner of the lot hereby conveyed; thence along the south line of the forty foot right of way, North 85 degrees 18 minutes East, a distance of 100 feet to a point, the place of beginning.

Together with a right of way of Legislative Route T416 for ingress over a 40 foot private driveway running east and west along the north side of said lot, to have and to hold the same to the same grantees, their heirs and assigns.

Under and subject to prior sale or reservation of coal and appurtenant mining rights; rights of way; private road, driveway or rights of way for ingress and egress; as all appear in prior instruments of record.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 108 PAGENHARDT LANE, BUTLER, PA 16001

SECOND: ALL THAT CERTAIN lot of ground situate in the Township of Clay, County of Butler, Commonwealth of Pennsylvania, being designated Lot 101 in the Foglio Plan recorded in the Recorder's Office of Butler County, Pennsylvania, on June 29, 1998, in Plan Book Volume 214, Page 17.

PARCEL NOS. First: 3F37-44G0000 (dwelling) Second: 3F37-44A70000 (lot)

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.

BEING THE SAME PREMISES WHICH Andrew G. Russell by corrective deed dated 9/25/01 and recorded 1/9/02 in Butler County Instrument No. 2002-01090001174 granted and conveyed unto Dale P. Heeter.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2008-30306
C.P.2008-21261
SHF.: 11003349

ATTY MICHAEL T MCKEEVER

Seized and taken in Execution as the property of HEATHER-JADE HOLOMON AND KEVIN A KRESCANKO at the suit of BANK OF AMERICA N A, Being:-

LEGAL DESCRIPTION

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot 20-B in Townhouse Buildings 13, 14, 15, 16, 17, 18, 19, 20, 22 and 24 Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 298, page 44.

BEING the same property which Southern Valley Commons, J.P., a Pennsylvania Limited Partnership, by deed dated 22nd day of February, 2007 and recorded herewith, granted and conveyed to Kevin A. KRESCANKO, unmarried and Heather-Jade HOLOMAN, unmarried, mortgagors herein.

SUBJECT TO an 8 foot easement for utilities as they now exist, extending from the front and rear unit.

SUBJECT TO Adams Ridge Declaration of Covenants, Conditions and Restrictions, recorded in the Recorder of Deed's Office of Butler County October 22, 1993 in Record Book 2369, page 651, et seq.; and the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated April 28, 1994, recorded in the Recorder of Deed's Office of Butler County on May 16, 1994 in Record Book Volume 2433, page 40, et seq.; the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated July 29, 1994 in the Recorder of Deed's Office of

Butler County in Record Book Volume 2463, page 351, et seq; the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated December 23, 1994, recorded on March 1, 1995 in the Recorder of Deed's Office of Butler County in Record Book Volume 2506, page 312, et seq.; the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated December 6, 1996, recorded on December 12, 1996 in the Recorder of Deed's Office of Butler County in Record Book Volume 2693, page 956, et seq.; the Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated July 25, 2001, recorded on July 27, 2001 in the Recorder of Deed's Office of Butler County at Instrument No. 200107270020603; and the Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated June 25, 2002, recorded on June 27, 2002 in the Recorder of Deed's Office of Butler County at Instrument No. 200206270022003.

ALSO SUBJECT to the Declaration of Planned Community of Southern Valley Commons Planned Community recorded in the Recorder of Deed's Office of Butler County on July 12, 2004 at Instrument No. 200407120022712.

ALSO SUBJECT to coal and mining rights, oil and gas leases, rights of way, building restrictions and other easements, reservations and restrictions, as the same appear in prior instruments of record, and on the recorded plan.

DEED INSTRUMENT #: 200707260019497

MUNICIPALITY: TOWNSHIP OF ADAMS

TAX PARCEL #: 010-S12-B20B

PROPERTY ADDRESS: 198 Southern Valley Court, Mars, PA 16046

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2010-30262
C.P.2010-21231
SHF.: 11003579

ATTY MARGARET GAIRO

Seized and taken in Execution as the property of JOHN F KIRCH AND JACQUELYN KIRCH at the suit of DEUTSCHE BANK NATL TRUST CO, 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. 258 in the Fox Run Plan No. 2 Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 61, Pages 21-A and 21-B.

HAVING erected a dwelling thereon known as 405 DEERFIELD DRIVE, CRANBERRY TWP., PA 16066.

Being known as: 405 DEERFIELD DRIVE, CRANBERRY TWP., PENNSYLVANIA 16066.

Title to said premises is vested in John F. Kirch and Jacquelyn Kirch by deed from Daniel P. Taylor and Marcia A. Taylor dated June 15, 2006 and recorded July 6, 2006 in Deed Book Instruments No. 200607050016691.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30359

C.P.2011-22105

SHF.: 11003569

ATTY JOHN H DRAYER

Seized and taken in Execution as the property of RICHARD J KRUG at the suit of S & T BANK, Being:-

LEGAL DESCRIPTION

ALL that certain Unit designated as Residential Unit 224-7 and Garage Units 10 & 11, being Units in the Adan15 Pointe North Condominium, a Condominium situate in Adams Township, Butler County, Pennsylvania, which Unit is the same as designated in the Declaration of Condominium of Adams Pointe North Condominium (the "Declaration") and recorded in the Office of the Recorder of Deeds for the County of Butler ("Recorder") at Instrument No. 200209110030441, as amended by the First Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200210080033843, as amended by the Second Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200210280036229, as corrected by the Corrected Second Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds at Instrument

No. 200211260039891, as amended by the Third Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200301160001891 (the "Declaration") on January 16, 2003 and as amended by the Fourth Amended Declaration of Condominium recorded on January 28/ 2003, in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200301280003797 and as amended by the Fifth Amended Declaration of Condominium recorded on February 19, 2003 in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200302190006849 and as amended by the Sixth Amended Declaration of Condominium recorded on April 8, 2003 in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200304080014426 and as amended by the Seventh Amended Declaration of Condominium recorded on May 20, 2003 at Instrument No. 200305200021570 as amended by the Eighth Amended Declaration of Condominium recorded on December 11, 2003 at Instrument No. 200312110054719 as amended by the Ninth Amended Declaration of Condominium recorded on May 12, 2008 at Instrument No. 200805120010477 and as amended by the Tenth Amended Declaration of Condominium recorded May 14, 2008 at Instrument No. 200805140010714.

Being the same Unit conveyed by Adams Pointe II, LP., a Pennsylvania Limited partnership to Richard J. Krug, by deed dated July 17, 2009 and recorded July 22, 2009 in the Office of the Recorder of Deeds at Instrument No. 200907220017108

Property Address: 224 Adams Pointe Boulevard, Unit 7, Mars, Adams Township, Butler County, PA 16046

BEING PARCEL NO. 010-S18-A224-7.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30302

C.P. 2011-22872

SHF.: 11003298

ATTY STEVEN K EISENBERG

Seized and taken in Execution as the property of CRYSTAL LEE LUCAS at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:-

ALL that certain piece, parcel or tract of land

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

BEING at a point, said point being the Southwestern corner of the tract herein conveyed and in common with the Eastwardly right of way of State Route 4001 a/k/a Mercer Road and the Northerly line of Park Drive, a 50 foot right of way at an iron pin; thence by the Eastern right of way of S.R. 4001 a/k/a Mercer Road, North 18° 13' 00" West a distance of 60 feet to a point on line of Lot 75 in the same plan, now or formerly of H.W. Walker; thence North 71° 47' 00" East a distance of 310.13 feet to an iron pin on line of Lot 53 in the same plan now or formerly owned by R.A. Bayer; thence South 02° 25' 00" West a distance of 105.53 feet to an iron pin on the Northerly right of way of Park Avenue; thence continuing by the Northerly line of Park Avenue, the following courses and distances: North 87° 35' 00" West a distance of 110.00 feet to an iron pin; thence south 71° 47' 00" West a distance of 170.00 feet to an iron pin on the Eastwardly line of Mercer Road, the place of beginning and being all of Lot 76 and the Southerly portion of Lots Nos. 54 and 55 in the Miller and Limberg amendment plan of lots and having thereon erected a 1-1/2 story aluminum sided dwelling and two car garage.

BEING the same premises which John K. Solkovy and Crystal Lee Lucas-Solkovy, a/k/a Crystal L. Solkovy, formerly husband and wife, by Deed dated February 18, 2003 and recorded May 28, 2003 in the Office of Recorder of Deeds of Butler County, Pennsylvania as Instrument No. 200305280022707, granted and conveyed

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30364
C.P.2011 -21497
SHF.: 11003565

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of B SUSAN MCPHERSON-GLAVAN, B SUSAN MCPHERSON, AND FRANK F GLAVAN at the suit of WELLS FARGO BANK, NA., Being:-

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

Beginning at the Northwest corner of the land herein conveyed and the Northeast corner of lands of R.L. Simmons, thence in an easterly direction along line of land of W.J. Lauffer, a distance of 122 feet, more or less, to a point on a street known as Elm Street Extension; thence along said street in a southerly direction a distance of 140 feet, more or less; to a point on line of lands of now or formerly William Cole and Angelo Just; thence in a westerly direction a distance of 122 feet, more or less, to a point on line of lands of R.L. Simmons; thence in a northerly direction a distance of 140 feet, more or less, to a point, the place of beginning.

Commonly known as: 532 Elm Street, Slippery Rock, PA 16057

Tax ID: 510-S3-27AA

TITLE TO SAID PREMISES IS VESTED IN B. SUSAN MCPHERSON-GLAVEN AND FRANK F. GLAVEN HUSBAND AND WIFE AS TENANTS IN THE ENTIRITIES BY B. SUSAN MCPHERSON N/K/A B. SUSAN MCPHERSON-GAVEN IN DEED DATED 12/8/2000 AND RECORDED 12/13/2000 INSTRUMENT 200012130029651

Tax Parcel No. 510S327AA

Premises being: 532 ELM STREET, SLIPPERY ROCK, PA 16057-1531

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30322
C.P.2011-22138
SHF.: 11003290

ATTY PAMELA BRICKNER

Seized and taken in Execution as the property of KENNETH D MEREDITH AND OLIVE L MEREDITH at the suit of GREEN TREE CONSUMER DISCOUNT COMPANY, Being:-

Parcel I. D. No. 60-3F41-1K

ALL that certain piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, being known as Lot No. 2 in the Property Subdivision for Lila M. Snyder as recorded in the Office of the Recorder of Deeds of Butler County, PA, at Plan Book 174, page 33, and being more specifically bounded and described as follows:

COMMENCING at a point in the center line of State Route #8 at a point in common to lands of now or formerly C. R. Poskey, said point being the Southeast corner of the property herein described; thence by lands of now or formerly C.R. Poskey, North 87° 38' 00" West a distance of 616.98 feet to a point on lands of now or formerly S. McCandless; thence by line of same, North 02° 40' 01" East a distance of 118.37 feet to an iron pin on lands of now or formerly Winwood; thence by line of same, South 87° 38' 00" East a distance of 118.37 feet to an iron pin on lands of now or formerly Sutton; thence by line of lands of Sutton the following courses and distances: South 01° 24' 00" East a distance of 254.65 feet to an iron pin; South 87° 38' 00" East a distance of 238.0 feet to an iron pipe; South 01° 24' 00" East a distance of 54.65 feet to an iron pin; South 87° 38' 00" East a distance of 215.93 feet to a point in the center line of State Route #8; thence by line of same the following courses and distances: South 01° 56' 30" East a distance of 100.3 feet to a point; South 03° 06' 00" East a distance of 40.24 feet to a point, the place of beginning.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30372
C.P. 2011-21156
SHF.: 11003580

ATTY PATRICK THOMAS WOODMAN

Seized and taken in Execution as the property of JOSEPH K RAITH at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:-

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

BEGINNING at a stake at a large white oak tree on the West side of the Macadam Road leading from Cabot to West Winfield; thence along the West side of said road north 40 degrees 22 minutes East a distance of 194 feet; thence along other lands of now or formerly Mrs. Mae Sasse in a westerly direction a distance of 156 feet, more or less to a point in the line between lands of now or formerly Mrs. Mae. Sasse and lands of now or formerly James Blackhall, formerly Kenneth Waltenbaugh; thence along lands of now or formerly James Blackhall south 40 degrees 22 minutes west a distance of 84 feet to a corner of lands of now or formerly Mae Sasse and James Blackhall; thence along lands of now

or formerly James Blackhall South 25 degrees 38 minutes east, a distance of 147.77 feet to the place of beginning, containing one-half acre, more or less.

BEING Parcel No. 320-1F73-14C

BEING the same premises which Joseph K. Raith and Hayley J. Raith, his wife, by Deed dated June 9, 1998, and recorded September 14, 1998, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2910, Page 267, granted and conveyed unto Joseph K. Raith, in fee.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30351
C.P. 2011-22241
SHF.: 11003577

ATTY TERRENCE J MCCABE

Seized and taken in Execution as the property of MARK J ROUDA at the suit of FLAGS TAR BANK FSB, Being:-

LEGAL DESCRIPTION

ALL that certain Lot situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania know as Lot 201 in the Enclave at Caromar Plan of Lots, which Plan is recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, in Plan Book Volume 311, page 42.

Under and subject to the Declaration of Covenants of the Enclave at Champlain Place Plan of Lots which is to be recorded after the recording of the within deed.

BEING more commonly known as 130 Caromar Drive, Pennsylvania 16046

TAX I.D. #: 010-3F66-59C

Title to said premises is vested in Mark J. Rouda by deed from The Enclave Land Partners, LP, a Pennsylvania limited partnership, by Future Development Inc., its General Partner dated January 16, 2009 and recorded January 28.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30318
C.P. 2011-21897
SHF.: 11003410

ATTY EDWARD T HARVEY

Seized and taken in Execution as the property of KEVIN W ROY AND ALEXIS C ROY at the suit of ESB BANK Being:-

HAVING erected thereon a dwelling known as 573 Callery Road, Cranberry Township, 16066

ALL that certain lot or piece of ground situated in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 1 in the Pushak Plan of Lots as recorded in the Office of the Recorder of Deeds, Butler County, Pennsylvania in Rack File 73, Page 15,

BEING known as Tax ID No. 130-4F48-24

UNDER AND SUBJECT, to rights, reservations, exceptions and restrictions as set forth in prior instruments of record

BEING, the same property which Alexis Roy and Kevin W. Roy, her husband, by Deed dated October 16, 2007 and recorded in the Office of the Recorder of Deeds of Butler County on October 23, 2007, at Instrument No. 200710230027421, granted and conveyed unto Kevin W.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30366
C.P.2011-22293
SHF.: 11003564

ATTY BRETT SOLOMON

Seized and taken in Execution as the property of NEAL A SANDERS, LINDA SANDERS, AND UNITED STATES OF AMERICA at the suit of FIRST COMMONWEALTH BANK, Being:-

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

BEGINNING at a point in the center of a 33-foot access right of way on line of Lot No. 10 in the Mary G. Buzzard Estate Subdivision, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Rack File Section 117, Page 12; thence North 85°

37' East along the center line of said 33-foot access right of way, a distance of 242.33 feet to a point on line of Lot 11C in the Robert J. and Nancy M. Buzzard Subdivision, of Lot No. 11 of the Mary G. Buzzard Estate Subdivision, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 124, page 28; thence South 12° 46' East along line of said Lot No. 11C in said Subdivision, a distance of 436.29 feet to a point on line of lands now or formerly of Thomas and Mary Frobe; thence South 69° 8' West along line of said lands of Frobe, a distance of 139.40 feet to a point on line of Lot No. 10 in the Mary G. Buzzard Estate Subdivision as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at the Plan Book 117, page 12; thence North 24° 28' West along line of said Lot No. 10 in said Subdivision, a distance of 501.69 feet to a point in the center of a 33-foot access right of way, the place of beginning.

CONTAINING 2 acres of land per survey of R. P. Bittler, Professional Surveyor, dated April 19, 1988.

HAVING ERECTED THEREON a dwelling known as 118 Hickory Hills, Slippery Rock, Pennsylvania

BEING Lot No. 11D in the Robert J. and Nancy Buzzard Subdivision of Lot 11 of the Mary G. Buzzard Estate Subdivision, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 124, page 28.

TOGETHER with the right to use a right of way, 33-feet in width, over and across other lands of Robert J. Buzzard, Sr. and Nancy M. Buzzard in common with Robert J. Buzzard, Sr. and Nancy M. Buzzard, their heirs and assigns, for the purpose of ingress, egress and regress to and from the public road known as Township Road 368 to the premises herein above conveyed, the center line of said right of way being shown on the Subdivision Plan recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 122 page 28, and further described as follows:

BEGINNING at a point in the center of the Township Road known as Route 368, said point being located North 47° 13' East, 19.5 feet from the property line of Thomas and Mary Frobe, thence along the center line of said 33-foot access right of way, the following courses and distances: North 39° 9' West, 238.27 feet, North 86° 59' West, 72.35 feet;

South 79° 08' West, 100.92 feet; North 85° 38' West, 138 feet; North 76° 6' West, 215.89 feet; North 42° 5' West, 117.30; South 85° 37' West, 417.33 feet to a point in the center of said 33-foot access right of way on line of Lot No. 10 in the aforesaid Mary G. Buzzard Estate Subdivision.

SUBJECT to the restrictions for the Robert J. and Nancy Buzzard Subdivision as contained in prior deeds of record.

BEING the same premises granted and conveyed unto Neal A. Sanders and Linda Sanders, his wife, by Deed of Robert J. Buzzard, Sr. and Nancy M. Buzzard, his wife, dated December 11, 1989 and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on December 12, 1989 in Deed Book 1506, page 0003.

BUTLER COUNTY PARCEL NO. A3JD; Map No. 4F13

TUCKER ARENSBERG, P.C.

Brett A. Solomon, Esquire
Attorney for First Commonwealth Bank, f/k/a
First Bank of Leechberg, Plaintiff

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30361
C.P. 2011-21715
SHF.: 11003567

ATTY ALLISON F WELLS

Seized and taken in Execution as the property TIMOTHY C SPAHN, CARRIE A WISE, AND CARRIE WISE at the suit of BANK OF AMERICA N A, Being:-

ALL THAT CERTAIN piece and parcel of land situated in the Third Ward of the Borough, now City of Butler and in the State of Pennsylvania bounded and described as follows, to wit: On the North by West Wayne Street; on the East by part of lot No. 18 in same place; on the South by lots numbering 77 and 78; on the West by lot No. 20, all in the same place; fronting twenty-six (26) feet on West Wayne Street and extending back parallel line seventy (70) feet, more or less, to lots numbering 77 and 78 in the John R. Cavanaugh plan of lots as recorded in plan book 2, page 2 in the Recorder or Deeds Office of and for the County of Butler, Pennsylvania.

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

UNDER AND SUBJECT TO rights or way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

TITLE TO SAID PREMISES IS VESTED IN Timothy C. Spahn and Carrie Wise, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Pam Geibel, married and Kevin Nocera, married, dated 10/18/2006, recorded 10/26/2006 in Instrument Number 200610260027392.

Tax Parcel No. 563-6-98-0000

Premises being: 405 WEST WAYNE STREET, BUTLER, PA 16001-0000

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30328
C.P. 2011-22164
SHF.: 11003318

ATTY DAVID RAPHAEL

Seized and taken in Execution as the property of TIMOTHY S THOMPSON at the suit of HUNTINGTON NATIONAL BANK, Being:-

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

BEGINNING at the Northwest corner at a post on the Branchton-Hilliard Road; thence East along the said Branchton-Hilliard Road, a distance of 200.0 feet to a point; thence in a Southerly direction, a distance of 435.0 feet; thence Westerly 200.0 feet to lands of now or formerly August Tietz; thence North 435.00 feet along lands now or formerly of August Tietz to the place of beginning.

District 310 Map 2F32 Parcel 19A

Containing 2 acres with bar and restaurant thereon situate and being known as 1452 Branchton Road, Hilliards, PA, 16040.

BEING the same premises which Louise Sher-

man, a widow, by Deed dated May 12, 2008 and recorded in the Office of the Recorder of Deeds of Butler County on May 13, 2008 at Instrument Number 200805130010645, granted and conveyed unto Timothy S. Thompson.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2005-30232
C.P. 2005-21042
SHF.: 11003297

ATTY TERENCE MCCABE

Seized and taken in Execution as the property of REBECCA K THRONE at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:-

LEGAL DESCRIPTION

TAX I.D. #: 564-21-235

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

BOUNDED on the North by lot of now or formerly Edward L. Haben; bounded on the East by lots of R. M. McFarlace; and bounded on the West by Elm Street. The aforesaid lot having a frontage of 30 feet 4 inches on Elm Street and extending back by parallel lines, a distance of 95 feet 10 inches.

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

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

Being known as 231 NORTH ELM STREET, BUTLER, PENNSYLVANIA 16001

Title to said premises is vested in Rebecca K. Throne by deed from Rebecca A. McKeenan a/k/a Rebecca A. Bowser and David M. Bower, as joint tenants with the rights of survivorship and not tenants in common, dated January 22, 2004 and recorded January 27, 2004 as Instruments No. 200401270002747.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30353
C.P.2011-21601
SHF.: 11003556

ATTY LAUREN BERSCHLER KARL

Seized and taken in Execution as the property of MICHELLE R WINTERS at the suit of CITIZENS BANK-PA, Being:-

ALL THAT piece, parcel or tract of ground situate in the Township of Summit, County of Butler and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at the Western corner of the herein described tract of land on the Eastern line of Shepperd Drive, a 50-foot wide public right-of-way, at a point in common with Lot No. 36 in the hereinafter referred to Plan of Lots; thence along line of Lot No. 36, North 74 degrees 45 minutes 28 seconds East a distance of 246.77 feet to a point on line of Lot No. 33 in said Plan; thence along line of Lot No. 33 and Lot No. 32, South 10 degrees 07 minutes 48 seconds East a distance 178.08 feet to a point on line of Lot No. 31 in said Plan; thence along line of Lot No. 31, South 36 degrees 39 minutes 48 seconds West a distance of 83.00 feet to a point on the Eastern line of Shepperd Drive; thence along the Eastern line of Shepperd Drive, North 53 degrees 20 minutes 12 seconds West a distance of 237.05 feet to a point; thence continuing along the Eastern line of Shepperd Drive by a curve to the right having a radius of 100.00 feet, a distance of 46.63 feet to a point, the place of beginning.

BEING Lot No. 37 in the Rustling Oaks Plan of Lots, Phase 2, as recorded at Plan Book 183 Page 32.

CONTAINING 0.80 acres as per survey of Land Surveyors, Inc. dated March 17, 1994, and having thereon erected a dwelling house and being known as 140 Shepperd Drive, Butler, PA 16002.

SUBJECT to a 50-foot building setback line as shown on the recorded Plan at Plan Book 183 Page 32.

ALSO SUBJECT to any and existing rights-of-way and easements of record.

SUBJECT to the Protective and Restrictive Covenants for the Rustling Oaks Plan of Lots as recorded at Record Book 2421 Page 453.

BEING the same property which Steven W.

Jansen and Susan Jansen, his wife by deed date May 2, 2003, and recorded with the Butler County Recorder of Deeds on May 2, 2003, as Instrument No. 200305020018423, granted and conveyed unto Michelle R. Winters.

BEING KNOWN AS: 140 Shepperd Drive, Butler, PA 16002.

Tax Parcel ID: 290-S3-D37

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D.2011-30352
C.P.2011-20429
SHF.: 11003555

ATTY MARC S WEISBERG

Seized and taken in Execution as the property of CARRIE A WISE AND TIMOTHY C SPAHN at the suit of BAC HOME LOANS SERVICING LP, Being:-

LEGAL DESCRIPTION

TAX I.D. #: 563-24-341

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

BEGINNING at a point, said point being the Northwestern corner of the lot herein described and in common with the Northeastern line of Lot No. 10 in the same plan and Southerly right of way of Cunningham Street, a 50 foot right of way; thence by the Southerly line of Cunningham Street South 56 degrees 45minutes 00 seconds East a distance of 31.70 feet to a point on line of Lot 8 in the same plan; thence by the Westerly line of Lot 8 South 14 degrees 22 minutes 21 seconds West a distance of 72.16 feet to a point on line of Lot No. 11 in same plan; thence continuing by the same North 75 degrees 00 minutes 39 seconds West a distance of 30 feet to a point on the Easterly line of Lot 10 in the same plan; thence by the same North 14 degrees 22 minutes 21 seconds East a distance of 82.10 feet to a point, the place of beginning as per survey of John Dusheck dated May 6, 1996.

Being known as: 555 WEST CUNNINGHAM STREET, BUTLER, PENNSYLVANIA 16001

Title to said premises is vested in Carrie A. Wise and Timothy C. Spahn by deed from

Ralph S. Smith and Margaret E. Smith dated November 16, 2005 and recorded November 17, 2005 in Deed Book Instrument No. 200511170033403.

BCLJ: Nov 25, Dec. 2 & 9, 2011

E.D. 2011-30371
C.P. 2011-21311
SHF.: 11003563

ATTY TERRENCE J MCCABE

Seized and taken in Execution as the property of RUSSELL R YOCKEY, MARY ANN YOCKEY, AND MARY ANN WHITMIRE at the suit of HOUSEHOLD FIN CONS DISC CO, Being:-

LEGAL DESCRIPTION

Tax I.D. #: 170-3F39-A7A1

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

Beginning at a point in the centerline of Chestnut Ridge also known as township road 405, said point being the southeast corner of the land herein described; thence by lands of Robert M. Neel through an existing wood fence post, north 77 degrees 40' 59" west a distance of 315.57 feet to a point at an existing metal snow fence post; thence continuing by lands of Robert M. Neel north 36 degrees 00' 36" east a distance of 441.18 feet to an existing metal snow fence post; thence continuing by lands of Robert M. Neel south 47 degrees 43' 53" east a distance of 270.08 feet through an existing metal snow fence post to a point in the centerline of the aforesaid Chestnut Ridge Road; thence by said centerline south 35 degrees 57' 34" west a distance of 88.28 feet to a point in said centerline; thence continuing by said centerline south 32 degrees 53' 33" west a distance of 49.23 feet; thence by said centerline south 30 degrees 54' 41" west a distance of 52.19 feet; thence continuing by said centerline south 25 degrees 38' 07" west, a distance of 52.21 feet to a point; hence continuing by said centerline south 21 degrees 30' 00" west a distance of 45.53 feet to a point at the place of beginning.

Containing 2.30 acres per survey of Zarnick & Seybert, inc., dated November 3, 1987.

Being known as: 123 Chestnut Ridge Rd,

Butler, Pennsylvania 16001

Title to said premises is vested in Russell R. Yockey, Jr. and Mary Ann Yockey a/k/a Mary Ann Whitmire by deed from GAYLORD H. WOOD AND JUDY A. WOOD dated October 14, 1997 and recorded October 22, 1997 in Deed Book 2791, Page 942.

BCLJ: Nov 25, Dec. 2 & 9, 2011



BCBA Member News

Quarterly Meeting

Thursday

December 15, 2011

3:30 pm / Third Floor

~ Bar Office

201 S Main St.

**Elections will be held
for BCBA officers
and directors.**

The BCBA website contains
up-to-date information
about upcoming
meetings, events
and CLE seminars.



Visit us on the web
@

butlercountypabar.org

Notice of Department of Revenue New Trust Policy

**Title 61—REVENUE
DEPARTMENT OF REVENUE
[61 PA. CODE CH. 94]**

Taxation of Trusts

The Department of Revenue (Department) has adopted a statement of policy under § 3.2 (relating to statements of policy). The statement of policy in § 94.3 (relating to taxation of trusts terminated under 20 Pa.C.S. § 7710.1) is new and takes effect upon publication in the *Pennsylvania Bulletin*.

This statement of policy is promulgated by the Department to implement a consent requirement for termination of noncharitable irrevocable trusts made without court approval or notice to the Department. Specific questions regarding this statement of policy may be directed to the Department of Revenue, Office of Chief Counsel, P. O. Box 281061, Harrisburg, PA 17128-1061.

DANIEL MEUSER, *Secretary*

(Editor's Note: Title 61 of the Pennsylvania Code is amended by adding a statement of policy in § 94.3 to read as set forth in Annex A.)

Fiscal Note: 15-455. No fiscal impact; (8) recommends adoption.

**Annex A
TITLE 61. REVENUE
PART I. DEPARTMENT OF REVENUE
Subpart B. GENERAL FUND REVENUES
ARTICLE IV. COUNTY COLLECTIONS
CHAPTER 94. INHERITANCE TAX PRONOUNCEMENTS—STATEMENTS OF POLICY**

§ 94.3. Taxation of trusts terminated under 20 Pa.C.S. § 7710.1.

(a) Effective for Resident and Non-Resident Pennsylvania Inheritance Tax Returns filed on or after July 1, 2012, wherein the person responsible for filing the return has not made an election to prepay tax under section 2113(a) of the Inheritance and Estate Tax Act (act) (72 P. S. § 9113(a)) concerning trust assets reported on the return as part of a qualified spousal trust under section 2113 of the act, the Department will reserve the right to assess Pennsylvania Inheritance Tax at the highest applicable rate in effect at the time the Department issues its initial Notice of Inheritance Tax Appraisal, Allowance or Disallowance of Deductions and Assessment of Tax, unless the person responsible for filing the return requests a Future Interest Compromise from the Department in conjunction with the filing and in the manner prescribed by the Department.

(b) If a Future Interest Compromise is not requested in accordance with subsection (a), the person responsible for filing the return shall acknowledge in writing, in the form and manner provided by the Department, the person's assumption of liability for inheritance tax consequences that result from the termination of a trust under 20 Pa.C.S. § 7710.1 (relating to nonjudicial settlement agreements—UTC 111) that occurs after the return has been filed. This assumption of liability applies to a termination made without court approval or notice to the Department. This liability does not apply to a termination made under a specified termination date as contained within the trust instrument provided to the Department.

(c) If a trust has been terminated under 20 Pa.C.S. § 7710.1, without request for a Future Interest Compromise in accordance with subsection (a), the assets of the trust will be valued for Pennsylvania Inheritance Tax purposes as of the date of termination and tax will be due and owing as of the date of termination. Interest will accrue on an inheritance tax liability as of the termination date and in accordance with section 806 of The Fiscal Code (72 P. S. § 806).

[Pa.B. Doc. No. 11-1877. Filed for public inspection November 4, 2011, 9:00 a.m.]
Reprinted from page 5994 of PENNSYLVANIA BULLETIN, VOL. 41, NO. 45, NOVEMBER 5, 2011