

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: Janet B Aspelin

Late of: Center Township PA
Executor: Carol J Achezinski
116 Shelton Place Drive
Evans City PA 16033
Attorney: Gerri V Paulisick
Boyer Paulisick & Eberle
108 East Diamond Street Third Floor
Butler PA 16001

Estate of: Judith Marie Beyer

a/k/a: Judith M Lutz
Late of: Clinton Township PA
Administrator D.B.N.: Patricia A Neubert
435 Cherry Valley Road
Saxonburg PA 16056
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Mary Katherine Borman

a/k/a: Mary K Borman
Late of: Valencia PA
Executor: Jon Voltz
671 Means Avenue
Bellevue PA 15202
Attorney: Patrick F Lawlor
Lawlor and Lawlor PC
979 Perry Highway
Pittsburgh PA 15237

Estate of: Marion Lois Brethauer

Late of: Zelenople PA
Executor: W Kirk Brethauer
119 Edna Lane
Prospect PA 16052
Attorney: Nicole M Lapresta Esq
Shields and Boris
1150 Old Pond Road
Bridgeville PA 15017

Estate of: Lawrence Charles Bryer

a/k/a: Lawrence C Bryer
Late of: Seven Fields PA
Executor: Charles A Bryer
11916 Grason Lane
Bowie MD 20715
Attorney: Gary T Vanasdale
Gilliland Vanasdale Law Office, LLC
1667 Route 228, Suite 300
Cranberry Township PA 16066

Estate of: Joseph L Conroy Jr

Late of: Slippery Rock Township PA
Executor: Joseph L Conroy III
353 Woodlands Rd
Evans City PA 16033
Attorney: Michael P Robb
Savinis Kane & Gallucci LLC
707 Grant St Suite 3626
Pittsburgh PA 15219

Estate of: Dorothy L Dean

Late of: Cranberry Township PA
Administrator C.T.A.: Edward K Dougherty
3771 Stoughton Road
Collegeville PA 19426
Attorney: Brandon A Betts Esq
Meyer Unkovich Scott LLP
535 Smithfield St Suite 1300
Pittsburgh PA 15222

Estate of: Geraldine M Decroo

Late of: Buffalo Township PA
Executor: Brenda Decroo
104 Bayberry Drive
Sarver PA 16055
Executor: Joseph Decroo
114 Woodland Drive
Sarver PA 16055
Attorney: Falco A Muscante Esq
Maiello Brungo & Maiello LLP
424 S 27th Street 210
Pittsburgh PA 15203

Estate of: James E Evankovich

Late of: Jackson Township PA
Executor: Janet M Evankovich
117 Briar Hill Road
Zelenople PA 16063
Attorney: Glenn A Smith Esq
Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

Estate of: Barbara L Ferguson

Late of: Middlesex Township PA
Executor: Leslie Ann Knox
420 Anderson Hozak Road
Clinton PA 15026
Executor: Nancy Ann Ferguson
PO Box 32
Valencia PA 16059
Attorney: Anthony R Sosso
1310 Freeport Road
Pittsburgh PA 15238

Estate of: James W Freehling II

Late of: Winfield Township PA
Executor: Roxanne Freehling
106 Scott Lane
Sarver PA 16055
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Peter G Kohut

Late of: Buffalo Township PA
Executor: Gretchen Hester
125 Kimberly Drive
Sarver PA 16055
Attorney: Anthony R Sosso
1310 Freeport Road
Pittsburgh PA 15238

Estate of: Richard E McCormick

Late of: Winfield Township PA
Administrator: Kristen M McCormick
110 Railroad Avenue
Cabot PA 16023
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Mildred Josephine McWhinney

a/k/a: Mildred McWhinney

a/k/a: Millie McWhinney

a/k/a: Mildred J McWhinney

Late of: Slippery Rock PA
Administrator: James E McWhinney
3 Cannon Hill Lane
Phoenixville PA 19460
Attorney: Keith H West
Clark Hill PLC
One Oxford Centre 14th Floor
Pittsburgh PA 15219

Estate of: Wayne R Piwonski

a/k/a: Wayne Piwonski

Late of: Cranberry Township PA
Administrator: Mary Kay Crawford
354 Plummer Avenue
Pittsburgh PA 15202

Estate of: Gertrude J Singler

Late of: Winfield Township PA
Executor: Donald Heim
1248 Cornplanter Road
Cabot PA 16023
Attorney: Kenneth Ficerai
Mears Smith Houser & Boyle PC
127 North Main Street
Greensburg PA 15601

Estate of: Dennis J Swartz

Late of: Penn Township PA
Executor: Sherry Adams
136 Powell Road
Butler PA 16002
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Gail E Tebay

a/k/a: Gail Tebay

Late of: Clay Township PA
Executor: Robin G Chapman
586 Brownhome Road
New Castle PA 16101
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: March 15, 22 & 29, 2019

SECOND PUBLICATION

Estate of: Alice Dinsmore

Late of: Cranberry Township PA
Administrator: Amy Janowski
103 Hidden Pond Way
West Chester PA 19382

Estate of: Peggy Irene Double

Late of: Connoquenessing Township PA
Executor: Connie F Gregor
266 Renfrew Rd
Renfrew PA 16053
Executor: Brenda K Vesel
391 Kriess Rd
Renfrew PA 16053
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

Estate of: Betty L Graham

a/k/a: Betty Lou Graham

Late of: Butler PA
Executor: Tracy Chiprean
105 Cheyenne Drive
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Donald Bernard Greenway

a/k/a: Donald Greenway

Late of: Slippery Rock PA
Administrator C.T.A.: Daniel Brian Greenway
388 Barron Rd
Slippery Rock PA 16057
Administrator C.T.A.: Laurie Ann Roberts
3400 Livingston Dr
Jefferson MD 21755
Attorney: Robert D Clark
201 North Market Street
New Wilmington PA 16142

Estate of: Roberta L Lobeck

Late of: Adams Township PA
Administrator C.T.A.: Robert Kenneth Taylor
146 Shepard Road
Gibsonia PA 15044
Attorney: Maryann Bozich DiLuigi
506 S Main Street
Suite 2201
Zelienople PA 16063

Estate of: Bernadette A Lokhaiser

Late of: Connoquenessing Township PA
Executor: James C Lokhaiser Jr
111 Ferguson Avenue
Butler PA 16001
Attorney: Gerri V Paulisick
Boyer Paulisick & Eberle
108 East Diamond Street Third Floor
Butler PA 16001

Estate of: Ann M Oesterling

Late of: Jefferson Township PA
Executor: Michael J Oesterling
10941 Deborah Drive
Potomac MD 20854
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

Estate of: Gene Raymond Reynolds Sr

Late of: Center Township PA
Administrator: Gene R Reynolds Jr
451 Jamisonville Road
Butler PA 16001
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

Estate of: Harold J Schneider Sr

a/k/a: Harold John Schneider Sr

a/k/a: Harold J Schneider

Late of: Concord Township PA
Executor: Harold J Schneider Jr
193 Rolling Ridge Drive
Karns City PA 16041
Executor: Robert R Davis
7714 Gehrtton Road
Linesville PA 16424
Executor: Raymond W Buehler Jr
C/O Schneider Downs
One PPG Place Suite 1700
Pittsburgh PA 15222
Attorney: James E Spoden
Macdonald Illig Jones & Britton LLP
100 State Street Suite 700
Erie PA 16507

Estate of: Susan Streitman

Late of: Jefferson Township PA
Executor: Theodora A Heider
165 Oak Street
Butler PA 16001
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001

Estate of: Lois J Voelker

Late of: Center Township PA
Executor: Catherine E Wright
241 South Duffy Road
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Dolores C Walker

Late of: Cabot PA
Executor: Edward Walker
6023 Bogey Way
Erie PA 16505
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: March 8, 15, 22, 2019

THIRD PUBLICATION

Estate of: Lynn Edward Babic

a/k/a: Lynn E Babic
Late of: Mars PA
Executor: Jill Lynn Swaney
PO Box 211
Mars PA 16046
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Roger E Cameron

Late of: Winfield Township PA
Administrator: Laura Prichinello
813 Trey Court
Longs SC 29568
Attorney: Latisha Bernard
Schuenemann Esq
Leisawitz Heller
2755 Century Boulevard
Wyomissing PA 19610

Estate of: William H Casteel

Late of: Adams Township PA
Admr. D.B.N. C.T.A.: Hillary N Priebe
102 Eagleview Ct
Gibsonia PA 15044
Attorney: Hillary N Priebe
102 Eagleview Ct
Gibsonia PA 15044

Estate of: Floyd Peter Green

Late of: Butler Township PA
Admr. D.B.N. C.T.A.: Floyd D Green
231 Woodlawn Road
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Joseph M Levier Sr

a/k/a: Joseph M Levier
Late of: Donegal Township PA
Executor: Joseph M Levier Jr
227 Howard Street
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Janet M Macurdy

Late of: Jefferson Township PA
Executor: Pamela Karenbauer
266 Great Belt Road
Butler PA 16002
Executor: Keith Macurdy
1014 Timber Ridge Court
Harrison City PA 15636

Estate of: Veva Irene Martsof

Late of: Franklin Township PA
Administrator: James Henry Martsof
145 Echo Glen Dr
Washington PA 15301
Administrator: Tami Lynn Eck
117 Spring Valley Road
Evans City PA 16033
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: Elizabeth J Rasp

a/k/a: Elizabeth Jane Rasp
a/k/a: Betty J Rasp
Late of: Forward Township PA
Executor: Robert J Hadfield
604-36s Washington Square
Apt 2909
Philadelphia PA 19106
Attorney: Charles R Reis
Reis Law Firm
3439 Babcock Blvd Suite 300
Pittsburgh PA 15237

Estate of: Martha E Sutton

Late of: Concord Township PA
Executor: Pamela Steiner
132 Boomerang Road
Harrisville PA 16038
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

BCLJ: March 1, 8, 15, 2019

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **GERTRUDE F. ZIMA REVOCABLE LIVING TRUST DATED SEPTEMBER 6, 2001**. GERTRUDE F. ZIMA, Settlor of the Trust, of 155 Sharon Drive, Butler, Pennsylvania, 16001 died on January 2, 2019.

All persons having claims against the Decedent or the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Decedent or the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Sandra Marie Parker, Successor Trustee
505 Ringold Street
Phoenixville, PA 19460

David A. Crissman, Esquire
Montgomery, Crissman
Montgomery, Kubit, LLP
518 North Main Street
Butler, PA 16001

BCLJ: March 15, 22, 29, 2019

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 Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Maple Lane Ranch, LLC** and it is to be organized effective February 19, 2019.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: March 15, 2019

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Patricia Abbott has filed on March 4, 2019 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, an Application under the Fictitious Names Act 1982-295 (54 Pa. C.S. Ch. 3) to conduct business under the name of **Abbott Refund Recovery Service**, the business to be carried on at 614 East Portersville Road, Portersville, PA 16051.

Sarah G. Hancher, Esquire
101 North Green Lane
Zelienople, PA 16063

BCLJ: March 15, 2019

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY,
PENNSYLVANIA NOTICE OF FILING
OF PETITION FOR NAME CHANGE**

Notice is hereby given that, on February 25, 2019, the Petition of John Cristalli for Change of Name to John Salvatore Cristalli was filed in the above-named court, requesting an order to change the name of John Cristalli to **John Salvatore Cristalli**. The Court has fixed the 10th day of May, 2019, at 1:00 PM, in Courtroom 3, Butler County Government Center, Butler, Pennsylvania as the for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: March 15, 2019

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 17th day of May 2019** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, June 14, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 15, 22, 29, 2019

E.D. 2018-30161

C.P. 2017-21890

ATTY MATTHEW JUNKER

Seized and taken in Execution as the property of **HENRY ADAMS AND SANDRA ADAMS** at the suit of **TREESDALE COMMUNITY ASSOCIATION, INC. AND GREENVIEW COURT OWNERS ASSOCIATION, INC.**, Being:

HAVING erected thereon a dwelling being known and numbered as 101 Greenview Court, Gibsonia, PA 15044. Instrument No. 200402100004315, Parcel No. 010-4F37-4AC101-0000.

ALL that certain lot or piece of ground situate in Adams Township, County of Butler and Commonwealth of Pennsylvania, being Unit # 101 in Building No. 1, upon which is erected a unit in the condominium created under the laws of the Commonwealth of Pennsylvania, known as "Greenview Court", as show on the Declaration Plan recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book Volume 249, Page 42.

SUBJECT to the following condominium documents of record:

BY-LAWS recorded in the Recorder's Office of Butler County, Pennsylvania in Instrument Number 200202190005968, and any amendments thereto.

DECLARATION OF CONDOMINIUM recorded in the Recorder's Office of Butler County, Pennsylvania in Instrument Number 200101120000964, and any amendments thereto.

TOGETHER with all right, title and interest, bearing a 25% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium. Said percentage of undivided interest shall change from time to time upon recording of subsequent phases of the condominium as set forth on Exhibit C to the Declaration of Condominium.

The Grantee, for and on behalf of the Grantee, and the Grantee's heirs, personal representative, successors and assigns, by the acceptance of this Deed covenant and agree to pay such charges for the maintenance of, repair to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the council in accordance with the Uniform Condominium Act of Pennsylvania and as set forth in the Condominium documents and such charges as are required to be paid under the terms of the Declaration of Covenants, Conditions and Restrictions for Treesdale of record in the Butler County Recorder of Deeds Office in Record Book 1980, Page 251, as may be supplemented or amended.

BEING the same premises which Brennan Builders, Inc., a Pennsylvania corporation by Deed dated February 7, 2004, and recorded February 10, 2004, in Butler County in Instrument No. 200402100004315, conveyed unto Harry J. Adams and Sandra L. Adams, husband and wife, in fee

Parcel No. 010-4F37-4AC 101-0000

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30046
C.P. 2018-21348
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **PAMLYN S. ALLEN EXTRX AND THOMAS J. RODGERS, EST BY EXTRX** at the suit of CITIMORTGAGE INC, Being:

All that certain property situated in the TOWNSHIP of DONEGAL, in the County of BUTLER, COMMONWEALTH OF PENNSYLVANIA, and being described as follows: MAP IF 106 PARCEL A13B AND MAP 1F106 PARCEL A13C Being more fully described in a deed dated 07/01/88 and recorded 07/01/88, among the land records of the County and State set forth above, in Deed Volume 1409 and Page 801.

BEING known and numbered as 255 East Danville Road, Chicora, PA 16025»

BEING the same property conveyed to Thomas J. Rodgers who acquired title by virtue of a deed from Thomas J. Rodgers and Diana L. Rodgers, husband and wife, dated May 4, 2011, recorded May 10,2011, at Instrument Number 201105100011166, Butler County, Pennsylvania records.

Parcel No.: Map 1F106 Parcel ABB/Map 1F106 Parcel A13C

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30014
C.P. 2019-20015
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **LOU B. CAMMISA** at the suit of DITECH FINANCIAL LLC, Being:

ALL that certain piece, parcel or tract of land situate in Butler Township, Butler County, Pennsylvania, being Lot No. 458 in the Lyndora Plan of Lots as laid out by the Lyndora Land and Improvement Company, recorded in the Recorder's Office of Butler County, PA, at Plan Book 2 Page 1, and being bounded and described as follows:

COMMENCING on the Southerly line of Bessemer Avenue, a 50-foot right-of-way, at a point in common to Lot No. 457 of the same Plan, said point being the Northwest corner of the premises herein described; thence along the southerly line of Bessemer Avenue, South 87 degrees 30 minutes East a distance

of 50.00 feet to a point on line of Lot No. 459; thence by line of same, South 2 degrees 30 minutes West a distance of 110.00 feet to a point on a 16 foot alley; thence by line of same, North 87 degrees 30 minutes West a distance of 50.00 feet to a point on line of Lot No. 457; thence by line of same, North 2 degrees 30 minutes East a distance of 110.00 feet to a point, the place of beginning

RESERVING thereout and therefrom all the coal, oil, gas and any and all minerals in or under the above-described tract of land, together with the right to mine and take away the same, in such manner, however, as not to injure or damage the surface of the land.

TITLE TO SAID PREMISES IS VESTED IN LOU CAMMISA, A SINGLE WOMAN, by Deed from SHAWN D. AUBRECHT AND BONNIE G. AUBRECHT, H/W, Dated 06/13/2008, Recorded 07/08/2008, Instrument No. 200807090015559.

Tax Parcel: 052-37-A458-0000

Premises Being: 110 BESSEMER AVENUE, LYNDORA, PA 16045-1005

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30032
C.P. 2019-20319
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **KAREN R. CAMPBELL** at the suit of LAELIA, LLC, Being:

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

BEGINNING at a point on the Southern right-of-way line of Pearl Street a 50 foot right-of-way along said point is intersected by the Eastern line of McKinley Avenue a 40 foot right-of-way, said point being the Northwest corner of the tract herein described; thence South 88 Degrees 31 Minutes 11 Seconds East along the Pearl Street, a distance of 60.00 feet to a point; thence South 2 Degrees 00 Minutes West a distance of 50.00 feet to a point; thence North 88 Degrees 31 Minutes 11 Seconds West, a distance of 60.00 feet to a point on the Eastern line of McKinley Avenue; thence by same North 2 Degrees 22 Minutes East, a distance of 50.00 feet to a point the place of beginning,

DEED BOOK: 2462

DEED PAGE: 0183

MUNICIPALITY: City of Butler

TAX PARCEL #: 565-12-102-0000

PROPERTY ADDRESS: 431 McKinley Avenue Butler, PA 16001

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30027
C.P. 2019-20242
ATTY TROY FREEDMAN**

Seized and taken in Execution as the property of **KARA L. D'ANTONIO** at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:

All that certain lot or piece of ground situate in the Fourth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being known as Lot No.7 in the Dobson McGuirk and Clouse Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 3, page 17, and now recorded in Plan Book Volume 5, page 9, and being bounded and described as follows:

Beginning at a post at the Northeast Corner of the premises herein described, being the Southeast corner of Lot No. 6 in the same plot, now or formerly, owned by T. H. McGuirk on Fourth Street; thence southward along said Fourth Street 44.15 feet to an alley; thence South 55° 5' West 110.50 feet to an alley; thence Northward along said alley 68 feet, more or less, to a post at the Southwestern corner of said Lot No. 6 in the same plan owned, now or formerly, by T. H. McGuirk; thence Eastward along line of said Lot No. 6, 107.65 feet, more or less, to a post on line of Fourth Street, the place of beginning.

Tax ID / Parcel No. 564-47-70

Having thereon erected a dwelling house and garage and being known as 552 Fourth St., Butler, PA, 16001.

Fee Simple Title Vested in Ralph L. D'Antonio, Jr. and Kara L. D'Antonio, Husband and Wife, as Tenants by the Entireties, by deed from John J. Trunzo and Juanita Trunzo, Husband and Wife, dated 10/02/2008,

recorded 10/09/2008, in the Butler County Clerk's Office in Deed Instrument No. 200810090022941.

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30030
C.P. 2019-20066
ATTY CHELSEA NIXON**

Seized and taken in Execution as the property of **HEATHER D. DOVENSPIKE, ZAKARI DOVENSPIK HEIR, ADAM T. DOVENSPIKE, DECEASED, MADDISON DOVENSPIKE, HEIR AND UNKNOWN HEIRS** at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:

TAX I.D. #: 60-3F41-37-0000

PARCEL ONE:

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

BEGINNING AT A POINT, THE CENTER LINE OF TOWNSHIP ROUTE T-410 AT LINE OF LANDS NOW OR FORMERLY OF RISCH, SAID POINT BEING THE NORTHEAST CORNER OF TRACT HEREIN DESCRIBED; THENCE BY LINE OF LANDS NOW OR FORMERLY OF RISCH, SOUTH 49° 28' EAST A DISTANCE OF 117.65 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF C.C. MILLER, THENCE CONTINUING BY THE SAME SOUTH 43° 8' WEST A DISTANCE OF 100.2 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF HENRY F. DICKEY; THENCE CONTINUING BY THE SAME NORTH 49° 28' WEST A DISTANCE OF 1156.51 FEET TO A POINT IN THE CENTER LINE OF TOWNSHIP ROUTE T-410; THENCE CONTINUING BY THE SAME NORTH 63° 47' EAST A DISTANCE OF 109.07 FEET TO A POINT, THE PLACE OF BEGINNING.

PARCEL TWO:

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

BEGINNING AT A POINT IN THE CENTER

LINE OF MCCANDLESS DRIVE AT THE NORTHEAST CORNER OF LANDS OF WERNER AND BEING THE NORTHWEST CORNER OF LANDS OF FIRST PARTIES HERETO; THENCE ALONG CENTER LINE OF MCCANDLESS DRIVE, NORTH 54° 37'00" EAST, 1997 FEET TO A POINT; THENCE THROUGH OTHER LANDS OF FLEISCHER, SOUTH 48° 28' 10" EAST, 112.96 FEET TO A POINT ON LINE OF LANDS OF NOW OR FORMERLY J. SMITH; THENCE ALONG LINE OF LANDS OF WERNER, NORTH 49° 28' 00" WEST 117.65 FEET TO A POINT IN THE CENTER LINE OF MCCANDLES DRIVE, THE PLACE OF BEGINNING AND CONTAINING 0.248 ACRES AS PER SURVEY RECORDED AT PLAN BOOK VOLUME 252, PAGE 30.

Being known as: 5163 MCCANDLESS ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Adam T. Dovenspike and Heather Dovenspike by deed from David R. Werner and Tammy R. Werner dated January 14, 2008 and recorded January 15, 2008 in Instrument Number 200801150000993. Adam T. Dovenspike and Heather Dovenspike are divorced. The said Adam T. Dovenspike died on November 1, 2017 without a will or appointment of an Administrator, thereby vesting title in Zakari Dovenspike, Known Surviving Heir of Adam T. Dovenspike, Maddison Dovenspike, Known Surviving Heir of Adam T. Dovenspike, and Unknown Surviving Heirs of Adam T. Dovenspike by operation of law.

BCLJ: March 15, 22, 29, 2019

**E.D. 2018-30312
C.P. 2018-22513
ATTY MICHELLE PIERRO**

Seized and taken in Execution as the property of **JAMES D. HOOKS** at the suit of LSF10 MASTER PARTICIPATION TRUST, Being:

ALL that certain lot or parcel of ground situate in Winfield Township, County of Butler and Commonwealth of Pennsylvania, being Lot No. 9 in the Plan of Subdivision for Barry L. Gross and Deborah J. Gross of record in the Recorder's Office of Butler County in Rack File 9, page 28 (Plan Book Volume 159, page 28.

BEING the same premises which Richard L. Lucas and Cindy Lucas, Husband and Wife, by Deed dated June 11, 2005, and recorded on June 21, 2005 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200506210016037, granted and conveyed unto James D. Hooks, Unmarried, in fee.

Being Parcel Number: 320-S6-B9

BCLJ: March 15, 22, 29, 2019

**E.D. 2018-30311
C.P. 2018-22618
ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of **SCOTT R. KING** at the suit of QUICKEN LOANS INC, Being:

PARCEL NO.: 180-4F102-13N

Land Situated in the Township of Jackson in the County of Butler in the State of PA

Beginning at a point in the center line of the Old Evans City Road, now known as T-751 at the dividing line of property now or formerly of Bessie H. Grimes and lately of Carl Limmer; thence from said point of beginning as so located along said Limmer; thence from said point of beginning as so located along said Limmer Line, north 7 degrees 18 minutes west, a distance of 258.46 feet to a point on the southerly right of way line of Evans City Road, as relocated and now known as T-751; thence along said Evans City road as relocated, north 62 degrees 47 minutes 37 seconds east, a distance of 81.39 feet to a point; thence continuing along said southerly right of way line by a curve to the right having

a radius of 744.49 feet an arc distance of 289.38 feet to a point; thence continuing along same, north 85 degrees 03 minutes 52 seconds east a distance of 44.24 feet to a point; thence along the westerly right of way line of LR 1021 known as interstate 79, southbound Lane by a curve to the right having a radius of 2142.01 feet an arc distance of 365.42 feet to a point in the center line of said Old Evans Road, thence along said center line of said Old Evans City Road, south 87 degrees 03 minutes 40 seconds west a distance of 307.70 feet to the point at the place of beginning.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Fee Simple Title Vested in Scott R. King, an unmarried man by deed from Cynthia King and Scott King, formerly wife and husband, dated 5/19/2014, recorded 5/30/2014, in the Butler County Clerk's Office in Deed Instrument No. 201405300011776.

Address: 1119 Kline Road, Zelienople, PA 16063

BCLJ: March 15, 22, 29, 2019

E.D. 2019-30038

C.P. 2018-22617

ATTY ANDREW MARKOWITZ

Seized and taken in Execution as the property of **MARSDEN W. LINDER** at the suit of NORTHWEST BANK, Being:

TAX I.D. #: 565-22-53

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE AND LYING IN THE FIFTH WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, THE SAME MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY CHARLES L. WEISENSTEIN AND MARGARET L. WEISENSTEIN, HIS WIFE; BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY POWELL; BOUNDED ON THE SOUTH BY PINE STREET; AND BOUNDED ON THE WEST BY MERCER STREET IN SAID CITY. SAID PREMISES HAVING THEREON LOCATED A TWO STORY STONE DWELLING HOUSE AND A TWO STALL FRAME GARAGE.

BEING MORE SPECIFICALLY DESCRIBED IN ACCORDANCE WITH A SURVEY OF S.D. GRAFF, P.S. DATED NOVEMBER 3, 2004 AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF MERCER STREET AT ITS INTERSECTION WITH THE NORTHERLY LINE OF PINE STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED; THENCE ALONG THE EASTERLY LINE OF MERCER STREET NORTH 23° 30' 00" WEST, A DISTANCE OF 52.29 FEET TO A POINT ON LANDS OF NOW OR FORMERLY HAUGHEY; THENCE BY LINE OF SAME NORTH 68° 50'00" EAST, A DISTANCE OF 92.0 FEET TO POINT ON LANDS OF NOW OR FORMERLY CARPENTER; THENCE BY LINE OF SAME SOUTH 23° 30'00" EAST, A DISTANCE OF 52.29 FEET TO A POINT ON THE NORTHERLY LINE OF PINE STREET, THENCE BY LINE OF SAME SOUTH 68° 50'00" WEST, A DISTANCE OF 92.0 FEET TO A POINT, THE PLACE OF BEGINNING.

Being known as: 339 MERCER STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Marsden W. Linder by deed from Aaron J. Depew and Holly A. Depew, husband and wife, dated November 12, 2004 and recorded November 12, 2004 in Instrument Number 200411120036129.

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30049
C.P. 2019-20382
ATTY THOMAS MAY**

Seized and taken in Execution as the property of **SANDY KAY LIVINGSTON AND KELLY VAN DALEN ALEXIA** at the suit of PATRICIA A. GREEN AND REGIS B. GREEN, HER HUSBAND, Being:

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

ON the North 67 feet by Hazel Avenue; on the East 110 feet, more or less, by lot of now or formerly Heirs of James Cavalero, formerly Hopkins; on the South 67 feet by an alley; and on the West, 110 feet, more or less, by South Chestnut Street.

HAVING thereon erected a dwelling house and being known as 329 Hazel Avenue, Butler, PA 16001.

BEING designated as Tax Parcel Nos. 563-6-12 and 563-6-11.

BEING the same property conveyed to Sandy Kay Livingston and Kelly Van Dalen Alexia by Deed of Regis Green and Patricia Green, husband and wife, dated August 1, 2016, and recorded with the Butler County Recorder of Deeds on August 1, 2016, at Instrument No. 201608010015507.

BCLJ: March 15, 22, 29, 2019

**E.D. 2018-30313
C.P. 2018-22635
ATTY JESSICA MANIS**

Seized and taken in Execution as the property of **JENNEY MCKAIN AND LEE A. MCKAIN** at the suit of LAKEVIEW LOAN SERVICING LLC, Being:

ALL THAT CERTAIN lot or lots situate in the First Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the Northerly line of Ease Muntz Avenue, said plan; thence North 02° 23'00" West, 130.00 feet to a point on the Southerly line of Lot No. 13 in said plan; thence North 87° 37' 00" East, 90.00 feet to a point on the Southerly line of Lot No. 12; thence South 02° 23' 00" East

100.00 feet to a point; thence South 87° 37' 00" East, 5.00 feet to a point; thence South 02° 23' 00" East. 30.00 feet to a point on the Northerly line of East Muntz Avenue; thence South 37° 37 00" West, 95.00 feet to a point, said point being at the place of beginning.

PARCEL NO. 561 -31 - 31 -0000

Fee Simple Title Vested in Jenney McKain and Lee A. McKain, Wife and Husband, by deed from Gerald Kaltenbach and Ursula Kaltenbach, Husband and Wife, dated 09/08/2014, recorded 09/18/2014, in the Butler County Clerk's Office in Deed Instrument No. 201409180022297.

Address: 230 East Muntz Avenue, Butler, PA 16001

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30015
C.P. 2019-20016
ATTY ABIGAIL BRUNNER**

ition as the property of **SANDRA MIKASHUS** at the suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION S/B/M WITH CHASE MORTGAGE COMPANY WEST F/K/A MELLON MORTGAGE COMPANY, Being:

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

BEGINNING at a nail in the center of Township Road T-556 where it is intersected by the dividing line between the herein described premises and lands now or formerly or Robert F. Zera et ux; thence from said point beginning along said Zera Line, the following five courses and distances, viz: North 38 degrees 39' West, 23.99 feet; North 78 degrees 55'48" West, 34.21 feet; South 55 degrees 20'37" West 111.72 feet; South 51 degrees 07'29" West, 104.25 feet; And South 55 degrees formerly of Mildred W. Sowa; thence along said Sowa Line, South 61 degrees 55'25" West, 271.96 feet to a point on a line of lands now or formerly of Lillian O. Schumacker; thence along said Schumacker line South 22 degrees 40' 15" West, 341.62 feet to a point on the line of lands now or formerly of Susie Hamme;

thence along said Hamme Lane South 40 degrees 43'35" East, 73.00 feet to a point in a Township Road Known as Old T-566; thence by a line through said Old T-566 and through Township Road 6-566 aforesaid, North 44 degrees 33'45" East, F. Zera, Et ux, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN SANDRA T. MIKASHUS, MARRIED, by Deed from TERRY L. DARRELL AND MARCIA A. DARRELL, HUSBAND AND WIFE, Dated 06/10/1999, Recorded 06/18/1999, in Book 3016, Page 690.

Tax Parcel: 190-2F10-25AB2-0000

Premises Being: 111 HAMME LANE, SAXONBURG, PA 16056-9353

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30003
C.P. 2019-20005
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **RUDOLF E. MISSLER JR HEIR, RUDOLPH E. MISSLER, RUDOLF E. MISSLER, JASON E. MISSLER HEIR, STEPHEN D. MISSLER, AND UNKNOWN HEIRS** at the suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN TRUST, Being:

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

BEGINNING at a point in the center line of a public road, Legislative Route 10034, said point being the Northeast corner of land of Margaret A. Salkeld, deceased, and the Southeast corner of land of Robert L. Salkeld and Shirley Ann Salkeld, his wife; thence in a Northeastern direction along the center Line of said public road, a distance of 100 feet to a point; thence in a Southwestern direction on a line perpendicular to the center line of said public road, a distance of 435 feet to a point; thence in a Southeastern direction by a line parallel to the center line of said public road, a distance of 100 feet to a point; thence in a Southwestern direction on a line perpendicular to the center line of said public road, a distance of 217.8 feet to a point;

thence in a Southwestern direction by a line parallel to the center line of said public road, a distance of 470 feet to a point on line of land formerly of Gallagher; thence along line of land formerly of Gallagher, North 800 feet to a point in the center line of said Legislative Route 10034, the place of beginning.

BEING known as 506 South Clearfield Road, Cabot PA 16023

Tax ID No. 90-1F69-27D

BEING THE SAME PREMISES which Robert L. Salkeld, Executor of the Estate if Margaret A. Salkeld , by Deed dated February 27,1967 and recorded February 28,1967 in Deed Book 873, page 992, in the Office of the Recorder of Deeds Office in and for the County of Butler, granted and conveyed unto Rudolf E. Missler and Carol E. Missler, his wife, in fee. AND THE SAID Carol E. Missler passed away on or about July 28, 2016, thereby vesting title solely unto Rudolf E. Missler. AND THE SAID Rudolf E. Missler passed away on or about October 27,2017, thereby vesting title unto Rudolf E. Missler, Jr., Jason E. Missler, and Stephen D. Missler, known heirs of Rudolf E. Missler a/k/a Rudolph E. Missler, and any unknown heirs, successors, or assigns of Rudolf E. Missler, a/k/a Rudolph E. Missler, deceased.

BCLJ: March 15, 22, 29, 2019

**E.D. 2018-30310
C.P. 2018-22612
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **JOSEPH M. MUSICK, JOSPEH M. MUSICK AND MARIANN S. SNYDER** at the suit of BAYVIEW LOAN SERVICING LLC, Being:

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

BEGINNING at the Northwest corner of the property herein conveyed, said corner being at the boundary line of Lots 1 and 2 of the Thomas Robinson Plan of Lots; thence in an Easterly direction 41.90 feet along Morton Avenue to Lot No. 3 of the Said Thomas Robinson Plan of Lots, the same being now or formerly lot of L. C. Wilson; thence South along said Lot No. 3, 70.31 feet, more or

less, to lot now or formerly of Lena Shelton; thence West along Lot now or formerly of Lena Shelton, 41.00 feet, more or less, to Lot No. 1 of said Thomas Robinson Plan of Lots, same being now or formerly lot of Laura A. Wright; thence North along said Lot No. 1, 78.98 feet, more or less, to the place of beginning. Having thereon erected a two story frame dwelling house.

DEED BOOK: Instrument Number 201802060002363

DEED PAGE: Instrument Number 201802060002363

MUNICIPALITY: City of Butler

TAX PARCEL#: 561-3-72

PROPERTY ADDRESS: 121 Morton Avenue Butler, PA 16001

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30037
C.P. 2019-20372
ATTY KENYA BATES**

Seized and taken in Execution as the property of **DAVID A. PATTON AND MEGAN C. PATTON** at the suit of PENNYMAC LOAN SERVICES, LLC, Being:

All that certain lot of ground situated in the Township of Center, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 10 in the Northvue Farms Plan of Lots, said Plan recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book 7, Page 19.

BEING designated as Tax Parcel No. 060-S10-10-0000

TITLE TO SAID PREMISES IS VESTED IN David A. Patton and Megan C. Patton, h/w, by Deed from David R. Langett and Laura A. Langett, h/w, Dated 04/12/2017, Recorded 04/17/2017, Instrument No. 201704170007972.

Tax Parcel: 060-S10-10-0000

Premises Being: 800 SUNSET DRIVE, BUTLER, PA 16001-1135

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30036
C.P. 2019-20366
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **JOHN Q. PHILLIPS** at the suit of M&T BANK, Being:

All that certain piece, parcel or tract of land situate in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stake on the easterly side of Main Street, which point is the Southwestern corner of the tract herein conveyed and the Northwestern corner of a lot now or formerly of T. Kephart; thence in an easterly direction along lot now or formerly of T. Kephart, North 83 degrees 05 minutes 30 seconds West, a distance of 192 feet to a stake; thence North 04 degrees 45 minutes East, a distance of 97 feet to a stake on the southerly side of Railroad Street; thence in a westerly direction along Railroad Street, South 83 degrees 05 minutes 30 seconds East, a distance of 192 feet to a point on the easterly side of Main Street; thence South 04 degrees 45 minutes East, a distance of 97 feet to a stake at the place of BEGINNING.

DEED BOOK: 2308

DEED PAGE: 1000

MUNICIPALITY: Borough of Zelienople

TAX PARCEL #: 550-S2-BU14-0000

PROPERTY ADDRESS: 204 Main Street Zelienople, PA 16063

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30022
C.P. 2019-20085
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of **PATRICIA J. PINT EST** at the suit of CALIBER HOME LOANS INC, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in Lyndora, Town Commonwealth of Pennsylvania, being known and numbered as Lot 345 in the Lyndora Land and Improvement Company's Plan of Lots of record in Plan Book No.5, Page 1 and being more fully described as follows:

BEGINNING at a point on the Northerly line of Bessemer Avenue, at the Southeast corner of Lot No. 344; thence, North 42.5 degrees East, 261 feet to a point; thence, along the Southern boundary line of Lot No. 138, North 47.5 degrees East, 50 feet to a point at the Northwest corner of Lot No. 346; thence, along the Westerly line of Lot No. 346; thence, South 42.5 degrees East, 261 feet to a point on the Northerly line of Bessemer Avenue; thence, South 47.50 degrees West, 50 feet to the place of BEGINNING.

BEING Parcel ID 052-S7-A345-0000 AND BEING KNOWN for informational purposes only as 617 Bessemer Avenue, Lyndora, PA

BEING THE SAME PREMISES which was conveyed to Patricia J. Pint, by Deed of Kelly L. Cloherty, now Kelly L. Temple, dated 12/11/2006 and recorded 12/12/2006 as Instrument 200612120031418 in the Butler County Recorder of Deeds Office, in fee.

BCLJ: March 15, 22, 29, 2019

**E.D. 2019-30025
C.P. 2019-20181
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **ROBERT J. PROFOTA AND SHARON A. PROFOTA** at the suit of HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-2, Being:

ALL that certain lot of ground located in the Lyndors Land and Improvement Company Plan in Butler Township, Butler County, Pennsylvania, said lot being known as 371-B and having thereon erected a two story frame double house and being bounded and described as follows:

BEGINNING at a point on the Northerly line of Bessemer Avenue, at the southeast corner of Lot No. 371-A; thence along the easterly line of lot No. 371-A. North 2 1/2° East one hundred ten (110) feet to a point on the southerly line of a sixteen (16) foot alley; thence along the southerly line of said alley, south 87 1/2° East forty (40) feet to a point at the northwest corner of Lot No. 372-B; thence along the Westerly line of lot 372-B South 2 1/2° west one hundred ten (110) feet to a point on the northerly line of Bessemer Avenue; thence along the northerly line of Bessemer Avenue north 87 1/2 west forty (40) feet to a point, the place of beginning.

Map37TaxId#A371B

TITLE TO SAID PREMISES IS VESTED IN Robert J. Profota and Sharon A. Profota, his wife, by Deed from Gary Namesnik and Stephen J. Namesnik, Dated 04/15/1997, Recorded 04/22/1997, in Book 2730, Page 34.

Tax Parcel: 052-37-A371B-0000

Premises Being: 301 BESSEMER AVENUE, LYNDORA, PA 16045-1010

BCLJ: March 15, 22, 29, 2019

Sheriff of Butler County, Michael T. Slupe