

**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.

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**FIRST PUBLICATION****Estate of: Michael J Bobbish**

Late of: Adams Township PA  
Executor: Michael J Bobbish Jr  
205 Bresci Lane  
Mars PA 16046  
Executor: Jennifer H Cretella  
143 Snyder Drive  
Rochester PA 15074  
Attorney: Michael K Parrish Esq  
Goehring Rutter and Boehm  
2100 Georgetown Drive Suite 300  
Sewickley PA 15143

**Estate of: Kathleen B Cress****a/k/a: Kathleen Cress****a/k/a: Kathleen Bryan Cress**

Late of: Connoquenessing PA  
Executor: Fawn P Kwok  
7262 Cedar Lane Drive  
Germantown TN 38138  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Ellsworth R Davison****a/k/a: Ellsworth R Davison Jr**

Late of: Jefferson Township PA  
Admr. D.B.N. C.T.A.: Shirley Abt  
700 Limestone Drive  
Allison Park PA 15101  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

**Estate of: Harry W Gates Sr****a/k/a: Harry W Gates**

Late of: Venango Township PA  
Executor: Jonathan L Gates  
34 Green Lane  
Parker PA 16049  
Attorney: Michael W Sloat  
Lynn, King & Schreffler, P.C.  
606 Main Street P.O. Box 99  
Emlenton PA 16373

**Estate of: Albert F Greiner**

Late of: Renfrew PA  
Executor: Stacey R Smith  
234a Beacon Road  
Renfrew PA 16053  
Attorney: William J Schenck  
Schenck & Long  
610 North Main Street  
Butler PA 16001

**Estate of: Clarence J Herzer**

Late of: Saxonburg PA  
Executor: Barbara Herzer  
222 Pearl Avenue  
Cheswick PA 15024  
Attorney: Anthony R Sosso Jr  
1310 Freeport Road  
Pittsburgh PA 15238

**Estate of: Josephine B Kurpakus**

Late of: Saxonburg PA  
Administrator: Damon Kurpakus  
138 Stratford Dr  
Sarver PA 16055  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Pauline Isabella Oswald**

Late of: Jefferson Township PA  
Executor: Mary Susan Kaufman  
1058 6th Street  
Beaver PA 15009  
Attorney: John L Walker Jr  
McNees, Autenreith, Rackley & Walker  
345 Commerce Street  
Beaver PA 15009

**Estate of: Earl L Phipps**

Late of: Slippery Rock Township PA  
Executor: Eric T Phipps  
654 Main Street  
Prospect PA 16052  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Jeffrey William Watson**

Late of: Butler Township PA  
Administrator: Rachel Watson  
42 Village Road  
Slippery Rock PA 16057  
Attorney: Michael J Pawk  
Lutz & Pawk LLP  
101 East Diamond Street, Suite 102  
Butler PA 16001

**Estate of: John E Weinell III**

Late of: Middlesex Township PA  
Executor: Pamela M Long  
758 Fairston Street  
Pittsburgh PA 15204  
Attorney: John M Hartzell Jr  
Houston Harbaugh PC  
Three Gateway Center  
401 Liberty Ave 22nd Floor  
Pittsburgh PA 15222

**Estate of: George A Xenias**

Late of: Valencia PA  
Executor: Doreen Grada  
100 Oakwood Circle  
Gibsonia PA 15044  
Attorney: David W Tyree  
3371 Babcock Boulevard  
Pittsburgh PA 15237

**Estate of: Joseph John Zajch**

Late of: Evans City PA  
Administrator: Marilyn A Schnupp  
245 Richfield Street  
Pittsburgh PA 15234  
Attorney: Joan Shinavski  
Mckay & Associates PC  
3755 Library Road Suite 301  
Pittsburgh PA 15234

**Estate of: Ruth E Zuccher**

Late of: Cranberry Township PA  
Executor: Michael J Zuccher  
133 Cottonwood Drive  
Aliquippa PA 15001  
Attorney: Russell C Miller  
Auld Miller LLC  
4767 William Flynn Hwy  
Allison Park PA 15101

BCLJ: September 28 & October 5, 12, 2018

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**SECOND PUBLICATION****Estate of: Marie C Bartley**

Late of: Butler Township PA  
Executor: Anna Mae Rock  
519 North Washington St Unit 4  
Butler PA 16001  
Executor: Paul T Bartley  
125 John Street  
Valencia PA 16059  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Marie A Fahey**

Late of: Zelienople PA  
Executor: Joan Busching  
108 St Ives Way  
Zelienople PA 16063  
Attorney: Jayne Garver  
Law Offices of Jayne Garver  
1224 W Lincoln Hwy  
Coatesville PA 19320

**Estate of: Roberta B Gierl**

Late of: Penn Township PA  
Executor: Stephen W Gierl  
1231 East Drive  
Butler PA 16002  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Ruth M Montgomery**

Late of: Cranberry Township PA  
Executor: Katherine Ruth Montgomery  
1708 Tiline Rd  
Tiline KY 42083  
Attorney: Charles R Reis  
Reis Law Firm  
3439 Babcock Blvd Suite 300  
Pittsburgh PA 15237

**Estate of: Judith M Nye**

Late of: Harmony PA  
Executor: Jacquely Losco  
313 Monroe Street  
Harmony PA 16037  
Attorney: Michael W Nalli  
Michael W Nalli PC  
150 Pleasant Drive, Suite 101  
Aliquippa PA 15001

**Estate of: Peter J Oesterling Sr**

Late of: Baltimore Fairfield County Ohio  
Ancillary Ancillary 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: Thomas L Slupe**

Late of: Butler Township PA  
Executor: Michael T Slupe  
201 Cedar Road  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Lucille G Treccase****a/k/a: Lucille K Treccase****a/k/a: Lucille Kelly Treccase**

Late of: Jefferson Township PA  
Executor: Kenneth W Dehus  
1550 Powers Run Road  
Pittsburgh PA 15238  
Attorney: Edward L Kelly  
Jones Gregg Creehan & Gerace LLP  
411 Seventh Ave Suite 1200  
Pittsburgh PA 15219

**Estate of: Margie Jean Whited**

Late of: Saxonburg PA  
Administrator: Mark Whited  
265 Bear Creek Road  
Sarver PA 16055  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

BCLJ: September 21, 28 & October 5, 2018

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**THIRD PUBLICATION****Estate of: Jean M Barger****a/k/a: Jean M Snow****a/k/a: Jean Marie Snow****a/k/a: Jean Marie Barger**

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

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

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

**Estate of: Donald F Colangeli**

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

**Estate of: Catherine E Deemer**

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

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

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

**Estate of: Elmer J Green**

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

**Estate of: Georgetta M Griggs**

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

**Estate of: Thelma L Hawk**

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

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

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

**Estate of: Olga D Kocon**

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

**Estate of: Stella M Lucas**

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

**Estate of: Donald L Miller**

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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**Court of Common Pleas  
Butler County  
Civil Action – Law  
No. 18-10581**

**Notice of Action in  
Mortgage Foreclosure**

First Guaranty Mortgage Corporation,  
Plaintiff  
vs.

**William R. Larkin, Mortgagor and Real  
Owner, Defendant**

To: William R. Larkin, Mortgagor and Real  
Owner, Defendant, whose last known  
address is 313 Walker Avenue Butler, PA  
16001.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, First Guaranty Mortgage Corporation, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, PA, docketed to No. 18-10581, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 313 Walker Avenue, Butler, PA 16001, whereupon your property will be sold by the Sheriff of Butler County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

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

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

BCLJ: September 28, 2018

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION**

**NO. AP 2014-10589/CP 2015-  
20372/ED 2015-30048**

U.S. Bank National Association as Legal  
Title Trustee for Truman 2016 SC6 Title  
Trust, Plaintiff  
vs.

**Brian L. Perani, Defendant**

**NOTICE OF SALE OF REAL PROPERTY**

To: Brian L. Perani, Defendant, whose last known address is 308 Medical Center Road, Chicora, PA 16025. Your house (real estate) at 308 Medical Center Road, Chicora, PA 16025, is scheduled to be sold at the Sheriff's Sale on 11/16/18 at 11:00 a.m. at the Butler County Courthouse, S. Main St., Butler, PA 16003, to enforce the court judgment of \$210,221.21 obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. PROPERTY DESCRIPTION: ALL that certain piece, parcel or lot of land situate in Donegal Township, Butler County, Pennsylvania. BEING Parcel No. 140-1F106-A13A.

STERN & EISENBERG, PC,  
Attys. for Plaintiff,  
1581 Main St., Ste. 200,  
The Shops at Valley Sq.,  
Warrington, PA 18976,

215.572.8111.

BCLJ: September 28, 2018

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA**

**IN RE: MICHAEL ALAN CARPENTER  
and LORI ELIZABETH CARPENTER, as  
natural parents and legal guardians of  
M.K.C., a minor**

**Amended Petition for Name Change.**

**CIVIL DIVISION  
Msd No. 18-40204101**

**NOTICE**

NOTICE IS HEREBY GIVEN that on September 6, 2018, the Amended Petition For Name Change regarding Madelyn Kate Carpenter a minor, filed on her behalf by Petitioners, Michael Alan Carpenter and Lori Elizabeth Carpenter, her parents and legal guardians, was filed in the above named Court requesting a Decree to change the name of the minor child from Madelyn Kate Carpenter to **Maxwell Tate Carpenter** The Court has fixed the 14th day of November, 2018 at 10:00 o'clock a.m. in Court Room No.5 as the time and place for hearing on said Amended Petition, when and where all persons interested may appear and show cause, if any, why the prayer of the said Petitioners should not be granted.

Eric D. Levin, Esquire  
Rishor Simone  
101 East Diamond Street, Suite 208  
Butler, PA 16001  
724-283-7215  
PA I.D. #58307

BCLJ: September 28, 2018

**LEGAL NOTICE**

ARTICLES OF INCORPORATION NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **DEFENDERS OF FAITH MARTIAL ARTS**, with principle address of 113 R. Coal Street, Freeport, PA 16229

BCLJ: September 28, 2018

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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania on September 19, 2018. The name of the business is **LAKE HOUSE LURES**, located at 121 Merry Lane, Butler PA 16001.

Shane McIntire  
121 Merry Lane  
Butler, PA 16001

BCLJ: September 28, 2018

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**FICTITIOUS NAME REGISTRATION**

An application for registration of the fictitious name **Northern Shores**, 501 Pointe View Drive, Mars, PA 16046 has been filed in the Department of State at Harrisburg, PA, File Date 07/06/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Janne Stamathis, 501 Pointe View Drive, Mars, PA 16046.

BCLJ: September 28, 2018

**Fictitious Name Notice**

Dennis M. Sloan, Esquire, Sloan & Associates, P.C., 106 S. Main Street, Suite 305, Butler, PA 16001. Notice is hereby given pursuant to the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of business under the fictitious name of **Chicora Mobile Home Park** with its principal office or place of business at 447 Route 422, Butler, PA 16002. The name and address of the party to the registration is: Chris Protzman, 447 Route 422, Butler, PA 16002.

BCLJ: September 28, 2018

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**REGISTER'S NOTICE**

I, SARAH E. EDWARDS, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of PersonalRepresentatives/ Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **TUESDAY, OCTOBER 9, 2018, at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
<b>BLACK, Gladys</b>	Marie Kent L. Roberts	08/27/18
<b>BOWERS, Matilda</b>	Jane Carole B. Karlik	08/13/18
<b>McINTYRE, Mary E.</b>	Amy Atkison	08/22/18
<b>WIND, Ruby K. a/k/a Ruby Wind a/k/a Ruby L. Wind</b>	Carissa Garing	08/21/18
<b>WISSMAN, Marie L.</b>	Rodney Watterson	08/27/18
<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
<b>IN RE: TRUST UNDER WILL OF HELEN NIXON FORSYTHE CREATING THE NIXON MEMORIAL EDUCATION FUND</b>	William D. Sutton, deceased Trustee and PNC Bank, N.A., surviving Trustee	08/27/18

BCLJ: September 28 & October 5, 2018

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**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of November 2018** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, December 14, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 14, 21, 28, 2018

**E.D. 2017-30260**

**C.P. 2017-21614**

**ATTY ROBERT WILLIAMS**

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

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

Under and subject, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Deed Book 2624, page 348, et seq.

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

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

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

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30200**

**C.P. 2018-20788**

**ATTY ANDREW MENCHYK**

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

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

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

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

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

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



BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30166  
C.P. 2018-21270  
ATTY ABIGAIL BRUNNER**

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

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

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

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

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

Parcel ID #: S4-A439 Block: Lot;

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

PARCEL NUMBER 070-3F31-13C

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30193**

**C.P. 2018-21382**

**ATTY CHRISTOPHER DENARDO**

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

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

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

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

Parcel #010-S2-A278-0000

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

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

BCLJ: September 14, 21, 28, 2018

**E.D. 2018-30169**

**C.P. 2018-20708**

**ATTY STEPHEN HLADIK**

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

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

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

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

Being Known as 216 Rural Drive, Butler, PA 16001

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER, THROUGH AND ALONG A 50 FOOT STRIP OF GROUND IN COMMON WITH LANDS NOW OR FORMERLY OF JOHN AULD AND BROTHERS COMPANY, ITS SUCCESSORS AND ASSIGNS, THE CENTER LINE OF SAID 50 FOOT RIGHT OF WAY MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS. TO-WIT: BEGINNING AT A POINT IN THE CENTER LINE OF FORSYTHE SCHOOL ROAD, BEING STATE ROUTE T-352, WHICH POINT IS LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY OF JOHN AULD AND BROTHERS COMPANY AND LANDS NOW OR FORMERLY OF R. DAVIDSON, VIZ: NORTH 04 DEGREES 06 MINUTES EAST, 313.15 FEET AND NORTH 04 DEGREES 22 MINUTES EAST. 4930.03 FEET. WHICH POINT IS THE EASTERLY TERMINUS OF SAID 50 FOOT RIGHT OF WAY; THENCE FROM SAID POINT OF BEGINNING NORTH 88 DEGREES 51 MINUTES 20 SECONDS WEST, 168.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, 298.41 FEET TO A POINT, AND THENCE NORTH 86 DEGREES 16 MINUTES WEST. 180.12 FEET TO A POINT ON THE DIVIDING LINE BETWEEN THE LANDS HEREIN CONVEYED AND OTHER LANDS NOW GR FORMERLY OF JOHN AULD AND BROTHERS COMPANY, WHICH POINT IS THE WESTERLY TERMINUS OF SAID 50 FOOT RIGHT OF WAY.

SUBJECT TO, NEVERTHELESS. ALL CONVEYANCES. EXCEPTIONS, RESTRICTIONS AND CONDITIONS. WHICH ARE CONTAINED IN PRIOR DEEDS OR OTHER INSTRUMENTS OF RECORD. ALL VISIBLE EASEMENTS, MUNICIPAL ZONING ORDINANCES; BUILDING CODES, LAWS. ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND ALL LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

PARCEL NO. 4F33-26AA

PROPERTY ADDRESS: 121 ALLEN DRIVE.  
MARS. PA 16046

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

Tax Parcel: 040S1 J19

Premises Being: 144 HEPLER ROAD, SARVER, PA 16055

BCLJ: September 14, 21, 28, 2018

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

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

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

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

Being all of Lot No. 1 in the property

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

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

Tax ID / Parcel No. 55-28-D3

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

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

BCLJ: September 14, 21, 28, 2018

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**E.D. 2018-30159  
C.P. 2018-21235  
ATTY ROBERT CRAWLEY**

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

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

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

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

Tax Parcel: 130520C26

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

BCLJ: September 14, 21, 28, 2018

**E.D. 2017-30218  
C.P. 2017-21379  
ATTY ROGER FAY**

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

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

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

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

Tax Parcel Number: 55-28-B323

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018



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

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

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

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

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

**DEED BOOK: Instrument #200108090022030**

**DEEDPAGE: Instrument#200108090022030**

**MUNICIPALITY: Township of Butler**

**TAX PARCELS: 053-16-A16-0000**

**PROPERTY ADDRESS: 134 Harrison Avenue Butler, PA 16001**

**BCLJ: September 14, 21, 28, 2018**

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

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

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

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

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

**Tax Parcel: 564-11-168-0000**

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

**BCLJ: September 14, 21, 28, 2018**

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

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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**E.D. 2018-30188****C.P. 2018-21364****ATTY JUSTIN KOBESKI**

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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**E.D. 2018-30191****C.P. 2018-20634****ATTY JUSTIN KOBESKI**

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

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

Subject to grants, rights, easements, exceptions, reservations, covenants, and restrictions as contained prior instruments of record, and in said recorded plan.

Subject to coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record and to building lines and easements on said recorded plan.

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

Being Parcel Number: 130-S20-165

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

PROPERTY ID NO: 056-3-B49-0000

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

Tax Parcel: 564-11-178-0000

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

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

BCLJ: September 14, 21, 28, 2018

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

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

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

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

an acre, more or less.

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

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

Tax Parcel: 562-23-238-0000

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

BCLJ: September 14, 21, 28, 2018

**E.D. 2017-30064****C.P. 2017-20111****ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **STELLA P. YOUNG** at the suit of CITIZENS BANK OF PENNSYLVANIA, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 61 in the Franklin Ridge Plan of Lots a recorded in the Recorder's Office of Butler County in Plan Book Volume 218, Page 46 to 49.

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

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

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

DEED BOOK: 200312040053924

DEED PAGE: 2003 12040053924

MUNICIPALITY: Township of Cranberry

TAX PARCEL #: 130-328-C61

PROPERTY ADDRESS: 101 Ridgemont Drive Cranberry Township, PA 16066

BCLJ: September 14, 21, 28, 2018

### SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of November 2018** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, December 14, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 28 & October 5, 12, 2018

### IN THE COURT OF COMMON PLEAS of Butler County CIVIL ACTION - LAW ACTION OF MORTGAGE FORECLOSURE Docket No. 17-10920

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA, FORMERLY KNOWN AS INTEGRA BANK, FORMERLY KNOWN AS INTEGRA BANK/PITTSBURGH 3232 Newmark Drive Miamisburg, OH 45342 Plaintiff  
vs.

**ELIZABETH M. MEDINA as Administratrix for the Estate of Betty M. Ritzert, Deceased and Solely in Her Capacity as Heir of John F. Ritzert, Deceased DAVID RITZERT Solely in His Capacity as Heir of John F. Ritzert, Deceased BRENDA J. RITZERT Individually, and in Her Capacity as Heir of John F. Ritzert, Deceased Mortgagor(s)**

### and Record Owner(s) 139 Hickory Street Butler, PA 16001 Defendant(s)

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: RITZERT, DAVID**

DAVID RITZERT Solely in His Capacity as Heir of John F. Ritzert, Deceased

139 Hickory Street Butler, PA 16001

Your house at 139 Hickory Street, Butler, PA 16001 is scheduled to be sold at Sheriff's Sale on Friday, November 16, 2018, at 11:00 AM, in Sheriff's Office, Courthouse, Butler, PA to enforce the court judgment of \$9,482.25 obtained by PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA, FORMERLY KNOWN AS INTEGRA BANK, FORMERLY KNOWN AS INTEGRA BANK/PITTSBURGH against you. NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA, FORMERLY KNOWN AS INTEGRA BANK, FORMERLY KNOWN AS INTEGRA BANK/PITTSBURGH, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413- 2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 170958FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to

postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of 724-284-5245.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of 724-284-5245.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PROTHONOTARY OF BUTLER COUNTY  
300 South Main Street  
Butler, PA 16001

BUTLER COUNTY BAR ASSOCIATION  
240 South Main Street  
Butler, PA 16001

KML LAW GROUP, P.C.  
Suite 5000- BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Attorney for Plaintiff

BCLJ: September 28 & October 5, 12, 2018

Sheriff of Butler County, Michael T. Slupe