

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: Evelyn M Anderson**

Late of: Oakland Township PA
Administrator: Dora J Anderson
211 South Monroe Street
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: R Leona Beer

Late of: Buffalo Township PA
Executor: Melanie J Waddell
25 Windcrest Lane
Freeport PA 16229
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler PA 16001

**Estate of: Rowena G Bradford
a/k/a: Rowena Grace Bradford**

Late of: Cranberry Township PA
Executor: Sherry Jo Bradford
211 Woodlawn Road
Cranberry Twp PA 16066
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Donald Lee Burgess

Late of: Zelienople PA
Executor: Wayne C Burgess Sr
2120 Markridge Loop
The Villages FL 32162
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Colleen Collins

Late of: Jefferson Township PA
Executor: Keith Collins
130 Dusty Lane
Butler PA 16002
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Mary I Helmstaedter

Late of: Zelienople PA
Executor: Paul G Helmstaedter
611 Calais Drive Apt 4212
Pittsburgh PA 15237
Executor: Clare A Adams
108 Pony Drive
Freedom PA 15042
Attorney: Michael K Parrish Esq
Goehring Rutter and Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

Estate of: Desiree N Koch

Late of: Butler PA
Administrator: Harry Koch
707 Bessemer Avenue
Lyndora PA 16045

**Estate of: William G Pettigrew
a/k/a: William G Pettigrew Sr**

Late of: Adams Township PA
Executor: William G Pettigrew Jr
106 Chancellor Court
Mars PA 16046
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Joseph Phillips

Late of: Donegal Township PA
Executor: Michael D Phillips
107 Aspen Rd
Butler PA 16001
Executor: Mary Jo Farone
PO Box 92
119 Green St
Chicora PA 16025

Estate of: Mary Philips

Late of: Butler Township PA
Executor: Michelle Rockwell
PO Box 593
East Butler PA 16029
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001

Estate of: Jean A Sweitzer

Late of: Cranberry Township PA
Executor: Sara S Taylor
872 Foxland Drive
Pittsburgh PA 15243
Attorney: C Eric Pfeil
Cohen & Grigsby P.C.
625 Liberty Avenue 7th Floor
Pittsburgh PA 15222

BCLJ: July 27 & August 3, 10, 2018

SECOND PUBLICATION

Estate of: Eileen J Bernd

Late of: Jackson Township PA
Administrator: Michael E Bernd
2179 Evans City Rd
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

**Estate of: Sarah Gertrude Burns
a/k/a: Gertrude Burns**

Late of: Saxonburg PA
Executor: Richard C Burns
176 Pittsburgh St
PO Box 193
Saxonburg PA 16056

Estate of: Veronica L Kubany

Late of: Jefferson Township PA
Executor: Gayle Hartzell
225 Stoneybrook Drive
Cabot PA 16023
Executor: Linda K Duvall
309 N Upton Court
Arlington VA 22203
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

Estate of: Ada Louise Hinkle**a/k/a: Ada Hinkle****a/k/a: Ada L Hinkle**

Late of: Portersville PA
Executor: Robert Glen Hinkle
106 Alben Road
Portersville PA 16051
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: Gaye L Lackey

Late of: Summit Township PA
Executor: Donald D Lackey
211 Bay Leaf Lane
Butler PA 16002
Attorney: Matthew T McCune
Conlon Tarker PC
108 E Diamond St
Butler PA 16001

Estate of: James F Martin

Late of: Chicora PA
Administrator C.T.A.: Cheryl A Shuler
508 E Penn St
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: John Anthony Michel

Late of: Summit Township PA
Executor: Bryan P Michel
868 Kaylor-Petrolia Road
Karns City PA 16041
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler PA 16001

Estate of: Kathleen A Slick**a/k/a: Kathleen Slick**

Late of: Butler PA
Administrator: Linda Slick
2200 Broadway Avenue
2nd Floor
Pittsburgh PA 15216
Administrator: Stephanie M Oswald
171 Knoch Road
Saxonburg PA 16056
Attorney: Lloyd A Welling
American Wills & Estates
2100 Wharton St Suite 302
Pittsburgh PA 15203

Estate of: Homer R Smail**a/k/a: Homer Ray Smail****a/k/a: Homer Smail**

Late of: Cabot PA
Executor: Robert H Kane
700 North 4th Street
Apollo PA 15613
Attorney: Larry D Loperfido
Geary & Loperfido LLC
159 Lincoln Avenue
Vandergrift PA 15690

Estate of: Theresa A Weleski

Late of: Winfield Township PA
Executor: Charles G Weleski Jr
1028 Winfield Road
Cabot PA 16023
Attorney: H William White III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: July 20, 27 & August 3, 2018

THIRD PUBLICATION**Estate of: Patty N Aites**

Late of: Butler PA
Administrator C.T.A.: Nancy K Aites
413 Spruce Street
Butler PA 16001
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001

Estate of: Edith H Cary

Late of: Cranberry Township PA
Administrator: Doreen L Cary
401 Leigh Drive
Cranberry Twp PA 16066
Administrator: Darlene R Sansone
115 East Englewood Avenue
New Castle PA 16105
Attorney: Ryan C Long
Leymarie Clark Long, P.C.
423 Sixth Street
Ellwood City PA 16117

Estate of: Lois D Charles

Late of: Middlesex Township PA
Executor: Jason R Sarver
416 Liberty Street
Harmony PA 16037
Executor: Amanda N Truver
680 Deer Creek Road
Valencia PA 16059
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Catherine Rose Cipollone

Late of: Center Township PA
Executor: Rosemary C Keasey
111 Tranquil Avenue
Butler PA 16002
Executor: Mary A Christy
211 South Drive
Butler PA 16001
Attorney: Gerri V Paulisick
Boyer Paulisick & Eberle
108 East Diamond Street Third Floor
Butler PA 16001

Estate of: Thomas Copper

Late of: Zelienople PA
Executor: David M Copper
12416 Magnolia Blvd #10
Valley Village CA 91607
Attorney: Kelsey A Fox
Fox & Fox PC
323 Sixth Street
Ellwood City PA 16117

Estate of: John R Creese

Late of: Fenelon PA
Executor: John R Creese Jr
175 Morris Lane
Rimersburg PA 16248
Attorney: Nathaniel C Parker Esq
Parker Law Offices Inc
PO Box 252
New Bethlehem PA 16242

Estate of: Glenn S Davis Jr**a/k/a: Glenn Stanley Davis Jr**

Late of: Marion Township PA
Administrator: Mary Louise Davis
220 Allison Road
Harrisville PA 16038
Attorney: Matthew T McCune
Conlon Tarker PC
108 East Diamond St
Butler PA 16001

Estate of: John E Farnen

Late of: Connoquenessing Township PA
Executor: Amy J Ramelli
PO Box 123
Connoquenessing PA 16027
Attorney: Maryann Bozich DiLuigi
506 S Main Street
Suite 2201
Zelienople PA 16063

Estate of: Alan E Filsinger

Late of: Fenelon PA
Administrator C.T.A.: John E Kunz
302 Fox Chapel Road Apt 210
Pittsburgh PA 15238
Attorney: Robert F McCabe Jr
526 Broadway PO Box 175
Pitcairn PA 15140

Estate of: Gwen Dee Hervatine**a/k/a: Gwen Hervatine****a/k/a: Gwen D Hervatine**

Late of: Jackson Township PA
Executor: Wendy Deneen Lewis
140 Nursery Road
Renfrew PA 16053
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

Estate of: Margaret A Hillard

Late of: Jefferson Township PA
Executor: Michele A Carlson
977 Route 146
Clifton Park NY 12065
Attorney: Kelley I Harley
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

Estate of: Frank F Keller

Late of: Valencia PA
Administrator: Beth A Cunningham
1003 Eddy Court
Gibsonia PA 15044
Attorney: David C Moran
Moran & Moran PC
2500 Brooktree Road Suite 203
Wexford PA 15090

Estate of: Milo C Maurhoff

Late of: Jefferson Township PA
Executor: William Skillen
427 Monroe Road
Sarver PA 16055
Attorney: Andrea Lyn Boyle
Boyle and Price
129 South McKean St
Butler PA 16001

Estate of: Esther M Patton**a/k/a: Esther Patton**

Late of: Jefferson Township PA
Executor: Jeffery A Patton
114 Dutchtown Road
Butler PA 16002
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Irene C Smelko

Late of: Valencia PA
Executor: Alan G Smelko
156 Edward Street
Lower Burrell PA 15068
Attorney: Todd T Turin
Turin & Dematt P.C.
115 North Main Street
Greensburg PA 15601

BCLJ: July 13, 20, 27, 2018

TRUST NOTICE

Trust of: M. Joan Parsons, M. Joan Parsons
Revocable Living Trust dated 12/20/2010

Late of: Mars, Butler County, Pennsylvania,
deceased.

All persons having claims against the
same will present them for payment; duly
authenticated; and those indebted hereto,
will please make immediate payment to:

Jill L. Snyder
141 Wright Road
Mars, PA 16046
Or to:
Lauren C. Hadburg, Esq.
Elder Law Offices of Shields and Boris
109 VIP Drive, Suite 102
Wexford, PA 15090

BCLJ: July 20, 27 & August 3, 2018

**IN THE COURT OF COMMON PLEAS,
BUTLER COUNTY, PENNSYLVANIA
Ms.D. NO. 18-40168**

IN THE MATTER OF:
PETITION FOR CHANGE OF NAME
OF CODY SEAN OSBORNE

NOTICE

Notice is hereby given that on the 12th day
of July, 2018, a Petition was filed in the
above-named Court, requesting an order to
change the name of Cody Sean Osborne to
Cody Sean Herguth.

The Court has fixed the 10th day of October,
2018 at 10 o'clock a.m., in Courtroom No. 4
of the Butler County Law and Government
Center, Butler, Pennsylvania, as the time and
place for the Hearing on said Petition, when
and where all interested parties may appear
and show cause, if any, why the request of
the Petition should not be granted.

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT, L.L.P.
BY: DAVID A. CRISSMAN, ESQUIRE
ATTORNEY FOR PETITIONER

BCLJ: July 27, 2018

NOTICE

NOTICE IS HEREBY GIVEN that Articles
of Incorporation were filed with the
Department of State of the Commonwealth
of Pennsylvania at Harrisburg, Pennsylvania,
and approved on the 26th day of **February**,
2018, with respect to a business corporation
which has been incorporated under the
provisions of the Business Corporation
Law of 1988 of the Commonwealth of
Pennsylvania, as amended. The name of
the corporation is **RORO'S FUN CAFE,
CORPORATION**.

Lynn M. Patterson, Esq.
PNC Bank Building- Suite 603
106 South Main Street
Butler, PA 16001

BCLJ: July 27, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY G[IVEN that (1) David
L. Myers and Reed D. Hankinson has filed
on (2) April 13, 1998 in the Department of
State of the Commonwealth of Pennsylvania,
Harrisburg, an application under the Fictitious
Names Act, approved the 24th day of May,
1945, P.L. 967, as amended, Section 311
of Act 1982-294 (54 Pa. C.S. Section 311
) , to conduct business under the name of
edu.link the business to be carried on at (4)
8050 Rowan Road, Suite 600, Cranberry
Township, PA 16066.

BCLJ: July 27, 2018

NOTICE OF FILING

NOTICE is hereby given that Zelenople PA,
Revitalization, Inc. of 111 W. New Castle
Street, Zelenople, Pennsylvania 16063,
did on the 13th day of July, 2018, file with
the Secretary of the Commonwealth at
Harrisburg, Pennsylvania, an application
under the Fictitious Names Act approved the
16th day of December, 1982, P.L. 1309, (54
Pa. C.S.A. Section 311), to conduct business
under the name of **EXPLORE ZELIE**.

Steven T. Casker, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelenople, PA 16063

BCLJ: July 27, 2018

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: Guardian Ad Litem Appointments

:
:

MsD 18-40169

ADMINISTRATIVE ORDER OF COURT

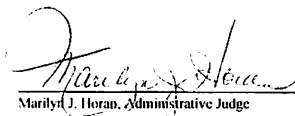
AND NOW, this 17th day of July, 2018, the Court orders and directs that the Butler County Guardian-ad-Litem Policies in Custody Matters attached herewith are adopted for use in Butler County, Pennsylvania. This policy shall be published forthwith in the Pennsylvania Bulletin.

It is further ordered that this Administrative Order shall be effective upon publication in the Pennsylvania Bulletin.

It is finally ordered that the District Court Administrator shall:

- (a) Deliver one copy to the Administrative Office of Pennsylvania Courts via email to adminrules@pacourts.us.
- (b) Distribute two paper copies and one electronic copy hereof to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin,
- (c) Deliver a copy of the Administrative Order related to the Butler County Guardian-ad-Litem Policies in Custody Matters to the Butler County Legal Journal for publication as that organization deems appropriate.
- (d) Distribute a copy of the Administrative Order to the Judges of the Court of Common Pleas in Butler County, the Domestic Relations Office, the Custody Conciliator and to the attorneys on the Butler County Family Court list serve.
- (e) Publish this Administrative Order on the Butler County Court website.
- (f) File a copy of the Administrative Order in the Butler County office of the Butler County Prothonotary for inspection and copying.

BY THE COURT


Marilyn J. Horan, Administrative Judge

PROTHONOTARY'S
OFFICE BUTLER CO
ENTERED & FILED
2018 JUL 17 P 2:17
Blithemiller
PROTHONOTARY

Butler County Guardian-Ad-Litem Policies in Custody Matters

The following process and procedures shall be followed when appointing a Guardian Ad Litem in a custody matter:

I. Qualifications

1. Pennsylvania Licensed attorney.
2. Practiced family law a minimum of one year.
3. Clearances pursuant to Act 34 (Criminal Record Check) Act 151 (Child Abuse Background Checks), and Act 114 (Finger Printing).
4. Watched the Pre-Service Training for Guardians Ad Litem video and filed accompanying affidavit with Court Administration.
5. Maintain professional liability insurance at a minimum coverage of \$100,000.00 per occurrence and \$300,000.00 in the aggregate per year, subject to commercially reasonable deductibles, retention or co-insurance.
6. Complete a minimum of three hours per year of continuing legal education in relevant substantive areas.

II. Appointments

1. Appointments may be made after the court makes a finding that the appointment is necessary pursuant to Pa. R.C.P.1915.11-12.
2. The parties may by mutual consent request the appointment of a guardian ad litem.
3. Court Administration shall maintain a list of qualified guardians ad litem from which appointments shall be made.
4. Each year, no later than January 5, an attorney shall provide the following updated documents to Court Administration;
 - Professional liability statement (Rider)
 - Three CLE credits from the prior year in relevant substantive areas
 - Current clearances (if prior is expired)
 - Letter of standard hourly rate
 - If an attorney no longer meets the qualifications to be appointed, he/she shall immediately notify the judge and Court Administration and his/her name shall be removed from the list until such time as the qualifications are met.
5. Any attorney who meets the qualifications may submit their name to the judge to be placed on the list of guardians ad litem.
6. The specific attorney appointed may be chosen by either mutual consent of the parties or by the judge. To ensure that no one attorney is overloaded with responsibility or there is no other conflict, the court will confirm with the attorney the desire to be appointed on a specific case prior to the issuance of an order of court.

III. Payment

1. If both parties are determined by the court to be indigent, the court may order compensation from the court's budget to be paid at the hourly rate of \$60.00.
2. Otherwise, costs shall be paid by the parties at the standard hourly rate for that guardian ad litem. Pursuant to Pa. R.C.P. 1915.11-2(b), the court may order either or both parties to pay all or part of the costs.
3. Each attorney shall provide to Court Administration a letter setting forth his/her standard hourly rate. That rate shall be noted on the guardian ad litem list kept by Court Administration, and made available to counsel for the parties or the parties if pro-se, for review prior to the appointment of the guardian ad litem.
4. If the cost is to be paid by the parties, the court has the power of contempt for non-payment of costs.

IV. Scope of Appointment

1. The guardian ad litem shall perform all duties in conformity with Pa.R.C.P.1914-11-12, the Code of Civility, the Rules of Professional conduct, and Pennsylvania law.
2. The appointment shall terminate upon the entry of a final order resolving the complaint/petition pending for which the appointment was made. Except that in extra-ordinary circumstances the court may, if in the best interest of the child(ren), extend the appointment by order of court.

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY, PA
MORTGAGE FORECLOSURE
CASE NO.: 2018-10531**

NORTHWEST BANK f/k/a NORTHWEST
SAVINGS BANK, Plaintiff,
vs.

**LISA A. STRNAD and GREG A. GALLANT,
solely as the known heirs of Mary
Ann Gallant, deceased, and ALL THE
UNKNOWN HEIRS OF MARY ANN
GALLANT, Defendants.**

TO: GREG A. GALLANT and ALL THE
UNKNOWN HEIRS OF MARY ANN
GALLANT

On June 12, 2018, Plaintiff filed a Complaint
in Mortgage Foreclosure against you in the
Court of Common Pleas of Butler County,
PA, docketed at Case No. 2018-10531 to
foreclose Plaintiff's mortgage and sheriff's
sale the property located at 8558 Peters
Road, Cranberry Township, PA 16066,
which you inherited from Mary Ann Gallant,
deceased, by intestate succession.

NOTICE

If you wish to defend, you must enter a written
appearance personally or by attorney and file
your defenses or objections in writing with the
court. You are warned that if you fail to do
so the case may proceed without you and a
judgment may be entered against you without
further notice for the 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, 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.

Glenna Walters, Prothonotary
First Floor, County Courthouse
300 South Main Street
P.O. Box 1208
Butler, PA 16003-1208

(724) 284-5214

Butler County Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

BCLJ: July 27, 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 14th day of September 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, October 12, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30114
C.P. 2018-20873
ATTY MARK UDREN**

Seized and taken in Execution as the property of **BRADLEY BARR HEIR, DONNA BARR DECEASED, MARISA WOODARD HEIR, ROBERT J BARR JR IND & HEIR, AND UNKNOWN HEIRS** at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

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

Beginning at a point in the center line of a public road designated L. R. 10012 at the line of land now or late of Wolg; thence along said line of Wolg North 1 degree 30* West a distance of 341.64 feet to a point at the line of land now or late of W.F. Cashdollar, thence along line of Cashdollar North 88 degrees 30' East, a distance of 138.90 feet to a point at the line of land of S.R. Snow, et ux; thence along said line of now or formerly Snow, South 16 degrees 44' East, a distance of 228.65 feet to a point in the center line of said public road; thence along center line South 58 degrees 44' West, a distance of 127 feet to a point; thence continuing along said center line by the arc of a curve to the left having a radius of 818.51 feet an arc distance of 106.23 feet to a point at the place of beginning.

Being designated as Tax Parcel I.D. No. 3F-70-A3CA in the Deed Registry Office of Butler County, Pennsylvania.

BEING KNOWN AS: 169 Union Church Road, Mars (Adams Township), PA 16046

PROPERTY ID NO.: 010-3F70-A3CA-0000

TITLE TO SAID PREMISES IS VESTED IN Robert J. Barr, Jr. and Donna Barr, his wife, as tenants by the entireties with the right of survivorship BY DEED FROM Thomas E. Davison and Maxine L. Davison, his wife DATED 02/17/1984 RECORDED 02/17/1984 IN DEED BOOK 1179 PAGE 38.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30130
C.P. 2018-20468
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **BARRY BOWSER AND MELISSA BOWSER** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

ON the north by line of lands of now or formerly heirs of S. Emery;

ON the east by Main Street;

ON the south by line of lands of now or formerly Robert Storey; and,

ON the west by a street or alley.

Fronting 60 feet on Main Street and extending back therefore in a westward direction by parallel lines, a distance of 180 feet, more or less, to said street or alley.

BEING known as Tax Parcel Number 340-S1-E5.

Being the same property conveyed by deed to Barry Bowser and Melissa Bowser, from Randall N. Grosch, Executor for the Estate of Robert E. Grosch, on November 11, 2003 and recorded at the Office of the Recorder of Deeds of Butler County on May 21, 2004 at Instrument No. 200405210016219.

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30129**C.P. 2018-20466****ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **RAYMOND A. CLAYPOOLE AND MICHELLE D. CLAYPOOLE** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

BEGINNING at a point at the intersection of the right of way line of School Street; of line of lands of now or formerly C.L. Hiles and the herein described tract; thence, along line of lands of now or formerly C.L. Hiles, North 81 degrees 16' 07" West, a distance of 160.00 feet to a point in a 10 foot alley and having a 15 foot right of way; thence through said 10 foot alley, North 5 degrees 50' 52" East, a distance of 60.00 feet to a point in a 10 foot alley and having a 20 foot right of way; thence, through said 10 foot alley, South 81 degrees 16' 07" East, a distance of 160.00 feet to the right of way line of School Street; thence, along the right of way line of School Street, South 5 degrees 50' 52" West, a distance of 60.00 feet to a point, at the place of beginning.

BEING known as Tax Parcel Number 340-S1-C5.

Being the same property conveyed by deed to Raymond A. Claypoole and Michele D. Claypoole (formerly known as Michele D. Ritter), from Raymond A. Claypoole and Michele D. Ritter, on July 28, 1998 and recorded at the Office of the Recorder of Deeds of Butler County on January 13, 1999 in Deed Book 2935, Page 0245.

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30126**C.P. 2018-20546****ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **RYTA M. EURY** at the suit of WELLS FARGO BANK, N.A., Being:

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

Beginning at the Northwest corner of the tract herein described at a point being the intersection of L.R. 10036 and the Southwest corner of Lot No. 8 in the hereinafter mentioned Plan of Lots; thence North 89° 00' East, 537.33 feet to a point; thence South 1° 00' East, 330.00 feet to a point on line of Lot Nos. 5 and 7 in said Plan; thence South 89° 00' West, 520.24 feet to a point in the centerline of L.R. 10036; thence along centerline the following three courses and distances:

North 0° 33' West, 50.59 feet;
North 2° 26' West, 133.97 feet;
North 6° 33' West, 146.16 feet to a point, the place of beginning.

Being Lots Nos. 3 and 4 in the Keith East Plan as recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania in Rack File 73, Page 23, on May 10, 1978, said Lot No. 3 contains 2.79 acres and Lot No. 4 contains 1.18 acres as per survey of Charles L. Fair, II, dated April 11, 1978.

BEING known and numbered as 117 Cornetti Road, Fenelton, PA 16034.

Being the same property conveyed to Thomas E. Resides and Rita M. Eury who acquired title, with rights of survivorship, by virtue of a deed from John Prementine, III, a single man, dated September 5, 2001, recorded September 6, 2001, at Instrument Number 200109060024998, Office of the Recorder of Deeds, Butler County, Pennsylvania. Thomas E. Resides died on April 19, 2014 and his interest in the property passed to Rita M. Eury by operation of law. Parcel No.: 090-S3-E3

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30121
C.P. 2017-20280
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **GERRY P. FOSTER AND DENISE FOSTER** at the suit of PROSPECT BORO, Being:

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

BEGINNING at the northeast corner of the lot herein described on line of land of Price Brothers; thence South 88 Deg. 50' West along the southern line of Lot Number 2 of the Rose E. Schantz Plan of Lots, a distance of 217.5 feet to a point on line of lands of now Junior Lipscomb; thence South 1 Deg. 10' East along line of lands of now Junior Lipscomb, a distance of one hundred (100) feet to a point; thence North 88 Deg. 50' East along the North line of Lot Number 4 of the same plan of lots a distance of two hundred seventeen and five tenths (217.5) feet to a point on line of lands of now or formerly Price Brothers; thence North 1 Deg. 10' West along line of lands of Price Brothers a distance of one hundred (100) feet to a point at the place of beginning. Containing .50 acre per survey of J. Howard Forbes, registered surveyor, dated August 27, 1958 and being Lot Number 3 of the Rose E. Schwantz Plan of Lots.

EXCEPTING AND RESERVING a twenty (20) foot right of way for private road extending along the extreme Eastern boundary line of the within described lot and a fifteen (15) foot road or right of way extending from the twenty (20) foot right of way located at the east side of the above-described lot; thence along the extreme Northern side of the above-described lot; thence along the extreme Northern side of the within described lot to other lands now or formerly of Junior Lipscomb situate on the West, so that there may be access from the lands now or formerly of Junior Lipscomb situate on the West to the aforesaid twenty (20) foot right of way.

BEING known as Tax Parcel Number 490-S2-27D.

Being the same property conveyed by deed to Gerry P. Foster and Denise Foster, husband and wife, from Gerry P. Foster and Denise Foster, husband and wife, on May 26, 1998 and recorded at the Office of

the Recorder of Deeds of Butler County on June 2, 1998 in Deed Book Volume 2869, Page 0845.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30140
C.P. 2018-20817
ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **MICHAEL E. GORSETH AND KIMBERLY J. GORSETH** at the suit of WELLS FARGO BANK NA, Being: -

ALL that certain lot or piece of ground situate In the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit No. 606 in the Oakview Estates P.RD, Phases 5, 6 and 7 as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 237, pages 7 through 10, Inclusive.

TOGETHER with an undivided percentage interest in the Common Elements assigned to said Unit In the Declaration of Planned Community for Oakview Estates Planned Community as recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2807, page 282, as amended by instrument recorded in Record Book Volume 2910 page 217 and further amended! by instrument recorded in Record Book Volume 3039, page 232 and further amended by instrument recorded as Instrument No. 2001024JD025099.

UNDER AND SUBJECT to all matters appearing on the recorded plan and to the Declaration of Planned Community for Oakview Estates Planned Community, made by Oakview Heights Development Company, dated November 25, 1997 and recorded in the Recorder's Office of Butler County in Record Book Volume 2807, page 282; the First Amendment to Declaration of Planned Community for Oakview Estates Planned Community, dated September 2, 1998 and recorded in the Recorder's Office in Record Book Volume 2910, page 271; the Second Amendment to Declaration of Planned Community for Oakview Planned Community dated November 4, 1998 and recorded in the said Recorder's Office in Record Book Volume 3039, page 232; the Third Amendment to Declaration of Planned Community for Oakview Estates Planned Community, dated October 23, 2000 and recorded in said Recorder's

Office in Instrument No. 200010240025099; and the By-Laws of me Oakview Estates Homeowners Association, dated November 25, 1997 and recorded in the Recorder's Office of Butler County in Record Book Volume 2807, page 308.

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,

BEING KNOWN AS: 228 ERIN DRIVE, CRANBERRY TWP, PA 16066

BEING THE SAME PREMISES which SIRVA Relocation LLC, by Deed dated May 15, 2006 and recorded May 31, 2006 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 200605310013059, granted and conveyed unto MICHAEL E. GORSETH and KIMBERLY J. GORSETH, husband and wife.

PARCEL NO.: 130-S32-A606

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30125
C.P. 2018-20934
ATTY LEON HALLER**

Seized and taken in Execution as the property of **GLENDA M GOULD** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain piece, parcel of lot of land situate in the Lynnehaven Plan of Lots in Butler Township, Butler County, Pennsylvania, being Lot No. 12 in the Revised Lynnehaven Plan of Lots as recorded in the Register and Recorder's Office in and for Butler County, Pennsylvania at Rack File 15, page 15, made in August 1950.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 138 SHARON DRIVE BUTLER, PA 16001

TAX PARCEL NO. 056-12-A12

UNDER AND SUBJECT to restrictions contained in DBV 2791, page 0973.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions,

conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Lisa Kellerman, POA for Thor M. Andersen, by deed dated May 30, 2013 and recorded June 3, 2013, at Butler Instrument No. 201306030015952, granted and conveyed unto Glenda M. Gould.

TO BE SOLD AS THE PROPERTY OF GLENDA M. GOULD UNDER JUDGMENT NO. 2018-10270

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30108
C.P. 2018-20813
ATTY MARTHA VONROSENSTEIL**

Seized and taken in Execution as the property of **WALTER HIXON HEIR, DANA A HIXON DECEASED, REBECCA HIXON HEIR, UNKNOWN HEIRS** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

All that certain piece and lot of land situate in Connoquenessing Township, County of Butler Pennsylvania, being known and designated as Lot No. 814 and Lot No. 815 in Connoquenessing Woodlands Plan No. 5, as recorded in Butler County in Rack File Section 29, Pages 19 A and B. Subject to all easements, restrictions, reservations, building lines as recorded in Butler County in Rack File 19A and 19B.

Being 146 Blue Jay

Being Parcel No. 120-S6-A814 & 120-S6-A815

IMPROVEMENTS: Residential dwelling

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30136**C.P. 2018-20464****ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **KAJA HOLDINGS 2, LLC AND DSV SPV1 LLC** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

Land referred to in this commitment is described as all that certain property situated in City of Petrolia in the County of Butler, and State of PA and being described in a deed dated 08/03/2004 and recorded 08/11/2004 as Instrument Number 200408110026405 among the land records of the County and state set forth above, and referenced as follows: All that certain parcel of land lying and being situate in the Borough of Fairview, Butler County, Pennsylvania and being identified as tax parcel No. S1-E6-0000 on the tax maps, prepared and maintained in the office of the Chief Assessor of the said County of Butler.

Commonly known as: 105 S Fairview Main St., Petrolia, PA 16050-9517.

BEING known as Tax Parcel Number 410-S1-E6.

Being the same property conveyed by deed to DSV SPV1, LLC, from Kaja Holdings 2, LLC, on July 19, 2017 and recorded at the Office of the Recorder of Deeds of Butler County on July 31, 2017 at Instrument No. 201707310016024.

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30113**C.P. 2018-20461****ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ROBERT KOLT LOUGHRAN** at the suit of WILMINGTON SAVNGS FUND SOCIETY FSB, Being:

All that certain lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 207-R in the Phase II revised of The Crossings planned residential development as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File Plan No. 122, page 22.

BEING known and numbered as 800 Trowbridge Place, Cranberry Twp, PA 16066

BEING the same property conveyed to Robert Kolt Loughran who acquired title by virtue of a deed from Randolph J. Levis and Adrienne E. Levis, husband and wife, dated June 13, 2009, recorded June 24, 2009, at Instrument Number 200906240014189, Butler County, Pennsylvania records.

Parcel No.: 130-819-C207-0000

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30116**C.P. 2018-20893****ATTY PETER WAPNER**

Seized and taken in Execution as the property of **KIMBERLY MARTIN AND MICKY MARTIN** at the suit of PHH MORTGAGE CORPORATION, Being:

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

Beginning at a point in the center of a township road known as Scholar Run Road, said point being at the intersection of said Scholar Run Road and the Eastern line of property now or formerly of Orphas Hamilton, et. ux.; Thence Westward with the center line of said road, a distance of 285 feet to a point in the center of said road, said point being the Northeast corner of land now or formerly of Roy McWhithey, et. ux.; Thence South along property now or formerly of Roy McWhithey, et ux., a distance of 267 feet to a point, said point being the North line of land now or formerly of Isabelle Virginia Beatty; Thence East along land now or formerly of Beatty a distance of 285.53 feet to a point on the West line of land now or formerly of Stahl; Thence North along land now or formerly of Stahl a distance of 257 feet to a point in said Scholar Run Road, the place of beginning.

Being Tax Parcel Number 200-4F129-5J.

TITLE TO SAID PREMISES IS VESTED IN Micky Martin and Kimberly Martin, h/w, by Deed from John W. Reubi and Carol A. Reubi, h/w, Dated 01/31/2005, Recorded 02/02/2005, Instrument No. 200502020002630.

Tax Parcel: 200-4F129-51-0000

Premises Being: 1146 WEST LANCASTER ROAD, HARMONY, PA 16037

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30018
C.P. 2017-21889
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **WILLIAM P. MILLER, SR.**, at the suit of **JPMORGAN CHASE BANK, N.A.**, Being:

All that piece, parcel or lot of land located in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at the Northwest corner of the lot to be described; thence South 75 feet along Lot No. 12 in the same plan to a point; thence East along Lot No. 18 in the same plan 200 feet to Campbell Avenue; thence North along said Campbell Avenue 75 feet to Lot No. 16 in the same plan; thence West along said Lot No. 16, 200 feet to a point, the place of beginning and being Lot No. 17 in the plan of the Campbell farm known as the Evergreen Plan, which was surveyed by L.C. D. Greenough, C.E. dated September 1940.

Having erected thereon a dwelling known as 205 Carrington Avenue.

Being designated as Tax Map No. 056-3-D17 in the Butler County Deed Registry Office.

Under and subject to prior conveyances, grants, leases, exceptions or reservations of coal, oil and gas and minerals and mining rights appurtenant thereto; rights of way, easements, covenants and restrictions as the same may appear of record.

BEING THE SAME PREMISES which William P. Miller, Sr. and Sharon L. Miller by Deed dated September 28, 2010 and recorded September 30, 2010 in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 201009300022272, granted and conveyed unto William P. Miller, Sr., in fee.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30107
C.P. 2018-20809
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **MARK J NOBLE AND CHRISTY M NOBLE** at the suit of **BAYVIEW LOAN SERVICING, LLC**, Being:

ALL THAT CERTAIN lot of land situate in Forward Township and partly in Connoquenessing Township, Butler County, Pennsylvania, being Lot No. 3 in the Dambaugh Plan of lots as recorded in plan book volume 64, page 3.

DEED BOOK: 2873

DEED PAGE: 0977

MUNICIPALITY: Forward Township and partly in Connoquenessing Township

TAX PARCEL #: 160-S3-D3-0000

PROPERTY ADDRESS: 289 Harmony Road a/k/a 289 Harmony Road Ext Evans City, PA 16033

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30110
C.P. 2018-20715
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **DAVID J. PELLETIER, DAVID PELLETIER, DAVID JEFFREY PELLETIER, AMY M. PELLETIER, AMY PELLETIER, AMY M. FRITCH, AMY M. HARRIS AND AMY MARIE FRITCH** at the suit of **HUNTINGTON NATIONAL BANK**, Being:

All those certain parcels or lots of land situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being known as Lots Nos. 2 and 3 in the Harmony Homes Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 73, page 50.

BEING known and numbered as 418 East New Castle Street, Zelienople, PA 16063.

Being the same property conveyed to Amy M. Pelletier and David J. Pelletier, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Joseph

C. Maddalon and Kathleen A. Maddalon, husband and wife, dated July 27, 2004, recorded July 30, 2004, at Instrument Number 200407300024901, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 420-S1-J5C, 420-S1-J5B

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30111

C.P. 2018-20618

ATTY JUSTIN KOBESKI

Seized and taken in Execution as the property of **RAY J. ROSS, JR., RAYMOND JOSEPH ROSS JR., RAY J. ROSS, MARY J. ROSS AND MARY JO ROSS** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

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

The northern one-half of Lot No. 6 in the Buhl Plan of Lots laid out of Francis A. Lazor and Bemadette Lazor, his wife as recorded in the Recorder's Office of Butler County in Rack Pile 45, Pages 15A and 15B, which said description and Plan is incorporated herein by reference thereto.

Subject to telephone and electric power rights of way, pipeline rights, and oil and gas leases if the same affects the property.

BEING known and numbered as 119 Buhl Hill Road, Evans City, Pennsylvania, 16033 AKA 119 Hillvue Lane, Evans City, Pennsylvania, 16033.

Being the same property conveyed to Raymond Joseph Ross, Jr. and Mary Jo Ross, his wife who acquired title, as tenants by the entirety, by virtue of a deed jfrom Craig A. Barr, unmarried, dated August 29, 1994, recorded September 1, 1994, at Document ID 020965, and recorded in Book 2465, Page 0044, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 160-S3-C6-0000

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30128

C.P. 2018-20684

ATTY ANDREW MENCHYK

Seized and taken in Execution as the property of **MICHELLE L. SCHERER AND NATHAN Y. SCHERER** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

ALL that certain piece, parcel or lot of land situate in the Borough of Petrolia, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the general Southerly boundary line of the 30-foot right-of-way for Forest Street and the line of lands now or formerly Richard H. Hinch, the Northwest corner; thence South 55 Degrees 00 minutes 00 seconds East along said right-of-way line a distance of 55.00 feet to a point, the Northeast corner; thence South 30 degrees 00 minutes 00 seconds West along other lands of Hinch and Jones and Hinch, a distance of 150.00 feet to a point, the Southeast corner; thence North 55 degrees 00 minutes 00 seconds West a distance of 55.00 feet to a point, the Southwest corner; thence North 30 degrees 00 minutes 00 seconds East along other lands of now or formerly Jones and Hinch and Hinch, a distance of 150.00 feet to a point, the place of beginning.

BEING known as Tax Parcel Number 470-S1-B66.

Being the same property conveyed by deed to Michelle L. Scherer and Nathan Y. Scherer, her husband, from Gary L. Irwin and Cynthia L. Irwin, his wife, on July 19, 2007 and recorded at the Office of the Recorder of Deeds of Butler County on July 25, 2007 at Instrument 200707250019356.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30097
C.P. 2017-20868
ATTY BRETT MESSINGER**

Seized and taken in Execution as the property of **LISA D. SCHLESSMAN** at the suit of TD BANK, NA, Being:

All that certain piece, parcel or tract of land situate in the Township of Worth, County of Butler, Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit:

BEING Lot 3 in the Alfred B. Duncan Subdivision No. 3 recorded in the Butler County Courthouse, and containing 1.687 acres.

TOGETHER with the right of ingress, egress and regress along a 50 foot private right of way as shown on the Alfred B. Duncan Subdivision No. 3 as recorded in Butler County.

SUBJECT to the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30138
C.P. 2018-21027
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **RICHARD T. SCHONTZ AND DOROTHY M. SCHONTZ** at the suit of WELLS FARGO BANK NA, Being:

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

Bounded on the North by West Penn Street Extension; on the East by lands of now or formerly James M. Thompson; on the South by Cleveland Street; on the West by lot now or formerly of Petit. Fronting 24 feet, more or less, on Cleveland Street and running back in parallel lines a distance of 190 feet, more or less, to West Penn Street Extension.

TITLE TO SAID PREMISES IS VESTED DSF RICHARD T. SCHONTZ AND DOROTHY M. SCHONTZ, HIS WIFE, by Deed from ROBERT T. SMITH AND DORIS SMITH, HIS WIFE AND CLIFFORD R. STEPP AND

SARA STEPP, HIS WIFE, Dated 11/23/1977, Recorded 12/09/1977, in Book 1057, Page 758.

Tax Parcel: 565-44-90-0000

Premises Being: 239 CLEVELAND STREET, BUTLER, PA 16001-5544

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30127
C.P. 2018-20465
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **JOSEPH C. SIGNORELLI** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

ALL that certain piece, parcel or tract of land situate in Fairview Township, Butler County, Pennsylvania, bounded and described in accordance with survey of R.B. Shannon & Associates dated July 19, 1989, as follows:

BEGINNING at an iron pin, said pin being on the Southerly boundary of State Route 1006 and also being the Northwest corner point of the within described property; thence from said pin, along the Southerly boundary of State Route 1006, South 82 degrees 43 minutes East a distance of 60.80 feet to an existing pipe, being the Northeast corner point of the within described property; thence from the existing pipe, along property now or formerly of R.F. Anderson, South 07 degrees 35 minutes 40 seconds West a distance of 225 feet to an iron pin; thence from said iron pin along a 15-foot alley, North 81 degrees 19 minutes 50 seconds West a distance of 91.05 feet to an iron pin; thence along another 15-foot alley, North 15 degrees 19 minutes East 225 feet to an iron pin, being the place of beginning.

HAVING thereon erected a dwelling house and being known as 208 Petrolia Road, Petrolia, PA 16050.

BEING known as Tax Parcel Number 150-S3-A23.

Being the same property conveyed by deed to Joseph C. Signorelli, from Linda B. Heeter, a single woman, on January 8, 1999 and recorded at the Office of the Recorder of Deeds of Butler County on January 13, 1999 in Deed Book 2957, Page 0681.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30015
C.P. 2018-20880
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **CHARLES E. TOSI, JR** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:

All those certain pieces, parcels or lots of land situate in Butler Township, Butler County, Pennsylvania, described as follows:

First Lot, bounded on the North one hundred fifteen (115) feet by an alley; on the East, forty (40) feet by a twenty (20) feet alley; on the South one hundred fifteen (115) feet by Lot No. 44 (being the second lot described below); And on the West, forty (40) feet by Carroll Avenue;

Second Lot, bounded on the North one hundred fifteen (115) feet by Lot. No. 45 (being the first lot described above); on the East forty (40) feet by an alley; and on the South one hundred fifteen (115) feet by Lot No. 43; and on the West forty (40) feet by Carroll Avenue, Being Lot No. 44 in the McJunkin and Stover Plan of Lots in North Butler, Pennsylvania, as recorded in Plan Book Two (2) at Page.

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 130 Carl Avenue, Butler PA 16001

Parcel #05316A450000

BEING THE SAME PREMISES which Charles E. Tosi Jr., surviving spouse of Judith A. Tosi, deceased, by Deed dated May 15, 2017 and recorded October 26, 2017 in Instrument#201710260023373 in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Charles E. Tosi Jr., in fee.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30120
C.P. 2018-20916
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **DEREK J. VARNER** at the suit of JPMORGAN CHASE BANK, N.A., Being:

ALL THAT CERTAIN lot of land situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the West side of formerly Pike Street, now Seventh Avenue, at the point 60 feet North of the intersection of formerly Pike Street, now Seventh Avenue, and New Castle Street; thence in a Westerly direction along Lot No. 2 in the same plan 40 feet, more or less, to a post on land formerly of Mrs. Struble; thence North along the same 35 feet, more or less, to post and corner of lot now or formerly owned by Jennie Wallace; thence East along the same 40 feet, more or less, to a post on formerly Pike Street, now Seventh Avenue; thence South along the same 35 feet, more or less, to the place of beginning.

BEING more particularly described in accordance with the survey of Olsen, Zarnick and Seybert, Inc. dated June 24, 1982;

BEGINNING at a point where the Westerly line of 7th Avenue meets the Northerly line of New Castle Street, said point being the Southeast corner of the parcel herein described; thence along the Northerly line of New Castle Street, North 86 degrees 35' 10" West, 40.02 feet to a point at the Southeast corner of land of now or formerly Mary Thompson; thence by Thompson, North 7 degrees 30'00" East, 57.27 feet to a point at the Southwest corner of land of now or formerly D.C. Wolfe; thence by Wolfe, South 86 degrees 5'00" East, 40 feet to a point on the Westerly line of 7th Avenue; thence by same, South 7 degrees 30'00" West, 56.92 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Derek J. Varner, an individual, by Deed from Susan D. Beatty, nka, Susan D. Dalcamo and Frank Dalcamo, Dated 07/15/2011, Recorded 07/19/2011, Instrument No. 201107190016964.

Tax Parcel: 565-24-136-0000

Premises Being: 106 SEVENTH AVENUE,

BUTLER, PA 16001-5524

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30109
C.P. 2018-20797
ATTY ROGER FAY

Seized and taken in Execution as the property of **LARA A. WIEMANN** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:

All that certain lot or tract of land, Situate in the Borough of Connequenessing, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 141, as shown on a certain Plan entitled Leslie Farms PRD Phase I, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 316, Pages 44 to 47 which lot is the same as designated in the Declaration Planned Community recorded as Instrument No. 200811030024502 and any all Amendments thereto, as the same may change from time to time.

Title to said Premises vested in Lara A. Wiemann by Deed from Thomas R. Stiscak and Mildred M. Stiscak dated November 25, 2013 and recorded on December 6, 2013 in the Butler County Recorder of Deeds as Instrument No. 201312060034434.

Being known as: 109 Cameron Square Drive, Evans City, PA 16033

Tax Parcel Number: 370-S1-D141

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30135
C.P. 2018-21012
ATTY ROBERT CRAWLEY

Seized and taken in Execution as the property of **SCOTT E. WOLFE** at the suit of HOME POINT FINANCIAL CORPORATION, Being:

ALL THAT CERTAIN piece, parcel or lot of land, Situate in Washington Township, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

This property now being conveyed, being of a three (3) cornered (or of a flat iron shape) shape, being bounded on the East by the center line of Public Road Highway Route No. 38; thence on the South by lands now

or formerly owned by William McGarvey; thence on the West by the center line of the old public road leading to the U.P. Church (or Church Yard) as the Church building has been removed, and lands now or formerly owned by William McGarvey.

PARCEL NO. 310-3F10-9A-0000

TITLE TO SAID PREMISES IS VESTED IN SCOTT E. WOLFE, A SINGLE INDIVIDUAL, by Deed from EDWARD J. WAMSLEY, BY HIS COURT APPOINTED PERMANENT PLENARY GUARDIAN, TERESA A. WAMSLEY AND TERESA A. WAMSLEY, INDIVIDUALLY, AS HUSBAND AND WIFE, Dated 09/08/2015, Recorded 09/18/2015, Instrument No. 201509180020642.

Tax Parcel: 310-3F10-9A-0000

Premises Being: 2363 ONEIDA VALLEY ROAD, PETROLIA, PA 16050-2029

BCLJ: July 20, 27 & August 3, 2018

E.D. 2018-30137
C.P. 2018-21350
ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of **STELLA P. YOUNG** at the suit of CITIZENS BANK NA, 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 as 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, gas, 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 linc(s) as may be shown on the recorded plan and in prior instruments of record.

BEING KNOWN AS: 101 Ridgemont Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which J.E. Wicks Construction, Inc., by J.E. Wicks, by Deed dated 11/26/2003 and recorded 12/4/2003 in the Office of the

Recorder of Deeds in and for Butler County in
Instrument No. 200312040053924, granted
and conveyed unto Stella P. Young.

PARCEL NO.: 130-S28-C61-0000

BCLJ: July 20, 27 & August 3, 2018

Sheriff of Butler County, Michael T. Slupe



FIRST FRIDAY OF THE MONTH • 8-9 am • \$5 / 1 credit sub CLE

August 3, 2018

The Name Change Project

Presented by Stefan A Dann, Esq

September 7, 2018

Act 21 of 2018 (SB 844) New Custody Standing for
Grandparents and Other Third Parties

Presented by Jackie Dimun

To register, contact the Bar Office at 724.841.0130

Go to www.butlercountypabar.org for more information
and updates on PBI & BCBA CLEs