

**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: Marilyn Frances Dispirito**

Late of: Slippery Rock PA  
Executor: Diane E Magliocca  
104 Oak Street  
Slippery Rock PA 16057  
Attorney: Michael S Butler Esquire  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Margaret N Ellis**

Late of: Adams Township PA  
Executor: Pamela E Wigley  
106 Ramblewood Lane  
Mars PA 16046  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg  
101 East Diamond St Suite 102  
Butler PA 16001

**Estate of: George L Giannopoulos**

Late of: Cranberry Township PA  
Executor: Margaret McGannon  
174 Independence Way  
Sewickley PA 15143  
Attorney: Edward F Voelker Jr  
Voelker & Associates PC  
3960 Route 8 Suite 200  
Allison Park PA 15101

**Estate of: Dolores Mae Nesky****a/k/a: Dolores Mae Turocy****a/k/a: Dolores May Harmening****a/k/a: Dolores Mae Harmening**

Late of: Connoquenessing Township PA  
Administrator C.T.A.: Sherry Harmening  
4400 Vistaview St  
West Mifflin PA 15122

**Estate of: Florence E Palmer**

Late of: Butler Township PA  
Executor: Nancy J McCormick  
402 Beaver St Apt 1  
PO Box 629  
Mars PA 16046  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

**Estate of: Kathryn T Pittman**

Late of: Cranberry Township PA  
Executor: Lynn Ann Bunting  
600 Grandview Avenue  
Pittsburgh PA 15211  
Executor: Mark F Pittman  
220 Independence Way  
Sewickley PA 15143  
Attorney: Mark S Weis  
Rothman Gordon PC  
310 Grant Street Suite 300  
Pittsburgh PA 15219

**Estate of: Helen Rensel**

Late of: Butler PA  
Administrator: Raylene Stevens  
65 George Jr Road  
Grove City PA 16127  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Sharon Sagi**

Late of: Jefferson Township PA  
Administrator: Jenna Buechel  
4614 Royal Court  
Allison Park PA 15101  
Attorney: Michael J Saldamarco  
908 Perry Highway  
Suite 100  
Pittsburgh PA 15229

**Estate of: Thomas C Schneider Jr**

Late of: Chicora PA  
Executor: R Elisabeth Charney  
701 Linden Street  
Clark Summit PA 18411  
Attorney: Lee A Montgomery  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Eloise M Smith****a/k/a: Eloise Smith**

Late of: Buffalo Township PA  
Executor: Kimberly Postupack  
123 Majestic Dr  
Mars PA 16046  
Attorney: Samuel R Coury  
1725 Fifth Ave  
Arnold PA 15068

**Estate of: Mary P Swan**

Late of: Zelienople PA  
Executor: David M Swan  
254 Broad Street  
Sewickley PA 15143  
Attorney: Linda Rhone Enion  
Fox Rothschild LLP  
500 Grant Street Suite 2500  
Pittsburgh PA 15219

**Estate of: Clinton W Weirich II****a/k/a: Clinton Wayne Weirich II**

Late of: Slippery Rock Township PA  
Admr. D.B.N. C.T.A.: Candace Weirich  
134 Pink Road  
Slippery Rock PA 16057

BCLJ: May 31 &amp; June 7, 14, 2019

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**SECOND PUBLICATION****Estate of: Maria Abraham**

Late of: Seven Fields PA  
Executor: Sylvia Herdt  
225 Adams Pointe Blvd  
Unit 9  
Mars PA 16046  
Attorney: Nora C Peace  
1501 Mount Royal Blvd  
Glenshaw PA 15116

**Estate of: Erma Lee Bailie****a/k/a: Erma L Bailie**

Late of: Butler Township PA  
Executor: Anne Conn  
237 Meadowbrook Drive  
Cranberry Township PA 16066  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Shirley J Barlow**

Late of: Renfrew PA  
Executor: Pamela Jane Howryla  
811 Evergreen Road  
Ford City PA 16226  
Attorney: Steven L Sablowsky  
Goldblum Sablowsky LLC  
285 E Waterfront Drive Suite 160  
Homestead PA 15120

**Estate of: Wilma Lee Brandt****a/k/a: Wilma L Brandt**

Late of: Muddycreek Township PA  
Executor: Tricia Curry  
307 Sunset Drive  
Baden PA 15005  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Charles Louis Brochetti****a/k/a: Charles L Brochetti**

Late of: Slippery Rock PA  
Executor: Ann E Sesti  
150 Harrison Drive  
Indiana PA 15701  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Joyce A Ciani**

Late of: Buffalo Township PA  
Executor: Robin J Dickey  
300 Muddy Creek Drive  
Butler PA 16001  
Executor: Robert L Ciani II  
214 Cole Road  
Sarver PA 16055  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Virginia L Craska**

Late of: Mars PA  
Executor: Francis M Craska Jr  
9023 Audubon Drive  
Gibsonia PA 15044  
Attorney: Dawn A Botsford  
373 Republic Street  
Pittsburgh PA 15211

**Estate of: Doris Mae Hartman****a/k/a: Doris M Hartman**

Late of: Forward Township PA  
Executor: Janet M Popa  
594 Brownsdale Road  
Renfrew PA 16053  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Daniel Lee Mitchell**

Late of: Butler PA  
Administrator: Elmer F Mitchell  
133 Church Street  
Karns City PA 16041  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Franklin S Pyle**

Late of: Clearfield Township PA  
Administrator: Rachelle C Llewellyn  
200 Deer Run Road  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Joann C Schaaf**

Late of: Adams Township PA  
Executor: Mark G Schaaf  
136 Lee Woods Drive  
Kingston NY 12401  
Attorney: Richard L Osberg III  
246 W Main Street  
PO Box 451  
Saxonburg PA 16056

**Estate of: Joyce A Schrecengost**

Late of: Fairview Township PA  
Executor: Douglas W Schrecengost  
1649 Hooker Road  
Karns City PA 16041  
Attorney: Michael D Gallagher  
Murrin Taylor & Gallagher  
100 East Diamond Street Suite 101  
Butler PA 16001

**Estate of: Robert W Shearer****a/k/a: Robert Wayne Shearer**

Late of: Butler Township PA  
Executor: Bobbi J West  
121 Teakwood Drive  
Butler PA 16001  
Attorney: C Eric Pfeil  
Cohen & Grigsby P.C.  
625 Liberty Avenue 7th Floor  
Pittsburgh PA 15222

**Estate of: Carl J Succop****a/k/a: Carl Joseph Deering Succop**

Late of: Penn Township PA  
Executor: Donna Coco Succop  
7022 Forrest Trail Road  
Butler PA 16002  
Attorney: Edward F Voelker Jr  
Voelker & Associates PC  
3960 Route 8 Suite 200  
Allison Park PA 15101

**Estate of: James David Winkler****a/k/a: James D Winkler**

Late of: Adams Township PA  
Administrator: Dianne Wolf  
118 Crestview Drive  
Butler PA 16001  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: May 24, 31 &amp; June 7, 2019

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**THIRD PUBLICATION****Estate of: Kenneth G Boben Sr  
a/k/a: Kenneth George Boben Sr**

Late of: Zelienople PA  
Executor: Kimberley A Confer  
413 Hastings Drive  
Cranberry Twp PA 16066  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Gail Flower  
a/k/a: Gail Kane Flower  
a/k/a: Gail K Flower**

Late of: Slippery Rock Township PA  
Administrator: Charles R Fowler  
100 Heron Lane  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Theodore C Haehle**

Late of: Jefferson Township PA  
Executor: Judy Haehle Farney  
156 Constitution Avenue  
Saxonburg PA 16056  
Executor: Linda Haehle Gurner  
227 Oakvale Blvd  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Stanley A McCollough**

Late of: Connoquenessing Township PA  
Executor: Jarod E Craig  
1702 Thistle Court  
Pittsburgh PA 15237  
Executor: Nicole E Craig  
1702 Thistle Court  
Pittsburgh PA 15237  
Attorney: David J Delfiandra  
Leech Tishman Fuscaldato & Lampi LLC  
525 William Penn Place 28th Fl  
Pittsburgh PA 15219

**Estate of: Kenneth L Morrow**

Late of: Buffalo Township PA  
Administrator: Lola Z Morrow  
3000 Westpointe Drive  
Apt 303  
Pittsburgh PA 15205  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Joseph G Opferman  
a/k/a: Joseph G Opferman Sr**

Late of: Sarver PA  
Administrator: Janis L Opferman  
156 Lardintown Road  
Sarver PA 16055  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

**Estate of: Albert J Pavlik****a/k/a: Al Pavlik**

Late of: Buffalo Township PA  
Executor: Amy P Minter  
141 Marlboro Dr  
New Kensington PA 15068

**Estate of: Robert D Rockar****a/k/a: Robert Rockar**

Late of: Saxonburg PA  
Executor: Bobbi R Rodgers  
237 Hinchberger Road  
Butler PA 16002  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Myra June Scharff****a/k/a: Myra J Scharff**

Late of: Mars PA  
Executor: Gary H Scharff  
4737 Denbigh Court  
Allison Park PA 15101  
Attorney: Jay R Hagerman  
Abernethy & Hagerman LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

**Estate of: Myrtle Gladys Bauer Shipley****a/k/a: M Gladys Bauer Shipley**

Late of: Jefferson Township PA

Executor: Joyce Callen

104 Hamme Lane

Saxonburg PA 16056

Attorney: Michael S Lazaroff Esquire

277 West Main St

PO Box 216

Saxonburg PA 16056

**Estate of: Huguetta J Smith**

Late of: Cranberry Township PA

Executor: Sheryl Weaver

450 Sheldon Road

Valencia PA 16059

Executor: Sharon Kosick

266 Roenigk Road

Boyers PA 16020

Executor: Sandy Christie

124 Cheeseman Road

Portersville PA 16051

**Estate of: Violet Faye Terlinski****a/k/a: Violet F Terlinski**

Late of: Buffalo Township PA

Executor: Judith L Pallone

121 Stratford Drive

Sarver PA 16055

Attorney: John E Pallone

1725 Fifth Avenue

Arnold PA 15068

**Estate of: Phyllis S Thompson**

Late of: Clinton Township PA

Administrator: Nancy J Monsour

92 Pennsylvania Avenue

Oakmont PA 15139

Attorney: Michael D Gallagher

Murrin Taylor &amp; Gallagher

100 East Diamond Street Suite 101

Butler PA 16001

**Estate of: Rita J West**

Late of: Center Township PA

Executor: Mary Kay Bell

217 Westview Drive

Butler PA 16001

Executor: Joann L Hinchberger

362 Kennedy Road

Prospect PA 16052

Attorney: Leo M Stepanian II

Stepanian &amp; Menchyk LLP

222 South Main St

Butler PA 16001

BCLJ: May 17, 24, 31, 2019

**MORTGAGES**

Recorded April 22 - April 26, 2019

**A&D Holding Co LLC, - FIRST NATL BK PA**

- Municipality:Center Twp Sub/Condo:Mac Properties Sub Lot:15 Street:1610 N Main Street Ext Parcel:060-S3-15: \$1,583,228.00

**A&D Holding Co LLC, - FIRST NATL BK PA-**

- Municipality:Butler Twp Sub/Condo:Carbis Walker Sub Lot:1 Street:1022A N Main Street Parcel:053-15-4A1: \$1,200,000.00

**Air Turbine Propeller Co, - KEYBANK**

NATL ASSN - Municipality:Jackson Twp Street:22329 Perry Highway Parcel:180-4F-104-1Bb/1Be:

**Allen, Alexis P & Jereme M Loos -**

HOUSING AUTH CO BUTLER - Municipality:Butler City Street:113 2nd Street Parcel:562-43-119: \$4,231.01

**Allison, William G II - CARRINGTON MTG**

SERVS LLC - Municipality:Mars Boro Street:407 Lincoln Avenue Parcel:450-S2-F4: \$118,844.00

**Amboyer, Kenneth J Jr & Perrone,****Clinton A - PNC BK NATL ASSN -** Municipality:Oakland Twp Street:431 Center Dr Parcel:250-2F20-6: \$100,000.00**Anderson, Michael - QUICKEN LOANS**

INC - Municipality:Adams Twp Sub/Condo:Treesdale Four Lakes Neighbor Lot:12 Street:122 Golfview Dr Parcel:010-S13-A12: \$563,357.00

**Armstrong, Dennis C & Kathleen****A - KEYBANK NATL ASSN -** Municipality:Butler Twp Street:103 Saxonburg Rd Parcel:051-40-34: \$184,000.00**Arturo, Cynthia Jo & Robert L - FIRST**

NATL BK PA - Municipality:Center Twp Street:2049 William Flynn Highway Parcel:060-S5-10: \$42,000.00

**August, Ashley E & Daniel A -**

PROVIDENT FUNDING ASSOC LP - Municipality:Cranberry Twp Sub/Condo:Links Of Cranberry Davis Prd R Lot:101 Street:100 Birdie Drive Parcel:130-S42-A101: \$372,500.00

**Bechtel, Adam I & Kendra Hillard -**

FIRST COMMONWEALTH BK - Municipality:Butler City Ward:1 Street:122 Short Street Parcel:561-29-152: \$20,000.00

**Behrens, Courtney N & Joseph M -**

ARMCO CRED UN - Municipality:Butler Twp Ward:6 Street:132 Maple Grove Dr Parcel:056-18-L9: \$39,000.00

**Bittner, William J - FIRST COMMONWEALTH**

BK - Municipality:Center Twp Street:140 Iroquios Dr Parcel:060-2F106-28C:

**Notice of Trust:****RE: Weisenstein Living Trust Administration**

Notice is hereby given that Kevin L. Weisenstein is the Trustee of the above named Trust. All persons indebted to Dale C. Weisenstein are requested to make payment and all those having claims against Dale C. Weisenstein are directed to present the same without delay to:

Weisenstein Living Trust  
Dale C. Weisenstein, Trustee  
C/O Cohen & Grigsby, P.C.  
625 Liberty Avenue, 7th Floor  
Pittsburgh, PA 15222-3152  
Or to:

Nicole L. Phatak, Esquire  
C/O Cohen & Grigsby, P.C.  
625 Liberty Avenue, 7th Floor  
Pittsburgh, PA 15222-3152

BCLJ: May 24, 31 & June 7, 2019

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**PUBLIC NOTICE  
TOWNSHIP OF JEFFERSON**

NOTICE is hereby given that the Township of Jefferson, of Jefferson, Butler County, Pennsylvania will be considering for adoption an Ordinance on June 10, 2019 at 7:00 P.M., prevailing local time, at the Jefferson Township Municipal Building, 157 Great Belt Road, Butler, PA 16002. The Township will consider for adoption an ordinance to promote and protect the public health, safety and welfare of the residents of the Township, and for the purpose of providing for the optional appointment of a Township Manager for supervising and conducting the administrative affairs, programs and policies of the Township as established and as determined by the Board of Supervisors. A summary of the provisions of the Ordinance follows:

Section 1-1001. Purpose and Intent.  
Section 1-1002. Creation of Position.  
Section 1-1003. Appointment and Removal.  
Section 1-1004. Qualifications; Residency Requirements.  
Section 1-1005. Bond.  
Section 1-1006. Compensation.  
Section 1-1007. Powers and Duties.  
Section 1-1008. Disability or Absence of Manager.  
Section 1-1009. Relationship Between

the Township Manager and Board of Supervisors.

The substantial nature of the Ordinance is to amend and restate Chapter 1 of the Code of Ordinances of Jefferson County to add a new Part 10 regarding the creation, appointment, qualifications, residency, bonding, powers, duties and other matters pertaining to the Township Manager.

A true and correct copy of the proposed ordinance is on file and may be examined or copied by the public at the office of the Township Secretary at the Jefferson Township Municipal Building, address referenced above, during the hours of 7:30 AM to 3:30 PM, Monday, Tuesday, Wednesday, Thursday, and 7:30 AM to 11:30 AM Friday, excluding legal holidays. A copy of the proposed ordinance is also available for inspection at the newspaper publishing this legal notice and at the Butler County Law Library, Butler County Courthouse, Butler, PA.

Any person with a disability requiring a special accommodation to attend a Supervisors' meeting should notify Lois Fennell at 724-352-2324 as early as possible, but not later than 3 to 5 work days prior to the meeting. The Township will make every effort to provide a reasonable accommodation.

Matthew F. Marshall, Esquire  
Dillon McCandless King  
Coulter & Graham, LLP  
Solicitor for the Township of Jefferson  
600 Cranberry Woods Drive, Suite 175  
Cranberry Twp., PA 16066

BCLJ: May 24, 31, 2019

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IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
MsD. No 19-40137

IN RE: PETITION FOR CHANGE OF NAME  
OF KLARISSA ANN HANNAH DINSEL

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 17th day of May, 2019, the Petition of Klarissa Ann Hannah Dinsel was filed in this Court praying for a Decree to change her name to **Klarissa Ann Goldsborough**.

The Court has fixed the 18th day of July, 2019, at 2:30 o'clock P.M., in Courtroom No. 3 of the Butler County Government Center, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Lynn M. Patterson, Esq.  
Stock & Patterson  
106 S. Main Street, Ste 603  
Butler, PA 16001

BCLJ: May 31, 2019

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY, JUNE 10, 2019, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
ALEXANDER, James R.	Matthew Alexander	12/14/18
GOSTKOWSKI, Drenda M.	Ian Bennett and Lawrence F. Becker, III	04/29/19
GREEN, Floyd P.	Floyd D. Green	05/06/19
McCUNE, ELAINE C.	Lucy Boehler	05/06/19
NAME	GUARDIAN/TRUSTEE/POA	FILED
AUSTIN, JOHN T. SR. TRUST Dtd. October 6, 1997	John T. Austin and Lisa Austin, Co-Trustees	04/09/19
KEEGAN, Nancy S.	Kathleen A. Gallagher, Co-Guardian Dorothy J. Petrancosta, Co-Guardian	04/30/19

BCLJ: May 31 & June 7, 2019

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 26th day of July 2019** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, August 23, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30077**

**C.P. 2019-20646**

**ATTY KRISTEN ANTHOU**

Seized and taken in Execution as the property of **DENICE P. BOLLINGER** at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:

ALL THAT CERTAIN piece of land situate in Buffalo Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of Smith Road (T652) thence North along said Smith Road (1652) North 05° 22'00" East, a distance of 139.71 feet to a point on Sarver Road (SR 2018), thence North 58° 45' East a distance of 80.00 feet along said Sarver Road (SR 2018) to a point, thence continuing along Sarver Road (SR 2018) North 55° 20' East a distance of 100.00 feet to a point; thence continuing along Sarver Road (SR 2018) North 56° 37' East, a distance of 110.00 feet to a point; thence continuing along same Sarver Road (SR 2018) North 60° 13' East, a distance of 65.00 feet to a point; thence continuing North 66° 11' East a distance of 53.00 feet; thence continuing along same Sarver Road (SR 2018) North 69° 47' East, a distance of 55.00 feet; thence continuing along Sarver Road (SR 2018) North 70° 26' East a distance of 33.50 feet to a point; thence along line of land of now

or formerly Cecelia L. Kujawa, South 23° 26' 20" East a distance of 1,436.78 feet to a point on line of lands now or formerly Nolan; thence 89° 26' 43" East, a distance of 578.68 feet to a point; thence North 04° 02' 14" East, a distance of 471.01 feet to an existing iron pin; thence North 87° 28'41" West, a distance of 106.56 feet along line of lands of now or formerly Harvey; thence North 04° 02' 11" East a distance of 299.96 feet along line of lands of now or formerly Harvey to a point; thence North 58° 18' 27" West, a distance of 307.30 feet; thence North 87° 35' 21" West, a distance of 152.97 feet to a point on Smith Road (T652), the place of beginning.

Having thereon erected a one-story dwelling.

Being Lot No. 1 in the C. L. Kujawa Plan of Lots and containing 11.898 acres as per survey of S. D. Graff dated March 1, 1998.

BEING identified a Tax ID #040-1F75-A41 A-0000.

Subject to a right of way granted to Dennis W. Feil and Colleen Feil, dated November 4, 1978 and recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania at DB 1082, P 804.

BEING the same premises which Denice P. Bollinger and Mark R. Bollinger by Deed dated June 9, 2014 and recorded June 10, 2014 in the Recorder's Office of Butler County, Pennsylvania at Instrument No. 201406100012861, granted and conveyed unto Denice P. Bollinger.

Instrument # 201406100012861 Parcel # 040-1F75-A41A-0000

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30100**

**C.P. 2019-20809**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **SUSAN K. BUCHANICH** at the suit of SUNTRUST BANK, Being:

ALL that certain piece, parcel or lot of land situate in the Borough of Saxonburg, Butler County and Commonwealth of Pennsylvania, being known as Lot No. 6 in the Habco Plan of Lots (Phase 3) being recorded in the Butler County Recorder's Office in Rack File 76 Page 6, bounded and described as follows:

Beginning at a point on the Easterly line of lands now or formerly of Dennis Homes, Inc., said point being the Southwest corner of the tract herein described, and said point being common to the Northwest corner of Lot No. 7 in the Habco Plan of Lots, said Plan being recorded in the Butler County Recorder's Office in Rack File 76 Page 9, recorded on February 8, 1979; thence North 4° 5' 40" East along lands now or formerly of Dennis Homes, Inc., a distance of 38.04 feet to a point, said point being the Northwest corner of the tract herein described, and being common to the Southwest corner of Lot No. 5 in the Habco Plan of Lots; thence South 86° 47' 55" East along the Southerly line of Lot No. 5 in the Habco Plan of Lots, a distance of 90.17 feet to a point on line of lands now or formerly of James Berger, and said point being the Northeast corner of the tract herein described; thence South 4° 5' 40" West along lands now or formerly of James Berger, a distance of 38.04 feet to a point, said point being the Southeast corner of the tract herein described, and said point being common to the Northeast corner of Lot No. 7 in the Habco Plan of Lots; thence North 86° 47' 55" West along the Northerly line of Lot No. 7 in the Habco Plan of Lots a distance of 90.17 feet to a point at the place of beginning.

Parcel Number: 500-S2-C6-0000

TITLE TO SAID PREMISES IS VESTED IN Susan K. Buchanich, an unmarried woman, by Deed from M Chris Christensen, f/k/a Chris Yannuzzi, an unmarried woman, Dated 10/27/2017, Recorded 11/03/2017, Instrument No. 201711030024240.

Tax Parcel: 500-S2-C6-0000

Premises Being: 6 PINE DRIVE,  
SAXONBURG, PA 16056-9571

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30095**

**C.P. 2019-20726**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **RANDALL L. BURNS AND JOLYN M. BURNS** at the suit of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC. FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., SUCCESSOR BY MERGER TO INTEGRA MORTGAGE COMPANY, Being:

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

Beginning at a stone at the northeast corner of the property herein conveyed at line of lands common to Helen Schubert and lands of L. Wick: thence from said beginning point South 4 degrees 45 minutes 22 seconds West along line of lands of now or formerly L. Wick and lands of Walter and Frances Smith and through portions of T-504, a public road, a distance of six hundred forty-one and eighty-one hundredths (541.81) feet to an iron pin; thence North 85 degrees 01 minutes 22 seconds West along line of other lands of grantor herein, known as Parcel B in the Sub-division of the property of Myrtle Fleming a distance of eight hundred seventy-eight (878) feet to an iron pin; thence North 4 degrees 45 minutes 22 seconds East along line of other lands of grantor herein a distance of six hundred thirty and sixty-six hundredths (630.66) feet to an iron pin at line of lands of Daniel Davidson, etux thence South 85 degrees 35 minutes East along line of lands of Davidson and Helen Schubert a distance of eight hundred seventy-eight and three hundredths (878.03) feet to a stone, at the Place of beginning. Containing 12.82 acres as per survey of W.J. McGarvey, P.E., dated November 17, 1984, and revised July 21, 1986, said survey being recorded in Plan Book 96, page 43. Subject to the right of way of T 504, a public road: FOR CHAIN OF TITLE refer to DBV 1291, page 257.

DEED BOOK: 2453

DEED PAGE: 1026

MUNCIPALITY: Concord Township

TAX PARCEL #: 1102F24A1BA0000

PROPERTY ADDRESS: 574 Boydstown Road West Sunbury, PA 16061

BCLJ: May 17, 24, 31, 2019

**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: May 17, 24, 31, 2019

**E.D. 2019-30107**

**C.P. 2019-20847**

**ATTY PETER WAPNER**

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

ALL THAT CERTAIN CONDOMINIUM UNIT 804, being a Unit in the Adams Ridge Condominium, a Condominium situate in Adams Township, Butler County, Commonwealth of Pennsylvania, which Unit is the same as designated in the Declaration of Condominium of Adams Ridge Condominium (the "Declaration") recorded in the Office of the Recorder of the County of Butler ("Recorder") in Record Book Volume 2693 page 959, having attached thereto a Plat and Plans, and as designated and more specifically described in the First Amended Declaration of Condominium of Adams Ridge Condominium as recorded in the Recorder's Office in Record Book Volume 2705 page 846; Second Amendment dated March 21, 1997 and recorded in Deed Book 2721 page 720; Third Amendment dated July 2, 1997 and recorded in Deed Book 2757 page 508; Fourth Amendment dated August 14, 1997 and recorded in Deed Book 2769 page 274; Fifth Amendment dated September 22, 1997 and recorded in Deed Book 2781 page 264; Sixth Amendment dated October 22, 1997 and recorded in Deed Book 2791 page 874; Seventh Amendment dated November 6, 1997 and recorded in Deed Book 2797 page 396; Eighth Amendment dated March 11, 1998 and recorded in Deed Book 2836 page 19; Ninth Amendment dated April 20, 1998 and recorded in Deed Book 2851 page 613; Tenth Amendment dated July 23, 1998 and recorded in Deed Book 2890 page 137; Eleventh Amendment dated August 31, 1998 and recorded in Deed Book 2905 page 166; Twelfth Amendment dated October 1, 1998 and recorded in Deed Book 2917 page 261, and Thirteenth Amended Declaration of Condominium recorded in the Recorder's Office in Record Book Volume 2946, Page 751, and Fourteenth Amended Declaration of Condominium recorded in the Recorder's Office in Record Book Volume 2975, Page 852, and Fifteenth Amended Declaration of Condominium recorded in the Recorder's Office in Record Book Volume 3015, Page 710, and Sixteenth Amended Declaration of Condominium recorded in the Recorder's Office in Record Book Volume 3064, Page 402, and Seventeenth Amended

Declaration of Condominium recorded in the Recorder's Office at Instrument Number 200001140001091, and Eighteenth Amended Declaration of Condominium recorded in the Recorder's Office at Instrument Number 200003160005652, and Nineteenth Amended Declaration of Condominium recorded in the Recorder's Office at Instrument Number 200005260011862, and Twentieth Amended Declaration of Condominium recorded in the Recorders Office at Instrument Number 200006090013146, and the Revised Twentieth Amended Declaration of Condominium recorded in the Recorder's Office at Instrument Number 200006150013474, and Twentieth-First Amended Declaration of Condominium recorded in the Recorder's Office at Instrument Number 200007050015320, having attached to the Amendments revised Plats and Plans, and the Twenty-Second Amended Declaration of Condominium recorded in the Recorder's Office at Instrument Number 200010040023557, and the Twenty-Third Amended Declaration of Condominium as recorded at Instrument Number 200010200024988, and the Twenty-Fourth Amended Declaration of Condominium as recorded at Instrument Number 200011200027617, and the Twenty-Fifth Amended Declaration of Condominium as recorded at Instrument Number 200012130029628 and the Twenty Sixth Amended Declaration of Condominium as recorded at Instrument Number 200103080004867.

TOGETHER with all right title and interest, being 1.4006% percent interest, of, in and to the Common Elements, as more fully set forth in the Declaration. Such percentage of interest in the Common elements shall be subject to decrease in accordance with the terms and conditions of the Declaration.

TITLE TO SAID PREMISES IS VESTED IN BRITTANY L. CARLON, UNMARRIED, by Deed from RICHARD T. CULBERTSON AND LORI A. CULBERTSON, H/W, Dated 07.29/2015, Recorded 08/03/2015, Instrument No. 201508030016975.

Tax Parcel: 010-S9-HA804-0000

Premises Being: 8804 LOST VALLEY DRIVE, A/K/A 8804 LOST VALLEY DRIVE, UNIT 804, MARS, PA 16046-4252

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30090**  
**C.P. 2019-20706**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of **BRANDY L. COLEMAN** at the suit of U.S. BANK NATIOAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

BEGINNING at a point on the East side of a certain walk located on the East side of Simpson Avenue, said point being the northwest corner of the property herein described which point is also the southwest corner of the lot of Eugene Campbell; thence along lot of now or formerly Eugene Campbell, South 35 degrees 13 minutes East, a distance of 79.25 feet to a corner pin; thence South 53 degrees 37 minutes West, a distance of 45.76 feet to a corner pin on lands of now or formerly Oscar F. Callihan; thence North 36 degrees 07 minutes West, a distance of 78.83 feet along lot of Oscar F. Callihan to a point on the east side of S North 53 degrees 53 minutes East along the east side of Simpson Avenue, a distance of 47.00 feet to a point, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 113 SIMPSON STREET CHICORA, PA 16025

TAX PARCEL NO. 460-S2-J17

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 Travis and Stacy Ann Mathers, by deed dated August 16, 2010, recorded August 23, 2010, Butler County Instrument No.

201008230018643, granted and conveyed unto Brandy L. Coleman.

TO BE SOLD AS THE PROPERTY OF BRANDYL. COLEMAN UNDER JUDGMENT NO. 2016-11028.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30054  
C.P. 2019-20480  
ATTY KEVIN MCDONALD**

Seized and taken in Execution as the property of **PAUL D. CUMBLIDGE** at the suit of KEYBANK, N A, Being:

All That Certain Piece, Parcel or Tract of Land Situate in Summit Township, Butler County, Pennsylvania, Bounded and Described As Follows:

BEGINNING At A Point In The Center Of The State Highway Known As The Butler And Kittanning Road On Line Of Lands Now Or Formerly Burkhard; Thence Along The Line Of Lands Now Or Formerly Of Burkhard, North 2 Degrees 13 Minutes East A Distance Of Five Hundred Eighty And Eight Tenths (580.8) Feet To A Point On Lands Now Or Formerly Of Spohn; Thence Along The Line Of Lands Now Or Formerly Of Spohn, South 11 Degrees 01 Minutes West, A Distance Of Four Hundred Seventy And One Hundredth (470.01) Feet To A Point In The Center Of The State Highway Known As The Butler And Kittanning Road: Thence Along The Center Of State Highway Known As The Butler And Kittanning Road, South 71 Degrees 15 Minutes East A Distance Of Ninety (90) Feet To A Point On Line Of Lands Now Or Formerly Of Burkhard. At The Place Of Beginning. Having Thereon Erected A Frame Dwelling House.

Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, if Any.

DEED BOOK: 1061

DEED PAGE: 857

MUNICIPALITY: Summit Township

TAX PARCELS: 290-2F18-22A

PROPERTY ADDRESS: 497 Mitchell Hill  
Butler, PA 16001

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30113  
C.P. 2019-20884  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JOEL E. CUMBERLAND** AND **CRYSTAL M. ROTTMAN** at the suit of WELLS FARGO BANK NA, Being:

All that certain parcel of land situate in the Borough of West Sunbury, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

On the North, 160 feet by other lot of James A. McClimans, et ux., on the East 60 feet by an alley, on the South, 160 feet by Concord Road and on the West, 60 feet by Main Street. Said lot fronting 60 feet on Main Street and extending thence Eastward, preserving the same width, 160 feet to said alley on the rear.

TITLE TO SAID PREMISES IS VESTED IN **JOEL E. CUMBERLAND**, UNMARRIED AND **CRYSTAL M. ROTTMAN**, MARRIED, by Deed from **RUSSELL C. SHAY** AND **SALLY SHAY**, HUSBAND AND WIFE AND **ROBERT C. SHAY** AND **MARY ANN SHAY**, HUSBAND AND WIFE, Dated 10/30/1996, Recorded 11/01/1996, in Book 2682, Page 457.

Tax Parcel: 540-S1-D2-000

Premises Being: 149 S MAIN STREET, A/K/A 149 MAIN ST, WEST SUNBURY, PA 16061

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30089****C.P. 2019-20705****ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **BOBBIE SUE FARR** at the suit of FBC MORTGAGE, LLC, Being:

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

BEGINNING at the Northeast corner of the parcel herein described where the Western line of Third Street meets the Southern line of Eau Claire Street; thence by Third Street. South 15 degrees 50 minutes 40 seconds East 50.48 feet to a paint, the Southeast corner of land of now or formerly M. Evitt; thence by Evitt, South 75 degrees 00 minutes 00 seconds West 55 feet to a point at the Southwest corner of lot of now or formerly P. S. Hollobugh; thence by Hollobugh, North 15 degrees 50 minutes 40 seconds West 50.48 feet to an iron pin at the Southern line of Eau Claire Street: thence by same North 75 degrees 00 minutes 00 seconds East 55 feet to an iron pin, the place of beginning.

Said description prepared in accordance with survey of R. B. Shannon & Associates, Inc. dated February 25, 1991.

UNDER AND SUBJECT to any and all buildings restrictions, building lines, easements, rights of way, estates, covenants, reservations, exceptions and conditions contained in prior instruments of record or apparent from an inspection of the above described property, or shown on the recorded Plan.

DEED BOOK: INSTRUMENT  
#201602240003516

DEED PAGE: INSTRUMENT  
#201602240003516

MUNICIPALITY: City of Butler

TAX PARCEL #: 562-43-48

PROPERTY ADDRESS: 240 3rd Street  
Butler, PA 16001

BCLJ: May 17, 24, 31, 2019

**E.D. 2018-30219****C.P. 2018-21620****ATTY LAUREN MOYER**

Seized and taken in Execution as the property of **DINA LYNN FLAHERTY AND KEVIN P. FLAHERTY** at the suit of BANK OF AMERICA, N.A., Being:

TAX I.D. #: 010-S13-A614-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 614 IN THE TREESDALE-FOUR LAKES NEIGHBORHOOD PHASE 6, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 219, PAGES 11-14.

UNDER AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREESDALE OF RECORD IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK VOLUME 1980, PAGE 251 AS THE SAME MAY BE SUPPLEMENTED OR AMENDED.

Being known as: 109 ONTARIO COURT, GIBSONIA, PENNSYLVANIA 15044.

Title to said premises is vested in Dina Lynn Flaherty and Kevin P. Flaherty, husband and wife, by deed from Trees Development Company dated October 27, 1999 and recorded November 10, 1999 in Instrument Number 199911100031984.

BCLJ: May 17, 24, 31, 2019

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

Seized and taken in Execution as the property of **GERRY P. FOSTER AND DENISE FOSTER** at the suit of PROSPECT BOROUGH, 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: May 17, 24, 31, 2019

**E.D. 2019-30115  
C.P. 2019-20642  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **TRACI GEORGE, HEIR & ADMR, TERRY LYNN GEORGE, EST BY ADMR, TERRY L. GEORGE, EST BY ADMR, AND UNKNOWN HEIRS & ADMRS** at the suit of THE HUNTINGTON NATIONAL BANK, Being:

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

Beginning on the easterly side of a fifty (50) foot eight of way known as Hillvue Road, at a point common to the Southwesterly corner of the within described property, and the northwesterly corner of Lot No. 5 A in said plan of lots; thence, continuing along the Northerly line of Lot 5 A in said plan, 70 degrees 8' 10" East, a distance of 412.21 feet to a point within Connoquennessing creek; thence, through Connoquennessing creek North 22 degrees 55'40" West, a distance of 127.10 feet to a point within Connoquennessing Creek; thence, continuing through Lot 4 in said plan, South 64 degrees 13' 32 West, a distance of 409.97 feet to a point on the easterly side of said Hillvue Road; and thence, continuing along the easterly side of Hillvue Road, a distance of 84.74 feet to a point at the place of beginning.

Containing .997 acres.

BEING known and numbered as 129 Hillvue Lane, Evans City, PA 16033»

Being the same property conveyed to Timothy D. George and Terry L. George, husband and wife who acquired title as tenants by the entirety by virtue of a deed from Robert P. McDonough and Rosemarie B. McDonough, husband and wife, dated May 9, 1995, recorded June 8, 1995, at Document ID 010507, and recorded in Book 2531, Page 0833, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Timothy George died April 29, 2014, and pursuant to the survivorship language in the above mentioned deed, all of his interest passed to Terry L. George.

Parcel No.: 160-S3-C4A

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30102  
C.P. 2019-20816  
ATTY NICOLE LABLETTA**

Seized and taken in Execution as the property of **RONALD GUENTNER AND NANCY K. GUENTNER** at the suit of JPMORGAN CHASE BANK NATIONAL ASSOCIATION, Being:

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

BEGINNING at the Northeast corner of the within described lot at the point of intersection of Brady Street and First Street; thence along the West line of First Street, South 12° East, a distance of seventy-three (73) feet to an iron pin; thence along line of lot formerly of Daniel Younkens Heirs, now or formerly Jenna Mae Mulholland, et al., South 79° 23' West, a distance of fifty-six and 25/100 (56.25) feet to an iron pin; thence along said lands formerly of Daniel Younkens Heirs, now or formerly Mulholland, North 17° 02' West, a distance of forty-two (42) feet to an iron pin on the South line of Brady Street; thence along the South line of Brady Street, North 51° 34' East, a distance of sixty-seven (67) feet to a point, the place of beginning, as per survey for Daniel Younkens Estate by Warnick Company Engineers, dated November 2, 1955.

FOR INFORMATIONAL PURPOSES ONLY:  
Being 627 East Brady Street, Butler PA 16001

PARCEL #562-21-258-0000

BEING THE SAME PREMISES which John S. Koch and Madelyn J. Koch, his wife, by Deed dated October 21, 2009 and recorded October 23, 2009 in Instrument #200910230025112 in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Ronald

Guentner and Nancy K. Guentner, his wife, in fee.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30055  
C.P. 2019-20481  
ATTY KEVIN MCDONALD**

Seized and taken in Execution as the property of **RICHARD HEASLEY AND RICHARD J. HEASLEY** at the suit of PNC BANK NATIONAL ASSOCIATION, Being:

All That Certain Lot of Land Situate In the Township of Buffalo, County of Butler, and State of Pennsylvania, Bounded and Described As Follows: On The North Seven Hundred Twenty One, 721, Feet By Land Of First Parties; On The East Sixty One 61, Feet By Butler & Freeport Pike Or Highway Route 356; On The South Seven Hundred Twenty One, 721, Feet By Land Of John W. Wade And On The West Sixty One, 61, Feet By Other Land Of First Parties, By Containing One, 1, Acre, And Being Part Of A Larger Tract Conveyed To The First Parties By Deed Of Richard H. Francis, Widower, Dated July 3, 1945, And Recorded In Deed Book 540 Page 244, Etc. of the Records of Butler County.

Subject to reservations, restrictions, conditions and covenants as the same may appear in prior instruments of record.

DEED BOOK: INSTRUMENT NO 201511130025210

DEED PAGE: INSTRUMENT NO 201511130025210

MUNICIPALITY: Township of Buffalo

TAX PARCEL #: 040-1F92-A3C-0000

PROPERTY ADDRESS: 334 North Pike Road Sarver, PA 16055

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30091  
C.P. 2019-20707  
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **HAZEL A. HILLIARD AND DONALD E. MCLAUGHLIN** at the suit of WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1, Being:

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

BEGINNING on the West line of Pinewood Drive at the Northeast corner of Lot F in the Cygan plan; thence along Pinewood Drive. North 3 degrees 06' West., 100 feet to a point at the Southeast corner of Lot H in the said plan owned by Cygan; thence along Lot H in said plan, North 86 degrees 54' West, 106.61 feet to land of Chuba and the Southwest corner of Lot H in said plan; thence along lands of Chuba, South 2 degrees 47' 30" West, 100 feet to the Northwest corner of Lot F in said plan; thence along Lot F in said plan, South 86 degrees 54' East, 106.08 feet to the West line of Pinewood Drive, the place of beginning. Having thereon erected a dwelling house.

BEING Lot G in the Cygan Plan Addition No. 1, as recorded in Rack File 22, Page 40A.

BEING KNOWN AS 214 Pinewood Drive, Butler, PA 16001

BEING TAX PARCEL NO. 19 26G 0000

BEING the same premises in which Donald E. McLaughlin, a single man, by deed dated 07/18/2006 and recorded 07/19/2006 in the Office of the Recorder of Deeds in and for the County of Butler, Commonwealth of Pennsylvania, at Instrument No. 20060719001853, granted and conveyed unto Hazel A. Hilliard and Donald E. McLaughlin, as Joint Tenants with the right of Survivorship

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30072  
C.P. 2019-20498  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **MICHAEL B. HILTERMAN AND GLORIA S. HILTERMAN** at the suit of THE HUNTINGTON NATIONAL BANK, Being:

All that certain parcel of ground known as Lot 2 in the Robert J. and Rebecca R. Hilterman Subdivision, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point located the following courses and distances from the Northwest corner, North 85 degrees 53' 54" West, a distance of 363.25 feet to a iron pin; thence North 04 degrees 06'06" East, a distance of 162.55 feet to a iron pin; thence North 53 degrees 49' 36" East, a distance of 384.50 feet to an iron pin; thence South 28 degrees 25' 24" East, a distance of 130.00 feet to a iron pin; South 04 degrees 06'06" West, a distance of 770.48 feet the place of beginning.

Containing an area of 2.50 acres according to a survey of Land Surveyors, Inc. dated October 6, 2004.

BEING known and numbered as 416 Bullcreek Road, Butler, PA 16002.

Being the same property conveyed to Michael B. Hilterman and Gloria S. Hilterman, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Robert J. Hilterman and Rebecca B. Hilterman, his wife, dated March 4, 2005, recorded March 7, 2005, at Instrument Number 200503070005383, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 190-2F12-5K-0000

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30110****C.P. 2019-20379****ATTY EMMANUEL AREGENTIERI**

Seized and taken in Execution as the property of **JEANA HURRELBRINGK** at the suit of **FIRST GUARANTY MORTGAGE CORPORATION**, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in Fairview Township, Butler County, Pennsylvania, being designated as Lot #9 in the Greenhill Subdivision Plan of Lots as recorded at Butler County Rack File 105, Page 27.

HAVING erected thereon a dwelling being known and numbered as 119 Greenhill Road, Karns City, PA 16041.

PARCEL NUMBER 150-S5-A9-0000

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30076****C.P. 2019-20496****ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **ROBERT S. ISAACS, JR.** at the suit of **U S BANK NATL ASSN**, Being:

All those two certain parcels of land situate in the Township of Butler, Butler County, Pennsylvania, bounded and described as follows, to wit:

First Parcel: Being known and designated as Lots Nos. 77 and 78 in the Burton Heights Plan as recorded in Butler County at Rack File Section 14, Page 16, having erected thereon a one-story frame family detached dwelling and detached concrete block garage.

The above property is more specifically described in accordance with survey of R.B. Shannon & Associates, Inc. dated May 30, 1984, as follows:

Beginning at the Southwest corner of the within described premises at the intersection of the East right of way line of Home Avenue with the North right of way line of a 20-foot-wide alley formerly known as Hazlett Avenue; thence along the East right of way line of Home Avenue, North 3 degrees 1' East, 100 feet to an existing iron pin on line of Lot No. 70; in the same plan of lots; thence by same, South 87 degrees 30' East, 180 feet

to an iron pin on the West right of way line of a 20-foot alley; thence by same. South 3 degrees 1' West. 100 feet to an iron pin on the North right of way line of Hazlett Avenue; thence by same, North 87 degrees 30' West, 180 feet to the place of beginning.

Second Parcel: Beginning at the Northwest corner of the within described parcel, at the intersection of Hazlett Avenue, a 40 foot right of way, and Home Avenue, a 40-foot right of way, and being the Southeast corner of said intersection; thence along Hazlett Avenue, South 88 degrees 24' East, a distance of 350.02 feet to a point on lands sold to Coyle D. Lamison, Jr., thence along said lands, South 0 degree 40' West, a distance of 92.03 feet to a point on lands of now or formerly James L.

Brewster; thence along said lands and also lands of formerly Clarence R. Deal, now Bruce C. Spiece, North 88 degrees 50' West, a distance of 350 feet to a point on the East side of Home Avenue; thence along Home Avenue, North 0 degree 40' East, a distance of 94.70 feet to a point, the place of beginning. This description is made in accordance with a survey of Charles L. Fair, II, Registered Surveyor, dated August 14, 1971.

BEING known and numbered as 233 Home Avenue, Butler, PA 16001.

Being the same property conveyed to Robert S. Isaacs, Jr. who acquired title by virtue of a deed from Robert S. Isaacs, Jr. and Tracey L. Issacs, his wife, dated November 18, 2011, recorded December 6, 2011, at Instrument Number 201112060030265, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 056-20-E30

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30078  
C.P. 2019-20647  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **JANICE L. JAMISON AND JAISON R. JAMISON** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

BEGINNING at a point at the intersection of the right-of-way line of Parsonville Road aka Township Road T 633, at the right-of-way of a private road and the herein described tract; thence along the right-of-way line of said private road in an easterly direction, a distance of 150 feet to line of lands of now or formerly S. Marinello; thence along line of lands of now or formerly S. Marinello, the following courses and distances:

North by East, a distance of 39 feet; in an easterly direction by a line parallel with the first course hereinabove mentioned, a distance of 36 1/2 feet; and in a northerly direction, a distance of 205 feet to line of lands of now or formerly E. Racaud; thence along line of lands of now or formerly E. Racaud in a westerly direction, a distance of 215 feet, more or less, to the right-of-way line of Parsonville Road a/k/a Township Road T-633; thence along the right-of-way line of Parsonville Road aka Township Road T-633, in a southerly direction, a distance of 184 feet to a point at the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 235 PARSONVILLE ROAD PETROLIA, PA 16050

TAX PARCEL NO. 310-3F12-54A

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 THE Memorandum of Oil and Gas Lease (Paid-up) between Jamison and EdgeMarc Energy Holdings, LLC, recorded November 28, 2012, Butler County Instrument No.

201211280034238

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 Linette R. Kiely nka Linette R. Kiely Hilliard and Doug A. Hilliard, by deed dated October 26, 2009 and recorded November 17, 2009, Butler County Instrument No. 2009-11170026970, granted and conveyed unto Janice L. Jamison and Jaison R. Jamison.

TO BE SOLD AS THE PROPERTY OF JANICE L. JAMISON AND JAISON R. JAMISON UNDER JUDGMENT NO. 2018-10368.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30051  
C.P. 2019-20453  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **ROBERT KLAES** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain lot or parcel of land situate in the Fifth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, known as Lot No. 7 in the Parkview Plan of Lots, recorded in the Recorder's Office of Butler County in Plan Book Volume 1, page 4, bounded and described as follows:

ON the North 100 feet by Lot No. 6; on the East 30 feet by an alley; on the South 100 feet by Lot No. 8; and on the West by Carnegie Street, said lot having a frontage of 30 feet on the East line of Carnegie Street and extending eastward therefrom of even width for a distance of 100 feet to an alley.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 113 CARNEGIE STREET BUTLER, PA 16001

TAX PARCEL NO. 565-44-52-0000

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 Keith T. Snyder, et al, by deed dated February 26, 2010 and recorded March 2, 2010, Butler Instrument No. 2010-03020004239, granted and conveyed unto Robert Klaes.

TO BE SOLD AS THE PROPERTY OF ROBER KLAES UNDER JUDGMENT NO. 2018-10787.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30061  
C.P. 2019-20506  
ATTY LAUREN SCHULER**

Seized and taken in Execution as the property of **ADAM J. LESSESKI AND KARA L. LESSESKI** at the suit of FIRST GUARANTY MORTGAGE CORPORATION, Being:

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

On the North by Lot No. 44 in the same plan of lots, 140.04 feet; on the East by an Alley, 80 feet; on the South by Lot No. 47 in the same plan of lots, 140.04 feet; on the West by Rothen Avenue, 80 feet.

BEING Lot Nos. 45 and 46 in the Rothen Plan of Lots.

BEING THE SAME PREMISES which Larry E. Treadway and Kathleen S. Treadway, Husband and Wife, and Adam J. Lesseksi, Joint Tenants with Rights of Survivorship, by Deed dated April 1, 2015 and recorded on April 20, 2015, in the Butler County Recorder of Deeds Office at Instrument No. 201504200007985, granted and conveyed unto Adam J. Lesseksi and Kara L. Lesseksi, Husband and Wife.

Being Known as 114 Rothen Avenue, Butler, PA 16001.

Parcel I.D. No. 052-29-G45

BCLJ: May 17, 24, 31, 2019

**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:

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.

All that certain piece or parcel or Tract of land situate in the Township of Butler, Butler County, Pennsylvania, and being known 606 South Benbrook Road, Butler, Pennsylvania 16001.

TAX MAP AND PARCEL NUMBER: 56-17-A9

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$113,612.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Timmi Sue Longdon by deed from Estate of William Lee Jesteadt, Deceased by Timmi Sue Longdon dated July 9, 2018, and recorded July 10, 2018, as Instrument Number 201807100013679. 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. McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30071**

**C.P. 2019-20320**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **GERALD B. MCNALLY AND PATRICIA MCNALLY** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:

All that certain parcel or tract of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being particularly described as follows:

To arrive at the true point of beginning, begin at a point which is the intersection of the Saxonburg to Freeport Road and a public road known as the Silverville Road; thence along the center of said Silverville Road, South 2° 53' West, a distance of 797.43 feet to a point in the center of said Silverville Road, also being the true point of beginning; thence continuing along the center line of the aforesaid Silverville road, South 2° 53' West, a distance of 109 feet to a point in the center line of the aforesaid Silverville Road; thence through other lands of Steve Behrik and Mary Behrick, his wife, North 87° 54' 30" West, a distance of 303.16 feet to a point; thence through other lands of the aforesaid Behriks, North 2° 53' East, a distance of 109 feet to a point, said point being common to the aforesaid Behriks and lands simultaneously conveyed by them to Stephen Behrik, Jr., et ux., thence through land being conveyed to Stephen Behrik, Jr., et ux., and the within described tract, South 87° 54' 30" East, a distance of 303.16 feet to a point in the center line of the aforesaid Silverville Road and the true point of beginning.

Under and subject to coal and mining rights;

rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Silverville Road; reservation of gas, coal and rights incident thereto as set forth in deed from Peter G. Doyle et ux. and Ken-Coal Company and in deed from Robert Joseph Behrik et ux. to Robert Joseph Behrik et ux., and right of way; as all appear in prior instruments of record.

BEING known and numbered as 2084 Silverville Road, Freeport, PA 16229

Being the same property conveyed to Gerald B. McNally and Patricia McNally, his wife who acquired title by virtue of a deed from Robert Joseph Behrik and Janice E. Behrik, his wife, dated April 13, 1988, recorded April 14, 1988, at Book 1396, Page 009, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 040-1705-17BE-0000

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30113**

**C.P. 2019-20461**

**ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **DONALD L. MIKESELL** at the suit of PROSPECT BOROUGH, Being:

ALL that certain piece, parcel or tract of land situate in Prospect Borough and partly in Franklin Township, Butler County, Pennsylvania, being bounded and described as follow, to-wit:

BEGINNING at a point on the center line of Traffic Route 488 and line of land of now or formerly Sechan; thence North 2 degrees 42 minutes East, a distance of 882.49 feet to a point on line of land of Moraine State Park; thence South 88 degrees 09 minutes East along line of land of Moraine State Park, a distance of 1,170.03 feet; thence South 3 degrees 18 minutes West, a distance of 671.874 feet to a point; thence south 66 degrees 32 minutes 10 seconds West a distance of 617.29 feet to a point; thence South 13 degrees 26 minutes 50 seconds West, a distance of 158.95 feet to a point on the center line of Traffic Route 488; thence North 66 degrees 34 minutes West along said center line, a distance of 462.04 feet to a point; thence North 73 degrees 15 minutes West along said center line, a distance of

151.21 feet to a point on line of land of now or formerly Sechan, the place of beginning.

Containing 23.96 acres as per survey of Lucas Engineering Company dated September 7, 1977.

Tax Parcel Number 490-S1-4A.

Being the same property conveyed by deed to Donald L. Mikesell from David W. Engle and Kay C. Engle, husband and wife, on April 1, 1994 and recorded at the Office of the Recorder of Deeds of Butler County on May 23, 1994 in Deed Book Volume 2435, Page 667.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30109**

**C.P. 2019-20641**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **EARL W. MILLER DEVISEE, ELEANOR MILLER EST BY ADMRX CTA, AND ELIZABETH A. GRIBIK ADMRX CTA** at the suit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY., Being:

The land referred to in this policy is situated in the State of Pennsylvania, County of Butler, and described as follows:

All that certain tract of land situate in Jefferson Center, Jefferson Township, Butler County, Pennsylvania bounded and described as follows.

Beginning at the intersection of line of lands now or formerly of William A. Montag and P.J. Meger, said point being the Northeast corner of lands therein described thence South 3 degrees West, 311 feet by lands now or formerly of P.J. Meger to a point on the Saxonburg Butler Highway South 89 1/2 degrees West, 132 feet to a point on said highway; thence North 3 degrees East, 311 feet to a point on lands now or formerly of William A. Montag; thence by said lands North 89 1/2 degrees East 132 feet to a point at the place of beginning. Having erected thereon a large frame store building and frame dwelling combined.

TITLE TO SAID PREMISES IS VESTED IN ELEANOR MILLER, A WIDOW, by Deed from ELEANOR MILLER, A WIDOW AND EARL W. MILLER, A SINGLE MAN,

Dated 03/26/2008, Recorded 04/14/2008, Instrument No. 200804140007804. Mortgagor ELEANOR MILLER died on 01/10/2017, and leaving a Will dated 10/28/1998. Letters of Administration et al were granted to ELIZABETH A GRIBIK, ESQ on 05/25/2017 in BUTLER COUNTY, No. 10-17-0428. Decedent's surviving devisee is EARL W. MILLER.

Tax Parcel: 190-1F155

Premises Being: 969 SAXONBURG ROAD, BUTLER, PA 16002-9061

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30058**

**C.P. 2018-22470**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **SARAH B. MYERS HEIR, SARAH B. HAWKINS HEIR, CHRIS MYERS HEIR, PAMELA J. LASICH DECEASED, PAMELA J. JONES DECEASED, PAMELA J. MYERS DECEASED. AND UNKNOWN HEIRS** at the suit of PNC BANK NATIONAL ASSN, Being:

All that certain property situated in the Township of Buffalo, in the County of Butler, Commonwealth of Pennsylvania, and being described as follows:

040-1F77-12L1-0000. Being more fully described in a deed dated May 28, 1990 and recorded December 6, 1990, among the land records of the County and State set forth above, in Deed Volume 1696 and Page 0105.

BEING known and numbered as 549 Fleming Road, Sarver, PA 16055.

BEING the same property conveyed to Pamela J. Myers, a married individual who acquired title by virtue of a deed from Clifford B. Myers and Pamela J. Myers, husband and wife, dated May 28, 1990, recorded December 6, 1990, at Book/Page 1696, Page 105, Butler County, Pennsylvania records.

Parcel No.: 040-1F77-12L1-0000

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30066**

**C.P. 2019-20464**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **PAMELA S. NOLAN** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:

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

Beginning at the Northwest corner of the tract herein described at a point on the eastern line of Lot No. 96 in the hereinafter mentioned plan and at a point on the southern line of Shady Avenue, a 60 foot right of way; thence along Shady Avenue, south 69 degrees 47' 40" east, 85.00 feet to a point; thence along Lot No. 94 in said plan, south 20 degrees 12' 20" west, 140.00 feet to a point on the Northern line of Shady Way, a 20 foot right of way; thence along Shady Way, North 69 degrees 47' 40" west, 85.00 feet to a point on line of Lot No. 96; thence north 20 degrees 12' 20" east, 140.00 feet to a point on the south line of Shady Avenue, the place of beginning.

BEING known and numbered as 205 Shady Avenue, Butler, PA 16001.

Being the same property conveyed to John J. Nolan and Pamela S. Nolan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Diane K. Riley, Executrix of the Estate of Mildred G. Cress, deceased, dated April 25, 2014, recorded August 26, 2014, at Instrument Number 201408260020213, Office of the Recorder of Deeds, Butler County, Pennsylvania. John J. Nolan departed this world and his interest passed to Pamela S. Nolan by operation of law.

Parcel No.: 055-28-394-0000

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30094**

**C.P. 2017-21861**

**ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of **O H NICHOLAS TRANSFER AND STORAGE COMPANY** at the suit of M&T BANK, Being:

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

BEGINNING at a point in the center line of the Benbrook Road on line of property of now or formerly C.A. Snyder; thence South 87 39' 30" East, a distance of 312.49 feet along property of now or formerly C.A. Snyder to a point in the center line of Route 8; thence South 29 26' East, a chord distance of 328.95 feet along said road to a point on line of property of Isobel Sanderson and Hazel Sanderson from the Estate of Millie F. Sanderson, deceased, thence North 87 23' 50" West, a distance of 484.84 feet along property of Isobel Sanderson and Hazel Sanderson to a point in the center line of Benbrook Road; thence North 3 01' East, a distance of 281.46 feet along the center line of the Benbrook Road to a point, the place of beginning.

Being the same premises which Homer C. Sanderson and Helen M. Sanderson, His Wife, granted and conveyed unto O.H. Nicholas Transfer and Storage Company, A Pennsylvania Corporation, by deed dated April 24, 1974 and recorded August 26, 1974, in the Office of the Recorder of Deeds for Butler County Deed Book 994, Page 605.

BEING known as 1980 North Main Street Ext, Butler, PA 16001.

PARCEL No. 060-3F41-43A-000.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30098****C.P. 2019-20074****ATTY ANDREW MENCHYK, JR**

Seized and taken in Execution as the property of **WILLIAM OSBORNE AND VAE LEE OSBORNE** at the suit of PROSPECT BOROUGH, Being:

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

ON THE NORTH by McGowan Street; on the East by an alley; on the South by lot now or formerly of Ira Kennedy, formerly Elizabeth Wolford; on the West by Pittsburgh Street. Having a frontage of 120 feet on said Pittsburgh Street and extending back preserving the same width 120 feet to said alley.

BEING designated as Tax Parcel No. 490-S5-68 in the Tax Claim Bureau of Butler County, Pennsylvania.

HAVING erected thereon a dwelling known as 102 McGowan Street, Prospect, PA 16052.

Being the same property conveyed by deed to William Osborne and Vae Lee Osborne from Denise L. Albright, Executrix of the Estate of Inez V. Rayman, deceased, on January 8, 1999 and recorded at the Office of the Recorder of Deeds of Butler County on January 11, 1999 at Instrument Number 199901110000738.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30097****C.P. 2019-22258****ATTY ANDREW MENCHYK, JR**

Seized and taken in Execution as the property of **QUINTEN J. FAIR EXTRX AND DIANA L. FAIR EST BY EXTRX** at the suit of PROSPECT BOROUGH, Being:

ALL that certain piece, parcel or lot of land situate in the Borough of Prospect, County of Butler, Commonwealth of Pennsylvania, being all of Lot No. 2 in the Kennedy Plan of Lots as recorded in Plan book 126, Page 46, bounded and described as follows:

BEGINNING at a point on the Eastern line of Kennedy Road, said point being

the Northwest corner of the parcel herein described and common to the Southwest corner of Lot No. 1 in the same plan; thence by Lot No. 1, North 87 degrees 7' 47" East, 532.22 feet to a point on the Eastern line of lands of now thence by same, South 2 degrees 0' 45" East, 100.01 feet to a point, the Northeast corner of Lot No. 3; thence by Lot No. 3, South 87 degrees T 47" West, 530.73 feet to a point on the Easterly line of Kennedy Road; thence by same, North 2 degrees 52' 13" West, 100 feet to a point, the place of beginning. Containing 1.22 acre.

SUBJECT to a 40 foot building setback line along Kennedy Road.

BEING known as Tax Parcel Number 490-S1-36D.

Being the same property conveyed by deed to John C. Fair and Diana L. Fair, his wife from J. Robert Kennedy and Joanne E. Kennedy, his wife, on August 7, 1991 and recorded at the Office of the Recorder of Deeds of Butler County on August 7, 1991 in Deed Book 1832 Page 145.

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30069****C.P. 2019-20596****ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of **STEPHEN M. SPEDALIEI** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2N, Being:

ALL THAT CERTAIN lot or piece of ground situate in the borough of Slippery Rock, County of Butler, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin located at the southerly corner of the lot herein described on the north side of an alley and the east side of another alley; thence along the easterly line of the second alley, north 38 degrees 15 minutes west, a distance of 30.0 feet to a corner; thence by a lot now or formerly Lawrence J. Thompson, et ux., north 51 degrees 45 minutes east a distance of 162.15 feet to a corner on the westerly line of North Main street; thence along North Main street, south 38 degrees 15 minutes east a distance

of 30.0 feet to a corner on the first mentioned alley, thence along said alley, south 51 degrees 45 minutes west a distance of 162.15 feet to the place of beginning.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

BEING designated as tax parcel No. 510-S1 -29 in the deed registry office of Butler County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Stephen M. Spedaliere, unmarried, and Scott A. Valentine, married, as tenants in common, by Deed from James Munsch and Brenda Munsch, husband and wife, Dated 11/19/2004, Recorded 11/30/2004, Instrument No. 200411300037725.

Tax Parcel: 510-S 1-29-0000

Premises Being: 215 N. MAIN STREET  
A/K/A 215 MAIN STREET  
SLIPPERY ROCK, PA 16057

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30080**

**C.P. 2019-20658**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **CRAIG SORG AND CYNTHIA SORG** at the suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10CB, Being:

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

BEGINNING on the Southwesterly right-at-way line of West Cunningham Street, a 50-foot right-of-way; thence South along line of lot now or formerly of Mrs. Blanche Ziegler, South 42 degrees 16 minutes 20 seconds West a distance of 192 feet; thence South 86 degrees 42 minutes 18 seconds West along the center line of Connoquenessing Creek bed 71.42 feet to a point; thence North 42 degrees 16 minutes 20 seconds East, 243 feet along lands now or formerly of P. Grosclaude to a point on the right-of-way line

of West Cunningham Street; thence along said street, South 47 degrees 43 minutes 40 seconds, 50 feet to a point, the place of beginning.

CONTAINING .25 acre.

DEED BOOK: INSTRUMENT #  
200503070005301 DEED

PAGE: INSTRUMENT #200503070005301

MUNICIPALITY: City of Butler

TAX PARCEL #: 563-8-9

PROPERTY ADDRESS: 439 West  
Cunningham Street Butler, PA 16001

BCLJ: May 17, 24, 31, 2019

**E.D. 2019-30106**

**C.P. 2018-20079**

**ATTY ROGER FAY**

Seized and taken in Execution as the property of **RICHARD PAUL WALDEN** at the suit of PLAZA HOME MORTGAGE, INC., Being:

All that piece or lot of ground situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows:

Commencing at the Southwest corner of said lot thence North 28° 47' East by lands now or formerly of L.M.Double. 384 feet to a 15 foot alley; thence by said 15 foot alley, South 350 09' West 88 feet to line of lands now or formerly of G.M. Worthington; thence by lands now or formerly of G.M. Worthington, North 58° 37' West 358.3 feet to the place of beginning. Containing 1.1 acres, more or less.

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

Title to said Premises vested in Richard Paul Walden by Deed from Spagnolo Properties, LP dated March 10,2016 and recorded on March 17,2016 in the Butler County Recorder of Deeds as Instrument No. 201603170005035.

Being known as: 260 W Cooper St, Slippery Rock, PA 16057

Tax Parcel Number: 510-S4-55AA

BCLJ: May 17, 24, 31, 2019

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**E.D. 2019-30099**

**C.P. 2019-20808**

**ATTY LOUIS VITTI**

Seized and taken in Execution as the property of **ANDREW J. WOODS AND RICHARD J. WOODS, JR.. DEC KNOWN OR UNKNOWN HEIRS** at the suit of U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982), Being:

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being all of Lot No. 206 in the Manor Line Plan of Lots No. 2 as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Rack No. 60, page 5.

Subject to the same building and use restrictions as set forth in Agreement between Virginia Manor Trotwood Corp. and All Purchasers of Lots in the Manor Line Plan of Lots No. 2 which agreement is recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 914, page 514.

Being designated as Tax Map No. 130-S9-A206.

Being known and numbered as 62 Rolling Road, Cranberry Twp., PA 16066.

Being the same property which Carol Ann Woods, a widow, by her deed dated March 14, 2005 and recorded on March 16, 2005 at Instrument #200503160006253 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Richard J. Woods, Jr., a single man (now deceased)

BCLJ: May 17, 24, 31, 2019

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Sheriff of Butler County, Michael T. Slupe