

BUTLER COUNTY • PENNSYLVANIA Legal Journal

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Vol. 24

July 24, 2015

No. 52

Designated as the Official Legal Periodical for Butler County, Pennsylvania



Standing: Lee A Montgomery, Honorable George H Hancher, Robert J Stock, Honorable Martin J O'Brien. **Seated:** Leo M Stepanian Sr, Norman D Jaffe, Robert F Hawk

*Honoring fifty years of service
to the profession and community.*



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Butler County Bar Association • Butler County Legal Journal

A Note from the BCBA President

Today BCBA honors members who have practiced law for fifty years or more with placement of their picture on the cover of this edition of the Legal Journal - Attorney Robert F. Hawk, Honorable George H. Hancher, Retired, Attorney Norman D. Jaffe, Honorable Martin J. O'Brien, Retired, Attorney Lee A. Montgomery, and Attorney Leo M. Stepanian, Jr. These distinguished attorneys uphold the honor of the profession, share their knowledge and experiences and encourage adherence to the principles of professional courtesy. Celebrate with us as we thank them for their commitment to the law and community.

Elizabeth A. Smith
President, BCBA



*Honoring fifty years of
service to the profession
and community.*

Standing: Lee A Montgomery,
Honorable George H Hancher,
Robert J Stock,
Honorable Martin J O'Brien.

Seated: Leo M Stepanian Sr,
Norman D Jaffe, Robert F Hawk



RECENT OPINION SUMMARIES

**PATTERSON v. AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, ET.AL.
A.D. 10-11008 (2015)**

A union is guilty of unfairly representing an employee if its refusal to carry a grievance through to arbitration is due to arbitrariness, discrimination or bad faith. Claims alleging a violation of the duty of fair representation against a union are governed by a two-year statute of limitations. In Pennsylvania, the statutory period commences at the time the harm is suffered or, if appropriate, at the time the alleged malpractice is discovered. Thus, the statute of limitations begins to run as soon as the plaintiff's right to file and maintain a suit against the Union arises.

**O'DONNELL v. SCHNUR ESTATE
A.D. 14-10978 (2015)**

The Vehicle Code provides that a police report, generated from an investigation of an accident scene, shall not be admissible as evidence in any action for damages or criminal proceedings arising out of a motor vehicle accident. 75 Pa.C.S.A. § 3751(b)(4). The Superior Court has also held that a police report, prepared by an officer who is not a witness to the accident, is inadmissible hearsay evidence, and should not be admitted into evidence. A police officer may testify as to his observations, but no as to what others told him, unless those persons are also testifying.

**SPEED v. RAVASIO, ET.AL.
A.D. 14-11020 (2015)**

In Pennsylvania, a cause of action for negligent infliction of emotional distress is predicated on the principle that an alleged wrong-doer is responsible for the natural and proximate consequences of his acts. Said cause of action is restricted to four factual scenarios: (1) situation where the defendant has a contractual or fiduciary duty toward the plaintiff; (2) the plaintiff was subjected to a physical impact; (3) the plaintiff was in a zone danger, thereby reasonably experiencing a fear of impending physical injury; or (4) the plaintiff observed a tortious injury to a close relative. Physical harm to a fetus cause physical harm to the mother and the impact theory is applicable. The zone of danger theory will apply when a mother's health is endangered because of the pregnancy and still-born process.

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | f: 724.841.0132 |

BCLegalJournal@zoominternet.net



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: Dorothy M Allen**

Late of: Butler Township PA
Executor: Lori J McDonnell
244 Cumberland Drive
Seven Fields PA 16046
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Edwina Double

a/k/a: Edwina J Double
Late of: Clay Township PA
Executor: John E Kuhn
834 Mahood Road
West Sunbury PA 16061
Attorney: Robert D Spohn
277 West Main St POB 551
Saxonburg PA 16056-0551

Estate of: Phyllis J Jespersen

Late of: Forward Township PA
Executor: David Jespersen
221 Browns Mill Road
Evans City PA 16033
Attorney: Michael P Robb
Savinis Damico & Kane LLC
707 Grant St Suite 3626
Pittsburgh PA 15219

Estate of: Nancy Thomas Mickle

a/k/a: Nancy Mickle
a/k/a: Nancy T Mickle
Late of: Clay Township PA
Executor: Katherine L Mickle
276 Bruin Road
Petroia PA 16050
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Florence A Mittereder

Late of: Valencia PA
Executor: Joseph T Donnelly

322 Schlag Court
Pittsburgh PA 15237
Attorney: Ted Tishman
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 28th Floor
Pittsburgh PA 15219

Estate of: Bertha Salony**a/k/a: Bertha A Salony****a/k/a: Bertha Agnes Salony**

Late of: Butler Township PA
Executor: Mary Frances Salony
131 Whitestown Road
Lyndora PA 16045
Attorney: Michael J Pater
101 East Diamond Street Suite 202
Butler PA 16001

Estate of: Jeanne L Schlicht

Late of: Center Township PA
Executor: Peter F Schlicht
519 Centennial Ave
Sewickley PA 15143
Attorney: Rosalie P Wisotzki
310 Grant Street Suite 1109
Pittsburgh PA 15219

Estate of: Kathi D Sliker**a/k/a: Kathi Diane Sliker**

Late of: Prospect PA
Executor: Victoria Lynn Sliker
108 Harper Avenue
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Albert Michael Solensky

Late of: Butler Township PA
Executor: David M Solensky
5145 Rosewood Creek Drive
Pace FL 32571
Attorney: Richard E Goldinger
212 West Diamond St
Butler PA 16001

Estate of: C William Worley**a/k/a: Clarence William Worley**

Late of: Center Township PA
Executor: Nancy J Vogel
3511 Woodlake Drive
Allison Park PA 15101
Attorney: Katrine M Erie
Erie Law Offices PC
316 West Jefferson Street
Butler PA 16001

BCLJ: July 24, 31 & August 7, 2015

SECOND PUBLICATION**Estate of: Cecelia M Angelilli**

Late of: Mahoning County OH
Administrator: Vince Angelilli
2047 Knollwood Drive
Poland OH 44514
Attorney: Brenda K McBride
McBride & McBride PC
211 S Center Street
Grove City PA 16127

Estate of: Barry Neil Atkinson

Late of: Buffalo Township PA
Executor: Jacob Neil Atkinson
3502 Marge Drive
Pittsburgh PA 15234
Attorney: Michael J D'Amico
Savinis D'Amico & Kane LLC
707 Grant Street Suite 3626
Pittsburgh PA 15219

Estate of: Velma Jean Cochrane

Late of: Butler Township PA
Executor: Gail J McCance
118 Duncan Drive
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Raymond L Covert

Late of: East Butler PA
Administrator: Laura L Carlson
POB 166
East Butler PA 16029
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Chelsea L Craig

a/k/a: Chelsy Lynn Craig

a/k/a: Chelsey L Craig

Late of: Slippery Rock Township PA
Admr dbn cta: Tara Hiles
114 Fairview Road
Petroia PA 16050
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Nadine A Harding

Late of: Clay Township PA
Executor: John P Harding

122 Dingel Rd
West Sunbury PA 16061
Attorney: No Attorney On Record

Estate of: Lucille Leona Lutz

Late of: Jackson Township PA
Executor: Sandra L Kriebel
8904 Horseshoe Drive
Erie PA 16510
Attorney: Joseph M Walsh III
Shapira Hutzelman Smith & Walsh
305 West Sixth Street
Erie PA 16507

Estate of: Nancy L Mangieri

Late of: Cranberry Township PA
Executor: Jayne Miller
2016 Buckingham Dr
Mars PA 16046
Executor: Richard N Mangieri
418 W Ingomar Road
Pittsburgh PA 15237
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Marguerite R Miller

Late of: Zelenople PA
Executor: Thomas Drobycki
5 Wynnecliffe Drive
Carnegie PA 15106
Attorney: Christopher M Swart
1151 Old Freeport Road
Pittsburgh PA 15238

Estate of: George V Volker

Late of: Lancaster Township PA
Executor: George M Volker
5355 Lexington Circle
Lumberton TX 77657
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

BCLJ: July 17, 24 & 31, 2015

THIRD PUBLICATION**Estate of: Mary V Beichner**

Late of: Butler PA
Administrator: Rhonda J Geist
210 Halston Road
Slippery Rock PA 16057
Attorney: No Attorney on Record

Estate of: Mary Agnes Brezinski

Late of: Cranberry Township PA
Executor: George N Brezinski
2613 Rochester Road
Cranberry Twp PA 16066
Attorney: James H Limbaugh
Miller Limbaugh & Conley
4767 William Flynn Highway
Allison Park PA 15101

Estate of: Richard B Browne

Late of: Butler Township PA
Executor: Cheryl A Browne
182 Fenelton Road
Fenelton PA 16034
Attorney: Mark R Morrow
204 East Brady Street
Butler PA 16001

Estate of: Eva Dano

Late of: Butler Township PA
Executor: Stephanie A Dano
146 Butler Road
Butler PA 16001
Executor: Paul J Dano
596 Wheatfield Drive
Lititz PA 17543
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

Estate of: Irmgard Hoefer**a/k/a: Irmgard E Hoefer****a/k/a: Irmgard Emilie Therese Hoefer**

Late of: Clearfield Township PA
Executor: Nicholas A Barna
831 Court Street
Honesdale PA 18431
Attorney: Nicholas A Barna
831 Court Street
Honesdale PA 18431

Estate of: Marianne Mills**a/k/a: Marianne L Mills**

Late of: Cranberry Township PA
Executor: John R Mills Jr
24 Ore Street
Ellwood City PA 15116
Attorney: Craig S O'Connor
7240 McKnight Road
Pittsburgh PA 15237

Estate of: Karen S Mitchell**a/k/a: Karen A Mitchell**

Late of: Zelenople PA
Executor: Elmer F Mitchell
POB 315
Karns City PA 16041
Executor: Daniel L Mitchell
212 Bartley Ave
Butler PA 16001
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

Estate of: Mary Onufer Petronchek

Late of: Butler PA
Executor: Kathleen Horvat
11116 Willow Meadow Lane #827
Charlotte NC 28277
Executor: Dorothy Onufer
121 Stevenson Road
Renfrew PA 16053
Attorney: Dorothy J Petrancosta
1541 Butler Plank Rd #423
Glenshaw PA 15116

Estate of: Margaret N Shannon**a/k/a: Margaret Shannon**

Late of: Cranberry Township PA
Executor: PNC Bank National Association
620 Liberty Avenue 33rd Floor
Pittsburgh PA 15222
Attorney: David W Tyree
3371 Babcock Blvd
Pittsburgh PA 15237

Estate of: Jean L Twerdok

Late of: Butler Township PA
Executor: John Twerdok
6 Old Plank Road
Butler PA 16001
Attorney: Mark R Morrow
204 East Brady Street
Butler PA 16001

Estate of: Beatrice Ann White**a/k/a: Beatrice A White**

Late of: Winfield Township PA
Administrator: Deborah Rumbaugh
152 Seneca Drive
Butler PA 16001
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Jeffrey L Winchester**a/k/a: Jeffrey Lee Winchester**

Late of: Center Township PA

Executor: William C Robinson Jr

6 West Diamond Street

Butler PA 16001

Attorney: William C Robinson Jr

Henninger & Robinson PC

6 West Diamond Street

Butler PA 16001

BCLJ: July 10, 17 & 24, 2015

MORTGAGES

July 6 - 10, 2015

Abbey, Brian P., et al-PNC Mtg, aka-Adams Twp.-\$409,500.00**Abel, Richard D., et ux**-U.S. Bank NA-Penn Twp.-\$232,200.00**Abramovic Holdings LLC, et al**-Mars Natl Bk-Cranberry Twp.-\$1,200,000.00**Alwine, Chester A., et ux**-PNC Bk Natl Assn-Oakland Twp.-\$100,000.00**Amurgis, Charles W., et ux**-JPMorgan Chase Bk NA-Adams Twp.-\$137,426.00**Anderson, Susan K, et al**-Citizens Bk of Pa-Adams Twp.-\$100,000.00**Andrews, Kevin A., et ux**-Quicken Loans Inc, et al-Butler Twp.-\$342,000.00**Anthony, Sarah Katelin**-Northwest Sav Bk-Cranberry Twp.-\$73,950.00**Archer, Gary L., Jr., et al**-Butler Armco Emp Cred Un-Summit Twp.-\$31,000.00**Ayers, Charles E., et al**-PNC Bk Natl Assn-Winfield Twp.-\$75,000.00**Barber, Larry G., Jr., et al**-Butler Armco Emp Cred Un-Butler Twp., Wd. 3-\$15,000.00**Barlow, Andrew P., et ux**-First Natl Bk of Pa-Clinton Twp.-\$75,000.00**Battista, Michael T., et al**-Clearview Fed Cred Un-Cranberry Twp.-\$75,000.00**Bernardo, Timothy F., et al**-Mercer County State Bk-Summit Twp.-\$375,600.00**Bonitsky, John A., et ux**-Huntington Natl Bk-Butler Twp.-\$55,389.00**Booher, Graydon S., et ux**-Huntington Natl Bk-Chicora Borough-\$212,000.00**Breese, Bryon C., et al**-Mars Natl Bk-Penn Twp.-\$414,000.00**Breese, Bryon C., et al**-Mars Natl Bk-Penn Twp.-\$51,000.00**Brookes, Glenn H., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$146,125.00**Brucker, Nancy J.**-PNC Bk Natl Assn-Cranberry Twp.-\$85,500.00**Bui, Anh Ngoc, et ux**-George Mason Mtg LLC, et al-Cranberry Twp.-\$275,793.00**Busch, Lorne S.**-Butler Armco Emp Cred

Un-Clearfield Twp.-\$20,150.00

Butler, Kelly R., et al-Howard Hanna Mtg Servs., et al-Seven Fields Borough-\$303,050.00**Cajka, Carolyn J.**-Dollar Bk Fed Sav Bk-Butler Twp.-\$23,000.00**Callihan, Michael P., et ux**-Loandepot.com, et al-Donnegal Twp.-\$139,600.00**Capurso, Stephen B., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$175,000.00**Checkan, Jason K., et ux**-Nationstar Mtg LLC, dba, et al-Cranberry Twp.-\$113,000.00**Chiaraluna, Sarah E.**-West View Sav Bk-Connoquenessing Boro.-\$130,000.00**Clark, Roy P., et ux**-Wells Fargo Bk NA-Adams Twp.-\$258,000.00**Claypool, Jason C., et ux**-First Natl Bk of Pa-Butler Twp.-\$45,000.00**Coffield, Grant, et al**-Nationstar Mtg LLC, dba, et al-Adams Twp.-\$486,300.00**Colangelo, Jason C., et ux**-PNC Bk Natl Assn-Adams Twp.-\$242,000.00**Collinger, George, et ux**-Bank of England, et al-Jackson Twp.-\$182,000.00**Connelly, Sean A., et ux**-Dollar Bk Fed Sav Bk-Adams Twp.-\$1,250,000.00**Connelly, Sean A., et ux**-Dollar Bk Fed Sav Bk-Adams Twp.-\$203,000.00**Cousins, Brandon D., et al**-Butler Armco Emp Cred Un-Washington Twp.-\$106,000.00**Cowan, Timothy M., et ux**-First Commonwealth Bk-Butler Twp.-\$117,900.00**Coyer, Ronald W., et ux**-First Natl Bk of Pa-Mercer Twp.-\$365,500.00**Crawford, Scott Allen**-First Guaranty Mtg Corp, et al-Donnegal Twp.-\$238,191.00**Cusatis, Dominic J., et al**-Bank of America NA, et al-Cranberry Twp.-\$532,000.00**Cypher, Beverly A.**-Butler Armco Emp Cred Un-Jefferson Twp.-\$142,100.00**Daily, Mathew J., et ux**-WesBanco Bank Inc, et al-Center Twp.-\$236,000.00**Daniel A. Marks Inc.**-First Natl Bk of Pa-Cranberry Twp.-\$1,500,000.00**Daubenspeck, Hope P.**-Wells Fargo Bk NA-Winfield Twp.-\$95,130.00**DeLong, Bryan D., et ux**-JLB Corp, dba, et al-Butler Twp.-\$232,707.00**Devlin, Patrick B., et al**-PSECU-Zelienople Borough-\$25,000.00**DeVoe, Lynn B., aka, et al**-Citizens Bk of Pa-Adams Twp.-\$100,000.00**Dillaman, Henry F.**-Citizens Bk of Pa-Center Twp.-\$55,000.00**Douds, Michael R., et ux**-First Commonwealth Bk-Adams Twp.-\$40,000.00**Durkee, Jeffrey T., et ux**-Mary Lou Guckert,

Discover Bank vs. **Terry J. Ekas**: Transcript: \$11353.08: Weltman Weinberg & Reis, Co.: 15-21126

USX Federal Credit Union vs. **Joseph A. Frazee**: Transcript: \$12000.00: Atty - None: 15-21134

Joanne Gehm and Craig Gehm vs. **Meredith Gehm**: Complaint - Confession: \$20000.00: Darla J. Hancher, Esq.: 15-21137

Golds Appliance vs. **Shawn Gillespie**: Transcript: \$95.00: Atty - None: 15-21123

Gateway Engineers Inc. vs. **Glade Run Enterprises, L.P. and Glade Run Enterprises LLC**: Judgment: \$50000.00: Matthew F. Dolfi, Esq.: 15-21130

Nationstar Mortgage LLC vs. **Thomas J. Heusey**: Judgment/Premises: \$186702.36: KML Law Group, PC: 15-21144

JPMorgan Chase Bank National Association vs. **Mark A. Kimmel**: Judgment/Premises: \$192444.30: Jill P. Jenkins, Esq.: 15-21140

Michael V. Pry and Mary P. Pry vs. **Bruce A. Leopardi, individually and as Executor of the Estate of Elmer Leopardi aka E. Leopardi**: Land Judgment: Ronald W. Coyer, Esq.: 15-21129

Edward W. Glover and Kathleen Glover vs. **Scott Levine**: Transcript: \$2500.00: Atty - None: 15-21131

Citimortgage Inc vs. **Deborah S. Michael**: Judgment/Premises: \$78643.33: Phelan Hallinan Diamond & Jones LLP: 15-21138

American Express Bank FSB vs. **George Milich**: Judgment: \$8551.14: Amy F. Doyle, Esq.: 15-21139

Wells Fargo Bank National Association vs. **Paul L. Patten aka Paul Patten and Pamela E. Traugott**: Judgment/Premises: \$131327.87: Phelan Hallinan Diamond & Jones LLP: 15-21143

First Commonwealth Bank vs. **Jonathan Perry aka Jonathan F. Perry and Karen Perry aka Karen E. Perry**: Judgment/Premises: \$183359.92: Brett A. Solomon, Esq.: 15-21146

L. Arnold & Sons Inc vs. **Dave Riley**: Transcript: \$1738.34: Atty - None: 15-21124

Nancy McCormick and Gary McCormick vs. **James A. Scheerbaum**: Transcript: \$5000.00: John T. Haller, Jr., Esq.: 15-21127

TD Bank USA N. A. vs. **Cody J. Shay**: Transcript: \$1878.89: Gregg L. Morris, Esq.: 15-21142

Melanie Bossler vs. **Keith Talarico**: Transcript: \$2000.00: Atty - None: 15-21141

Wells Fargo Bank NA vs. **Gregory M. Wiley**: Judgment/Premises: \$38107.73: Phelan Hallinan Diamond & Jones, LLP: 15-21133

EXECUTIONS

Week ending July 17, 2015

1st Name-Plaintiff

2nd Name-Defendant

Sawmill Development LLC vs. **Katherine Guynup**: 15-30177

Nationstar Mortgage LLC vs. **Thomas J. Heusey**: 15-30178

DSV Garage Inc. vs. **Marilyn Ion**: 15-30176

Wells Fargo Bank N.A. vs. **Karen E. Perry and Jonathan F. Perry**: 15-30179

Fantasy Whitetails Inc. vs. **Terry L. Ross**: 15-30180

DIVORCES

Week ending July 17, 2015

1st Name-Plaintiff

2nd Name-Defendant

Renee M. Blough vs. **J. Andrew Blough**: John A. Halley, Esq.: 15-90466

Jamie Summers vs. **Nicole Brinza**: Michael E. Megrey, Esq.: 15-90473

Sarah E. Davis vs. **Joshua E. Davis**: Susan B. Lope, Esq.: 15-90472

Brian J. Haller vs. **Serina Lynn Steele-Haller**: J. Stevenson Suess, Esq.: 15-90470

Hans M. Jensen vs. **Mylan M. Jensen**: Joseph J. Nash, Esq.: 15-90471

Jeffrey Lee Maresh vs. **Martinique Louise Pallack**: Atty - None: 15-90467

Shawn N. Wright vs. **Melissa A. Reed**: Shawn N. Wright, Esq.: 15-90477

Sandra J. Simpson vs. **Kief James Sorenson**: Kelley I. Harley, Esq.: 15-90478

Karen Sutherland vs. **Thomas Sutherland**: Lisa Marie Vari, Esq.: 15-90481

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Zanella Milling, Inc.**

Dennis M. Sloan, Esquire
Sloan & Associates, P.C.
106 S. Main Street, Suite 305
Butler, PA 16001.

BCLJ: July 24, 2015

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a limited liability company which has been organized under the provisions of the Limited Liability Law of 1994. The name of the limited liability company is **M. Zanella Enterprises, LLC**.

Dennis M. Sloan, Esquire
Sloan & Associates, P.C.
106 S. Main Street, Suite 305
Butler, PA 16001.

BCLJ: July 24, 2015

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Burnside Resources, LLC** and it was organized effective July 2, 2015.

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

BCLJ: July 24, 2015

NOTICE OF DISSOLUTION & WINDING UP OF AFFAIRS

Notice is hereby given that the shareholders and directors of **Campbell Contracting Engineers, Inc.**, a corporation duly organized within the Commonwealth of Pennsylvania on May 8, 1987 and with a registered business address of 232 Ridge Road, Valencia PA 16059 has voluntarily adopted a plan for dissolution and is winding up its affairs in the manner prescribed by 15 Pa C.S. § 1905 with Articles of Dissolution to be filed with the Department of State.

Gregory R. Campbell
232 Ridge Road
Valencia, PA 16059

BCLJ: July 24, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MLD CP 01-20209**

**FREEPORT AREA HOCKEY ASSOCIATION
PLAINTIFF**

VS.

VIRGINIA L. KENNIHAN, DEFENDANT

NOTICE

TAKE NOTICE THAT A PETITION TO DISTRIBUTE MONIES HOLD BY THE PROTHONOTARY OF BUTLER COUNTY PURSUANT TO AN ORDER OF COURT OF THE FAMILY COURT DIVISION TO A JUDGMENT CREDITOR (FREEPORT AREA HOCKEY ASSOCIATION), OF YOURS IN PARTIAL SATISFACTION OF SAID JUDGMENT OBTAINED ON JANUARY 17, 2001 BEFORE MAGISTRATE SUE HAGGERTY, SAXONBURG, BUTLER COUNTY PENNSYLVANIA, WILL BE HEARD BEFORE JUDGE HORAN, ON THE 26TH DAY OF AUGUST 2015 AT 9:00 A.M. IN THE BUTLER COUNTY COURT HOUSE MAIN STREET, BUTLER, PENNSYLVANIA 16001 AT WHICH TIME YOU MAY APPEAR AND PARTICIPATE. IF YOU FAIL TO APPEAR THE COURT WILL GRANT THE REQUESTED RELIEF.

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 REDUCE FEE OR NO FEE.

Prothonotary
Butler County Common Pleas Court
Butler, PA 16001
Telephone: (724) 285-4731

Laurel Hartshorn, Esq.
PO Box 553
250 W. Main St.
Saxonburg, PA 16056
(724) 352-0001

BCLJ: July 24, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD. No.: 15-40145**

**IN RE: SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU**

TAX PARCEL NO. 563-4-40-0000

JANE PILLOWSMITH, CECELIA M. PILLOW

**TO: CECELIA M. PILLOW, her heirs,
executors, administrators and assigns**

**NOTICE OF PETITION FOR SALE OF
UNREDEEMED PROPERTY OF THE
BUTLER COUNTY TAX CLAIM BUREAU**

You are hereby notified that the Butler County Tax Claim Bureau filed an action against you at the above number and term on June 9, 2015. The parcel which is the subject of this action is located in the City of Butler, Butler County, Pennsylvania, and is bounded and described as follows:

ALL that certain lot of ground situate in the Third Ward of the City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

ON the North 110 feet by lands of now or formerly D. Guenere; on the East, 40 feet by Coal Street; on the South, 110 feet by lands now or formerly owned by A.W. Root; and on the West, 40 feet by Bluff Alley.

BEING known as Tax Parcel No.: 563-4-40-0000.

You are further notified that a Rule to Show Cause has been issued against you to show cause why the Tax Claim Bureau of Butler County, Pennsylvania, should not sell to the highest bidder the property described in the Petition for the sum of \$200.00.

This Rule is returnable and to be heard on the 9th day of September, 2015, at 12:00 o'clock p.m., in Courtroom No. 3 of the Butler County Courthouse before Judge S. Michael Yeager.

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 ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

Office of Prothonotary, Butler County
1st Floor Courthouse
124 West Diamond Street
P.O. Box 1208
Butler, PA 16003
(724) 284-5214

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

Thomas J. May, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: July 24, 2015

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 18th day of September 2015** 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 16, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30133
C.P. 2015-20621
SHF FILE: 15001607**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JACK L ANDRE at the suit of BANK OF AMERICA, N.A., Being:

ALL THAT CERTAIN piece, parcel or tract of land situate partly in Clay Township and partly in Cherry Township, respectively, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Township Road T-416, said point being a distance of 150.62 feet from the intersection of the center line of said Township Road T-416 and the center line of Township Road T-418 and on line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 65 degrees 04 minutes West, a distance of 889.0 feet to line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 59 degrees 13 minutes West, a distance of 420.6 feet to a point; thence South 31 degrees 59 minutes East, a distance of 269.78 feet to a point; thence South 35 degrees 04 minutes East, a distance of 126.54 feet to a point; thence South 46 degrees 47 minutes West, a distance of 420.87 feet to a point on line of lands of now or formerly Keddie; thence, along line of lands

of now or formerly Keddie, South 42 degrees 15 minutes East, a distance of 160.0 feet; thence, South 50 degrees 23 minutes East, a distance of 529.25 feet to the center line of Township Road T-416; thence along the center line of Township Road T-416, the following courses and distances; North 78 degrees 48 minutes East, a distance of 121.0 feet; North 57 degrees 01 minutes East, a distance of 181.0 feet; North 47 degrees 33 minutes East, a distance of 239 feet; and North 55 degrees 43 minutes East, a distance of 359.02 feet to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack L. Andre, unmarried and Leslie Andre, married (father and son), as joint tenants with right of survivorship, not as tenants in common, by Deed from Melvin G. Sheerbaum and Heidi M. Sheerbaum, h/w, dated 10/31/2006, recorded 11/06/2006 in Instrument Number 200611060028262.

By virtue of the death of LESLIE A. ANDRE on 12/22/2008, Defendant became sole owner of the mortgaged premises as surviving tenant by the entireties or surviving joint tenant with right of survivorship.

Tax Parcel: 070-3F35-B6A-0000

Premises Being: 89 Pipestem Road, Slippery Rock, PA 16057-2005

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30154
C.P. 2015-20990
SHF FILE: 15001594**

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of JOHN R ARMAGOST, JR at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:

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

FIRST PARCEL: BEGINNING at the Southwest corner of a post on Limberg Street; thence North 02 degrees 45 minutes 00 seconds East a distance of 80.00 feet along a 15-foot unopened alley to a post; thence South 87 degrees 07 minutes 30 seconds East along Lot No. 26 a distance of 77.23 feet to a post on a 30-foot unopened Street; thence South 06

degrees 30 minutes 00 seconds West along said 30-foot unopened street, a distance of 80.00 feet to a post on Limberg Street; thence North 87 degrees 15 minutes 00 seconds West a distance of 72.00 feet to a point, the place of beginning. BEING Lots Nos. 35 and 36 in the Cochran and Whitmire Plan of Lots as recorded at Rack File 5 Page 4.

HAVING thereon erected a dwelling house and garage.

SECOND PARCEL: BEGINNING at the Southwest corner at a point on a 15-foot unopened alley; thence North 02 degrees 45 minutes 00 seconds East a distance of 40.00 feet along said 15-foot unopened alley to a post; thence South 87 degrees 04 minutes 00 seconds East a distance of 79.85 feet along Lot No. 23 to a post; thence South 06 degrees 30 minutes 00 seconds West along a 30-foot unopened street a distance of 40.00 feet to a post; thence North 87 degrees 07 minutes 30 seconds West a distance of 77.23 feet along Lot No. 35 to a post, the place of beginning. BEING Lot No. 26 in the Cochran and Whitmire Plan of Lots as recorded at Rack File 5 Page 4.

BEING THE SAME PREMISES which John R. Armagost, Jr., unmarried and Brenda L. Armagost, married now known as Brenda L. Snyder, by Deed dated May 21, 2004 and recorded in the Office of the Recorder of Deeds of Butler County on May 26, 2004, at Instrument Number 200405260016982, granted and conveyed unto John R. Armagost, Jr.

Parcel #053-16-C26

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30150
C.P. 2015-20980
SHF FILE: 15001592

ATTY LEON HALLER

Seized and taken in Execution as the property of BERNIECE E BAILEY at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN parcel of land situated in the First Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded on the North by lot of now or formerly Joseph Laurent; on the East by lot of now or formerly Bartoli; on the South by Hickory Street; and on the West by low of now or formerly Scouteguazza.

HAVING a frontage of forty (40) feet on Hickory Street and extending back in a northerly direction, maintaining the same width, a distance of one hundred (100) feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 315 HICKORY STREET BUTLER, PA 16001

TAX PARCEL NO. 561-37-42

BEING THE SAME premises which Steven R. Bergbigler by Deed dated 05/27/10 and recorded 06/02/10 in Butler County Instrument #201006020011684, granted and conveyed unto Berniece E. Bailey.

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.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30108
C.P. 2015-20686
SHF FILE: 15001617

ATTY KERI EBECK

Seized and taken in Execution as the property of WENDY BELLO AND LEONARD BELLO at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

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

BEGINNING at a point in the center line of a 40 foot road in the H. B. Callahan Plan of Lots, said point being the Southwest corner of the lot hereby conveyed; thence North 1 deg. 13' East along the Eastern line of Lot No. 11, in said Plan of Lots, 225 feet to a point on the Southern line of lands of Miller; thence South 89 deg. 56' East along the Southern line of lands of Miller, 100 feet to a point; thence South 1 deg. 13' West along the Western line of Lot No. 13 in said Plan of Lots, 225 feet to a point in the center of a 40 foot road; thence North 89 deg. 56' West along the center line of said 40 foot road; 100 feet to a point, the place of beginning.

BEING Lot No. 12 in the H. B. Callahan Plan of Lots as surveyed by W. D. Greenough and

recorded in Butler County Rack File No. 10, Page 24.

BEING the same premises which Charles LeRoy Mesner, Jr. and Karen Ann Mesner, Husband and Wife, by Deed dated July 25, 2001, and recorded on August 1, 2001 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200108010021133, granted and conveyed unto Wendy Bello and Leonard Bello, Wife and Husband.

Being Parcel Number: 060-S3-B12-0000

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30102
C.P. 2015-20443
SHF FILE: 15001602

ATTY BRETT SOLOMON

Seized and taken in Execution as the property of JOSHUA LEWIS BLASH AND UNITED STATES OF AMERICA at the suit of FIRST COMMONWEALTH BANK, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being specifically described as Lot No. 18 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder's Office of Butler County, Pennsylvania, on the 20th day of December, 1996 at Plan Book Volume 198, Pages 36-38.

UNDER AND SUBJECT TO prior grants and reservations of coal and mining rights and oil and gas leases, to the Declaration of Covenants, Conditions and Restrictions governing Grandshire Homeowner's Association and Open Space recorded in the Recorder of Deeds Office of Butler County, Pennsylvania in Record Book Volume 2696, Page 625, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions governing Grandshire Homeowner's Association and Open Space recorded in said Recorder's Office in Record Book 2756, page 591, to rights-of-way, easements and other matters and restrictions as of record and to matters appearing on any recorded plan of record or appearing upon an inspection of the property.

BEING KNOWN AS 712 East Farms Drive, Cranberry Township, Pennsylvania.

UNDER AND SUBJECT TO and EXCEPTING AND RESERVING upon Grantor, and its successors and assigns, easements for the road, sewers and public utilities as the same are not located and/or as shown on the recorded plan.

UNDER AND SUBJECT TO exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the record of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

BEING the same premises granted and conveyed unto Derek B. Blash and Joshua Lewis Blash, as joint tenants with rights of survivorship, by Deed of Derek B. Blash dated December 27, 2011 and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on January 3, 2012 at Instrument No. 201201030000063, Derek B. Blash being the widower of Marsha L. Blash who died on March 23, 2011. Derek B. Blash died on January 30, 2012, title thereby vesting in Joshua Lewis Blash by due process of law.

BUTLER COUNTY ID. NO 130-S24-D18-0000;
 MAP NO. S24; PARCEL NO. D18

BCLJ: July 17, 24 & 31, 2015

E.D. 2014-30010
C.P. 2014-20132
SHF FILE: 15001608

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of TIMOTHY A COLEMAN at the suit of BRANCH BANKING & TRUST CO, Being:

ALL that certain lot or piece situated in Adams Township, Butler County, Pennsylvania being Lot No. 42 in Treesdale-Audubon Hills Phases HI & IV Plan of record in the Butler county Recorder of Deeds Office in Plan Book Volume 186, pages 46-48 ('the Plan').

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Coleman, by Deed from Heurich Construction, Inc., dated 10/28/1998, recorded 11/02/1998 in Book 2929, Page 413.

Tax Parcel: 010-S12-A42-0000

Premises Being: 8004 Finch Road, Gibsonia, PA 15044-6153

BCLJ: July 17, 24 & 31, 2015

E.D. 20 15-30129
C.P. 20 15-20657
SHF FILE: 15001632

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of CHARLES R DARRELL AND JEANNE L DARRELL at the suit of BANK OF NEW YORK MELLON, Being:

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

Being Lot #2 in the Jones/Jordon plan of Lots, as recorded in Butler County plan Book 252, Page 7, recorded June 3, 2002 as instrument number 200206030018910.

Containing 1. 742 acres as set forth on said plan.

Having thereon erected a house and a 1970 Dorchester Mobile Home permanently affixed to real property.

Under and subject to a twenty-five foot building line as set forth on said plan.

Under and subject to the twenty-foot sanitary sewer line easement as set forth on said plan.

Title to said Premises vested in Charles R. Darrell and Jeanne L. Darrell, husband and wife by Deed from Samuel David Jones and Michelle Jones, husband and wife and Beverly Susan Jordan a married person dated 06/12/03 and recorded on 06/24/03 in the Butler County Recorder of Deeds instrument# 200306240027490.

BEING KNOWN AS 55 Dodds Ave, Valencia, PA 16059

TAX MAP NO: 520-S1-A5-22

BCLJ: July 17, 24 & 31, 2015

E.D. 2012-30111
C.P. 2011-20403
SHF FILE: 15001600

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of CHRISTOPHER R DAUGHERTY, JR AND JENNIFER L DAUGHERTY at the suit of US BANK NATL ASSN, Being:

ALL that certain piece, parcel or lot of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. 57 in Addition No. 1 of the Nursery Park Plan of Lots recorded May 4, 1950 in the Recorder's Office of Butler County in Rack File Section 15, page 13.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Daugherty, Jr. and Jennifer L. Daugherty, his wife, by Deed from Melinda M. Niemczyk, single, dated 12/12/2005, recorded 12/13/2005 in Instrument Number 200512130035572.

Tax Parcel: 230-S1-12A57-0000

Premises Being: 104 Maple Drive, Valencia, PA 16059-2410

BCLJ: July 17, 24 & 31, 2015

E.D. 2012-30381
C.P. 2012-21681
SHF FILE: 15001604

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of LISA A DAVIDSON at the suit of WELLS FARGO BANK, NA, Being:

All that certain parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 3-C-B in Amended Parcel3-C, Glen Eden Phase III-C Multi-Family Site Subdivision recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 176, page 23.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Davidson, by Deed from William E. Deist, unmarried, dated 03/22/2002, recorded 03/25/2002 in Instrument Number 200203250010307.

Tax Parcel: 130S 18F3B

Premises Being: 898 Sunset Circle, Cranberry Township, PA 16066-6751

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30107
C.P. 2015-20356
SHF FILE: 15001601**

ATTY SCOTT DIETTERICK

Seized and taken in Execution as the property of ERICKA GERUN AND STEVEN GERUN at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT AT THE INTERSECTION OF A TOWNSHIP ROAD AND A TWENTY(20) FOOT PRIVATE ROAD; THENCE ALONG SAID TOWNSHIP ROAD IN A NORTHERLY DIRECTION A DISTANCE OF ONE HUNDRED SIXTY-TWO (162) FEET, MORE OR LESS, TO A POINT ON LINE OF LANDS NOW OR LATE OF R. V. VOGHT; THENCE ALONG SAID LANDS OF R. V. VOGHT IN AN EASTERLY DIRECTION A DISTANCE OF ONE HUNDRED FORTY-EIGHT (148) FEET, MORE OR LESS, TO A POINT ON LINE OF LANDS NOW OR LATE OF COVERT; THENCE ALONG LINE OF LANDS OF COVERT IN A SOUTHERLY DIRECTION A DISTANCE OF ONE HUNDRED SIXTY-TWO (162) FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED TWENTY (20) FOOT PRIVATE ROAD; THENCE IN A WESTERLY DIRECTION ALONG SAID PRIVATE ROAD, A DISTANCE OF ONE HUNDRED FORTY-EIGHT (148) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

Tax ID No .. : 130-4F46-3B-0000

Address: 9114 Marshall Road, Cranberry, PA 16066.

BEING the same premises which Dolores F. Whallin by her POA William J. Feineigle, by Deed dated July 7, 2005 and recorded July 12, 2005 in and for Butler County, Pennsylvania, Instrument Number 200507120018281, granted and conveyed unto Steve Gerun and Ericka Gerun, husband and wife.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30143
C.P. 2015-20972
SHF FILE: 15001624**

ATTY LEON HALLER

Seized and taken in Execution as the property of DAVID GEYER AND TAMMY L GEYER at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a steel peg the Northwest corner of the land herein described; thence in an Easterly direction along the line of land of France Walters, et ux., a distance of 80 feet to a steel pin on the Western side of a 20 foot driveway, the property of John Peter Rapp; thence in a Southerly direction along the Western line of the said 20 foot driveway, a distance of 150 feet to a steel pin on other land of John Peter Rapp; thence in a Westerly direction along other lands of John Peter Rapp, a distance of 80 feet to a steel pin on the line of the land of Anthony Thomas; thence in a Northerly direction along the line of lands of Anthony Thomas, a distance of 150 feet to a steel pin, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 110 CHERRY LANE SAXONBURG, PA 16056

TAX PARCEL NO. 100-S1-18B

BEING THE SAME premises which Brian Peglowski and Kristen Peglowski, husband and wife, by Deed dated 04/22/13 and recorded 04/24/13 in Butler County Instrument No. 201304240011735, granted and conveyed unto David Geyer and Tammy L. Geyer, husband and wife.

UNDER AND SUBJECT to Private Road Maintenance Affidavit as recorded 04/24/13 in Butler County Instrument No. 2013042400737.

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.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30127
C.P. 2015-20935
SHF FILE: 15001620

ATTY BRADLEY OSBORNE

Seized and taken in Execution as the property of JEREMY K GREINER at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, 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. 469 in the Fernway Plan No. 2, Section B, as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File Section 22, page 24.

BEING THE SAME PREMISES which Jeffrey Mark Shoup, Executor of the Estate of Donna J. Shoup a/k/a Donna Joan James a/k/a Donna James Shoup, Deceased, by Deed dated 9/25/2006 and recorded 9/28/2006 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200609280024959, granted and conveyed unto Jeremy K. Freiner, unmarried.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30141
C.P. 2015-20970
SHF FILE: 15001623

ATTY LEON HALLER

Seized and taken in Execution as the property of SONJA N GUNTRUM at the suit of US BANK NATL ASSN, Being:

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

PARCEL 1

Beginning at a point in the center of a street known as Freedom Road at the Southeast corner of Lot No.4 in the same plan, owned by Alfred Brooks, thence along the center of Freedom Road North 82 degrees 53 minutes East 102.0 feet to a point in the center of said road. The Southwest corner of Lot No. 2 owned by Campbell; thence along Lot No. 2 owned by Campbell, North 2 degrees 48 minutes West 154.66 feet to line of lands of Shook; thence along line of lands of Shook, South 86 degrees 41 minutes West 103.0 feet to a point on line of lands of Shook, being the

northwest corner of the lot hereby conveyed; thence along lands of Shook and Brooks first above referred to, South 3 degrees 15 minutes East 161.42 feet to a point in the center of Freedom Road, the place of beginning. Being Lot 2-A in the Lot Plan survey for Steve Vargo made by Lucas Engineering Company, July 1, 1957.

Subject to the restrictions, reservations and building regulations as set forth in DB 851, page 561.

PARCEL2

Beginning at a point on the Northwest corner of the grantees present property and lands of Snyder, thence North 3 degrees 15 minutes West, a distance of 110.35 feet to an iron pin on lands of Blain; thence by lands of Blain North 86 degrees 41 minutes East, a distance of 103.86 feet to a point; thence by other lands of grantors, South 2 degrees 48 minutes East, a distance of 110.35 feet to the Northwest corner of the Grantees present property; thence by same South 86 degrees 41 minutes West, a distance of 103 feet to the place of beginning.

Containing .631 acres.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 106 FREEDOM ROAD BUTLER, PA 16001

TAX PARCEL NO. 060-S14-A2A

BEING THE SAME premises which Jean A. Cizmek, unmarried, by Shellie A. McTighe, her Attorney-in-Fact, by deed dated 8/30/10 and recorded 9/15/10, Butler County, Instrument No. 201009150020880, granted and conveyed unto Sonja N. Guntrum.

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.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30122
C.P. 2015-20808
SHF FILE: 15001633

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of LONNIE J HARRIS AND KATHLEEN L HARRIS at the suit of WELLS FARGO BANK, NA, Being:

ALL THAT CERTAIN piece, parcel or lot of ground situate in the Village of Meridian, Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the Northern line of a thirty-three foot street, known as Rish Avenue intersects the Eastern line of a twenty-foot alley, adjacent to the Butler Township School property; THENCE North 0 degree 27 minutes East along the Eastern line of said twenty-foot alley, a distance of 333 feet to a point; THENCE North 86 degrees 08 minutes East along the Southern line of another twenty-foot alley, a distance of 152 feet to a point; THENCE South 0 degree 27 minutes West along lot of Forsythe and now or formerly Stevenson, a distance of 318.6 feet to a point on the Northern line of Rish Avenue; THENCE South 80 degrees 32 minutes West along the Northern line of said Rish Avenue, a distance of 152 feet to the point, the place of beginning.

The said premises are also described as follows in accordance with survey of Richard G. Bach and Assoc, P.E. dated December 3, 1987, being drawing No. 10-234.

BEGINNING at a point where the Northern line of a thirty-three foot street, known as Rish Avenue where it intersects the Eastern line of a twenty-foot alley, adjacent to the Butler Township School property; THENCE North 0 degree 27 minutes East along the Eastern line of said twenty-foot alley, a distance of 333 feet to a point; THENCE North 86 degrees 08 minutes East along the Southern line of another twenty-foot alley, a distance of 152 feet to a point; THENCE South 0 degree 27 minutes West along lot now or formerly of G. E. Culbertson, P. K. Kirkwood and J. Nemeth, a distance of 324.03 feet to a point on the Northern line of Rish Avenue; THENCE South 82 degrees 46 minutes 45 seconds West along the Northern line of said Rish Avenue, a distance of 152.94 feet to the point, the place of beginning.

LESS AND EXCEPTING ALL THAT CERTAIN piece or parcel of land conveyed unto James J. McElhaney and Jacqueline J. McElhaney, his wife as set forth in Deed Book 2525 Page 462 and conveyed in Deed Book 2761 Page 737.

TITLE TO SAID PREMISES IS VESTED IN Lonnie J. Harris and Kathleen L. Harris, his wife, by Deed from Patricia L. Butler, a widow, dated 10/27/2006, recorded 11/03/2006 in Instrument Number 200611030028138.

Tax Parcel: 054-26-77-0000

Premises Being: 130 Sparks Avenue, Butler, PA 16001-2868

BCLJ: July 17, 24 & 31, 2015

E.D. 2013-30041
C.P. 2011-20776
SHF FILE: 15001585

ATTY DANIEL BIRSIC

Seized and taken in Execution as the property of VICTOR G KENNEDY AND GEORGE VICTOR KENNEDY at the suit of NEXTIER BANK, NA, Being:

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

COMMENCING at a post on New Castle Street, adjoining lot now or formerly David Boreland 160 feet to an alley; thence west along same alley 50 feet to lot of formerly J. Davis, now or formerly Charles Neigh, formerly J. Davis, 160 feet to New Castle Street; thence east along said New Castle Street 50 feet to place of beginning and having thereon erected a two-story frame dwelling house.

SAID property being known as 624 New Castle Street a/k/a 624 West New Castle Street, Butler, Pennsylvania 16001.

TAX Parcel# 565-24-158-0000.

BEING the same premises which the Secretary of Veterans Affairs by Deed dated January 7, 2005 and recorded on May 25, 2005 in the Office of the Recorder of Deeds of Butler County at Instrument No. 200505250013209, granted and conveyed unto Defendant.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2012-30047
C.P. 2010-22161
SHF FILE: 15001619**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of TEDDIE J KRAJEWSKI AND BOBBI J KRAJEWSKI at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY Being:

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

Beginning at a point on the center line of T-548 also known as the Hughes Road; thence along the lands now or formerly of Carl E. Pranevich, North 17 degrees 24 minutes 3 seconds West, a distance of 166.75 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence along the lands now or formerly of S. Vogel, South 83 degrees 49 minutes 56 seconds East, a distance of 223.04 feet to a point along the center line of T-548; thence along said center line North 48 degrees 57 minutes 4 seconds East, a distance of 51.43 feet to another point along said center line; thence continuing along said center line North 54 degrees 17 minutes 27 seconds East, a distance of 86.78 feet to another point along said center line; thence continuing along said center line North 56 degrees 19 minutes 58 seconds West, a distance of 36.54 feet to a point being the place of beginning. Containing 1.00 acres strict measure as per the survey of Olsen, Zarnich, and Seybert, Inc. dated February 9, 1983.

TITLE TO SAID PREMISES IS VESTED IN Teddie J. Krajewski and Bobbi J. Krajewski, h/w, by Deed from Dolores E. Hughes, dated 08/01/2005, recorded 08/18/2005 in Instrument Number 200508180022610.

Tax Parcel: 300-3F14-24B-0000

Premises Being: 170 Hughes Road, Hilliards, PA 16040-1512

BCLJ: July 17, 24 & 31, 2015

**E.D. 2013-30275
C.P. 2013-21576
SHF FILE: 15001596**

ATTY SALVATORE FILIPPELLO

Seized and taken in Execution as the property of TAMMY MACEFE at the suit of US BANK NATL ASSN, Being:

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

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

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

DEED BOOK: Instrument#200108090022030

DEED PAGE: Instrument#200108090022030

MUNICIPALITY: Township of Butler

TAX PARCEL#: 053-16-A16-0000

PROPERTY ADDRESS: 134 Harrison Avenue
Butler, PA 16001

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30148
C.P. 2015-20658
SHF FILE: 15001628**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of THOMAS S MCINTYRE AND LISA A MCINTYRE at the suit of CITIZENS BK-PA Being:

ALL THAT CERTAIN piece, parcel of Lot of land situate in the Township of Connoquenessing,

County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 3 9 of the Westernman Estates Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 182, Pages 33, 34 and 35.

BEING KNOWN AS: 102 Sahara Drive, Renfrew, PA 16053

BEING THE SAME PREMISES which Woodbrook Builders, Inc., by Deed dated 5/22/1997 and recorded 5/27/1997 in the office of the Recorder of Deeds in and for Butler County in Deed Book 2741, Page 122, granted and conveyed unto Thomas A. McIntyre and Lisa A. McIntyre, husband and wife.

PARCEL NO.: 120-S7-C39

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30114
C.P. 2015-20789
SHF FILE: 15001635**

ATTY KERI EBECK

Seized and taken in Execution as the property of RALPH E NIEDERLANDER, JR AND ALISON A NIEDERLANDER at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

ALL THAT CERTAIN piece, parcel and lot of land situate in Summit Township, Butler County, Pennsylvania being bounded and described as follows:

BEGINNING at a point on the center line of Route T-590 (Protzman Road) on line of land of Russell H. Kurtz; thence North 0 degrees 03' 10" East a distance of 140.17 feet to a point on the center line of Valley View Drive; thence North 83 deg. 36' 50" East along Valley View Drive T-860 290.10 feet to an iron pin on line of land of F. Swidzinski; thence South 02 deg. 28' 20" East a distance of 167.07 feet to an iron pin on line of land of F. Swidzinski; thence South 88 deg. 55' 40" West along line of land of R. Kurtz distance of 295.69 feet to an iron pin, the place of beginning and being known as Lot 1-B in the Killian Subdivision recorded October 9, 1996 in Plan Book Volume 196, Page 46.

BEING designated as Parcel ID No. 290-2F16-12 in the Deed Registry Office of Butler County, Pennsylvania.

SUBJECT to rights of way, easements,

restrictions, reservations and exceptions as set forth in/prior instruments of record.

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

BEING the same premises which Sandra L. Killian, unmarried, by Deed dated September 29, 2000, and recorded on October 3, 2000 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200010030023443, granted and conveyed unto Ralph E. Niederlander Jr. and Alison A. Niederlander, husband and wife, as Tenants by the Entireties and not as Tenants in Common.

Being Parcel Number: 290-2F16-12

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30142
C.P. 2015-20971
SHF FILE: 15001622**

ATTY LEON HALLER

Seized and taken in Execution as the property of GRETLE E NIGHTINGALE at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a pin on the East side of Fairview Avenue one hundred seventy five (175) feet South from the South line of Center Avenue; thence Southward along Fairview Avenue, forty five (45) feet to a pin; thence Eastward along line of land formerly of L. P. Walker and Mary D. Walker, ninety two (92) feet five (5) inches, more or less, to a pin on line of land now or formerly of the heirs of J. F. Moore; thence Northward along said line of land of heirs of J. F. Moore, forty five (45) feet to a pin; thence Westward along line of land formerly of L. P. Walker and Mary D. Walker, ninety two (92) feet five (5) inches, more or less, to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 119 FAIRVIEW AVENUE BUTLER, PA 16001

TAX PARCEL NO. 561-27-176-0000

BEING THE SAME premises which Martha A. Marzullo by Deed dated 06/25/10 and

recorded 07/01/10 in Butler County Instrument #201007010014424, granted and conveyed unto Gretel E. Nightingale.

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.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30149
C.P. 2015-20978
SHF FILE: 15001631**

ATTY LEON HALLER

Seized and taken in Execution as the property of TINA M PAUL AND JEROME W PAUL at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in Middlesex Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Denny Road where the western line of a 33 foot road intersects the same being northeastern corner of the within described lot; thence South 15 degrees 51 minutes West 107.77 feet; thence South 10 degrees 11 minutes West 86.70 feet; South 8 degrees 13 minutes West 79.27 feet to the northern line of a 40 foot road; thence North 84 degrees 21 minutes West 110 feet, along the northern line of said 40 foot road, to the eastern line of Lot No.2 in the Chanadet Plan of Lots; thence North 11 degrees 51 minutes East 273.28 feet, along the eastern line of Lot No.2, to a point in the center line of Denny Road, to the place of BEGINNING.

BEING Lot No.1 in the Chanadet Plan of Lots as surveyed by L.C.D. Greenough in June 1950.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 106 CHAN MOWR DRIVE VALENCIA, PA 16059

TAX PARCEL NO. 230-S2-43C1-0000

BEING THE SAME premises which Kristen Ann Best et al by deed dated 03/30/12 and recorded 04/04/12 in Butler County Instrument #201204040009222. granted and conveyed unto Tina M. Paul and Jerome W. Paul, wife and husband.

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.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30153
C.P. 2015-20984
SHF FILE: 15001627**

ATTY MARK UDREN

Seized and taken in Execution as the property of FLORENCE M PEGHER AND ROBERT C PEGHER at the suit of PNC BANK NATL ASSN, Being:

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

COMMENCING at a point in the center line of TR-356 (Freeport Road), at a point in common to lands of now or formerly Steighner, said point being the Northwest corner of the premises herein described; thence along the center line of Freeport Road, the following two courses and distances: South 54 degrees 15'20" East a distance of 57.570 feet to a point thence South 57 degrees 11' 40" East a distance 93.150 feet to a point on line of lands of now or formerly Christian and Missionary Alliance Church; thence by line of same, the following three courses and distances: South 31 degrees 33' 31" West a distance of 188.670 feet to a point; thence South 60 degrees 24' 26" West a distance of 49.680 feet to a point; thence North 54 degrees 15' 20" West a distance of 11.500 feet to a point; thence continuing by line of lands of now or formerly Christian and Missionary Alliance Church, South 17 degrees 58' 00" West a distance of 26.820 feet to an iron pin on line of lands of now or formerly Steighner; thence by line of same, North 57 degrees 11' 40" West a distance of 126.870 feet to an iron pin; thence continuing by lands of now or formerly Steighner, North 32 degrees 45' 00" East a distance of 260.940 feet to a point in the center line of Freeport Road, the place of beginning. SAID description is in accordance with a survey of Survey Associates dated May 19, 1999.

BEING the same premises conveyed to Robert C. Pegher and Florence M. Peg her, his wife, by deed made by Carol L Shawgo dated

April 30, 2002 recorded herewith.

BEING KNOWN AS: 514 Freeport Rd, Butler,
PA 16002

PROPERTY ID NO.: 190-1F153-4BA

TITLE TO SAID PREMISES IS VESTED IN
ROBERT C. PEGHER AND FLORENCE
M. PEGHER, HIS WIFE BY DEED FROM
CAROL L. SHAWGO, UNMARRIED DATED
04/30/2002 RECORDED 05/01/2002 IN
DEED BOOK Instrument#200205010015077.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30140
C.P. 2015-20969
SHF FILE: 15001595**

ATTY VICTORIA CHEN

Seized and taken in Execution as the property
of AMY PETERS at the suit of NATIONSTAR
MORTGAGE LLC, Being:

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

BEGINNING at the Northwest Corner of the
lot herein described, on the South side of East
Penn Street, at an alley immediately West of
Elm Street; thence along the South side of said
East Penn Street Eastwardly a distance of 3
5 feet to Lot of Alice M. Collins; thence South
by the same 66.2 feet to a stone; thence in an
Easterly direction 3.25 feet to a stone; thence
South by said Alice M. Collins Lot, parallel and
distant 2 feet Easterly form a brick stable on
said Lot erected 22.8 feet to a stone on line
of land of Anthony Shroup; thence by same
in a Westerly direction 3 8.25 feet to the alley
aforesaid; thence by the Easterly line of same
in a Northerly direction 89 feet to the place of
beginning.

DEED BOOK: INSTRUMENT
#200610260027385
DEED PAGE: INSTRUMENT
#200610260027385
MUNICIPALITY: City of Butler
TAX PARCEL#: 564-21-225

PROPERTY ADDRESS: 331 East Penn Street
Butler, PA 16001

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30121
C.P. 2015-20892
SHF FILE: 15001634**

ATTY MARK UDREN

Seized and taken in Execution as the property
of DONALD PHILPOT, DONALD E PHILPOT,
ROBERT PHILPOT HEIR, PATRICIA L
PHILPOT, AND KNOWN & UNKNOWN
HEIRS at the suit of DEUTSCHE BK NATL
TRUST CO, Being:

ALL that certain piece or parcel of round
situated in Washington Township, Butler
County, Commonwealth of Pennsylvania,
being more particularly bounded and
described as follows, to wit:

BEGINNING at the northeast corner of the
tract herein described, said point being in the
center line of State Highway Route Number
10069, and which beginning point is also the
northeast corner of land of Joseph G. LaBoon,
et ux, thence from said beginning point South
124' 20" West along line of lands of Joseph
G. LaBoon, et ux') a distance of five hundred
sixty-seven and twenty-one hundredths
(567.21) feet to a point on line of lands of now
or formerly Catherine F. Dobenspeck; thence
North 7135' West along line of lands of now or
formerly Catherine F. Dobenspeck, a distance
of one hundred seventy three (173) feet to a
point on line of lands of formerly grantors,
now Falko; thence North 3 58' 40" East along
line of lands of now Falko, a distance of five
hundred seventy-one and fifty-one hundredths
(571.51) feet to a point in the center of the
public highway known as Legislative Route No.
10069; thence South 67 21' 30" East along the
center line of said State Highway a distance
of one hundred fifty (150) feet to a point in the
center of the same at the place of beginning.

DESCRIPTION prepared in accordance
with survey of William J. Lucas, registered
Surveyor, dated August 8, 1967. SUBJECT
to the reservations, restrictions, exemptions,
easements, building lines and conditions
as set forth in prior instruments of record in
chain of title.

BEING KNOWN AS: 2234 Branchton Road,
Hilliards, PA 16040

PROPERTY ID NO.: 310-3F14-11A

TITLE TO SAID PREMISES IS VESTED IN
Donald E. Philpot BY DEED FROM Susan
M. Philpot DATED 05/30/2000 RECORDED

05/31/2000 IN DEED BOOK Instrument
Number: 200005310012117.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30135
C.P. 2015-20823
SHF FILE: 15001606

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of NORINE L PROKOP AND KEVIN J PROKOP at the suit of WELLS FARGO BANK, N.A., Being:

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

BEGINNING at a point on the Southerly side of West Penn Street Extension, on line diving lands of Bollinger and the property herein described; thence along line of lands of Bollinger, South 48° 58' West one hundred twenty-four and fifty hundredths (124.50) feet to a point on the Northerly side of Austin Drive; thence along the Northerly side of Austin Drive, North 31° 45' 30" West one hundred fifty-one and ninety-eight hundredths (151.98) feet to a point on other lands of Pillow; thence North 48° 58' East one hundred (100) feet to a point on the Southerly line of West Penn Street Extension; thence along the Southerly line of West Penn Street Extension, South 41° 02' East one hundred fifty (150) feet to a point, the place of beginning.

Being Lots No.4 and No.5, Tract C of the Graham-Pillow Division No.4, also known as the Fritz Farm division. Also being Map No. 44 and Parcel 75C. HAVING ERECTED thereon a dwelling known as 1022 West Penn Street Extension, Butler, Pennsylvania 16001. Title to said premises is vested in Kevin J. Prokop and Norine L. Prokop, by Deed from Dominick R. Labella, Executor of the Estate of Mary F. Smaretsky dated April 9, 2010 and recorded May 5, 2010 in Instrument Number 201005050009419.

TAX I.D. #: 565-44-75C

Being known as: 1022 WEST PENN STREET EXTENSION, BUTLER, PENNSYLVANIA 16001.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30115
C.P. 2015-20734
SHF FILE: 15001615

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of SHELLY RAYNOVICH at the suit of VILLAGE CAPITAL & INVESTMENT, LLC, Being:

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

BEGINNING at a point in the center of a hard-surfaced road known as Center Street, said point being at the Northeast corner of Lot of now or formerly Jeanne Wadsworth and the Southeast corner of the lot herein described; thence in a Western direction along the North line of land of now or formerly Jeanne Wadsworth, a distance of 360 feet to a point in the center of an alley; thence in a Northerly direction along the center of said alley, a distance of 230 feet to a point at the Southwest corner of Lot of now or formerly Scott; thence in an Easterly direction along the Southern line of lot of now or formerly Scott, a distance of 360 feet to a point in the center of the above-mentioned Center Street; thence in a Southerly direction along the center of said Center Street, a distance of 230 feet to a point, the place of beginning.

Being the same property or a portion of the same property conveyed to Shelly A. Raynovich by Instrument dated May 31, 2007 from Nancy A. Swaja, individually and as Executrix of the Estate of Josephine S. Swai aka Josephine Swai aka Josephine Swaja, deceased and Carol S. Evans filed on June 04, 2007 as Document Number 200706040013S94 in the Butler County records.

Commonly known as: 4145 Cypress Street, Butler, PA 16001 Pure! Number: 054 34 9

TAX I.D. #: 054-34-9

Being known as: 4145 CYPRESS STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Shelly A. Raynovich, a single individual by deed from Nancy A. Swaja, individually and Executrix of the Estate of Josephine S. Swai a/k/a

Josephine Swai a/k/a Josephine Swaja, Deceased, and Carol S. Evans, individually dated May 31, 2007 and recorded June 4, 2007 in Instrument Number 200706040013894.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30119
C.P. 2015-20821
SHFFILE: 1500119

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of JEFFREY REID at the suit of TAMMAC HOLDINGS CORPORATION, Being:

ALL that certain piece, parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being Lot No. 4 in West's Clearview Acres Plan of Lots as recorded in the Office of Recorder of Deeds of Butler County at Rack File Section 64, Page 12.

BEING Designated as Map No. 300-S2-A4

BEING known as 102 Tall Oak Lane, Boyers, PA 16020 and including the 76' x 31' Colony Mobile Home, Serial # SC18265AB

Under and Subject to conditions, covenants, easements, reservations, restrictions and rights-of-way as recorded in prior instruments of record.

FEE SIMPLE TITLE vested in Jeffrey Reid, by deed from, Leroy N. Leibold and Helen Leibold, his wife, as tenants by the entireties and not as tenants in common, an undivided 14 interest, and Mary Jane Kurta and Thomas S. Kurta, her husband, an undivided V* interest, all as joint tenants with right of survivorship and not as tenants in common, dated 10/7/2003, recorded 10/14/2003, in the Butler County Recorder of deeds in Instrument No. 200310140046508.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30117
C.P. 2015-20804
SHF FILE: 15001618

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of JAMEY LEE SCARBOROUGH at the suit of QUICKEN LOANS INC, Being:

ALL THAT CERTAIN lot or piece of land situate

in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, said parcel being the southern one-half of Lot No. 66 as laid out for Oesterling Plan of Lots and recorded in the Recorder of Deeds of Butler County, said lot being bounded and described as follows:

BOUNDED on the North by the northern one-half of Lot No. 66 for a distance of 139- 1/2 feet; on the East by Milton Street for a distance of 28-1/2 feet; on the South by Lot No. 65 for a distance of 139-1/2 feet; and on the West by an alley for a distance of 28 feet.

DEED BOOK: Instrument# 201306250018491

DEED PAGE: Instrument# 201306250018491

MUNICIPALITY: Borough of Zelienople

TAX PARCEL: 550-S2-AC30

PROPERTY ADDRESS: 137 North Milton Street Zelienople, PA 16063

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30155
C.P. 2015-20992
SHF FILE: 15001593

ATTY ADAM KAYES

Seized and taken in Execution as the property of JOHN H STIEHLER at the suit of HSBC BANK USA, NA, Being:

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

BEGINNING at a point located as follows:

BEGINNING at a point at the intersection of Township Road 692 known locally as Beech Road at the intersection of T -625; thence in a general easterly direction along the center line of T -625 a distance of 1,848.00 feet more or less, to a point thence in a generally northerly direction along the center line of the John E. Stiehler private drive, a distance of 565 feet to a point, the true place of beginning; thence from said true place of beginning, said point being the southwest corner of the tract herein conveyed; thence North 4° 27' West along the center line of said private drive a distance of 193.60 feet to a point; thence the following courses and distances along other lands of

the grantors herein; South 85° East a distance of 231.80 feet; South 6° 10' West a distance of 192.80 feet; North 85° West a distance of 179.40 feet to a point, the place of beginning. Containing 952 acres, more or less, as per survey of Louis Trout, dated July 13, 1974. That Grantors extend to the grantee, his heirs and assigns the free right of ingress, egress and regress over and along that certain private road extending to Township Road T -625. The cost of maintenance of said private road to be shared by all adjoining land owners.

BEING KNOWN AS: 113 Stiehler Lane, Karns City, PA 16041

PROPERTY ID NO.: 150-F112-7 A

TITLE TO SAID PREMISES IS VESTED IN John Herbert Stiehler and Kathryn Anne Stiehler, his wife, as tenants by the entireties with rights of survivorship BY DEED FROM John Herbert Stiehler and Kathryn Anne Stiehler, his wife DATED 09/11/1975 RECORDED 09/11/1975 IN DEED BOOK 1012 PAGE 218.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30109
C.P. 2015-20687
SHF FILE: 15001612**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JEREMY TUBBS at the suit of WELLS FARGO BANK, NA, 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 Old Route 8 where the Center line of a 40-foot road intersects the same; thence South 48 degrees 05 minutes East, along the center line of Old Route 8, 88.46 feet thence South 46 degrees 09 minutes East, along the center line of Old Route 8, 146.30 feet to a point; thence North 01 degrees 13 minutes East, along the Western lines of Lots Nos. 1 and 8 in the H. B Callahan Plan of Lots, 245.17 feet to a point on the center line of a 40-foot road; thence along the center line of said 40-foot road the following courses and distances; North 89 degrees 56 minutes West, 70 feet; South 64 degrees 18 minutes West, 45.71 feet; South 49 degrees 31 minutes West, 42.70 feet; South

41 degrees 53 minutes West, 50 feet to a point in the center line of Old Route 8 the place of beginning.

BEING Lot No. 9 in the H. B. Callahan Plan of Lots as surveyed by W. D. Greenough and recorded February 28, 1952 in the Recorder's Office in and for Butler County, Pennsylvania in Rack File 10, Page 24.

SUBJECT TO the restrictions set forth in Articles of Agreement made by H. B. Callahan and Laure E. Callahan, his wife, recorded in the Recorder's Office in and for Butler County in Deed Book 622, Page 336.

TITLE TO SAID PREMISES IS VESTED IN Jeremy Tubbs, a married person, by Deed from William S. O'Donnell and Susan E. O'Donnell, h/w, dated 08/30/2013, recorded 09/05/2013 in Instrument Number 201309050025800.

Tax Parcel: 060-S3-B9-0000

Premises Being: 100 Shanahan Road, Butler, PA 16001-1318

BCLJ: July 17, 24 & 31, 2015

**E.D. 2012-30186
C.P. 2012-21117
SHF FILE: 15001621**

ATTY STEVEN EISENBERG

Seized and taken in Execution as the property of BARBARA D VALASEK at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

ALL THAT CERTAIN parcel of land situated in the Township of Buffalo, Butler County, Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of a 33 foot public road known as T-671, being the Northwest corner of Lot 17 of the Mellon Grove Plan of lots and the northwest corner of the Lot herein described; thence South 3° 22' west along line of lot 17 in the same Plan of Lots, a distance of 220 feet to a point on line of property of now or formerly John Balicki, et ux; thence south 86° 20' east along line of now or formerly John Balicki, et ux, a distance of 80 feet to a point being the southwestern corner of Lot 19 in the same Plan of Lots; thence north 3°22' east along line of Lot 19 in the same Plan of Lots, a distance of 220 feet to a point in the center of a 33 foot public road known as

route T- 671; thence north 86° 20' west along the center line of said lot a distance of 80 feet to a point, the place of beginning.

PARCEL NO. 40-S7-E18

Premises being: 114 Grimm Road, Sarver, PA 16055

BEING the same premises which Jennie H. Jones Vrabel, Rebecca Marie Brownlee and Douglas E. Brownlee, her husband, Roberta Lynn Stasiak and Allen Gerald Stasiak, her husband, Regina Louise Johnson and Danny R. Johnson, her husband , and Michael Lawrence Vrabel, by General Warranty Deed dated September 21, 2005 and recorded October 19, 2005 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 200510190030160, granted and conveyed unto Barbara D. Valasek.

BCLJ: July 17, 24 & 31, 2015

E.D. 2015-30152
C.P. 2015-20981
SHF FILE: 15001625

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of KENNETH G WERNER AND KIMBERLY R WERNER at the suit of GREEN TREE SERVICING LLC, Being:

All that certain piece, parcel of tract of land situate in Oakland Township, Butler County, Pennsylvania, being known and designated as Lot No.2 of the Filgas Subdivision dated June 12, 1997 and prepared by William J. McGarvey, P.E. recorded herewith.

DEED BOOK: 2782

DEED PAGE: 954

MUNICIPALITY: Oakland Township

TAX PARCEL#: 250-2F20-22HC-0000

PROPERTY ADDRESS: 101 Love Road Chicora, PA 16025

BCLJ: July 17, 24 & 31, 2015

Sheriff of Butler County, Michael T Slupe



50th Judicial District Court of Common Pleas Butler County, Pennsylvania

2015 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

MOTION COURT

Judge Doerr	Family	Tues., 1:30P (1)
Judge Horan	Civil	Wed., 9:00A (4)
Judge Yeager	Civil	Thurs., 9:00A (3)
Judge Streib	Family	Thurs., 1:30P (1)

* Judge Doerr's MOTION COURT for Tuesday, August 4, 2015 has been cancelled
 * Judge Doerr's MOTION COURT for Wednesday, August 5, 2015 has been cancelled

* Judge Streib's MOTION COURT for Thursday, August 20, 2015 has been cancelled

* Judge Yeager is adding MOTION COURT on Tuesday, September 1, 2015 at 11:00 a.m.

* Judge Doerr's MOTION COURT for Tuesday, September 15, 2015 has been cancelled

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to www.co.butler.pa.us

Court Holidays

September 7, 2015	Labor Day
October 12, 2015	Columbus Day
November 11, 2015	Veteran's Day
November 26, 2015	Thanksgiving Day
November 27, 2015	Day after Thanksgiving
December 25, 2015	Christmas Day