

RECENT OPINION SUMMARIES

SLOBODA v. KENNEDY A.D. 14-10706 (2015)

Where a plaintiff files a quiet title action pursuant to R.C.P. § 1061(b)(1), the plaintiff's possession of the disputed property is a jurisdictional prerequisite to the Court granting relief. To prevail in an action to quiet title under § 1061(b)(1), a plaintiff must prove that it is in possession of the dispute as to the title of land in question. If the plaintiff can establish these three elements, the court can grant relief under Pa.R.C.P. § 1061(b)(1) by ordering defendant to commence an action of ejectment. The merits of the dispute, the title, and the right to possession are not determined in an action brought under § 1061(b)(1). The issue to be decided is simply whether or not either of the parties claiming an interest in the land was in actual possession at the filing of the complaint.

WOOD v. ZONING HEARING BOARD OF CRANBERRY TOWNSHIP, ET.AL. A.D. 12-10049 (2014)

Spot zoning is the "unreasonable or arbitrary classification of a small parcel of land dissected or set apart from surrounding properties, with no reasonable basis for the differential zoning." In a reverse spot zoning case, the property owner must establish that his property has been held static or "frozen" while the surrounding property is rezoned more permissively with less restriction.

POLY-COR ENTERPRISES, L.P. v. CASCIOLA, ET.AL. A.D. 14-10652 (2014)

In reviewing a motion to dismiss a case for lack of in personam jurisdiction, the Court must accept all of the plaintiff's allegations as true and construe disputed facts in favor of the plaintiff. Title 42 Pa.C.S.A. § 5322(a)(4) provides that a court may exercise jurisdiction over anyone outside of the Commonwealth who has "[c]aus[ed] harm or tortious injury in this Commonwealth by an act or omission outside this Commonwealth." In addition, a "special situation occurs where this is an intentional tort in one state calculated to cause harm in the forum state." Where such intentional conduct is involved, jurisdiction over the defendant is proper in the forum state, based on the effects of acts committed in another state.

MAHR, ET.AL. v. ZONING HEARING BOARD OF CRANBERRY TOWNSHIP, ET.AL. A.D. 12-11181 (2014)

The Court's scope of review in a Zoning Appeal case is restricted to reaching a determination as to whether the local zoning agency committed an error of law and whether its necessary findings are supported by substantial evidence; the court may not substitute its judgment for that of the local agency unless the Zoning Board manifestly abused its discretion. The Board has abused its discretion only if its findings are not supported by substantial evidence. Substantial evidence can be defined as such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.

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

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BCLegalJournal@zoominternet.net

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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: Karl H Bloss**

Late of: Cranberry Township PA
Executor: Lieselotte L Bloss Kwasnik
151 Extonville Rd
Allentown NJ 08501
Attorney: Scott P Borsack Esq
Szaferman Lakind
101 Grovers Mill Road Ste 200
Lawrenceville NJ 08648

Estate of: Janet M Dally

Late of: Cranberry Township PA
Executor: Mary Susan Dally
264 Dakota Avenue
Pittsburgh PA 15202
Attorney: Peter Y Herchenroether
Sherrard German & Kelly PC
535 Smithfield Street Suite 300
Pittsburgh PA 15222

Estate of: Betty J Fulk

Late of: Center Township PA
Executor: Donna M Steinheiser
5150 McCandless Road
Butler PA 16001
Executor: Susan D Siok
13343 Peakview Circle
Anchorage AK 99516
Attorney: Julie C Anderson
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

Estate of: Virginia A Lemmon

Late of: Butler Township PA
Administrator: Rosalie Bliss
1286 Lawsonham Rd
Rimersburg PA 16248
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Karen A McGuire

Late of: Adams Township PA
Executor: Brianne M McGuire
1901 Ambassador Lane
Valencia PA 16059
Attorney: Maryann Bozich DiLuigi
107 Irvine Street
POB 426
Mars PA 16046

Estate of: John A Miller

Late of: Butler PA
Administrator: Pamela J Miller
112 Lyon Avenue
Butler PA 16001
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Robert C Pegge**a/k/a: Robert Charles Pegge**

Late of: Butler Township PA
Executor: Cheryl Shuler
309 Eau Claire Street
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg St 603
106 S Main St
Butler PA 16001

BCLJ: Feb. 13, 20 & 27, 2015

SECOND PUBLICATION**Estate of: Robert J Dempsey**

Late of: Butler Township PA
Administrator CTA: Gwilym A Price III
129 S McKean Street
Butler PA 16001
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Ronald C Eury

Late of: Butler Township PA
Administrator: Rhonda L Sarvey
111 Sarvey Lane
Butler PA 16001
Administrator: Kirk L Eury
1113 Sunset Drive
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Thomas H Holt Sr
a/k/a: Thomas Hemmington Holt

Late of: Butler Township PA
 Executor: Larry G Holt
 138 Cornell Drive
 Butler PA 16001
 Executor: Marlene L Skelley
 104 W Brewster Road
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: William L Hopkins
a/k/a: William L Hopkins Jr

Late of: Zelienople PA
 Executor: Diane E Koegler
 117 Heathercroft Drive
 Cranberry Twp PA 16066
 Attorney: John S Morrow Jr
 Julian Gray Associates
 1187 Thorn Run Ext Suite 400
 Moon Township PA 15108

Estate of: Karl Heinz Klimpke
a/k/a: Karl H Klimpke

Late of: Butler Township PA
 Executor: Linda C Klimpke
 131 Vogel Road
 Butler PA 16002
 Attorney: Adam K Hobaugh
 Murtagh Hobaugh & Cech
 110 Swinderman Road
 Wexford PA 15090

Estate of: Violet Jeannette Miller
a/k/a: Violet J Miller

a/k/a: Violet Taggart Miller

Late of: Worth Township PA
 Executor: Carol Ann Miller
 1153 West Liberty Road
 Slippery Rock PA 16057
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 S Main St
 Butler PA 16001

Estate of: Merle J Moskowitz

Late of: Cranberry Township PA
 Executor: Michael S Berman
 213 Jaclyn Dr
 Cranberry Twp PA 16066
 Attorney: Mark T Coulter
 3824 Northern Pike Suite 801B
 One Monroeville Center
 Monroeville PA 15146

Estate of: Joseph Ostwinch

Late of: Adams Township PA
 Executor: John A Ostwinch
 578 Whitestown Road
 Butler PA 16001
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

Estate of: Marjorie R Phillips

Late of: Butler PA
 Executor: Shirley A Holtzclaw
 25854 Osprey Court
 Millsboro DE 19966
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Nora M Rosdahl

a/k/a: Nora Marie Rosdahl

Late of: Mercer Township PA
 Executor: Eric A Rosdahl
 9701 Sunrise Blvd L35
 N Royalton OH 44133
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

Estate of: Madge Carol Williams

a/k/a: Madge C Williams

Late of: Clay Township PA
 Administrator: David A Williams
 112 Fairview Avenue, #2
 Butler PA 16001
 Administrator: Charles M Williams
 179 Kelly Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: Feb. 6, 13 & 20, 2015

THIRD PUBLICATION

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Estate of: Paul Bush

Late of: Butler Township PA
 Executor: S Louise Bush
 105 Deshon Court
 Butler PA 16001
 Attorney: David A Crissman
 Montgomery Crissman
 Montgomery & Kubit LLP
 518 North Main Street
 Butler PA 16001

Estate of: Phyllis A Diehl**a/k/a: Phyllis Ann Diehl**

Late of: Butler Township PA
 Executor: Randal L Diehl
 273 Grindel Road
 Prospect PA 16052
 Attorney: David A Crissman
 Montgomery Crissman
 Montgomery & Kubit LLP
 518 North Main Street
 Butler PA 16001

Estate of: Ruth C Kernan

Late of: Cranberry Township PA
 Executor: Sandra L Swierk
 112 Love Road
 Valencia PA 16059
 Attorney: Laurel Hartshorn
 254 W Main St POB 553
 Saxonburg PA 16056

Estate of: William Kvindis

Late of: Adams Township PA
 Administrator cta: Jean Pierce
 8633 Lost Valley Drive
 Mars PA 16046
 Attorney: Branden A Fulciniti
 Jones Gregg Creehan & Gerace LLP
 411 Seventh Avenue Suite 1200
 Pittsburgh PA 15219

Estate of: Grace L McKinnis

Late of: Butler Township PA
 Executor: Lou Ann Gould
 4154 Cypress Street
 Butler PA 16001
 Attorney: Sean M Gallagher
 Murrin Taylor Flach Gallagher
 110 E Diamond Street
 Butler PA 16001

Estate of: Wayne Meredith Miller**a/k/a: Wayne Miller**

Late of: Bell County Texas
 Ancillary Executor: Juanita Tee Co Miller
 1308 Cedar Dr
 Killeen TX 76543
 Attorney: Shawn J Haag
 3960 Route 8 Suite 200
 Allison Park PA 15101

Estate of: George D Pflugh

Late of: Summit Township PA
 Executor: Donna Pflugh
 120 Township Line Road
 Butler PA 16002
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

Estate of: Jane H Phillips

Late of: Center Township PA
 Executor: Mary Jo Dillon
 128 W Cunningham Street
 Butler PA 16001
 Executor: Thomas Breth
 128 W Cunningham Street
 Butler PA 16001
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Thelma Whittington**a/k/a: Thelma Marie Whittington**

Late of: Center Township PA
 Executor: John D Whittington
 1025 East Brady Street
 Butler PA 16001
 Attorney: Matthew E Fischer
 114 West Cunningham Street
 Butler PA 16001

BCLJ: Jan. 30, Feb. 6 & 13, 2015

MORTGAGES

January 26 - 30, 2015

100 AWOA, LLC, et al-Nextier Bk NA-Adams
 Twp.-\$349,600.00

Allen, John M., Jr., Family Trust, et al-
 Elderton State Bk-Buffalo Twp.-\$975,000.00

Andrulonis, Nathan, et ux-Wells Fargo Bk
 NA-Cranberry Twp.-\$175,000.00

Beale, Tyler M., et ux-Huntington Natl Bk, et
 al-Donegal Twp.-\$97,920.00

Bergen, Jeffrey L., et al-Embrace Home
 Loans Inc, et al-Center Twp.-\$330,888.00

Bonaparte, Mark, et ux-Bank of America
 NA-Adams Twp.-\$212,800.00

Boozer, Jeffrey Lee, et ux-Homeside Fin
 LLC, et al-Forward Twp.-\$246,893.00

Bornes, Richard, et al-PNC Bk Natl Assn-
 Zelienople Borough-\$60,000.00

Boyd, Steven A., et al-Bank of America NA-
 Adams Twp.-\$535,809.96

Brennan Builders Inc.-Dollar Bk Fed Sav
 Bk-Connoquenessing Twp.-\$6,500,000.00

Byrne, Valerie J.-Butler Armco Emp Cred
 Un-Butler Twp., Wd. 6-\$128,500.00

Callihan, Tera L.-West Penn Fin Serv Ctr Inc,
 et al-Chicora Borough-\$65,204.00

Cannoni, Michael J., et al-PNC Bk Natl Assn-
 Jackson Twp.-\$290,000.00

Caruso, Anthony J., et al-PNC Bk Natl Assn-
 Adams Twp.-\$92,000.00

Cercone, Dean A.-Green Tree Servicing LLC,
 et al-Forward Twp.-\$237,700.00

Chagnon, Kevin C., et al-PNC Bk Natl Assn-

TRUST NOTICE

Trust of: Robert D. Groves, the Robert D. Groves Revocable Living Trust dated 1/30/2013

Late of: Fairview Township, Butler County, Pennsylvania, deceased.

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

George W. Ayres, Jr., Successor Trustee
8413 Winchester Drive
Pittsburgh, PA 15237

Or to:
James P. Shields, Esq.
Elder Law Offices of Shields and Boris
109 VIP Drive, Suite 102
Wexford, PA 15090

BCLJ: January 30, February 6 & 13, 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 20th day of March 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, April 17, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30333
C.P. 2014-22009
SHF FILE: 14003253**

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of TIMOTHY D CARR at the suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, Being:

ALL that certain piece of parcel of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known as Lot 4D-2 in the Kowola subdivision as recorded in the Recorder's office of Butler County in Plan Book Volume 228, page 25 on November 18, 1999.

BEING the same property which Randy J. Kowala and Judith I. Kowala, husband and wife, granted and conveyed to Timothy D. Carr, a single man, by Deed dated November 23, 1999 and recorded December 1, 1999, in the Recorder of Deeds office of Butler County, Pennsylvania in Instrument Number 199912010033681.

Instrument No. 199912010033681

Parcel No.: 190-1F155-17B4DB-0000

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30342
C.P. 2014-21846
SHF FILE: 14003243

ATTY JEFFREY LALAMA

Seized and taken in Execution as the property of ANUJA CHOKSHI AND ANKUR CHOKSHI at the suit of WESBANCO BANK, INC, Being:

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 137 in the Field Lake Estates Plan No. 2, as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 249, Pages 8-10.

BEING designated as Tax Parcel No. 010-S15-B137-0000.

BEING the same premises which Carl Leicher Construction, Inc., by Deed dated February 16, 2007 and recorded in the office of the Recorder of Deeds of Butler County on February 20, 2007 at Instrument No. 200702200003947, granted and conveyed unto Ankur Chokshi and Anuja Chokshi, husband and wife.

HAVING erected thereon a residential dwelling known and numbered as 1001 Sophia Lane, Mars, PA 16046.

BCLJ: January 30, February 6 & 13, 2015

E.D. 2008-30278
C.P. 2008-21111
SHF FILE: 14003240

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of JAMES COGLEY at the suit of JPMORGAN CHASE BANK, NA, Being:

ALL that certain lot, piece or parcel of land situate in the 5th Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the Southwester corner of the land hereby conveyed, this being common point on the property lines of George Mathers, Mrs. Anna James and Catherine Sullivan, a distance of 35 feet to a point; thence Northward to the Southeast corner of other lot of Sadie Snyder Fleming, a distance of 10 feet be the same more or less; thence Westwardly

along the South line of the property of Sadie Snyder Fleming to the property line of Anna James, a distance of 35 feet; thence South along the said Anna James property line to the place of beginning, a distance of 10 feet more or less.

ALSO ALL that certain piece or lot of land situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of the lot hereby conveyed, on line of Ridge Avenue (formerly and alley) and line of lot or formerly of Mrs. James; thence in an Easterly direction along line of Ridge Avenue, 35 feet to a point on line of other lands of Mrs. Catharine Sullivan; thence in a Southerly direction along said other lands of Mrs. Catharine Sullivan, 60 feet to a point on line of lands of T.C. Sullivan; thence in a Westerly direction along line of said lands of T.C. Sullivan, 35 feet to a point on line of land now or formerly of Mrs. James; and thence in a Northerly direction along line of said lot now or formerly of Mrs. James, 60 feet to a point on line of Ridge Avenue, the place of beginning, said lot having a frontage of 35 feet on said Ridge Avenue and extending back between parallel lines a distance of 60 feet, with frame dwelling thereon.

AND BEING more accurately described by survey of Lucas Engineering Co. and Associates dated September 10, 1974 and being bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly line of Ridge Avenue, the Northerly corner of the tract herein conveyed and common to the Northeast corner of lands of now or formerly V. Beblo; thence from said point of beginning, South 68 degrees 24 minutes East along the Southerly line of Ridge Avenue a distance of 35 feet to a point, the Northwest corner of lands of now or formerly H. Irvine; thence South 25 degrees 30 seconds West along lands of now or formerly of H. Irvine, a distance of 70 feet to a point; thence North 68 degrees 24 minutes West along lands of now or formerly of H. Irvine and E. Gillingham, a distance of 35 feet to a point at line of lands of now or formerly of V. Beblo; thence North 25 degrees 30 minutes East along the Easterly line of lands of now or formerly V. Beblo, 70 feet to a point, the place of beginning.

TAX PARCEL#: 565-24-141

INSTRUMENT#: 200707260019507

MUNICIPALITY: CITY of BUTLER

PROPERTY ADDRESS: 207 RIDGE AVENUE, BUTLER, PA 16001

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30315

C.P. 2014-21746

SHF FILE: 14003237

ATTY TERENCE MCCABE

Seized and taken in Execution as the property of CLAYTON A CUPEC at the suit of 7LSF8 MASTER PARTICIPATION TRUST, Being:

70-01934678

ALL THAT CERTAIN PIECE, PARCEL of LOT of LAND SITUATE IN THE TOWNSHIP of SLIPPERY ROCK, COUNTY of BUTLER AND COMMONWEALTH of PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SOUTHEASTERLY CORNER of PROPERTY HEREIN DESCRIBED; THENCE, ALONG BRANCHTON ROAD, NORTH 25 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE of 130.00 FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY of MERCER LIME & STONE COMPANY, NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE of 130.00 FEET TO A POINT; THENCE NORTH 25 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE of 70.00 FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY of BUTLER LIME & STONE COMPANY, SOUTH 84 DEGREES 46 MINUTES 00 SECONDS WEST A DISTANCE of 506.75 FEET TO A POINT; THENCE ALONG OTHER LANDS NOW OR FORMERLY of BUTLER LIME & STONE COMPANY, SOUTH 13 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE of 270.50 FEET TO A POINT; THENCE NORTH 80 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE of 112.75 FEET TO A POINT; THENCE NORTH 81 DEGREES 07 MINUTES 00 SECONDS EAST A DISTANCE of 20.00 FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY OF S. L. CONFER 187.00 FEET, MORE OR LESS; THENCE 87 FEET, MORE OR LESS; THENCE SOUTH 64 DEGREES 30 MINUTES 00 SECONDS EAST

A DISTANCE of 130.00 FEET TO A POINT, THE PLACE of BEGINNING.

THIS DESCRIPTION IS MADE IN ACCORDANCE WITH SURVEY DATED MAY 31, 2002 BY BOCK & CLARK, REGISTERED SURVEYORS.

TOGETHER WITH 20 FOOT RIGHT of WAY FOR INGRESS AND EGRESS OVER AND ACROSS SAID 20 FOOT ALLEY TO A PUBLIC HIGHWAY AND FURTHER RIGHT TO USE A 20 FOOT LEADING NORTHWARDLY TO THE ABOVE TRACT.

TAX I.D. #: Map SI Parcel B3

Being known as: 551 BRANCHTON ROAD, SLIPPERY ROCK, PENNSYLVANIA 16057.

Title to said premises is vested in Clayton A. Cupec by deed from Clayton A. Cupec, a now divorced man dated August 14, 2006 and recorded August 29, 2006 in Instrument Number 200608290022308.

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30331

C.P. 2014-21763

SHF FILE: 14003250

ATTY STEPHEN M HLADIK

Seized and taken in Execution as the property of JOANN C FERGUSON, UNITED STATES of AMERICA, DEPARTMENT of JUSTICE at the suit of WELLS FARGO BANK, NA, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in Slippery Rock Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. G104 in the Poplar Forest Plan of Lots as recorded in Recorder's office of Butler County in Plan Book Volume 136, Page 40, which is a revision from Plan Book Volume 132, Page 25.

BEING KNOWN AND DESIGNATED AS PARCEL NO. 510-S6-G104

HAVING erected thereon a residential dwelling being municipally known and numbered as 204 Seldom Seen Lane, Slippery Rock, Pennsylvania 16057.

SUBJECT to all prior grants and reservations of coal, oil, gas and mining rights as may appear in prior instruments of record. BEING the same property which Daniel

Ferguson and Joann C. Ferguson, husband and wife, by Deed dated February 24, 2003 and recorded November 12, 2003 in the Recorder's office of Butler County, Pennsylvania as Instrument No.: 200311120051139 granted and conveyed unto Joann C. Ferguson, in fee.

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

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30310
C.P. 2014-21774
SHF FILE: 14003236

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of JAMES ADAM FLEISCHER AND UNITED STATES of AMERICA at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

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

Beginning at a point the center line of the township road at line of lands formerly Dickey, now Yount, said point being the northeast corner hereof; thence along line of land formerly of Dicky, now Yount, South 49 Degrees 28' East, 1103 feet to a point at line of lands now or formerly of C. C. Miller, the southeast corner hereof; thence along line of lands now or formerly of Miller, South 43 Degrees 8' West, 1117.65 feet to a point in the center line of the township road (prior deed says townshiproad), the northwest corner hereof; thence along the center line of said road, North 54 degrees 37" East, 93.6 feet to a point; thence along same, North 41 degrees East, 107.15 feet, the place of beginning. Containing 5.1 acres as per survey of Lucas and Greenough dated July, 1949.

PARCEL NO. 0603F4138

BEING KNOWN AS 5159 McCandless Road, Butler, PA 16001

BEING the same premises which Marian E. Fleischer a/k/a Marian Elizabeth Fleischer (widow), by Deed dated July 27, 2004 and recorded July 29, 2004 in the office of the Recorder of Deeds in and for Butler County

Instrument Number 200407290024822, granted and conveyed unto Marian E. Fleischer and James Edward Fleischer.

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30309
C.P. 2014-21562
SHF FILE: 14003233

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of ANN HASELEU HEIR, LLOYD C HASSELEU III, DECEASED, TODD HASELEU HEIR, TAMMIE HASELEU HEIR, AND UNKNOWN HEIRS at the suit of BAYVIEW LOAN SERVICING, LLC, Being:

ALL that certain piece, parcel or tract of land situate in the Township of Winfield, County of Butler, Commonwealth of Pennsylvania, being bounded and described in accordance with survey of Charles L. Pair, II, R.S., dated September 19, 1978, as follows:

BEGINNING at a point, said point being the Southwest corner of the within described parcel of ground, said point being situate at an existing iron pin at the Southeast corner of property conveyed by Michael Brenzenski to Johnny Spicher at Deed Book Vol. 795, Page 288, said point being also situate on the North right of way line of a 40 foot wide strip of ground to be used for ingress, egress, and regress to and from the within described parcel of land; thence from said place of beginning along line of lands of now formerly Spicher, North 3 degrees 12 minutes 10 seconds East a distance of 208.00 feet to an existing iron pin; thence continuing along lands of Spicher, South 86 degrees 46 minutes 30 seconds East, a distance of 11.27 feet to an existing iron pin; thence continuing along the same as conveyed to Spicher at Deed Book Vol. 829, Page 62 North 3 degrees 12 minutes 10 seconds East, a distance of 408.00 feet to an existing pipe at line of lands of now or formerly St. Joseph R.C. Church of Cabot; then along said St. Joseph R.C. Church of Cabot, South 86 degrees 46 minutes 30 seconds East, a distance of 279.17 feet to a point at line of lands of Bresenski; thence by line of land of Bresenski, South 3 degrees 13 minutes 30 seconds West, a distance of 616.00 feet to a point on the North right of way line of said 40 foot strip to be used for access, thence along the North right of way line of same, North 86 degrees 46 minutes 30 seconds West, a distance of 290.14 feet to an existing iron pin

at the place of beginning. Containing an area of 4.00 acres as per the above recited survey.

This conveyance is made to the within grantees, their heirs and assigns forever, in common with the within grantors, their heirs and assigns forever, with a certain right of way 40 feet in width extending along the South line of property above described and in a Westerly direction to the line of lands of St. Joseph's R.C. Church of Cabot, said right of way continuing in a Westerly direction of a width of 30 feet along the South line of said St. Joseph R. C. Church of Cabot to the line of Township Road T-620.

TITLE TO SAID PREMISES IS VESTED IN Lloyd C. Haseleu, HI, by Deed from Lloyd C. Haseleu, and Linda S. Haseleu, dated 06/26/1992, recorded 06/30/1992 in Book 2077, Page 328. LLOYD C. HASELEU, III died on 12/05/2010 and, upon information and belief his surviving heir(s) are ANN HASELEU, TODD HASELEU, TAMMIE HASELEU, and TIFFANY KELLY Plaintiffs representative contacted the Register of Wills of BUTLER COUNTY and was informed that no estate has been raised on behalf of the decedent mortgagor. By executed waiver(s), TIFFANY KELLY waived her right to be named as a defendant in the foreclosure action.

Tax Parcel: 320-1F73-21C-0000

Premises Being: 115 BREZENSKI LANE,
CABOT, PA 16023-9559

BCLJ: January 30, February 6 & 13, 2015

E.D. 2008-30567
C.P. 2008-22920
SHF FILE: 14003238

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of COURTNEY C HOWER AND RENELI MANAGEMENT INC at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

PARCEL ONE:

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

Commencing at a point on East Water Street, being the Northwest corner of said parcel to be conveyed; thence North 54 degrees 45 minutes East, a distance of 90 feet along East

Water Street to a point on line of property now or formerly of Chutz Bros. Inc.; thence South 31 degrees 58 minutes East, a distance of 170.3 feet along line of property now or formerly of Chutz Bros., Inc., to a point line of property now or formerly of Elizabeth P. Morganthall; thence South 53 degrees 43 minutes West, a distance of 74.1 feet along property now or formerly of Morganthall to a point on line of property now or formerly of L.L. McCollough; thence 36 degrees 17 minutes West, a distance of 169.8 feet along line of property now or formerly of McCollough to a point, the place of beginning, as per survey of W.S. Hines, Registered Surveyor, dated August 11, 1958.

PARCEL TWO:

ALL that certain parcel or tract of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows:

Commencing at a point on East Water Street, being the northwest corner of said parcel to be conveyed and also the northwest corner of tract described above; thence North 54 degrees 45 minutes East a distance of 6 feet along East Water Street; thence South 31 degrees 58 minutes East by other land of Chutz Brothers, Inc., a distance of 144 feet; thence South 54 degrees 45 minutes West by other land of Chutz Brothers, Inc., a distance of 6 feet; thence North 31 degrees 58 minutes West by tract described above a distance of 144 feet to a point on the edge of East Water Street, the place of beginning. Subject to exceptions, reservations, restrictions, easements, rights of way, building lines, and protective covenants as may be stated in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Reneli Management Inc. by Tax Claim Bureau Deed of the Butler County Tax Claim Bureau, grantor for Courtney Hower, dated 9/13/2010 and recorded 12/30/2010 at Instrument Number 201012300031135. Having been sold by the Butler County Tax Claim Bureau, Sale No. U1 0-1192, pursuant to the provisions of the Act of July 7, 1947, P.L. 1368, known as the Real Estate Tax Sale Law, its amendments and supplements.

Tax Parcel: 510-S2-37

Premises Being: 362 East Water Street,
Slippery Rock, PA 16057-1114

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30320
C.P. 2014-21935
SHF FILE: 14003247**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of SHAWN A KLOKER AND GRACE L KLOKER at the suit of PHH MORTGAGE CORPORATION, Being:

All that certain piece or lot of land 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 corner of East Fulton Street and an alley (known as Riddle's Alley) now, Cliff Street; thence Northwardly along said alley, now Cliff Street, a distance of one hundred fifty (150) feet to line of lot formerly of George Wonall, now or formerly of Kiester (formerly a part of the lot hereby conveyed); thence Westward by a line parallel to East Fulton Street, a distance of fifty-five (55) feet to a point on line of lot formerly of Goehring, now or formerly of O'Brien: thence Southward by a line parallel to the line of said Riddle Alley, now Cliff Street, along line of lots of land formerly of Goehring, now or formerly of O'Brien, and formerly of Abrams, now or formerly of Hudak, a distance of one hundred and fifty (150) feet to a point on line of East Fulton Street; thence Eastward along line of said East Fulton Street, a distance of fifty-five (55) feet to the place of beginning, and being known as Lot J in the plan of lots designated in the Last Will and Testament of Mary G. Heiner, deceased, being Item 11 in said Will.

TITLE TO SAID PREMISES IS VESTED IN Shawn A. Kloker and Grace L. Kloker, h/w, by Deed from Ginny Duffey, Executrix of the Estate of Virginia K. Duffey, dated 08/21/2009, recorded 08/25/2009 in Instrument Number 200908250019997.

Tax Parcel: 564-11-16-0000

Premises Being: 214 East Fulton Street, Butler, PA 16001-4435

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30322
C.P. 2014-20513
SHF FILE: 14003248**

ATTY SCOTT MORRIS

Seized and taken in Execution as the property of JOHN P KRAUS, JUDITH E KRAUS, UNITED STATES of AMERICA, AND UNITED STATES of AMERICA at the suit of BANK of NEW YORK MELLON TRUST CO, Being:

ALL THAT CERTAIN TRACT OR PIECE of GROUND SITUATE in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 1 in the Schneider Plan for Keith 1. Schneider, recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book 180, Page 19.

SUBJECT to rights of way, utility, easements, oil and gas leases and other instruments of record pertaining to said property.

BEING KNOWN AS PARCEL NUMBER: 010-4F35-19D.

BEING KNOWN AS 183 FORSYTHE ROAD, MARS, PA 16046.

BEING THE SAME PREMISES which Keith L. Schneider, a married individual, granted and conveyed unto John P. Kraus and Judith E. Kraus, husband and wife, by Deed dated October 26, 2000 and recorded on November 2, 2000 in the office of the Recorder of Deeds of Butler County as Instrument No. 200011020026019.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT of SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS of SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL of SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE of the LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION of THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30330
C.P. 2014-22016
SHF FILE: 14003251**

ATTY DANIEL G SCHMIEG

Seized and taken in Execution as the property of PATRICE LOSI, PATRICE G LOSI, DAVID LOSI AND DAVID J LOSI at the suit of CITIMORTGAGE INC, Being:

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

BEGINNING at the corner of lands now or formerly of Elizabeth Shaner and Saxonburg Boulevard, Formerly Patchtown Coal Road; thence along said Saxonburg Boulevard 200 feet to a point on line of lands now or formerly of William Leslie; thence West and at right angle to said road 140 feet to a point online of lands now or formerly of William Leslie; thence South and at right angles to said last line 200 feet to line of lands now or formerly of Elizabeth Shaner and thence East along said Sahner line 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrice G. Losi, by Deed from David J. Losi, dated 11/11/2010, recorded 11/29/2010 in Instrument Number 201011290028164.

Tax Parcel: 100-1 F 161-20E-0000

Premises Being: 990 Saxonburg Boulevard, Saxonburg, PA 16056-2318

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2013-30059
C.P. 2013-21513
SHF FILE: 14003246**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of FREDERICK LOUIS LOVE, JODI LOVE AND UNITED STATES OF AMERICA at the suit of WELLS FARGO BANK, N.A., Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the township of Muddy Creek, county of Butler and commonwealth of Pennsylvania, being known as lot no. 1 in the subdivision plan for Lee Ketzel as recorded in the office of the recorder of deeds in and for Butler county at plan book volume 163, page 28, and being more particularly bounded and

described as follows, to-wit:

BEGINNING at a point in the center line of Stanford road, said point being the southeast corner of lot no. 3 in the Hynes plan of lots and being the northeast corner of the parcel herein described; thence along Stanford road the following two courses and distances; south 31 degrees 35 minutes 29 seconds east, a distance of 24.74 feet; south 43 degrees 05 minutes 26 seconds east, a distance of 75.26 feet to a point; thence along lot no. 3 in the Ketzel plan of lots aforesaid, the following two courses and distances; south 77 degrees 07 minutes 00 second east, a distance of 621.75 feet; north 58 degrees 25 minutes 30 seconds west, a distance of 456.50 feet to a point; thence south 88 degrees 30 minutes 00 second east along lot no. 3 in the Hynes plan of lots aforesaid, a distance of 930.97 feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick L. Love and Jodi Love, his wife given by James M. Hynes, single individual, by his agent, Robert Johnson, by Special Power of Attorney Dated: July 16, 2004 recorded 07/20/2004, in instrument No. 200407200023705.

Tax Parcel: Parcel No. 240-4F96-A10C

Premises Being: 398 Stanford Road, Prospect, PA 16052-2616

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30339
C.P. 2014-21420
SHF FILE: 14003231**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of CLARA K LYONS at the suit of GREEN TREE SERVICING LLC, Being:

ALL THAT CERTAIN lot or parcel of land, lying and being in Middlesex Township, Butler County, Pennsylvania and known and described as Lot No.6 in the Fulton Pines Plan of Lots, and more particularly bounded and described as follows:

BEGINNING at the intersection of the Northwesterly line of the Public Road No. T-566 with the dividing line between Lots No. 5 and 6 in said Plan; thence along the said dividing line North 19° West a distance of 120 feet to a point; thence North 40° T 30" East a

distance of 100.73 feet to a point in the dividing line between Lots No.6 and 7 in said Plan; thence along the last mentioned dividing line South 46° 9' East a distance of 146.16 feet to the Northwestern line of the said Public Road; thence following the line of the said Public Road in a Southwesterly direction by an arc line having a radius of 356.97 feet a distance of 160 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 140 Old Route 8 South, Valencia, PA 16059

BEING THE SAME PREMISES which Kennihan Development Company, a Pennsylvania Corporation, by Deed dated 5/13/1960 and recorded 5/17/1960 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 741, Page 70, granted and conveyed unto Bernard Lee Lyons and Clara K. Lyons, husband and wife.

PARCEL NO.: 230-S8-E6

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30338
C.P. 2014-22078
SHF FILE: 14003239

ATTY LOUIS P VITTI

Seized and taken in Execution as the property of GEORGE H MCCARTNEY at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point on the North side of Spring Street, which point is 322 feet East of the Northeast corner of the intersection of formerly Jamison Street, now Route 268 and Spring Street; thence by the North side of Spring Street, South 79 degrees 46' East a distance of 100 feet to an alley; thence North 13 degrees 59' East along said alley 38.25 feet to a point; thence along other lands of the grantors, North 79 degrees 46' West 48 feet to a point; thence along other lands of the grantors, North 12 degrees 37' East 85 feet to an alley; thence along said alley North 64 degrees 55' West 55 feet to Lot No. 21 in the Jamison Plan, now owned by Walter Jamison; thence South 12 degrees 37' West along Lot No. 21 a distance of 141.7 feet to Spring Street, the place of beginning. Being part of Lot No. 22 in the Jamison Plan of Lots in said Borough.

BEING known as 115 Spring Street, Petrolia, PA 16050.

BEING designated as Block and Lot: S1-A-16A.

BEING the same premises which Phyllis J. Shakley, unmarried, by Deed dated 09/18/2012 and recorded 09/21/2012 in the Recorder's office of Butler County, Pennsylvania, at Document No. 201209210027306, granted and conveyed unto George H. McCartney.

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30314
C.P. 2014-21779
SHF FILE: 14003249

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of DINA MCCORMICK, DINAR MCCORMICK, JAMES B MCCORMICK, AND JAMES MCCORMICK at the suit of WELLS FARGO BANK, NA, 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 Northeast corner of the lot herein described, which point is common to the South side of White Oak Drive and the center of a 15 foot drainage and utility right of way; thence by the latter, South 17 degrees 10 minutes feet 149.18 feet to a point in the center of another 15 foot drainage and utility right of way; thence by the same, South 4 3 degrees no minutes West 49.89 feet to a point in the center of said drainage and utility right of way; thence by the same, South 84 degrees 4 minutes West 121.15 feet to a point on the East side of White Oak Drive; thence by the same, North 4 degrees 49 minutes East 45 feet to a point; thence by the same by a curve to the right having a radius of 175 feet a distance of 190.69 feet to a point, the place of beginning.

UNDER AND SUBJECT to grants of mineral rights, rights of way, building and use restrictions, easements, covenants, and conditions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN James B. McCormick and Dina R. McCormick, h/w, by Deed from Mrujorie A. Rogner, a widow, dated 03/17/2006, recorded 03/20/2006 in

Instrument Number 200603200006151.

Tax Parcel: 051 -39-E8-0000

Premises Being: 113 White Oak Drive, Butler,
PA 16001-3445

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30311
C.P. 2014-21196
SHF FILE: 14003235**

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of DOROTHY MCCREDIE, LEES MCCREDIE, EMILY A CHAPMAN, AND TARL A CHAPMAN at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

Commencing at the Northwest corner of the property here described at the private way or road now or formerly of the Heirs of John C. Grohman and another private road on the North; thence by the last mentioned private road South 82 degrees, East 66 112 feet more or less; then by the same North 62 degrees East 15 feet to a post at the lands formerly of the Heirs of John M. Greer or Robert Treuel, 53 feet to East Fulton Street, then by East Fulton Street, South 89 1/2 West 83 feet, more or less to a private road or way now or formerly of the Heirs of John C. Grohman then by the same, North 2 1/2 degrees East 47 foot, more or less to the place of beginning, and having erected on it a two-story frame dwelling house.

Being known as: 250 East Fulton Street, Butler PA 16001

Being Butler County Parcel ID # 564-21-4

This document may not (does not) sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection, damage may result to the surface of the land and, any house, building or other structure on such land. The inclusion of this notice does not enlarge, restrict or modify any legal right or estates otherwise created, transferred, excepted or

reserved by this instrument. BEING the same premises which Lee McCredie and Dorothy McCredie, husband and wife, by Deed dated July 27, 2006, and recorded August 1, 2006, in the Butler County Recorder of Deeds as Instrument No. 200608010019477, granted and conveyed unto Lee McCredie and Dorothy McCredie, husband and wife, and Emily A. Chapman and Tarl A. Chapman, husband and wife, in fee.

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2008-30494
C.P. 2008-21892
SHF FILE: 14003254**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of MICHAEL L MOTTER at the suit of WELLS FARGO BANK, N.A., Being:

ALL THAT certain lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 12 in the Kendal wood Plan of Lots, as recorded in the Recorder's office of Butler County, Pennsylvania, in Rack File No. 66, page 27.

DESIGNATED as Parcel No. WDI-61 -H-12 in the Deed Registry office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling house known as 123 Crosslands Road, Butler, Pennsylvania 16001.

SUBJECT TO all covenants, conditions, restrictions, easements, and rights of way as contained in prior instruments of record in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Motter, unmarried, by Deed from Lawrence Pesce and Christina Pesce, h/w, dated 09/18/2003, recorded 09/29/2003 in Instrument Number 200309290044100.

Tax Parcel: 051-61-HI2-0000
Premises Being: 123 Crossland Road, Butler, PA 16002-1101

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30347
C.P. 2014-22128
SHF FILE: 14003245

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of TIFFANY D MUSKO AND GARRET P MUSKO at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain parcel of land situate in the Third Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows: Beginning at a point on the North side of West Cunningham Street at a pin, said point being the Southwest corner of the lot herein described, being also the Southeast corner of Lot No. 2 in the same plan; thence in a Northeasterly direction along line of Lot No.2 and continuing into Lot No.6 in said plan, a distance of 70.00 feet, more or less to the South wall of the office building now erected on Lot No. 6; thence Eastwardly along the wall of said building 8.00 feet, more or less, to a 20.00 foot alley, now known as Wagner Avenue; thence Southwardly along line of said alley, now known as Wagner Avenue, 15.00 feet, more or less, to Lot No. 1, said point being the Northeast corner of Lot No. 1 as described in said plan; thence continuing Southwardly along said alley, now known as Wagner Avenue, 71.87 feet to a point at or near the intersection of said alley, now Wagner Avenue and West Cunningham Street; thence Westwardly 2.84 feet to a pin on the North side of West Cunningham Street; thence in a Northwestwardly direction along the North line of said West Cunningham Street; 53.75 feet to a pin at the corner of Lot No.2 in the same plan, the place of beginning.

Being Lot No. 1 and a small portion out of the Southeast corner of Lot No. 6 in the Plan of Lots laid out by George Schenck, by Aiken and Greenough, Civil Engineers in the month of October, 1930. Said plan being of record in the County of Butler's Recorder's office in Plan Book 'B' Page 125, see file Section No. 14, Page 6.

Under and Subject to the easements, restrictions and encumbrances of record to the extent valid and enforceable.

HAVING thereon erected a dwelling house

TITLE TO SAID PREMISES IS VESTED IN Garrett P. Musko and Tiffany D. Musko, by

Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-1 by Washington Mutual Bank as Attorney in Fact, dated 01/07/2008, recorded 01/28/2008 in Instrument Number 200801280001806.

Tax Parcel: 563-8-42-0000

Premises Being: 420 West Cunningham Street, Butler, PA 16001-5490

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30353
C.P. 2014-21529
SHF FILE: 15000039

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of THOMAS A ROWDEN AND THOMAS ARTHUR ROWDEN at the suit of BANK of NEW YORK MELLON, Being:

ALL that certain lot or piece of ground situate in Adams Township, Butler County, Commonwealth of Pennsylvania being Lot No. 1 in the Rouda/Gamber/Ehrhardt/Lathrop/Pritchard Plan of Lots, said plan being a subdivision of Lot No. 1 of the E.T. Thieleman Estate Plan No.5 as recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 232, page 28. Containing 2.140 Acres.

UNDER AND SUBJECT TO covenants, conditions and restrictions as set forth in Restrictive Covenants and Affirmative Agreement recorded in the Butler County Recorder of Deeds office on August 8, 2000 at Instrument No. 18427. FURTHER UNDER AND SUBJECT to covenants, conditions, restrictions, easements, rights of ways, oil and gas leases and coal and mining rights as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Rowden, by Deed from Lori Rowden, married, previously known as, Lori Rouda, dated 10/31/2000, recorded 10/31/2000 in Instrument Number 200010310025866.

Tax Parcel: 10-4F33-25L

Premises Being: 335 Myoma Road, Mars, PA 16046

BCLJ: January 30, February 6 & 13, 2015

E.D. 2011-30290
C.P. 2011-21744
SHF FILE: 14003234

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of RAYMOND K RUTH AND SHERRI L RUTH at the suit of BANK of AMERICA, N.A., Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot. No.4 in the Walnut Ridge Plan of Lots as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 147, Page 13.

TITLE TO SAID PREMISES IS VESTED IN Raymond K. Ruth and Sherri L. Ruth, h/w, by Deed from Gregory M. Makozy and Maria Makozy, h/w, dated 08/16/2007, recorded 08/20/2007 in Instrument Number 200708200021830.

Tax Parcel: 010-S6-D4-0000

Premises Being: 115 Sturbridge Lane, Evans City, PA 16033

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30319
C.P. 2014-21737
SHF FILE: 14003232

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of KAREN L SLATER AND ROBERT J SLATER at the suit of WELLS FARGO BANK, NA, Being:

Parcel #56-1-35-97

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

BEGINNING at a point on the south side of Wallula Avenue 6 feet West from the northwest corner of Lot No.6 in the same plan of lots and which is hereinafter mentioned; thence south by a line parallel to the West line of said lot No. 6 and along line of lot now or formerly of Robert Donaldson, a distance of 182.76 feet to an alley; thence west along said alley 50 feet; thence north along lot heretofore conveyed to Howard R. White, a distance of 183.11 feet to

the south line of Wallula Avenue 49.62 feet to the place of beginning. Said premises being a part of Lot No.7 in the W.S. Boyd Plan of Lots in Springdale as recorded in Butler County at Book 190, page 498.

HAVING thereon erected a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Slater and Karen L. Slater, husband and wife deeded by Mark J. Bosak and Christine Cupps-Bosak, husband and wife, dated 05/13/02, recorded 05/20/02, instrument# 200205200017436.

Tax Parcel: 561-35-97-0000

Premises Being: 111 Wallula Avenue, Butler, PA 16001-6523

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30328
C.P. 2014-22014
SHF FILE: 14003252

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of DONNA M TELENSON at the suit of CITIFINANCIAL SERVICES INC, Being:

ALL that certain piece, parcel or lot of land situate in the Third (3rd) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows: On the North, a distance of 90 feet by Lot Numbered 56 in the Marshall and Schenck Plan of Lots; On the East, a distance of 30 feet by the right of way line of Third Avenue; On the South, a distance of 90 feet by Lots Numbered 85, 59, and 58, respectively, in the Marshall and Schenck Plan of Lots; and, On the West, a distance of 30 feet by the right of way line of an alley.

SUBJECT to any and all easements and rights of way as the same may be and appear in prior instruments of record.

SAID premises being Lot Numbered 57 in the Marshall and Schenck Plan of Lots as recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 2, at Page 12.

EXCEPTING and RESERVING from the operation of this conveyance, at the southeastern corner of the within described lot, a strip of land one foot wide on Third

Avenue and extending in a westerly direction therefrom, a distance of 34 feet. Said strip of land having been conveyed by Anna Isovitich to Jennie Green Zeichner by Deed dated June 21, 1957, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, in Deed Book Volume 704, at Page 156.

TITLE TO SAID PREMISES IS VESTED IN Donna M. Telenson, a single woman, her daughter, by Deed from Pauline Telenson, a widow and Donna M. Telenson, a single woman, her daughter, dated 11/06/2003, recorded 11/17/2003 in Instrument Number 200311170051675.

Tax Parcel: 563-26-56-0000

Premises Being: 134 Third Avenue, Butler, PA 16001-5642

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30134
C.P. 2013-21731
SHF FILE: 14003241**

ATTY JENNIFER FRECHIE

Seized and taken in Execution as the property of DONNA M THEODOTOU at the suit of PNC MORTGAGE, 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. 329 IN THE PINEHURST PLAN of LOTS, PHASE NO. 3, AS RECORDED IN THE RECORDER'S office of BUTLER COUNTY IN RACK FILE NO. 158, PAGES 27, 28, AND 29.

HAVING ERECTED THEREON A DWELLING KNOWN AS 173 PINEHURST DRIVE.

BEING DESIGNATED AS PARCEL NO. 130-S25-A329.

DEED BOOK: Instrument# 200706040013904
DEED PAGE: Instrument# 200706040013904
MUNICIPALITY: TOWNSHIP of CRANBERRY

TAX PARCEL#: 130-S25-A329
PROPERTY ADDRESS: 173 Pinehurst Drive
Cranberry Township, PA 16066

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30344
C.P. 2014-21840
SHF FILE: 14003244**

ATTY BRETT SOLOMON

Seized and taken in Execution as the property of KYLE B THOMAS AND LINDSAY A THOMAS at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point on West Pearl Street, 141 feet distance East from North Washington Street; thence East along the South side of West Pearl Street 50 feet to Jackson Street; thence South along the West line of Jackson Street 120 feet to lot now or formerly of Smith; thence West along line of lot now or formerly of Smith, 50 feet to lands of now or formerly William H. Miller; thence North along lands of now or formerly William H. Miller, 120 feet to West Pearl Street, the place of beginning.

BEING KNOWN AS 121 West Pearl Street, Butler, Pennsylvania.

BEING the same premises granted and conveyed unto Kyle B. Thomas and Lindsay A. Thomas, husband and wife, by Deed of Marcia Sullivan, formerly Marcia A. Hoover, and Timothy J. Sullivan, husband and wife, dated September 6, 2006, and recorded, in the office of the Recorder of Deeds of Butler County, Pennsylvania on September 15, 2006 at Instrument Number 200609150023765.

BUTLER COUNTY TAX PARCEL NO. 565-11-64

BCLJ: January 30, February 6 & 13, 2015

**E.D. 2014-30308
C.P. 2014-21736
SHF FILE: 14003230**

ATTY BRIAN LAMANNA

Seized and taken in Execution as the property of TRACY THOMAS AND CHARLIE THOMAS at the suit of NATIONSTAR MORTGAGE LLC, 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. 715 in the Pinehurst Plan of Lots Phase 7, as the same is recorded in the Recorders of Deeds Office in and for Butler County, Pennsylvania, in Plan Book Volume 191, page 9.

TAX I.D. #: 130-S25-A715-0000

Being known as: 702 MAGNOLIA LANE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Charlie Thomas and Tracy Thomas, husband and wife, by deed from Irvin L. Parker and Caroline Parker, husband and wife dated November 30, 2007 and recorded July 17, 2009 in Instrument Number 200907170016712.

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30356
C.P. 2014-22222
SHF FILE: 15000036

ATTY MARTHA VONROSENSTEIL

Seized and taken in Execution as the property of GERALDINE L TISDALE, GERALDINE L FRANCIONI AND LOUIS P FRANCIONI at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:

ALL that certain piece, parcel or lot of land situate in Middlesex Township, Butler County, Pennsylvania, being known and designated as Lot No. 2 in the Tisdale Subdivision Plan recording in the Recorder's office of Butler County, PA in Plan Book Volume 89, page 26, being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly side line of a public road, known as Leslie Road, also known as L. R. 10017, where the same is interested by the line dividing Lot No. 1 and Lot No. 2 in said plan, said point of beginning being the northwest corner of the lot herein described; thence from said point of beginning and continuing along the side line of Leslie Road, South 79°33'20" East, a distance of 510.53 feet to an iron pin, being the line dividing the within described lot and property now or formerly of M. Leslie; thence continuing along last mentioned dividing line South 00°19'30" East, a distance of 274.61 feet to an iron pin on line of land of now or formerly M. Leslie and line of Lot No. 1 in the Tisdale Subdivision Plan; thence along line of Lot NO. 1 and the lot herein described, North 79°33'20"

West, a distance of 552.56 feet to an iron pin; thence from said iron pin along other lands of Lot NO. 1 in the Tisdale Subdivision Plan, North 09°40" East, a distance of 270.40 feet to an iron pin on the Southerly side of Leslie Road at the place of beginning.

Containing 3.298 acres per survey of North Hills Engineering Co. dated October 12, 1981 .

Subject to a fifty (50) foot building line along Leslie Road, also known as L.R. 10017.

Also Subject to a twenty (20) foot drainage easement running across the southeast corner of the within described lot.

PROPERTY ADDRESS: 152 LESLIE ROAD, VALENCIA, PENNSYLVANIA 16059

BEING KNOWN AS TAX PARCEL NUMBER #230-2F90-40A

IMPROVEMENTS: Residential dwelling

Being the same premises which Geraldine L. Tisdale a/k/a Geraldine L. Francioni and Louis P. Francioni, Jr., husband and wife, granted and conveyed unto Geraldine L. Tisdale n/k/a Geraldine L. Francioni and Louis P. Francioni, Jr., husband and wife, by deed dated December 20, 2002 and recorded January 3, 2003 in Butler County Instrument #200301030000227.

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30357
C.P. 2014-22225
SHF FILE: 15000034

ATTY SCOTT SCHREFFLER

Seized and taken in Execution as the property of ROGER D WHITED AND NANCY J WHITED at the suit of FARMERS NATIONAL BANK of EMLENTON, Being:

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

BEGINNING at a point on the North side of Highway Route No. 10079 at the eastern end of a bridge abutment; thence in a northern direction along lands now or formerly of Evon T. Hiles, formerly Evon T. Henry, 209 feet to an iron post; thence in an eastern direction along lands now or formerly of Evon T. Hiles,

formerly Evon T. Henry, 648 feet to an iron post; thence in a southern direction, 188 feet 10 inches to a point on the northern side of Highway Route No. 10079, said point being approximately 450 feet west of the point where said highway intersects the western line of lands now or formerly of W. B. Fletcher; thence in a western direction along the north side of said highway, 748 feet to a point, the place of beginning. Containing approximately three (3) acres, more or less.

BEING and intending to be the same parcel conveyed by Edward Eugene Henry, et ux to Roger D. Whited, et ux by Deed dated August 11, 2000, and recorded at the Butler County Recorder of Deeds office at Instrument No. 200008110018721, under date of August 11, 2000 and being.

BCLJ: January 30, February 6 & 13, 2015

E.D. 2014-30296
C.P. 2014-21257
SHF FILE: 14002733

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of DOUGLAS M ZARNICK AND BRENDA D ZARNICK at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

Beginning at a point in the center line of a public road known as the Mercer Road at the intersection of line of lands of now or formerly George E. Harrison; thence south 79° 11' west along line of lands of now or formerly of George E. Harrison and Melvin Voland, a distance of 726 ft. to an iron pipe at line of lands of now or formerly William H. Wise; thence south 18° 05' east along lands of now or formerly William H. Wise, a distance of 180 ft. to an iron pipe at line of lands of now or formerly W. H. Miller; thence north 89° 14' east along lands for now or formerly W. H. Miller, a distance of 266.6 ft. to a point on line of lands of now or formerly Dunn; thence north 18° 05' west along lands of now or formerly Dunn and Blair, a distance of 206.65 ft. To a point; thence north 79° 11' east along line of lands of now or formerly Blair and Dunn, being Lots, Nos. 5,4 and 3 in said plan, a distance of 469.5 ft. to a point in the center line of the aforesaid Mercer Road; thence north 18° 05'

west along the center line of said Mercer Road, a distance of 20.16 ft. To a point in the center line of said road, being the place of beginning, and being Lot No. 6 and a 20 ft. driveway in an unrecorded plan of lots made for Margaret Percy EHM and E. Helen Percy June 10, 1947, by Howard W. Warnick, R. E.

Title to said Premises vested in Douglas M. Zarnick and Brenda D. Zarnick, married by

Deed from Brenda D. Burd N/K/A Brenda D. Zarnick and Douglas M. Zarnick dated 12/26/2006 and recorded 01/05/2007 in the Butler County Recorder of Deeds in Instrument No. 200701050000446.

BEING KNOWN AS 113 Blair Drive, Butler, PA 16001

TAX MAP NO: 056113/B/6

BCLJ: January 30, February 6 & 13, 2015

Butler County Sheriff, Michael T Slupe

HIGH SCHOOL MOCK TRIAL

BCBA | BUTLER COUNTY BAR ASSOCIATION
YOUNG LAWYERS DIVISION



THANK YOU

To all the Volunteers, Judges and Jurors
who participated in the
2015 Statewide High School Mock Trial Competitions
held at the Butler County Courthouse
February 3, 4 and 5, 2015.

You make these Competitions possible!

Sponsored by the Butler County Bar Association &
Butler County Court of Common Pleas on behalf of the
Pennsylvania Bar Association Young Lawyers Division

