

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: Bernard Jack Buller
a/k/a: Jack Bernard Buller**

Late of: Cranberry Township PA
 Executor: Amy Smithgall
 115 Miller Drive
 Wexford PA 15090
 Attorney: Jillian F Zacks
 McAndrews Law Offices
 429 Fourth Avenue Suite 1600
 Pittsburgh PA 15219

BCLJ: September 25 & October 2, 9, 2020

Estate of: Keith N Cantwell

Late of: Cranberry Township PA
 Administrator: Patricia Schultz
 1014 Highfield Road
 Bethel Park PA 15102
 Attorney: Mark C Joseph
 PO Box 13512
 Pittsburgh PA 15243

BCLJ: September 25 & October 2, 9, 2020

**Estate of: Clarence R Gilliland Sr
a/k/a: Clarence R Gilliland**

Late of: Butler PA
 Executor: Clarence R Gilliland Jr
 112 Steelton Avenue
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 25 & October 2, 9, 2020

**Estate of: Barry R Hammond
a/k/a: Barry Roe Hammond**

Late of: Center Township PA
 Executor: Deborah S Hammond
 145 Cedar Ridge
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 102
 Butler PA 16001

BCLJ: September 25 & October 2, 9, 2020

Estate of: Ronald Glenn Hash

Late of: Butler PA
 Administrator C.T.A.: Margaret L Hash
 507 1/2 Diamond Street
 Butler PA 16001
 Attorney: Armand R Cingolani III
 Cingolani & Cingolani
 300 North McKean Street
 Butler PA 16001

BCLJ: September 25 & October 2, 9, 2020

Estate of: Eleanor M Lasky

Late of: Connoqueensing Township PA
 Executor: Thomas A Lasky
 155 Royal Oak Drive
 Butler PA 16002
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

BCLJ: September 25 & October 2, 9, 2020

Estate of: Irene H Matjasko

Late of: Jefferson Township PA
 Executor: Gayland S Beresik
 1217 Cambridge Street
 Natrona Heights PA 15065
 Attorney: John N Paz
 Paz & Paz
 543 East Tenth Avenue
 Tarentum PA 15084

BCLJ: September 25 & October 2, 9, 2020

Estate of: Donald L Osgood

Late of: Butler PA
 Executor: Carol Jean Osgood
 410 N McKean St
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: September 25 & October 2, 9, 2020

Estate of: Richard Laverne Reinhart

Late of: Adams Township PA
 Executor: Marina L Reinhart
 125 Marburger Road
 Evans City PA 16033
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: September 25 & October 2, 9, 2020

Estate of: Gary G Taylor

Late of: Butler PA
 Administrator: Eugene Taylor
 7427 Franklin Road
 Cranberry Twp PA 16066
 Attorney: Robert J Taylor
 Taylor & Associates Law Office
 337 Merchant Street
 Ambridge PA 15003

BCLJ: September 25 & October 2, 9, 2020

Estate of: David L Weston

Late of: Butler PA
 Administrator: Dillon Weston
 426 E Jefferson Street
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 25 & October 2, 9, 2020

Estate of: Walter L Wiemann

Late of: Forward Township PA
 Executor: Tammi L Kaufman
 203 Ifft Road
 Rochester PA 15074
 Attorney: John P Senich Jr
 The Lindsay Law Firm PC
 110 E Diamond St Suite 310
 Butler PA 16001

BCLJ: September 25 & October 2, 9, 2020

Estate of: Brian Keith Wincer

Late of: Connoquenessing Township PA
 Administrator: Carolyn Wincer
 131 Silver Oak Drive
 Renfrew PA 16053
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 25 & October 2, 9, 2020

SECOND PUBLICATION**Estate of: Thomas H Arneson**

Late of: Cranberry Township PA
 Administrator: Martha J Arneson
 57 Monmouth Drive
 Cranberry Twp PA 16066
 Attorney: Peter Andrew Smith Esquire
 Smith & Smith
 3402 Washington Road Suite 203
 McMurray PA 15317

BCLJ: September 18, 25 & October 2, 2020

**Estate of: Dolly Ruth Bortz
a/k/a: Ruth Bortz**

Late of: Prospect PA
 Executor: John K Bortz
 25D Election House Rd
 Butler PA 16001
 Attorney: Michael D Gallagher
 Murrin Taylor & Gallagher
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: September 18, 25 & October 2, 2020

Estate of: Dorothy Gene Burger

Late of: Cranberry Township PA
 Executor: Erin Dulacy
 319 Vandivort Drive
 Cranberry Township PA 16066
 Attorney: David A Crissman
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: September 18, 25 & October 2, 2020

**Estate of: David W Daubenspeck
a/k/a: David William Daubenspeck**

Late of: Mercer Township PA
Executor: Ronald W Coyer Esq
631 Kelly Blvd
PO Box 67
Slippery Rock PA 16057
Attorney: Thomas R Coyer
SR Law LLC
631 Kelly Blvd
PO Box 67
Slippery Rock PA 16057

BCLJ: September 18, 25 & October 2, 2020

Estate of: Susan C Halupa

Late of: Winfield Township PA
Administrator C.T.A.: Daniel B Crenner
PO Box 264
Sugarcreek OH 44681
Attorney: Robert W Andreen
Andreen Eynon & Theophilus
1378 Freeport Road Suite 2B
Pittsburgh PA 15238

BCLJ: September 18, 25 & October 2, 2020

**Estate of: James Newton Ryan
a/k/a: James N Ryan**

Late of: Adams Township PA
Executor: Michael Kevin Ryan
305 Oak Drive
New Brighton PA 15066
Attorney: Kenneth Ficerai
Mears Smith Houser & Boyle PC
127 North Main Street
Greensburg PA 15601

BCLJ: September 18, 25 & October 2, 2020

Estate of: Louise C Selfridge

Late of: Jefferson Township PA
Admr. D.B.N. C.T.A.: Ronald W Plunkard
627 Muddycreek Drive
Slippery Rock PA 16057
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: September 18, 25 & October 2, 2020

**Estate of: Carol A Twentier
a/k/a: Carol Ann Twentier**

Late of: Butler Township PA
Executor: Brian Eric Cratty
154 Cottage Avenue
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 102
Butler PA 16001

BCLJ: September 18, 25 & October 2, 2020

Estate of: Jason Ross Wahl

Late of: Lancaster Township PA
Administrator: Karen L Wahl
647 Scott Ridge Road
Harmony PA 16037
Attorney: Mark J Krauland
912 Western Ave
Pittsburgh PA 15233

BCLJ: September 18, 25 & October 2, 2020

**Estate of: John Leroy Zellonis
a/k/a: SGM John L Zellonis**

Late of: Butler Township PA
Administrator: Matthew James Zellonis
20910 E Trebesh Circle
Pinckney MI 48169

BCLJ: September 18, 25 & October 2, 2020

THIRD PUBLICATION

**Estate of: Lawrence J Chertik Sr
a/k/a: Lawrence J Chertik**

Late of: Buffalo Township PA
Executor: Lawrence J Chertik Jr
225 Duquesne Blvd
New Kensington PA 15068
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

BCLJ: September 11, 18, 25, 2020

**Estate of: James Robert Delmar
a/k/a: James Delmar**

**a/k/a: Jim Delmar
a/k/a: James R Delmar**

Late of: Center Township PA
Executor: James Nicholas Delmar
3330 Mayer Drive
Murrysville PA 15668

BCLJ: September 11, 18, 25, 2020

Estate of: Mary A Eagle

Late of: Franklin Township PA
 Executor: Stacey A Stong
 441 Park Avenue
 Collegeville PA 19426
 Attorney: Stacey Willits McConnell Esq
 Lamb McErlane PC
 24 East Market St
 PO Box 565
 West Chester PA 19381

BCLJ: September 11, 18, 25, 2020

Estate of: Charles Ferrainolo

Late of: Harmony PA
 Executor: Charles D Ferrainolo
 100 Red Brush Trail
 Harmony PA 16037
 Attorney: Philip P Lope
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

BCLJ: September 11, 18, 25, 2020

Estate of: Bernard James Kaminski

Late of: Jefferson Township PA
 Executor: Sandra L Kaminski
 133 Constitution Avenue
 Cabot PA 16023
 Attorney: Adam K Hobaugh
 Murtagh Hobaugh & Cech
 110 Swinderman Road
 Wexford PA 15090

BCLJ: September 11, 18, 25, 2020

**Estate of: Margaret Jane Morando
a/k/a: Margaret J Morando**

Late of: Butler PA
 Executor: Thomas Michael Morando
 102 Carrington Avenue
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 11, 18, 25, 2020

Estate of: Robert A Semler

Late of: Middlesex Township PA
 Executor: Jeffrey S Aiken
 824 Hazel Avenue
 PO Box 141
 Mars PA 16046
 Executor: William J Semler
 133 Manor Drive
 Valencia PA 16059
 Attorney: David M Moran
 Moran & Moran
 2500 Brooktree Road Suite 203
 Wexford PA 15090

BCLJ: September 11, 18, 25, 2020

Estate of: Anthony N Stephanie

Late of: Cranberry Township PA
 Executor: Rebecca L Stephanie
 230 Brookside Drive
 Cranberry Twp PA 16066
 Attorney: Timothy B Sechler CELA
 Sechler Law Firm, LLC
 183 Scharberry Lane
 Mars PA 16046

BCLJ: September 11, 18, 25, 2020

Estate of: Loy W Thomas

Late of: Jackson Township PA
 Executor: David L Thomas
 PO Box 124
 Portersville PA 16051
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: September 11, 18, 25, 2020

Estate of: Richard H Walker

Late of: Jefferson Township PA
 Executor: Timothy H Walker
 173 Wood Lane
 Ford City PA 16226
 Executor: Beth Walker Morgan
 3057 Cross Vine Lane
 Summerville SC 29483
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

BCLJ: September 11, 18, 25, 2020

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: L.F.B.

**O.A. No. 35 of 2020
PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child, **L.F.B. - Date of Birth: May 21ST, 2019.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held at the Butler County Courthouse/Government Center, Butler, Pennsylvania on the **11th day of December, 2020 at 1:00 P.M.**

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724-284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724-284-5200

BCLJ: September 18 & 25, 2020

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

MSD. No. 20-40216

IN RE: Petition for Consolidated Return of Butler County Tax Claim Bureau Upset Sale of 2018 Delinquent Taxes Tax Sale Held in the Year 2020

ORDER OF COURT

AND NOW, this 16th day of September, 2020, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act and after due consideration thereof, the Consolidated Return of the Sale so made are hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in the newspaper of general circulation and in the Butler County Legal Journal, stating that the Consolidated Return of the Bureau with respect to the Sale for taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi of the Consolidated Return, otherwise the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section 5860.607(c).

Any monies received through the aforesaid Sale shall be paid over by the Bureau as follows:

1. The costs of the Sale and the proceedings upon which it is made
2. The tax liens of the Commonwealth
3. The respective taxing districts in proportion to the taxes due them.
4. The taxing districts or municipal authorities for satisfaction of municipal claims.

5. Mortgage and other lien holders in order of their priority for satisfaction of mortgages and liens as they may appear of record.

6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

By the Court
Judge S. Michael Yeager

BCLJ: September 25, 2020

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
A.D. No. 2020 - 10359**

HIGHFIELD COMMUNITY ASSOCIATION,
Plaintiff,

vs.

MARY ANN KALAMARAS, Executrix of the Estate of Barbara Balazs, and her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them; ELIZABETH BALAZS, STEVE BALAZS, JOSEPH BALAZS, and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them; THE CHRISTIAN JEW FOUNDATION; CHRISTIAN APPALACHIAN PROJECT; FEED MY PEOPLE; BREAD AND WATER FOR AFRICA, a/k/a CHRISTIAN RELIEF SERVICES; THE 15,000 CLUB/JERRY FALWELL MINISTRIES; EVANGELISTIC FAITH MISSIONS; BIBLE INSTITUTE OF THE AIR; VOICE OF AMERICA, a/k/a VOICE OF AMERICANISM, now UNITED COMMUNITY CHURCH; CHOSEN PEOPLE MINISTRIES, INC.; CONCERNED WOMEN FOR AMERICA; INTERNATIONAL CHRISTIAN RELIEF; BILLY GRAHAM EVANGELISTIC ASSOCIATION; AMERICAN EVANGELISTIC ASSOCIATION/INTERNATIONAL PRISON MINISTRY; BACK TO THE BIBLE; RADIO BIBLE CLASS, now OUR DAILY BREAD MINISTRIES; GLAD TIDINGS; GOD'S NEWS BEHIND THE NEWS; GOSPEL ALLIANCE CHURCH, and their successors and assigns,
Defendants.

ORDER OF COURT

AND NOW, this 22nd day of September,

2020, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no Answer having been made by the Defendant for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiff and pursuant to Pa. R.C.P. 1066, **IT IS HEREBY ORDERED** that a judgment by default be entered against the Defendants, Mary Ann Kalamaras, Executrix of the Estate of Barbara Balazs, and her heirs, unknown heirs, executors, administrators, personal representatives, successors, assign, and all persons claiming under them, Elizabeth Balazs, Steve Balazs, Joseph Balazs, and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them, Feed My People and Bible Institute of the Air, their successors and assigns, directing that the Defendants be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

ALL those two certain lots of ground situate in Butler Township, Butler County, Pennsylvania, known and described as follows:

BEING Lot Nos. 280 and 281 in the Butler Land Investment & Improvement Company's Plan, bounded on the North by Highfield Road; on the East by Lot No. 179; on the South by Arlington Way; and on the West by Lot No. 282, same being thirty-three (33) feet each on the Highfield Road, and One Hundred Seventy-two (172) feet in depth to Arlington Way.

BEING designated as Tax Parcel No. 055-28-G280-0000.

Unless the Defendants shall file an Action in Ejectment against the Plaintiff, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Butler Eagle, once in the Butler County Legal Journal, once in the Observer-Reporter, and once in the Washington County Reports, the Prothonotary shall, upon Praecepte of the Plaintiff, enter a final judgment against the Defendants.

BY THE COURT:
Judge S. Michael Yeager

BCLJ: September 25, 2020

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 November 2020** 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 December 18, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2019-30133
C.P. 2019-21088
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **LAYTH F. ABDELQADER A/K/A LAYTH ADBELQADER** at the suit of UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESAL MORTGAGE, Being:-

ALL THAT CERTAIN condominium Unit in Cranberry Township, Butler County, Pennsylvania as more specifically shown and described in the Declaration of Condominium for Foxmoor Flats, a Condominium, dated November 17, 2003 and recorded November 25, 2003 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time to time, and as shown on Phase 2 Declaration Plan for Foxmoor Flats, a Condominium, dated September 29, 2005 and recorded October 24, 2005 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200510240030727, at Plat Book 288 Pages 1-35, which condominium unit is more particularly described as:

Unit 133 in Building 11 in Foxmoor Flats IA, a Condominium.

TOGETHER WITH all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration

of Condominium, Article II, Section 2.2, and the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDER AND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the DEclaration of Condominium.

The Grantee, for Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed covenant and agree to pay such charges for the maintenances of, repairs to, replacements of and expenses in connection with the common elements as may be assessed from time to time with the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S.A. 3101 et seq., and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed, and that this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN LAYTH ABDELOADER, by Deed from SANDRA K. TAYLOR, Dated 04/30/2018, Recorded 05/03/2018, Instrument No. 201805030008377.

Tax Parcel: 130-S34-M133-0000

Premises Being: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066-2238

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30085
C.P. 2020-20757
ATTY HOLLY N. WOLF**

Seized and taken in Execution as the property of **BONITA BARGO IND & HEIR & ADMR, PENNY L. FERNE ESTATE BY ADMR, PENNY FERNE BY ADMR, UNKNOWN HEIRS/ADMR OF ESTATE OF PENNY L. FERNE AND UNKNOWN HEIRS ADMR OF ESTATE OF PENNY FERNE** at the suit of THE HUNTINGTON NATIONAL BANK, Being:-

Tract 1:
All that certain lot of ground situate in Butler Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at the Southeast corner of the tract herein described, at a point in the center of a public road, which is the road on

the North of the Dershimer Plan of Lots, and which is sometimes called a 30-foot street; thence North 1° 45' East along lands of now or formerly Mrs. G. W. Miller, 70 feet to a post; thence North 89° West along lands of now or formerly Rasely, 50 feet to a post; thence South 1° 45' West, 70 feet to a point in the center of the aforesaid road or street; thence South 89° East, 50 feet to a point, the place of beginning, as per survey of L.C.D. Greenough, C.E., May, 1937.

Tract 2:

All that certain lot with a frame dwelling and outbuildings thereon erected situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin at the Northeast corner of the tract herein described on line of lands of Mrs. G. W. Miller; thence North 89° West along line of lands of Priscilla Rasely heirs 100 feet to a point; thence South 1° 45' West along lands of Frank Rasely 361.7 feet to the center line of the public road or street; thence South 89° East by the center line of said street known as Grand View Avenue 50 feet; thence North 1° 45' East 70 feet by the Peoples Telephone Corporation Lot; thence South 89° East by same 50 feet to line of lot of Mrs. G. W. Miller; thence North 1°

45' East by lands of same 291.7 feet to the place of beginning.

BEING known and numbered as 4159 Hopewell Avenue, Butler, PA 16001

Being the same property conveyed to Penny L. Ferne and Bonita Vargo, a one-half (1/2) interest each who acquired title by virtue of a deed from Penny L. Ferne and Bonita Vargo, Co-Executrixes of the Estate of Beatrice I. Ferne, late of Butler Township, Butler County, Pennsylvania, dated October 8, 2002, recorded October 8, 2002, at Instrument Number 200210080033874, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Being the same property conveyed to Penny L. Ferne and Bonita Vargo, a one-half (1/2) interest each who acquired title by virtue of a deed from Penny L. Ferne and Bonita Vargo, Co-Executrixes of the Estate of Beatrice I. Ferne, late of Butler Township, Butler County, Pennsylvania, dated June 22, 2002, recorded June 24, 2002, at Instrument Number 200206240021347, Office of the Recorder of

Deeds, Butler County, Pennsylvania.

Parcel No.: 054-33-94-0000

BCLJ: September 25 & October 2, 9, 2020

E.D. 2020-30081

C.P. 2020-20994

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **LORETTA BASH HEIR, VIRGINIA BRESTENSKY HEIR, NETTIE MENHART HEIR, LEONARD WOLFE HEIR AND RANDY WOLFE HEIR** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:-

All That Certain Piece, Parcel or Lot of Land Situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, Being More Particularly Bounded and Described as Follows, To Wit:

Beginning at a Point On The West Side of the Freepor-Butler Turnpike, Being Known As Route 356, Said Point Being Distant 50 Feet South From The South Line of Lot No. 5 In The Plan of Lots of Grant Shuster; Thence Along Line of Lands nor or Formerly of John Rieck South 49° West, a Distance of 260 Feet to the East Line of Old Freeport Pike; Thence along The East Line of Old Freeport Pike, South 41° East, a Distance of 50 Feet to the Line of Lands Now or Formerly of Nelio Romito; Thence Along Line of Lands Now or Formerly of Nelio Romito, North 49° East, a Distance of 260 Feet To The West Line of Said Butler-Freeport Turnpike; Thence Along The West Line of Said Butler-Freeport Turnpike, North 41° West, a Distance of 50 Feet to the Place of Beginning.

BEING KNOWN AS: 348 SHUSTER DRIVE, FREEPORT, PA 16229

PROPERTY ID NUMBER: 040-S3-B10

BEING THE SAME PREMISES WHICH LEONARD E. WOLFE AND MARY WOLFE, NOW DECEASED, HUSBAND AND WIFE BY DEED DATED 6/15/2007 AND RECORDED 6/25/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT:200706250016285, GRANTED AND CONVEYED UNTO LEONARD E. WOLFE, AN UNMARRIED MAN, NOW DECEASED.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30076
C.P. 2020-20969
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **CYNTHIA CAVA** at the suit of MIDFIRST BANK, Being:-

All that certain lot or parcel of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being shown as Lot No. 23-D in the "Park Place CCD Amendment No. 4" Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 343, page 47.

And Being the same property conveyed to NVR, Inc., a Virginia Corporation by Deed recorded at instrument Number 201407070015190 in the Recorder's Office of Butler County, Pennsylvania.

BEING KNOWN AS: 131 MEWS LANE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130-4F108-16B3B23D

BEING THE SAME PREMISES WHICH NVR INC., A VIRGINIA CORPORATION BY DEED DATED 11/25/2014 AND RECORDED 12/1/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT#201412010028490, GRANTED AND CONVEYED UNTO WAYNE A. MANGIALARDI, NOW DECEASED, UNMARRIED AND CYNTHIA L. CAVA, MARRIED, EACH HOLDING AN UNDIVIDED ONE-HALF INTEREST AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30064
C.P. 2020-20636
ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of **TERI L. CIRILLO, DIANA JOSEPH DEC, DIANA JOSEPHS DEC, UNKNOWN HEIRS OF DIANA JOSEPH DEC AND UNKNOWN HEIRS OF DIANA JOSEPHS DEC** at the suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Being:-

ALL THAT CERTAIN lot of land situate in the

Fifth Ward, City of Butler, County of Butler, commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a point, New Castle Street adjoining lot now or formerly Sarah Horwitz; thence West along New Castle Street, forty (40) feet to lot, now or formerly of Joe Varacolla, et al; thence North along said Fleming, lot one hundred sixty (160) feet to Ridge Avenue; thence East along Ridge Avenue, forty (40) feet to said now or formerly Sarah Horwitz lot one hundred sixty (160) to the place of beginning, be said measurements, more or less, and being Lot No. 11 in the Charles Duffy Plan of West End Lots, with frame dwelling house numbered 710 New Castle Street, thereon erected and four garages.

PARCEL #565-24-148

FOR INFORMATIONAL PURPOSES ONLY: Being known as 710 New Castle Street, Butler, PA 16001

BEING THE SAME PREMISES with Diane Josephs, single Woman, Norma Cirillo and Anthony Cirillo, wife and husband, Cindy Alawad, Joni Bynumj Toni Simmons, Billie Jo Wells and Greg Wells, husband and wife, Donald Josephs and Mary Ann Josephs, husband and wife, by Deed dated July 29,2001 and recorded October 1,2001 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument Number 20110010027470, granted and conveyed unto Diane Josephs, in fee.

AND THE SAID Diane Joseph departed this life on or about March 2,2019 thereby vesting title unto Teri L. Cirillo, known Heir of Diana Joseph a/k/a Diana Josephs, deceased and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Diana Joseph a/k/a Diana Josephs, deceased.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2019-30162
C.P. 2019-21219
ATTY JOSEPH RIGA**

Seized and taken in Execution as the property of **SHEILA M. CYPHER** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:-

TAX I.D. #: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2 (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14, 1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Sheila M. Cypher by deed from Brenda M. Wyant dated December 16, 2005 and recorded December 18, 2005 in Instrument Number 200521190035991.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30068
C.P. 2020-20864
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **JEFFREY A. DAVIES AND RICHARD A. DAVIES** at the suit of FAIR CHANCE FUNDING LLC, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Unit/Lot No. 211 in the Phase 2 Lot 2 of the Castle Creek Plan of Lots as recorded in the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 163, Page 46-50.

UNDER AND SUBJECT to building setback line, sanitary sewer easements and other easements as shown on the recorded plan, all prior grants and reservations of coal oil, gas and mining rights and all covenants, conditions and restrictions as may appear in prior instruments of record.

UNDER AND SUBJECT to further to the Castle Creek Homeowners Association, Inc., Rules and Regulations dated January 3, 1994 and recorded in the Recorder's Office of Butler County, Pennsylvania in Record Book Volume 2393, Page 673.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Anna

Maria Bruno a/k/a Ana Maria Bruno, by Enrique W. Dentone, her Attorney-in-Fact, and Enrique W. Dentone, by Deed dated July 1, 2005, and recorded on July 15, 2005, by the Butler County Recorder of Deeds as Instrument No. 200507150019730, granted and conveyed unto Jeffrey A. Davies and Richard A. Davies, as Joint Tenants with Rights of Survivorship.

BEING KNOWN AND NUMBERED AS 421 Brookside Court, Seven Fields, PA 16046.

TARCELNO.: 505-S1-2B211-0000.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30069
C.P. 2020-20075
ATTY MICHAEL F. BOLAND**

Seized and taken in Execution as the property of **RICHARD DYE AND TINA DYE** at the suit of LINEAR MORTGAGE LLC, Being:-

ALL those two (2) certain tracks of land situate in Mercer Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road known as the Grove City-Slippery Rock Road; thence in a Westerly direction at right angles to said highway by lands now or formerly of Ross W. Coyer, et ux, 210 feet; thence southerly and parallel with said highway by lands now or formerly of Ross W. Coyer, et ux, 210 feet; thence Eastwardly and at right angles to said highway by lands now or formerly of Ross W. Coyer, et ux, 210 feet to a point in the center of said highway; thence in a Northerly direction along the center of said highway, 210 feet to a point, the place of beginning.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2019-30291
C.P. 2019-22141
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **JOHN ESSENWEIN AND JESSICA M. ESSENWEIN** at the suit of NATIONSTAR MORTGAGE LLC, D/B/A MR. COOPER, Being:-

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City

of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No. Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever "thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, of in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN AND JOHN ESSENWEIN AND JESSICA ESSENWEDSf, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JOHN ESSENWEIN AND JESSICA M, ESSENWEIN, WIFE AND HUSBAND.

BCLJ: September 25 & October 2, 9, 2020

E.D. 2018-30195

C.P. 2018-21238

ATTY MARGARET GAIRO

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

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

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA,

BOUNDED AND DESCRIBED AS FOLLOWS:

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

Being known as: 606 SOUTH BENBROOK ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Timmi Sue Longdon, a married woman, by deed from Estate of William Lee Jesteadt, Deceased by Timmi Sue Longdon, Administratrix, dated July 9, 2018, and recorded July 10, 2018, as Instrument Number 201807100013679.

BCLJ: September 25 & October 2, 9, 2020

E.D. 2020-30074

C.P. 2020-20869

ATTY PETER WAPNER

Seized and taken in Execution as the property of **ANTHONY GILLIHAN** at the suit of JPMORGAN CHASE BK NATL ASSN, Being:-

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

Beginning at the Southeast corner of the within described property at the center line of Legislative Route 10076, said point being on the Westerly line of lands of now or formerly Larimore; thence along the center line of said Legislative Route 10076, the following courses and distances; North 72 degrees 02' West, a distance of 110.00 feet; thence

North 79 degrees 10' West, a distance of 80.93 feet to a point on other lands of Witco Corporation; thence along same, North 10 degrees 09' East, a distance of 133.00 feet to an iron pin at lands of Rodis Coal Co., thence along same, South 85 degrees 37' East, a distance of 167.00 feet to an iron pin at lands of Larimore; thence along same, South 02 degrees 00' West, a distance of 167.40 feet to the center line of Legislative Route 10076, the place of beginning

BEING the same premises conveyed unto the mortgagor herein by deed recorded herewith.

Map and Parcel 150-1F27-15JA

TITLE TO SAID PREMISES IS VESTED IN ANTHONY GILLIHAN, by Deed from PAUL L. WRIGHT AND GALE ANN WRIGHT, Dated 06/03/2008, Recorded 06/16/2008, Instrument No. 200806160013300.

Tax Parcel: 150-1F27-15JA-0000

Premises Being: 375 PETROLIA ROAD, PETROLIA, PA 16050-1409

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30071
C.P. 2019-20732**

ATTY THOMAS CAPEHART

Seized and taken in Execution as the property of **KATHLEEN LAURIA AND STEVEN LAURIA** at the suit of 21ST MORTGAGE CORPORATION., Being:-

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees

27 minutes East, a distance of 1061 feet to s point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppinger, South 88 degrees West, a distance of 641 feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2013-30275
C.P. 2013-21576**

ATTY MICHAEL MCKEEVER

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

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

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

along line of said Lot No. 15 one hundred and fifteen (115) feet to Harrison Avenue, the place of beginning.

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

BEING KNOWN AS: 134 HARRISON AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 053-16-A16-0000

BEING THE SAME PREMISES WHICH JOHN D. MACKALICA AND JACQUELINE ANN MACKALICA, HUSBAND AND WIFE BY DEED DATED 8/7/2001 AND RECORDED 8/9/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200108090022030, GRANTED AND CONVEYED UNTO TAMMY MACEFE.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30077
C.P. 2020-20976
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **STEPHEN A. MARZULLO** at the suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Being:-

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, described survey made by R. B. Shannon & Associates, Inc., dated December 3, 1986, and being more particularly bounded and described as follows, to-wit;

BEGINNING at a point in the center of a public highway known as Eberhart Road on line of lands formerly of E. B. Oesterling, now or formerly Coonradt, said point being the Southwestern corner of the herein conveyed; thence North 1 degree 59 minutes 30 seconds East along the center line of Eberhardt road, a distance of 123.68 feet to a point on line of lands now or formerly of R. W. Misyka; thence in an Easterly direction along line of lands now or formerly of R. W. Misyka, South 85 degrees 00 minutes 00 seconds East, a distance of 202.47 feet to a point on line of lands now or formerly of R. W. Misyka; thence along the line of lans of now or formerly R. W. Misyka, South 7 degrees 14 minutes 00 seconds West, a distance

of 125.33 feet to a point on line of lands of now or formerly J. H. Leard; thence North 84 degrees 29 minutes 00 seconds West, a distance of 191.10 feet to a point in the center of a public highway known as Eberhart Road, the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Stephen A. Marzullo and Lynn A. Marzullo, by Deed dated September 22, 2016, and recorded on September 22, 2016, by the Butler County Recorder of Deeds as Instrument No. 201609220019617, granted and conveyed unto Stephen A. Marzullo, an Individual.

BEING KNOWN AND NUMBERED AS 202 North Eberhart Road, Butler, PA 16001.

TAX PARCEL NO. 056-2-20-0000.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30079
C.P. 2020-20691
ATTY KELLY M. NEAL**

Seized and taken in Execution as the property of **MOODY NATIONAL FFI BUTLER PA LLC** at the suit of WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE BENEFIT OF THE HOLDERS OF COMM 2014-CCRE18 MORTGAGE PASS-THROUGH CERTIFICATES., Being:-

All that certain parcel or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, said parcel being all of Parcel 2R in the Sierra Butler Associates Revised Plan of Subdivision, recorded in Plan Book 191, pages 3 and 4 in the Office of the Recorder of Deeds of Butler County, being more particularly described as follows:

Beginning at a point on the dividing line between Parcel 3R-2 in the Sierra Butler Associates Plan No. 2 recorded in Plan Book 287, page 41 and the parcel herein described, said point being on the dividing line of Parcel 1R in said Revised Plan; thence along said dividing line of Parcel 3R-2 North 84°04'40" West, 604.80 feet to a point on the dividing line of land of, now or formerly, Butler City arid the parcel herein described; thence along said dividing line North 05°55'20" East, 264.94 feet to a point; thence continuing along said line of

Butler City, North 86°49'05" West, 322.54 feet to a point; thence continuing along same North 04°26'55" East, 113.19 feet to a point on the southerly right of way line of State Route 422; thence along said right of way South 89°54'07" East, 19.94 feet to a point; thence continuing along same South 86°49'05" East, 555.73 feet to a point on a non-tangent curve; thence along said curve to the right having a radius of 208.00 feet and a central angle of 10°29'40", an arc length of 38.10 feet, said curve having a chord bearing and distance of South 53°33'16" East, 38.04 feet to a point; thence continuing along same South 48°18'26" East, 228.03 feet to a point of curvature; thence continuing along same along a curve to the left having a radius of 208.50 feet and a central angle of 39°58'27", an arc length of 145.47 feet, said curve having a chord bearing and distance of South 68°17'41" East, 142.54 feet to a point on the dividing line of said Parcel 1R, a non-radial line; thence along said dividing line South 05°55'20" West, 199.88 feet to the point of beginning.

Tax ID /Parcel No. 053-14-11-0000

TOGETHER WITH non-exclusive rights in and to:

a) The Sanitary and Storm Sewer Easement Agreement between Universal Motor Sales of Butler, Inc. and Butler Sierra Associates Limited Partnership recorded in Book 2588, page 466.

b) The Reciprocal Access Easement between Universal Motor Sales of Butler, Inc. and Butler Sierra Associates Limited Partnership recorded at Record Book 2588, page 481, as amended by instrument in Record Book 2655 page 854;

c) Declaration of Reciprocal Easements by Sierra Butler Associates Limited Partnership dated June 4,1996 and recorded in Record Book 2655, page 863.

AND TOGETHER WITH the benefit conferred as set forth in Record Book 2588 page 490.

Being known as 200 Fairfield Lane, Butler, Pennsylvania 16001.

Including all "Land," "Additional Land," "Equipment," "Fixtures," and "Personal Property" together with all personal property located thereon and all personal property subject to Plaintiffs Open-End Mortgage Assignment of Leases and Rents Security

Agreement and Fixture Filing dated April 10, 2014 and recorded in the Office of the Butler County Recorder of Deeds on April 23. 2104 as Instrument No. 201404230008633.

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30070
C.P. 2020-20833
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **STEPHEN M. SPEDALIERE, SCOTT A. VALENTINE, AND SCOTT ALLEN VALENTINE** at the suit of DEUTSCHE BANK NATL TRUST CO, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows:

ON the North by a lot of now of formerly McQuiston formerly Robert Collins, on the East by a twenty-foot alley; on the South by a lot of now or formerly Gabriel A. Buzash formerly Mrs. Charles Boyd; and on the West by Elm Street. Said lot having a frontage of 56 V2 feet on Elm Street and extending at the width in an Easterly direction a distance of 160 feet to an alley. Being known as Lot No. 28 in the W.S. Bingham Plan of Lots as recorded in the Recorder's Office in and for Butler County in Deed Book 135, Page 500. Having thereon erected a frame dwelling house and concrete block garage building.

TITLE TO SAID PREMISES IS VESTED IN STEPHEN M. SPEDALIERE, A SINGLE MAN AND SCOTT A. VALENTINE, A MARRIED MAN, by Deed from JOHN J. GRAY AND HEATHER D. GRAY, HUSBAND AND WIFE, Dated 08/18/2005, Recorded 08/25/2005, Instrument No. 200508250023409.

Tax Parcel: 510-S3-41-0000

Premises Being: 325 ELM STREET, SLIPPERY ROCK, PA 16057-1526

BCLJ: September 25 & October 2, 9, 2020

**E.D. 2020-30063
C.P. 2020-20856
ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **KNOWN & UNKNOWN HEIRS AND HAZEL J. WEBB EST** at the suit of BAYVIEW LOAN SERVICING, LLC,

A DELAWARE LIMITED COMPANY COMPANY, Being:-

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

BEGINNING at a point on the center line of Old Route #8 the Southwest corner of the lot herein described; thence North 2°15' East, a distance of 319.29 along lands of M.M. McCandless to an iron pin on corner of lands of R. Davis; thence South 87°47' East, a distance of 235.47 feet along land of R. Davis to a point; thence South 15°08' West a distance of 428.14 to a point on the center line of Old Route #8; thence North 52°47' West along the center line of Old Route #8, a distance of 170.88 feet to a point on the center line of Old Route #8, the place of beginning.

CONTAINING 1.65 acres as surveyed by Greenough, McMahon & Greenough, Inc. for Edward Herold in November, 1954.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Edward H. Herold and Hazel A. Herold, his wife, by Deed dated April 13, 1960, and recorded on April 14, 1960, 4/13/1960, by the Butler County Recorder of Deeds in Deed Book 739, Page 584, granted and conveyed unto Wallace G. Webb and Hazel J. Webb, as Tenants by the Entireties.

AND THE SAID Wallace G. Webb departed this life on June 13, 2018, whereby title to the aforementioned premises vested with Hazel J. Webb, an Individual, by Right of Survivorship.

AND THE SAID Hazel G. Webb departed this life on June 13, 2018, whereby title to the aforementioned premises vested with Any and All Known and Unknown Heirs, Executors, Administrators and devisees of the Estate of Hazel J. Webb, Deceased, by Operation of Law.

TAX MAP NO.060-2F104-25-0000.

BCLJ: September 25 & October 2, 9, 2020

E.D. 2019-30312
C.P. 2019-22242
ATTY ANDREW MARKOWITZ

Seized and taken in Execution as the property of **GINA M. WOLF FKA GINA M. SZEGHO** at the suit of BANK OF AMERICA, N.A., Being:-

TAX I.D. #: 270-3F49-14-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE VILLAGE OF RENFREW, PENN TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER LINE OF L.R. 10015 AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT OF BEGINNING IS INTERSECTED BY THE CENTER LINE OF T-450; THENCE BY SAME, NORTH 66° 05' 40" WEST A DISTANCE OF 274.61 FEET; THENCE CONTINUING BY SAME, NORTH 69° 57' 20" WEST A DISTANCE OF 20.42 FEET TO A POINT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF K.L. DONALDSON; THENCE BY SAME, NORTH 40° 13' 40" EAST A DISTANCE OF 191.17 FEET TO A POINT IN THE CENTER OF LINE OF L.R. 1015; THENCE BY SAME THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 26° 06' 00" EAST A DISTANCE OF 112.05 FEET; THENCE SOUTH 30° 47' 10" EAST A DISTANCE OF 190.46 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

BEING PARCEL NUMBER: 270-3F49-14-0000

BEING THE SAME PREMISES CONVEYED TO GINA SZEGHO FROM LOYAL J. MCCORMICK, JR. AND MARCIA A. MCCORMICK BY DEED DATED 11/30/1994 AND RECORDED 12/5/1994 IN BOOK 2488 PAGE 348

BCLJ: September 25 & October 2, 9, 2020

Sheriff of Butler County, Michael T. Slupe