

**ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

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**FIRST PUBLICATION**

**Estate of: Gerald T Allen**

Late of: Prospect PA  
Executor: Tracy D Lachendro  
102 Lea Drive  
Butler PA 16001  
Attorney: Matthew J Kalina  
Witherell & Associates  
966 Perry Highway  
Pittsburgh PA 15237

**Estate of: Kurtiss Lee Barkey**

**a/k/a: Kurt Barkey**  
Late of: Cherry Township PA  
Administrator: Rebecca M Barkey  
PO Box 163  
Bakerstown PA 15007  
Attorney: Stephen M Farino  
301 Grant Street Suite 830  
Pittsburgh PA 15219

**Estate of: Lloyd D Brenner**

Late of: Zelienople PA  
Admr. Pendente Lite: Dorothy J Petrancosta  
1541 Butler Plank Road #423  
Glenshaw PA 15116  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

**Estate of: Olga Bruner**

Late of: Butler Township PA  
Administrator C.T.A.: Carol Travers  
301 Patriot Lane  
Freedom PA 15042  
Attorney: Jessica Madden Briggs  
1527 Duss Avenue  
Ambridge PA 15003

**Estate of: Regis A Grogan**

Late of: Prince George's County, Maryland  
Ancillary Ancillary Administrator:  
Kathleen Ann Clark  
323 Myoma Road  
Mars PA 16046  
Ancillary Ancillary Administrator:  
Thomas A Grogan Sr  
1707 Center Avenue  
Pittsburgh PA 15229  
Ancillary Ancillary Administrator:  
Nancy G Buchlmayer  
5 Hiland Valley Drive Apt 506  
Pittsburgh PA 15229  
Attorney: Benjamin Scott Johns  
Sechler Law Firm LLC  
183 Scharberry Lane  
Mars PA 16046

**Estate of: Marie E Kovacic**

**a/k/a: Marie Elaine Kovacic**  
Late of: Cranberry Township PA  
Executor: Brandon Kovacic  
104 Emerald Court  
Cranberry Twp PA 16066  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

**Estate of: Charlotte M Lepkowski**

Late of: Buffalo Township PA  
Executor: Lisa A Gaydosh  
10 Dunraey Ct  
Cheswick PA 15024  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Brandon Michael Lucas**

Late of: Prospect PA  
Administrator: Bonnie L Lucas Oliver  
320 Kennedy Road  
Prospect PA 16052  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Ralph H Meier****a/k/a: Ralph Meier****a/k/a: Ralph Harry Meier**

Late of: Butler Township PA  
Executor: Bridget L Vissari  
250 Vogel Rd  
Butler PA 16002  
Executor: Brent W Meier  
23 Laurelcrest Dr  
Brookline NH 03033  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Ronald W Miller**

Late of: Winfield Township PA  
Executor: Rowdy Durci  
221 Winfield Road  
Sarver PA 16055  
Executor: Frank Burka  
792 Bullcreek Road  
Butler PA 16002  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Georgia Jane Prady**

Late of: Prospect PA  
Executor: Jeffrey A Prady  
1000 Perry Highway  
Harmony PA 16037  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

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**SECOND PUBLICATION****Estate of: Inalee Dillon****a/k/a: Lee Dillon**

Late of: Zelienople PA  
Executor: E Ross Dillon  
2400 Burgess Dr  
Apt 206  
Zelienople PA 16063  
Attorney: Robert G Lovett  
Lovett Bookman Harmon Marks LLP  
1001 Liberty Ave Suite 1150  
Pittsburgh PA 15222

**Estate of: Emilia Linnea Olson Moseley****a/k/a: Emilia O Moseley****a/k/a: Emilia L Moseley****a/k/a: Emilia Olson Moseley**

Late of: Center Township PA  
Executor: Rebecca E Hack  
820 Bonniebrook Rd  
Butler PA 16002

**Estate of: Mary Alice Paul****a/k/a: Mary A Paul****a/k/a: Mary Alice Weller Paul**

Late of: Slippery Rock PA  
Executor: Thomas K Weller  
1013 Applejack Drive  
Gibsonia PA 15044  
Attorney: Amy E Molloy  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Catherine Ryan**

Late of: Cranberry Township PA  
Executor: Catherine Campbell  
2 Reedmoor Lane  
Cranberry Twp PA 16066  
Attorney: Nicole M Lapresta Esq  
Shields and Boris  
1150 Old Pond Road  
Bridgeville PA 15017

**Estate of: Helen Solobay**

Late of: Concord Township PA  
Executor: Margaret E Solobay  
411 Hooker Road  
West Sunbury PA 16061  
Executor: First Commonwealth Bank Trust  
437 Grant Street  
Pittsburgh PA 15219  
Attorney: Nicole L Phatak  
Cohen and Grigsby PC  
625 Liberty Ave  
Pittsburgh PA 15222

**Estate of: Robert E Sommers**

Late of: Seven Fields PA  
Executor: Linda J Scolieri  
164 Village Drive  
Cranberry Twp PA 16066  
Attorney: Benjamin S Johns  
Sechler Law Firm LLC  
183 Scharberry Lane  
Mars PA 16046

**Estate of: Michael Anthony Wesley  
a/k/a: Michael Anthony John Wesley**

Late of: Butler Township PA  
Administrator: William Wayne Wesley  
306 Hill Farm Lane  
Valencia PA 16059

BCLJ: July 19, 26 & August 2, 2019

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**THIRD PUBLICATION**

**Estate of: Virginia R Anguish**

Late of: Cranberry Township PA  
Executor: Jill A Anguish  
5301 Keystone Street  
Pittsburgh PA 15201  
Attorney: William E Goehring Esq  
1207 Beechwood Boulevard  
Pittsburgh PA 15206

**Estate of: Joan A Barford****a/k/a: Joan Alexandra Barford**

Late of: Cranberry Township PA  
Executor: Peter Albert  
310 Satinwood Lane  
Greensburg PA 15601  
Attorney: Kenneth Ficerai  
Mears Smith Houser & Boyle PC  
127 North Main Street  
Greensburg PA 15601

**Estate of: Tamas Becse**

Late of: Cranberry Township PA  
Administrator C.T.A.: Tatyana Becse  
121 Stockton Ridge Unit 117  
Cranberry Twp PA 16066  
Attorney: Marcia L Depaula  
Steptoe & Johnson PLLC  
11 Grandview Circle Suite 200  
Canonsburg PA 15317

**Estate of: Virginia L Chuba  
a/k/a: Virginia Chuba**

Late of: Butler Township PA  
Executor: Thomas J Chuba Jr  
12618 Heritage Farm Lane  
Oak Hill VA 20171  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Richard A Gavula Sr**

Late of: Butler Township PA  
Administrator: Richard A Gavula Jr  
211 Willow Run Drive  
Butler PA 16001  
Administrator: Jennifer L Gavula Roush  
142 Golfview Dr  
Gibsonia PA 15044  
Attorney: Kelton Merrill Burgess  
Law Offices of Kelton M Burgess  
1300 Fifth Avenue  
Pittsburgh PA 15219

**Estate of: Mary Ann Green****a/k/a: Mary A Green**

Late of: Franklin Township PA  
Administrator: Debra G Dixon  
137 Hall Road  
Slippery Rock PA 16057  
Attorney: Thomas R Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Randall L Haas****a/k/a: Randall Lee Haas**

Late of: Clinton Township PA  
Executor: Sherry L Haas  
317 Goldscheitter Road  
Sarver PA 16055  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Karen E Hilliard**

Late of: Prospect PA  
Administrator: Eric Hilliard  
167 Church Street  
Prospect PA 16052  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Charles A Martin**

Late of: Jefferson Township PA  
Executor: Lisa L Giese  
112 Martin Lane  
Butler PA 16002  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Ronald A McCall**

Late of: Saxonburg PA  
Executor: Karen S Collins  
106 Rolling Mills Drive  
Valencia PA 16059  
Executor: Alicia M Roxbury  
294 Crown Hill Road  
Prospect PA 16052  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Helen McElhinny****a/k/a: Helen Habay McElhinny**

Late of: Forward Township PA  
Executor: Michael N Carney  
205 Parkwyn St  
Elizabeth PA 15037  
Attorney: Kerry A Fraas  
1420 Fallen Timber Road Suite 100  
Elizabeth PA 15037

**Estate of: Rosemarie Brown Reubi****a/k/a: Rosemarie B Reubi**

Late of: Zelienople PA  
Executor: John W Reubi  
554 Yellow Creek Road  
Harmony PA 16037  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Wayne Robert Thoma****a/k/a: Wayne R Thoma**

Late of: Center Township PA  
Executor: Timothy R Thoma  
447 Marwood Road  
Cabot PA 16023  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Jack John Tarosky****a/k/a: Jacob John Tarosky**

Late of: Jefferson Township PA  
Executor: Michael J Tarosky  
213 Roselle Dr  
Apollo PA 15613

**Estate of: David E Voelker**

Late of: Butler PA  
Executor: Deborah L Williams  
323 School Street  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Betty K Westerman****a/k/a: Betty Kleeb Westerman**

Late of: Butler Township PA  
Executor: David L Westerman  
120 Springer Plan Road  
Freedom PA 15042  
Attorney: Michael D Gallagher  
Murrin Taylor & Gallagher  
100 East Diamond Street Suite 101  
Butler PA 16001

BCLJ: July 12, 19, 26, 2019

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**NOTICE OF TRUST****RE: Frances P. Baillie Revocable Trust  
dated June 28, 1995, as Amended**

Notice is hereby given that David F. Baillie is the Trustee of the above-named Trust. Frances P. Baillie, the Grantor of the Trust, of Jackson Township, Butler County, Pennsylvania, died on May 21, 2019. All persons indebted to Frances P. Baillie are requested to make payment without delay and all those having claims against Frances P. Baillie are directed to present same without delay to:

Frances P. Baillie Revocable Trust  
David F. Baillie, Trustee  
162 Ramsey Road  
Evans City, PA 16033

Or to:

Maryann Bozich-DiLuigi, Esquire  
Attorney at Law  
506 S. Main Street  
Suite 2201  
Zelienople, PA 16063

BCLJ: July 26 & August 2, 9, 2019

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**NOTICE OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Name Act, §311 of Act 1982-295 (54 Pa. C.S §311) of the Registration with the Pennsylvania Department of State, Corporation Bureau at Harrisburg, Pennsylvania, on May 30, 2019, of an application for registration for conduct of business in Pennsylvania under the assumed or fictitious name, style, or designation of **Zen Freight Solutions** with its principal place of business at 409 Portman Road Butler, PA 16002. The name and address of the person owning or interested in said business is Racquelle Pakutz 409 Portman Road Butler PA 16002.

Murtagh, Hobaugh &  
Cech Attorneys at Law  
Adam K Hobaugh  
110 Swinderman Road  
Wexford, PA 15090

BCLJ: July 26, 2019

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**NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Brittany N. Bastin of 344 Jones Road Cabot PA 16823 has filed on May 29, 2019 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious. Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **Raid Cleaning** the business to be carried on at 344 Jones Road, Cabot PA 16023.

BCLJ: July 26, 2019

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA**

**IN RE: O.L.S.**

**O.A. No. 20 of 2019**

**ORDER OF TERMINATION  
OF PARENTAL RIGHTS****NOTICE OF APPEAL**

**To: Steven Henry Strutz**

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child.

**O.L.S. Date of Birth: 12/20/2014**

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

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: July 26, 2019

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA**

**IN RE: S.K.S.**

**O.A. No. 21 of 2019**

**ORDER OF TERMINATION  
OF PARENTAL RIGHTS**

**NOTICE OF APPEAL**

**To: Steven Henry Strutz**

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child.

**S.K.S. Date of Birth: 8/13/2012**

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

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: July 26, 2019

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2018-10899**

WELLS FARGO BANK, NA, Plaintiff,  
vs.

**Sheigh Foster, as believed Heir and/  
or Administrator to the Estate of Jason  
D. Foster; Unknown Heirs and/or  
Administrators of the Estate of Jason D.  
Foster, Defendants**

To:

You are hereby notified that Plaintiff, Wells Fargo Bank, NA, filed an Action in Mortgage

Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. 2018-10899, seeking to foreclose the mortgage secured by the real estate located at 122 Church Street, Prospect, PA 16052.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220- 5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE  
OFFICE SET FORTH BELOW TO FIND  
OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**  
The Butler Co. Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0130

The Butler Co. Prothonotary's Office  
300 South Main Street  
Butler, PA 16001  
(724) 284-5214

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

The Butler Co. Prothonotary's Office  
300 South Main Street  
Butler, PA 16001  
(724) 284-5214

BCLJ: July 26, 2019

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of September 2019 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.***

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, October 18, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 12, 19, 26, 2019

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

Seized and taken in Execution as the property of **LAYTH F. ABDELQADER AND LAYTH ABDELQADER** at the suit of UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE 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 by the Executive Board in accordance 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 ABDELQADER, by Deed from SANDRA K. TAYLOR, Dated 04/30/2018, Recorded 05/03/2018, Instrument No. 201805030008377.

Tax Parcel: 130-534-M133-0000

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

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30150  
C.P. 2019-21218  
ATTY MARTHA VON ROSENSTEIL**

Seized and taken in Execution as the property of **HENRY E. BARRON AND AUDREY M. BARRON** at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, Being:

ALL THAT CERTAIN tract of land in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Lot 226 in the Plan of Subdivision, Field Lake Estates Plan No.2, as recorded in the Recorder's Office of Butler County in Plan Book Volume 249, Page 8-10.

Being the same premises which Monterey

Development Associates, L.P. by Deed dated 8/12/2002 recorded 8/27/2002 in Deed Book as Instrument Number 200208270028750 conveyed unto Henry E. Barron and Audrey M. Barron, h/w.

IMPROVEMENTS: Residential dwelling

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30141  
C.P. 2019-21135  
ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of **JENNIFER CARR AND KAYLIE CARR** at the suit of PLANET HOME LENDING, LLC, Being:

PARCEL NO.: 210-S1-E7

ALL that certain lot or parcel of land situate in Marion Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 7 in the Annandale Plant Plan of Lots recorded in the Recorder's Office for Butler County, Pennsylvania, in Rack 30, page 48, and being also Lot No. 7 in Revision of Annandale Plant Plan of Lots recorded by the Seller in said Office in Rack 40, page 1.

Tax ID/Parcel No.: 210-S1-57-0000

TOGETHER with all and singular the ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantor in law, equity, or otherwise, howsoever of, in and to the same and every part thereof; excepting and reserving and under and subject as hereinbefore set forth and provided. Fee Simple Title Vested in Jerred M. Carr and Kaylie Carr, Husband and Wife by deed from Christine G. Dematteis, Married and Rickey E. McCandless, Married, dated 3/2/2018, recorded 3/7/2018, in the Butler County Clerk's Office in Deed Instrument No. 201803070004305.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30158  
C.P. 2019-21260  
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **RICHARD S. CUPPS AND JULIE L. CUPPS** at the suit of DIETECH FINANCIAL LLC Being:

ALL THAT certain piece, parcel or tract of land situate in Franklin Township, Butler County Pennsylvania, being known as Lot. No. 2 in the Purvis Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 153, page 157.

SUBJECT to the Road Maintenance Agreement dated July 29, 1993, and recorded in Record Book 2345, page 614.

BEING KNOWN AS: 116 WHITETAIL LANE, BUTLER PA 16001

PROPERTY ID: 170-3F80-29GB-0000

TITLE TO SAID PREMISIS IS VESTED IN RICHARD S. CUPPS; JULIE L. CUPPS BY DEED FROM THOMAS C. BRIDGES AND CHRISTINE A. BRIDGES, DATED 08/08/1995 RECORDED 08/09/1995 IN BOOK NO. 2548 PAGE 690

TO BE SOLD AS PROPERTY OF: RICHARD S. CUPPS; JULIE L. CUPPS

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30162  
C.P. 2019-21219  
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M CYPHER** at the suit of BANK OF AMERICA NA , 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 19, 2005 in Instrument Number 200521190035991.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30157**

**C.P. 2019-21259**

**ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **GOLDIE DEAL AND GOLDIE M. DEAL** at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY STRUCTURED TRUST I 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, Being:

ALL those certain lots of land situate in the Village of Lyndora, Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

On the North by an alley 100 feet, more or less; on the East by Lot No. 49, 110 feet, more or less, on the South by Francis Avenue, 100 feet, more or less, and on the West by Lot No. 146 in the same plan, 110 feet, more or less. Being Lot Nos. 47 and 48 in the Frank X. Kohler's Plan of Lots in said Township of Butler.

ALSO: Beginning at the Southeast corner of the lot herein conveyed, being the Northwest corner of intersection of Francis Avenue and Alton Street: thence in a Westerly direction along the North Side of Francis Avenue, 43 feet to the Southeast corner of Lot No. 48 in the same plan; thence in a Northerly direction by the line of said Lot No. 48, 113.5 feet to an alley; thence along said alley in an Easterly direction, 10 feet to Alton Street: thence in a Southerly direction along the West side of Alton Street. 115.5 feet to a place of beginning. Being Lot No. 49 in the Frank X. Kohler's Plan of Lots in said Township of Butler.

BEING KNOWN AS: 501 MAIN STREET, LYNDORA PA 16045

PROPERTY ID: 052-29-A48

TITLE TO SAID PREMISES IS VESTED IN VERNON L. DEAL AND GOLDIE DEAL A/K/A GOLDIE M. DEAL BY DEED FROM MARY KOSAR, WIDOW, BY KATHRYN MOON, HER ATTORNEY-IN-FACT, DATED

9/25/1995 RECORDED 10/16/1995 IN BOOK NO. 2567 PAGE 0896

VERNON L. DEAL DIED ON OR ABOUT DECEMBER 14, 2017. BY VIRTUE OF HIS DEATH, HIS OWNERSHIP INTEREST WAS AUTOMATICALLY VESTED IN GOLDIE DEAL A/K/A GOLDIE M. DEAL, THE SURVIVING TENANT BY ENTIRETY.

TO BE SOLD AS PROPERTY OF: GOLDIE DEAL A/K/A GOLDIE M. DEAL

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30119**

**C.P. 2019-20930**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **SANDRA L. FALKNER** at the suit of DITECH FINANCIAL LLC., Being:

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

Beginning at a point on the edge of the right of way of Highway Route 228 in Buffalo Township, Butler County, Pennsylvania; thence South 2 degrees 23' 06" West along lands of Chinowski, a distance of 376.95 feet to a point at the intersection with lands of E. F. Kujawa; thence South 77 degrees 34' 05" West along lands of E. F. Kujawa, a distance of 201.80 feet to a point; thence North 25 degrees 00' West along lands of E. F. Kujawa, a distance of 227.63 feet to a point on the edge of the right of way of Highway Route 228; thence North 59 degrees 15' 39" East along the edge of the right of way of Highway Route 228, a distance of 120.53 feet to a point; thence North 53 degrees 27' 47" East along the same, a distance of 235.58 feet to a point, the place of beginning.

Containing 1.78 acres as per survey of T. G. Howard and Associates dated May, 1974.

TITLE TO SAID PREMISES IS VESTED IN Harold J. Falkner and Sandra L. Falkner, his wife,, by Deed from Eugene F. Kujawa and Cecelia L. Kujawa, his wife, Dated 05/25/1974, Recorded 05/29/1974, in Book 989, Page 668.

HAROLD J. FALKNER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of HAROLD

J. FALKNER's death on or about 10/01/2008, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 040 1F75 A4A1A0000

Premises Being: 720 SARVER ROAD,  
SARVER, PA 16055

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30123**  
**C.P. 2019-20497**  
**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **WALTER I. HIXON, HEIR, REBECCA HIXON, HEIR, KNOWN & UNKNOWN HEIRS DANA ALAN HIXON, KNOWN & UNKNOWN HEIRS DANA A. HIXON AND KNOWN & UNKNOWN HEIRS DANA HIXON** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:

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

Subject to all easements, restrictions, reservations, building lines as recorded in Butler County in Rack File 19A and 19B.

BEING known and numbered as 146 Blue Jay Drive, Connoquenessing, PA 16027.

BEING the same property conveyed to Dana Hixon, an Unmarried Woman who acquired title by virtue of a deed from Associates Financial Services Inc., dated November 15, 2004, recorded January 13, 2005, at Instrument Number 200501130001099, Butler County, Pennsylvania records.

Parcel No.: 120-S6-A814 120-S6-A815

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30136**  
**C.P. 2018-20841**  
**ATTY ROGER FAY**

Seized and taken in Execution as the property of **CAROL A. LANDGRAF** at the suit of BAYVIEW LAON SERVICING LLC, Being:

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

BEGINNING at a point in the center line of Hemlock Street, a 33 foot right of way where it intersects with the center line of Hillvue Drive, a 60 foot right of way, said point being the Northeast corner of the parcel herein described; thence along the center line of Hillvue Drive' South 3 degrees 00'00" West a distance of 160.00 feet to a point on lands of now or formerly Michael and Patricia Curcio, said point being the Southeast corner hereof; thence along lands of now or formerly Michael and Patricia Curcio, North 87 degrees 15'00" West a distance of 207.500 feet to a point on lands of now or formerly William S. Kunts and Amy S. Hooks, being the Southwest corner hereof; thence along lands of now or formerly William S. Kunts and Amy S. Hooks, North 3 degrees 00'00" East a distance of 160.00 feet to a point on the center line of Hemlock Drive, being the Northwest corner hereof, thence along the center line of Hemlock Drive, South 87 degrees 15'00" East a distance of 207.500 feet to a point, the place of beginning.

CONTAINING 0.762 of an acre and having thereon erected a dwelling house and garage.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposed only.

Title to said Premises vested in Carl C. Landgraf, Jr. and Carol A. Landgraf by Deed from Robert J. Fennick et al dated April 10, 2000 and recorded on April 11, 2000 in the Butler County Recorder of Deeds as Instrument No. 200004710007741.

The said Car. C. Landgraf, Jr. departed this life on December 20, 2015, whereupon, title vested in Carol A. Landgraf, his wife.

Being known as: 271 Hemlock Drive. Butler, PA 16001

Tax Parcel Number: 051-47-H29D-0000

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30131**

**C.P. 2019-21086**

**ATTY SCOTT DIETTERICK**

Seized and taken in Execution as the property of **DEBRA K. MATONAK AND DEBORAH K. MATONAK** at the suit of CL45 MW LOAN 1 LLC, Being:

Parcel 1:

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

BEGINNING at a point on the West side of North Main street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning, Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 North Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:

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

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179 A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easments, conditions, exceptions, restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30151  
C.P. 2019-21232  
ATTY KENYA BATES**

Seized and taken in Execution as the property of **JAMES MCCUNE** at the suit of DITECH FINANCIAL LLC, Being:

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being Lot No. 115 in the Windward Heights Plan of Lots No. 4 as recorded January 16, 1969 in Rack File 58, page 11.

TITLE TO SAID PREMISES IS VESTED IN JAMES MCCUNE, by Deed from RICHARD A. DAY, EXECUTOR OF THE ESTATE OF BARBARA D. MARTIN, AKA BARBARA ELLEN KRINER AKA BARBARA D. KRINER, DECEASED, Dated 01/02/2018, Recorded 01/08/2018, Instrument No. 201801080000328.

Tax Parcel: 060-514-D115-0000

Premises Being: 115 LYN DALE DRIVE, BUTLER, PA 16001-1409

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30130  
C.P. 2019-21085  
ATTY SCOTT DIETTERICK**

Seized and taken in Execution as the property of **MILLER'S QUALITY MEATS LLC** at the suit of CL45 MW LOAN 1 LLC, Being:

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right of way line of North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or

formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street, South 2° 00' West, a distance of 20.29 feet to a point, at the place of beginning.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record.

Parcel I.D.: 565-9-183-0000

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30118  
C.P. 2019-20929  
ATTY LOUIS VITTI**

Seized and taken in Execution as the property of **JAMES ROLAND NOCK, JR AND MARLEE ELIZABETH MAUTHE** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

ON the West 133 feet, more or less, by Main Street; On the North 118 feet, more or less, by land of now or formerly Stanley Simpson, formerly A.E. Ellenberger; On the East 133 feet, by other lands now or formerly Scott; and on the South 118 feet, more or less by Washington Street.

Grantor gives and grants unto Grantee, his assigns, the right to run drains from the within conveyed property through other lands now or formerly of Edith M. Scott, which other lands be to the East of the within conveyed property.

Being designated as Parcel Number: 410-S1 -F1C

Being known and numbered as 103 North Fairview Main Street, Petrolia, PA 16050

Being the same property which Chad E. Mealy, an unmarried man and Miriam Mealy, an unmarried woman, by deed dated October 28, 2016 and recorded on November 2, 2016 at Instrument #201611020023080 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto James Roland Nock, Jr., an unmarried man and Marlee Elizabeth Mauthe, an unmarried woman, as joint tenants with rights of survivorship not as tenants in common.

BCLJ: July 12, 19, 26, 2019

**E.D. 2018-30265  
C.P. 2018-22139  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **THEODORE E. PFENNINGWERTH** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

BEGINNING at a point 401.1 feet northeast of Morton Avenue, thence S. 84° 22' E. approximately one hundred sixty-seven feet (167 ft) along land of W.F. and Vera Walker; thence S. 6° 04' W. fifty feet (50 ft); thence N. 84° 22' W. approximately one hundred sixty-six feet (166 ft) along land of the grantors herein, to an unnamed street; thence N 5° 37' E. along same unnamed street fifty feet (50 ft) to a point, the place of beginning.

CONSISTING of forty (40) feet from the Southern end of Lot No. 3, and often (10) feet from the Northern end of Lot No 2, in the Quigley Plan of Lots, laid out by Lucas and Greenough, Engineers, dated February 25, 1947 recorded in Plan Book Volume 15 Page 1.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 111 GRAHAM ROAD BUTLER, PA 16001

TAX PARCEL NO. 051-39-K3-0000

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

record, as the same may appear in this or prior instruments of record.

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

BEING the same premises which Frank Robert King a/k/a Frank R. King, by deed dated November 15, 2010 and recorded November 17, 2010 in Butler County Instrument No. 201011170027203, granted and conveyed unto Theodore E. Pfennigwerth.

TO BE SOLD AS THE PROPERTY OF THEODORE E. PFENNIGWERTH UNDER JUDGMENT NO. 2018 10786.

BCLJ: July 12, 19, 26, 2019

**E.D. 2017-30278  
C.P. 2017-21941  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **STACEY J. REYNOLDS** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain parcel 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, to wit:

BEGINNING at a point at the corner of Howard and North Cliff Streets; thence running East along said Howard Street a distance of 47.5 feet, more or less, to lot now or formerly of Oswald; thence running South along said lot now or formerly of Oswald a distance of 92.68 feet, more or less, to lot of formerly Blymiller, now or formerly Welsh; thence running West along lot now or formerly of Welsh, formerly Blymiller, a distance of 49.15 feet, more or less, to North Cliff Street, the southwest corner; thence running North along North Cliff Street a distance of 89.48 feet, more or less, to a point at the corner of Howard Street and North Cliff Street, the place of beginning.

HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS: 215  
HOWARD STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-11-160-0000

BEING THE SAME premises which Janice Louise Oberdorf, Executrix of the Estate of Andrew L. Gorencic, by deed dated May 18,2010 and recorded May 19, 2010, Butler County Instrument No. 201005190010641, granted and conveyed unto Stacey J. Reynolds.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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

TO BE SOLD AS THE PROPERTY OF  
STACEY J. REYNOLDS UNDER BUTLER  
COUNTY JUDGMENT NO. 2017-10450

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30127**  
**C.P. 2019-21065**  
**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **LAURA A. CARLANTONIO AND RICHARD D. CARLANTONIO** at the suit of PINGORA LOAN SERVICING LLC, Being:

ALL that certain piece, parcel or tract of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, being known and designated as Lot No. 816 of the Poplar Forest Plan No. 8 of Howard E. Meyer, containing 0.740 acres and recorded in the Office of the Recorder of Deeds of Butler County, PA at Plan Book 238 Page 2

UNDER AND SUBJECT to all rights, restrictions, covenants, conditions, easements, grants, etc. as appear in prior instruments of record in the chain of title.

DEED BOOK: INSTRUMENT:  
201407290017592

DEED PAGE: INSTRUMENT:  
201407290017592

MUNICIPALITY: Borough of Slippery Rock

TAX PARCEL #: 510-S5-E816

PROPERTY ADDRESS: 119 Sassafras  
Drive Slippery Rock, PA 16057

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30148**  
**C.P. 2019-21200**  
**ATTY LOIS VITTI**

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

ALL THAT CERTAIN lot or tract of land situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Lot Line Revision for Dale A and JoAnn Blain and Anthony Everitt and Kriscinda Meadows, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 340, Page 32.

HAVING thereon erected a dwelling known and numbered as 351 West Sunbury Road, Butler, PA 16001.

BEING designated as Parcel Number:  
060-2F63-1D

BEING the same property which Anthony Everitt and Kriscinda Meadows nka Kriscinda Everitt, Husband and Wife, by deed dated May 1,2015 and recorded on May 14,2015 at Instrument #201505140010206 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Robert William Ruley, unmarried, as sole owner.

BCLJ: July 12, 19, 26, 2019



**E.D. 2019-30128  
C.P. 2019-21066  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **AIMEE SANNER AND STEVEN S. TOTH, JR.** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Borough of Harrisville, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Prairie Street in said borough at the Northwest corner and extending Eastward along the south side of Prairie Street, a distance of 53 feet to a corner; thence South along land now or formerly of Porter, 135 feet, more or less, to a corner on line of land formerly of Wick heirs; thence West along said land of formerly Wick heirs, now or formerly of Fish, 53 feet to a corner; thence North along lot of formerly Shull, now or formerly of Ramely, a distance of 130 feet, more or less to the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 402 EAST PRAIRIE STREET HARRISVILLE, PA 16038

TAX PARCEL NO. 430-S2-A37

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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

BEING THE SAME premises which Andy Priest, a/k/a Andrew Priest and Lisa Priest, husband and wife, granted and conveyed unto Aimee Sanners and Steven S. Toth, Jr., by deed dated April 21, 2015 and recorded on June 1, 2015 in Butler County Recorder of Deeds Office in Instrument No. 201505010009057

TO BE SOLD AS THE PROPERTY OF AIMEE SANNER AND STEVEN S. TOTH, JR. UNDER JUDGMENT NO. 2018-11103

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30147  
C.P. 2019-21199  
ATTY LOUIS VILLIT**

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

ALL that certain piece, parcel, 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:

ON the North 86 % feet by Lot No. 11; on the East 3 5.85 feet by Monroe Street; on the South 88.97 feet by a ten foot alley; and on the West 35.48 feet by a 20 foot alley.

BEING Lot No. 12 in the Kidd Plan of Lots and having thereon erected a two-story frame dwelling known and numbered as 518 N. Monroe Street, Butler, PA 16001.

BEING designated as Parcel Number: 564-19-85

BEING the same property which Kurt L. Camden and Karen L. Camden, Husband and Wife, by deed dated May 27, 2005 and recorded on June 2, 2005 at Instrument #200506020013973 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Dana M. Slomer.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30159  
C.P. 2019-21261  
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **STEPHEN SPEDALIERE, SCOTT A. VALENTINE, K. SCOTT VALENTINE AND SCOTT ALLEN VALENTINE** at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14, Being:

ALL that certain piece or lot of land situated on Elm Street in Slippery Rock Borough,

Butler County, Pennsylvania, and having erected thereon a two-story frame dwelling and being bounded and described as follows, to wit:

BEGINNING at a point on Elm Street 60 feet from line of lot now or formerly Jesse McConnell, thence by line of said Elm Street, in a Southerly direction 60 feet to line of lot of now or formerly Jesse McConnell; thence in a Westerly direction by line of lot of now or formerly Jesse McConnell, 59.09 feet to formerly Joseph Desso Heirs; thence by line of lands now or formerly Joseph Desso Heirs, 60 feet to line of Lands of now or formerly L.H. Bolton et ux; thence by line of lands now or formerly L.H. Bolton et ux. About 60 feet to place of beginning. Being part of Lot No. 27 in Plan of Lots surveyed by C.F.L. McQuiston for William S. Bingham and recorded in Butler County, Pennsylvania.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

BEING KNOWN AS: 326 ELM STREET,  
SLIPPERY ROCK PA 16057

PROPERTY ID: 510-53-13-000

TITLE TO SAID PREMISIS IS VESTED IN STEPHEN M. SPEDALIERE, AN UNMARRIED MAN, AND SCOTT A. VALENTINE, A MARRIED MAN, BY HIS ATTORNEY IN FACT/AGENT, STEPHEN M. SPEDALIERE, AS TENANTS IN COMMON BY DEED FROM JEROME S. HUBERMAN AND MARILYN HUBERMAN. HUSBAND AND WIFE, BY THEIR POWER OF ATTORNEY. AGENT BETH CAMPBELL DATED 8/20/2004 RECORDED 8/8/2004 IN INSTRUMENT NO. 200409080029575

TO BE SOLD AS PROPERTY OF: STEPHEN M. SPEDALIERE; SCOTT A. VALENTINE A/K/A SCOTT VALENTINE A/K/A SCOTT ALLEN VALENTINE

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30132**  
**C.P. 2019-21087**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JO ELLEN THOMAS AND JO E. THOMAS** at the suit of WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO FINANCIAL BANK, Being:

ALL that certain piece, parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Lot No. 7 in West's Cleariew Acres Plan of Lots as recorded in the Recorder's Office of Butler County at Rack File Section 64, Page 12, and being more particularly bounded and described as follows, to wit:

BEGINNING at the southwest corner of the within described parcel, said point being the northwest corner of Lot No. 6 in said Plan of Lots, and being at the centerline of a 50-foot wide private road; thence along the centerline of said 50-foot wide private road, North 13° 03' East, a distance of 200 feet to a point on a lot now or formerly of Raymond C. Green, being known as Lot No. 8 in said Plan of Lots; thence along line of Lot No. 8 in said Plan, South 76° 57' East, a distance of 656.415 feet to a point on lands now or formerly of D. Rankin; thence along said lands, South 13°03' West, a distance of 200 feet to a point on Lot No. 6 in said Plan of Lots; thence along line of Lot No. 6 in said Plan, North 76° 57' West, a distance of 656.415 feet to a point, the place of beginning.

CONTAINING three (3) acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN JO ELLEN THOMAS, SINGLE, by Deed from CLAIR C. JAMISON AND JULIA A. JAMISON, HUSBAND AND WIFE, Dated 06/29/1994, Recorded 06/30/1994, in Book 2447, Page 36.

Tax Parcel: 300-S2-A7-0000

Premises Being: 145 TALL OAK LANE,  
BOYERS, PA 16020-2211

BCLJ: July 12, 19, 26, 2019



**E.D. 2019-30156  
C.P. 2018-20495  
ATTY MATTHEW MCDONNELL**

Seized and taken in Execution as the property of **UNKNOWN HEIRS, CARL THOMPSON DECEASED AND CARL THOMPSON JR DECEASED** at the suit of **BANK OF AMERICAN A.**, Being:

All that certain lot or piece of ground situate in Venango Township. Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the eastern right of way line of Township Road #522 intersects with the northern right of way line of Legislative Route #10070; thence in a Northeasterly direction along the northern right of way line of Legislative Route #10070. eighty (80) feet to a point on line of other lands of Darley Hovis; thence in a Northerly direction along line of other lands of Darley Hovis and parallel with the eastern right of way line of Township Road #522, five hundred forty-five (545) feet to a point on other lands of Darley Hovis; thence along line of other lands of Darley Hovis in a Westerly direction eighty (80) feet to a point on the Eastern right of way line of Township Road #522; thence in a Southerly direction along the eastern right of way line of Township Road #522, five hundred forty-five (545) feet to a point the place of beginning.

CONTAINING one (1) acre, more or less.

ALSO, all that certain piece, parcel of tract of land situate In Venango Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northern Right of Way line of Legislative Route #10070, the Southwest corner of the land hereby conveyed, the Southeast corner of other land of Carl Thompson, the Grantee; thence in a Northerly direction along Eastern line of said land of Guarantee a distance of 545 feet to a point; thence in a Northeasterly direction through Northern line of Right of Way of L.R.10070, a distance of 80 feet to a point; thence Southward through land of grantor and parallel to Eastern line of other land of Grantee a distance of 545 feet to Northern line of Right of Way L.R. 10070; thence Westward along said Northern line of Right of Way a distance of 80 feet to the place of beginning.

Both of the aforesaid described property being more particularly as described as follow:

BEGINNING at a point on the Eastern boundary of McJunkin Road, also known as T518, a 33' R.O.W.; thence continuing along the said roadway North 4° 47' East, a distance of 545 feet to a point on line of land of Conti; thence continuing along line of land of Conti, North 85° 31' 31" East, a distance of 160 feet to a point on line of land of now or formerly J.C.Thompson; thence continuing along line of land of Thompson South 4° 47' West a distance of 545 feet to a point, on the Northern boundary of Cemetery Road; thence continuing along Cemetery Road. South 85° 31' 31" West, a distance of 160 feet to a point, the place of beginning.

CONTAINING two acres, more or less, according to property survey of Hazlet, Pepling & Associates, Registered Engineers, dated January 20, 1995.

BEING THE SAME PREMISES which Carl Thompson, by Deed dated February 24,1997 and recorded February 25,1997 in the Office of the Recorder of Deeds in and for Bucks County in Deed Book Volume 2713, Page 354, granted and conveyed unto CARL THOMPSON and MARGARET M. THOMPSON, his wife.

And the said Margaret M. Thompson departed this life on March 27,2000. Title to the property passed to Carl Thompson by operation of law.

And the said Carl Thompson departed this life on August 31,2017

BEING KNOWN AS: 473 CEMETERY ROAD, BOYERS, PA 16020 PARCEL 0300-2F36-18A 0000

BCLJ: July 12, 19, 26, 2019

Sheriff of Butler County, Michael T. Slupe