



BUTLER COUNTY • PENNSYLVANIA

(USPS 081020)

Legal Journal

Vol. 26

February 2, 2018

No. 27

Designated as the Official Legal Periodical for Butler County, Pennsylvania

Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn J. Horan, Administrative Judge

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

Butler County Bar Association

Thomas E. Breth, President

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Butler County Legal Journal

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BCLegalJournal@butlerbar.org

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PLEASE NOTE:

**Advertisements must be received by 12:00 PM
the Friday preceding the date of publication.**

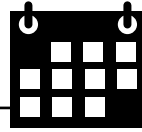
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CLE



UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at www.pbi.org.

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email info@butlerbar.org

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

February 8, 2018

Realty Transfer Tax Update

Butler County Bar Association
3 substantive credits,
Thurs., February 8, 2018 12:00p-3:15p
(Includes Lunch)

February 13, 2018

Writing and Speaking to Win (Steve Stark)

Butler County Bar Association
2 substantive credits, 1 ethics credit,
Tues., February 13, 2018 12:30p-3:45p
(Includes Lunch)

February 28, 2018

He Died with Guns in his Closet

Butler County Bar Association
3 substantive credits,
Wed., February 28, 2018 9:00a-12:15p
(Includes Breakfast)

March 2, 2018

Coffee at the Bar: JFCS Immigration Legal Services

Butler County Bar Association
\$5 for 1 substantive credits,
Fri., March 2, 2018 8:00a-9:00a
(Includes Coffee & Donuts!)

April 4, 2018

Lincoln on Professionalism

Butler County Bar Association
3 ethics credits,
Wed., April 4, 2018 9:00a-12:15p
(Includes Breakfast)

April 4, 2018

Contract Landmines - The Advanced Program

Butler County Bar Association
3 substantive credits,
Wed., April 4, 2018 9:00a-1:15p
(Includes Breakfast)

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

Please address all communications to:

Butler County Legal Journal

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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: Beverly Ann Antis

Late of: Butler PA
Executor: Ann Morrison
106 Germaine Rd
Butler PA 16001
Attorney: Sean M Gallagher
Murrin Taylor & Gallagher
110 East Diamond Street
Butler PA 16001

Estate of: Viola T Coscia

Late of: Adams Township PA
Executor: Jessica L Hoover
947 Brownsdale Road
Evans City PA 16033
Attorney: Norman E Gilkey
Babst Calland Clements & Zomnir PC
Two Gateway Center 6th Fl
Pittsburgh PA 15222

Estate of: Marian G Dvorabic

Late of: Cabot PA
Executor: Mary Ann Bornemann
2212 Chapparral Drive
Pittsburgh PA 15239
Attorney: James H Limbaugh
Auld Miller LLC
4767 William Flynn Highway
Allison Park PA 15101

Estate of: James L Fetterhoff

Late of: Middlesex Township PA
Executor: Pamela J Huber
6569 Old Rt 8 N
Valencia PA 16059
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

Estate of: Viola Fisher

Late of: Adams Township PA
Administrator: Judith D Giacomino
314 Myoma Road
Mars PA 16046
Attorney: Kenneth M Ventresca
Ventresca & Ventresca LLP
5500 Brooktree Road Suite 101
Wexford PA 15090

Estate of: Sharon L Glath

Late of: Buffalo Township PA
Executor: Michael C Glath
101 Washington Avenue Apt 426
Oakmont PA 15139
Attorney: Stephen F Ban
Metz Lewis Brodman Must Okeefe LLC
535 Smithfield Street Suite 800
Pittsburgh PA 15222

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

Late of: Middlesex Township PA
Executor: Mark H Kier
1209 Pittsburgh Road
Valencia PA 16059
Attorney: Jay R Hagerman
Hagerman Law, LLC
4499 Mount Royal Blvd
Allison Park PA 15101

Estate of: Jean May McMillen

Late of: Evans City PA
Executor: Carol Lee McMillen Duncil
735 Little Creek Road
Evans City PA 16033
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Jeffrey D Shore**a/k/a: Jeffrey Davis Shore**

Late of: Zelenople PA
Executor: Nancy A Shore
309 Pine Street
Zelenople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063

Estate of: Philip L Souzer

Late of: Butler PA
Administrator: Deborah P Souzer
318 W North St
Butler PA 16001
Attorney: Andrea Lyn Boyle
Boyle And Price
129 South McKean St
Butler PA 16001

Estate of: Rosemarie Thorpe

Late of: Zelienople PA
Administrator: Tami A Black
110 Kentmoor Drive
Pittsburgh PA 15220
Attorney: David W Tyree
3371 Babcock Boulevard
Pittsburgh PA 15237

Estate of: Samuel B Ward

Late of: Franklin Township PA
Executor: Tanya D Fassinger
410 Unionville Road
Butler PA 16001
Attorney: Maryann Bozich Diluigi
506 S Main Street
Suite 2201
Zelienople PA 16063

BCLJ: February 2, 9, 16, 2018

SECOND PUBLICATION

Estate of: John D Billek

Late of: Butler PA
Executor: Rajiv Sawhney
5 Waterside Place
Pittsburgh PA 15222
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Morris Franklin Burns**a/k/a: Frank Burns****a/k/a: M Frank Burns**

Late of: Cranberry Township PA
Executor: Marilyn S Burns
2081 Isleworth Lane
Cranberry Twp PA 16066
Attorney: Albert G Feczko Esq
2656 Monterey Drive
Pittsburgh PA 15241

Estate of: Mary Lou Davis

Late of: Penn Township PA
Executor: Rodger M Davis
200 Becker Road
Butler PA 16002
Attorney: Joseph E Kubit
Montgomery Crissman
Montgomery Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Gwendlyn Pearl Green

Late of: Butler PA
Administrator: Kelly S Kane
227 Boy Scout Road
Evans City PA PA 16033
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Rose L Hackett

Late of: Butler Township PA
Executor: Colleen E Stamm
479 S Benbrook Road
Butler PA 16001
Executor: William R Hackett
6659 Farbell Row
Columbia MD 21045
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: James F Hawk**a/k/a: James F Hawk Jr**

Late of: Fairview PA
Executor: Robert F Hawk
122 Thornwood Drive
Butler PA 16001
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

Estate of: Anthony C Kuniak**a/k/a: Anthony Kuniak**

Late of: Mars PA
Executor: Kimberly Ann Kuniak Oltman
418 Gentle Breeze Circle
Fredericksburg VA 22406
Executor: Anthony Joseph Kuniak
1651 Chapel Ridge Lane
Mars PA 16046
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Ruth M Mathews

Late of: Marion Township PA
Executor: Raymond D Mathews Jr
92 Limewood Avenue Unit 6A
Bradford Ct 06405
Attorney: Milford L McBride III
McBride & McBride PC
211 South Center Street
Grove City PA 16127

Estate of: Dorothy M Rezak

Late of: Buffalo Township PA
Executor: David Posney
157 Beale Road
Sarver PA 16055
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mary Frances Robinson

Late of: Lancaster Township PA
Administrator: Sharon K Caccamo
126 Robin Ln
Harmony PA 16037
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Agnes C Ryan

Late of: Butler PA
Executor: Francis B Roudybush
102 Applewood Lane
Slippery Rock PA 16057
Attorney: Robert D Spohn Esquire
277 West Main St
PO Box 551
Saxonburg PA 16056

Estate of: Ronald Seybert

a/k/a: Ronald H Seybert

a/k/a: Ronald Harold Seybert

Late of: Clinton Township PA
Administrator C.T.A.: Norma Seybert
1106 Sun Mine Road
Sarver PA 16055
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Elizabeth V Sabo

Late of: Zelienople PA
Executor: Walter M Lefebvre
105 1/2 Hazel St
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: January 26 & February 2, 9, 2018

THIRD PUBLICATION

Estate of: Alexis Arthur

Late of: Jefferson Township PA
Administrator: Kenneth Wirtz
109 Old Farm Lane
Saxonburg PA 16056
Attorney: Edward L Kelly
Jones Gregg Creehan & Gerace LLP
411 Seventh Ave Suite 1200
Pittsburgh PA 15219

Estate of: John B Blakley Jr

Late of: Valencia PA
Executor: Melissa Ann Weber
147 Forrest Drive
Fombell PA 16123
Attorney: Frank W Habenicht Esq
287 Pittsburgh Road
Suite 1
Butler PA 16002

Estate of: Thomas A Cleary

Late of: Butler Township PA
Administrator: Christine M Cleary
406 McCalmont Rd
Renfrew PA 16053

Estate of: Lucille Helen Druga

A/K/A: Lucille H Druga

Late of: Butler Township PA
Executor: Kevin J Mendus
439 Worthington Drive
Mars PA 16046
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Villard C Fox

Late of: Lancaster Township PA
Admr. D.B.N. C.T.A.: Ronald D Fox
406 Country Club Rd
Ellwood City PA 16117
Attorney: Darla J Hancher
101 North Green Lane
Zelienople PA 16063

Estate of: Laura A Herold

Late of: Oakland Township PA
Executor: Linda Barto
104 Barto Lane
Chicora PA 16025
Attorney: David A Crissman
Montgomery Crissman
Montgomery And Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Jeffrey G Koren

Late of: Winfield Township PA
Executor: Jennifer A Barbati
611 Penn Tree Drive
Gibsonia PA 15044
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: John W Steetle

Late of: Butler Township PA
Executor: Barbara Jean Steetle
149 Linhurst Avenue
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: January 19, 26 & February 2, 2018

MORTGAGES

Recorded January 2 - January 5, 2018

Akgoz, Mustafa-WELLS FARGO BK NA-
Cranberry Twp-\$252,000.00

Algeri, Mark T-ALLEGENT COMMUNITY
FED CRED UN-Cranberry Twp-
\$158,500.00

Altsman, Mark-PNC BK NATL ASSN-
Jackson Twp-\$200,000.00

Anderson, Joshua D-ARMCO CRED UN-
Fairview Twp-\$215,000.00

Bauldoff, Brandon E-E MTG MGMT LLC-
Donegal Twp-\$161,912.00

Bickel, Ronald A-HOWARD HANNA MTG
SERVS-Adams Twp-\$252,000.00

Bollman, Dennis J Jr-ARMCO CRED UN-
Butler Twp-\$11,000.00

Booth, Jennifer K-PNC BK NATL ASSN-
Cranberry Twp-\$30,000.00

Bordas, Paul J-ARMCO CRED UN-Penn
Twp-\$157,500.00

Bratkovich, Joseph D-NVR MTG FIN INC-
Middlesex Twp-\$289,996.00

Brennan Builders Inc-WASHINGTON FIN
BK-Lancaster Twp-\$3,000,000.00

Carter, Elizabeth A-QUICKEN LOANS INC-
Cranberry Twp-\$248,638.00

Charter Homes Woodside Inc-
ORRSTOWN BK-Cranberry Twp-
\$415,200.00

Chau, Larry-FIRST CHOICE MTG SERVS
INC-Cranberry Twp-\$224,000.00

Covert, John A-LOANDEPOT COM LLC-
Connoquenessing Twp-\$221,062.00

Dalton, Andrew W-WESBANCO BK INC-
Adams Twp-\$330,300.00

Davis, Joseph H Jr-JLB CORP DBA-
Connoquenessing Twp-\$160,000.00

Davison, James A-FIRST NATL BK PA-
Harmony Boro-\$1,506,000.00

Decker, Laura-DOLLAR BK FED SAV BK-
Cranberry Twp-\$416,000.00

Demarco, Daniel P-FARMERS NATL BK
EMLENTON-Mars Boro-\$230,000.00

Demarco, Daniel P-FARMERS NATL BK
EMLENTON-Mars Boro-\$100,000.00

Dick, Harry O-PNC BK NATL ASSN-
Cranberry Twp-\$175,000.00

Drake, Samuel C-PROSPERITY HOME
MTG LLC-Butler City-\$60,877.00

Dunlap, Roger H-DOLLAR BK FED SAV
BK-Cranberry Twp-\$200,000.00

Dunlap, Roger H-DOLLAR BK FED SAV
BK-Cranberry Twp-\$65,000.00

Duvall, David G Sr-PNC BK NATL ASSN-
Connoquenessing Twp-\$85,000.00

Emery, Steven G-FIRST NATL BK PA-West
Liberty Boro-\$35,000.00

Falvo, Gina-NVR MTG FIN INC-Adams

Twp-\$285,993.00
Ford, Kyle-WELLS FARGO BK NA-Cranberry Twp-\$500,547.00
Geisler, Lynn J-HUNTINGTON NATL BK-Cranberry Twp-\$150,000.00
Gibson, William J-SECRETARY HOUSING & URBAN DEV-Butler Twp-\$17,871.68
Graham, Barrett B-UNION HOME MTG CORP-Adams Twp-\$275,500.00
Grossman, Edward C Jr-BANK AMERICA NA-Slippery Rock Twp-\$104,800.00
Grumski, Kenneth M-SUTHERLAND MTG SERVS INC-Seven Fields Boro-\$351,000.00
Gueck, Jason K-UNITED WHOLESALE MTG-Zelienople Boro-\$168,547.00
Guesman, William B-FIRST NATL BK PA-Adams Twp-\$95,800.00
Hall, Garrett Cooper-HALL, RENATA M-Worth Twp-\$79,732.23
Hayes, April J-PRINCETON FIN LLC-Adams Twp-\$330,000.00
Heckard, Richard D-LOANDEPOT COM LLC-Evans City Boro-\$120,000.00
Hickman, Kevin-PENNSYLVANIA EQUITY RESOURCES INC-Seven Fields Boro-\$415,920.00
Hickman, Kevin-TCF NATL BK-Seven Fields Boro-\$51,900.00
Hill, Robert J Jr-PENNSYLVANIA EQUITY RESOURCES INC-Jackson Twp-\$328,000.00
Hollabaugh, Zared John-CLEARVIEW FED CRED UN-Buffalo Twp-\$84,600.00
Hoscheid, Alyssa R-FIRST COMMONWEALTH BK-Buffalo Twp-\$50,000.00
Huey, Michael J-S&T BK-Butler Twp-\$100,000.00
Jones, Joseph B-PNC BK NATL ASSN-Adams Twp-\$200,000.00
Jones, Roy I-PNC BK NATL ASSN-Winfield Twp-\$50,600.00
Jones, Roy I-PNC BK NATL ASSN-Winfield Twp-\$75,000.00
Kean, Stephanie A-DOLLAR BK FED SAV BK-Butler City-\$45,358.47
Kotula, Jessica-HOWARD HANNA MTG SERVS-Adams Twp-\$129,750.00
Krugar, Kurt-HOWARD HANNA MTG SERVS-Prospect Boro-\$80,800.00
Ladasky, Kimberly A-MARS BK-Middlesex Twp-\$80,000.00
Lewis, James T III-PNC BK NATL ASSN-Cranberry Twp-\$25,000.00
Lippert, Christopher J-MORTGAGE RESEARCH CTR LLC DBA-Buffalo Twp-\$186,368.00
Lippold, Larry-DOLLAR BK FED SAV BK-Connoquenessing Twp-\$100,000.00

Logan, Melvin L-PNC BK NATL ASSN-Buffalo Twp-\$100,000.00
Lukens, Kim A-PNC BK NATL ASSN-Cranberry Twp-\$250,000.00
Lutz, Joseph P-PNC BK NATL ASSN-Cranberry Twp-\$100,000.00
Madison, Dirk E-WELLS FARGO BK NA-Center Twp-\$185,300.00
Marowitz, Randy Scott-CARRINGTON MTG SERVS LLC-Forward Twp-\$247,618.00
McChesney, Melvin H-PNC BK NATL ASSN-Center Twp-\$83,311.00
McNally, John R-NEXTIER BK NA-Cranberry Twp-\$79,000.00
Meisel, Douglas Robert-PNC BK NATL ASSN-Middlesex Twp-\$315,500.00
Miller, Janice N-STEARNS LENDING LLC-Franklin Twp-\$85,470.00
Morgan, Brandy Aka-PNC BK NATL ASSN-Cranberry Twp-\$36,200.00
Muir, Dennis C Trs-FIRST NATL BK PA-Jefferson Twp-\$75,500.00
Nath, John W-PNC BK NATL ASSN-Middlesex Twp-\$88,900.00
Nunis, Debra A-QUICKEN LOANS INC-Adams Twp-\$273,750.00
Patton, Joshua-PNC BK NATL ASSN-Cherry Twp-\$25,000.00
Perri, Stephen M-JLB CORP DBA-Penn Twp-\$208,587.00
Peters, John Mason-PRINCETON FIN LLC-Cranberry Twp-\$209,000.00
Pflueger, Nikolas M-RESIDENTIAL MTG SERVS INC-Butler City-\$123,728.00
Pipilo, Joseph G-PNC BK NATL ASSN-Adams Twp-\$100,000.00
Raducz, Lois H-PNC BK NATL ASSN-Penn Twp-\$25,000.00
Rae, Tracy Diane-PENNSYLVANIA STATE EMP CRED UN-Jackson Twp-\$195,000.00
Rodgers, Steven C-US MTG NETWORK-Buffalo Twp-\$218,000.00
Rodriguez, Alden J-WESBANCO BK INC-Adams Twp-\$573,000.00
Rogerson, Joshua T-FIRST COMMONWEALTH BK-Butler Twp-\$35,620.00
Rooney, Stephen-1ST 2ND MTG CO NJ INC-Zelienople Boro-\$159,920.00
Sammartino, Paul A-PNC BK NATL ASSN-Cranberry Twp-\$100,000.00
Scheller, Thomas E-DOLLAR BK FED SAV BK-Adams Twp-\$50,000.00
Scheller, Thomas E-DOLLAR BK FED SAV BK-Adams Twp-\$40,438.22
Schillinger, Edward E-PRINCETON FIN LLC-Cranberry Twp-\$134,350.00
Shaffer, Edward M Jr-DOLLAR BK FED

SAV BK-Butler Twp-\$125,000.00
Soergel, Warren R-FIRST NATL BK PA-
 Connoquenessing Twp-\$13,400.00
Stehle, Richard-QUICKEN LOANS INC-
 Cranberry Twp-\$130,625.00
Stewart, Douglas P-FIRST NATL BK PA-
 Adams Twp-\$558,500.00
Stone, Charlene-PENNSYLVANIA
 EQUITY RESOURCES INC-Adams Twp-
 \$90,000.00
Sullivan, Joshua L-GROVE CITY AREA
 FED CRED UN-Venango Twp-\$23,465.42
Timko, Gregory A-ARMCO CRED UN-
 Butler Twp-\$138,000.00
Turici, Thomas J-CITIZENS BK PA-
 Zelienople Boro-\$100,000.00
Vernon, Tyler J-PROSPERITY HOME MTG
 LLC-Cranberry Twp-\$355,500.00
Wallace, Gary N-HOME POINT FIN CORP-
 Marion Twp-\$239,875.00
Waltenbaugh, Rodger T Jr-ARMCO CRED
 UN-Center Twp-\$137,750.00
Warner, Alan T-NEXTIER BK NA-Petrolia
 Boro-\$5,000.00
Zorn, Timothy R-PRINCETON FIN LLC-
 Cranberry Twp-\$404,700.00

SUITS

Week ending January 26, 2018

1st Name-Plaintiff

2nd Name-Defendant

Codi, Edward L vs. **Aspinall, Tonya**: Tort-
 Motor Vehicle: Patrick M Casey, Esq: 18-
 10055
 Discover Bank vs. **Bennett, Sean M**: Contract-
 Debt Collection: Credit Card: Jonathan P
 Cawley, Esq: 18-10054
 Brandt, Arthur H vs. **Brandt Paving Inc**: Writ
 of Revival: Jessica L Crown, Esq: 18-10072
 Cavalry SPV I LLC vs. **Brodmerkel, Curt**:
 Contract-Debt Collection: Credit Card: David
 J. Apothaker, Esq: 18-10064
 Pittsburgh Logistics Systems Inc vs. **Canadian
 Spa Company**: Contract-Other: Kristine A
 Grega, Esq: 18-10057
 Huntington National Bank vs. **Collins, Eric P;
 Collins, Carrie E**: Real Property-Mortgage
 Foreclosure: Residential: Manley Deas
 Kochalski LLC, Esq: 18-10059
 LSF9 Master Participation TR vs. **Czech,
 Eric R; Czech, Barbara A; Occupants**:
 Real Property-Ejectment: Martha E Von
 Rosensteil, Esq: 18-10062
 Hunter Keystone Peterbilt LP vs. **Empire
 Delivery Inc**: Contract-Debt Collection:
 other: Vaughn K Schultz & Christopher D
 Stofko, Esq: 18-10070

Wells Fargo Bank NA vs. **Eury, Rita M**:
 Real Property-Mortgage Foreclosure:
 Residential: Manley Deas Kochalski LLC,
 Esq: 18-10073
 Cavalry SPV I LLC vs. **Filges, Christine M**:
 Contract-Debt Collection: Credit Card: David
 J. Apothaker, Esq: 18-10065
 Lutheran Seniorlife; Passavant Retirement
 & Health Center; Passavant Retirement
 Community vs. **Greco, Brenda; Kirkham,
 J David**: Contract-Debt Collection: Other:
 Tony J Thompson, Esq: 18-10077
 LSF9 Master Participation TR vs. **Grimm,
 James A; Grimm, Linda L; Occupants**:
 Real Property-Ejectment: Martha E Von
 Rosensteil, Esq: 18-10061
 Cavalry SPV I LLC vs. **Irvin, Frank C Jr**:
 Contract-Debt Collection: Credit Card: David
 J. Apothaker, Esq: 18-10068
 Cavalry SPV I LLC vs. **Jekel, Sarah**: Contract-
 Debt Collection: Credit Card: David J.
 Apothaker, Esq: 18-10063
 Hunter Keystone Peterbilt LP vs. **Kaskid LLC**:
 Contract-Debt Collection: Other: Vaughn
 K Schultz & Christopher D Stofko, Esq:
 18-10058
 Cavalry SPV I LLC vs. **Miller, Kenneth**:
 Contract-Debt Collection: Credit Card: David
 J. Apothaker, Esq: 18-10066
 LSF8 Master Participation TR vs. **Nelson,
 James A; Nelson, Margaret S**: Real
 Property-Mortgage Foreclosure: Residential:
 Phelan Hallinan Diamond Jones, Esq: 18-
 10075
 Lutheran Seniorlife; Lutheran Affiliated
 Services; St John Lutheran Care Center;
 St John Specialty Care Center vs. **Russell,
 Keith; Russell, Martha**: Contract-Debt
 Collection: Other: Tony J Thompson, Esq:
 18-10076
 Pittsburgh Logistics Systems Inc vs. **Sigosa
 Steel Company**: Contract-Other: Kristine A
 Grega, Esq: 18-10056
 Cavalry SPV I LLC vs. **Townsend, Dajah**:
 Contract-Debt Collection: Credit Card: David
 J. Apothaker, Esq: 18-10067
 Franklin & Associates LLC vs. **Trusel, Barry
 L; Trusel, Claudia E; Unknown Persons**:
 Real Property-Quiet Title: Brian P Hennessy,
 Esq: 18-10060
 Seibert, David vs. **Vista Outdoor Inc**: Tort-
 Premises Liability: Michael J Pawk, Esq:
 18-10071
 Cavalry SPV I LLC vs. **Waldenville, Timothy
 J**: Contract-Debt Collection: Credit Card:
 David J. Apothaker, Esq: 18-10069
 Matuke, Dodie E Admr; Matuke, Jennifer
 Elaine est by Admr vs. **Weitzel, Brednen
 L**: Tort-Motor Vehicle: Eric D Levin, Esq:
 18-10074

JUDGMENTS

Week ending January 26, 2018

1st Name-Plaintiff

2nd Name-Defendant

Clerk of Courts vs. **Barr, Amy Lynn**: Judgment: \$3,869.00: Atty-None; 18-20127

Deringer, Larry vs. **Beck, David; Beck, Kylie**: Judgment on Award: \$3,300.00: William L Rodgers, Esq; 18-20118

Clerk of Courts vs. **Brumbaugh, Nathan Adam**: Judgment: \$3,377.50: Atty-None; 18-20128

Remit Corp vs. **Carlson, Gary; Huntington Natl Bk Garnishee**: Judgment: \$414.68: Raymond W Kessler, Esq; 18-20107

Clerk of Courts vs. **Dennett, Amanda Leigh**: Judgment: \$5,643.00: Atty-None; 18-20129

Clerk of Courts vs. **Gaiser, Ernest Lee**: Judgment: \$2,429.00: Atty-None; 18-20130

Clerk of Courts vs. **Gladd, Michael Joseph**: Judgment: \$2,333.00: Atty-None; 18-20096

Hair, Ashley N vs. **Hair, Curtis J**: Judgment: \$28,624.40: Andrew M Menchuk Jr; 18-20126

Clerk of Courts vs. **Hurst, Alfred Henry**: Judgment: \$2,732.00: Atty-None; 18-20097

Clerk of Courts vs. **Irwin, Rebecca Lynn**: Judgment: \$1,548.41: Atty-None; 18-20131

Clerk of Courts vs. **Kanzelmeyer, James**: Judgment: \$1,948.40: Atty-None; 18-20098

Clerk of Courts vs. **Keller, Kenneth Paul**: Judgment: \$1,341.05: Atty-None; 18-20100

Clerk of Courts vs. **Kenney, Shawn Patrick**: Judgment: \$3,733.38: Atty-None; 18-20101

Clerk of Courts vs. **King, Lesley Charisse**: Judgment: \$1,462.44: Atty-None; 18-20132

Clerk of Courts vs. **Kominsky, Michael P**: Judgment: \$1,729.50: Atty-None; 18-20133

Wilson, Sharon C vs. **Levine, Terri; Coaching Intstute; Comprehensive Coaching U Inc**: Judgment: \$94,866.77: Peter H Thomson & Andrew M Menchuk Jr, Esq; 18-20119

Clerk of Courts vs. **Lin, Jun**: Judgment: \$1,538.98: Atty-None; 18-20134

Clerk of Courts vs. **Loughrey, Jessica Renae**: Judgment: \$1,365.00: Atty-None; 18-20108

Clerk of Courts vs. **Mackenzie, Eric Randall**: Judgment: \$3,364.00: Atty-None; 18-20109

Clerk of Courts vs. **Manny, Justin R**: Judgment: \$1,351.50: Atty-None; 18-20110

Clerk of Courts vs. **Martin, Dana Eugene III**: Judgment: \$2,320.00: Atty-None; 18-20111

Clerk of Courts vs. **Martinez, Dakota Lynn**: Judgment: \$1,550.42: Atty-None; 18-20135

Clerk of Courts vs. **Mauthe, Benjamin Amos**: Judgment: \$5,652.00: Atty-None; 18-20102

Spryn, Nickles; Spryn, Barbara R vs.

McCandless, Velma L Heirs; McCandless, Velma L Est by Extrx; Artzberger, Donna L Extrx & Ind; Lyne, Kimberly A; Artzberger, William A; Artzberger, Lesa D; Artzberger, George E; McCandless, Scott Gerald; McCandless, Joan L: Land Judgment: \$0.00: Thomas J May, Esq; 18-20124

Clerk of Courts vs. **Menzock, Michael Will IV**: Judgment: \$1,055.50: Atty-None; 18-20112

Farmers National Bank vs. **O'Donnell, Joanne L**: Judgment: \$3,032.93: Scott W Schreffler & Michael W Sloat, Esq; 18-20122

Clerk of Courts vs. **Pfister, Craig W**: Judgment: \$1,893.00: Atty-None; 18-20103

Clerk of Courts vs. **Purcell, Thomas Angelo**: Judgment: \$1,070.00: Atty-None; 18-20113

Kemple, James vs. **Schwer, Carol J**: Judgment on Award: \$14,549.00: Michael J. Pawk, Esq; 18-20125

Discover Bank vs. **Skillman, Edward V**: Judgment: \$11,436.63: Jonathan P Cawley & Nash Boone, Esq; 18-20123

Clerk of Courts vs. **Smith, Brandon Scott**: Judgment: \$3,357.50: Atty-None; 18-20104

Clerk of Courts vs. **Smith, Brittany M**: Judgment: \$1,805.80: Atty-None; 18-20114

Discover Bank vs. **Smith, Carol; Huntington Natl Bk Garnishee**: Judgment: \$2,803.00: Jampes P Valecko & Matthew D Urban, Esq; 18-20106

Clerk of Courts vs. **Smolizer, Rachel Allison**: Judgment: \$4,253.77: Atty-None; 18-20115

Clerk of Courts vs. **Stuteville, William**: Judgment: \$4,247.00: Atty-None; 18-20105

Clerk of Courts vs. **Thrower, Troy William**: Judgment: \$5,312.50: Atty-None; 18-20116

Kalkowski, Michael; Kalkowski, Keli vs. **Unknown & Known Heirs of Decker, Arthur K; Unknown & Known Heirs of Decker, Sophie C; Yount, Donna Ind & Extrx; Decker, Edward A; Decker, Sophie C est by Extrx**: Land Judgment: \$0.00: Thomas J May, Esq; 18-20121

Lally Pipe & Tube; LB Industries Inc vs. **US Crossings Unlimited LLC; Lind, Michael**: Judgment: \$10,975.16: Joseph E Kubit, Esq; 18-20120

Clerk of Courts vs. **Vinroe, Jay Edward Jr**: Judgment: \$1,462.50: Atty-None; 18-20117

Clerk of Courts vs. **Waller, Ryan Matthew**: Judgment: \$1,137.25: Atty-None; 18-20136

Clerk of Courts vs. **West, Robert Nicholas**: Judgment: \$1,720.00: Atty-None; 18-20099

EXECUTIONS

Week ending January 26, 2018

1st Name-Plaintiff

2nd Name-Defendant

Discover Bank vs. **Grove, Bradley W; PNC Bank Garnishee**: Writ of Execution: 18-30011
 PNC Bank National Assn vs. **Oshea, Mary J; O'Shea, Mary J; Oshea, John M; O'Shea, John M; United States of America**: Writ of Execution: 18-30012

DIVORCES

Week ending January 26, 2018

1st Name-Plaintiff

2nd Name-Defendant

Barron, Maria K vs. **Aikins, Devin P**: Brooke B McMorro, Esq: 18-90059
 Callender, Jennifer A vs. **Callender, Ryan J**: Kelley I Harley, Esq: 18-90052
 Mohney, William Martin III vs. **Dixon-Mahoney, Irma Dianne**: Michael D Gallagher, Esq: 18-90051
 Geibel, Wayne Lawrence vs. **Geibel, Jennell Marie**: Atty-None: 18-90045
 Raducz, Lois H vs. **Gutilla, Ned S**: Michael S Lazaroff, Esq: 18-90046
 Hilty, Jessica Bender vs. **Hilty, Nicholas**: Atty-None: 18-90047
 Lunsford, Tiffany L vs. **Lunsford, Andrew K**: Kelley I Harley, Esq: 18-90053
 McCrackin, Timothy G vs. **McCrackin, Jill M**: Matthew J Kalina, Esq: 18-90060
 Oesterling, Eric vs. **Oesterline, Ann**: Aleksandra J Kocelko, Esq: 18-90058

Notice of Trust

RE: Janet J. Speer Revocable (now Irrevocable) Trust Administration

Notice is hereby given that **Patricia L. Miller** is the Trustee of the above named Trust. All persons indebted to Janet J. Speer are requested to make payment and all those having claims against Janet J. Speer are directed to present the same without delay to: Janet J. Speer Revocable (now Irrevocable) Trust Patricia L. Miller, Trustee
 C/O Cohen & Grigsby, P.C.
 625 Liberty Avenue, 7th Floor
 Pittsburgh, PA 15222-3152
 Or to:
 C. Eric Pfeil, Esquire
 C/O Cohen & Grigsby, P.C.
 625 Liberty Avenue, 7th Floor
 Pittsburgh, PA 15222-3152

Cohen & Grigsby, P.C.
 625 Liberty Avenue
 Pittsburgh, PA 15222-3152

BCLJ: January 19, 26 & February 2, 2018

**NOTICE OF SHERIFF'S SALE
 IN THE COURT OF COMMON PLEAS
 OF BUTLER COUNTY, PENNSYLVANIA
 NO. 17-10317**

WELLS FARGO BANK, N.A.
 vs.

YONG JIE DONG

NOTICE TO: YONG JIE DONG

**NOTICE OF SHERIFF'S SALE
 OF REAL PROPERTY**

Being Premises: 495 PERRY HIGHWAY,
 HARMONY, PA 16037-8619

Being in LANCASTER TOWNSHIP, County
 of BUTLER, Commonwealth of Pennsylvania,
 200-4F98-46G-0000

Improvements consist of residential property.

Sold as the property of YONG JIE DONG

Your house (real estate) at 495 PERRY HIGHWAY, HARMONY, PA 16037-8619 is scheduled to be sold at the Sheriff's Sale on 05/18/2018 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA

16003, to enforce the Court Judgment of \$94,863.21 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

BCLJ: February 2, 2018

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
No. 16-10885**

PHH MORTGAGE CORPORATION Plaintiff
vs.
**FRANCIS L. SOOSE, SR JAMES EARL
SOOSE Defendants**

NOTICE

To FRANCIS L. SOOSE, SR

You are hereby notified that on November 1, 2016, Plaintiff, PHH MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 16-10885. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 104 FAIRLAWN DRIVE, BUTLER, PA 16001 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or

property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Butler County Prothonotary's Office
300 South Main Street
Butler, PA 16001
Telephone (724) 284-5214

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

BCLJ: February 2, 2018

**NOTICE OF FILING CERTIFICATE
OF ORGANIZATION**

Notice is hereby given that Robert Martsolf Drilling, L.L.C. of Center Township, Butler County, Pennsylvania, did on January 12, 2018, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an Application under December 21, 1988, P.L. 144, No. 177, Section 103, The Business Corporation Law of 1988, to conduct business under the name of "**Robert Martsolf Drilling, L.L.C.**", the business to be carried on at 445 Oneida Valley Road, Center Township, Butler, Pennsylvania 16001.

RISHOR SIMONE
Kurt S. Rishor, Esquire
Suite 208, 101 East Diamond Street Butler,
PA 16001
(724) 283-7215

BCLJ: February 2, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Concordia Lutheran Health & Human Care has filed on January 18, 2018 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 **Concordia at the Orchard** the business to be carried on at 104 Concordia Way, Butler PA 16001.

BCLJ: February 2, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Concordia Lutheran Health & Human Care has filed on January 18, 2018 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 **Concordia at Cabot** the business to be carried on at 134 Marwood Road, Cabot PA 16023.

BCLJ: February 2, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Concordia Lutheran Health & Human Care has filed on January 18, 2018 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 **Concordia Childcare** the business to be carried on at 134 Marwood Road, Cabot, PA 16023.

BCLJ: February 2, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Concordia Lutheran Health & Human Care has filed on January 18, 2018 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 **Concordia at Ridgewood Place** the business to be carried on at 1460 Renton Road, Pittsburgh PA 15239

BCLJ: February 2, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Concordia Lutheran Health & Human Care has filed on January 18, 2018 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 **Highpointe at Rebecca** the business to be carried on at 1871 Highpointe Lane, Allison Park, PA 15101.

BCLJ: February 2, 2018

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Concordia Lutheran Ministries of Pittsburgh has filed on January 18, 2018 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 **Concordia at Villa St. Joseph** the business to be carried on at 1030 State Street Baden, PA 15005.

BCLJ: February 2, 2018

NOTICE

Notice is hereby given by, **Gustine Hazleton, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: February 2, 2018

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Forest Gene Trading Company, Inc.** with principle address of 104 Timberlee Drive, Evans City, PA 16033.

BCLJ: February 2, 2018

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY, FEBRUARY 12, 2018 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
HAMBLEN, Carol J.	David B. Hamblen and Bruce D. Hamblen	12/26/17
HOLCOMB, Karen	Jason Holcomb	12/27/17
KELLER, Christine	Rosanne Natili	01/02/18
McGINLEY, Martha J.	Marlene Allen	12/20/17
OCHABA, Martha Jane	Jeffrey R. Ochaba	01/02/18
OSTWINCH, Margaret C.	Daniel R. Clark	12/28/17
PETRARCA, Marsha B.	Shirley L. Kerr	01/02/18
RAISLEY, Helen J.	Elizabeth A. Gribik	01/02/18
SCHENCK, F. Michael, a/k/a Francis Michael Schenck	Cynthia L. Walters	12/27/17
NAME	GUARDIAN/TRUSTEE/POA	FILED
CUMBERLAND, Joseph Maxwell	Frank Miller, POA	12/27/17

BCLJ: February 2, 9, 2018

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **ALL LEVEL RESTORATIONS, LLC** and it is organized effective January 14, 2018.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: February 2, 2018

2018 INACTIVE LIST FOR**JUDGE HORAN****MARCH 07, 2018****10:00 AM COURTROOM NO. 4**

**In the Court of Common Pleas
of Butler County of Butler
Commonwealth of Pennsylvania**

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention to Proceed should be filed on or before February 28, 2018 with the Prothonotary of the Court at:

Prothonotary's Office
PO Box 1208
Butler, PA 16003-1208

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON MARCH 07, 2018 AT 10:00AM IN CR 4, BUTLER COUNTY GOVERNMENT CENTER.

BY THE COURT

1st Name-Plaintiff
2nd Name-Defendant

12-11093
JAMES STIVASON,
VS.
KRYSTAL KRAUCHAK,

13-11048
APEX SURFACES, INC.,
VS.
**JONATHON WORKMAN, TOP IT OFF, INC.
and BEAHM & SON, LTD**

14-10791
AUBREY 2ND FAMILY LMTD PTN,
VS.
TASHA EAKIN RODGERS

15-10110

THE ARBORS AT ST. BARNABAS, INC.,
VS.

**JOHN F. CRAWFORD and TERESA
CRAWFORD MIESZKOWSKI,**

15-10129

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")

VS.

**RALPH S. SMITH and MARGARET E.
SMITH and UNITED STATES OF AMERICA**

15-10291

JOHN L. BLACK

VS.

SAM PAYHE

15-10365

CITIBANK, N.A.

VS.

MEGAN A. YANITY

15-10394

TD BANK USA, N.A., AS SUCCESSOR IN
INTEREST TO TARGET NATIONAL BANK
VS.

MELANIE L. ALSTON

15-10483

AMERICREDIT FINANCIAL SERVICES,
INC. d/b/a GM FINANCIAL
VS.

**DEWAYNE A. COUSINS & GINGER R.
COUSINS**

15-10574

BLIDGEWERKS CONSTRUCTION

VS.

LA QUINTA INN & SUITES

15-10585

CAVALRY SPV I, LLC, AS SUCCESSOR TO
UNION FEDERAL SAVINGS BANK
VS.

DAVID C. CROWE

BCLJ: February 2, 2018

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 16th day of March 2018** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, April 13, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30294

C.P. 2017-22056

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **HARRY L. ALCORN** at the suit of UNITED SECURITY FINANCIAL CORP., Being:-

ALL Those Certain Pieces, Parcels or Lots of Land Situate In Washington Township, Butler County, Pennsylvania, Being Bounded And Described As Follows:

BEGINNING At A Stake At The Northeast Corner Of The Herein Described Lots On The West Side Of The North Washington-Eau Claire Road, A/K/A PA State Route No. 38 And On The South Line Of A 30-Foot Private Roadway; Thence Along The West Side Of PA State Route No. 38, South 28 Degrees 8 Minutes West, A Distance Of 80 Feet To A Stake; Thence Along PA State Route No. 38, South 31 Degrees 47 Minutes West, A Distance Of 252.93 Feet To A Stake On Line Of Lands Of Now Or Formerly John Fithian; Thence Along Said Lands Of Now Or Formerly John Fithian, South 89 Degrees 9 Minutes West, A Distance Of 200 Feet To A Stake On The East Side Of A 30-Foot Roadway; Thence Along The East Side Of Said 30-Foot Roadway, North 26 Degrees 49 Minutes East, A Distance Of 349.41 Feet To A Stake; Thence Along The East Side Of Said 30-Foot Roadway, North 28

Degrees 8 Minutes East, A Distance Of 80 Feet To A Stake At The Corner Of The Intersection Of Another 30-Foot Roadway; Thence Along The Last Mentioned 30-Foot Roadway, South 61 Degrees 52 Minutes East, A Distance Of 200 Feet To The Place Of Beginning. Being Lots Nos. 1 and 2 In The Washington Plan Of Lots.

UNDER AND SUBJECT To The Restrictions Set Forth In A Certain Deed From The School District Of Washington To Sheldon Shaffer And Laura Shaffer, His Wife, Dated June 22, 1953.

District/Map/Parcel No.: 310-S3-A1
Having Thereon Erected A Dwelling House, Garage And Pool And Being Known As 2753 Oneida Valley Road, Parker, Pa 16049.

DEED BOOK: Instrument Number 201110280026546

DEED PAGE: Instrument Number 201110280026546

MUNICIPALITY: Washington Township

TAX PARCEL: 310-S3-A1

PROPERTY ADDRESS: 2753 Oneida Valley Road Parker, PA 16049

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30071

C.P. 2017-20765

ATTY ABBIGAIL BRUNNER

Seized and taken in Execution as the property of **BRYAN J. BARNES** at the suit of WELLS FARGO BANK, NA, Being:

All those certain tracts of land situate in the Village of Boyers, Marion Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

FIRST: BEGINNING at a point on the Franklin Road, said point being South 16 degrees West, 8 feet from an iron pin on the Franklin Road; thence South 78 degrees East along the South line of lands of Dessie Seaton, 60 feet to a point; thence North 16 degrees East along eastern lien of Dessie Seaton, now Craig, 40 feet to a point; thence South 78 degrees East 20 feet, more or less, to a point now or formerly Byers; thence South 16 degrees West along line of lands of Hennon, formerly Reuben Byers, 98 feet, more or less,

to a point on the public road; thence North 79 degrees West along said public road, 80 feet to a point on the Franklin Road; thence North 16 degrees East along said Franklin Road, 53.7 feet to a point, the place of beginning, as per survey by L. C. D. Greenough, June 1937.

SECOND: BEGINNING at a post on the Butler and Franklin Road, the Northwest corner of the lot herein conveyed; thence South 82 degrees East, 80 feet, more or less, to a post; thence South 16 degrees West, 52 feet, more or less, to a post; thence South 86 degrees West, 40 feet, more or less, to a post at corner of shed; thence North 78 degrees West, 41.5 feet, more or less, to a point in the aforesaid road; thence along said road North 16 degrees East, 57.3 feet, more or less, to place of beginning.

THIRD: THE grantors remise and release and forever quit-claim to the grantees their heirs and assigns, all their right, title and interest of, in and to a strip of land twelve (12) feet wide along the Franklin Road, and extending along the second tract described above, for a distance of 80 feet, more or less, East to lands of now or formerly Byers.

FOURTH: ALL THAT certain piece, parcel or lot of lands situate in Boyers, Marion Township, Butler County, Pennsylvania, fronting forty-four (44) feet on the Franklin Road and extending back in an easterly direction sixty-five (65) feet by parallel lines. Having thereon erected a frame dwelling house and garage.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED PER THE SURVEY OF BOCK AND CLARK, DATED AUGUST 24, 1998:

ALL THAT certain piece, parcel or lot of land situate in the Township of Marion, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point common to S.R. 4012 and Main Street, f/k/a Franklin Street, said point being the Southwest corner of the lot herein described; thence along Main Street, f/k/a Franklin Street the following courses and distances: North 16 degrees 00 minute 00 second East, a distance of 53.70 feet; North 78 degrees 00 minute 00 second West, a distance of 5.00 feet; North 16 degrees 00 minute 00 second East, a distance of 113.30 feet, more or less, to a point on line of lands of now or formerly Gaiser, said point

being the Northwest corner of the lot herein described; thence along line of lands of now or formerly Gaiser, South 82 degrees 00 minute 00 second East, a distance of 80.00 feet, more or less to line of lands of now or formerly R. McKnight, said point being the Northeast corner of the lot herein described; thence along line of lands of now or formerly R. McKnight, South 16 degrees 00 minute 00 second West, 162.00 feet, more or less, to a point on line of S.R. 4012, said point being the Southeast corner of the lot herein described; thence along line of S.R. 4012, North 79 degrees 00 minute 00 second West, a distance of 80.00 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bryan J. Barnes, by Deed from Verna McGallis Craig and Merle King Craig, her husband, Dated 08/28/1998, Recorded 08/28/1998, in Book 2904, Page 664.

Tax Parcel: 210-S1-A13-0000

Premises Being: 2306 Main Street, a/k/a 2306 West Sunbury Road, Boyers, PA 16020

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30299
C.P. 2017-22092
ATTY LEON HALLER**

Seized and taken in Execution as the property of **JOSE M. BERMUDEZ** 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, Butler County, Pennsylvania, being part of Lots 1 and 2 of the Oakdland Place Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 185, page 495, more particularly bounded and described as follows:

On North 44 feet by East Pearl Street; on the East 70 feet by lot of Pickard; on the South 44 feet by lot of Shannon; on the West 70 feet by lot of McCall.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 409 E. PEARL STREET BUTLER, PA 16001

TAX PARCEL NO. 564-21-106-000

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 Marie Mccafferty, by deed dated August 17, 2006 and recorded August 23, 2006 at Butler County Instrument No. 200608230021659.

TO BE SOLD AS THE PROPERTY OF JOSE M. BERMUDEZ UNDER JUDGMENT NO. 2017-10804.

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30288
C.P. 2017-22022
ATTY DANIEL CAPECCI**

Seized and taken in Execution as the property of **DIANNE H. BRADY** at the suit of DEUTSCHE BANK NATIONAL TRUST, Being:-

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, on Sunset Circle, being Unit C in Parcel 8-B, in the revised Glen Eden-Phase III-B, Multi-Family Site Subdivision, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 142, page 35.

SUBJECT to all exceptions, restrictions, covenants, conditions, and Restrictions as are recorded in Deed Book Volume 1173, page 65, the By-Laws thereunder, and all that may follow from them.

BEING parcel #130-S18-E8C

BEING the same property conveyed to DIANNE H. BRADY, the mortgagors herein, by virtue of a deed from MARK D. WEIS and KATHYE. WEIS husband and wife, dated Feb. 15, 2006 and recorded simultaneously herewith.

Commonly known as: 715 Sunset Circle,
Cranberry Township PA 16066

TITLE TO SAID PREMISES IS VESTED
IN Dianne H. Brady, by deed from Mark
D. Weis and Cathy E. Weis was recorded
03/02/2006, in the Butler County Recorder of
deeds as Instrument No 200603020004720.

BCLJ: January 26 & February 2, 9, 2018

E.D. 2015-30189

C.P. 2015-20733

ATTY ANDREW MARKOWITZ

Seized and taken in Execution as the
property of **SCOTT EUGENE COLLIER**,
SCOTT E. COLLIER, SCOTT COLLIER
AND THERESA COLLIER at the suit of
WILMINGTON SAVINGS FUND, Being:-

TAX I.D.#:2601F114-21

ALL THAT CERTAIN PIECE, PARCEL
OR TRACT OF LAND SITUATE IN THE
TOWNSHIP OF PARKER, COUNTY
OF BUTLER, COMMONWEALTH OF
PENNSYLVANIA, BEING BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER
LINE OF SR 1006, FAIRVIEW ROAD,
SAID POINT BEING THE SOUTHEAST
CORNER OF THE PARCEL HEREIN
DESCRIBED AND COMMON TO THE
SOUTHWEST CORNER OF LANDS NOW
OR FORMERLY OF CHRISTY; THENCE BY
THE CENTER LINE OF SR 1006, SOUTH
85 DEGREES 23 MINUTES 38 SECONDS
WEST, 244.73 FEET TO A POINT AT THE
CORNER OF LANDS NOW OR FORMERLY
OF FARNEN; THENCE BY LANDS NOW
OR FORMERLY OF FARNEN THROUGH
A STEEL POST, NORTH 7 DEGREES 12
MINUTES 32 SECOND EAST, 893.17 FEET
TO A PIPE ON THE SOUTHERN LINES OF
LANDS NOW OR FORMERLY OF SMITH;
THENCE BY SAME, SOUTH 82 DEGREES
50 MINUTES 00 SECONDS EAST, 245
FEET TO THE CORNER OF LANDS NOW
OR FORMERLY OF CHRISTY; THENCE BY
LANDS NOW OR FORMERLY OF CHRISTY,
SOUTH 7 DEGREES 34 MINUTES 46
SECONDS WEST, 843.25 FEET THROUGH
A CONCRETE MONUMENT TO A POINT,
THE PLACE OF BEGINNING.

CONTAINING 4.827 ACRES.
HAVING THEREON ERECTED A
DWELLING HOUSE.

THIS DESCRIPTION IS PREPARED IN
ACCORDANCE WITH THE SURVEY OF
JOHN E. DUSHECK DATED OCTOBER
29, 1996.

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 AND NUMBERED AS
465 FAIRVIEW ROAD, PETROLIA,
PENNSYLVANIA 16050. BEING PARCEL
NUMBER: 260-1F114-21-0000

BEING THE SAME PREMISES CONVEYED
TO SCOTT E. COLLIER FROM SCOTT
E. COLLIER AND THERESA A.
COLLIER BY DEED DATED MARCH
22, 2010 AND RECORDED MARCH
25, 2010 AS INSTRUMENT NUMBER:
201003250006205.

Being known as: 465 FAIRVIEW ROAD,
PETROLIA, PENNSYLVANIA 16050.

BCLJ: January 26 & February 2, 9, 2018

E.D. 2014-30125

C.P. 2014-20856

ATTY PETER WAPNER

Seized and taken in Execution as the
property of **DEBORAH L. CONTI** at the
suit of PHH MORTGAGE CORPORATION,
Being:-

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

Beginning on the Easterly right of way line
of North McKean Street, a 60 foot right
of way, said point being common with the
intersection of Park Street, a 12 foot right
of way, and being the Northwesterly corner
of within described lot; thence along Park
Street, South 89 degrees 43 minutes 34

seconds East, 120 feet to a point on the Northwestern corner of lands now or formerly of J. Erdos Trustees, et al.; thence along lands of Erdos and McCall, South 00 degree 10 minutes 00 second West, 50 feet to a point on the Northerly line of lands now or formerly of E. S. Schaffner, Jr.; thence along Schaffner, North 89 degrees 43 minutes 34 seconds West, 120 feet to a point on the Easterly right of way line of North McKean Street; thence by same, North 00 degree 10 minutes 00 second East, 50 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah L. Conti, a single person, by Deed from David E. Dorcy and Carol E. Dorcy, h/w, Dated 11/30/2005, Recorded 12/06/2005, Instrument No. 200512060034930.

Tax Parcel: 564-9-60-0000
Premises Being: 315 North McKean Street,
Butler, PA 16001

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30289

C.P. 2017-21946

ATTY BRADLEY OSBORNE

Seized and taken in Execution as the property of **D. WILLIAM DECAMPLI** at the suit of BANK OF NEW YORK MELLON, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 and the western one-half of Lot No. 3 in Bastian's Additional to the Borough of Zelienople, bounded and described as follows, to-wit

BEGINNING at the intersection of New Castle Street with Milton Street; thence in a Northerly course along said Milton Street, 150 feet to a 15 foot alley; thence in an Easterly direction along said alley, 81 feet 3 inches to the middle of Lot No. 3; thence in a Southerly direction along said middle line of Lot No. 3, 150 feet to New Castle Street; thence in a Westerly direction along said New Castle Street, 81 feet 3 inches to Milton Street, the place of beginning.

UNDER AND SUBJECT to reservations, restrictions, easements, and rights of way as recorded in prior instruments of record. BEING the same premises in which W. Joseph Mollenauer, Jr., Executor of the

Estate of Margery K. Mollenauer, deceased by deed dated December 29, 2006 and recorded on January 3, 2007 in the Office of Recorder of Deeds in and for Butler County at instrument #200701030000239, conveyed unto D. William Decampli.

Parcel No. 550-S2-AC4

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30285

C.P. 2017-22007

ATTY ROGER FAY

Seized and taken in Execution as the property of **DIANE R. DIORIO** AND **DIANE DIORIO** at the suit of BANK OF NEW YORK MELLON, Being:-

All those two certain lots of land situate in the Fifth Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 8 and the Southernmost 30 feet of Lot No. 7 in the A.M. Christley Plan of Lots as the same is recorded in the Recorder's Office of Butler County in Plan Book Volume 2, Page 14, as more fully bounded and described as follows: Lot No. 8: On the North by lot No. 7; on the East by Olive Street, formerly called Oakland Avenue, 40 feet; On the South by Lot No. 9, now or formerly owned by Bowser, 138 feet; and on the West by lands now or formerly of Leith. Part of Lot No. 7: On the North 127.2 feet by part of Lot No. 7, now or formerly owned by Geibel, which Northern line shall be parallel to the Southern line of the lot herein conveyed; on the East 30 feet by Olive Street; on the South 132 feet by lot of formerly James Pirone, or Bixler, being lot first above herein conveyed; on the West 30.52 feet, more or less, by lot of now or formerly Holt.

Title to said Premises vested in Diane R. Diorio by Deed from Judy D. Campbell dated February 13, 2007 and recorded on February 26, 2007 in the Butler County Recorder of Deeds as Instrument No. 200702260004270.

Being known as: 412 Olive Street, Butler, PA 16001

Tax Parcel Number: 565-22-178-0000

BCLJ: January 26 & February 2, 9, 2018

E.D. 2016-30314
C.P. 2016-21866
ATTY JENNIE TSAI

Seized and taken in Execution as the property of **GLENN EALY HEIR, RICHARD I EALY DEC, ALICE SCOTT HEIR, CINDY FRESH DAVID HEIR, LORI WILLIAMS HEIR, BRUCE FRESH HEIR, GARY FRESH HEIR, JAMES R JAMISON, JR HEIR, GEORGE RAYMOND JAMISON HEIR, FRED A JAMISON HEIR, EDNA E JAMISON HEIR, G CATHERINE PATRICK HEIR, SHARON L RUNYAN HEIR, DALE H EALY JR HEIR, GAYLE E SUISEI HEIR, PATRICIA R WITHERS HEIR, AND UNKNOWN HEIRS SUCCESSORS ASSIGNS** at the suit of **US BANK NATIONAL ASSN, Being:-**

All that certain parcel or lot of land situate in Washington Township, Butler county, Pennsylvania, the same being more particularly bounded and described as follows, to-wit:

Bounded on the North, two hundred ten (210) feet by other lands of Gould; bounded on the East, one hundred ten (110) feet by other lands of Gould; bounded on the South, one hundred forty (140) feet by the center line of a public highway known as the Petrolia Road; and bounded on the west, one hundred twenty-five (125) feet by line of lands now or formerly of Groom. Said premises having thereon erected a frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Richard I. Ealy and Wilma C. Ealy, his wife, by Deed from Gordon W. Ice and Edith G. Ice, his wife, Dated 03/29/1972, Recorded 04/04/1972, in Book 947, Page 456.

WBLMA C. EALY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of WDLMA C. EALY's death on or about 12/26/1996, her ownership interest was automatically vested in the surviving tenant by the entirety.

RICHARD I. EALY died on 11/30/2014, and upon information and belief, his surviving heirs are **GLENN EALY, ALICE SCOTT, CINDY FRESH-DAVIS, LORI WILLIAMS, BRUCE FRESH, GARY FRESH, JAMES R. JAMISON, GEORGE RAYMOND JAMISON, FRED A. JAMISON, EDNA E. JAMISON, G. CATHERINE PATRICK, SHARON L. RUNYAN, DALE H. EALY, JR, GAYLE E. SUISEI, AND PATRICIA R. WITHERS.**
 Tax Parcel: 310-1F114-A6A-0000

Premises Being: 551 Fairview Road, Petrolia, PA 16050-1607

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30273
C.P. 2017-21688
ATTY HOLLY WOLF

Seized and taken in Execution as the property of **SHAUN A. FETTERS AND MARGARET L. FETTERS** at the suit of **LNV CORPORATION, Being:-**

All that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on Legislative route T-602, and being the Southeast corner of the property herein being quit-claimed; thence along line of lands of Valvoline Oil Company, North 59 deg. 17' West, 200 feet to a point on line of lands of J.J. Benedict; thence along line of lands of J. J. Benedict North 30 deg. 43' East 174.28 feet, to a point on line of lands of Bucholz; thence along line of lands now or Bucholz South 59 deg. 17' East 220.95 feet to a point on Legislative Route T-602; thence along line of Legislative Route T-602 South 39 deg. 10' 3011 West, 67.58 feet to a point thence continuing on line of Legislative Route T-602 South 36 deg. 34' West, 108 feet to a point, the place of beginning. Containing 0.84 acres as shown by the survey of Greenough and Greenough dated March, 1963.

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

BEING known and numbered as 203 Pinehurst Road, Butler, PA 16001.

Being the same property conveyed to Shaun A. Feters and Margaret L. Feters, his wife who acquired title, with rights of survivorship, by virtue of a deed from Audrey

L. Feters, single woman, dated August 21, 1996, recorded August 21, 1996, at Document ID 019822, and recorded in Book 2659, Page 0748, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-2F61-28A

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30311

C.P. 2017-21997

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of **CHARLES A.J. HALPIN, III** AND PATRICIA ANN MCCLAIN at the suit of CITIZENS BK-PA, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being Lot No. 23 in the Woodlands Estate Park Plan, as recorded in the Recorder's Office of Butler County in Rack File 63, page 25.

TOGETHER with an easement in and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in the Recorder's Office of Butler County in Deed Book Volume 997, page 1060.

UNDER AND SUBJECT to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING KNOWN AS: 110 Kirkwood Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which Julie Carney and Robert L. Carney, by Deed dated 5/12/2004 and recorded 5/14/2004 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200405140015413, granted and conveyed unto Patricia Ann McClain.

Patricia Ann McClain departed this life on October 9, 2016.

PARCEL NO.: 130-S4-C23

BCLJ: February 2, 9, 16, 2018

E.D. 2017-30306

C.P. 2017-21663

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of **JON HAWRYLIAK** HEIR, **DAVID HAWRYLIAK** HEIR, **DIANNA CRISPEN** HEIR, **SUZANNE BULFORD** HEIR, **NICK HAWRYLIAK** HEIR, **UNKNOWN** SURVIVING HEIRS, at the suit of CIT BANK NA, Being:-

TAX ID.#: 056-20-C 78- 0000

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEING KNOWN AND DESIGNATED AS LOT NO. 78 IN THE BURTON HEIGHTS PLAN AS RECORDED IN BUTLER COUNTY AT RACK FILE SECTION 14, PAGE 16. HAVING ERECTED THEREON A ONE STORY FRAME FAMILY DWELLING AND DETACHED CONCRETE BLOCK GARAGE.

THE ABOVE PROPERTY IS MORE SPECIFICALLY DESCRIBED IN ACCORDANCE WITH SURVEY OF RB. SHANNON & ASSOCIATES, INC., DATED MAY 30, 1984 AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WITHIN DESCRIBED PREMISES AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HOME AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF A 20 FOOT WIDE ALLEY KNOWN AS HAZLETT AVENUE, THENCE ALONG THE EAST RIGHT-OF-WAY OF HOME AVENUE, NORTH 3 DEGREES 1 MINUTE EAST, 100 FEET TO AN EXISTING IRON PIN ON LINE OF LOT NO. 70 IN THE SAME PLAN OF LOTS; THENCE BY SAME, SOUTH 87 DEGREES 30 MINUTES EAST 180 FEET TO AN IRON PIN ON THE WEST RIGHT OF-WAY LINE OF A 20 FOOT ALLEY; THENCE BY SAME SOUTH 3 DEGREES 1 MINUTE WEST 100 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF HAZLETT AVENUE; THENCE BY SAME, NORTH 87 DEGREES 30 MINUTES WEST 180 FEET TO THE PLACE OF BEGINNING.

Being known as:
229 HOME AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in John Hawryliak by deed from John Hawryliak and Lottie E. Hawryliak, husband and wife, dated April 8, 1994 and recorded April 11, 1994 in Deed Book 2421, Page 0523 Instrument Number 7247946555. The said John Hawryliak died on May 11, 2015 without a will or appointment of an Administrator.

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30280
C.P. 2017-21948
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **RONALD G HUME ADMR & HEIR, RONALD J HUME EST BY ADMR AND UNKNOWN HEIRS** at the suit of **WELLS FARGO BANK NA, Being:-**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 1 on the property subdivision for the Henry Streitman, Jr. Estate recorded in the Office of the Recorder of Deeds at Section 133, page 15. TITLE TO SAID PREMISES IS VESTED IN Ronald J. Hume, unmarried, by Deed from Theresa M. Garcia, unmarried, Dated 08/21/2003, Recorded 08/26/2003, Instrument No. 200308260038697.

Mortgagor RONALD J. HUME died on 11/11/2016, and RONALD G. HUME was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 11/23/2016 by the Register of Wills of BUTLER COUNTY, No. 10-16-0944. Decedent's surviving heir at law and next-of-kin is RONALD G. HUME.

Tax Parcel: 054-25-A3-0000

Premises Being: 224 Meridian Road, Butler, PA 16001-2847

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30303
C.P. 2017-22125
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **UNKNOWN HEIRS OF DOUGLAS E MARSTELLER DEC** at the suit of **WELLS FARGO BANK NA, 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 1212 in Lot No 2 of the Castle Creek Phase 12 Plan of Lots as the same is recorded in the Department of Real Estate for Allegheny County Pennsylvania in Plan Book Volume 163 page 46-50.

UNDER AND SUBJECT TO building set back lines, sanitary sewer easements and other easements as shown on the recorded plan. The Grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to be governed by and subject to membership in the Castle Creek Homeowners Association.

The Grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to accept membership in and to join such Homeowners Association as may be created in whole or part for the care and maintenance of common areas within the Castle Creek Phase 3 Plan of Lots in the Borough of Seven Fields and hereby agrees (1) to pay such assessments as are now imposed by such association and (2) that any such assessments not paid within thirty (30) days from the date due shall constitute a lien against the property conveyed. This covenant shall bind the Grantees and their successors in title and shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN Douglas E. Marsteller, a single man, by Deed from John T. Houston, a single man, Dated 02/05/2013, Recorded 03/11/2013, Instrument No. 201303110007094.

Mortgagor DOUGLAS E. MARSTELLER died on 06/29/2016, and upon information and belief, his surviving heirs are LINDSIE MARSTELLER, DANIEL MARSTELLER, and MAUREEN MARSTELLER.

By executed waivers, LINDSIE MARSTELLER, DANIEL MARSTELLER, and MAUREEN MARSTELLER waived their rights to be named as defendants in the

foreclosure action.

Tax Parcel: 505-S1-12B1212-0000

Premises Being: 218 Woodhaven Drive,
Seven Fields, PA 16046-7828

BCLJ: January 26 & February 2, 9, 2018

E.D. 2013-30004

C.P. 2012-22142

ATTY TROY FREEDMAN

Seized and taken in Execution as the
property of **JEFFREY G. MINEHART** AND
MARY R. MINEHART at the suit of **US BANK**
TRUST NATL ASSN, Being:-

PARCEL NO.: 055-28-A180

ALL that certain lot of land situate in Butler
Township, Butler County, Pennsylvania,
bounded and described as follows:

ON the North 290 feet by Lot No. 179 in the
Young Plan of Lots; on the East 75 feet by an
alley; on the South 290 feet by Lot No. 181
now owned by Geibel; on the West 75 feet
by Orchard Avenue a forty (40) foot street.

BEING Lot No. 180 in the Young Plan of Lots
recorded in Rack File 8, Page 20.

Fee Simple Title Vested in Jeffrey G.
Minehart and Mary R. Minehart, his wife by
deed from, William J. Niebrzydowski and
Diane M. Niebrzydowski, his wife, dated
10/27/2006, recorded 10/30/2006, in the
Butler County Recorder of deeds in Deed
Instrument No. 200610300027586.

.... and the said Jeffery G. Minehart, died
10/31/2016, whereupon title to premises
in question became vested in Mary R.
Minehart, by right of survivorship.

Property Address: 5335 Colonial Avenue,
Butler, PA 16001

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30304

C.P. 2017-22126

ATTY ANDREW MARLEY

Seized and taken in Execution as the
property of **ROBERT L. MOORE, SR.** AND
FRANCES M. MOORE at the suit of **WELLS**
FARGO BANK, N.A., Being:-

The land referred to in this Commitment is
described as follows:

All that certain piece of land situate in the
Fourth Ward of the City and County of Butter,
Pennsylvania. bounded and described as
follows:

On the North one hundred forty-eight(148)
feet more or less, by line of portion of Lot
No. 163 in same plan, formerly owned by
R J Torrance; on the East fifty-three and
51/100 (53.51) feet by an alley; on the South
one hundred forty-nine and 50/100 (149.50)
feet by Lot No. 155 in the same plan; and on
the West fifty-three and 50/100 (53.50) feet
by Second Street and being Lot No. 164
and 3 1/2 feet of and off the South side of
Lot No. 163 in the East Oakland plan of lots
as recorded in the Office of the Recorder of
Deeds in and for Butler County, Pa. in Plan
Book Vol. 2, Page 50

Having thereon erected a two story brick
house and the said 3 1/2 feet of and off the
said Lot No 163 having been conveyed by
deed of R J Torrance, et ux. dated June
21st, 1919. and accordance in the said office
for the recording of deeds in and for Butler
COUNTY. PA in Deed Book Vol 366, Page
8, unto the said Paul E Green, one of the
granters herein

Said parcel of land being more accurately
bounded and described as follows:

Beginning at a point at the intersection of
the Northwest corner of Lot No. 165 and
the general Eastern right of way line of
Second Street, the Southwest corner of the
tract herein conveyed; thence North 24° 15'
West along the right of way line of Second
Street, a distance of 53.05 feet to a point,
the Northwest corner, thence North 65° 45'
East along the line of lands now or formerly
of A. L. Clouse. a distance of 148.29 feet to
a point, the Northeast corner, thence South
25° 37' East along the Western right of way
line of a 16 foot unnamed alley a distance of
53.51 feet to a point, the Southeast corner;
thence South 65° 45' West along line of lands

now or formerly of V. J. Coulter, a distance of 149.57 feet to a point, the place of beginning.

Having erected thereon a 2 1/2 story brick dwelling and unattached garage as per survey of R. B. Shannon & Associates. Inc. dated November 29, 1985.

Parcel/Tax I.D Number: 564-19-199

Fee Simple Title Vested in Robert L. Moore, Sr. and Frances M. Moore, his wife, by deed from, Robert M. Thompson and Janet C. Thompson, his wife and Loyal T. Mitchell and Catherine T. Mitchell, his wife and Leroy B. Thompson, single man, dated 12/13/1985 recorded 12/23/1985, in the Butler County Recorder of deeds at Deed Book 1259, Page 0758, as Instrument No. 013486.

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30308

C.P. 2017-22167

ATTY SAMANTHA GABLE

Seized and taken in Execution as the property of **VINCENT A. NOEL**, WILDA E. NOEL, AND VINCENT A. & WILDA E. NOEL REV LIVIN TR 2/3/07 at the suit of CIT BANK, N.A., Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, and being particularly described as follows, to-wit:

BEGINNING on the Southerly line of Harrison Road at the Westerly line of lands of Frank C. Mattern and lands now or formerly of Harry Lloyd, thence along the Southerly line of Harbison Road North 88 degrees West, 69.15 feet to a point; thence Westwardly continuing along the Southerly line of Harbison Road, by a curve to the left, having a radius of 100 feet, an arc distance of 100.35 feet, to a point; thence South 59 degrees 14' East, 178.22 feet, to the Westerly line of lands of Frank C. Mattern and lands now or formerly of Harry Lloyd; thence along the Westerly line of lands of Frank C. Mattern and lands now or formerly of Harry Lloyd, North 1 degree East, 129.43 feet, to the Southerly line of Harbison Road, at the place of beginning.

BEING KNOWN AS TAX PARCEL NUMBER 040-1 f05-11c8a and situate at the 224 Harrison Road, Sarver, PA 16055

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30290

C.P. 2017-22049

ATTY JENNIE TSAI

Seized and taken in Execution as the property of **FRANCES PARKS** at the suit of CITIFINANCIAL SERVICING, LLC, Being:-

All that portion of property located in Concord Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center line of new State Route No. 38, said point being the southwesterly corner of premises herein conveyed and the northwesterly corner of property now or formerly of C. Zacharis; thence along the center line of said State Route No. 38 in a northerly direction by the arc of a circle curving to the left having a radius of 1556.96 feet for an arc distance of 150 feet to a point on said center line of State Route No. 38; thence South 72° 55' 43" East a distance of 290.30 feet to a point; thence South 17° 04' 17" West along other lands of the Grantors out of which this is a part a distance of 149.91 feet to a point on line of land now or formerly of C. Zacharis; thence North 72° 55' 43" West a distance of 293.26 feet along the dividing line between lands of said Zacharis to the center line of State Route No. 38, at the place of beginning. Containing 1 acre more or less.

Excepting and reserving unto previous owner's their heirs, administrators, executors, successors, the full, free liberty and right at all times hereafter forever, of ingress and regress over and across a twenty-five (25') foot part of a fifty (50') foot road being center of said road, presently located on the premises conveyed and being at the north east corner of said property.

TITLE TO SAID PREMISES IS VESTED IN DAVID A. PARKS AND FRANCES T. PARKS, HIS WIFE, by Deed from THOMAS R. PARKS AND DIANE M. PARKS, HIS WIFE, Dated 11/01/1977, Recorded 11/23/1977, in Book 1056, Page 500.

Tax Parcel: 110-3F06-21F-0000
Premises Being: 1608 Oneida Valley Rd,
Chicora, PA 16025-4118

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30274
C.P. 2017-21783
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **JANICE PFAB**, JANICE G. PFAB, AND DARON J. PFAB at the suit of WELLS FARGO BANK NA, Being:-

All that certain lot or piece of ground situated in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the center line of the Graham School Road where the same is intersected by the northerly line of lands now or formerly of M & E Graham; thence along said Graham Line North 85 degrees 54' 10" West distance of 83.98 feet to a point on the Easterly right of way line of the Pennsylvania Turnpike; thence along the same Norm 36 degrees West a distance of 330.52 feet to a point on line of lands now or formerly of E.F. Geyer; thence along the same North 39 degrees 38' East a distance of 177.72 feet to a point; thence continuing along the same North 21 degrees 38' East a distance of 100 feet to a point; thence by a line along line of lands now or formerly of Robert H. Wanker, et ux. South 56 degrees 19' 55" East a distance of 266.69 feet to a point on the center line of Graham School Road aforesaid; thence along the same South 24 degrees 20' 30" West a distance of 200.40 feet to a point; thence continuing along the same South 17 degrees 54' 30" West a distance of 59.16 feet to a point; thence continuing along the same South 0 degrees 29' West a distance of 54.88 feet to a point; thence continuing along the same South 19 degrees 29' East a distance of 46.03 feet to the point at the place of beginning.

Containing 2.257 acres according to a survey made by Richard G. Bach and Associates Dated June, 1970.

Having erected thereon a dwelling house with integral garage.

Under and Subject to any and all oil and gas leases which may have been conveyed by prior instruments of record and also any rights of way which may have been conveyed by prior instruments of record.

BEING known and numbered as 3705 Graham School Road, Cranberry Township, PA 16066.

Being the same property conveyed to Janice Pfab and Daron J. Pfab, mother and son who acquired title by virtue of a deed from Janice Pfab, no marital status shown, dated August 16, 2013, recorded February 24, 2014, at Instrument Number 201402240003803, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 130-S6-DA2

BCLJ: January 26 & February 2, 9, 2018

**E.D. 2017-30296
C.P. 2017-22073
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **PAUL A PIOTROWSKI**, SUSAN R PIOTROWSKI, AND UNITED STATES OF AMERICA at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, Being:-

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 225 in the Freedom Woods Plan of Lots Phase II, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 120, page 40

DEED BOOK: INSTRUMENT
#201505130010060

DEED PAGE: INSTRUMENT
#201505130010060

MUNCIPALITY: Township of Cranberry

TAX PARCEL#: 130-S19-A225-0000

PROPERTY ADDRESS: 210 Lafayette Drive
Cranberry, PA 16066

BCLJ: January 26 & February 2, 9, 2018

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

Seized and taken in Execution as the property of **STACEY REYNOLDS** at the suit of US BANK NATL ASSN, 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: January 26 & February 2, 9, 2018

**E.D. 2017-30282
C.P. 2017-21747
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **DOMINIC SHARRER HEIR & ADMR**, JAMES M SHARRER HEIR & ADMR, BARBARA ANDERSON HEIR & ADMR, KIMBERLY JOHNSTON HEIR & ADMR, KATHLEEN CLAWSON HEIR & ADMR, AND UNKNOWN HEIRS & ADMR JASON W SHARRER EST, at the suit of WELLS FARGO BK NA, Being:-

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

Beginning at a point in the center of 40 foot street, being the Southwest corner of the property herein conveyed and the Northwest corner of the property of now or formerly G. C. Hauck; thence North 86 degrees 39' East by the center of said road 100 feet to a point; thence North 0 degree 37' West by Lot No. 31 a distance of 227.75 feet to a point; thence along Lot No. 29 South 86 degrees 39' West 100 feet to a point; thence by Lot No. 5 and 4, South 0 degree 37' East a distance of 227.75 feet to the place of beginning.

Being Lot No. 30 in the Shanor Manor Plan of Lots as recorded in Rack File 9, Page 24.

BEING known and numbered as 113 South Drive, Butler, PA 16001

Being the same property conveyed to Jason W. Sharrer, no marital status shown who acquired title by virtue of a deed from Jason W. Sharrer and Michele J. Sharrer, no marital status shown, dated April 19, 2013, recorded April 29, 2013, at Instrument Number 201304290012186, Butler County, Pennsylvania records.

Parcel No.: 060-S3-D30-0000

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30287**C.P. 2017-21754****ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **MARGARET E. SMITH**, MARGARET SMITH, AND UNITED STATES OF AMERICA at the suit of DEUTSCHE BANK NATIONAL TRUST CO, Being:-

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

BEGINNING at a point in the center line of North McKean Street, said point being the Southwesterly corner of the parcel herein described and common to the Northwesterly corner of lands of now or formerly Hoffinan; thence along the center line of North McKean Street the following three courses and distances: North 14 Degrees 40 Minutes 00 seconds East, 58.93 feet to a point; thence North 08 Degrees 17 Minutes 00 seconds East, 64.33 feet to a point; thence North 04 Degrees 07 Minutes 30 seconds West, 78.09 feet to a point, being the Southwesterly corner of lands of now or formerly Harbison and the Northwesterly corner of within described tract; thence along Harbison, North 81 Degrees 51 Minutes 00 seconds East, 227.90 feet to a point at a pin set at the Northwesterly corner of a 40 foot reserve tract or right of way; thence along said reserve, South 03 degrees 54 minutes 00 seconds West, 241.42 feet to a point in lands now or formerly of Hoffman; thence along Hoffman, North 87 degrees 29 minutes 12 seconds West, 227.97 feet to a point, the place of beginning.

BEING Lot No. 21 and 22 in the Ritzwood Plan of Lots recorded in DBV 630, Page 159 and Plan Book 12, Page 6.

DEED BOOK: 2668

DEED PAGE: 247

MUNICIPALITY: Township of Butler

TAX PARCEL#: 053-15-A20A-0000

PROPERTY ADDRESS: 947 North McKean Street Butler, PA 16001

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30312**C.P. 2017-22185****ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **ROBERT M. TOMALEWSKI**, EXEC AND SHIRLEY A. TOMALEWSKI, EST BY EXTR at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:-

SEIZED and taken in execution as the property of Robert M. Tomalewski, Executor of the Estate of Shirley A. Tomalewski, at the suit of Dollar Bank, Federal Savings Bank vs. Robert M. Tomalewski, Executor of the Estate of Shirley A. Tomalewski, being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the William Regis Plan of Lots No. 1, as recorded in the Recorder of Deeds of Butler County, Pennsylvania, in Rack File No. 73, page 19.

HAVING erected thereon a dwelling house known as 9647 Goehring Road, Cranberry Twp, PA 16066.

BEING designated as Map and Parcel Number 130-S10-H4.

BEING the same premises which Kathryn G. Yarian, Unmarried, by Deed dated May 18, 2001 and recorded in the Office of the Recorder of Deeds of Butler County on May 24, 2001, at Instrument Number 200105240013033, granted and conveyed unto Shirley A. Tomalewski. Shirley A. Tomalewski died on November 26, 2015, at which time Robert M. Tomalewski, Executor of the Estate of Shirley A. Tomalewski became the owner of the aforesaid property by operation of law.

BCLJ: February 2, 9, 16, 2018

E.D. 2017-30300**C.P. 2017-22123****ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of **MARK ANTHONY VILLANI** AND HOLLY LYNN VILLANI at the suit of US BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot, parcel or lot of land situate in the Fifth ward of the city of Butler, Butler County, Pennsylvania, bounded and

described as follows:

On the north, 70 feet, more or less, by lands of formerly Butler Passenger Railway Company or street; on the east 40 feet more or less, by Sterling avenue, now Ninth avenue; on the south 70 feet, more or less, by a street formerly called West Penn street extension; on the west 40 feet, more or less, by lot now or formerly of Howard Liebler, with frame house numbered 310 Sterling avenue and garage thereon.

TITLE TO SAID PREMISES IS VESTED IN Mark Anthony Villani and Holly Lynn Villani, husband and wife, their heirs and assigns by Deed from Sylvia A. Minto, a widow Dated 01/25/2002 Recorded 01/25/2002 in deed instrument # 200201250003119.

Tax Parcel: 565-44-85

PremisesBeing: 310 Sterling Avenue, Butler, PA 16001-5530

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30301

C.P. 2017-21943

ATTY JOSEPH FOLEY

Seized and taken in Execution as the property of **BRETT D. ZAJACS**, BRETT ZAJACS, AND TINA ZAJACS at the suit of PACIFIC UNION FINANCIAL, LLC, Being:-

TAX I.D. #: 160-S3-A11-0000

ALL THOSE CERTAIN PARCELS, PIECES, AND LOTS OF LAND SITUATE IN FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING PARCEL C, LOT A-10 AND LOT A-11, AS DEPICTED ON THE SURVEY DATED MAY 30, 2008 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY ON SEPTEMBER 16, 2008, AT PLAN BOOK VOLUME 309, PAGE 41. BEING KNOWN AND NUMBERED AS 127 ASH STOP ROAD, EVANS CITY, PA 16033. Being known as: 127 ASH STOP ROAD, FORWARD TOWNSHIP, EVANS CITY, PENNSYLVANIA 16033.

Title to said premises is vested in Brett Zajacs a/k/a Brett D. Zajacs and Tina Zajacs, husband and wife, by deed from Mark D. Zajacs, Executor of the Estate of Anna R Zajacs dated October 20, 2016 and recorded December 7, 2016 in Instrument Number

201612070025776.

BCLJ: January 26 & February 2, 9, 2018

E.D. 2017-30295

C.P. 2017-22068

ATTY SCOTT SCHREFFLER

Seized and taken in Execution as the property of **JAMES H. ZEDAK DECEASED BY PERSONAL REP AND CHERYL PUCKETT PERSONAL REP** at the suit of FARMERS NATL BK-EMLENTON, Being:-

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

ON THE NORTH by the Lutheran Parsonage Lot;

ON THE EAST by the Butler and Emlenton Public Road;

ON THE SOUTH by lot of now or formerly Joseph Seaton; and

ON THE WEST by an alley;

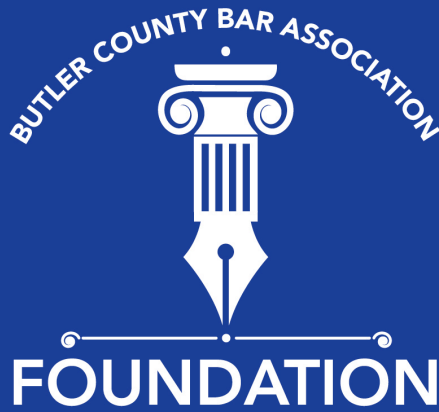
BEING 60 feet fronting on aforesaid Butler and Emlenton Public Road and extending Westward 160 feet, more or less, uniform in width, to aforesaid alley, the Eastern boundary.

HAVING thereon erected a cottage dwelling house, stable and other buildings and improvements.

BEING the same premises conveyed to the Grantor by deed of William G. Stitt and Maureen Jane Stitt, dated January 3, 1985, and recorded in the Butler County Recorder's Office in Record Book Volumes 1217, Page 760 and further conveyed to James H. Zedak by deed dated April 29, 2004, and recorded in the Butler County Recorder's Office at Instrument number 200405200016075 under date of May 20, 2004.

BCLJ: January 26 & February 2, 9, 2018

Sheriff of Butler County, Michael T. Slupe



*The Butler County Bar Association Foundation
is a 501(c)(3) charitable corporation.*

The members of the Butler County Bar Association established the Butler County Bar Foundation in 2015 to financially support the outstanding charitable works of countless individuals and organizations within Butler County. Individual members generously donate their time and legal services in numerous pro bono activities within the County. The Foundation is intended to provide the Bar Association and its members with another way to give back to the community.

Since its inception, the Foundation has awarded more than \$75,000 in grants to local organizations. These grant funds have been used to support community programs related to literacy, youth mentoring, victim support, specialized law enforcement resources and food banks.

The Foundation and its members hope that the Foundation's financial support will continue to make a positive difference in the lives of the residents of Butler County.

2018 Grant Applications are now available!

To Apply: butlercountypabar.org/bcba_foundation

For More Information: info@butlerbar.org

Last Day to Apply: February 23, 2018



FIRST FRIDAY OF THE MONTH • 8-9 am • \$5 / 1 credit sub CLE

UPCOMING 2018 DATES:

March 2

August 3

April 6

September 7

May 4

October 5

June 1

November 2

July 6

December 7

To register, contact the Bar Office at 724.841.0130

Go to www.butlercountypabar.org for more information
and updates on PBI & BCBA CLEs



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

2018 Motion Court Calendar

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

MOTION COURT

Judge McCune	Family	Tuesday	2:00pm (1)
Judge Horan	Civil	Wednesday	9:00 am (4)
Judge Yeager	Civil	Thursday	9:00 am (3)
Judge Streib	Family	Thursday	1:30 pm (1)

Any EMERGENCY motions should be brought to Court Administration.

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

SHERIFF'S SALE

Date	Cut-Off Date	Date	Cut-Off Date
January 18, 2018.....	October 20, 2017	July 27, 2018.....	April 27, 2018
March 16, 2018.....	December 15, 2017	September 14, 2018	June 15, 2018
May 18, 2018	February 16, 2018	November 16, 2018	August 17, 2018

CREDIT CONCILIATION

January 17, 2018	May 9, 2018	August 8, 2018	October 10, 2018
March 7, 2018	June 6, 2018	September 12, 2018	November 14, 2018
April 11, 2018			

COURT HOLIDAYS

January 1, 2018	New Year's Day	July 4, 2018.....	Independence Day
January 15, 2018	Martin Luther King Jr's Birthday	September 3, 2018	Labor Day
February 19, 2018.....	Presidents' Day	October 8, 2018	Columbus Day
March 30, 2018	Good Friday	November 12, 2018.....	Veterans Day
May 28, 2018.....	Memorial Day	November 22, 2018	Thanksgiving Day
June 14, 2018.....	Flag Day	November 23, 2018.....	Day after Thanksgiving
		December 25, 2018	Christmas Day

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