



# Butler County Legal Journal

(USPS 081020)

Vol. 19

August 12, 2011

No. 189

*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 Horan  
Honorable William R. Shaffer  
Honorable S. Michael Yeager  
Honorable Timothy F. McCune  
Honorable Kelley Streib

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## **Butler County Bar Association**

201 South Main Street, Ste 101, Butler PA 16001

Phone: 724.841.0130 | Fax: 724.841.0132

[bclegaljournal@zoominternet.net](mailto:bclegaljournal@zoominternet.net)

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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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**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 Joseph D. Lauer**

Late of: Saxonburg Pa  
Executor: Paul Jeffrey Lauer  
106 Race Street  
Worthington Pa 16262  
Attorney: Laurel Hartshorn  
254 W Main St POB 553  
Saxonburg Pa 16056

**Estate of Carol Johnson Cooper  
aka Carol J. Cooper**

Late of: Adams Township Pa  
Executor: Robert Bruce Cooper  
801 Independence Ct  
Valencia Pa 16059  
Attorney: Kenneth R Miller  
Grogan Graffam PC  
Four Gateway Ctr 12th Fl 444 Liberty Ave  
Pittsburgh Pa 15222

**Estate of Pauline M. Black**

Late of: Center Township Pa  
Executor: Arthur O Black III  
111 Sawmill Lane  
Renfrew Pa 16053  
Executor: Christine M Taylor  
299 Leakwood Drive  
Butler Pa 16001  
Attorney: Gwilym A Price III  
129 South McKean Street  
Butler Pa 16001-6029

**Estate of Betty Jane Loveless  
aka Betty J. Loveless**

Late of: Butler Township Pa  
Administrator: Shannon C Evans  
4842 Beechnut  
Houston Tx 77096  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler Pa 16001

**Estate of Donald O Heini**

Late of: Saxonburg Pa  
Executor: Paul E Heini  
202 N Isabella St  
Saxonburg Pa 16056  
Executor: Glenn L Heini  
1010 Carlisle St  
Natrona Heights Pa 15065  
Attorney: None

**SECOND PUBLICATION****Estate of Ethel Marie Bowman**

Late of: Zelienople Pa  
Executor: Minnetta C Bowman  
258 Meridian Road  
Butler Pa 16001  
Attorney: Jeffrey P Myers  
12300 Perry Highway Suite 300  
Wexford Pa 15090

**Estate of Viola A. Mowery**

Late of: Middlesex Township Pa  
Executor: James R Hawn  
121 Denny Road  
Valencia Pa 16059  
Attorney: Paula J Willyard  
Po Box 224  
Valencia Pa 16059

**Estate of Grace C. Chatfield**

Late of: Cranberry Township Pa  
Executor: Glen F Chatfield  
416 Sky Oak Drive PO Box 88  
Bradfordwoods Pa 15015  
Attorney: Lindsay Moneck Bard  
Buchanan Ingersoll & Rooney PC  
301 Grant St 20Th Floor  
Pittsburgh Pa 15219

**Estate of William Halahurich**

Late of: Butler Township Pa  
Executor: Robert J Halahurich  
325 Leasureville Road  
Cabot Pa 16023  
Attorney: Thomas J May  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler Pa 16001

**Estate of Shirley E. Shuber**

Late of: Jefferson Township Pa  
Executor: Alysia A McGarvey  
241 Yorkshire Ct  
Naples Fl 34112  
Attorney: William D Kemper  
209 Diamond Street West  
Butler Pa 16001

**Estate of Mary Ellen Huhn****aka Mary E Huhn**

Late of: Seven Fields Pa  
Executor: Robert W Koehler  
8041 Lindsfarne Drive  
Pittsburgh Pa 15237  
Attorney: Robert W Koehler  
Manor Complex Penthouse  
564 Forbes Avenue  
Pittsburgh Pa 15219

**Estate of Eric Scott Kellogg**

Late of: Slippery Rock Pa  
Executor: Emily Kirk Kellogg  
217 Shields Road  
Slippery Rock Pa 16057  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Boulevard PO Box 67  
Slippery Rock Pa 16057

**Estate of John D. Harkins**

Late of: Cranberry Township Pa  
Executor: Patricia A Stair  
107 Heathercroft Drive  
Cranberry Twp Pa 16066  
Attorney: Franklin Blackstone Jr  
Goehring Rutter and Boehm  
2100 Georgetowne Drive Suite 300  
Sewickley Pa 15143

**Estate of Arthur L. Lutz**

Late of: Clay Township Pa  
Executor: Jerry L Lutz  
110 A J Lane Harnish Road  
West Sunbury Pa 16061  
Attorney: Brian L Lutz  
Lutz & Pawk LLP  
101 East Diamond St Suite 102  
Butler Pa 16001

**Estate of Frances L. Osche****aka Frances Louise Osche**

Late of: Butler Pa  
Executor: Mary Orra Hoffman  
124 Hoffman Lane  
Renfrew Pa 16053  
Executor: Barbara Louise Mccune  
Po Box 382 East Butler Pa 16029  
Attorney: Mary Jo Dillon  
Dillon Mccandless King Coulter &  
Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of Linda J. Nath**

Late of: Cranberry Township Pa  
Administrator CTA: Donald J Nath Jr  
418 Sussex Drive  
Cranberry Twp Pa 16066  
Attorney: Maryann Bozich-Diluigi  
107 Irvine St POB 426  
Mars Pa 16046

**Estate of Glenda M. Watterson**

Late of: Jefferson Township Pa  
Executor: Kevin J Tirk  
580 Dinnerbell Road  
Butler Pa 16002  
Attorney: John C Davey  
129 S Mckean Street  
Butler Pa 16001

**Estate of Sarah H. Belden**

Late of: Cranberry Township Pa  
Executor: William A Belden  
817 Mulberry Court  
Wexford Pa 15090  
Attorney: C Eric Pfeil  
Cohen And Grigsby PC  
625 Liberty Avenue  
Pittsburgh Pa 15222

**Estate of Dale S. Boyle**

Late of: Jefferson Township Pa  
Executor: Mary Pat Parsons  
237 Pine Hill Lane  
Pittsburgh Pa 15238  
Attorney: Russell C Miller  
Miller Limbaugh and Conley  
4767 Route 8  
Allison Park Pa 15101

**Estate of James A. Green****aka James Allison Green**

Late of: Slippery Rock Pa  
Executor: Fred L Green  
226 Forrester Road  
Slippery Rock Pa 16057  
Executor: Beth Green  
126 Englewood Avenue  
Oil City Pa 16301  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Boulevard  
PO Box 67  
Slippery Rock Pa 16057

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**THIRD PUBLICATION****Estate of Marlene J. Knochel**

Late of Saxonburg, PA  
 Exr.: Robert Knochel  
 217 Monks Road  
 Valencia, PA 16059  
 Attorney: Christopher M. Swart  
 1151 Old Freeport Road  
 Pittsburgh, PA 15238

**Estate of John H. Heurich**

Late of Zelienople, PA  
 Exr.: Ronald R. Heurich  
 1445 Pleasant Hills Road  
 Wexford, PA 15090  
 Attorney: John T. Richards III  
 Richards & Richards LLP  
 16020 Perry Highway  
 Warrendale, PA 15086

**Estate of Clara L. Sudy**

Late of Buffalo Township, PA  
 Exr.: Judith A. Lippert  
 4517 New Canaan Road  
 Edmonton, OK 73034  
 Attorney: Pamela H. Walters  
 Attorney at Law  
 277 Main Street, P.O. Box 654  
 Saxonburg, PA 16056

**Estate of Hazel Ann Badger McCaw  
aka Hazel Ann McCaw**

Late of Center Township, PA  
 Exr.: Shelia A. McCaw  
 4309 Ridge Road  
 Baltimore, MD 21236  
 Attorney: Gwilym A. Price III  
 129 South McKean Street  
 Butler, PA 16001-6029

**Estate of Margaret V. Cook  
aka Margaret Viola Cook**

Late of Mars, PA  
 Exr.: William H. Cook  
 282 Dobson Road  
 Mars, PA 16046  
 Attorney: Douglas E. Weinrich  
 107 Irvine Street, P.O. Box 810  
 Mars, PA 16046

**Estate of Rosella Hnidec**

Late of Adams Township, PA  
 Admr.: Kyra G. McGrath  
 11 E. Newfield Way  
 Bala Cynwyd, PA 19004  
 Attorney: Kyra G. McGrath  
 11 E. Newfield Way  
 Bala Cynwyd, PA 19004

**Estate of Dorothy A. Restivo**

Late of Butler, PA  
 Exr.: James J. Restivo Jr.  
 209 Deer Meadow Drive  
 Pittsburgh, PA 15241  
 Attorney: Philip P. Lope  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople, PA 16063

**Estate of Jean M. Giunta  
aka Jean M. McNiven**

**aka Margaret Jean McNiven**  
 Late of Center Township, PA  
 Exr.: Deborah J. DeLano  
 146 Lyn-Dale Drive  
 Butler, PA 16001  
 Attorney: Dorothy J. Petrancosta  
 Montgomery Crissman Montgomery  
 Kubit & Petrancosta  
 518 North Main Street  
 Butler, PA 16001

**MORTGAGES**

July 15- 22, 2011

1-st name-Mortgagor

2nd name-Mortgagee

**Acre, Gregory A., et al**-PHH Home Loans  
 LLC, dba, et al-Slippery Rock Twp-  
 \$177,507.00

**Ahuja, Deepak**-Intercontinental Capital  
 Group Inc, et al-Cranberry Twp-  
 \$186,500.00

**Ames, Patricia, et al**-Wells Fargo Bk NA-  
 Adams Twp-\$264,830.00

**Anderson, Rockne Stephen, et ux**-Bank  
 of England, et al-Adams Twp-\$184,300.00

**Arbes, Colin C**-1st Capital Mtg Group, et  
 al-Cranberry Twp-\$120,000.00

**Archambault, David E., et al** -PNC Bk, Natl  
 Assn-Butler Twp., **Wd. 6**-\$15,000.00

**Archambault, David E., et al** -PNC Bk, Natl  
 Assn-Butler Twp., **Wd. 6**-\$45,000.00

**Ashbridge, Earle L., et al**-Howard Hanna  
 Mtg Servs, et al -Adams Twp-\$300,000.00

**Babines, Michael, et al**-PNC Bk, Natl Assn-  
 Cranberry Twp-\$90,472.09

**Bailey, Michael S., et ux**-USX Fed Cred  
 Un-Jackson Twp-\$25,000.00

**Baptiste, Terry L., et al**-Butler Armco Emp  
 Cred Un-Donegal Twp-\$10,000.00

**Barnes, Carrie L.**-Nextier Bk NA-Oakland  
 Twp-\$162,000.00

**Barnett, Justin Roger**-PNC Mtg, aka-  
 Connoquenessing Twp-\$75,750.00

**Bartley, Brian P., et ux**-PHH Home Loans

IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION

In Re: KENNETH C. ABBOTT  
O.C. No. 2011-143

NOTICE

**To: ALL HEIRS OF ABSENTEE,  
KENNETH C. ABBOTT**

Pursuant to 20 Pa.C.S.A. § 5704

Please be advised that a hearing to determine whether Kathleen F. Neal should be appointed as Permanent Trustee is scheduled for October 6, 2011, at 10:30 a.m., in Courtroom #3 of the Butler County Government Center.

Thomas W. King, III, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM, L.L.P.  
128 West Cunningham Street  
Butler, P A 16001  
Telephone: 724-283-2200

BCLJ: August 5, 12, 19 & 26, 2011

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**NOTICE**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company formed under the Limited Liability Company Law of 1994. The name of the company is **Miller Maintenance HVAC, LLC**.

Gary T. Vanasdaie, Esquire  
Gilliland Vanasdale Law Office, LLC  
1667 Route 228, Suite 300,  
Cranberry Township, PA 16066

BCLJ: August 12, 2011

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**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on March 3, 2011 for **Cranberry Lawn & Home** located at 254 Victory Road Saxonburg PA 16056 . The name and address of each individual interested in the business is Edward C Hoffman 254 Victory Road Saxonburg P A 16056 . This was filed in accordance with 54 Pa.C.S. 311.

Burton D Morris, Esq  
PennCorp Servicegroup Inc  
PO Box 1210  
600 North Second Street  
Harrisburg PA 17108-1210

BCLJ: August 12, 2011

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**Fictitious Name Registration**

Notice is given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for the registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Lynch Enterprise, LLC** with its principal office or place of business at 300 Hill Farm Ln, Valencia, PA 16059. The names and addresses of all persons who are parties to this registration are: Edward T. Lynch, 300 Hill Farm Ln, Valencia, PA 16059, and Beverley D. Lynch, 300 Hill Farm Ln, Valencia, PA 16059.

Edward T. Lynch  
Beverley D. Lynch  
300 Hill Farm Ln  
Valencia, PA 16059

BCLJ: August 12, 2011

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**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 SEPTEMBER, 2011 at Ten 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 October 14, 2011 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

**E.D. 2011-30194**  
**C.P. 2011-21184**  
**SHF.: 11002186**

Seized and taken in Execution as the property of RICHARD E ALWINE at the suit of SRMOF 2009-1 TRUST, Being:

ALL that certain tract of land situate in Clinton Township, Butler County, Pennsylvania, being bounded and described as follows: BEGINNING at a point in the centerline of Legislative Route 10017 sometimes called the Three Degree Road, said point being located on a bridge on said Legislative Route which goes over the stream known as Rocky Run; thence by the center line of said Legislative Route North 40° 4' East a distance of 204.55 feet to a point where the center line of said Legislative Route 10017 intersects the center line of Legislative Route 10132; thence by the center line of Legislative Route 10132, South 31° 21' East a distance of 301.77 feet to a point on line of lands of now or formerly William Jones; thence by line of lands of now or formerly of William Jones, South 63° 45' West, a distance of 170.17 feet to a point in the stream known as Rocky Run and line of lands of W.E. Morrison; thence North 43° 6' West along lands of W.E. Morrison 22.82 feet to a point on line of lands now or formerly of the school lot; thence North 16° 30' West along lands now or formerly the school lot, 62 feet to a point; thence South 66° 30' West along lands now or formerly of the school lot, 25 feet to a point in Rocky Run at line of lands of W.E. Morrison; thence along the center line of Rocky Run and the line of lands of W.E. Morrison, North 35° 56'

West, a distance of 136 feet to a point in the center line of Legislative Route 10017, the place of beginning. Containing 1.10 acres. EXCEPTING THEREFROM that portion of the foregoing property affected by the condemnation for a state highway filed by the Commonwealth of Pennsylvania Department of Highways and recorded at Deed Book 776, Page 161.

BEING Tax District Map and Parcel No. 100-2F06-8A in the Deed Registry Office of Butler County, Pennsylvania.

BEING the same premises conveyed to David McMahan, Sandra J Eppinger and Robert M McMahan by deed of Betty Jane McMahan dated April 20, 1981 and recorded in the Recorder's Office of Butler County, Pennsylvania at Deed Book 1129, Page 885. The said David McMahan having died on March 4, 2005, title vested in Sandra J. Eppinger and Robert N. McMahan, by operation of law.

BEING KNOWN AS: 804 Saxonburg Boulevard, Saxonburg, PA 16056

PROPERTY ID NO.: 100-2F06-8A

Title to said premises is vested in Richard E. Alwine by deed from Sandra J. Springer and Robert M. McMahan dated 10/3/2006 recorded 10/4/2006 instrument number.: 200610040025546.

Atty Alan Minato

BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30179**  
**C.P. 2011-21051**  
**SHF.: 11001957**

Seized and taken in Execution as the property of MARK A ANGERETT, JULIE S ANGERETT, AND UNITED STATES OF AMERICA at the suit of EASTERN SAVINGS BANK FSB, Being:-

**EXHIBIT A**

All that certain property situated in Township of Connoquenessing in the County of Butler and Commonwealth of Pennsylvania. Being more fully described as follows: 0.773 acres, Lot 1R Lewis and Leila Brink subdivision. Being more fully described in a fee simple deed dated July 21, 1997 and recorded July 21, 1997. Among the land records of the County and State set forth above in Volume 2760, age 399P

Tax Parcel ID #120-58-F1

Property Address: 117 Isaac Lane Renfrew PA 16053

Being the same premises which Leila Brink and Lewis Brink, her husband, by their Deed dated July 21, 1997 and recorded on July 21,

1997 in the office of the Recorder of Deeds in and for Butler County indeed Book 2760, Page 399 granted and conveyed unto Mark A Angrett and Julie S. Angrett, his wife.

Atty Scott A Dietterick  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2009-30139**  
**C.P. 2009-20427**  
**SHF.: 11001909**

Seized and taken in Execution as the property of DOUGLAS R BALLIET at the suit of US BANK NATL ASSN, Being:-

**LEGAL DESCRIPTION**

ALL that certain lot or piece of ground situate in Township of Winfield, County of Butler, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the middle of the Marwood Public Road a/k/a T-846, said point being the corner of lands now or formerly A. Hook, and the said Marwood Public Road; thence continuing along the Marwood Public Road, South 86 degrees 27 minutes 38 seconds West, a distance of 140.25 feet to a point; thence continuing along line of lands now or formerly J.T. Simon, North 3 degrees 06 minutes 01 second East, a distance of 216.49 feet to a point; thence continuing along line of other lands of said now or formerly J.T. Simon, North 87 degrees 05 minutes 20 seconds East, a distance of 140.08 feet to a point; thence continuing along line of lands now or formerly A. Hook, the grantor herein, South 3 degrees 06 minutes 01 second West, a distance of 214.94 feet to a point in the center of the Marwood Public Road a/k/a T-846, the place of beginning. This description was made in accordance with a survey performed by John E. Dusheck, surveyor, dated August 25, 1998.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Balliet, by Deed from Chad E. Slaughenhaupt and Oleva R. Slaughenhaupt, his wife, dated 08/31/2004, recorded 09/02/2004 in Instrument Number 200409020028837.

Tax Parcel No. 320-1F96-20E-0000  
Premises being: 171 MARWOOD ROAD, CABOT. PA 16023

Atty Daniel G Schmeig  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30198**  
**C.P. 2011-20916**  
**SHF.: 11002189**

Seized and taken in Execution as the property of ANDREW E BELLAJI AND ROBYN M BELLAJI at the suit of WELLS FARGO BANK, NA, Being:-

**LEGAL DESCRIPTION**

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County, Pennsylvania, being Lot No. 37 in the Deshon Manor Plan of Lots recorded in the Recorder's Office of Butler County, Pa, at Plan Book 14 Page 2, and being more particularly bounded and described as follows: BEGINNING at a point on the Westerly side of Deshon Court at the dividing line between Lots Nos. 36 and 37 in said Plan; thence along said dividing line, South 88 degrees 26 minutes West a distance of 144.52 feet to a point; thence North 00 degrees 30 minutes West a distance of 55.00 feet to a point on the dividing line between Lots Nos. 37 and 38; thence North 88 degrees 26 minutes East a distance of 143.76 feet to the Westerly side of Deshon Court; thence South 01 degree 26 minutes East a distance of 55.00 feet to a point at the place of beginning.

HAVING thereon erected a dwelling house and garage and being known as 117 Deshon Court, Butler, PA. 16001

SUBJECT to the rights-of-way as shown on said Plan and restrictions, reservations and exceptions as recited in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Andrew E. Bellaji and Robyn M. Bellaji h/w, as tenants by the entirety, by Deed from David S. Napora and Raylene A. Napora, h/w and Larry M. Napora and Bonnie Napora, h/w, dated 01/31/2001, recorded 02/01/2001 in Instrument Number 200102010002251.

Tax Parcel No. 056-19-A37-0000  
Premises being: 117 DESHON COURT, BUTLER, PA 16001-2471

Atty Joshua I Goldman  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30464**  
**C.P. 2011-22483**  
**SHF.: 11001920**

Seized and taken in Execution as the property of KAREN BENKO AND JOHN A BENKO at the suit of WELLS FARGO BANK NA, Being:-

**LEGAL DESCRIPTION**

ALL those two (2) certain pieces, parcels or tracts of land situate in Butler Township,



Butler County, Pennsylvania, bounded and described as follows:

PARCEL NO.1: Beginning at the southeast corner of the tract herein described at a point in the center line of Bessemer Avenue; thence through lands of which this is a part North 4 degrees, 15 minutes East, a distance of 236.93 feet to a point; thence continuing through lands of which this is a part, North 65 degrees 30 minutes West, a distance of 110 feet to the eastern line of a 15 foot alley; thence by the eastern line of said 15 foot alley and by other lands of this Grantees herein, South 4 degrees, 15 minutes West, a distance of 249.49 feet to a point in the center of Bessemer Avenue; thence by the center line of Bessemer Avenue South 71 degrees, 52 minutes East, a distance of 106.31 feet to a point at the place of beginning. Having thereon erected a garage.

PARCEL NO.2: Beginning at a point on the southeast corner of the tract herein described being the intersection of the center line of Bessemer Avenue and lands of now or formerly Fowler; thence North 74 degrees, 09 seconds West, a distance of 122.71 feet to a point; thence North 71 degrees 52 seconds West, a distance of 140.45 feet to a point on line of lands of now or formerly John Benko; thence North 4 degrees, 15 minutes East, a distance of 236.93 feet to a point intersecting lands of now or formerly John Benko and lands herein conveyed; thence North 65 degrees, 30 minutes West, a distance of 110 feet along line of lands of now or formerly John Benko to a point intersecting land of now or formerly J. Gracic, Jr.; thence North 4 degrees, 15 minutes East along lands of now or formerly J. Gracic, Jr., a distance of 884.87 feet to a point intersecting a 16 foot alley; thence South 86 degrees, 53 seconds East, a distance of 255.0 feet along said alley to a point intersecting lands of now or formerly Edward Benko, a distance of 100.0 feet to a point; thence South 86 degrees, 53 seconds East, a distance of 100.0 feet along line of lands of now or formerly Edward Benko to a point; thence South 4 degrees, 12 seconds West, a distance of 732.39 feet along lands of now or formerly Joseph Gracic, the Lyndora Land Improvement Plan of Lots and P. Dano to a point; thence South 3 degrees, 42 seconds West, a distance of 392.75 feet along line of lands of now or formerly Fowler to a point, the place of beginning and containing a total of 9.014 acres per survey of Lucas Engineering Co. done for A. Benko dated May 1965 and recorded in the Butler County Recorder

of Deeds Office in Plan Book 155, Page 11-18-25-26 and revised 11-6-78 for the .576 acre tract to the conveyed to John Benko. SUBJECT to out sale of 1.02 acres to now or formerly Walter Dunkle (parcel 37-7C) and an 0.79 acre to now or formerly Edward Benko (parcel 36-7B) leaving 7.204 acres more or less.

TITLE TO SAID PREMISES VESTED IN John A Benko and Karen Benko his wife, as tenants by the entireties, with right of survivorship, by Deed from Irene Dunkle and Edward A. Benko, Executors of the Estate of Wilma L. Benko aka Wilma Benko, deceased, dated 05/22/2008, recorded 08/12/2008 in Instrument Number 200808120018440.

Tax Parcel 052-36-7-0000

Premises being 819 Bessemer Avenue, Lyndora PA 16045-1037

Atty Allison F Wells

BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30178**

**C.P. 2011-21050**

**SHF.: 11001952**

**Seized and taken** in Execution as the property of CHARLES R BENTON at the suit of JPMORGAN CHASE BANK, NA, Being:- All those certain pieces, parcels or tracts of land situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

TRACT ONE: On the North by an Alley 16 foot in width; on the East by Lot No. 8 in same plan; on the South by Division Street; on the West by Lot No. 10 in same plan. Said lot having a frontage of 30 feet on the North side of Division Street and extending back in a Northerly direction preserving parallel lines, on one side, 73.76 feet and on the East side, 72.29 feet to said alley and being Lot No. 9 in the Ginsler and Zuckerman Plan of Lots, Plan Book B, Page 6

TRACT TWO: On the North 15 feet by a 16 foot alley; on the East 73.76 feet by Lot No. 9 in the same plan, now owned by the grantees herein; on the South 15 feet by Division Street and on the West, 75 feet more or less by lands of now or formerly Walter Sobkowz, and being the Eastern one-half of Lot No. 10 in the Ginsler and Zuckerman Plan of Subdivision of Lots of record in Plan. Book 3, Page 45, and fronting 15 feet on said Division Street and extending back Northwest to said alley.

Being known as 411 DIVISION STREET, LYNDORA, PENNSYLVANIA 16045

Title to said premises is vested in Charles



R. Benton by deed from Carol Ann Gray and James William Gray, Jr., dated July 1, 1999 and recorded July 6, 1999 in Deed Book 3023, Page 036.

Atty Margaret Gairo  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30175**  
**C.P. 2011-20851**  
**SHF.: 11001923**

Seized and taken in Execution as the property of JAMES F BERGBIGLER at the suit of PHH MORTGAGE CORP, Being:-

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

BEGINNING at a point on what is commonly called the Meridian Road, which said point is located by measuring 02 degrees 00 minutes East along the center line of said Meridian Road, one hundred thirty-six and twenty-three hundredths (136.23) feet from the intersection with center line of Whitestown Road, said beginning point is the dividing line between Lots #4 and #5 in said Conaway Heights Plan of Lots; thence continuing along the center line of said Meridian Road North 2 degrees 00 minutes East, one hundred (100) feet to a point on line of Lot #3 now owned by Wick; thence along the line of said Lot #3, South 91 degrees 55 minutes East, two hundred eighteen (218) feet to a point on line of lands of now or formerly Lawrence E. Conaway and Mabel P. Conaway, his wife; thence by line parallel with Meridian Road, South 2 degrees 00 minutes West along line of lands of now or formerly Lawrence E. Conaway and Mabel P. Conaway, his wife, and line at Lot #6 in the same plan now owned by Pearce, a distance of one hundred (100) feet to line of Lot #5 in the Same plan; thence along line of Lot #5, now owned by Warner Worth, 81 degrees 55 minutes West, two hundred eighteen (218) feet to a point in center of the Meridian Road, the place of beginning and being Lot #4 in Conaway Heights Plan of Lots as laid out by Lucas and Greenough, R. E. in April, 1947.

Having thereon erected a dwelling house and garage and being known as 123 Meridian Road, Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN James F. Bergbigler, by Deed from Cecelia Ann Jones, executrix of the estate of Patricia A. Yenkala, deceased, dated 05/24/2010, recorded 05/25/2010 in Instrument Number 201005250011167.

Tax Parcel No. 056-25-C4-0000  
Premises being: 123 Meridian Road, Butler PA 16001-2857

Atty Srivastava Vivek  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30185**  
**C.P. 2011-20820**  
**SHF.: 11002089**

Seized and taken in Execution as the property of UNKNOWN HEIRS OF KENNETH ALLEN BOSTON AND KENNETH ALLEN BOSTON DECD at the suit of GMAC MORTGAGE LLC, Being:-

**LEGAL DESCRIPTION**

All that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Unit 23-B in Townhouse Building 23 Resub-division Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 297, page 19

ALSO SUBJECT to a 8 foot easement for utilities as they now exist, extending from the front and rear of unit.

SUBJECT TO Adams Ridge Declaration of Covenants, Conditions and Restrictions, recorded in the Recorder of Deed's Office of Butler County October 22, 1993 in Record Book 2369, page 651, et seq.; and the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated April 28, 1994, recorded in the Recorder of Deed's Office of Butler County on May 16, 1994 in Record Book Volume 2433, page 40, et seq.; the Second Amendment to the Declaration of Covenants. Conditions and Restrictions for Adams Ridge dated July 29, 1994, recorded on August 24, 1994 in the Recorder of Deed's Office of Butler County in Record Book Volume 2463, page 351, et seq; the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated December 23, 1994, recorded on March 1, 1995 in the Recorder of Deed's Office of Butler County in Record Book Volume 2506, page 312, et seq.; the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated December 6, 1996, recorded on December 12, 1996 in the Recorder of Deed's Office of Butler County in Record Book Volume 2693, page 956, et seq.; the Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated July 25, 2001, recorded on July 27, 2001 in the Recorder of

Deed's Office of Butler County at Instrument No. 200107270020603; Q7270020503 and the Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge dated June 25, 2002, recorded on June 27, 2002 in the Recorder of Deed's Office of Butler County at Instrument No. 200206270022003.

ALSO SUBJECT to the Declaration of Planned Community of Southern Valley Commons Planned Community recorded in the Recorder of Deed's Office of Butler County on July 12, 2004 at Instrument No. 200407120022712.

ALSO SUBJECT to coal and mining rights, oil and gas leases, rights of way, building restrictions and other easements, reservations and restrictions, as the same appear in prior instruments of record, and on the recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Allen Boston, unmarried, by Deed from Southern Valley Commons, L.P., a Pennsylvania Limited Partnership, dated 08/30/2006, recorded 02/02/2007 in Instrument Number 200702020002648.

Tax Parcel No. 010-S12-B23B-0000

Premises being: 160 SOUTHERN VALLEY COURT, MARS, PA 16046-9326

Atty Daniel G Schmieg  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30202**  
**C.P. 2011-21260**  
**SHF.: 11002384**

Seized and taken in Execution as the property of ROBERT BOYD, ROBERT W BOYD, VALERIE BOYD, AND VALERIE J BOYD at the suit of MIDFIRST BANK, Being:-

ALL that certain piece, parcel and tract of land situate in the Second Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by Lot of Mrs. Anderson; on the East by an alley; on the South by Carbon Street and portion of lot of J.M. Moore; and on the West by lots now of J.M. Moore and Harvey Baldauf and more particularly bounded and described as follows: BEGINNING at the southeast corner of lot at point of intersection of Carbon Street with an alley; thence North along West line of said alley 100 feet to a point at corner of said Anderson lot; thence West along the South line of said Anderson lot a distance of 40 feet to a point on line of said Anderson lot and lot of Harvey Baldauf; thence South

along the East line of said lot of Harvey Baldauf a distance of 50 feet to a point on line of said Harvey Baldauf lot and lot of J.M. Moore; thence East along the North line of J.M. Moore lot a distance of 8 feet to a point; thence South along the East line of said J.M. Moore lot a distance of 50 feet to a point on the North line of Carbon Street; thence along the North line of Carbon Street eastwardly a distance of 32 feet to a point, the Place of Beginning

HAVING thereon erected a dwelling known as 410 Carbon Street, Butler, PA 16001.

MAP: 43. PARCEL 46.

BEING THE SAME PREMISES WHICH Joan Bloom et al by deed dated 12/19/02 and recorded 1/13/03 in Butler County Instrument No. 2003-01130001199 granted and conveyed unto Robert W. and Valerie J. Boyd.

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.

To be sold as the property of Robert Boyd a/k/a Robert W. Boyd and Valerie Boyd a/k/a Valerie J. Boyd on Butler County Judgment No. 10-12043.

Atty Leon P Haller  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30181**  
**C.P. 2011-20917**  
**SHF.: 11002048**

Seized and taken in Execution as the property of DOROTHEA MAE BROOKS EST, DOROTHEA MAY BROOKS EST, DOROTHEA M BROOKS EST, KIM MARIE SCHUELKE EXTRX, ALFRED BELL BROOKS DECEASED, AND UNKNOWN HEIRS at the suit of BANK OF NEW YORK MELLON TRUST CO, Being:-

LEGAL DESRIPTION

All of my right, title and interest in and to all that certain lot or piece of ground situate in the

Township of Middlesex County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit: Beginning at a point in the center line of a public road known as Hawkins Road, distant northwardly alone said center line, 1564.67 feet from the intersection of the center line of the Hawkins and Valencia Roads, which point is at the southwest corner of the tract herein conveyed and 20.07 feet North 2 degrees 31 minutes West along the said

center line of said Hawkins Road from the northwesterly corner of land now or late of Joseph N. Matthews, et ux, where the said center line is intersected by the northerly line of the 20 foot private driveway paralleling the northerly line of said Matthews land; thence North 82 degrees 42 minutes East along the said northerly line of said private driveway, 421.47 feet to an iron pin on line of land of now or formerly of Paul B. Gray, et ux; thence by land of said Paul B. Gray, et ux., aforesaid; North 2 degrees 31 minutes West, a distance of 78 feet to an iron pin; thence South 85 degrees 41 minutes 20 seconds West and along the line of lands is now or formerly of Lawrence G. Hoerstig, et ux., a distance of 420.21 feet to a point in the center line of the Hawkins Road; thence along the said center line. South 2 degrees 31 minutes East, a distance of 100 feet to a point at the place of beginning.

Subject to right of way as set forth in prior instruments of record.

TITLE TO SAID PREMISES VESTED IN Dorothea M. Brooks, wife of Alfred B. Brooks, by Deed from Alfred B. Brooks, husband of Dorothea M. Brooks, dated 05/22/1986, recorded 05/29/1986 in Book 1280 Page 470. Mortgagor Dorothea Mae Brooks A/K/A Dorothea May Brooks A/K/A Dorothea M. Brooks died on August 4, 2007, leaving a Will dated June 30, 2007, Letters Testamentary were granted to Kim Marie Schuelke on April 9, 2008 in Butler County No. 10-08-0247. Decedent's surviving heirs at law and next-of-kin are Kim Marie Schuelke and Alfred Bell Brooks.

Alfred Bell Brooks, heir of the estate of Dorothea Mae Brooks A/K/A Dorothea May Brooks A/K/A Dorothea A. Brooks died on December 27, 2008 and upon information and belief, his heirs are Kim Marie Schuelke and Unknown Heirs.

Tax Parcel No, 230-2F90-1 AA-000  
Premises being: 133 HARBISON ROAD,  
VALENCIA, PA 16059-2019

Atty Allison F Wells  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30190**  
**C.P. 2011-20812**  
**SHF.: 11002128**

Seized and taken in Execution as the property of JOSH R CRISS AND MARCIA A CRISS at the suit of JPMORGAN CHASE BANK, NA, Being:-

All that certain lot or piece of ground situate in the Township of Cranberry, Butler County,

Pennsylvania, being known and designated as Lot No. 16, in the Fernway Plan as recorded in the Recorder's Office of Butler Pennsylvania, in Rack File Section 10, pages 29 A and 29 B

Subject to a 50 foot building line from line of said lot.

Subject to a right of way for utility and pipe line, oil and gas rights and leases and other rights of way, conditions, exceptions, restrictions, reservations, covenants and easements as contained in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Josh R. Criss and Marcia A. Criss, h/w, by Deed from Joseph A. Wingerson and Mary Ellen Wingerson, h/w, dated 04/19/1996, recorded 04/23/1996 in Book 2619, Page 886. Tax Parcel No. 130-S3-A16-0000  
Premises being: 102 ROBINHOOD DRIVE, CRANBERRY TOWNSHIP, PA 16066-5658.

Atty Daniel G Schmieg  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30199**  
**C.P. 2011-21047**  
**SHF.: 11002205**

Seized and taken in Execution as the property of CUSTOM WORKS PAINTING LLC at the suit of WEST VIEW SAVINGS BANK, Being:-

ALL that certain lot or parcel situate in Adams Township, Butler County, Pennsylvania being Lot No. 201 in the Heritage Creek Plan Phase II of record in the Butler County Recorders Office as Instrument No. 200410060032391 BEING designated as Parcel ID 10-517-A201 UNDER AND SUBJECT TO any and all building restrictions, building lines, easements\_ rights-of-way, estates, covenants, exceptions and conditions now of record, apparent on the above described property or shown on the plan.

ALSO UNDER AND SUBJECT TO the Declaration of Covenants, Conditions and Restrictions of Heritage Creek (the "Declaration"), of record in the Butler County Recorder of Deeds Office as Instrument No. 200210300036445 as the same may be supplemented or amended prior to the date hereof. Grantor intends and Grantee agrees that the recording of this Indenture shall serve as a "Supplemental Declaration" under Article IX, Section 1 of said Declaration such that the above described property is from and after the date of recording this Indenture, deemed to be and hereby is submitted to the terms of said declaration.

BEING the same property which Future Development Group, LP by deed dated October 2, 2008 and recorded in the Butler County Recorder's Office as Instrument No. 200810030022492, granted and conveyed to Custom Works Painting LLC.

Atty Christopher J Azzara  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30187**  
**C.P. 2011-22477**  
**SHF.: 11002099**

Seized and taken in Execution as the property of RICHARD J DERMOND AND DAWN J DERMOND at the suit of RBS CITIZENS, NA, Being:-

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

BEGINNING at the Southeast corner of the tract herein described, said point being at the intersection of the Northern live of Constitution Avenue and the Western line of a fifteen foot alley, said point being at the Southeast corner of the tract herein described; thence in a Westerly direction along the Northern line of Constitution Avenue, a distance of 66 feet to a point on the Eastern line of land of now or formerly Elmer E. Miller, et ux; thence in a Northerly direction along the Eastern line of said land of now formerly Elmer F. Miller, et ux., a distance of 177.10 feet to a point: thence in a Northeasterly direction along land of now or formerly Aubrey L. Nicklas, et ux., a distance of 32.87 feet to a point thence in a Southerly direction along the Westerly line of lands of now or formerly Aburey L. Nicklas, et ux. and along the Westerly line of said fifteen foot alley, a distance of 214.83 feet to the place of beginning.

THIS description was prepared pursuant to a survey of the Property dated March 24, 2000, performed by R.B. Shannon & Associates, Inc.

PARCEL No. 370-S2C10

BEING the same premises which Dorothy E. Gould, widow and not remarried, by Kenneth M. Gould, her Attorney-In-Fact, by Deed April 19, 2000 and recorded in the Butler County Recorder of Deeds on April 19, 2000 as Deed Instrument No. 200004190008564, granted and conveyed unto Richard D. Dermond and Dawn J. Dermond, husband and wife.

Atty Christopher A Denardo

BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30153**  
**C.P. 2011-20826**  
**SHF.: 11001911**

Seized and taken in Execution as the property of STEVEN A DORENKAMP AND TAMMY L DORENKAMP at the suit of WELLS FARGO BANK N A, Being:-

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

Beginning at a point in the center line of State 1011, North Center Drive, said point being the Northwest corner of the parcel herein described and common to the Southwest corner of land of now or formerly Moser; thence by Moser, South 79° 15' 59" East, 657.40 feet to an iron pipe on the Western line of lands of now or formerly D.S. Fine; thence by same, South 5° 00' 31" West, 150 feet to an iron pin at the Northeast corner of lands of now or formerly Ritzer and Moser; thence by the Northern line of lands of Ritzer and Moser, North 79° 00' 24" West, 706.57 feet to a point in the center line of SR 1011; thence by same North 23° 54' 39" East, 150 feet to a point, the place of beginning.

Containing 2.31 acres and having thereon erected a dwelling house.

This description is prepared in accordance with the survey of Land Surveyors, Inc. dated March 30, 1993, Service Number 93-089.

DEED BOOK: 2309

DEED PAGE: 782

MUNICIPALITY: Township of Oakland

TAX PARCEL -250-2F22-23F

PROPERTY ADDRESS: 525 Center Drive  
Chicora, PA 16025

Atty Gary McCafferty  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30152**  
**C.P. 2011-20824**  
**SHE: 11001910**

Seized and taken in Execution as the property of MELBA LEE ENGEL at the suit of HUNTINGTON NATL BANK, Being:-

LEGAL DESCRIPTION

TAX I.D. # 060-3F41-40B

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

BEGINNING at a hub in the South line of a ten-foot lane, leading to Pennsylvania Travel

Route 8, at the intersection of lands of now or formerly Isabel and Hazel Sanderson and the Northeast corner of the within described tract of land; thence from said beginning point South 3° 53' 30" East along lands of now or formerly Sanderson, 367.31 feet to a hub; thence South 89° 00' West along lands of now or formerly O.S. Pride, 100 feet to a hub; thence North 1° 00' West along lands of now or formerly J.D. Lachesky, 160 feet to a hub; thence South 89° 00' West along lands of now or formerly Lachesky, 160 feet to a hub; thence North 1° 00' West along other lands of now or formerly C.W. Enright, 80 feet to the south line of a 10-foot lane leading to Pennsylvania Travel Route 8; thence along the South line of said lane, the following courses and distances: North 47° 47' East, 51.36 feet; North 33° 03' East, 155.4 feet; North 87° 43' East, 77.00 feet to a hub, the place of beginning.

Containing 1.288 acres per survey of Charles L. Fair II., dated July 6, 1977.

TOGETHER with the Right-of-Way as set forth and described in Record Book 1298, Page 234.

ALSO Subject to the Right-of-Way Agreement referred to at Record Book 1298, Page 234 and recorded at Record Book 1186, Page 718.

Being known as: 122 SAWMILL LANE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Melba Lee Engel by deed from Eugene R. Evans and Carlynn L. Evans, his wife dated April 20, 1989 and recorded April 20, 1989 in Deed Book 1457, Page 861.

Atty Margaret Gairo  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2009-30454**  
**C.P. 2009-22477**  
**SHF.: 11002088**

Seized and taken in Execution as the property of KRISTEN GARLICKI AND STEPHEN GARLICKI at the suit of BANK OF NEW YORK MELLON TRUST CO. Being:-

**LEGAL DESCRIPITON**

All that certain property situated in the Township of Cranberry in the County of Butler and Commonwealth of Pennsylvania, being described as follows: Unit No. 135 Pineridge Condominium Phase No. 1 Declaration of Condominium filed in book 992 page 255. Together with .020704% undivided interest in the common elements of the said Pineridge Condominium.

Subject to the terms, conditions, covenants

and provisions set forth in the declaration, the Declaration plan, the code of regulations for the Pineridge Condominium, sewer, water, electric, telephone and other utility easements including the right to maintain and operate lines, wires, cables, poles and distribution boxes, in, over, through and upon the unit.

TITLE TO SAID PREMISES IS VESTED IN Stephen Garlicki and Kristen Garlicki, h/w, by Deed from Raymond M. Bugay and Carmen M. Bugay, h/w, dated 10/01/2004, recorded 10/06/2004 in Instrument Number 200410060032444.

Tax Parcel No. 130-S11-B135-0000

Premises being: 234 EAST COMMONS DRIVE STEPHEN GARLICKI

234 EAST COMMONS DRIVE A/K/A 234 EAST COMMON COURT, A/K/A 234 EAST COMMONS DRIVE, UNIT 135

CRANBERRY TOWNSHIP, PA 16066-4420, CRANBERRY TOWNSHIP PA 16066-4420

Atty Courtenay R Dunn  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30169**  
**C.P. 2011-21022**  
**SHF.: 11001926**

Seized and taken in Execution as the property of BRIAN E GILLILAND AND ANITA S GILLILAND at the suit of JPMORGAN CHASE BANK N A, Being:-

ALL that certain lot or parcel of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows: BEGINNING at the Northwest corner at a point one hundred thirty-seven and eighty-six hundredths (137.86) feet from East side of a thirty-three (33)-foot street; thence South eighty-seven degrees, twenty minutes (87° 20') East along land formerly Woodlawn Improvement Company, one hundred twenty and two hundredths (120.02) feet to a post at the Northeast corner of lot herein described; thence South three degrees, forty-three minutes (3° 43') West along Lot #11 owned by Frank Lang, two hundred thirteen and eighty-eight hundredths (213.88) feet to a post at the North side of Oakland Avenue; thence North eighty-seven degrees, twenty minutes (87° 20') West along North side of Oakland Avenue, one hundred twenty (120) feet to a post at the Southwest corner of Lot #9 in same plan; thence North three degrees, forty-three minutes (3° 43') East along East side of Lot #9 in same plan, two hundred thirteen and twenty-five hundredths (213.25) feet to the place of beginning.



BEING Lot #10 in the Holcombe Plan of Lots, recorded in Butler County in Rack File 10, Page 22.

BEING the same property conveyed to Brian E. Gilliland and Anita S. Gilliland, husband and wife by Deed from Adrian K. Hassler, executor of the estate of Gaylord W. Hassler a/k/a Jake Hassler recorded 02/26/1999 in Deed Book 2972, Page 493, in the Office of the Recorder of Deeds, Butler County, Pennsylvania

Deed Book: 2972

Deed Page: 493

Municipality: Butler Township

Tax Parcel #: 054-34-B10

Property Address: 207 Oakland Avenue  
Butler, PA 16001

Atty Gary McCafferty

BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30186**

**C.P. 2011-20912**

**SHF.: 11002086**

Seized and taken in Execution as the property of DAVID W GRAHAM II at the suit of GMAC MORTGAGE LLC, Being:-

ALL that certain piece or lot of land situate in Summit Township, Butler County, Pennsylvania, bounded and described as follows: BEGINNING at a point in the center line of State Highway Route No. 185, said point being the Northwest corner of lot now or formerly Criley; thence along the center line of said State Highway Route No. 185, South 88 degrees 20 minutes, West, a distance of twenty (20) feet to a point; thence along lot conveyed to Paul A. Biedenbach and Nancy A. Biedenbach, his wife, South 1 degree 40 minutes East, a distance of two hundred (200) feet to a point on other land of William T. Biedenbach; thence along other land of said William T. Biedenbach, North 88 degrees 20 minutes East, a distance of two hundred thirty (230) feet to a point; thence North 1 degree 40 minutes West, a distance of fifty (50) feet to a point on lot of land of now or formerly Criley; thence along land of now or formerly Criley, South 88 degrees 17 minutes West, a distance of one hundred sixty (160) feet to a point; thence continuing along another lot of now or formerly Criley, South 88 degrees 20 minutes West, a distance of fifty (50) feet to a point; thence continuing along same, North 1 degree 40 minutes West, a distance of one hundred fifty (150) feet to a point in the center line of said State Highway Route No. 185, the place of beginning according to survey dated April, 1930, by Eakin

& Greenough, Engineers.

PARCEL TWO

ALL that certain piece or lot of land situate in Summit Township, Butler County, Pennsylvania, bounded and described as follows: BEGINNING at a point in the center line of Legislative Route 978 at the intersection of the original eastern property line of now or formerly Criley and the western line of now or formerly Geibel, which beginning point is the northwest corner of the lot herein described; thence from said beginning point. North 88 degrees 20 minutes East, along the center line of Legislative Route 978, a distance of 100 feet to a point on line of other lands of now or formerly Geibel; thence continuing through lands of now or formerly Geibel, South 01 degree 40 minutes East, a distance of 982.49 feet to a hub on the northern line of lands now or formerly Schnur; thence continuing along the northern line of lands now or formerly Schnur, South 84 degrees 38 minutes 30 seconds West, a distance of 100.28 feet to an existing iron pin on eastern line of lands now or formerly Biedenbach; thence continuing along the eastern line of lands now or formerly Biedenbach and along the eastern line of other lands of now or formerly Criley, North 01 degree 40 minutes West, a distance of 988.95 feet to a point in the center line of Legislative Route 978 and the place of beginning. Containing 2.26 acres, more or less, as per survey of H.J. Canel, Professional Engineer, dated September 30, 1976.

All that certain piece or lot of land situate in Summit Township, Butler County, Pennsylvania, bounded and described as follows: BEGINNING at a point in the center line of Legislative Route 978, the said point being congruent to the Easternmost line of property of now or formerly Criley and the Western line of property of now or formerly Geibel; thence by a line along the center line of Legislative Route 10035 North 88 degrees 20 minutes East. 225 feet to a point, the Northeast corner of the property herein to be conveyed; thence by a line South 01 degrees 40 minutes East, 982.49 feet, more or less, along lands of now or formerly Geibel herein to a point at the North line of property of now formerly T. Schnur; thence by a line South 84 degrees 38 minutes 30 seconds West, 225 feet to a point along the Easternmost line of property of now or formerly Criley; thence by a line North 01 degree 40 minutes West, 982.49 feet, more or less, to a point, the place of beginning. EXCEPTING outsales, prior conveyances and Notices of Condemnation of any parcels of land from the above described parcels that

may have been conveyed from or taken by Condemnation.

**PARCEL FOUR:**

ALL that certain piece or tract of land with dwelling house and other outbuilding erected thereon situate in Summit Township, Butler County Pennsylvania bounded and described as follows:

BEGINNING at a point in the center line of state highway Route No. 185 known as the Butler Herman Road; said point being the Northeast corner of lot now owned by Richard J. Criley and Dorothy M. Criley, his wife; thence along center line of said state highway Route No. 185, South 88 degrees 17 minutes West, a distance of one hundred sixty (160) feet to a point; South 88 degrees 20 minutes West, a distance of fifty (50) feet to a point and South 88 degrees 20 minutes West, a distance of twenty (20) feet to a point in the center line of state highway Route No. 185, being the Northwest corner of the land herein described; thence along land of Biedenbach, South 1 degree 40 minutes East, a distance of two hundred (200) feet to a point on other land of Biedenbach, said point being the Southwest corner of land herein described; thence along other land of Biedenbach, North 88 degrees 20 minutes East, a distance of two hundred (230) feet to the Southeast corner of land herein described; thence along other land of Biedenbach, North 1 degree 40 minutes West a distance of fifty (50) feet; North 1 degree 43 minutes West, a distance of one hundred fifty (150) feet to a point in the center line of said state highway Route No. 185, the place of beginning.

EXCEPTING outsales, prior conveyances and Notices of Condemnation of any parcels of land from the above described parcels that may have been conveyed from or taken by Condemnation from the Decedent, TITLE TO SAID PREMISE'S IS VESTED IN David W. Graham, II by Corrective Deed from Ronald J. Criley, also known as Ronald Criley, Unmarried, Dated 12/31/2009, Recorded 01/25/2010 in Instrument: 201001250001748. Tax Parcel No. 290-1F98-A1A & 290-1F98-A1F & 290- 1F98-A1G Premises being: 948 HERMAN ROAD, BUTLER, PA 16002-9250

Atty Daniel G Schmieg  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30156**

**C.P. 2011-20427**

**SHF.: 11001924**

Seized and taken in Execution as the property of JOHN DENNIS HELBLING AND JANET LYNN HELBLING at the suit of RICHARD W WAHL AND CAROL WAHL, Being:-

ALL that certain parcel or tract of land lying and being situate in the Borough of Harmony, Butler County, Pennsylvania, being more particularly bounded and described as follows:

BOUNDED on the North by the Connoquenessing Creek, having a frontage of 160 feet, more or less, along said creek; bounded on the West by land now or formerly of J. Moore; bounded on the East by land now or formerly Knauf; and bounded on the South by a 20 foot alley, having a frontage of 160 feet, more or less, along said 20 foot alley.

BEING known as 111 Aster Lane, Harmony Pennsylvania and designated as Parcel No 420 S1 B224

BEING the same property that Richard W Wahl and Carol A Wahl his wife, by Deed dated July 7, 2005 and recorded July 20, 2005 In the Office of the Recorder of Deeds of Butler County at Instrument No 200507200019146 granted and conveyed to John Helbing and Janet Helbing, his wife.

Atty Katie M Casker  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30155**

**C.P. 2011-20693**

**SHF.: 11001908**

Seized and taken in Execution as the property of KELLIN M HOFFMAN at the suit of JPMORGAN CHASE BANK N A, Being:-

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

BEGINNING at a point, being the center line of an existing private road, thence along line of lands of Hoffman South 76 degrees 25 minutes 30 seconds West a distance of 275.45 feet to a point; thence along line of lands of Kim, North 14 degrees 41 minutes 10 seconds West a distance of 138.47 feet to a point; thence along line of lands of now or formerly Williams, North 76 degrees 12 minutes 49 seconds East a distance of 295.85 feet to a point, the center line of private road; thence along center line of said road South 5 degrees 10 minutes 00 West a distance of 55.00 feet; thence continuing along said road South 13 degrees 31 minutes 10 seconds



East a distance of 87.45 feet to the place of beginning, containing 0.89 acres as per survey of Lucas Engineering and Association, Inc., date April 8, 1987 and being lot Number 3C of the Lemoyne Hoffman Subdivision.

ALSO containing a 25-foot right-of-way along the said private road and further containing a 50-foot building set back line behind the said 25-foot right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Timothy B. Hoffman and Kelli M. Hoffman, h/w by Deed from Timothy B. Hoffman and Kelli M. Hoffman, h/w dated 08/19/2002, recorded 08/23/2002 in Instrument Number 200208230028400.

Timothy B. Hoffman departed this life on or around 10/7/2009, vesting sole interest of property to Kelli M. Hoffman, as tenants by the entireties.

Tax Parcel No. 120-3F76 - 14A5-0000  
Premises Being: 114 Hoffman Lane a/k/a 932 Evans City Road, Renfrew, PA 16053-9230.

Atty Frank Federman  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30173**  
**C.P. 2011-21035**  
**SHF.: 11001927**

Seized and taken in Execution as the property of CHERIE JORDAN AND ROBERT P JORDAN at the suit of TAMMAC HOLDINGS CORPORATION, Being:-

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

BEGINNING at a nail corner in the center of State Route 1023, Fairmont Road, which leads from Chicora to Karns City, said corner common to lands of Ginger Potsubay, Allen Dean Bray, and Lot 2 of this Subdivision Plan; thence by Lot 2, South 73° 17' 30" East, for 195.50 feet to a corner iron pin; thence by Lot 2, South 23° 11' 30" West for 94.51 feet to a corner iron pin; thence by Lot 2 and Lot 3 South 38° 50' 00" West for 213.67 feet to a corner iron pin; thence by Lot 3, South 80° 02' 30" West for 80.59 feet to a corner iron pin in the center of existing roadway to this parcel and Lot 3; thence by the center of said road North 07° 22' 00" West for 64.05 feet to spike; thence by Lot 3 and center of road North 17° 35' 00" West for 73.45 feet to a nail in the center of State Route 1023 and on line of lands of Ginger Potsubay; thence by land of Ginger Potsubay and center of State Route 1023 North 24° 44' 15" East for 10.39 feet to nail corner; thence by center

of road North 25° 52' 19" East 81.52 feet to nail corner; thence by center of road North 26° 34' 00" East for 81.22 feet to nail corner; thence by center of road North 26° 57' 50" East for 38.68 feet to the place of beginning. CONTAINING an area of 52,492.00 square feet or 1.205 acres, as per survey by Thomas H. Weibel, PLS, April 1997, Lot No.1 of the Allen Dean Bray Subdivision No.1, recorded in Butler County Record Book 204, Page 45, under date of August 7, 1997, with an address of 261 Fairmont Road, and being a part of Butler County Tax Map Parcel 1 F-59- 12.

Said parcel is subject to a twenty-five (25.00) foot right of way bordering along the south-west end of this Lot 1 of Subdivision Plan. This right of way is to provide access to Lot No.3 and Lot No.1 of this Subdivision Plan, said right of way is from State Route 1023 for 220.00 feet and being seventy-five (75.00) feet southeast of corner of Lot No.1 and Lot No.3, with sufficient area at south end for turning area as shown on plan. The said right of way is to be maintained by both owners of Lot No.1 and Lot No.3. It is noted that the water well Lot No.1 is within this said 25.00 foot right of way.

EXCEPTING AND RESERVING rights of way of State Route 1023, Allegheny Power Company, Sprint and any other right of way of record. Said parcel contains house with existing water well and septic system.

BEING the same premises which Mary B. Bray, by Deed dated July 14, 2006 and recorded August 10, 2006 in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 200608100020429, granted and conveyed unto Robert P. Jordan and Cherie Jordan, his wife.

Atty Steven K Eisenberg  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30182**  
**C.P. 2011-20849**  
**SHF.: 11002046**

Seized and taken in Execution as the property of JEFFREY P KELLERMAN at the suit of PHH MORTGAGE CORP, Being:-

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

BEGINNING at a point on the Westerly line of First Street, where said point is intersected by the Southerly line of an alley; thence by the Westerly line of First Street, South 25 degrees 00 minute 00 second West, 50

feet to a mark on the wall, at the Northeast corner of lot at now or formerly C. A. Patten; thence by Patten, North 78 degrees 54 minutes 00 second West, 80 feet to a point on the Easterly line of lot of now or formerly J. W. Custead; thence by same, North 25 degrees 00 minute 00 second East. 50 feet to an iron pin on the Southern line of the aforementioned alley; thence by same South 78 degrees 54 minutes 00 second East, 80 feet to a point, the place of beginning.

ABOVE description prepared in accordance with a survey made by R.B. Shannon and Associates. Inc., dated February 21, 1989.

TITLE TO SAID PREMISES VESTED IN Jeffrey P. Kellerman, unmarried by Deed from Scott K Lowe and Sandra L. Solla Lowe, h/w dated 03/28/2007, recorded 03/28/2007 in Instrument Number 200703280007257.

Tax. Parcel No. 564-21-138-0000

Premises being: 420 FIRST STREET. BUTLER PA 16001 -5002

Atty William E Miller

BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30183**

**C.P. 2011-20830**

**SHF.: 11002047**

Seized and taken in Execution as the property of JAMES W KOBERT at the suit of CITIMORTGAGE INC, Being:

All, that certain piece, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, bounded and described as Follows, to-wit:

BEGINNING at a point in the center of the Saxonburg-Glade Mill Public Road, where it is intersected by the dividing line between the herein described premises and lands now or formerly of Wylie; thence from said point of beginning along the center line of said public road the following three (3) courses and distances, viz: North 89 degrees 33 minutes East, 98 feet: South 85 degrees 14 minutes East. 100 feet: and South 82 degrees 43 minutes East. 202 feet to a point at the Northeasterly corner of the herein described premises; thence South 47 degrees 26 minutes 36 seconds East, 537.38 feet to a point at the Southeasterly corner of the herein described premises; thence North 88 degrees 30 minutes West, 804 feet to a point on the line of lands now or formerly of Wylie, aforesaid: and thence along said Wylie line, North 1 degree 30 minutes East. 375.4 feet to a point in the center line of the Saxonburg-Glade Mill Public Road, at the

place of beginning.

EXCEPTING thereout and therefrom .16 acres of land condemned by the Commonwealth of Pennsylvania in 1966 for the purpose of widening the Saxonburg-Glade Mill Public Road (Legislative Route 10018). CONTAINING an area of 4.84 acres, be the same, more or less.

HAVING erected thereon a dwelling house known as R.D. 2, Box 1, Valencia, PA 16059, UNDER AND SUBJECT to building and use restrictions; easements; prior grants, reservations or leases of minerals; or other conditions, if any, of record or apparent upon inspection of said property.

TITLE TO SAID PREMISES VESTED IN James W. Kobert, by deed from James W. Kobert and Judith A. Kobert, his wife, dated 11/11/1987, recorded 12/08/1987 in Book 1378, Page 066,

Tax Parcel No. 230-2F75-20A-0000, 230-2F75-20AA-0000

Premises being: 297 GLADE MILL ROAD, VALENCIA, PA 16059-3311

Atty William E Miller

BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30170**

**C.P. 2011-21027**

**SHF.: 11001925**

Seized and taken in Execution as the property of DEBBIE KRIVAK HEIR, ANDREW HOSAK HEIR, AND CATHERINE HOSAK UNKNOWN HEIRS at the suit of METLIFE HOME LOANS, Being:-

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

Beginning at a point at the northwesterly side of Seneca Drive at a point common to lots 69 and 70; thence South 52 degrees 26' 30" West, 75 feet to a point at lot 71; thence north 37 degrees 26' 30" east, along lot 58, 75 feet to a point at lot 69; thence South 37 degrees 38' 30" east along lot 69, 160 feet to a point at Seneca Drive, the place of beginning. Being Lot 70 in the Campbell Acres Plan of lots as recorded in Plan Rack Section 4, page 14, and having thereon erected a one-story frame dwelling.

Being known as: 150 SENECA DRIVE, BUTLER, PENNSYLVANIA 16001,

Title to said premises is vested to Steve Hosak and Catherine J. Hosak by deed from David Shakely Blackburn, single man, Nellie L. Brookes, and Charles E. Brookes, her husband, dated August 16, 1967 and recorded August 22, 1967 in Deed Book

880, Page 690.

Title to said premises is now vested in Debbie Krivak, Known Surviving Heir of Catherine Hosak, Deceased Mortgagor and Real Owner, and Andrew Hosak, known surviving heir of Catherine Hosak deceased mortgagor and real owner and Unknown Surviving Heirs of Catherine Hosak, Deceased Mortgagor and Real Owner by reason of the following: AND the said Steve Hosak has since departed this life on // whereby title to subject premises became vested in Catherine J Hosak by right of survivorship. And the said Catherine J. Hosak has since departed this life on //.

Atty Margaret Gairo  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2010-30406**  
**C.P. 2010-22051**  
**SHF.: 11001906**

Seized and taken in Execution as the property of LUANN LINN at the suit of PHH MORTGAGE CORP, Being:

**LEGAL DESCRIPTION**

All that certain unit named and identified in the Declaration of Condominium referred to below as Norberry Courts Condominium, a condominium located in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the office of the Recorder of Deeds in and for the County of Butler, of a Declaration of Condominium recorded in Deed Book Volume 1220 page 438, and any and all subsequent amendments thereto, being and designated in such Declaration as Unit No. 13, together with a proportionate undivided interest in the common elements, as defined in such declaration and any and all amendments thereto as the same may change from time to time. UNDER AND SUBJECT to covenants, easements, restrictions, agreements, encumbrances and matters of public record. SUBJECT TO exceptions, reservations, restrictions, easements, rights of way, oil and gas leases, coal and mining rights, etc., as may be set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Luann Linn, by Deed from Richard D. Sallade and Lynda G. Sallade, h/w, dated 12/29/2008 recorded 01/06/2009 in Instrument Number 200901 060000205.

Tax Parcel No. 130-S12-E13

Premises being: 1265 NORBERRY COURT, UNIT 13, A/K/A 1265 DUTILH ROAD, UNIT 13 CRANBERRY TOWNSHIP. PA 16066-5131

Atty Srivastava Vivek  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30195**  
**C.P. 2011-21186**  
**SHF.: 11002185**

Seized and taken in Execution as the property of LISA LOSSER AND LISA ALBERT at the suit of US BANK NATL ASSN, Being:- ALL. that certain piece, parcel and lot of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Bounded on the North by West Clay Street; on the East by Lot No. 9 of the same Plan, being Lot of Reno; on the South by Lot formerly of Susana Barnhart, now or formerly of Langbein; and on the West by Lot No. 11 of the same Plan, being the Plan of Lots laid out by Barnard Roessing, and having thereon a brick dwelling house. Said above described Lot of land having a frontage of 55 feet, more or less, on West Clay Street, and extending back preserving the same width, a distance of 118 feet, more or less to said lot now or formerly of Langbein, formerly Barnhart, the Southern boundary. West Clay Street heretofore referred to being now known as West Brady Street.

HAVING thereon erected a dwelling known as 227 West Brady Street, Butler, PA 16001. PARCEL NO.: 565-10-203.

BEING THE SAME PREMISES WHICH Joseph G. Stewart et al by deed dated 3/24/2005 and recorded 3/29/2005 in Butler County Instrument No. 2005-03290007254 granted and conveyed unto Lisa Losser. (Lisa Losser is now known as Lisa Albert).

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.

Atty Leon P Haller  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30191**  
**C.P. 2011-20422**  
**SHF.: 11002127**

Seized and taken in Execution as the property of SHAWN P MACKLIN EXTR AND

ROBERT C MACKLIN EST BY EXTR at the suit of CITIZEN BK-PA, Being:-  
All that certain piece, parcel or tract of land situate in Summit Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at an iron pin located at the southeast corner of Lot No. 59 in the Dr. R.J. Grossman Plan of Lots, said point being located along the westerly line of a 20-foot right of way; thence continuing along the westerly line of said 20-foot right of way South 1° 30' West, a distance of 40.00 feet to an iron pin; thence along the southern end of said 20-foot right of way, South 88° 30' East a distance of 20.00 feet to a point on line of land now or formerly of Ruth Bowser; thence continuing along line of land of now or formerly Ruth Bowser, South 10° 14' 50" West, a distance of 131.52 feet to an iron pin; thence continuing along land of now or formerly Ruth Bowser, South 1° 30' West, a distance of 184.18 feet to an iron pin; thence along line of land of now or formerly Ruth Bowser, North 88° 30' West a distance of 80.00 feet to an iron pin; thence from said point North 30° 13' 10" West a distance of 150.78 feet to a point at the southeast corner of Lot No. 55 in the above plan of lots; thence along the easterly boundary line of said Lot Number 55, North 36° 25' East a distance of 67.50 feet to a point at the southeast corner of Lot No. 56 in said plan of lots; thence along Lots Numbers 56 and 57, North 14° 18' 20" East a distance of 103.45 feet to an iron pin; thence continuing along Lots Numbers 57 and 58 in said plan, North 56° 00' East a distance of 120.00 feet to a point, the place of beginning.

Grantor also conveys to Grantees any right, title or interest she may have for ingress, egress and regress from Route 68 over a 20 foot wide reserve whether said rights were acquired by deed or prescription.

Having thereon erected a residential dwelling designated as 256 Chicora Road, Butler PA 16001.

Being the same premises which Ruth V. Bowser, widow, by Deed dated May 2, 1998 and recorded with the Butler County Recorder of Deeds Office on May 2, 1998, in Deed Book Volume 1398 page 989 in the Recorder of Deeds of Butler County, granted and conveyed unto Robert C. Macklin and Bonita L. Macklin. (both now deceased). Parcel ID Number: 290-S1-B61-0000

Atty Lauren Berschler Karl  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30166**

**C.P. 2011-20797**

**SHF.: 11001915**

Seized and taken in Execution as the property of PAMELA A MASON AND OLGA KNOX at the suit of CITIMORTGAGE INC, Being:-  
All that certain lot or piece of ground situate in the Borough of Saxonburg, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the Northeast corner of said piece, parcel or lot of ground herein described and the southwest corner of lands now or formerly of Oren Edward Schroth and Stella Mary Schroth, and the easterly line of a public road known as Freeport Street; thence southwardly along easterly line of said Freeport Street a distance of 100 feet, strict measure, to a point. Being the northwest corner of lands now or formerly of Clair Schroth, thence eastwardly along lands now or formerly of Clair Schroth, a distance of 412 feet, more or less, to line of lands now or formerly of Thomas Anderson; thence Northwardly along lands now or formerly of Thomas Anderson a distance of 100 feet to a line of lands now or formerly of Oren Edward Schroth and Stella Mary Schroth; thence westerly along lands now or formerly of Oren Edward Schroth and Stella Mary Schroth, a distance of 412 feet, more or less to the easterly line of Freeport Street, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Olga Knox, an unmarried woman and Pamela A. Mason, unmarried woman, as joint tenants W/ROS, by Deed from Olga Knox, an unmarried woman, dated 08/23/1997, recorded 09/12/1997 in Book 2778, Page 323. Tax Parcel No.: 500-S4-8-0000  
Premises Being 245 South Rebecca Street, Saxonburg PA 16056-9516

Atty William E Miller  
BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30180**

**C.P. 2011-20911**

**SHF.: 11001990**

Seized and taken in Execution as the property of ERIC S MCCASLIN at the suit of PHH MORTGAGE CORPORATION, Being:-

#### LEGAL DESCRIPTION

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

COMMENCING at a point on the Westerly right of way line of State Route 138 at a

point in common to lands of now or formerly Wright, said point being the Northeast corner of the premises herein described; thence along the Westerly right of way line of State Route 138, South 29 degrees 54 minutes 27 seconds West a distance of 243.88 feet to a point on lands of now or formerly Snyder: thence by line of same North 37 degrees 52 minutes 49 seconds West a distance of 201.54 feet to an iron pin on lands of now or formerly Wright; thence by line of same, North 50 degrees 17 minutes 29 seconds East, a distance of 224.40 feet to an existing axle on lands of now or formerly Wright; thence by line of same, South 38 degrees 45 minutes 24 seconds East a distance of 116.55 feet to a point, the place of beginning. SUBJECT to rights of others in a 33 foot abandoned public highway reserved as a private road in prior instruments of record. TITLE TO SAID PREMISES IS VESTED IN Eric S. McCaslin, by Deed from Lucille E. Wetzel, a dated 07/09/2007, recorded 07/09/2007 in Instrument Number 200707090017752  
Tax Parcel No. 080-3F37-44D-0000  
Premises being: 253 EUCLID ROAD, BUTLER PA 16001-8065

Atty William E Miller  
BCLJ: August 5, 12 &19, 2011

**E.D. 2009-30267**  
**C.P. 2009-21436**  
**SHF.: 11001914**

Seized and taken in Execution as the property of RICHARD L MOORE JR AND JESSICA HUTCHINSON at the suit of FIRST HORIZON HOME LOANS, Being:-

**Legal Description**

All that certain piece parcel or lot of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, with a two-story brick dwelling house erected thereon bounded and described as follows:

On the North 33 1/3 feet by West Brady Street formerly West Clay Street; on the East 150 feet by lot formerly of R.S. Fowser, now or formerly Hutzler, Wolfgang and Lee; on the South 33 1/3 feet by an alley; and on the West 150 feet, more or less, by lot formerly of Emily T. Doane, now or formerly McGinnis. UNDER AND SUBJECT to reservations, restrictions, easements and rights-of-way as recorded in prior instruments of record. TITLE TO SAID PREMISES VESTED IN Richard L. Moore, Jr. and Jessica Hutchison, by Deed from Wells Fargo, National Association, as trustee for Option One Mortgage

Loan Trust 2003-1. Asset-Backed Certificates, Series 2003-1, by its Attorney-In-Fact Option One Mortgage Corporation (Power of Attorney to be recorded simultaneously here with), dated 02/28/2007 recorded 03/12/2007 in instrument Number 20070312000564.

Tax Parcel No. 56-5-10-176

Premises being: 405 WEST BRADY STREET, BUTLER PA 16001-5305

Atty Srivastava Vivek  
BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30201**  
**C.P. 2011-21253**  
**SHF.: 11002385**

Seized and taken in Execution as the property of RALPH J RENO AND TAMMY L LESSESKI at the suit of PNC MORTGAGE, Being:-

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Jefferson, County of Butler, and Commonwealth of Pennsylvania, being Lots Nos. 1 and 2 in the Joseph G. Hauenstein Plan as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack 10, page 8, and being more particularly bounded and described as follows, to-wit: Beginning on the northerly line of property herein described and property now or formerly of T. L. Gross; thence along property now or formerly of lot T.L. Gross, South 87° 37' East, a distance of 153.00 feet to a point at the line dividing the property herein described and Lot No. 2; thence along said last mentioned dividing line, North 6° 30' East, a distance of 154.69 feet to a point at the line dividing the property herein described and property now or formerly of C. Kiley; thence along said last mentioned dividing line, South 87° 37' East, a distance of 60.00 feet to a point at the line dividing the property herein described and property now or formerly of J. Lindell; thence along said last mentioned dividing line, North 6° 30' East, a distance of 174.47 feet to a point in the centerline of Becker Road (Route T-749); thence along said last mentioned dividing line the following distances and courses South 33° 28' 10" East, a distance of 14.40 feet; South 70° 41' 20" East, a distance of 72.80 feet; thence South 75° 00' 40" East, a distance of 67.73 feet to a point; thence South 82° 11' 50" East, a distance of 59.05 feet to a point; thence North 2° 24' East, a distance of 26.83 feet to a point at the place of beginning.

This legal description is made in accordance with a survey prepared by All-Points Survey-



ing Co., Inc., dated December 10, 1996.

Tax Parcel 190-S3-11.

Having erected thereon a dwelling known as 111 Becker Road, Butler, PA 16001.

Being the same premises which William J. Martin, Colleen Kay Martin and Patricia A. Martin by their deed dated 12/13/96 and recorded 12/18/96 recorded in the Recorder's Office of Butler County, Commonwealth of Pennsylvania in Deed Book 2696, page 0061, Instrument # 029792 granted and conveyed unto Ralph J. Reno and Tammy L. Lesseski.

Atty Rodney Permigiani

BCLJ: August 5, 12 & 19, 2011

**E.D. 2008-30031**

**C.P. 2008-20163**

**SHF.: 11001913**

Seized and taken in Execution as the property of DANIEL J SCHULLER AND TAMMY S SCHULLER at the suit of WELLS FARGO BK MINNESOTA NA, Being:-

**LEGAL. DESCRIPTION**

All that certain tract or parcel of land situate in Buffalo Township, Butler County, Pennsylvania bounded and described as follows: BOUNDED on the East, 72 feet, 7 inches by a twelve ( 12) foot alley; bounded on the South, 75 by land of now or formerly Barberis; bounded on the West, 72 feet. 7 inches by lands of now or formerly Barberis and Corgnati bounded on the North 75 feet by lot of Almino.

THE RIGHT of ingress and egress for pedestrian use only over and across that certain footway being 4 feet 7 inches in width and 75 feet in length located at the Northerly portion of lands of now or formerly Pietro Barberis, also spelled Barbaris, is included herein. The said footway leads from the Western line of the premises herein described in a Northwesterly direction to a public street or highway and is the same footway, the title to which was acquired by Pietro Barberis and Maria Barberis, his wife, by Deed dated February is. 1923, and recorded in Butler County Pennsylvania at Deed Book 402, Page 172. DEED BOOK: 2481

DEED PAGE: 622

MUNICIPALITY: Buffalo Township

TAX PARCEL #: (40) S4-A19

PROPERTY ADDRESS: 123 Coal Street Freeport, PA 16229

Atty Micahel T McKeever

BCLJ: August 5, 12 & 19, 2011

**E.D. 2010-30361**

**C.P. 2010-22047**

**SHF.: 11002087**

Seized and taken in Execution as the property of JOSEPH E STAHLMAN JR at the suit of FIRST NATL BK-PA, Being:-

**LONG FORM DESCRIPTION**

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

BEGINNING at a point which is the Southwest corner of a property now or formerly belonging to Michael R. Tomeo and Melba Stahlman Tomeo, his wife, and continuing in an Easterly direction to property now or formerly belonging to Joseph E. Stahlman and Betty F. Stahlman, his wife; thence along that line in a Southerly direction to the line of property now or formerly belonging to the aforementioned Joseph E. Stahlman and Betty F. Stahlman; thence along that line in a Westerly direction to the East line of a property now or formerly belonging to Everett L. Moore; thence along that line in a Northerly direction to the point of the beginning Containing ten (10) acres more or less including a fifty (50) foot right of way along the West line for ingress, egress and regress to the properties situated adjacent to the property described herein.

BEING the same property which Joseph E. Stahlman, Jr. and Barbara J. Stahlman, granted and conveyed to Joseph E. Stahlman, Jr., by Deed dated April 21, 1999 and recorded April 21, 1999, in the Recorder of Deeds Office, Butler County, Pennsylvania in Deed Book Volume 2994, Page 16.

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 subdivision.

Atty David W Raphael

BCLJ: August 5, 12 & 19, 2011

**E.D. 2011-30163**

**C.P. 2011-20944**

**SHF.: 11001916**

Seized and taken in Execution as the property of CATHLEEN L UNIATOWSKI AND MICHAEL R UNIATOWSKI at the suit of

DEUTSCHE BANK NATL TRUST CO, Being: All that certain parcel or tract of land situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point in the center line of Kiester Road on line of property now or formerly of John Resek; thence North 7° 50' East, a distance of 218 feet along line of property now or formerly of John Resek to a point on line of other property now or formerly of Paul F. Meyer; thence North 82° 10' West, a distance of 200 feet along line of property now or formerly of Paul F. Meyer, to a point; thence South 7° 50' West, a distance of 218 feet along line of other property now or formerly of Paul F. Meyer, to a point in the center line of Kiester Road; thence South 82° 10' East, a distance of 200 feet along the center line of Kiester Road to a point, the place of beginning.

Being known as: 454 Kiester Road, Slippery Rock, PA 16057

Being designated as Tax Parcel ID No. 280-4F11-12M-0000.

TITLE TO SAID PREMISES IS VESTED IN Cathleen L. Uniatowski and Michael R. Uniatowski, wife and husband dated 6/6/2005 recorded 6/13/2005 Instrument Number.: 200506130015225.

Atty Heather Riloff

BCLJ: August 5, 12 &19, 2011

**E.D. 2011-30207**

**C.P. 2009-22868**

**SHF.: 11002383**

Seized and taken in Execution as the property of JO ANN WASHBURN at the suit of MARS NATL BK, Being:-

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the center line of Legislative Route 10020, where it is intersected by the dividing line between the herein described premises and other lands of now or formerly of John Somple and Anna Mae Somple, his wife, which said point of beginning is also the southwesterly corner of the tract hereby conveyed; thence from said point of beginning, along the center line of said Legislative Route 10020, the following five (5) courses and distances, viz: North 24° 02' 30" East, 65.0 feet; North 11° 17' 30" East, 240.0 feet; North 23° 57' East, 128.78 feet; North 55° 36' East, 230.0

feet; and North 62° 43' East, 128.75 feet to a point where the center line of said Legislative Route 10020 intersects the North bank of Thorn Creek; thence by lands now or formerly of J.A. Smith, South 1° 29' 30" West, 614.0 feet to a white oak on the line of other lands of now or formerly John Somple and Anna Mae Somple, his wife; thence along said last mentioned line, North 88° 27' 30" West, 414.13 feet to a point in the center line of Legislative Route 10020, aforesaid, at the place of beginning.

BEING designated as Tax Parcel Number 190-2F10-7D-0000.

BEING known as 294 West Jefferson Road, Butler, PA 16002.

Atty Brian T Lindauer

BCLJ: August 5, 12 &19, 2011

**E.D. 2010-30102**

**C.P. 2009-20916**

**SHF.: 11002190**

Seized and taken in Execution as the property of ZOOMER GROUP LLC AND COURTNEY HOWER at the suit of FRIST NATL BK, Being:-

SEIZED and taken in execution as the property of Zoomer Group, LLC, a Pennsylvania limited liability company, at the suit of First National Bank of Pennsylvania vs. Zoomer Group, LLC, a Pennsylvania limited liability company and Courtney Hower, being:

ALL that certain lot or piece of ground situate in the Borough of Slippery Rock, County of Butler and Commonwealth of Pennsylvania. HAVING erected thereon a dwelling house known as 423 & 423 1/2 Elm Street, Slippery Rock, Pennsylvania 16057.

BEING designated as Map and Parcel Number 510-S3-34.

BEING the same property which Courtney Hower by Deed dated May 31, 2006 and recorded in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200607280019132, granted and conveyed unto Zoomer Group, LLC, a Pennsylvania limited liability company.

Atty: Daniel I. Birsic

BCLJ: August 5, 12 &19, 2011