



# Butler County Legal Journal

(USPS 081020)

Vol. 20

February 10, 2012

No. 6

*Designated as the Official Legal Periodical for Butler County, Pennsylvania*

## **Judges of the Courts of Butler County**

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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**

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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: Charles L Barton  
a/k/a: Charles L Barton Jr**

Late of: Sarver PA  
Executor: Alice M Barton  
174 Grimm Road  
Sarver PA 16055  
Attorney: None

**Estate of: Lilian D Burke**

Late of: Adams Township PA  
Administrator: Barbara A Burke  
217 N Boyd Drive  
Sarver PA 16055  
Attorney: Craig S O'Connor  
3371 Babcock Blvd  
Pittsburgh PA 15237

**Estate of: Edward E Burke Jr**

Late of: Adams Township PA  
Administrator: Barbara A Burke  
217 N Boyd Drive  
Sarver PA 16055  
Attorney: Craig S O'Connor  
3371 Babcock Blvd  
Pittsburgh PA 15237

**Estate of: John H Crede**

Late of: Valencia PA  
Executor: Edward S McKenna  
310 Grant Street Suite 1420  
Pittsburgh PA 15219  
Attorney: Edward S McKenna  
310 Grant Street Suite 1420  
Pittsburgh PA 15219

**Estate of: Katherine S Fillhart**

Late of: Butler PA  
Executor: Randy Fillhart  
126 Sharon Drive  
Butler PA 16001  
Attorney: Thomas J May

Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Roland Hortert**

Late of: Butler PA  
Executor: Donald Hortert  
678 Saxonburg Road  
Butler PA 16002  
Attorney: Robert J Stock  
PNC Bank Building Suite 603  
106 South Main Street  
Butler PA 16001

**Estate of: Julie A Krelow**

Late of: Butler Township PA  
Executor: Gregory F Krelow  
220 Beacon Road  
Renfrew PA 16053  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Mary A Lamond**

Late of: Adams Township PA  
Executor: Jay P Lamond  
1503 Appleridge Court  
Gibsonia PA 15044  
Attorney: Mark T Vuono  
Vuono & Gray LLC  
310 Grant Street Suite 2310  
South Park PA 15129

**Estate of: Edwin C Lehw**

Late of: Valencia PA  
Executor: Sarah A Lehw  
305 Stonewall Blvd  
Valencia PA 16059  
Attorney: Douglas E Weinrich  
107 Irvine Street Po Box 810  
Mars PA 16046

**Estate of: Janice K Macefe**

Late of: Butler PA  
Executor: Aaron McKivigan  
104 Christine Drive  
Reading PA 19606  
Attorney: Rebecca L Falvo  
Lutz & Pawk  
101 East Diamond Street Suite 102  
Butler PA 16001

**Estate of: Betty A Olen**

Late of: Butler PA  
Executor: Carole A Fudoli  
127 Havenford Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon Mccandless King  
Coulter & Graham LLP

128 West Cunningham Street  
Butler PA 16001

**Estate of: Albert Young Shrader**

Late of: Butler PA  
Executor: Sara June Lawson  
126 Heller Road  
Butler PA 16002  
Attorney: W David Slomski  
210 Federal Street Suite 200  
Pittsburgh PA 15212

**Estate of: Lulu K Zimmerman****a/k/a: Lulu Keck Zimmerman**

Late of: Zelienople PA  
Executor: Larry A Housholder  
1318 Seventh Avenue  
Beaver Falls PA 15010  
Attorney: Larry A Housholder  
1318 Seventh Avenue  
Beaver Falls PA 15010

BCLJ: Feb 10 , 17 & 24, 2012

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**SECOND PUBLICATION****Estate of: Ronald Leroy Cable****a/k/a: Ronald L Cable**

Late of: Jackson Township PA  
Administrator: Scott R Cable  
403 Market St Apt C  
Zelienople PA 16063  
Attorney: Darla J Hancher  
101 North Green Lane  
Zelienople PA 16063

**Estate of: Dorothy M Curtis****a/k/a: Dorothy Mary Curtis**

Late of: Cranberry Township PA  
Executor: Terry L Curtis  
125 Chambers Road  
Boyers PA 16020  
Attorney: None

**Estate of: Thressa A Fair**

Late of: Butler PA  
Administrator: Linda Mauthe  
107 Wycliffe Way  
Butler PA 16001  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Marian L Fleeger**

Late of: Donegal Township PA  
Executor: John M Fleeger Jr  
240 East Patterson Avenue

Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Martha E George**

Late of: Cranberry Township PA  
Executor: Larry E George  
2472 Oakhill Road  
Gibsonia PA 15044  
Attorney: Michael Georgalas  
1 Bigelow Square Suite 732  
Pittsburgh PA 15219

**Estate of: Dorothy M Kontos**

Late of: Saxonburg PA  
Executor: Joy L Lavezoli  
6912 Hilldale Drive  
Pittsburgh PA 15236  
Attorney: Pamela H Walters  
277 Main Street  
POB 654  
Saxonburg PA 16056

**Estate of: Gertrude H Kraft****a/k/a: Gertrude A Kraft**

Late of: Slippery Rock Township PA  
Executor: Kathleen V Vukich  
101 Critchlow Way  
Harrisville PA 16038  
Attorney: Milford L McBride III  
211 South Center Street  
Grove City PA 16127

**Estate of: Lois Fay Montest**

Late of: Slippery Rock PA  
Executor: Tamala J Sobek  
20647 Kylemore Drive  
Strongsville OH 44149  
Attorney: Ronald W Coyer  
SR LAW LLC  
631 Kelly Boulevard PO Box 67  
Slippery Rock PA 16057

**Estate of: Perry T Schiebel****a/k/a: Perry Schiebel**

Late of: Butler PA  
Executor: Tracey Schiebel  
640 Great Belt Road  
Butler PA 16002  
Attorney: Barry J Palkovitz  
Palkovitz Law Office  
1966 Lincoln Way Suite 200  
White Oak PA 15131

**Estate of: Gloria J Serventi**

Late of: Butler PA  
Executor: Anthony J Serventi

1010 Westchester Drive  
Sunnyvale CA 94087  
Executor: J M Serventi Jr  
109 Jessica Drive  
Cranberry Twp PA 16066  
Attorney: Thomas J May  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Lawrence T Sommers**

Late of: Slippery Rock PA  
Administrator: Kathleen O'Neill  
205 Trail Court West  
Cranberry Township PA 16066  
Attorney: Peter J Pietrandrea  
1309 Freedom Road  
Cranberry Twp PA 16066

**Estate of: Myron R Sonnett  
a/k/a: Myron Roswell Sonnett**

Late of: Slippery Rock PA  
Executor: Sharon Davis  
140 Bradman Estates  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR LAW LLC  
631 Kelly Boulevard PO Box 67  
Slippery Rock PA 16057

**Estate of: Charlotte A Vargo**

Late of: Butler PA  
Executor: Lorraine L Vogus  
292 Star Grille Road  
Cabot PA 16023  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Feb 3, 10 & 17, 2012

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**THIRD PUBLICATION**

**Estate of: Mary Theresa Barberio**

Late of: Cranberry Township PA  
Executor: Joseph J Barberio  
1620 Garvin Road  
Evans City PA 16033  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: George H Buchanan**

Late of: Center Township PA  
Executor: Joyce A Buchanan  
174 Jamisonville Road  
Butler PA 16001  
Attorney: Margaret Duffy Lenns  
404 North Main Street  
Butler PA 16001-4303

**Estate of: Keith A Cummings**

Late of: Butler PA  
Executor: Rebecca J Cummings  
401 S Aiken Ave Apt 9  
Pittsburgh PA 15232  
Attorney: Thelma C Spells  
Spells Law Office  
429 Forbes Avenue Suite 602  
Pittsburgh PA 15219

**Estate of: Gertrude I Eyth**

Late of: Butler PA  
Executor: Deborah A Grolemond  
201 Oak Street  
Butler PA 16001  
Attorney: Leo M Stepanian Sr  
Stepanian & Muscatello  
222 South Main Street  
Butler PA 16001

**Estate of: Shirley R Lunz**

Late of: Cranberry Township PA  
Executor: Lynn L Salem  
4079 Overlook Drive East  
Columbus OH 43214  
Attorney: Michael D Gallagher  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Steven Lee Stelmach**

**a/k/a: Biff Parker  
a/k/a: Biff Stelmach**

Late of: Butler PA  
Administrator: Gary Peter Stelmach  
6820 Tanaqua Lane  
Austin TX 78739  
Attorney: None

**Estate of: Carol F McCrea**

Late of: Sarver PA  
Executor: Linda C Anthony  
113 B Curren Road  
Freeport PA 16229  
Attorney: Laurel Hartshorn  
254 W Main St POB 553  
Saxonburg PA 16056

**Estate of: Charles E McMichael****a/k/a: Charles E McMichael Sr**

Late of: Summit Township PA  
 Executor: Charles E McMichael Jr  
 158 Freeport Road  
 Butler PA 16002  
 Attorney: Charles T Shaffer  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Morris M Merriman**

Late of: Cranberry Township PA  
 Executor: Allen M Merriman  
 980 Crescent Avenue  
 Sewickley PA 15143  
 Attorney: Chris A George  
 650 Smithfield Street Suite 2330  
 Pittsburgh PA 15222

**Estate of: Lillian N Schad**

Late of: Butler PA  
 Administrator: James A Schad  
 37 Lower Falls Dr  
 St Albans WV 25177  
 Administrator: Larry E Schad  
 104 Dolphin Dr  
 Butler PA 16001  
 Attorney: William C Robinson Jr  
 6 West Diamond Street  
 Butler PA 16001

**Estate of: Helen M Schott**

Late of: Harmony PA  
 Administrator C.T.A.: Adam Schott  
 704 Big Knob Road  
 Rochester PA 15074  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063

**Estate of: F May Schwab****a/k/a: Florence M Schwab**

Late of: Middlesex Township PA  
 Executor: Leslie A Lawther  
 108 Allemande Lane  
 Valencia PA 16059  
 Attorney: Maryann Bozich Diluigi  
 107 Irvine Street  
 POB 426  
 Mars PA 16046

**Estate of: Harry Emerson Smith****a/k/a: H Emerson Smith****a/k/a: Emerson Smith**

Late of: Butler Township PA  
 Executor: Reuben S Pink  
 142 Boyd Drive  
 Butler PA 16001  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Arthur Eugene Wagner**

Late of: Cherry Valley PA  
 Executor: Christopher L Hortert  
 3218 Oneida Valley Road  
 Box 426  
 Eau Claire PA 16030  
 Attorney: None

**Estate of: Mary H Waite****a/k/a: Mary Louise Waite**

Late of: Penn Township PA  
 Executor: Sandra Stupiansky  
 5096 West Lake Road  
 Mayville NY 14757  
 Executor: Robert D Hoag II  
 555 North Bell Ave Suite 100  
 Carnegie PA 15106  
 Attorney: Robert G Stash  
 Williams Coulson  
 One Gateway Ctr 16th Floor  
 420 Ft Duquesne Blvd  
 Pittsburgh PA 15222

BCLJ: Jan. 27 &amp; Feb 3 &amp; 10, 2012

**MORTGAGES**

January 16 - January 20, 2012

**1st name-Mortgagor****2nd name-Mortgagee**

**Aiello, Paul, et ux**-Bank of England, et al-  
 Adams Twp.-\$223,500.00

**Arblander, Mark D., et al**-Grove City Area Fed  
 Cred Un-Mercer Twp.-\$78,500.00

**Barron, David John**-First Natl Bk of Pa-Worth  
 Twp.-\$5,000.00

**Beck, James D., et al**-Mars Natl Bk-  
 Connoquenessing Twp.-\$87,500.00

**Bella, Edward R., et al**-Northwest Sav Bk-  
 Center Twp.-\$156,300.00

**Boris, Jerry A.**-Flagstar Bk FSB, et al-  
 Connoquenessing Twp.-\$147,282.00

**Branchen, Darah**-Ally Bank Corp, et al-

**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 16h day of March, 2012** 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 April 13, 2012 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

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**E.D. 2011-30426**  
**C.P.2011-22310**  
**SHF.: 11004219**

**ATTY ROBERT W CUSICK**

Seized and taken in Execution as the property of ALLAN L BEECHEY at the suit of CITI-MORTGAGE INC., Being:-

**LEGAL DESCRIPTION**

ALL that certain lot or piece of ground situate in the Township of CRANBERRY, County of BUTLER and Commonwealth of Pennsylvania, being Unit D in Parcel 1-C in the Revised Glen Eden Phase III-C, Multi-Family site Subdivision as recorded in the Office of the Recorder of Deeds of BUTLER County, Pennsylvania in Plan Book Volume 150, Page 42.

SUBJECT TO the Declaration of Covenants, Conditions and Restrictions as are recorded in Deed Book Volume 1173, page 65, the By-Laws thereunder, and all that my follow from them.

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of -way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, association fees and/or dues, if any, etc., as the same may be contained in

prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

TITLE TO SAID PREMISES IS VESTED IN Allan L. Beechey, married but separated, by Deed from Carol A. Pribila and Francis M. Pribila h/w and Robert A. Kohl , unmarried, dated 10/09/2007, recorded 11/01/2007 in Instrument Number 200711010028268.

Tax Parcel No. 130-S18-FID-0000

Premises being: 926 SUNSET CIRCLE, CRANBERRY TOWNSHIP, PA 16066-6740

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D. 2009-30433**  
**C.P.2009-22917**  
**SHF.: 11004229**

**ATTY ALLISON F WELLS**

Seized and taken in Execution as the property of ROBERTO R. CALDERON AND THANIA H NAVAS at the suit of BANK OF AMERICA, N.A..., 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 Lot No. 40 in the Village of Adams Ridge II, Phase VI, Revision No.1 Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 247, pages 39 through 42; said plan being a revision of the Village of Adams Ridge II, Phase VI Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 243, pages 16 through 24.

HAVING erected thereon a dwelling known as 231 Cliffside Drive.

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.

TITLE TO SAID PREMISES IS VESTED IN Roberto R, Calderon and Thania H. Nava, h/w, by Deed from Adams Ridge II, LP, dated 06/16/2005, recorded 11/02/2005 in Instrument Number 200511020031758.

Tax Parcel No, 010-S16-A40-0000

Premises being: 231 CLIFFSIDE DRIVE,  
MARS, PA 16046-4801

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2009-30489**  
**C.P.2009-21660**  
**SHF.: 11003693**

**ATTY EDWARD D CONWAY**

Seized and taken in Execution as the property of STEVEN M CLAYPOOLE AND ANGELA CLAYPOOLE at the suit of BAC HOME LOANS SERVICING L P, Being:-

**LEGAL DESCRPTION**

TAX I.D. li: 470-S1-A9-0000

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

Starting at a point on the south side of Main Street, 379.95 feet. South 58 degrees 18' East from the southeast corner of the intersection of Main and Jamison Street, and running South 58 degrees 18' East, a distance of 50 feet along main street to a stake; thence running soljth 27 degrees 7' west. A distance of 100 feet; thence turning North 64 degrees 55' West and running a distance of 573 feet to a stake: thence North 31 degrees 57' East and running a distance of 100 feet along Lot No.5 to the point of beginning; said premises. Having thereon located a one and one-half story brick dwelling house and garage.

Being known as: 150 MAIN HILL STREET, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in Steven M. Claypoole and Angela Claypoole by deed from Steven M. Claypoole dated August 31, 1998 and recorded September 23, 1998 in Deed Book 2913, Page 902.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D. 2010-30343**  
**C.P. 2010-21512**  
**SHF.: 11004222**

**ATTY FRANK FEDERMAN**

Seized and taken in Execution as the property of JOHN W COSTA, III AND PAULA D COSTA at the suit of BANK OF AMERICA, N.A., Being:-

**LEGAL DESCRIPTION**

ALL that certain tract of land situate in Butler Township Butler County. Pennsylvania, with a two story frame dwelling house thereon erected, bounded and described as follows:

ON the North by Lot No. 4 in the sub-division of Purpart No. 2 in the amicable partition of the Gideon Schlagle Heirs:

On the East by a twenty foot alley:

On the South by lands of now or formerly Sara M. Hoffner and Adam Hoffner;

On the West sixty-two (62) feet by Miller Street and extending back preserving the same width to said alley three hundred sixty (360) feet.

SAID DESCRIPTION being more particularly bounded and described per the survey of bock and Clark, dated October 23, 2001:

COMMENCING at a point on the Easterly line of Miller Street a 40 foot right of way at a point in common to lands of now or formerly D. W. Harmon, said point being the Southwest corner of the premises herein described; thence along the Easterly line of Miller Street, North 2 degrees 00' 00" East, a distance of 62.00 feet to a point on lands of now or formerly Hogan; thence by line of same, South 88 degrees 00' 00" East, a distance of 360.00 feet to a point on a 20' unimproved alley; thence by line of same, South 2 degrees 00' 00" West, a distance of 62.00 feet to a point on lands of now or formerly D. W. Harmon; thence by the line of same, North 88 degrees 00' 00" West, a distance of 360.00 feet to a point, the place of beginning.

HAVING THEREON erected a frame dwelling house and block garage.

TITLE TO SAID PREMISES IS VESTED IN John W. Costa, III and Paula D. Costa, hlw, as tenants by the entireties, by Deed from Joan Martsolf: executrix of the Estate of Nora Mae



Boyd, dated 10/25/2001, recorded 10/26/2001 in Instrument Number 200110260030546.

Tax Parcel No. 054-33-39-0000

Premises being: 4147 MILLER STREET, BUTLER, PA 16001-2901

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30427**  
**C.P. 2011-22136**  
**SHF.: 11004230**

**ATTY ROBERT W CUSICK**

Seized and taken in Execution as the property of JAMES D COYLE AND EYDIE A COYLE at the suit of US BANK NATL ASSN, Being:-

**LEGAL DESCRIPTION**

All that certain piece parcel or tract of land situate in Butler Township, Butler County, State of Pennsylvania follows, to-wit:

BEGINNING at a point at the West side of Delaware Drive, at a point common to Lots 8 and 7; thence North 89 degrees 15' West 160 feet to a point at the Evergreen Plan; thence North 0 degrees 45' East along said Evergreen Plan of Lots, 75 feet to a point at Lot No.9; thence South 89 degrees 15' East 160 feet to a point at the west side of Delaware Drive; thence South 0 degrees 45' West 75 feet along the West side of Delaware Drive to a point, the place of beginning.

TITLE TO AID PREMISES IS VESTED IN James D. Coyle and Eydie A. Coyle, his wife, by Deed from James Daniel Coyle, aka, James D. Coyle and Thomas Guy Ewing, Co-Executors of the estate of Boyd E. Boothe, aka, Boyd Emery Boothe, dated 08/31/1995, recorded 09/01/1995, in Deed Book 2555, page 882.

Tax Parcel No. 056-11-B8-0000

Premises being: 117 DELAWARE DRIVE, BUTLER, PA 16001

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30395**  
**C.P.2011-22436**  
**SHF.: 11004165**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of DALE A CROFT AND DEBORAH K CROFT at the suit of WELLS FARGO BANK N A, Being:-

ALL that certain piece, parcel or tract of land situate In the Township at Penn, County of Butler and Commonwealth of Pennsylvania, being Lot No. 69 in the Thorn Ridge Estates Plan of Lots No. 1 as recorded in the Recorder's office Butler County in Plan Book Volume 133, page 24.

UNDER and SUBJECT to a building set back line and the restrictive covenants for the Thorn Ridge Estates Plan of Lots as recorded in Record Book Volume 1873, page 48.

BEING designated as Parcel No. 270-813-A 1 in the Butler County Deed Registry Office.

TAX I.D. #: 270-813-A1

Being known as: 111 WILDWOOD DRIVE, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Dale A. Croft and Deborah K. Croft by deed from John J. McDowell and Kristie L. McDowell, husband and wife, by Alexander B. Bunson, Attorney in Fact, by Power of Attorney dated August 25, 1997 and recorded September 10, 1997 in Deed Book 2777. Page 0433.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30432**  
**C.P. 2011-22497**  
**SHF.: 11004227**

**ATTY ALLISON F WELLS**

Seized and taken in Execution as the property of DALE A CROFT AND DEBORAH K CROFT at the suit of WELLS FARGO BANK N A, Being:-

ALL that certain piece, parcel or tract of land situate In the Township at Penn, County of Butler and Commonwealth of Pennsylvania, being Lot No. 69 in the Thorn Ridge Estates Plan of Lots No. 1 as recorded in the Recorder's



office Butler County in Plan Book Volume 133, page 24.

UNDER and SUBJECT to a building set back line and the restrictive covenants for the Thorn Ridge Estates Plan of Lots as recorded in Record Book Volume 1873, page 48.

Title to said premises is vested in Dale A. Croft and Deborah K. Croft by deed from John J. McDowell and Kristie L. McDowell, husband and wife, by Alexander B. Bunson, Attorney in Fact, by Power of Attorney dated August 25, 1997 and recorded September 10, 1997 in Deed Book 2777. Page 433.

Tax Parcel No. 270-S13-A69-0000

Being known as: 111 WILDWOOD DRIVE, BUTLER, PENNSYLVANIA 16002-3907.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30417**  
**C.P.2011-22221**  
**SHF: 11004160**

**ATTY MICHAEL C MAZACK**

Seized and taken in Execution as the property of JOHANNA A FEDERKEIL at the suit of PNC BANK NATL ASSN, Being:-

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

BEGINNING at a point between lands of formerly Anna A. Stewart and lands of formerly RW, Stewart Heirs, at a point 20 feet South of the lands of formerly Nettie B. Watson, which point is the northwest corner of the lot hereby conveyed; thence running East along a line parallel with the south line of lands of formerly Nettie B. Watson and south twenty feet therefrom, along a proposed mad twenty feet wide 434.5 feet to the center of a thirty foot street known as the Country Club Road; thence south along the center of said Country Club Road separating this road from the lands of formerly Eva Stephenson, fifty-four (54) feet to the northeast corner of lot of now or formerly W.S. Douthett; thence west along lot of formerly W.D. Douthett two hundred and fifty (250) feet thence along the west line of lot of formerly Douthett in a southerly direction fifty (50) feet to lot of now or formerly George

I. McClay; thence along lot of now or formerly George I. McClay in a westerly direction one hundred and eighty-four and ninety-nine one hundredths (184.99) feet to lands of now or formerly RW. Stewart; thence in a northerly direction along line of lot of now or formerly RW, Stewart one hundred and twelve (112) feet to the place of beginning, and having thereon erected a one story frame dwelling house.

BEING the same property which was conveyed to Johanna A. Federkeil, single, by deed of Richard C. McDonald and Joanne P. McDonald, dated June 22, 1981 and recorded June 30, 1981 in the office of the Recorder of Deeds in and for Butler County in Deed Book 1134, Page 216.

Under and subject to any existing covenants, easements, encroachments, conditions, restrictions and agreements affecting this property

HAVING erected thereon a dwelling known as 119 Country Club Road, Butler, PA 16002 BUTLER COUNTY TAX PARCEL ID NO.270-S3-59

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D. 2011-30422**  
**C.P.2011-22690**  
**SHF.: 11004228**

**ATTY JOHN G ARCH**

Seized and taken in Execution as the property of THOMAS J FOLAN at the suit of JOHN T FLAHERTY AND CATHERINE E MURRAY FLAHERTY, Being:-

HAVING erected thereon a dwelling house known and numbered as 115 Middle Lane, Harmony, PA 16037.

ALL THAT CERTAIN piece or parcel of land situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows , to-wit :

BEGINNING at the northeastern corner of the herein described tract where it adjoins the southeastern corner of land of Glenn S. Grubbs, said point being in the center of a public highway known as the Perry Highway, Route #19, thence South 88 ° 42' West along land now or formerly of Glenn S. Grubbs, a

distance of 435.6 feet to a point or stake at land now or formerly of W. Ray Wright and Estella M. Wright, his wife; thence South 3° 41' West along other land now or formerly of Wrights a distance of 200.8 feet to a point or stake at other lands of now or formerly of Wrights; thence North 42° East along other land now or formerly of Wrights, a distance of 435.6 feet to a point or stake in the center of said public highway, Perry Highway, Route #19, a distance of 200.8 feet to a point, the place of beginning.

HAVING erected thereon a dwelling known as a one story stone six room house on a lot of two acres.

BEING the same premises which became vested in Thomas J. Folan and Barbara A. Folan, his wife by deed dated March 25, 1965 and recorded in the Recorder's Office of Butler County in Deed Book Volume 832 page 491.

Tax ID No. : 200-S2-A60

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30413**  
**C.P.2011-22447**  
**SHF.: 11004171**

#### **ATTY RICHARD J PARKS**

Seized and taken in Execution as the property of LYNN A GARBINSKI at the suit of NORTHWEST SAVINGS BANK., Being:-

All that certain lot or piece or ground situate in the Township of Penn. County of Butler and Commonwealth of Pennsylvania being bounded and described as follows:

BEGINNING at the southeast corner of the tract herein described in the center line of Legislative Route 10021 and at line of land now or formerly of Tillotson: thence along the center line of Legislative Route 10021, North 83° 58' West 234.41 feet to a point: thence continuing along said center line of Legislative Route 10021, South 86° 59' West 73.80 feet to a point; thence through said Legislative Route 10021 and along land now or formerly of T.R. Moore & F.P. Vincent, North 81° 57' 50" West 623.46 feet to a point; thence North 50° 30' 10" East 661.76 feet to a point; thence by land now or formerly of Klingensmith South 59° 58' 40" East 140 feet to a point; thence by land now or formerly of Tillotson South 35° 57' 40"

East 15.03 feet to a point; thence continuing by the same South 84° 57' East 124.78 feet to a point; and thence continuing by the same South 5° 03' West 193.50 feet to the center line of Legislative Route 10021, the place of beginning.

Being commonly known as 854 Rockdale Road. Butler, Pennsylvania 16002 and containing 6.03 acres, more or less, as per survey of Greenough and Greenough. Inc. dated April, 1964 land having thereon erected a 2 story dwelling house and garage. Bearing Parcel J.D. NO. 270-2F71-38H.

Being the same property granted and conveyed by deed dated October 13, 2004 and recorded November 8, 2004 from William H. Glezen and Barbara L. Glezen, to Lynn Garbinski, recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 200411080035545.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30434**  
**C.P.2011-22701**  
**SHF.: 11004231**

#### **ATTY RICHARD J PARKS**

Seized and taken in Execution as the property of JEFFREY A GARBINSKI at the suit of NORTHWEST SAVINGS BK., Being:-

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

Beginning at a point, being the centerline of T-349, commonly known as Pflugh Road: thence north 84° 10' 35" east a distance of 19.33 feet to a point; thence south 5° 49' 25" east, a distance of 653.63 feet along line of lands of now or formerly M. Rosenbauer, to a point; thence North 85 degrees 30'00" East, a distance of 773.60 feet along line of lands of now or formerly M. Rosenbauer to a point; thence South 02 degrees 04' 35" East, a distance of 1,059.40 feet along other lands of the Grantors to a point; thence South 87 degrees 52' 58" West, a distance of 787.82 feet along line of lands of now or formerly Fred Guiher to a point; thence South 88 degrees 37' 40" West, a distance of 356.85 feet along line of lands of now or formerly Fred Guiher to a point; thence North 23 degrees 11' 52" West, a distance of 642.44 feet along line of lands of

now or formerly Leitern to a point; thence North 00 degrees 53' 15" West, a distance of 398.48 feet along line of lands of now or formerly Leitern and Guiher to a point; thence North 85 degrees 30' 00" East, a distance of 545.49 feet along line of lands of now or formerly Fehl and Nemeck to a point; thence North 05 degrees 49' 25" West, a distance of 597.43 feet along line of lands of now or formerly Nemeck to a point in the centerline of Pflugh Road; thence along said centerline of Pflugh Road North 41 degrees 46' 00" East, a distance of 30.38 feet to a point in the centerline of said road; thence along the centerline of said road North 07 degrees 34' 48" East, a distance, of 35.53 feet to a point, being the place of beginning. Said property as per survey of Land Surveyors, Inc. Said Parcel is part of a Subdivision recorded at Plan Book 154, page 15.

BEING commonly known as 217 Pflugh Road, Butler, Pennsylvania 16001 and bearing Parcel 1.0. No. 170-3F80-39XA.

Being the same property granted and conveyed by deed dated March 8, 2002 and recorded March 13, 2002 from Peter G. Brown & Laura L. Brown, to Jeffrey A. Garbinski, recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at instrument No. 200203130008855.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30393**  
**C.P.2011-22461**  
**SHF.: 11004185**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of EVELYN GERONZIN, THOMAS S JOHNSON, AND LISA M JOHNSON at the suit of BAC HOME LOANS SERVICING L P, 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. 222 in the Cranberry Heights P. R. D., Phase 2B, as same has been recorded in the Recorder of Deeds Office for Butler County on January 10, 2000, in Plan Book Volume 229, Pages 50 through 52, inclusive.

BEING KNOWN AS PARCEL NUMBER:  
 130-S31-A222-0000

BEING known as: 212 Chadwick Trail, Cranberry Township PA 16066

Property ID: 130-S31-A222-0000

Title to said premises is vested in Evelyn Geronzin, a single woman and Thomas S Johnson and Lisa M Johnson, husband and wife joint tenants with right of survivorship by deed from Thomas S Johnson and Lisa M Johnson husband and wife dated 6/26/2007 recorded 07/18/2007 at Instrument No. 200707180018646.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30414**  
**C.P.2011-22530**  
**SHF.: 11004159**

**ATTY ROBERT J STOCK**

Seized and taken in Execution as the property of DONALD H HILLIARD, II AND TARA Y HILLIARD at the suit of WILLIAM D DILLON., Being:-

REAL ESTATE DESCRIPTION  
 WILLIAM D. DILLON vs. DONALD H. HILLIARD II and TARA Y. HILLIARD

All that certain piece, parcel or lot of land situate in the Fourth Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being known and designated as Parcel B as shown on the Plan of Subdivision for William D. & Patricia A. Dillon as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan book 217, Page 9.

AND BEING the same premises conveyed to Donald H. Hilliard II and Tara Y. Hilliard, his wife, by deed of William D. Dillon and Patricia A. Dillon, his wife, dated May 4, 2007 and recorded May 4, 2007 at Instrument No. 200705040011225.

TAX PARCEL NO. 564-9-8A.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30392**  
**C.P.2011-21784**  
**SHF.: 11004183**

**ATTY TERRENCE J MCCABE**

Seized and taken in Execution as the property of JENNIFER IARUSSI at the suit of CITI-MORTGAGE INC., Being:-

ALL that certain lot or parcel of ground situated in Cranberry Township, Butler County, Pennsylvania being Lot NO.2 revised of the Deer Run 2-A-R in the Deer Run PUD Phase II-Section III as recorded in Plan Book Volume 257, Page 24.

Being the same premises which Maronda Homes, Inc. by Deed dated November 27,2002 and recorded December 9, 2002 in Butler County Instrument Number 200212090041406 conveyed unto Robert J. Fiedler and Alice J. Fiedler, husband and wife , in fee.

Being the same premises which Maronda Homes, Inc. by Deed dated November 27, 2002 and recorded January 27, 2003 in Butler County in Instrument Number 200301210003459 conveyed unto Robert J. Fiedler a..1d Alice J. Fiedler, husband and wife in fee.

NOTE: This is a re-recording of Instrument Number 200212090041406.

TAX I.D.#: 130-S11-H2A

Being known as: 501 10 POINT LANE. CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Jennifer Iarussi by deed from Robert Fiedler and Alice Jane Fiedler, as husband and wife dated July 17,2007 and recorded July 20,2007 in Deed Instrument No. 200707200018871.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D. 2010-30362**  
**C.P.2010-22048**  
**SHF.: 11003791**

**ATTY MICHAEL T MCKEEVER**

Seized and taken in Execution as the property of DANYIEL ISTAQA at the suit of BANK OF AMERICA N A., Being:-

**LEGAL DESCRIPTION**

All that certain lot or piece or ground situated in the Borough of Bruin, Butler County, Pennsylvania, bounded and described as follows:

On the North by an alley; on the East by Main Street of said Bruin Borough; on the South lot now or formerly of J.H.B. and Mary Elizabeth Black; on the West by an alley; fronting 60 feet on said Main Street, extending back the same width West 214 feet to said alley.

Being the same premises which Richard S Saylor and Stefanie M Saylor husband and wife, by deed dated 9/24/07 and recorded 9/28/07 in the Office of the Recorder of Deeds in and for Butler County in Deed Book Instrument 200709280025431, granted and conveyed unto Danyiel Istaqa.

DEED BOOK Instrument: 200709280025431

DEED PAGE Instrument: 200709280025431

MUNICIPALITY: Borough of Bruin

TAX PARCEL #: 340-S1-E44-0000

PROPERTY ADDRESS: 246 Main Street Bruin, PA 16022

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30425**  
**C.P.2011-22312**  
**SHF.: 11004218**

**ATTY JOHN MICHAEL KOLESNIK**

Seized and taken in Execution as the property of of CHRISTOPHER M LORE, CHRISTOPHER LORE, RACHEL J KELLEY LORE, RACHEL KELLEY LORE, AND RACHEL J KELLEY LORE at the suit of BRANCH BANKING & TRUST CO., Being:-

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or tract of land situate in Butler Township, Butler County, Pennsylvania, Bounded and described as follows, to-wit:

BEGINNING at a point on the West side of Thorn Wood Road, a 50 feet street, said point being the Southeast corner of the property herein described and being point five (.5 feet) feet South from the old Boundary of lots F22 and F21; thence North 74 degrees 38 minutes 40 seconds West, a distance of 127.95 feet to a point on line of Lot F-12; thence along the same, North 31 degrees 22 minutes East, a distance of 20 feet to a point being the old dividing line between lots F-21 and F-22; thence North 16 degrees 9 minutes 40 East, a distance of 90 feet to a point on line of Lot F-23; thence along the same South 72 degrees 31 minutes East, a distance of 129.40 feet to a point on the West side of Thorn Wood Road; thence along the West side of Thorn Wood Road, by a curve having a radius of 399.10', a distance of 105 feet to the place of beginning.

BEING Lot F-22 and part of Lot F-21 in the general plan of Meadowood, recorded in Rack File 2, Page 21 and as subdivided by Greenough McMahon and Greenough for Charles L. Gottlieb, on January 9, 1958, wherein the present description is the new description for Lot F-22 in Meadowood.

SUBJECT to all exceptions, reservations, conditions and restrictions contained in former deeds of record affecting the property hereby conveyed.

Title to said property is vested in Christopher M Lore and Rachel J Kelley Lore, his wife by Deed from Edward W Schuerle dated 04/20/2006, recorded 04/21/2006 in Instrument Number 200604210009282.

TAX PARCEL #51-39-F22-0000

Premises being 114 Thornwood Drive Butler PA 16001-3442.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30391**

**C.P.2011-20388**

**SHF.: 11004184**

**ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of ROBERT L LUCE, JR AND DENISE L LUCE at the suit of HOUSEHOLD FIN CONS DISC CO, Being:-

**LEGAL DESCRIPTION**

TAX I.D. #: 120-S6-A94S-0000 & 120-86-A946-0000 & 120-S6-A947-0000 & 120-86-A948-0000

ALL THAT CERTAIN pieces, parcels or lots of ground situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being Lot Nos. 945, 946, 947 and 948 in Connoquenessing Woodlands Plan of Lot recorded in the Records Office of Butler County, Pennsylvania in Book Volume 45, page 36.

HAVING erected thereon a dwelling known and numbered as 109 Blue Joy Drive, Evans City, Pennsylvania.

Being known as: 109 BLUE JAY DRIVE, EVANS CITY, PENNSYLVANIA 16033.

Title to said premises is vested in Robert L. Luce, Jr and Denise L. Luce by deed from Norman L. Fallen and Mary Louise Fallen, husband and wife, dated September 17, 2004 and recorded September 23, 2004 as Instrument Number

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D. 2011-30409**

**C.P.2011-22632**

**SHF.: 11004179**

**ATTY ASHLEIGH LEVY MARIN**

Seized and taken in Execution as the property of MIRANDA L LYON, MIRANDA L MCCALMAN AND ERIC N LYON at the suit of WELLS FARGO BANK N A., Being:-

Exhibit "A"

LEGAL DESCRPTION

**FIRST PARCEL:**

All that certain piece, parcel or lot of land situate in East Butler Borough, Butler County, Pennsylvania being known and designated as lot 1 as set forth on the Plan of Subdivision for Miranda L. McCalman recorded at plan book 235, page 20, together with a double wide trailer and shed erected thereon. This property was formerly known as lots 262, 263 and 264 of the butler land and Improvement company plan recorded at plan book 7, page 26.

Being tax district map and parcel no. 380 -S4 -A262 in the deed Registry Office of Butler County, Pennsylvania.

**SECOND PARCEL:**

All those certain lots of land situate in East Butler Borough, Butler County, Pennsylvania being known and designated as lots 250 to 255, inclusive, in the Butler Land and Improvement Company plan recorded at plan book 7, page 26.

Bounded on the north by lot #256, a distance of 120 feet; east by Third street, a distance of 240 feet; south by lot #249 in the same Plan, a distance of 120 feet; west by a 20-foot alley; a distance of 240 feet.

Being Tax District Map and Parcel no. 380 -S4 -A250 in the Deed registry office of Butler County, Pennsylvania.

Address: 124 4th Street, East Butler, Pa 16029

Being the same premises which Miranda L. Lyon, married, by deed dated October 12, 2006 and recorded October 18, 2006 in and for Butler County, Pennsylvania, instrument # 200610180026777, granted and conveyed unto Eric M. Lyon and Miranda L. Lyon, husband and wife.

BCLJ: Jan 27, Feb 3 & 10, 2012

**ED. 2011 -30419**  
**C.P.2011-21236**  
**SHF.: 11004196**

**ATTY BRIAN M KILE**

Seized and taken in Execution as the property of GREGORY M MAKOZY at the suit of FIRST NIAGRA BANK N A., Being:-

All that certain piece, parcel or lot of land lying and being situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2 in the Tower Federal Plan of Lots, of record in the Recorder's Office of Butler County in Plan Book Volume 87, page 50, bounded and described as follows, to-wit:

Beginning at a point on the Northerly right of way of Legislative Route No. 10001, known as Old Freedom Road, at the line dividing the lands herein conveyed and the lands now or formerly of Reed and Foerster and which point is North 03° 38' 50" East, 25.24 feet as measured along said dividing line from the centerline of said Road thence along said last mentioned dividing line, North 03° 38' 50" East, 386.59 feet to an iron pin; thence continuing by lands now or formerly of Reed and Foerster, South 86° 21' 10" East, 120.10 feet to an iron pin on the line dividing lands herein conveyed and lands now or formerly of Sunway Corp.; thence by said last mentioned dividing line, South 03° 38' 50" West 199.90 feet to a point on the dividing line between Lots No. 1 and 2 in said Plan; thence along said last mentioned dividing line, North 86° 21' 10" West, 100.10 feet to a point; thence by the same, South 03° 38' 50" West, 188.95 feet to a point on the Northerly right of way line of Legislative Route No. 10001; thence by said Northerly right of way line, South 85° 42' 44" West, 20.19 feet to a point at the place of beginning.

Containing .637 of an acre.

Under and subject to a 20-foot easement to the Municipal Sewer and Water Authority of Cranberry Township which easement extends along the Eastern line of Lot No.2 from Lot No. 1 on the South to the North line of Lot No.2.

Under and subject to a 50-foot building line as shown on said Plan. Under and subject to the easements and rights of way affecting said premises of record in the Recorder's Office of Butler County, Pennsylvania.

Excepting and reserving therefrom and there-out to the grantor, its successors and assigns, the full, free liberty and right at all times hereafter, forever, to have and use a passageway in common with the grantees herein, their heirs and assigns, for ingress, egress and regress at, across and upon the 20-foot strip of land extending from Legislative Route No. 10001 along the Westerly line of Lot No.1 for a dis-

tance of 198 feet, more or less. The expense of maintenance of such 20-foot right of way shall be at the equal cost of the grantor and grantee herein, their heirs, successors and assigns.

Map parcel # 130-4F110-10GA.

BEING the same property which Makozy Properties LLC, granted and conveyed to Gregory M. Makozy, by Deed dated June 26, 2008 and recorded June 30, 2008 in the Recorder of Deeds Office, Butler County, Pennsylvania in Instrument Number 200806300014777.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30384**  
**C.P.2011-22265**  
**SHF.: 11003794**

**ATTY MARK WEISBERG**

Seized and taken in Execution as the property of MARILYN J MARBELL at the suit of BANK OF AMERICA NATL ASSN, Being:-

**LEGAL DESCRIPTION**

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

BEGINNING at a point, being the Northeast corner of the property herein conveyed, said point being in the center of a public highway; thence by lands now or formerly of George M. and Ruth Dick, North 85 degrees 24' 30" West 427.64 feet to a point; thence by other lands of now or formerly Viola L. Marbell, South 30 degrees 49' West 120 feet to a point; thence by other lands of now or formerly Viola L. Marbell, South 62 degrees 50' East 346.30 feet to the center of the public highway; thence by the center of the same North 40 degrees 15' East 226.94 feet to a point; thence by the same North 31 degrees 35' East 63.06 feet to a point, the place of beginning.

Containing 1.68 acres according to a survey of Charles L. Fair II, R.S., dated July 31, 1971.

TAX I.D. #: 490-S3-IF

Being known as: 336 KENNEDY ROAD, PROSPECT, PENNSYLVANIA 16052.

Title to said premises is vested in Marilyn J. Marbell by deed from Arthur D. Marbell, Jr. dated March 30, 1998 and recorded April 2, 1998 in Deed Book 2844, Page 741.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30415**  
**C.P.2011-22671**  
**SHF.: 11004163**

**ATTY MARK J UDREN**

Seized and taken in Execution as the property of RONALD A MARKOVICH, JR. AND LORI D CONLEY at the suit of BANK OF AMERICA N A, Being:-

All THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being Lot Number 371 in the Fernway Plan No.2, Section B, as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File Section 22, Page 24. BEING more fully described in a deed dated 08/29/2001 and recorded 09/13/2001, among the land records of the county and state set forth above in Deed Book Volume 2001091300 and page 25730.

Address: 204 Sandalwood Drive Cranberry Township, Pennsylvania 16066  
 Tax Map or Parcel Number: S5-A371

BEING KNOWN AS: 204 Sandalwood Drive Cranberry Township, Pennsylvania 16066

BEING DESIGNATED AS MAP PARCEL NUMBER: 130-S5-A371

Title to said premises is vested in Ronald A Markovich Jr unmarried and Lori D Conley unmarried by Deed from James J Klein and Helen J Klein husband and wife dated 08/29/2001 recorded 09/13/2001 Instrument Number 200109130025730.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30435**  
**C.P.2012-22670**  
**SHF.: 12000002**

**ATTY MARC WEISBERG**

Seized and taken in Execution as the property



of LEAH R MCCRACKEN AND ROGER A MCCRACKEN at the suit of DEUTSCHE BANK NATL TRUST CO., Being:-

#### LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being lot numbered Nineteen (19) in the Franklin Acres Plan of Lots, laid out for Philip F. Sproat, Jr., et ux., by O. Paul Galer, R.E., said plan being of record in the Office of the Recorder of Deeds in and for said County of Butler in Rack 9, page 27, a revision of said plan being of record in said office in Rack 30, page 28, said lot numbered Nineteen (19) being bounded and described as follows, to-wit:

BEGINNING at a point upon the easterly line of a street or way designated on said plan as Galer Drive, where same is intersected by the southerly line of lot numbered Eighteen (18), same plan, laying to the North thereof; thence by said line of said Galer Drive South 7° 29' West, a distance of 163.20 feet to the northerly line of lot numbered Twenty (20), South 82° 31' East, a distance of 266.80 feet to a point; thence by line being the rear or westerly line of lots numbered Twenty-five (25), Twenty-six (26) and Thirty-one (31) of said plan, North 7° 29' East, a distance of 163.20 feet to the aforesaid southerly line of Lot numbered Eighteen (18); thence by said line of said Lot numbered Eighteen (18), North 82° 31' West, a distance of 266.80 feet to a point, the place of beginning.

SUBJECT to a forty (40) foot building line as shown upon said plan.

EXCEPTING AND RESERVING THEREFROM AND UNDER AND SUBJECT to an easement granted to the Municipal Sewer and Water Authority of Cranberry Township by George E. Bianco on April 28, 1978, and recorded in the Recorder of Deeds Office of Butler County in Deed Book Volume 1068, page 523;

TAX ID. #: 130-S2-B19-0000

Being known as: 108 GALER DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Roger A. McCracken and Leah R. McCracken by deed from Roger A. McCracken, married man, joined by Leah R. McCracken, his wife dated April 17, 2002 and recorded April 23, 2002 in

Deed Instrument 200204230014115.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30398**  
**C.P.2011-22529**  
**SHF.: 11004170**

#### ATTY JOEL A ACKERMAN

Seized and taken in Execution as the property of MELANIE MCGARY AND GEORGE MCGARY at the suit of U S BANK NATL ASSN., Being:-

#### Exhibit "A" LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land located in the Borough of Prospect, Butler County, Pennsylvania, and being more fully described as follows:

Beginning at the southwest corner at the north side of a 10 ft. alley at a stone marker;

thence along property of Joseph Hays, et ux, N 74° 12' 53" east, 147.35 ft. to the west side of Pittsburgh Street;

thence by the west side of Pittsburgh Street, N 31° 38' 22" west a distance of 77 ft. (by survey 79 ft.) more or less; to lands of T.L. Sarver, et ux;

thence by the same, S 63° 57' 28" west, 121 ft. more or less;

thence S 8° 46' 7" west 54.89 ft. to the place of beginning.

Subject to building lines, rights or way, easements, mining and minerals rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

Parcel no.: 490-S5-16A

Address: 108 North Franklin Street, Prospect, 16052.

Being the same premises which Daniel J. Hahn and Mary F. Hahn, husband and wife, by deed dated March 23, 2006 and recorded March 30, 2006 in and for Butler County, Pennsylvania, Instrument # 200603300007099, granted and conveyed unto Melanie McGary

and George McGary, husband and wife.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D. 2009-30488**  
**C.P. 2009-22447**  
**SHF.: 11003691**

**ATTY TERRENCE J MCCABE**

Seized and taken in Execution as the property of LEWIS A MUCCIO, NIKKI L MUCCIO AND NIKKI L SOLTIS at the suit of BAC HOME LOANS SERVICING LP, Being:-

**LEGAL DESCRIPTION**

TAX ID. #: 010-S12-B20A

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot 20-A in Townhouse Buildings 13, 14,15,16,17,18, 19,20,22 and 24 Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 298, page 44.

HAVING thereon erected a townhouse dwelling known as 200 Southern Valley Court Mars, PA. 16046

Being known as 200 Southern Valley Court Mars, Pennsylvania 16046

TAX ID. #: 010-S12-B20A

Title to said premises is vested in Lewis A Muccio and Nikki L Muccio by deed from Southern Valley Commons, LP a Pennsylvania Limited Partnership dated February 22, 2007 and recorded June 20, 2007 in Deed Instrument.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2010-30289**  
**C.P.2009-20089**  
**SHF.: 11003792**

**ATTY VIVEK SRIVASTRAVA**

Seized and taken in Execution as the property of KARA PICCINI at the suit of BANK OF AMERICA NA, Being:-

**LEGAL DESCRIPTION**

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 12E in Townhouse Building 12 Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 293, page 24

HAVING thereon erected a townhouse dwelling known as 179 Southern Valley Court Mars, PA. 16046

ALSO SUBJECT to an 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; 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 Kara Piccini, by Deed from Southern Valley Commons, L.P., a Pennsylvania Limited Partnership, dated 03/02/2006, recorded 07/13/2006 in Instrument Number 200607130017561.

Tax Parcel No. 010-SI2-BI2E-0000

Premises being: 179 SOUTHERN VALLEY COURT, MARS, PA 16046-9327

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2009-30342**  
**C.P.2009-21966**  
**SHF.: 11004181**

**ATTY MICHAEL T MCKEEVER**

Seized and taken in Execution as the property of DONALD K PLYLER at the suit of BANK OF AMERICA N A, Being:-

ALL THAT CERTAIN piece, parcel and tract of land situate in Slippery Rock Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the dividing line between land now or formerly S.D. Hartzell, al, and the land described herein intersects the center line of Pennsylvania State Route 8, being the Northeast corner of the property described in this deed; thence South 5° 55' 10" West 100 feet to a point where the dividing line between the tract described in this deed and land now or formerly of W.W. Richards intersects the center line of Pennsylvania State Route 8; thence along this dividing line, North 85° 42' 09" West 822.68 feet to a point on line of lands now or formerly of Fred B. Powell; thence along line of lands of Fred B. Powell, North 8° 36' 20" West, 102.55 feet to a point on line dividing lands now or formerly of S.D. Harzell at from the lands described in this deed; thence along said dividing line South 85° 42' 09" East 848.41 feet to a point in the

center line of Pennsylvania State Route 8, the place of beginning.

Deed Book: Document #200011050026317

Deed Page: Document#200011050026317

Municipality: Slippery Rock Township

Tax Parcel# 280-3F92-19D1

Property Address: 3538 William Flynn Highway Slippery Rock PA 16057

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2010-30312**  
**C.P.2010-21576**  
**SHF.: 11003718**

**ATTY MARC S WEISBERG**

Seized and taken in Execution as the property of JOHN J PRITTS at the suit of BANK OF NEW YORK MELLON ., Being:-

All that certain lot or piece of ground situate in the 1st Ward of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 16 in the Grandview Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 5, page 21.

Being known as Block 051-37-B16-0000 in the Tax Claim Office of Butler County, Pennsylvania.

Being known as 242 Grandview Boulevard, Butler PA 16001.

Subject to covenants, restrictions, leases, oil and gas leases, easements, rights of way, exceptions and reservations as the same may appear of record.

TAX I.D # : 051-37-B16-0000

Title to said premises is vested in John J. Pritts by deed from Elizabeth Skwirut, unmarried dated December 29, 2006 and recorded January 3, 2007 in Instrument 200701030000127.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30382**

**C.P.2011-22438**

**SHF.: 11003759**

**ATTY SCOTT W SCHREFFLER**

Seized and taken in Execution as the property of CHRISOTPHER L RUNYAN, CHRISTOPHER RUNYAN, BRENDA J RUNYAN, AND BRENDA RUNYAN at the suit of FARMERS NATL BK-EMLENTON ..., Being:-

**PROPERTY DESCRIPTION**

ALL those three (3) certain pieces, parcels or tracts of land situate in the Township of Cherry, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

**PARCEL ONE:**

BOUNDED on the North by lands formerly owned by Allison Thompson, now or formerly Mrs. Conway; on the East by lands of now or formerly R.S. Hockenberry and lands formerly of R. H. Fisher (second parcel herein described); on the South by the same; and on the West by the same and lands now or formerly of S.H. Christie Heirs.

**PARCEL TWO:**

BOUNDED on the North by lands of now or formerly Samuel H. Christie Heirs, the first tract described herein, and lands of now or formerly R. S. Hockenberry; on the East by lands now or formerly of Rihel and Henderson Wasson Heirs; on the South by lands of now or formerly J. G. Grossman and R. L. Tinker; and on the West by a public road.

EXCEPTING AND RESERVING thereout and therefrom the following prior adverse conveyances:

- 1 .022 acres of land conveyed to Melvin Reed Thompson by Deed dated April 22, 1953, and recorded in DBV 640, Page 490.
- 2 14.972 acres of land conveyed to Glenn D. Fisher and Helen Marie Fisher, his wife, by Deed dated June 23,1953, and recorded in DBV 641, Page 484.
- 3 Two parcels of land containing approximately 4 acres conveyed to Tri-County Fuel Company by Deed dated September 4, 1955, and recorded in DBV 680, Page 164.
- 4 Also, subject to a right-of-way granted to

William A. Thompson by Agreement dated December 29, 1952 and recorded in DBV 638, Page 118.

**PARCEL THREE:**

BEING triangular in shape bounded and described as follows:

BEGINNING at a point which is the East corner of the within described tract and which said beginning point is located by measuring from the Southwest corner of the second tract described in a Deed from Austin W. Fisher to Tri-County Fuel Company dated December 6, 1960, which said tract is designated in the plot plan of Leslie S. Taylor Civil Engineer, as tract number three and by measuring from said southwest corner South 55° 16' West, a distance of 413.9 feet to a point, which is the place of beginning of the within described tract; thence along line of lands of now or formerly Austin W. Fisher, South 55° 16' West, a distance of 630 feet to a point and corner; thence continuing along line of lands of Austin W. Fisher, North 22° 07' West, a distance of 1,100 feet, more or less, to a point and corner of line of lands now or formerly of the Hockenberry Heirs; thence along line of lands now or formerly of Hockenberry Heirs, which is irregular in its course but in a generally Southeasterly direction a distance of 745 feet, more or less, to a point on line of lands now or formerly of the Hockenberry Heirs; thence by line of lands now or formerly of Tri-County Fuel Company, South 60° 00' East a distance of 450 feet, more or less, to a point, the place of beginning and designated in a plot plan of Leslie S. Taylor, Civil Engineer, made for Tri-County Fuel Company as Tract No.2.

TOGETHER with a 20-foot right-of-way for the purpose of ingress, egress and regress from a public road known as PA Route 10068 to the property hereinabove described as the First, Second and Third tracts as set forth in Deed of Right-of-Way between Theodore E. Krajewski and Margaret D. Krajewski, his wife, and Clarence T. Burke and Margaret K. Burke, his wife, dated May 15, 1971 and recorded in Book 933, Page 211.

BEING Tax Map and Parcel No. 2F116-7 in the Deed Registry Office of Butler County, Pennsylvania.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2010-30431****C.P.2010-22304****SHF.: 11004226****ATTY ROBERT W CUSICK**

Seized and taken in Execution as the property of ROBERT Q SELFRIDGE AND KIMBERLY A SELFRIDGE at the suit of WELLS FARGO BANK N A, Being:-

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot no. 2 in the Philip M. Smith Plan of Lots as recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 71, page 23.

HAVING thereon erected a two-story frame dwelling house.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE SAID TO BE VESTED IN to Robert Q. Selfridge and Kimberly A. Selfridge, husband and wife, by deed from Kimberly A. Selfridge a married woman dated 10/08/03 and recorded 12/15/03, Instrument # 200312150055048.

Tax Parcel # 565-12-256-0000.

Premises being: 238 WEST PENN STREET, BUTLER, PA 16001-4276

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30430****C.P.2011-21920****SHF.: 11004223****ATTY ALLISON F WELLS**

Seized and taken in Execution as the property of NICHOLE M SHORT AND SHANNON O SHORT at the suit of BANK OF AMERICA N A, Being:-

**LEGAL DESCRIPTION:**

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

BOUNDED on the North by Lot No. 162 on the East by Fourth Street; on the South by Lot No. 76; and on the west by an alley, fronting 50 feet on said Fourth Street and extending thence Westwardly by parallel lines of the same width 160 feet to said alley, and being Lot No. 69 in the Plan of Lots laid out by James Dunlap, C.E., October, 1873, at the instance of Charles McCandless, et al. as per plan recorded in the Office of the Recorder of Deeds of Butler County, in Deed Book Volume 82, Page 500.

Vested by Special Warranty Deed dated 11/14/2005 given by Mark V Seezox and Dawn M Seezox, husband and wife to Shannon O Short and Nicole M Short husband and wife and recorded 11/15/2005 Instrument #200511150033005.

Tax Parcel No. 562-43-66-0000

Premises being: 218 4TH STREET, BUTLER, PA 16001-4618

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2010-30439****C.P.2010-22524****SHF.: 12000023****ATTY ALAN MINATO**

Seized and taken in Execution as the property of JOHN HERBERT STIEHLER AND KATHRYN ANNE STIEHLER at the suit of HSBC BANK USA N A, Being:-

**LEGAL DESCRIPTION**

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

BEGINNING at a point located as follows: BEGINNING at a point at the intersection of Township Road 692 known locally as Beech Road at the intersection of T-625; thence in a general easterly direction along the center line of T-625 a distance of 1,848.00 feet more or less, to a point; thence in a generally northerly direction along the center line of the John E, Stiehler private drive, a distance of 565 feet to a point, the true place of beginning; thence from said true place of beginning, said point being the southwest corner of the tract herein conveyed; thence North 4° 27' West along the center line of said private drive a distance

of 193.60 feet to a point; thence the following courses and distances along other lands of the grantor herein: South 85° East a distance of 231.80 feet; South 6° 10' West a distance of 192.80 feet; North 85° West a distance of 179.40 feet to a point, the place of beginning.

Tax ID# 1F112-7A aka 150-F112-7A

Being Known as: 113 Stiehler Lane, Karns City PA 16041

PROPERTY ID NO. : 150-1F112 -7A-0000

TITLE TO SAID PREMISES IS VESTED IN JOHN HERBERT STIEHLER AND KATHRYN ANNE STIEHLER, HIS WIFE AS TENANTS BY THE ENTIRETIES WITH RIGHTS OF SURVIVORSHIP BY DEED FROM JOHN HERBERT STIEHLER AND KATHRYN ANNE STIEHLER, HIS WIFE DATED 09/ 11 / 1975 RECORDED 09 / 11/ 1975 IN DEED BOOK 1012 PAGE 216.

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2010-30199**  
**C.P.2010-20109**  
**SHF.: 11004225**

**ATTY ALLISON F WELLS**

Seized and taken in Execution as the property of KATHLEEN TAYLOR at the suit of BANK OF NEW YORK MELLON, Being:-

All that certain lot or tract of ground in Clinton Township, County of Butler and Commonwealth of Pennsylvania, being Lot NO.6 in the Lester Grooms Subdivision Plan of record in the Recorder of Deeds Office of Butler County in Rack File 65, page 26, being more particularly described as follows, to-wit:

BEGINNING at a point on the dividing line between Lots Nos. 1 and 6 in said Plan, at its intersection with the center line of a State Road designated T-228 in said Plan; thence North 1° 43' 19" East along said dividing line 311.82 feet to a point on the dividing line of Lot No.2; thence North 88° 16' 41" West, along the line of Lot No.2, 140.93 feet to the dividing line between Lots Nos. 6 and 7; thence South 1° 43' 19" West, along said dividing line 310.89 feet to a point in the center line of State Road designated T-228; thence South 88° 54' 41" East, along said Center line, 89.97 feet to a point; thence South 86° 06' 59" East, 51 feet

to the point and place of beginning.

Containing 1.00 acres.

SUBJECT TO the right of way and easement of the road or highway designated T-228 in the aforesaid recorded Plan of record in Rack File 65, page 26.

EXCEPTING AND RESERVING and subject to prior reservations of coal, mining and mineral rights, easements and rights of way as they appear of record in prior deeds and instruments in the chain of title as of record.

SUBJECT also to the restrictions as set forth in Deed Book Volume 1003, page 121.

Vested by Warranty Deed, dated 01108/2004, given by Floyd L. Dobson Executor under the Last Will and Testament of Charles W. Smith to Richard D. Taylor and Kathleen Taylor, husband and wife, their heirs and assigns forever and recorded 1113/2004 Instrument # 200401130001376.

Richard Taylor departed his life on or around 11/10/2007, vesting sole interest of property to Kathleen Taylor as Tenants by the Entireties

Tax Parcel No. 100 S2 C6

Premises being: 881 EKASTOWN ROAD, SAXONBURG, PA 16056-9444

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2010-30201**  
**C.P.2010-20172**  
**SHF.: 11004224**

**ATTY ALLISON F WELLS**

Seized and taken in Execution as the property of TIMOTHY W WALKOWIAK at the suit of BANK OF NEW YORK MELLON, Being:-

All that certain lot or piece of ground situate in Lyndora, in the Township of Butler, in the County of Butler and State of Pennsylvania, being marked and numbered Lot No. 346 and part of 347 in the Lyndora Land and Improvement Company's Plan of Lots or record in the Recorder's Office of Butler County, Pennsylvania, in the Old Plan Book 2, Page 1, and also being known as Lot 356 and part of Lot 35 on the Lyndora Land and Improvement



Company Plan which was retraced at current Rack File Section 1, Page 5 and being more fully described as follows:

BEGINNING at a point on the Northerly line of Bessemer Avenue, at its intersection with the Easterly line of Alton Street; thence along the Easterly line of Alton Street, North 2.5° East, 110 feet to the intersection of said line with the Southerly line of a 16 foot alley; thence along the Southerly line of said alley South 87.5° East, 51.08 feet to a point; thence South 2.5° West, 110 feet to a point on the Northerly line of Bessemer Avenue, North 87.5° West, 51.08 feet to a point, the place of beginning, the property herein conveyed being known and designated as 429-431 Bessemer Avenue, Lyndora, Pennsylvania.

SAID PREMISES CONVEYED TO Timothy W. Walkowiak and Teresa Walkowiak, h/w, by Deed Brenda Johnston, Guardian of David F. Matson, an incompetent, dated 12/10/2004, recorded 12/20/2004 in Instrument Number 200412200039716. The One-half (1/2) interest of Teresa Walkowiak conveyed to Timothy W. Walkowiak, married, by Deed from Teresa Walkowiak, married, dated 04/22/2008, recorded 04/23/2008 Instrument Number 200804230008699; thereby vesting sole ownership of said premises in the said Timothy W. Walkowiak.

Tax Parcel No. 052-37-A356-0000

Premises being: 429/431 BESSEMER AVENUE, LYNDORA, PA 16045

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D.2011-30380**  
**C.P.2011-22408**  
**SHF.: 11003724**

#### **ATTY JACQUELINE MCNALLY**

Seized and taken in Execution as the property of KENNETH J WERTZ at the suit of FANNIE MAE, Being:-

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

BEGINNING on the North side of Railroad Street (now known as Northview Drive), at a point being 97.50 South 81° 23' West from an existing iron pin at base of a T-pole; being the

beginning point. Thence from said beginning point North 08° 50' West a distance of 74.57 feet to a point, thence by line of lands now or formerly of the Pittsburgh and Western Railroad, now of the Baltimore and Ohio Railroad; thence by said Railroad lands in a southwesterly direction by the arc of a circle curving to the left having a radius of 2340.17 feet, an arc distance of 68.079 feet to a point; thence South 08° 50' East a distance of 57.63 feet to a point on the Northern side of Northview Drive; thence along the Northern side of said Northview Drive North 81° 23' East a distance of 66 feet to a point, said point being the place of beginning.

BEING designated as Map S-2; Parcel B A 32

BEING Parcel #550-S2-BA32

Improvements: Residential dwelling

BEING THE SAME PREMISES which Norman H Struss Jr., and Amy K. Struss, husband and wife, granted and conveyed unto Kenneth J. Wertz by Deed dated May 30, 2002 and recorded June 3, 2002 in Butler County Instrument 200206030018980

BCLJ: Jan 27, Feb 3 & 10, 2012

**E.D. 2009-30206**  
**C.P.2009-21066**  
**SHF.: 11003933**

#### **ATTY MICHAEL T MCKEEVER**

Seized and taken in Execution as the property of WILLIAM WINTERS at the suit of BANK OF AMERICA NA, Being:-

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

BEGINNING at a peg, the northwest corner; thence by lands of now or formerly Vogenberger, North 87 degrees 23 minutes East. 321.79 feet to a point in the middle of the Butler and Freeport Pike; thence along center line of said road, South 18 degrees 08 minutes East, 129.73 feet to a point; thence by line of lands of Thomas Lindsey Heirs, South 87 degrees 23 minutes West, 356.46 feet to a peg; thence by lands of now or formerly Vogenberger, northwest at right angle to last line 125 feet to



peg, the place of beginning.

CONTAINING 97/100 of an acre.

DEED BOOK : 2857

DEED PAGE: 334

MUNICIPALITY: SUMMIT TOWNSHIP

TAX PARCEL#: 290-S3-AI9

PROPERTY ADDRESS: 238 Freeport Road,  
Butler, PA 16002

Being the same premises which Martin S. Rice, Executor of the Estate of Helen S. Rice: Keith Pelusi and Judy Pelusi, Husband and wife James A Hallahan and Mary Beth Hallahan, Husband and wife Martin S Rice and Carol Rice, Husband and Wife and Donald Zack and Amy Zack, Husband and Wife, by deed dated 4/13/98 and recorded 5/4/98 in the office of the Recorder of Deeds in and for Butler County, in Deed Book 2857, Page 334 granted and conveyed unto William Winters.

Michael T Slupe  
Sheriff of Butler County, PA

BCLJ: Jan 27, Feb 3 & 10, 2012

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## 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 has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company **Honey Apple Farm, LLC** and it was organized January 11, 2012.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: Feb 10, 2012

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## NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on September 6, 2011, with respect to a nonprofit corporation, **iChurch**, which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose or purposes for which said corporation is organized is: To promote the Christian religion by any appropriate form of expression.

Ben Rath  
PO Box 372  
Mars, PA 16046

BCLJ: Feb 10, 2012

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

**IN RE: FRANCIS BASILE  
TO WHOM IT MAY CONCERN:  
MsD No. 12-40D14**

NOTICE IS HEREBY GIVEN that on the 17th day of January 2012, the Petition to Change Name of Francis Basile was filed in the above-captioned Court, praying for a Decree to change the name of himself, from **FRANCIS BASILE to FRANK S. BASILE**. The Court has fixed the 29th day of February 2012, at 9:30 a.m. in Courtroom No.4 in the Butler County Government Center as the time and place for a hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

J. STEVENSON SUESS  
Attorney for the Petitioner  
318 West Cunningham Street  
Butler, PA 16001  
(724) 283-3313

BCLJ: Feb 10, 2012

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**NOTICE OF VOLUNTARY DISSOLUTION  
BY PROFESSIONAL CORPORATION**

Notice is hereby given by **Butler Orthopedic Associates**, an inactive Pennsylvania professional corporation, that said corporation is winding up its affairs in the manner prescribed by the Business Corporation Law of 1988, approved on December 21, 1988, Act No. 177, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

ANNA B. TORRANCE, ESQUIRE,  
c/o HOUSTON HARBAUGH, P.C.,  
Three Gateway Center  
401 Liberty Avenue, 22nd Floor  
Pittsburgh, Pennsylvania 15222-1005

BCLJ: Feb 10, 2012

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

IN RE: LEROY POUNDS and GLADYS POUNDS, his wife, Plaintiffs

vs.

WAYNE E. SIMPKINS, Defendant

CP No. 1972-20040  
Book 170, Page 67

**LEGAL NOTICE**

TO: LEROY POUNDS, GLADYS POUNDS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS

Notice is hereby given, that on January 9, 2012, a Petition to Strike Judgment to Restore Driving Privilege was filed in the above named Court, requesting an Order directing that the judgment entered against Wayne E. Simpkins be stricken or otherwise marked as satisfied in order to lift the sanction against his driver's license imposed by the Pennsylvania Department of Transportation.

The Court has fixed the 7th day of March, 2012, at 11:30 AM in Courtroom #4 of the Butler County Courthouse, Butler, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show what cause, if any, why the request of the Petitioner should not be granted.

Michael S. Lazaroff, Esquire  
Murrin, Taylor, Flach, Gallagher & May  
110 East Diamond Street  
Butler, PA 16001

BCLJ: Feb 10, 2012

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**IN THE COURT OF COMMON PLEAS  
OF COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

FIRST NIAGARA BANK, N.A.,  
successor to First Niagara Funding, Inc.,  
successor to National City Bank, successor  
to National City Bank of Pennsylvania,  
Plaintiff,

vs.

GREGORY M. MAKOZY, Defendant.

Notice of Sheriffs Sale of Real Estate on  
March 16, 2012 at 11 :00 AM. in the Butler  
County Courthouse, Butler, PA 16001.

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF GREGORY M. MAKOZY, OF,  
IN AND TO THE FOLLOWING DESCRIBED  
PROPERTY:

ALL THAT CERTAIN REAL ESTATE  
SITUATED IN CRANBERRY TOWNSHIP,  
BUTLER COUNTY, PENNSYLVANIA,  
BEING LOT NO. 2 IN THE TOWER FEDERAL  
PLAN OF LOTS. HAVING ERECTED  
THEREON A BUILDING KNOWN AS 1341  
OLD FREEDOM ROAD, CRANBERRY,  
PENNSYLVANIA 16066. INSTRUMENT  
NUMBER 200806300014777, PARCEL NO.  
130-4FILO-IOGA

First Niagara Bank, N.A., successor to First  
Niagara Funding, Inc., successor to National  
City Bank, successor to National City Bank  
of Pennsylvania v. Gregory M. Makozy, at  
Execution No. CP11-21236; ED11-30419 in  
the amount of \$551,865.63.

Schedule of Distribution will be filed by the  
Sheriff on the date specified by the Sheriff no  
later than thirty (30) days from sale date.  
Distributions will be made in accordance  
with the schedule unless exceptions are  
filed within ten (10) days of the filing of the  
Schedule.

Brian M. Kile, Esquire  
Grenen & Birsic, P.C.  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

BCLJ: Feb 10, 2012

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

INRE: PETITION OF BUTLER COUNTY  
TAX CLAIM BUREAU FOR SALE OF  
REAL ESTATE AT PUBLIC SALE, FREED  
AND CLEARED OF CLAIMS, LIENS,  
MORTGAGES AND GROUND RENTS IN  
ACCORDANCE WITH THE PROVISIONS  
OF THE REAL ESTATE TAX SALE LAW

PARCEL: 210-S1-C4-000

DONALD E. HIWILLER AND  
KRISTINE L. HIWILLER  
**Civil Division**  
**MsD. No. 11-40302**

**NOTICE OF TAX SALE**

A Judicial Tax Sale has been scheduled in  
the above matter for March 2, 2012 at 12:00  
p.m. in Courtroom No. 3 of the Butler County  
Courthouse. The property to be sold is:

Parcel: 21 O-S 1-C4-000

Owned by Donald E. Hiwiler and Kristine  
L. Hiwiler

This parcel shall be sold freed and cleared  
of all taxes and municipal claims, liens,  
mortgages, charges and estates of  
whatsoever kind, except separately taxed  
ground rents, as researched to the best of  
the Tax Claim Bureau's ability, to the highest  
bidder; and the purchaser at such Sale shall  
take and thereafter have an absolute title to  
the property sold free and clear of all taxes  
and municipal claims, liens, mortgages,  
charges and estates of whatsoever kind,  
except separately taxed ground rents, as  
researched to the best of the Tax Claim  
Bureau's ability. Out of the proceeds of said  
sale shall be paid the costs set forth in the  
upset price of the prior sale and all additional  
costs incurred relative to this sale, including  
the fee for title searches.

Pursuant to Section 618 of the Pennsylvania  
Real Estate Tax Sale Law, 72 P.S. Section  
5860.618, the owner of any property exposed  
for sale herein shall have no right to purchase  
his own property at this Judicial Sale.

The remainder of any proceeds from any  
property sold shall be distributed in the  
manner provided for under Section 205 of the  
Pennsylvania Real Estate Tax Sale Law, 72  
P.S. Section 5860.205, as amended.

Reference is hereby made to the prior advertisements in the Butler Eagle on August 5, 2009 and in the Butler County Legal Journal on August 14, 2009 regarding this parcel.

Andrea C. Parenti, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
Attorneys at Law  
128 West Cunningham Street  
Butler, Pennsylvania, 16001  
TELEPHONE: 724/283-2200

BCLJ: Feb 10, 2012

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

IN RE: SALE OF UNREDEEMED  
PROPERTY BY BUTLER COUNTY  
TAX CLAIM BUREAU

Ms.D. No. 12-40004

**NOTICE OF PRIVATE JUDICIAL SALE**

TO: COUNTY OF BUTLER, BUTLER TOWNSHIP, BUTLER AREA SCHOOL DISTRICT, BUTLER AREA SEWER AUTHORITY, PNCBANKNA, HUNTINGTON NATIONAL BANK, and JOHN E. NEYMAN, JR., their heirs, assigns, devisees, personal representatives, and to all other interested parties:

You are given notice that Orlando S. Pride, III has submitted a bid to the Tax Claim Bureau in the amount of Two Hundred and 0011 00 (\$200.00) for property known as part of Lot No.9 of the Quigley Survey recorded in Butler County Rack File 15, Page I, located at 530 MOLion Avenue, Butler Township, Butler County, Pennsylvania. The map and parcel number is 05 I 39 K9 0000. Title is presently vested in the Butler County Tax Claim Bureau by virtue of various and sundry tax sales.

You are also given notice that the Butler County Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell this property to Orlando S. Pride, III for the sum of Two Hundred and 0011 00 (\$200.00).

The above property was sold at Tax Claim Sale for delinquent taxes against John E. Neyman, Jr.

A hearing on the Petition for leave to sell this property will be held by the Court on March 26, 2012 at 1 :00 o' clock P.M. in Courtroom No.3.

Gwilym A. Price, III, Esquire  
129 South McKean Street  
Butler, PA 16001

BCLJ: Feb 10, 2012

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**The BCBA website contains  
up-to-date information  
about upcoming  
meetings, events  
and CLE seminars.**



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**butlercountypabar.org**

**REGISTER'S NOTICE**

I, **Judith Moser**, 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, accoprding to law, and will be presented to Court for confirmation and allowances on **Monday, February 13, 2012, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
STAMM, Randy W.....	Jamie L. Green.....	01/03/12
VAN SYCKLE, George W. ....	Frank Sofelkanich .....	12/15/11

NAME	GUARDIAN/TRUSTEE/POA	FILED
DEVITT, Eleanor Adams .....	Jimmy W. Devitt .....	12/30/11
LEHNERD, William A.....	Thomas W. Lehnerd, Jr. ....	12/16/11
O'BARTO, Richard .....	PNC Bank.....	12/07/11
TANOUS, Kyle Leander .....	PNC Bank.....	12/30/11

BCLJ: Feb 3 & 10, 2012



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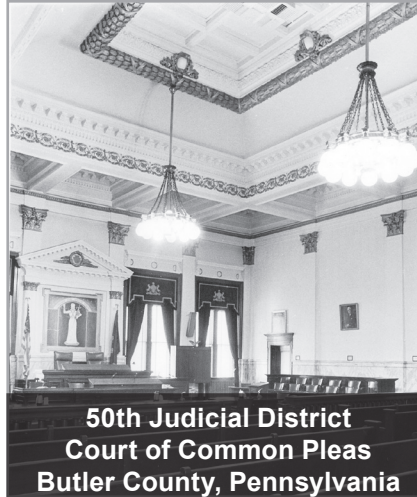
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Butler PA 16001

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## 2012 Motion Court Calendar

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

### MOTION COURT

Judge Doerr	Family	Tuesday	1:30 pm (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)

- Judge Horan's MOTION COURT for Wednesday, February 8th, 2012 is cancelled. It is rescheduled to Tuesday, February 7th, 2012 at 9:00 a.m.
- Judge Streib's MOTION COURT for Thursday, February 2nd, 2012 is cancelled.
- Judge Horan's MOTION COURT for Wednesday, February 8th, 2012 is cancelled. It is rescheduled to Tuesday, February 7th, 2012 at 9:00 a.m.
- Judge Horan's MOTION COURT for Wednesday, February 22nd, 2012 is cancelled. It is rescheduled to Tuesday, February 21st, 2012 at 9:00 a.m.
- Judge Doerr's MOTION COURT for Tuesday, February 21st, 2012 is cancelled.
- Judge Streib's MOTION COURT for Thursday, February 23rd, 2012 is cancelled.
- Judge Horan's MOTION COURT for Wednesday, February 22nd, 2012 is cancelled. It is rescheduled to Tuesday, February 21st, 2012 at 9:00 a.m.

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](http://www.co.butler.pa.us)

### Court Holidays

January 2, 2012	New Year's Day	September 3, 2012	Labor Day
January 16, 2012	Martin Luther King, Jr. Day	October 8, 2012	Columbus Day
February 20, 2012	Presidents' Day	November 12, 2012	Veterans' Day
April 6, 2012	Good Friday	November 22, 2012	Thanksgiving Day
May 28, 2012	Memorial Day	November 23, 2012	Day After Thanksgiving
June 14, 2012	Flag Day	December 25, 2012	Christmas Day
July 4, 2012	Independence Day		

### 2012 Credit Conciliation Conference Dates

Please note: The first date in each month will generally be credit card cases, and the second date will be mortgage foreclosures (***only one conciliation day in July and December***).

February 1	August 8
February 29	August 22
March 7	September 5
March 28	September 26
April 4	October 3
April 25	October 17
May 9	November 7
May 30	November 28
June 13	
June 27	December 19
July 18	-----
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### 2012 Sheriff Sale Dates

Sheriff sales will be held on the following dates at 11:00 o'clock A.M. prevailing time:

#### SALE DATE:

January 20, 2012

March 16, 2012

May 18, 2012

July 20, 2012

September 21, 2012

November 16, 2012

## Your Credit Crunch Answer

Do you have consumer credit card bills that you can't pay?

Are you worried about residential mortgage foreclosure?

Help is available and, it is **free!** visit [www.co.butler.pa.us](http://www.co.butler.pa.us) or [www.butlercountypabar.org](http://www.butlercountypabar.org) for more information.

**Butler County Consumer Credit & Mortgage Foreclosure Diversion Program**