

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: 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 Lennox
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 & Feb 3 & 10, 2012

SECOND PUBLICATION

Estate of: John T Austin
Late of: Adams Township PA
Executor: John T Austin Jr
120 Glade Run Rd
Mars PA 16046
Attorney: Erik V Scully
US Steel Tower
600 Grant Street Ste 660
Pittsburgh PA 15219

Estate of: James A Crowley
Late of: Center Township PA
Executor: Steven J Crowley
435 Ahrenssville Road
Oil City PA 16301
Attorney: Theodore B Welch
Welch & Welch
213 Seneca Street
Oil City PA 16301

Estate of: Iris M Curry
Late of: Prospect PA
Executor: Carl A Curry Jr
425 East Oak Street
Palmyra PA 17078
Attorney: David A Crissman
518 North Main Street
Butler PA 16001

Estate of: Howard C Dillaman
Late of: Butler PA
Executor: Rockwell L Dillaman
1368 Federal Street
Pittsburgh PA 15212
Attorney: Carolyn A W Whitworth
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222

Estate of: Alfred Karsten Jespersen
a/k/a: Alfred Jespersen
Late of: Jackson Township PA
Executor: Susan M Roberts
923 Brownsdale Rd
Evans City PA 16033
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople PA 16063

Estate of: Luella M Kaufman
a/k/a: Luella Mae Ferguson Kaufman
Late of: Adams Township PA
Executor: Larry V Kaufman
239 Ridge Road
Valencia PA 16059
Attorney: Paula J Willyard
Po Box 224
Valencia PA 16059

Estate of: George Daniel Little

Late of: Dane County Wisconsin
Ancillary Admr. dbncta.: Murray S Eckell
344 W Front Street
Media PA 19063
Attorney: None

Estate of: Robert M McPharlin

Late of: Zelenople PA
Administrator: Shelley McPharlin
400 Walnut Street
Zelenople PA 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Dolores M Martini

Late of: Evans City PA
Executor: Paul Joseph Martini
147 Ramsey Road
Evans City PA 16033
Attorney: John A D'Onofrio
500 Commerce Drive Suite 110
Moon Township PA 15108

Estate of: Alfred H Serafini

Late of: Portersville PA
Administrator: Carmen E Lugo Serafini
235 Cornelius Road
Portersville PA 16051
Attorney: James T Tallman
Thomas E. Crenney & Associates LLC
1 Gateway Center 18th Floor
Pittsburgh PA 15222

Estate of: Michael T 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

Estate of: Mary K Watts**a/k/a: Mary Catherine Watts**

Late of: Penn Township PA
Executor: Mary Jo Shankle
296 Hollow Road
Dayton PA 16222
Attorney: Robert J Stock
PNC Bank Building Suite 603
106 South Main Street
Butler PA 16001

BCLJ: Jan. 20, 27 & Feb 3, 2012

THIRD PUBLICATION**Estate of: Edward Bartell**

Late of: Butler PA
Administrator: Bryan D Hatchell
279 Serenity Hills
Advance NC 27006
Attorney: Julie C Anderson
Stepanian & Muscatello LLP
222 S Main St
Butler PA 16001

Estate of: Robert V Best

Late of: Valencia PA
Executor: Alan Martino
3618 Patricia Lane
Gibsonia PA 15044
Attorney: Robert J Winters
Goehring Rutter & Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

Estate of: Hector Damian Davila**a/k/a: Hector D Davila****a/k/a: H Damian Davila**

Late of: Cranberry Township PA
Executor: Denise Stana
5424 Widgeon Way
Frisco TX 75034
Attorney: Kimberly H Tilghman
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 30th Fl
Pittsburgh PA 15219
Attorney: Ted Tishman
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 30th Fl
Pittsburgh PA 15219

Estate of: Velma M Glessner

Late of: Marion Township PA
Executor: Sandra Hoffman
216 Windy Point Road
Harrisville PA 16038
Executor: Kay Wolfe
255 Marsh Marigold Road
Kennerdell PA 16374
Attorney: Brenda K McBride
211 South Center St
Grove City PA 16127

Estate of: Virginia M Isacco

Late of: Slippery Rock Township PA
Executor: Ronald J Isacco
473 Branchton Rd
Slippery Rock PA 16057
Attorney: None

Estate of: Lois Jean Johnston**a/k/a: Lois J Johnston**

Late of: Transylvania County, North Carolina
 Administrator: Robert E Johnston Jr
 106 Doyle Road Apt 1
 Sarver PA 16055
 Attorney: David B Wasson
 3058 Leechburg Road Suites 10-11
 Lower Burrell PA 15068-3460

Estate of: David R Karman

Late of: Butler PA
 Executor: John R Karman
 400 Upper Harmony Rd
 Evans City PA 16033
 Executor: Arleen V Karman
 400 Upper Harmony Rd
 Evans City PA 16033
 Attorney: Jeffrey D Banner
 Banner & Sechler, Attorneys At Law
 318 South Main Street
 Butler PA 16001

Estate of: Doris J Kromada**a/k/a: D J Kromada**

Late of: Buffalo Township PA
 Administrator: Lynne Stack
 513 Fair Meadow Drive
 Washington PA 15301
 Attorney: William T Woncheck
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065

Estate of: Waples Comer Mariner Jr

Late of: Valencia PA
 Executor: Guy P Bauman
 402 Timbercrest Trail
 Valencia PA 16059
 Attorney: Christopher M Abernethy
 Abernethy Auld & Young PC
 4499 Mt Royal Boulevard
 Allison Park PA 15101

Estate of: Bryce W Shearer

Late of: Slippery Rock Township PA
 Administrator: Daniel B Shearer
 173 Forrester Road
 Slippery Rock PA 16057
 Attorney: Timothy L McNickle
 209 West Pine Street
 Grove City PA 16127

Estate of: Edith Zamoski

Late of: Jefferson Township PA
 Administrator: Darcy A Holtzman
 403 Glen Malcolm Dr Apt C
 Glenshaw PA 15116
 Attorney: Jeffrey W Johasky
 441 Pershing Dr Suite 204
 New Kensington PA 15068

BCLJ: Jan. 13, 20 & 27, 2012

MORTGAGES

January 2 - January 6, 2012

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

Abbas, Ghulam, et ux - Sail Mtg Corp - Cranberry & Adams Twps. - \$850,000.00
Abbas, Ghulam, et ux - First Commonwealth Bk - Cranberry & Adams Twps. - \$250,000.00
Abramowitz, Ira S., et ux - Huntington Natl Bk - Center Twp. - \$127,000.00
Aprile, Mark, et al - Wells Fargo Bk NA - Cranberry Twp. - \$116,080.45
Arblaster, Merle W., et al - SRU Fed Cred Un - Slippery Rock Twp. - \$40,000.00
Arblaster, Ronald C., et ux - First Natl Bk of Pa - Slippery Rock Twp. - \$48,883.92
Barch, Timothy L., et ux - Fifth Third Mtg Co - Cranberry Twp. - \$121,500.00
Barker, Christopher H., et ux - Dollar Bk Fed Sav Bk - Adams Twp. - \$322,500.00
Barnes, Douglas S., et al - West Penn Fin Serv Ctr Inc, et al - Penn Twp. - \$304,000.00
Bartholic, Mark A., et ux - Wells Fargo Bk NA - Adams Twp. - \$239,181.40
Bennick, Brian P., et ux - Bank of America NA, et al - Buffalo Twp. - \$139,900.00
Bird, David J., et ux - Wells Fargo Bk NA - Evans City Borough, et al - \$74,000.00
Blackwood, Charles Michael, et ux - Dollar Bk Fed Sav Bk - Adams Twp. - \$189,000.00
Bliley, Royal C., et ux - First Natl Bk of Pa, et al - Butler Twp. - \$199,500.00
Brady, David A., et al - PNC Bk Natl Assn - Butler City, Wd. 5 - \$25,988.36
Burroway, Charles E., Jr. - Farmers Natl Bk of Emlenton - Allegheny Twp. - \$78,400.00
Burroway, Charles E., Jr. - Farmers Natl Bk of Emlenton - Allegheny Twp. - \$9,800.00
Buterbaugh, Damion F., et ux - PHH Home Loans LLC, dba, et al - Cranberry Twp. - \$222,220.00
Callender, Curtis - USAA Fed Sav Bk, et al - Jackson Twp. - \$88,000.00
Carpetis, Robert, et ux - Wells Fargo Bk NA - Cranberry Twp. - \$245,160.64
Cinker, Christopher V., et al - Wells Fargo Bk NA - Cranberry Twp. - \$272,398.39
Cooper, Patrick M., et ux - Wells Fargo Bk NA - Butler Twp. - \$53,764.34
Deklawe Homes Adams Realty Inc. - Fifth Third Bk - Adams Twp. - \$2,500,000.00
Dero, Todd F. - Dollar Bk Fed Sav Bk - Center Twp. - \$118,000.00
Dorogy, David R., et al - Progressive Home Fed S&L Assn - Lancaster Twp. - \$92,000.00
Duda, Joseph, et ux - Howard Hanna Mtg Servs, et al - Cranberry Twp. - \$172,700.00

DIVORCES

Week ending January 20, 2012

1 st Name-Plaintiff

2nd Name-Defendant

Nancy Ansell vs. **John Cogswell**: John J.
 Gary F. Lunz vs. **Diane L. Lunz**: Benjamin
 E. Orsatti, Esq.: 12-90031
 Arlinda Y. Moriarty vs. **William R. Moriarty**:
 William F. Dannhardt, Esq.: 12-90028;
 Robert Renfrew vs. **Robin Renfrew**: Maryann
 Bozich-Diliugi, Esq.: 12-90026;
 Rocco Viola, Jr. vs. **Patricia Viola**: Chris F.
 Gillotti, Esq.: 12-90025;

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;

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 ma in 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, h/w, as tenants by the entireties, by Deed from Joan Martsof: 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 NORTH-WEST 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 10 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 Leitem to a point; thence North 00 degrees 53' 15" West, a distance of 398.48 feet along line of lands of now or formerly Leitem 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 Connoque-nessing, County of Butler and Commonwealth of Pennsylvania, being Lot Nos. 945, 946, 947 and 948 in Connoque-nessing Woodlands Plan of Lot recorded in the Recorders 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 DESCRIPTION

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 DECRPTION

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 1211 0/2004, 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 AV-
ENUE, 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 Zelienople, 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.

BCLJ: Jan 27, Feb 3 & 10, 2012

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



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butlercountypabar.org

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

**Petition of Butler County Tax
Claim Bureau for Sale of Real
Estate at Public Sale**

MsD. No. 2011-40065

IN RE: 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: 460-S2-L16-0000

Lee Resposts
c/o Stevenson, Harold

ORDER

AND NOW, this 4th day of January, 2012, the Court being satisfied that service of the Rule has been made upon the parties named in the Rule in the manner provided by this Act, and that the facts stated in the Petition are true, it is Ordered and Decreed that the property of Lee Resposts c/o Harold Stevenson, Chicora Borough, Parcel 460-S2-L16-000 listed in the instant Petition be sold by the Tax Claim Bureau of Butler County on the 26th day of March, 2012, at 12:30 PM, in Courtroom No. 3 in the Butler County Courthouse, Butler, Pennsylvania, freed and cleared of all tax and municipal claims, mortgages, liens, charges and estates, except separately taxed ground rents, as researched to the best of the Tax Claim Bureau's ability, to the highest bidder, and that the purchaser at such sale shall take and thereafter have an absolute title to the property sold free and clear of all tax and municipal claims, mortgages, liens, charges and estate of whatsoever kind, except ground rents, separately taxed, as researched to the best of the Tax Claim Bureau's ability. Out of the proceeds of such sale shall be paid the costs set forth in the upset price at the prior sale, and the additional costs incurred relative to this sale, including the fee for title search.

Pursuant to Section 618 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.205, 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.

The Butler County Tax Claim Bureau shall advertise the sale in accordance with 72 P.S. § 5860.612 by providing one (1) insertion in one (1) or two (2) newspapers at least thirty (30) days prior to the sale, and include the purpose, the time, the place and the terms of such sale.

After the purchaser shall have paid over the purchase price, the bureau shall make and deliver a deed in the manner hereinafter provided.

Ronald T Elliott
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham St
Butler PA 16001

BCLJ: Jan 27, 2012

**COURT OF COMMON PLEAS
BUTLER COUNTY**

**CIVIL ACTION LAW
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Number AD09-12285

Deutsche Bank National Trust Company, As Trustee The Home Equity Mortgage Loan Asset-backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D under the Pooling and Servicing agreement dated Sept 1, 2006

v.

John F Kirch and Jacquelyn Kirch

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

To: John F Kirch
405 Deerfield Drive
Cranberry Township, Pennsylvania 16066

Jacquelyn Kirch
405 Deerfield Drive
Cranberry Township, Pennsylvania 16066

Your house (real estate) at 405 Deerfield Drive, Cranberry Twp, Pennsylvania 16066 is scheduled to be sold at Sheriff's Sale on March 16, 2012 at 10:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$149,455.75 obtained by Deutsche Bank National Trust Company, As Trustee Of The Home Equity Mortgage Loan Asset-backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D under the Pooling and Servicing agreement dated Sept 1, 2006 against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Deutsche Bank National Trust Company, As Trustee Of The Home Equity Mortgage Loan Asset-backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D under the Pooling and Servicing agreement dated Sept 1, 2006 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C.,

Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.c. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE
Glenna M. Walters, Prothonotary
Butler County Courthouse

First Floor, County Courthouse
300 South Main Street
Butler, Pennsylvania 16003
(724) 284-5214

ASSOCIATION DE LICENCIADOS

Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse
300 South Main Street
Butler, Pennsylvania 16003
(724) 284-5214

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770MARISA
J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANN, ESQUIRE - ID # 310321
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

BCLJ: Jan 27, 2012

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**CIVIL DIVISION
A.D. No. 12-10065**

NOTICE OF QUIET TITLE ACTION

DAN GREEN PROPERTIES, LLC, EUGENE
J. LOGAN and PENELOPE E. LOGAN,
Plaintiffs,

vs.

FLOYD BEAVER, individually, and
as Administrator of the ESTATE OF
MARGARET L. BEAVER; MARGARET
L. BEAVER, individually; CHARLES
A. BEAVER; HELEN M. BEAVER; and
the heirs, representatives, executors,
administrators, successors and assigns,
Defendants.

TO: FLOYD BEAVER, individually, and as
Administrator of the ESTATE OF MARGARET
L. BEAVER; MARGARET L. BEAVER,
individually; CHARLES A. BEAVER; HELEN
M. BEAVER; and the heirs, representatives,
executors, administrators, successors and
assigns, Defendants

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiffs have
filed a Complaint to Quiet Title against you at
the above number and term on January 18,
2012. The parcel which is the subject of this
action is located in Center Township, Butler
County, Pennsylvania, and are bounded and
described as follows:

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

BEGINNING at a point in the center of a
20-foot lane running East from the Mercer
Road, being a point opposite property of
Center Township School and South 87° 45'
East 689.20 feet from the intersection of the
center of said 20-foot lane and the center of
Mercer Road; thence along the center of said
20-foot lane South 87° 45' East, 811.16 feet
to land of H. Shearer; thence along lands of
H. Shearer South 0° 38' East, 117.78 feet to
a point; thence along lands of H. Shearer,
North 76° 16' East, 590.45 feet to land of
Country Bell Corporation; thence along land of
Country Bell Corporation South 26° 39' West,
267.58 feet to land of Center Township Sewer
and Water Authority; thence along lands of
Center Township Sewer and Water Authority
South 26° 39' West, 455.33 feet to land of M.
Marra; thence along land of M. Marra, North
88° 55' West, a distance of 494.72 feet to land
of F. Geyer; thence along land of F. Geyer, the
following courses and distances: North 21°
03' West, 415.83 feet; North 18° 19' West,
79.65 feet; South 76° 14' West, 82.00 feet;
North 33° 05' West, 73.30 feet; North 50° 13'
West, 113.20 feet; North 60° 56' West, 100
feet; North 78° 43' West, 100 feet to a point,
the place of beginning, containing 13.76 acres
as per survey of Greenough and Greenough,
Inc., made August 1969 for Floyd W. Beaver.

You are hereby notified to plead to the above-
referenced Complaint on or before twenty
(20) days from the date of this publication or
a judgment by default will be taken against
you and unless within 30 days from the entry
of said judgment by default you commence

an action in ejectment against the Plaintiffs, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiffs.

NOTICE

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

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

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

Glenna A. Walters, Prothonotary
Butler County Courthouse
Butler, PA 16001
(724) 284-5214

Thomas J. May, Esquire
Attorney for Plaintiffs
MURRIN, TAYLOR, FLACH,
GALLGHER & MAY
110 East Diamond Street
Butler, PA 16001

BCLJ: Jan 27, 2012

ARTICLES OF INCORPORATION BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved effective for the 15th day of January, 2012, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988, as amended, of the Commonwealth of Pennsylvania.

The name of the corporation is **BRIER AGENCY, INC.** The corporation's registered office is located at 149 Serenity Lane, Renfrew, Butler County, Pennsylvania 16053.

Attorney Michael J. Pater
101 East Diamond Street
Suite 202
Butler, Pennsylvania 16001

BCLJ: Jan 27, 2012

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 is **Hemmerlin Brothers, LLC** and it was organized January 1, 2012.

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

BCLJ: Jan 27, 2012

FICTITIOUS NAME REGISTRATION

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for 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 **Scott & Christie Eye Care Associates**, with its principal office or place of business at 105 Brandt Drive, Suite 201, Cranberry Township, PA 16066. Scott & Christie and Associates, P.C. and William C. Christie, M.D., of 105 Brandt Drive, Suite 201, Cranberry Township, PA 16066 are parties to this registration.

Beth Anne Jackson, Esq
4050 Washington Road
Suite 3N
McMurray, PA 15317
Phone: 724 941-1902

BCLJ: Jan 27, 2012

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