

**ESTATE NOTICES**

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

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**FIRST PUBLICATION****Estate of: Lawrence P Blakeley  
a/k/a: Lawrence Paul Blakeley**

Late of: Butler Township PA  
Executor: John George Blakeley Sr  
159 Main Street Po Box 62  
Callery PA 16024  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Briggs R Buck**

Late of: Fairview PA  
Administrator: Kimberly Buck  
2226 Chicora Road  
Chicora PA 16025  
Administrator: Charles Buck  
2226 Chicora Road  
Chicora PA 16025  
Attorney: Matthew T McCune  
Conlon Tarker PC  
108 E Diamond St  
Butler PA 16001

**Estate of: Sara F Dolmayer**

Late of: Buffalo Township PA  
Executor: Jacqueline Doerr Leslie  
104 Heck Road  
Sarver PA 16055  
Attorney: Rosalie P Wisotzki  
310 Grant Street Suite 1109  
Pittsburgh PA 15219

**Estate of: Richard D Flinn**

Late of: Adams Township PA  
Executor: PNC Bank National Association  
PNC Wealth Management,  
The Tower At PNC Plaza  
300 Fifth Avenue,  
Mail Stop Pt-Ptwr-31-1  
Pittsburgh PA 15222  
Attorney: Glenn H Gillette  
Thomson Rhodes And Cowie PC

1010 Two Chatham Ctr  
Pittsburgh PA 15219

**Estate of: Cecilia A George**

Late of: Clearfield Township PA  
Executor: Dennis Sybert  
Box 97  
140 Ambrose Lane  
Cabot PA 16023  
Executor: Tammy George  
132 Harris Road  
Butler PA 16002  
Attorney: Amy D Rees Esquire  
Heritage Elder Law  
& Estate Planning, LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Christine Ann Konchar**

Late of: Lyndora PA  
Administrator: Daniel Konchar  
14 High St  
Lyndora PA 16045  
Attorney: Rebecca L Black  
Lutz & Pawk  
101 East Diamond Street Suite 102  
Butler PA 16001

**Estate of: John Louis McCue**

Late of: Fairview Township PA  
Executor: Tamara Kleinfelder  
110 Debbie Ave  
Slippery Rock PA 16057

**Estate of: Susan J Mullen****a/k/a: Susan Jane Mullen**

Late of: Clinton Township PA  
Executor: Theodore A Smith IV  
132 Christy Road  
Saxonburg PA 16056  
Executor: Brienna Lapay  
110 South Railroad Street #2  
Schenley PA 15682  
Attorney: David P Siegel Esquire  
Welch Gold Siegel & Fifik PC  
428 Forbes Ave Suite 1240  
Lawyers Bldg  
Pittsburgh PA 15219

**Estate of: Joyce M Sargent**

Late of: Valencia PA  
Executor: Rebecca M Pearce  
11686 Brookdale Dr  
Waynesboro PA 17268  
Attorney: Julie C Anderson  
Stepanian & Menchyk LLP  
222 South Main Street  
Butler PA 16001

**Estate of: Mary A Simpson**

Late of: Penn Township PA  
Executor: Melanie Sternby  
14254 Middle Road  
Meadville PA 16355  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg  
101 East Diamond St Suite 102  
Butler PA 16001

**Estate of: Joseph Leroy Speicher Jr**

Late of: Clay Township PA  
Administrator: James Speicher  
171 Webb Road  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Gerald F Tritsch**

Late of: Jefferson Township PA  
Executor: William A Tritsch  
209 Janice Lane  
Saxonburg PA 16056  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Charles D Tustin****a/k/a: Charles Tustin**

Late of: Buffalo Township PA  
Executor: Roseanna Nemet  
125 Meadow Street  
Sarver PA 16055  
Attorney: Samuel R Coury  
1725 Fifth Ave  
Arnold PA 15068

BCLJ: February 10, 17, 24, 2017

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**SECOND PUBLICATION**

**Estate of: Scot T Cameron**

Late of: Clinton Township PA  
Executor: Cynthia A Cameron  
114 Timber Ridge Road  
Saxonburg PA 16056  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg  
101 East Diamond St Suite 102  
Butler PA 16001

**Estate of: Dolores Jean Cavanaugh****a/k/a: Dolores J Cavanaugh**

Late of: Slippery Rock Township PA  
Executor: James E Cavanaugh Jr  
2210 Allender Avenue  
Pittsburgh PA 15220  
Attorney: Amy E Molloy  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Patrick James Harper**

Late of: Penn Township PA  
Administrator: Beth K Harper  
133 Mountain Laurel Drive  
Butler PA 16002  
Attorney: Eric D Levin  
Rishor Simone  
101 East Diamond St Suite 208  
Butler PA 16001

**Estate of: Anna Jean Lefever**

Late of: Butler Township PA  
Executor: Lisa McCandless  
131 Maple Grove Dr  
Butler PA 16001  
Attorney: Laurel Hartshorn Esq  
Po Box 553  
Saxonburg PA 16056

**Estate of: Nancy J McCarren**

Late of: Center Township PA  
Executor: Victoria McCarren  
311 Cherokee Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Thomas W Shepard Jr**

Late of: Cranberry Township PA  
Executor: Malcolm William Bud Townsend  
10153 Woodbury Drive  
Wexford PA 15090  
Attorney: Alan E Cech  
Murtagh Hobaugh & Cech LLC  
110 Swinderman Road  
Wexford PA 15090

**Estate of: Wilbur W Smallwood****a/k/a: Wilbur Wade Smallwood**

Late of: Butler Township PA  
Executor: Marlene C Grant  
329 American Avenue  
Butler PA 16001  
Executor: Shelley L Cook  
180 Dodds Road  
Butler PA 16002

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

**Estate of: Merle D Staiger**

Late of: Brady Township PA  
Executor: Barbara A Rock  
143 Glenn Road  
West Sunbury PA 16061  
Executor: Faith I Barron  
329 Barron Road  
Slippery Rock PA 16057  
Executor: Donald H Staiger  
240 Duffy Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd Po Box 67  
Slippery Rock PA 16057

**Estate of: Donald C Sutch**

Late of: Zelenople PA  
Executor: Dennis G Wagner  
46 Hickory St  
Harveys Lake PA 18618  
Attorney: Darla J Hancher  
Hancher Law office  
101 N Green Lane  
Zelenople PA 16063

**Estate of: Steve Tandoric****a/k/a: Steve S Tandoric**

Late of: Cabot PA  
Executor: Frank Tandoric  
Faith Manor Box 505  
505 Westmoreland Avenue  
Avonmore PA 15618  
Attorney: Robert A Cinpinski  
200 North Jefferson Street  
Kittanning PA 16201

**Estate of: Janet K Thompson****a/k/a: Janet Thompson**

Late of: Concord Township PA  
Executor: Robert E Morris  
1228 Beaverhead Road  
Helena Mt 59602  
Attorney: Amy E Molloy  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Phyllis M Wise**

Late of: Penn Township PA  
Executor: Mary Maverio  
134 Powell Road  
Butler PA 16002  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Herta Erna Worsley**

Late of: Cabot PA  
Administrator: Roxanne H Worsley  
216 Highfield Road  
Butler PA 16001

**Estate of: David A Yon**

Late of: Cranberry Township PA  
Executor: Anita L Federkeil  
222 West Jefferson Road  
Butler PA 16002  
Attorney: Amy D Rees Esquire  
Heritage Elder Law  
& Estate Planning, LLC  
318 South Main Street  
Butler PA 16001

BCLJ: February 3, 10, 17, 2017

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**THIRD PUBLICATION**

**Estate of: Jean M Clark**

Late of: Center Township PA  
Executor: Ruth A McCafferty  
179 Woodcrest Rd  
Butler PA 16002  
Executor: Donald R Clark  
500 West Sunbury Rd  
Butler PA 16001  
Attorney: Sarah G Hancher  
Hancher Law office  
101 N Green Lane  
Zelenople PA 16063

**Estate of: Calvin L Croft****a/k/a: Calvin Lee Croft**

Late of: Cranberry Township PA  
Executor: Glenn W Croft  
8201c Rowan Road  
Cranberry Twp PA 16066  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelenople PA 16063

**Estate of: Richard M Daubner Sr**

Late of: Butler Township PA  
Executor: Norine Daubner  
794 Mercer Road  
Butler PA 16001  
Attorney: John E Quinn  
Quinn Logue LLC  
The Waterfront Bldg  
200 First Ave 3rd Fl  
Pittsburgh PA 15222

**Estate of: Richard Anthony Gall****a/k/a: Richard A Gall**

Late of: Center Township PA  
Admr. D.B.N. C.T.A.: Richard D Gall  
102 Jacobs Lane  
Butler PA 16001  
Admr. D.B.N. C.T.A.: Joanne K Pinto  
1041 Springfield Court  
Renfrew PA 16053  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Drenda M Gostkowski**

Late of: Winfield Township PA  
Executor: Lawrence F Becker III  
121 West Second Street  
Greensburg PA 15601  
Executor: Ian Bennett  
3615 Cambria Street  
Munhall PA 15120  
Attorney: Lawrence F Becker III  
Moore Becker Smarto And Ciszek PC  
121 West Second Street  
Greensburg PA 15601

**Estate of: Martha J Keasey**

Late of: Butler Township PA  
Administrator: David J Keasey  
108 Dakota Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Carol L Kos****a/k/a: Carol Lee Lutz Kos**

Late of: Zelienople PA  
Executor: John J Kos  
389 Treasure Lake  
Dubois PA 15801  
Executor: Robert R Weller  
264 St Clair Dr  
Leesburg GA 31763  
Attorney: Darla J Hancher  
Hancher Law office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Marian E Rihel**

Late of: Marion Township PA  
Administrator: Christine M Byrd  
326 Chestnut Drive  
Butler PA 16001  
Administrator: Paula J Schall  
290 Centertown Road  
Grove City PA 16127  
Attorney: Brenda K McBride  
McBride & McBride PC  
211 S Center Street  
Grove City PA 16127

**Estate of: Audrey Haig Rozic****a/k/a: Audrey Marie Haig**

Late of: Saxonburg PA  
Executor: Diann R Metal  
294 Ridge Road  
Valencia PA 16059  
Attorney: Nicole Thurner Kievit  
Heck Silbaugh  
1421 Pittsburgh Road  
Suite 200  
Valencia PA 16059

**Estate of: Joseph L Sepich**

Late of: Winfield Township PA  
Executor: Gerald M Sepich  
1023 Saxonburg Road  
Saxonburg PA 16056  
Executor: Marlene L Acre  
195 Cooper Road  
Cabot PA 16023  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Rock Joseph Springer III**

Late of: Jackson Township PA  
 Administrator: Regina S Springer  
 118 Chestnut St  
 Zelienople PA 16063  
 Attorney: Darla J Hancher  
 Hancher Law office  
 101 N Green Lane  
 Zelienople PA 16063

**Estate of: Lois Irene Thomas**

Late of: Penn Township PA  
 Executor: Jennifer Cunningham  
 517 Reno Street  
 Rochester PA 15074  
 Attorney: Nicole Thurner Kievit  
 Heck Silbaugh  
 1421 Pittsburgh Road  
 Suite 200  
 Valencia PA 16059

**Estate of: Eleanor Weidner**

Late of: Mars PA  
 Executor: David Weidner  
 4519 Zane Place  
 Pittsburgh PA 15214  
 Attorney: James M Herb PC  
 464 Perry Highway  
 Pittsburgh PA 15229

BCLJ: January 27 & February 3, 10, 2017

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**EXECUTOR'S NOTICE**

**Estate of J. Stevenson Suess**, late of  
 122 Oak Hills Manor, Butler, Butler County,  
 Pennsylvania, deceased.

Letters testamentary upon the above-named estate having been granted to the undersigned, all persons having claims against the same will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Michael S. Suess, Co-Executor  
 246 Weeping Willow Run Drive,  
 Johnstown, OH 43031

Jean Rebecca Sarvey, Co-Executor  
 122 Oak Hills Manor,  
 Butler, PA 16002

In order to preserve the confidentiality of client files, if you are a former client of J. Stevenson Suess, deceased, please call the Attorney for the Estate, Thomas J. May, Esquire, at (724) 283-2200 to retrieve your

files. All unclaimed files may be destroyed within ninety (90) days of the date of this Notice, in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you are in need of substitute counsel, you may contact the Butler County Bar Association at (724) 841-0130, 240 South Main Street, Butler, PA 16001.

Thomas J. May, Esquire  
 Dillon McCandless King  
 Coulter & Graham L.L.P.  
 128 West Cunningham Street,  
 Butler, PA 16001  
 Date: February 2, 2017

BCLJ: February 10, 2017

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**MORTGAGES**

Recorded January 17 - January 20, 2017

**Abbott, Adam**-JLB CORP DBA-Muddycreek  
 Twp-\$258,445.00

**Alwine, Paul A**-STEARNS LENDING LLC-  
 Center Twp-\$133,536.00

**Arnold, Brad**-WEST PENN FIN SERV CTR  
 INC-Buffalo Twp-\$185,576.00

**Bach, Richard E Aka**-PNC BK NATL ASSN-  
 Cranberry Twp-\$150,000.00

**Barch, Jenah R**-CITIZENS BK NA-  
 Middlesex Twp-\$150,400.00

**Berlinski, Thomas J Trs**-PNC BK  
 NATL ASSN-Connoquenessing Twp-  
 \$200,000.00

**Bouse, Alison N**-BUTLER ARMCO EMP  
 CRED UN-Butler Twp-\$108,000.00

**Brewer, Bruce L**-FIRST COMMONWEALTH  
 BK-Jefferson Twp-\$34,000.00

**Buczynski, Alexander G Jr**-CITIZENS BK  
 PA-Cranberry Twp-\$276,200.00

**Casey, Timothy M**-PRIMARY RES MTG  
 INC-Cranberry Twp-\$272,000.00

**Celaschi, Michael K**-SAIL MTG CORP-  
 Cranberry Twp-\$260,000.00

**Chiappetta, Anthony G**-HOWARD HANNA  
 MTG SERVS-Adams Twp-\$150,000.00

**Conti, Chad D**-WASHINGTON FIN BK-  
 Cranberry Twp-\$534,000.00

**Cox, Alex Jay**-PNC BK NATL ASSN-Buffalo  
 Twp-\$144,341.06

**Cranberry Corp Ctr LLC**-VOYA  
 RETIREMENT INSUR & ANNUITY CO-  
 Cranberry Twp-\$16,500,000.00

**Dalton, Andrew W**-DOLLAR BK FED SAV  
 BK-Cranberry Twp-\$50,175.00

**Derbis, Danica A**-PROSPERITY HOME  
 MTG LLC-Penn Twp-\$242,297.00

**James Richard Heir; Blackmer, Max  
Warren Jr Heir; Solomon, David Mark  
Heir: Writ of Execution:17-30026**

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**DIVORCES**

Week ending February 3, 2017

1st Name-Plaintiff

2nd Name-Defendant

Nicklas, Michael L vs. **Nicklas, Tammie G:**  
Sarah G Hancher, Esq: 17-90056  
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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
A.D. No. 17-10031**

GEORGE D. MUSKO and KAREN E.  
MUSKO, husband and wife,  
Plaintiffs,

vs.

**WILLIAM A. DURNIOK, his heirs, unknown  
heirs, executors, administrators,  
personal representatives, successors  
and assigns,  
Defendant.**

TO: WILLIAM A. DURNIOK, his heirs,  
unknown heirs, executors, administrators,  
personal representatives, successors and  
assigns

**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 11,  
2017, and an Amended Complaint to Quiet  
Title on January 19, 2017. The parcels which  
are the subject of this action are located in the  
City of Butler, Butler County, Pennsylvania,  
and are bounded and described as follows:

ALL those certain pieces, parcels, or tracts  
of land situate in the Fourth Ward, City of  
Butler, County of Butler, Commonwealth of  
Pennsylvania, being bounded and described  
as follows:

**PARCEL ONE:**

BEGINNING at a point on the westerly line  
of Third Street at a point in common with  
other lands of the Grantors herein, and  
being the southeast corner of this lot; thence  
North 88° 15' 00" West, a distance of 60  
feet to a point; thence along other lands of  
the Grantors herein, North 1° 45' 00" East,  
a distance of 46.07 feet to a point; thence  
along an unopened street known as Pearl  
Street, South 87° 25' 00" East, a distance  
of 60.00 feet to a point on the westerly line  
of Third Street; thence South 1° 45' 00"  
West, a distance of 45.19 feet to the place  
of beginning.

BEING designated as Tax Parcel No. 564-  
19-187, and Lot B at Plan Book 134, Page  
42. Also known as 624 Third Street, Butler,  
PA 16001.

**PARCEL TWO:**

BEGINNING at a point at the Northwest corner of lands of now or formerly John N. Cooper at the intersection of Second Street and the Southwest corner of the tract herein conveyed; thence continuing along Second Street, North 1° 45' 00" East, a distance of 46.94 feet to a point at an unopened street designated Charles Street; thence continuing along said unopened street, South 87° 25' 00" East, a distance of 60.00 feet to a point; thence South 1° 45' 00" West, a distance of 46.07 feet to a point on line of lands of now or formerly John N. Cooper; thence continuing along lands of now or formerly Cooper, North 88° 15' 00" West, a distance of 60.00 feet to a point, the place of beginning.

BEING designated as Tax Parcel No. 564-19-187A, and Lot A at Plan Book 134, Page 42. Also known as 621 Second Street, Butler, PA 16001.

You are hereby notified to plead to the above-referenced Amended 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 thirty (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 Plaintiffs. 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.

Office of Prothonotary, Butler County  
First Floor, County Courthouse  
300 South Main Street  
Butler, PA 16001  
(724) 284-5214

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

Thomas J. May, Esquire  
Attorney for Plaintiffs  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: February 10, 2017

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 15-11047 2016-30227**

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-D, Plaintiff

v.

**William R. Keller III and Carrie A. Voloch,  
Defendants**

**NOTICE OF SALE OF REAL PROPERTY**

To: Carrie A. Voloch, Defendant, whose last known address is 551 Fleming Road, Twp. of Buffalo, Sarver, PA 16055.

Your house (real estate) at 551 Fleming Road, Twp. of Buffalo, Sarver, PA 16055, is scheduled to be sold at the Sheriff's Sale on March 17, 2017 at 11:00 a.m. in the Butler County Courthouse, Center Stairwell, South Main Street, Butler PA 16001, to enforce the court judgment of \$123,115.43, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be



relisted for the Next Available Sale.

**PROPERTY DESCRIPTION:** All that certain lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 1 in the Meadowland Plan No. 1 of Charles R. Snyder as recorded in the Recorder of Deeds Office of Butler County in Rack 45, Page 6. Subject to the reservations, restrictions, limitations and conditions as same appear in prior deeds of record.

**BEING KNOWN AS:** 551 Fleming Road, Twp. of Buffalo, Sarver, PA 16055. **PROPERTY ID NO.:** 040-S8-D1.

**TITLE TO SAID PREMISES IS VESTED IN** Carrie A. Voloch and William R. Keller, III, **BY DEED FROM** Helen C. Traver, by P/A rec 11/21/05 #2005112100

**DATED** 10/28/2005

**RECORDED** 11/21/2005

**IN DEED BOOK Inst#:** 200511210033602.

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

Udren Law Offices, P.C.,  
Attys. for Plaintiff,  
111 Woodcrest Rd., Ste. 200,  
Cherry Hill, NJ 08003,  
856.482.6900.

BCLJ: February 10, 2017

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2015-11039 2016-30197**

Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2003-6, Asset-Backed Certificates, Series 2003-6, Plaintiff

v.

Brenda Krause a/k/a Brenda S. Krause and Wayne Krause a/k/a Wayne R. Krause, Defendants

**NOTICE OF SALE OF REAL PROPERTY**

To: Wayne Krause a/k/a Wayne R. Krause, Defendant, whose last known address is 109 Cherry Lane, Saxonburg, PA 16056.

Your house (real estate) at 109 Cherry Lane, Saxonburg, PA 16056, is scheduled to be sold at the Sheriff's Sale on March 17, 2017 at 11:00 a.m. in the Butler County Courthouse, Center Stairwell, South Main St., Butler PA 16001, to enforce the court judgment of \$111,112.22, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**PROPERTY DESCRIPTION:** ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CLINTON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED WHERE SAME INTERSECTS THE EASTERLY LINE OF A 16 FOOT RIGHT OF WAY, SAID POINT ALSO BEING AT THE LINE DIVIDING THE PARCEL HEREIN DESCRIBED FROM PROPERTY NOW OR FORMERLY OF C. BRENNAN; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG EASTERLY SIDE OF SAID 16 FOOT RIGHT OF WAY NORTH 1 DEGREE 45 MINUTES EAST A DISTANCE OF 272.60 FEET (PRIOR DEED SHOWS 272.5 FEET) TO A POINT AT THE LINE DIVIDING THE PARCEL HEREIN DESCRIBED FROM PROPERTY NOW OR FORMERLY OF B.J. BORN; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE SOUTH 79 DEGREES 43 MINUTES EAST, A



DISTANCE OF 160 FEET TO A POINT AT THE LINE DIVIDING THE PARCEL HEREIN DESCRIBED FROM PROPERTY NOW OR FORMERLY OF M. MORETTI; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE SOUTH 1 DEGREE 45 MINUTES WEST A DISTANCE OF 272.60 FEET (PRIOR DEED SHOWS 272.5 FEET) TO A POINT AT THE LINE DIVIDING THE PARCEL HEREIN DESCRIBED FROM PROPERTY NOW OR FORMERLY OF C. BRENNAN; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE NORTH 79 DEGREES 43 MINUTES WEST A DISTANCE OF 160 FEET TO A POINT AT THE PLACE OF BEGINNING. THIS LEGAL DESCRIPTION IS MADE IN ACCORDANCE WITH THE SURVEY PREPARED BY ALAN F. PRUSACK, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED JANUARY 30, 1993. TOGETHER WITH ALL AND SINGULAR WAYS, WATER, WATER COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES WHATSOEVER THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSIONS AND REMAINDERS, RENTS ISSUES AND PROFITS THEREOF; AND ALSO ALL THE ESTATE, RIGHT, TITLE, INTEREST, USE, TRUST, PROPERTY, POSSESSION, CLAIM AND DEMAND WHATSOEVER IN LAW, EQUITY, OR OTHERWISE, HOWSOEVER, OF, IN, TO OR OUT OF THE SAME.

BEING KNOWN AS: 109 Cherry Lane, Saxonburg, PA 16056. PROPERTY ID NO.: 100-S1-19-0000.

TITLE TO SAID PREMISES IS VESTED IN Wayne R. Krause and Brenda S. Krause his wife BY DEED FROM Glenda K. Gaul, now known as Glenda K. Caldwell, Married, Specific Devisee under the Will of Isabel Krause

DATED 4/12/1993

RECORDED 6/11/1993

IN DEED BOOK 2326 PAGE 0957.

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A

DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

Udren Law Offices, P.C.,  
Attys. for Plaintiff,  
111 Woodcrest Rd., Ste. 200,  
Cherry Hill, NJ 08003,  
856.482.6900.

BCLJ: February 10, 2017

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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
A.D. No. 2016-10937**

NICHOLAS J. HEWLETT and STACY L. HEWLETT, Plaintiffs.

vs.

**SIDNEY D. KIRKER a/k/a S.D. KIRKER,  
ANNA E. KIRKER, CHARLES S. KIRKER,  
And ELIZABETH MIZEN, their heirs and  
assigns, generally, Defendants**

**Order of Court**

AND NOW, this 25th day of January, 2017, it appearing that an action in the above-stated case has been brought by Nicholas J. Hewlett and Stacy L. Hewlett against Sidney D. Kirker a/k/a S.D. Kirker, Anna E. Kirker, Charles S. Kirker and Elizabeth Mizzen, their heirs and assigns, generally, to quiet title to the following described real estate lying and being situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point, marked by an iron pin, said point being formed by the intersection of the southern boundary of the property herein described (also being the northern boundary of land now or formerly of Dambach Lumber and Supply Co, Inc.) and other land of Hewlett (formerly of Knauf) and identified as Parcel No. 420-S1-L1, thence along property now or formerly of Dambach South 68° 33' 14" West a distance of 50 feet, more or less, to a point, thence along property now or formerly of Harmony Borough in a northeasterly direction, 94 feet, more or less, to a point, thence along other property

of Hewlett, (formerly of Knauf) South 19° 40' 51" East a distance of 78 feet, more or less, to a point, the place of beginning. Containing .03 acres, more or less.

WHEREFORE, judgment is entered in this case in favor of Nicholas J. Hewlett and Stacy L. Hewlett against Sidney D. Kirker a/k/a S.D. Kirker, Anna E. Kirker, Charles S. Kirker and Elizabeth Mizen, their heirs and assigns, generally, Defendant, and IT IS NOW DECREED that said Defendants are and shall be barred from asserting any right, title, interest and claim in the property described above inconsistent with the interest of the Plaintiffs, their heirs and assigns as set forth in the Complaint, unless the Defendants shall within thirty (30) days of the date of advertisement bring an action or take other appropriate legal action to assert any such right, title, interest or claim.

IT IS FURTHER ORDERED that service of this Order shall be made one in the Butler Eagle and once in the Butler County Legal Journal.

BY THE COURT:  
Marilyn J Horan

BCLJ: February 10, 2017

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
Ms.D. No. 2016 - 40319  
IN RE: VICTORIA ANNE VAN GORDER**

**NOTICE OF FILING OF PETITION  
FOR NAME CHANGE AND  
DATE OF HEARING**

NOTICE IS HEREBY GIVEN that, on December 19, 2016, the Petition of Victoria Anne Van Gorder was filed in the above-named Court, requesting an Order to change the name of Victoria Anne Van Gorder to **Victoria Anne Calderone**. The Court has fixed the 29th day of March, 2017, at 10:00 a.m., in Courtroom No. 4 of the Butler County Government Center, Butler, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Elizabeth A. Gribik, Esquire  
Dillon McCandless King  
Coulter & Graham, LLP

128 West Cunningham Street  
Butler, Pennsylvania 16001  
Telephone: (724) 283-2200  
January 30, 2017

BCLJ: February 10, 2017

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

**NOTICE OF FILING OF PETITION  
FOR NAME CHANGE**

Notice is hereby given that on January 9, 2017, the petition of Name Change was filed in the above-named court, requesting an order to change the name of Rachel Diane Goebel to **Rachel Zoe Goebel**. The court has fixed the 5th day of April, 2017, at 10:00 AM, in Court Room 4, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: February 10, 2017

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**COURT OF COMMON PLEAS  
OF BUTLER COUNTY,  
PENNSYLVANIA  
NOTICE OF FILING OF PETITION  
FOR NAME CHANGE**

Notice is hereby given that, on November 29, 2016, the Petition of Name Change was filed in the above-named court, requesting an order to change the name of Kennard Chandler Ford, II to Kennard Chandler McFord. The Court has fixed the 1st day of March 2017, at 10:00 AM, in Court Room No. 4 of the Butler County Court House, - Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: February 10, 2017

**COURT OF COMMON PLEAS  
OF BUTLER COUNTY,  
PENNSYLVANIA  
NOTICE OF FILING OF PETITION  
FOR NAME CHANGE**

Notice is hereby given that, on November 29, 2016, the Petition of Name Change was filed in the above-named court, requesting an order to change the name of Jessie Rebekah McIntyre to Jessie Rebekah McFord. The Court has fixed the 1st day of March 2017, at 10:00 AM, in Court Room No. 4 of the Butler County Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: February 10, 2017  
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**ARTICLES OF INCORPORATION  
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of incorporation were filed with and approved effective for the 23rd day of January, 2017 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 of the Commonwealth of Pennsylvania. The name of the corporation is **BEER NATION DISTRIBUTORS, INC.**

Joseph V. Charlton, Esquire  
Charlton & Charlton  
61 7 South Pike Road  
Sarver, PA 16055

BCLJ: February 10, 2017  
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**REGISTER'S NOTICE**

I, SARAH E. EDWARDS, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/ Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on MONDAY, FEBRUARY 13, 2017 at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
LUKES, James Steven a/k/a James S. Lukes	David S. LeFever	01/03/17
WALTER, Andrew G.	Wendy P. Walter	01/03/17
NAME	GUARDIAN/TRUSTEE/POA	FILED
DICKIESON, Patrick, A Minor	PNC Bank, N.A. Guardian	12/21/16
GILLESPIE, Gladys Irrevocable Trust FBO Scot D. Killmeyer	Stacie K. Lowery, Trustee	12/19/16

BCLJ: February 3, 10, 2017  
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**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on Friday, the 17th day of March 2017 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, April 14, 2017 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30312  
C.P. 2016-22008  
SHF FILE: 16003570  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of GREGORY R BAUER, WAYNE R BAUER, CANDACE P BAUER, AND HOLLY M BAUER at the suit of WELLS FARGO BANK, NA, Being:-

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

COMMENCING at a point on the westwardly line of Saxonburg Road (S.R. 2010) at a point in common to lands of now or formerly Riemer, said point being the Northeast corner of the property herein conveyed; thence along the Westwardly right of way line of Saxonburg Road, South 2 degrees 04 minutes west, a distance of 358.21 feet to a point on lines of now or formerly R. Graff; thence by line of same North 88 degrees 00 minute West a distance of 225.70 feet to a point on lands of now or formerly German Evangelical Presbyterian Church; thence by line of same North 2 degrees 04 minutes East 358.21 feet to an iron pin on lands of now or formerly Riemer; thence by line of same South 88 degrees 00 minute East a distance of 225.70 feet to a point, the place of beginning. Said description is in

accordance with a survey of S.D. Graff dated August 6, 1993.

TITLE TO SAID PREMISES IS VESTED IN Gregory R. Bauer and Holly M. Bauer, married, joint tenants with rights of survivorship, by Deed from Wayne R. Bauer, married and Candace P. Bauer, Dated 04/21/2014, Recorded 04/22/2014, Instrument No. 201404220008409. Tax Parcel: 190-IF1 55-42B-0000

Premises Being: 1010 Saxonburg Road, Saxonburg, PA 16056-8518

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30316  
C.P. 2012-21930  
SHF FILE: 16003548  
ATTY JAMES HERB**

Seized and taken in Execution as the property of SANDRA BROWN, SANDRA DIESEL BROWN AND SANDRA MCCAULIFFE at the suit of SHEPPARD S BROWN, Being:-

ALL of Judgment Debtor's right, title and fifty (50%) percent interest in the following described property:

ALL that certain piece, parcel or lot of land situate in Muddy Creek Township, Butler County, Pennsylvania being known and designated as Lot 2 (10.0) acres of the William E. Adams Plan of subdivision recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book 236, page 43, and being more specifically bounded and described as follows,

COMMENCING at a point in the center line of Kelly Road, a 33 foot right-of-way, at a point in common to existing lands of Brown, said point being the southeast corner of the premises herein described; thence by line of Lot 1 of the same plan (existing lands of Brown), South 89 degrees 30' 00" West, a distance of 1017.51 feet to an iron pin of lands of now or formerly Dunmire; thence by line of same, North 14 degrees 01' 20" West, a distance of 4 66.48 feet to an iron pin on remaining lands of Adams; thence by line of same, North 89 degrees 30' 00" East, a distance of 904.39 feet to a point in the center line of Kelly Road; thence by line of same, the following two (2) courses and distances: South 26 degrees 22' 05" East, a distance 200.00 feet to a point; thence South 26 degrees 45' 50" East, a distance

of 299.95 feet to a point on line of existing lands Brown, the place of beginning. Said description is in accordance with the survey of Norman P. Straub, P.E., P.L.S. dated June 9, 2000.

SUBJECT to a 70-foot front building set back line and 10-foot side and rear yard setback line as set forth on the recorded plan.

SUBJECT to a drainage easement along both sides of the existing streams, having a width of 50-feet measured from the tap of the creek bank as recited on the recorded plan.

SUBJECT to an 8.5-foot dedication for a road right-of-way as set forth on the recorded plan.

BEING known as Kelly Road, Muddy Creek Township, Portersville, PA 16051. And DESCRIBED and RECORDED as Instrument No. 200011300028348 with the Butler County Recorder of Deeds, in and for Butler County, Pennsylvania.

BEING the same premises conveyed by William E. Adams and Eileen Adams, husband and wife, by Deed dated November 29, 2000, and recorded on November 30, 2000, instrument number 200011300028348, granted and conveyed unto Sandra Lee Diesel a/k/a Sandra Brown a/k/a Sandra Brown McCauliffe and Sheppard Brown, husband and wife. For further title modification, see Court Orders at No. 2011-10563, Court of Common Pleas, Butler County, Pennsylvania.

BEING the same property which was ruled to be Tenants in Common between Judgment Creditor, Sheppard Brown and Judgement Debtor, Sandra Brown, a/k/a Sandra McCauliffe, a/k/a Sandra Lee Diesel by the Court of Common Pleas of Butler County, Pennsylvania at No. 2011-10563 and CP 2012-21929 and CP 2012- 21930.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30307**  
**C.P. 2016-22001**  
**SHF FILE: 16003578**  
**ATTY KRISTEN LITTLE**

Seized and taken in Execution as the property of LISA A BUDZ at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:-

ALL THAT CERTAIN lot or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 372, as shown on a certain plan entitled Fox Run Plan No.3, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Rack File Volume 62, Pages 25A and 258.

TAX PARCEL NO. 130-S10-C372-0000

BEING THE SAME PREMISES which Robert Pollick & Linda Pollick, husband & wife, & Mary Feichtl, A/KIA Mary Long, married, by Deed Dated 12/17/2010 and Recorded 2/17/2011, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument # 201102170004610, granted and conveyed unto Lisa B. Budz, unmarried, as sole owner.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2015-30189**  
**C.P. 2015-20733**  
**SHF FILE: 16003586**  
**ATTY TERENCE MCCABE**

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

TAX LD.#: 2601FI14-21

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

BEGINNING at a point in the center line of SR 1006, Fairview Road, said point being the Southeast corner of the parcel herein described and common to the Southwest corner of lands now or formerly of Christy; thence by the center line of SR 1006, South 85 degrees 23' 38" West, 244.73 feet to a point at the corner of lands now or formerly of Farnen; thence by lands now or formerly

of Farnen through a steel post, North 7 degrees 12' 32" East, 893.17 feet to a pipe on the Southern lines of lands now or formerly of Smith; thence by same, South 82 degrees 50' 00" East, 245 feet to the corner of lands now or formerly of Christy; thence by lands now or formerly of Christy, South 7 degrees 34\* 46" West, 843.25 feet through a concrete monument to a point, the place of beginning.

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

Title to said premises is vested in Scott Eugene Collier a/k/a Scott E. Collier a/k/a Scott Collier by deed from Scott E. Collier and Theresa A. Collier dated March 22, 2010 and recorded March 25, 2010 in Instrument Number 201003250006205.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2014-30125**  
**C.P. 2014-20856**  
**SHF FILE: 16003549**  
**ATTY ADAM DAVIS**

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

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

Beginning on the Easterly right of way line of North McKean Street, a 60 foot right of way, said point being common with the intersection of Park Street, a 12 foot right of way, and being the Northwesterly corner of within described lot; thence along Park Street, South 89 degrees 43 minutes 34 seconds East, 120 feet to a point on the Northwesterly corner of lands now or formerly of J. Erdos Trustees, et al.; thence along lands of Erdos and McCall, South 00 degree 10 minutes 00 second West, 50 feet to a point on the Northerly line of lands now or formerly of E. S. Schaffner, Jr.; thence along Schaffner, North 89 degrees 43 minutes 34 seconds West, 120 feet to a point on the Easterly right of way line of North McKean Street; thence by same, North 00 degree 10 minutes 00 second East, 50 feet to a point, the place of beginning.

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

Tax Parcel: 564-9-60-0000

Premises Being: 315 North McKean Street, Butler, PA 16001-4912

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30323**  
**C.P. 2016-21932**  
**SHF FILE: 17000007**  
**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of PATRICIA ANN DIANA EST BY UNKNOWN HEIRS/ADMR, CAROL LYNN DENHAM HEIR/ADMR AND DEBORAH A DIANA HEIR/ADMR at the suit of WELLS FARGO BANK NA, Being:-

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

Beginning at a point at the intersection of the center line of the Bruin-Parker Public Road, also known as Pennsylvania Traffic Route Number 268; at line of lands now or formerly John Vogt Heirs; and the herein described tract; thence along line of lands now or formerly John Vogt Heirs, in a Northerly direction a distance of 180.00 feet, more or less, to line of lands of now or formerly Dick Kelly, Jr.; thence along line of lands of now or formerly Dick Kelly, Jr. and by a line parallel with the center line of the Bruin-Parker Public Road, also known as Pennsylvania Traffic Route Number 268 in a Southwesterly direction, a distance of 80.00 feet to line of lands now or formerly John R Emery, et ux.; thence along line of lands of now or formerly John R. Emery, et ux., in a Southerly direction a distance of 180.00 feet to the center line of the Bruin-Parker Public Road, also known as Pennsylvania Traffic Route Number 268; thence along the center line of the Bruin-Parker Public Road, also known as Pennsylvania Traffic Route Number 268 in a Northeasterly direction, a distance of 80.00 feet to a point at the place of beginning.

BEING known and numbered as 232 School Road, Bruin, PA 16022



BEING the same property conveyed to Patricia Ann Diana, a single person, who acquired title by virtue of a deed from John C. Shakley and Sarah J. Shakley, husband and wife, dated August 18, 2006, recorded August 21, 2006, at Instrument Number 200608210021337, Butler County, Pennsylvania records.

Parcel No.: 340-S2-G9B-0000

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30293**  
**C.P. 2016-21875**  
**SHF FILE: 16003558**  
**ATTY MARK UDREN**

Seized and taken in Execution as the property of ARTHUR R DIORIO AND DIANE R DIORIO at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:-

ALL that certain lot or piece of land situate in the 5th Ward of the City of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner, thence by Lot No. 119 in the same plan, eastward 84.85 feet to an alley; thence by said alley, South 10 degrees 3' West, 34.85 feet to the northeast corner of Lot No. 117 in the same plan; thence by Lot No. 117, westward 68.6 feet to Miller street, formerly Scenck Avenue; thence northward along Miller Street, 31 feet to the place of beginning, and being Lot No. 118 in the Schenck and Negley Plan of Lots as of record in Plan Book A, page 65.

BEING KNOWN AS: 415 Miller Avenue, Butler, PA 16001 PROPERTY ID NO.: 565-22-108A TITLE TO SAID PREMISES IS VESTED IN Arthur R. Diorio and Diane R. Diorio, husband and wife BY DEED FROM Grace G. Allender, unmarried DATED 04/20/2000 RECORDED 04/24/2000 IN DEED BOOK Instrument Number: 200004240008864.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30314**  
**C.P. 2016-21866**  
**SHF FILE: 16003594**  
**ATTY ADAM DAVIS**

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Richard I. Ealy and Wilma C. Ealy, his wife, by Deed from Gordon W. Ice and Edith G. Ice, his wife, Dated 03/29/1972, Recorded 04/04/1973, in Book 947, Page 456.

By virtue of the death of Wilma C. Ealy on or about 12/26/1996, Robert L Ealy became sole owner of the premises as surviving tenant by the entireties.

The said Robert L Ealy departed this life on or about 11/30/2014, and upon information and belief, his surviving heirs at law and next-of-kin are Glenn Ealy, Alice Scott, Cindy Fresh Davis, Lori Williams, Bruce Fresh, Gary Fresh, James R Jamison, George Raymond Jamison, Fred A. Jamison, Edna E. Jamison, G. Catherine Patrick, Sharon L Runyan, Dale H. Ealy, Jr., Gayle E. Suiisei, and Patricia R. Withers.



Tax Parcel: 310-1FI 14-A6A-0000

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

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30326**  
**C.P. 2016-21906**  
**SHF FILE: 17000018**  
**ATTY JACOB OTTLEY**

Seized and taken in Execution as the property of DAVID G HAGGERTY AND RITA E HAGGERTY at the suit of BANK OF NEW YORK MELLON, Being:-

TAX I.D. #: 4F33-28dg

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Township of Adams, County of Butler, and commonwealth of Pennsylvania, being Lot No. 7 in the Lester Knox Plan, as recorded June 16, 1993, in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 164, Page 36.

The improvements thereon being known as 110 Union Church Road, Mars, Pennsylvania- 16046.

Title to said premises is vested in David G. Haggerty, Jr. and Rita E. Haggerty, husband and wife, by deed from Lester A. Knox and Laura M. Knox, husband and wife, dated September 11, 1996 and recorded September 13, 1996 in Deed Book 2666, Page 1030

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2012-30175**  
**C.P. 2012-20978**  
**SHF FILE: 16003552**  
**ATTY KRISTINA MURTHA**

Seized and taken in Execution as the property of LANCE L HESS AND TINA M HESS at the suit of PENNYMAC HOLDINGS LLC, Being:-

ALL THAT CERTAIN PIECE, parcel or lot of land situate in Oakland Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the center line of Township Road T-610, also

known as Hoffman Road, and line of lands of Lot No. 2 in the Raymond A and Mildred R. Drogowski Subdivision and the herein described lot; thence along line of lands of Lot No. 2 in the Raymond A. and Mildred R. Drogowski Subdivision the following courses and distances: North 83° 37' 49" East, a distance of 223, 20 feet; South 6° 22' 11" East., a distance of 136.87 feet; South 48° 21' 04" West, a distance of 234 feet to the center line of Township Road T-610. also known as Hoffman Road; thence along the center line of Township Road T-610, also known as Hoffman Road, the following courses and distances: North 14° 17' 00" West., a distance of 163.09 feet and North 17° 35' West, a distance of 109.91 to a point, at the place of BEGINNING,

SUBJECT to any and all prior grant and reservations of coal, gas, oil, mining rights of way as the same may be and appear in prior instruments of record

ALSO SUBJECT to any and all easements, rights of way and building set back lines as the same may be and appear in prior instruments of record or as shown on the recorded plan,

DEED BOOK: Instrument# 20009070021023  
DEED PAGE: Instrument# 2000907002 1023  
MUNICIPALITY: OAKLAND TOWNSHIP  
TAX PARCEL#: 250-1FI47-2B  
PROPERTY ADDRESS: 179 Hoffman Road  
Chicora, PA 16025

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30322**  
**C.P. 2016-22089**  
**SHF FILE: 17000011**  
**ATTY THOMAS KING**

Seized and taken in Execution as the property of TRAVIS S HILL at the suit of BREAKNECK CREEK REGIONAL AUTHORITY, Being:-

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

BEGINNING at a point in the center line of a forty foot right of way leading in a Westerly direction from Ridge Road known as Hill Lane; thence along a line of lands of D. Biertempfel, et ux., South 2° 19' West, 398.84 feet to an iron pin on line of other lands of J. Thrower; thence along other

lands of J. Thrower, South 71° 03' 20" West, 119.47 feet to the Easterly line of a forty foot right of way; thence along the Easterly line of said forty foot right of way, North 2° 19' East, 397.40 feet to a point in the center line of a forty foot right of way known as Hill Lane leading from Ridge Road; thence along the center of said forty foot right of way (Hill Lane) North 70° 25' East, 120 feet to an iron pin on line of lands of D. Biertempfel, the place of beginning.

CONTAINING One (1) Acres, more or less, in accordance with a survey made by James Anders, R.E., dated June 8, 1957.

TOGETHER with a right of way for the purpose of ingress and egress from Ridge Road on Hill Lane in common with others, said right of way being forty(40) feet wide and extending in a Westerly direction from Ridge Road. With the right of installing utility lines in said right of way. Said right to be extended to the grantees, his heirs and assigns.

BEING the same premises conveyed to Travis S. Hill by Deed from Earl D. Hill and Ellen B. Hill, his wife, in Trust for Travis S. Hill, dated December 3, 1996, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Record Book 2693, Page 794.

Property Address: 104 Hill Lane, Valencia, Pennsylvania, 16059. Tax Parcel No. 010-3F59-A6/7-0000.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30292**  
**C.P. 2016-21874**  
**SHF FILE: 16003576**  
**ATTY MARK UDREN**

Seized and taken in Execution as the property of ERIC J. HUNT at the suit of FEDERAL NATL MORTGAGE ASSN, Being:-

All THAT CERTAIN lot or piece of ground situate in the Borough of Seven Fields, County of Butler and the Commonwealth of Pennsylvania being Unit No. 2704-R In Lot No. 27-R of the Castle Creek Townhouses Plan of Lots Phase II, Revision No. 1, recorded In the Butler County Recorder of Deeds Office In Plan Book Volume 200; page 38, said Phase 27-R being a re-subdivision of Phase 27 of the Castle Creek

Plan of Lots Phase II, recorded In Plan Book Volume 185, page 8-10.

BLOCK & LOT; 505-S1-H2704

BEING KNOWN AS: 122 Hillvue Drive, Seven Fields, PA 16046 PROPERTY ID NO.: 505-S1-H2704-0000

TITLE TO SAID PREMISES IS VESTED IN Eric J. Hunt BY DEED FROM Keith F. Nist and Margaret A. Nist DATED 01/08/2007 RECORDED 01/30/2007 IN DEED BOOK Instrument 20070130002312.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30318**  
**C.P. 2016-21727**  
**SHF FILE: 16003601**  
**ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of TAMMY L KING at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in the Fifth Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of West Pearl Street on line of Lot of lands now or formerly of Harry L. Kelly, the southeast corner of the lot hereby conveyed; thence North 86° 21' West, a distance of 31.5 feet along West Pearl Street to the east line of lot now or formerly of C.H. Findley; thence along same, North 13° 29' East, a distance of 14.63 feet to a stake; thence along same, North 3° 391 East, a distance of 42 feet to a stake; thence along same, North 12° 36' East, a distance of 105.87 feet to a stake on the south line of an alley; thence South 79° 45' East, a distance of 31 feet along said alley to the west line of Kelly lot; thence South 10° 17' West along said Kelly lot, a distance of 1058.4 feet to the north line of West Pearl Street, the place of beginning.

BEING PARCEL I.D. NO.: 565-12-73

BEING KNOWN AS: 508 West Pearl Street, Butler, PA 16001

BEING the same property which Marc Fogel and Jane Fogel, husband and wife, by Deed dated April 13, 2007 and recorded

April 13, 2007 in the Recorder's Office of Butler County, Pennsylvania as Instrument Number 200704130008936 granted and conveyed unto Tammy L. King, his/her heirs and assigns, in fee.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30304**  
**C.P. 2016-21965**  
**SHF FILE: 16003571**  
**ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of HEATHER A LEWIS, ADMRX AND PATRICIA LEWIS EST BY ADMRX at the suit of NATIONSTAR MORTGAGE LLC, Being:-

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

BEGINNING at a point, said point being on the Northerly side of Iroquois Drive and said point being common to line of Lots Nos. 42 and 43 and being the Southeast corner of the tract herein described; thence along the North line Of Iroquois Drive South 82° 5' West a distance of 110 feet to a point on line of Lot No. 41; thence along line of Lot No. 41 North 7° 55' West a distance of 196.44 feet to a point on line of Lot No. 47; thence along line of Lot Nos. 47 and 46 North 87° 41' 20" East, a distance of 110.52 feet to a point an line of Lot No. 43; thence along line of Lot No. 43 South 7° 55' East, a distance of 185.64 feet to a point on the North side of Iroquois Drive, the place of beginning

Being Lot No. 42 in the Timberley Heights Plan of Lots as recorded in Butler County, Pennsylvania, at Rack File 22, page 17.

Under and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

Being the same property conveyed to Patricia L. Lewis by Deed from David P. Lewis and Patricia L. Lewis, his wife recorded 06/18/1990 in Deed Book 1602, Page 0261, in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2015-30257**  
**C.P. 2015-21427**  
**SHF FILE: 16003585**  
**ATTY JOSEPH FOLEY**

Seized and taken in Execution as the property of A CHRISTINE LUCAS, ANNA C LUCAS, L LUCAS, AND L VICTOR LUCAS at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:-

TAXI.D.#: 10-S5-B13

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

BEGINNING at a point on the south right-of-way line of a street known as Fox Trot Drive, said point being the northeast corner of the lot herein conveyed; thence by line dividing the lot herein conveyed from Lot No. 14 in the same plan, South 0 degrees 32 minutes 15 seconds East a distance of 289.089 feet to a point in the center line of a 10 foot easement for underground utilities; thence by the center line of said easement South 83 degrees 13 minutes West a distance of 148 feet to a point, said point being the southwest corner of the lot herein conveyed; thence by line dividing the lot herein conveyed from Lot No. 12 in the same plan, North 4 degrees 19 minutes 42 seconds East a distance of 313.244 feet to a point on the south right-of-way line of the aforementioned Fox Trot Drive; thence by the south right-of-way line of Fox Trot Drive, South 87 degrees 15 minutes East a distance of 120.75 feet to a point at the place of beginning.

Being Lot No. 13 containing .922 acres in the Fox Wood Acres Plan of Lot. as laid out by Adam S. Yelto, Registered Surveyor on June 30, 1972, and as recorded in Butler County Rack File No. 63, Page 2.

SUBJECT to a fifty (50) foot building line as shown on the recorded plan above referred to, and, ALSO, SUBJECT to an easement for underground utilities also shown on the survey above referred to.

Being known as: 116 FOX TROT ROAD, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in A. Christine Lucas a/k/a Anna C. Lucas and L. Lucas a/k/a L. Victor Lucas by deed from Laura S. Hespenheide, Widow, Kenneth W.

Hespenhiede and Bernadine Hespenheide dated August 29, 1975 and recorded September 23, 1975 in Deed Book 1012, Page 774.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30308  
C.P. 2016-22002  
SHF FILE: 16003577  
ATTY LEON HALLER**

Seized and taken in Execution as the property of IAN S. MCCUE at the suit of US BANK NATL ASSN, Being:-

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

BEGINNING at a point in the center of a township road known as Route T-496 at a point on line of lands of now or formerly H. Sumney; thence along the center of Route T- 496, the following courses and distances: North 51 degrees 51 minutes 30 seconds West 66.93 feet to a point; thence North 45 degrees 14 minutes West 129.74 feet; thence North 49 degrees 12 minutes West, 88.24 feet to a point in the center of said Township Route T-496; thence along land of now or formerly R. Kline, North 38 degrees 10 minutes 20 seconds East a distance of 178.78 feet to an iron pin; thence along land of now or formerly R. W. Moon, Jr., North 86 degrees 57 minutes 20 seconds East a distance of 106.51 feet to a point; thence along land of now or formerly H. Sumney, South 0 degrees 53 minutes 50 seconds West a distance of 336.56 feet to a point in the center of Township Route T-496, the place of beginning. Containing 1.06 Acres.

HAVING THEREON erected a doublewide trailer/basement and being known as: 529 HOLYOKE ROAD, BUTLER, PA 16001

TAX PARCEL NO. 060 2F63 14B 0000

BEING THE SAME premises which CRS, LLC, by Deed dated 10/28/2011 and recorded 10/28/2011 in Butler County Instrument No. 201110280026542, granted and conveyed unto Ian S. McCue.

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

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

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30319  
C.P. 2016-21877  
SHF FILE: 16003600  
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of MELISSA S MINICK AND ROBERT B MINICK, JR at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

ALL THAT CERTAIN piece, parcel or lot of ground situate in the Borough of Harrisville, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

On the North 120 feet by Mercer Street; on the East 160 feet by a forty foot street; on the South 120 feet by Lot now or formerly of Ford Thompson; on the West (160) feet by lot formerly Moon Heirs, now or formerly Mrs. Henderson, said lot fronting (120) feet on Mercer Street and extending back between parallel lines a distance of (160) feet to lot now or formerly of Thompson on the South.

SUBJECT to: covenants, conditions, restrictions and easements of record.

BEING PARCEL I.D. NO.: 430-SI-C14

BEING KNOWN AS: 310 E. Mercer Street, Harrisville, PA 16038

BEING the same property which Vicki L. Hedglin Thacker, Administratrix of the Estate of Shirley A. Hedglin, by Deed dated October 24, 2000 and recorded November 13, 2000 in the Recorder's Office of Butler County, Pennsylvania as Instrument Number 200011130026878 granted and conveyed unto Robert B. Minick, Jr and Melissa S. Minick, husband and wife.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30325  
C.P. 2016-21934  
SHF FILE: 17000017  
ATTY JOSEPH FOLEY**

Seized and taken in Execution as the property of LAURA L MORROW AND MORGAN W PRICE at the suit of BANK OF AMERICA, NA, Being:-

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

Beginning at the Northwest corner, at a point 165 feet from the center of the Country Club Drive Way, thence South 88° East along lands owned by Laura Walker 60 feet to a point; thence South 1° West along lands of Philip O. Miller 125 feet, more or less, to a point in the center of a 20 foot street; thence North 88° West along center line of said street 60 feet; thence East 1° North 125 feet, more or less to the place of beginning

Being designated as Tax Parcel No. 270-S3-3S-0000

Together with 20' private right of way for ingress, egress and regress on Country Club Road by Michael P. Rihel further described at Instrument Number 200308270039061.

Being known as: 124 COUNTRY CLUB ROAD, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Laura L. Morrow and Morgan W. Price, by deed from Susan M. Spiridonakos dated November 21, 2008 and recorded November 24, 2008 in Instrument Number 200811240025898.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30052  
C.P. 2016-20174  
SHF FILE: 16003602  
ATTY JOSEPH RIGA**

Seized and taken in Execution as the property of DAVID MYERS AND SHEILA MYERS at the suit of BANK OF AMERICA, NA, Being:-

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

Beginning at a point, said point being the Northwest corner of the larger tract of land of which this was apart, now or formerly owned by James L. Burns, et ux., said point being the intersection of the center line of Township Road T-570 and the property line of now or formerly H Kramer; thence from said point along the center line of Township Road T-570 in a Southeasterly direction a distance of 369.00 feet to a point, said point being the place of beginning of the within described piece of ground; thence from said place of beginning in a due Northerly direction a distance of 209 feet to a point; thence along line of said lands of now or formerly James L. Burns et ux, in an Easterly direction a distance of 209 feet to a point; thence in a Southerly direction along line of said lands of now or formerly James L. Burns et UTL, 209 feet, more or less, to a point in the center line of Township Road T-570; thence along me center line of Township Road T-570 a distance of 209 feet, more or less, to a point at the place of beginning.

Subject to the grant of right-of-way 5 feet in width as set form in Deed from James L. Burns, et ux, to David Lewis as recorded in Deed Book 1023 Page 540.

TAX I.D. #: 090-1F67-20DA-0000

Being known as: 2463 OLD ROUTE 422 EAST, FENELTON, PENNSYLVANIA 16034.

Title to said premises is vested in David Myers and Sheila Myers by deed from Carol Mahood Israel dated April 16, 2007 and recorded April 27, 2007 in Instrument Number 200704270010344.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30287  
C.P. 2016-21846  
SHF FILE: 16003550  
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of J GREGORY NOELLERT, LINDA M NOELLERT AND LINDA NOELLERT at the suit of FIRST NIAGRA BANK, NA, Being:-

ALL THAT CERTAIN Lot Or Piece Of Ground Situate In The First Ward Of The City of Butler, Butler County, Pennsylvania, Being Bounded And Described As Follows, To Wit: Beginning At A Point On Center

Avenue, Being The Northwest Corner Of The Premises Herein Described, And The Southwest Corner of The Lot Now Or Formerly Of Andrew Watson; Thence In An Easterly Direction Along Lands Of Watson, 126 Feet, More Or Less, To A Point On Other Land of Leo Sarteschi, ET UX.; Thence In A Southerly Direction Along Said Other Lands A Distance Of 61 Feet 9 Inches, More Or Less, To Line Of Lands of Audley L. Cunningham; Thence In Westerly Direction Along Said Lands Of Cunningham, A Distance Of 126 Feet More Or Less, To Center Avenue; Thence In A Northerly Direction Along Center Avenue, A Distance Of 61 Feet 9 Inches, More Or Less, To The Place Of Beginning.

UNDER AND SUBJECT To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

DEED BOOK: Instrument Number  
200511100032679

DEED PAGE: Instrument Number  
200511100032679

MUNICIPALITY: City of Butler

TAX PARCEL#: 561-35-64-A-0000

PROPERTY ADDRESS: 805 Center Avenue  
Butler, PA 16001

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30288**  
**C.P. 2016-21847**  
**SHF FILE: 16003583**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of SUSAN C PINT, HEIR, V LARRY BERGBIGLER, HEIR, DALE E BERGBIGLER, HEIR, RUTH E MCCANDLESS, DEC, AND RUTH E MCCANDLESS, DEC, UNKNOWN HEIRS, at the suit of US BANK NATL ASSN, Being:-

ALL THOSE TWO CERTAIN pieces, parcels or tracts of land situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

FIRST: BEING Lot No. 11 and the Western half of Lot No. 10 in the Ginsler and Zuckerman Plan of Subdivision of Lots Plan of Lots, of record in the Recorder's Office of Butler County in Plan Book Volume 3, Page

45, being bounded and described as follows:

ON the North 45 feet, more or less, by a 16 foot alley; on the East 75 feet, more or less, by Division Street; and on the West 76.7 feet, more or less, by Alton Avenue.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 413 DIVISION STREET LYNDORA, PA 16045

TAX PARCEL NO. 052 37 CI 10 0000

BEING THE SAME premises which Carrie Schiebel, by Deed dated August 23, 2006 and recorded August 25, 2006 in Butler County Instrument No. 200608250021867, granted and conveyed unto Ellsworth C. McCandless and Ruth E. McCandless, husband and wife. Ellsworth C. McCandless died November 2, 2008 and upon his death, title to the subject premises vested in his wife, Ruth E. McCandless, by operation of law. Ruth E. McCandless died Intestate on April 24, 2015. There is no known Estate. The Defendant Susan C. Pint, her daughter and Defendants, V. Larry Bergbigler and Dale E. Bergbigler, her sons, are believed to be the sole heirs of Ruth E. McCandless. The Defendants are the real owners of the property.

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

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30317**  
**C.P. 2016-21935**  
**SHF FILE: 16003553**  
**ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of ROSE A RUPP AND FRANK L RUMINER, JR at the suit of FIRST NATIONAL BANK OF PA, Being:-

ALL that certain lot, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 11 in the Rolling Mills Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 105, page 54.



BEING designated as Tax Parcel No. 230-2F75-20B11 in the Tax Assessment Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 100 Rolling Mills Road, Valencia, PA 16059.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same property which Benjamin Trew, by his Agent, Mark Trew and Elizabeth M. Trew, husband and wife, granted and conveyed to Rose A. Rupp, unmarried, by Deed dated May 31, 2000 and recorded June 2, 2000 in the Recorder of Deeds Office, Butler County, Pennsylvania in Instrument Number 200006020012519.

Instrument No. 200006020012519 Parcel No. 230-2F75-20B11

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2014-30023**  
**C.P. 2014-20270**  
**SHF FILE: 16003569**  
**ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of SCHONDA L SARVER AND EDWARD L SARVER JR at the suit of WELLS FARGO BANK NA, Being:-

Parcel A:

ALL THAT CERTAIN piece, parcel, or tract of land situate in the First Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

On the North fifty-eight and seventy-six hundredths (58.76) feet by land of Atlantic Refining Company; on the East one hundred fifty-six (156) feet by lands of Sadlak; on the South forty-eight (48) feet by Alpha Way; and on the West one hundred eighty-three (183) feet by Walker Way.

Parcel B:

ALL THAT CERTAIN piece, parcel or tract of land situate in the First Ward of the City of Butler, County of Butler, Commonwealth of

Pennsylvania, being the Southerly portion of Lot No. 70 in the William S. Boyd's plan of Springdale, as recorded in Plan Book A, Page 21, said parcel or tract of land hereby conveyed being more particularly bounded and described as follows:

Commencing at the Southwest Comer of the lot hereby conveyed, said comer being also the Southeast comer of Lot No. 69 in the aforesaid William S. Boyd Plan, now or formerly of Ella Stewart; thence Northwardly along line of lot of Ella Stewart one hundred fifty-six (156) feet, more or less, to line of lot of the Atlantic Refining Company; thence South 63 degrees 41 minutes East a distance of sixty and five hundredths (60.05) feet to the Northeast comer hereof at line of Lot No. 71 in the aforesaid plan; thence South along the dividing line between Lots No. 71 and No. 70 of the said plan a distance of one hundred thirty-nine (139) feet, more or less, to the Southeast comer here of on Alpha Way; thence West along Alpha Way a distance of forty-eight (48), more or less, to the Southwest corner hereof, at the place of beginning, the premises herein described and hereby conveyed being the Southern portion of a larger lot known as Lot No. 70 in the William S. Boyd plan of lots.

PARCEL NO. 561-27-181-000

BEING KNOWN AS 326 1/2 Center Avenue, Butler, PA 16001

BEING the same premises which Donald F. Wolfe and Valarie J. Wolfe, his wife, by Deed dated November 24, 2004 and recorded December 22, 2004 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 200412220040065, granted and conveyed unto Edward L. Sarver, Jr. and Schonda L. Sarver.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30310**  
**C.P. 2016-21907**  
**SHF FILE: 16003559**  
**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of BEVERLY SOWASH AND BEVERLY M SOWASH at the suit of WELLS FARGO BANK, NA, Being:-

Parcel One: All that certain lot or piece of ground situate in the Third Ward, City of Butler, County of Butler and Commonwealth



of Pennsylvania, being bounded and described as follows:

Beginning at a point on the west side of Eighth Avenue, formerly Shakely Avenue, said point being 350.08 feet North of the said West line's intersection with the North side of Pillow Street, and being the Southeast corner of the lot herein described; thence westward along the North side of Lot No. 11 a distance of 98.27 feet to a 20-foot alley; thence North along said alley 30 feet; thence Eastward 98.4 feet to said Eighth Avenue; thence Southward along the said Eighth 30 feet to the point of beginning and being Lot No. 10 in the Elias Shakely Plan of Lots recorded in the Recorder's Office of Butler County, in Plan Book Volume 8, page 82. Plan is now recorded in Plan Book Volume 11, page 10.

Parcel Two: All that certain lot or piece of ground situate in the Third Ward, City of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a point on the West side of Eighth Avenue, formerly Shakely Avenue. 100.43 feet South from the intersection of Homewood Avenue and Eighth Avenue, being the Northeast corner of the lot herein conveyed; thence going South along the West side of Eighth Avenue, a distance of 41 feet to a point on line of Lot No. 10 of the Elias Shakely Plan of Lots; thence going west along line of Lot No. 10 a distance of 98.40 feet to a point on a 20 foot alley; thence going North along said 20 foot alley, a distance of 41 feet to a point on line of lands now or formerly of Mike Kulina, et ux; thence going East along line of land now or formerly of Mike Kulina, et ux, a distance of 98 feet, more or less, to a point, the place of beginning, being 11 feet of Lot No. 8 and all of Lot No. 9 of Elias Shakely Plan of Lots, said Plan of Lots being recorded in the Recorder's Office of Butler County in Plan Book Volume 8, page 69. Plan now being recorded in Plan Book Volume 11, page 10,

BEING known and numbered as 206 Eighth Avenue, Butler, PA 16001»

Being the same property conveyed to Beverly M Sowash, no marital status shown who acquired title by virtue of a deed from Bradley J. Davis, no marital status shown and Beverly M Sowash, no marital status shown, dated October 24, 2005, recorded January 18, 2006, at Instrument Number

200601180001183, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 563-42-113-0000, 563-42-114-0000

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2015-30206**  
**C.P. 2015-21297**  
**SHF FILE: 16003557**  
**ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of VANESSA L STEELE, KENNETH R WROBLEWSKI, KENNETH R WROBLEWSKI, JR AND UNITED STATES OF AMERICA at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot Number 3 of the said Gamble Plan of Lots recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 135, page 2.

Being more fully bounded and described in the Recorder of Deeds Office of Butler County, Pennsylvania, in Deed Book Volume instrument#200505050011274 dated April 25, 2005 and recorded May 5, 2005.

Being also known as Tax I.D# Map 4F33 Parcel 19BB in the Recorder of Deeds Office of Butler County, Pennsylvania.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT certain lot or piece of ground situate in Adams Township, Butler County and Commonwealth of Pennsylvania, being Lot Number 3 of the said Gamble Plan of Lots recorded in the Recorder's Office of Butler County in Plan Book Volume 135, page 2. Bounded and described as follows, to-wit:

BEGINNING at a point, said point lying on the dividing line between Lot 2 and Lot 3 in the Gamble Plan of Lots, and said point being the southwest corner of the property herein conveyed, and said point lying on the northern boundary of the legislative right of way of Myoma Road; Thence along said dividing line north 35 degrees 00 minutes west, 271.75 feet to a point, said point lying on the line of lands now or formerly of R.G. Springer; Thence north 53

degrees 47 minutes east, 208.96 feet to a point; Thence south 35 degrees 00 minutes east, 272.11 feet to a point, said point lying on the northern boundary of the legislative right of way of Myoma Road; Thence south 53 degrees 39 minutes 00 seconds west, 103.87 feet to a point (erroneously referred to as 30 minutes in prior deed of record in the recorder's office of Butler county on September 23, 2002 as instrument number 200209230031661) said point lying on the said northern boundary of Myoma Road, thence by a curve equals 105.09 feet arc equals 6,045 feet (erroneously referred to as 105.9 feet equals 6,475 feet in a prior deed recorded in the recorder's office of Butler county on September 23, 2002 as instrument number 200209230031661), a curve in a southwesterly direction to a point, the place of beginning.

DEED BOOK: Instrument  
#201101210002137

DEED PAGE: Instrument  
#201101210002137

MUNICIPALITY: Adams Township

TAX PARCEL#: 010-4F33-19BB-0000

PROPERTY ADDRESS: 288 Myoma Road  
Mars, PA 16046

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30289**  
**C.P. 2016-21842**  
**SHF FILE: 16003574**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of KIMBERLY STEIN, KIMBERLY S STEIN, AND KIMBERLY SUSAN STEIN at the suit of WELLS FARGO BANK, NA., Being:-

ALL that certain two story dwelling situate in Adams Township, Butler County, Pennsylvania, being Lot No. 146 Unit A in the Heritage Creek Plan of Lots Phase 1 of record in the Butler County Recorder of Deed's Office at Instrument No. 200407130022961 in Plan Book Volume 275 page 6.

UNDERANDSUBJECT to any and all bridling restrictions, building lines, easements, rights of way, estates, covenants, exceptions and conditions now of record, apparent on the

above described property or shown on the Plan.

ALSO UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions of Heritage Creek ('the Declaration') of record in the Butler County Recorder of Deeds Office as Instrument No. 200210300036445 as the same may be supplemented or amended prior to the date hereof.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Stein, individual, by Deed from Kaclik Builders, LLC, a Pennsylvania Limited Liability Company, with Kaclik Building Group, Inc., a Pennsylvania Corporation, as its parent company, dated 08/19/2004, recorded 08/31/2004 in Instrument Number 200408310028527.

Tax Parcel: 010-S17-A | 46A-0000

Premises Being: 319 Princeton Drive, Mars, PA 16046-2365

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30286**  
**C.P. 2016-21842**  
**SHF FILE: 16003555**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of DIANE M WARNER AND JARROD N WARNER at the suit of US BANK NATL ASSN, Being:-

ALL those two certain lots of land situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being Lots Nos. 9 and 10 in the Elvira G. Lyon Plan of Lots, also known as the Rivers G. Lyon Plan of Lots and together are bounded and described as follows:

On the North 100 feet by an alley; on the East 106 feet by Lot No. 8 in the said Elvira G. Lyn Plan of Lots; on the South 100 feet by West Fulton Street; and on the West 106 feet by Lot No. 11 in said Plan of Lots now or formerly owned by Arthur Adams Lot No. 9 having thereon erected a two story frame dwelling house.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 404 W. FULTON STREET BUTLER, PA 16001.

TAX PARCEL ID'S: 565-12-12 and 565-12-

13

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

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

BEING the same premises which Viola Mae Adams, by deed dated February 27, 2006 and recorded March 3, 2006 to Butler County Instrument No. 2006-03030004856, granted and conveyed unto Jarrod N. Warner and Diane M. Warner.

TO BE SOLD AS THE PROPERTY OF JARROD N. WANER AND DIANE M. WARNER UNDER BUTLER COUNTY JUDGMENT NO. 2016-10572.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30305**  
**C.P. 2016-21966**  
**SHF FILE: 16003580**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of EDWARD F WEBER AND SARAH R WEBER at the suit of US BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING on the North by lot formerly of F.E. Greenawalt, now of DR. Klunk; on the East by lot formerly of Everett L. Westerman, now or formerly of J. W. Stoops; on the South by Wood Street; and on the West by Sixth Avenue, fronting 30 feet, more or less, on Wood Street and extending back Northward by parallel lines preserving the same width 100 feet to said lot now or late of Rice.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 814 WOOD STREET BUTLER, PA 16001

TAX PARCEL NO. 565-22-39

BEING THE SAME premises which Michael Pomposelli and Rebecca S. Pomposelli, husband and wife, by Deed dated 04/13/2004 and recorded 04/16/2004 in Butler County Instrument#200404160011769, granted and conveyed unto Edward F. Weber and Sarah R Weber, husband and wife.

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

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30327**  
**C.P. 2016-21889**  
**SHF FILE: 17000019**  
**ATTY JACOB OTTLEY**

Seized and taken in Execution as the property of SHELLY WHITTINGTON, GARY M WHITTINGTON, AND UNITED STATES OF AMERICA at the suit of BANK OF NEW YORK MELLON, Being:-

TAX I.D. #: 310-1F116-A2M

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATED IN WASHINGTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS;

BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY CHRISTOPHER TOTH, A DISTANCE OF 525 FEET; BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY R. GOFMAN, 212.50 FEET BOUNDED ON THE SOUTH BY LANDS OF NOW OR FORMERLY RONALD MONTGOMERY, 625.88 FEET, AND BOUNDED ON THE WEST BY ROUTE NO. 38, A FRONTAGE OF 113.47 FEET.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE CENTER LINE OF ONEIDA VALLEY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN CONVEYED THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF ONEIDA VALLEY ROAD, NORTH 38

DEGREE 37 FEET 32 INCHES EAST, A DISTANCE OF 213.47 FEET TO A POINT ALONG THE CENTER LINE OF ONEIDA VALLEY ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY HERIN CONVEYED; THENCE IN AN EASTERLY DIRECTION ALONG LANDS OF NOW OR FORMERLY OF C.A. TOTH, SOUTH 80 DEGREE 43FEET 35INCHES EAST, A DISTANCE OF 523.22 FEET TO A POINT ALONG LANDS OF NOW OR FORMERLY MA. BARCLAY, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN CONVEYED; THENCE IN A SOUTHERLY DIRECTION ALONG LANDS OF NOW OR FORMERLY OF MABARCLAY, SOUTH 1 DEGREE CO FEET 00 INCHES EAST, A DISTANCE OF 212.50 FEET TO A POINT ALONG LANDS OFNOW OR FORMERLY M.A. BARCLAY, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN CONVEYED; THENCE IN A WESTERLY DIRECTION ALONG LANDS OF NOW OR FORMERLY W.E. HINDMAN NORTH 70 DEGREES 37 FEET 00 INCHES WEST, A DISTANCE OF 625.88 FEET TO A POINT THE PLACE OF BEGINNING. SAID DESCRIPTION IN MODE IN ACCORDANCE SURVEY OF LAND SURVEYORS, INC DATED SEPTEMBER 12,1997.

Being known as: 2740 ONEIDA VALLEY ROAD, PARKER, PENNSYLVANIA 16049.

Title to said premises is vested in Shelly Whittington and Gary M. Whittington by deed from Gary M. Whittington and Shelly Whittington, husband and wife, dated March 10,2006 and recorded March 20,2006 in Instrument Number 200603200006235.

BCLJ: January 27 & February 3, 10, 2017

**E.D. 2016-30291**  
**C.P. 2016-21865**  
**SHF FILE: 16003573**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of ALBERT S. YAKSIC, DECD BY UNKNOWN HEIRS AND UNKNOWN HEIRS at the suit of JPMORGAN CHASE BANK, N.A., Being:-

ALL those certain pieces or parcels of ground situate in Middlesex Township, Butler County, Pennsylvania bounded and described as follows:

#### PARCEL I:

BEGINNING at an iron pin on the North side of Legislative Route 10,017; thence by other lands of John M. Leslie, North 21 degrees 37' East 694.32 feet to an iron pin; thence by other lands of John M. Leslie, South 70 degrees 22' East 490.35 feet to an iron pin; thence by other lands of John M. Leslie, South 17 degrees 53' West 639.34 feet to an iron pin at the North right of way of Legislative Route 10,017; thence by the same North 76 degrees 12' West 536.8 feet to an iron pin, the place of beginning.

#### PARCEL II:

BEGINNING at the Southwest corner at an iron pin which is common to the Northwest corner of other property of the grantee; thence North 3 degrees 32' 25" West 201.08 feet to a point; thence South 87 degrees 01' 45" East 490.35 feet to a point; thence South 1 degree 58' 15" West 328.50 feet to a point at the Northeast corner of other property of the grantee; thence by the same North 71 degrees 49' 15" West 490.46 feet to an iron pin, the place of beginning.

ALSO being known as Lot No. 5 in the Leslie Plan as is recorded in the Recorder of Deed's Office of Butler County in Rack File 85, Page 2.

TITLE TO SAID PREMISES IS VESTED IN Albert S. Yaksic, by Deed from John D. Leslie, Executor of the Estate of John F. Leslie, deceased, dated 07/06/2009, recorded 07/10/2009 in Instrument Number 200907100015862.

Mortgagor ALBERTS. YAKSIC died on 04/05/2015, and upon information and belief, his surviving heir is LISA MEHALICK.

By executed waiver, LISA MEHALICK waived her right to be named as a defendant in the foreclosure action.

Tax Parcel: 230-2F90-30B-0000

Premises Being: 185 Leslie Road, Valencia, PA 16059-1127

BCLJ: January 27 & February 3, 10, 2017

Sheriff of Butler County, Michael T. Slupe