

**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: Pauline B Billek**

Late of: Butler Township Pa  
Executor: Michael A Billek  
551 Alliance Drive  
Sagamore Hills Oh 44067  
Attorney: James P Coulter  
Dillon Mccandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Marjorie J Doak**

Late of: Cranberry Township Pa  
Executor: Elizabeth D Soltis  
126 Jennie Drive  
Harmony PA 16037  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Gertrude M Dreher**

Late of: Butler Township Pa  
Executor: Byron W Dreher  
158 Sharon Drive  
Butler Pa 16001  
Attorney: Michael S Lazaroff  
Law Office Of Michael S Lazaroff  
300 North Mckean St  
Butler Pa 16001

**Estate of: Robert Anthony Haslett**

Late of: Butler Pa  
Administrator: Anne Haslett  
425 Bredin Street  
Butler Pa 16001  
Attorney: William J Schenck  
Schenck & Long  
610 North Main Street  
Butler Pa 16001

**Estate of: Melvin E Hemphill****A/K/A: Melvin Earl Hemphill**

Late of: Saxonburg Pa

Executor: Elsie Hemphill  
1088 Dawson Road  
Tarentum PA 15084  
Attorney: Charles J Jacques III  
Jacques & Jacques Pc  
2125 Freeport Road  
Natrona Heights PA 15065

**Estate of: Ruth Evalyn Houston****A/K/A: Evalyn I Houston****A/K/A: Ruth E Houston**

Late of: Jefferson Township Pa  
Executor: Nancy E Dobbins  
Po Box 35  
Duxbury Ma 02331  
Attorney: Julia O Varholla  
Lovett Bookman Harmon Marks LLP  
Fifth Avenue Place Suite 2900  
120 Fifth Avenue  
Pittsburgh PA 15222

**Estate of: Peggy A Jamison**

Late of: Butler Township Pa  
Executor: Denise Monday  
102 Silver Oak Drive  
Renfrew PA 16053  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bk Bldg St 603 106 S Main St  
Butler Pa 16001

**Estate of: John Jeremko**

Late of: Mars Pa  
Executor: John T Jeremko  
112 Good Luck Lane  
Mars PA 16046  
Attorney: Jennifer Gilliland Vanasdale  
Gilliland Vanasdale Law Office, LLC  
1667 Route 228, Suite 300  
Cranberry Township Pa 16066

**Estate of: Jonathan A Mazar**

Late of: Butler Pa  
Administrator: Nancy Mazar  
109 North Ridge Lane  
Butler Pa 16001  
Attorney: Thomas J May  
Dillon, Mccandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Barbara Keltz Norante**

Late of: Penn Township Pa  
Executor: Nicholas J Norante Jr  
106 Rancindin Road  
Butler Pa 16002  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg

101 East Diamond St Suite 102  
Butler PA 16001

**Estate of: Stella A Parker**

Late of: Adams Township Pa  
Executor: Rhonda M Joslin  
1 Robinson Manor Blvd  
Apt 203  
McKees Rocks PA 15136  
Attorney: Charles T Clark  
210 Fifth Avenue  
Tarentum PA 15084

**Estate of: Donald Perine****A/K/A: Donald R Perine****A/K/A: Donald R Perine Sr**

Late of: Lancaster Township Pa  
Executor: Michael Mignanelli  
123 Scott Ridge Rd  
Harmony PA 16037  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Owen D Rape**

Late of: Lancaster Township Pa  
Executor: Donna Hauschulz  
213 Dombey Drive  
Pittsburgh PA 15237  
Attorney: Michael K Parrish  
Goehring Rutter And Boehm  
2100 Georgetowne Drive Suite 300  
Sewickley PA 15143

**Estate of: Mary A Rozic**

Late of: Butler Township Pa  
Executor: Bernard A Rozic  
1081 Whitestown Road  
Butler PA 16001  
Executor: Eleanor M Benson  
653 Dick Road  
Butler PA 16001  
Attorney: No Attorney On Record

**Estate of: Florence E Thompson**

Late of: Butler Pa  
Executor: George E Thompson Jr  
128 Maple Avenue  
Butler PA 16001  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

BCLJ: January 22, 29 & February 5, 2016

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**SECOND PUBLICATION****Estate Of: Robert B Fay Jr**

Late Of: Adams Township Pa  
Executor: Kathleen Fay Gilchrist  
3220 Allendale Street  
Roanoke Va 24014  
Executor: Patricia Fay Brown  
104 Arbor Trail  
Slippery Rock Pa 10657  
Attorney: Kenneth M Ventresca  
Ventresca & Ventresca Llp  
5500 Brooktree Road Suite 101  
Wexford Pa 15090

**Estate Of: Nicholas R Furman**

Late Of: Worth Township Pa  
Administrator: Denise Lentz  
110 Ashley Lane  
Slippery Rock Pa 16057  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery And Kubit LLP  
518 North Main Street  
Butler Pa 16001

**Estate Of: Grace Z Henderson**

Late Of: Cranberry Township Pa  
Executor: Glenn H Gillette  
Thomson Rhodes And Cowie Pc  
1010 Two Chatham Center  
Pittsburgh Pa 15219  
Attorney: Glenn H Gillette  
Thomson Rhodes And Cowie Pc  
1010 Two Chatham Ctr  
Pittsburgh Pa 15219

**Estate Of: Iris Humphreys****A/K/A: Iris Sylvia Humphreys**

Late Of: Marion County Oregon  
Executor: Twila H Shirley  
C/O Edith Marra  
306 West Brook Drive  
Butler Pa 16001  
Attorney: Michael J Pater  
101 East Diamond Street, Suite 202  
Butler Pa 16001

**Estate Of: Doris J McDonald**

Late Of: Brady Township Pa  
Executor: David L McDonald  
220 Laray Dr  
Butler Pa 16001  
Executor: Joy Lee Hart  
197 Turk Road  
Slippery Rock Pa 16057  
Attorney: George W Jacoby  
564 Forbes Avenue, Suite 1008  
Pittsburgh Pa 15219

**Estate Of: Judith Marie Pajewski**

Late Of: Muddycreek Township Pa  
Administrator: Kevin Pajewski  
113 Severn Drive  
Mars Pa 16046  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery And Kubit LLP  
518 North Main Street  
Butler Pa 16001

BCLJ: January 15, 22 & 29, 2016

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**THIRD PUBLICATION****Estate of: Burneice Reeda Armstrong**

**a/k/a: Burneice Reeda Heinen**  
Late of: Cranberry Township PA  
Executor: Joseph A Armstrong  
416 Sussex Drive  
Cranberry Township PA 16066  
Attorney: No Attorney of Record

**Estate of: G Joanne Braund**

Late of: Adams Township PA  
Executor: Robert C Braund  
127 Pearce Road  
Mars PA 16046  
Attorney: No Attorney of Record

**Estate of: Michael J Carrara**

Late of: Cranberry Township PA  
Administrator: Matthew A Fiscus  
310 Grant Street  
Suite 3100 Grant Building  
Pittsburgh PA 15219  
Attorney: Matthew A Fiscus  
Fiscus & Ball PC  
310 Grant St  
Grant Building Suite 3100  
Pittsburgh PA 15219

**Estate of: Sarah J Cornelius**

**a/k/a: Sarah Jane Cornelius**  
Late of: Marion Township PA  
Administrator: Tina Cornelius  
131 Clay Street  
Boyers PA 16020  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Ste 603  
106 S Main St  
Butler PA 16001

**Estate of: Richard L Gerhart**

Late of: Butler PA  
Executor: Robert K Kummer  
227 South Eberhart Road  
Butler PA 16001  
Executor: Celeste Phillips  
536 Meridian Road  
Renfrew PA 16053  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Charles C Gressang**

Late of: Butler Township PA  
Executor: Gary D Gressang  
111 Laporte Drive  
Cranberry Township PA 16066  
Attorney: No Attorney of Record

**Estate of: Emma May McCarty**

Late of: Cranberry Township PA  
Executor: James G McCarty  
13 Ogleview Road  
Cranberry Township PA 16066  
Attorney: Mark A Criss  
Cranberry Professional Park  
501 Smith Drive Suite 5  
Cranberry Twp PA 16066

**Estate of: Robert William Rodgers**

Late of: Summit Township PA  
Executor: Rhonda Jo Gengler  
156 Old East Butler Road  
Butler PA 16002  
Attorney: No Attorney of Record

**Estate of: Robert Stephen Vandrak**

Late of: Lancaster Township PA  
Executor: Heidi Black Vandrak  
502 Perry Highway  
Harmony PA 16037  
Attorney: Louise A Geer  
Geer & Herman PC  
2100 Wilmington Road  
New Castle PA 16105

BCLJ: January 8, 15 & 22, 2016

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Clerk of Courts vs. **Matthew Kirk Wiles:**  
 Judgment: \$2592: Atty - None: 16-20034  
 Clerk of Courts vs. **Dennis Allen Williams:**  
 Judgment: \$1158: Atty - None: 16-20035  
 JMMMPCC CO vs. **Bobbi Wolfe:** Transcript:  
 \$1267.75: Paul Colavecchi, Esq.: 16-20053

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**EXECUTIONS**

Week ending January 15, 2016

1st Name-Plaintiff

2nd Name-Defendant

Unifund CCR Partners vs. **Tricia D Baurle and PNC Bank, Garnishee:** Writ of Execution: 16-30008  
 Housing Authority of Butler vs. **Ruth Blontz:** Writ of Possession: 16-30010  
 Cavalry Spv I LLC vs. **Rachel A Chapman and Citizens Bank, Garnishee:** Writ of Execution: 16-30004  
 Palisades Collection LLC vs. **Patricia M Christy and Butler Armco Emp CU, Garnishee:** Writ of Execution: 16-30009  
 Discover Bank vs. **Dennis J Colamarino and PNC Bank, Garnishee:** Writ of Execution: 16-30015  
 Michael L Pawk Est. C/O Michael J Pawk Esq. Exec. vs. **General Richard Butler Vagabonds:** Writ of Execution: 16-30017  
 Discover Bank vs. **Robert Gourley, Wendy Jo Paczek Gourley, Dollar Bank, Garnishee and Northwest Savings Bk, Garnishee:** Writ of Execution: 16-30016  
 PNC Bank Natl Assn vs. **Dale C Harkness, Dec Unknown Heirs and Ralph Harkness, Heir:** Writ of Execution: 16-30005  
 Discover Bank vs. **James D Johnston and PNC Bank, Garnishee:** Writ of Execution: 16-30013  
 Cavalry Spv I LLC vs. **Tareque M Khaleque and Citizens Bank, Garnishee:** Writ of Execution: 16-30007  
 Cavalry Spv I LLC vs. **Kevin McFadden and First Natl Bk, Garnishee:** Writ of Execution: 16-30006  
 Discover Bank vs. **Traci J McLafferty and Northwest Savings Bk, Garnishee:** Writ of Execution: 16-30012  
 Discover Bank vs. **Daniel A Stevenson and Clearview FCU, Garnishee:** Writ of Execution: 16-30014  
 Comenity Bank vs. **Jarrold Weiss and Dollar Bank, Garnishee:** Writ of Execution: 16-30011

**DIVORCES**

Week ending January 15, 2016

1st Name-Plaintiff

2nd Name-Defendant

N Prudencio Brady vs. **Pedro N Prudencio:** Victor E. Vouga, Esq.: 16-90022  
 James F Day vs. **Amy R Day:** Kristen Baston Eberle, Esq.: 16-90028  
 Bobbie Sue Farr vs. **Matthew B Farr:** Mark R Morrow, Esq.: 16-90021  
 Timothy G McDeavitt vs. **Brooke E McDeavitt:** Mildred B Sweeney, Esq.: 16-90032  
 Robert W Prazer vs. **Megan Y Prazer:** Carol S Mills McCarthy, Esq.: 16-90016  
 Rolanda Rosak vs. **Randy Richard Rosak:** Susan J Pearlstein, Esq.: 16-90024  
 Timothy W Silbaugh vs. **Beverly J Silbaugh:** Atty - None: 16-90029  
 David Sylvester vs. **Rebecca Sylvester:** Mildred B Sweeney, Esq.: 16-90023

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**NOTICE OF TRUST**

Notice is hereby given of the Administration of the **Dario H. Traggiai and Margaret E. Traggiai Revocable Living Trust** dated April 21, 2004. Dario H. Traggiai died 2/28/2006 and Margaret E. Traggiai died 8/26/2015 a resident of Butler County, Pennsylvania

All persons indebted to Margaret E. Traggiai are requested to make payment and all those having claims against Margaret E. Traggiai are directed to present the same without delay to the successor Trustees or their attorney named below:

Donna J. Bocchi  
 607 Winfield Rd.  
 Cabot, PA 16023

Ronald K. Traggiai  
 2919 James Melvin Dr.  
 Plant City, FL 33565

Jane A. Cooper  
 189 Neupert Rd.  
 Cabot, PA 16023

Pamela H. Walters, Esquire  
 P.O. Box 654  
 Saxonburg, PA 16056

BCLJ: Jan. 8, 15 & 22, 2016  
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**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 4th, 2015, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Andrea Stephanie Martin to Andrea Blue Martin**.

The Court has fixed the 23rd day of March, 2015, at 10:00 AM, in Court Room number 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.

Andrea Martin

BCLJ: January 22, 2016

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
AD 15-10356 CP 15-22066 ED 15-30321**

WELLS FARGO BANK, NA  
V.  
**SARA EMILY CLARK**

**NOTICE TO: SARA EMILY CLARK A/K/A  
SARAH E. CLARK**

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

Being Premises: 318 SARVER ROAD,  
SARVER, PA 16055-9501

Being in BUFFALO TOWNSHIP, County of  
BUTLER, Commonwealth of Pennsylvania,  
040-1F77-9C3A-0000

Improvements consist of residential property.

Sold as the property of SARA EMILY CLARK

Your house (real estate) at 318 SARVER ROAD, SARVER, PA 16055-9501 is scheduled to be sold at the Sheriff's Sale on 3/18/2016 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$128,826.69 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff  
File#966084

BCLJ: January 22, 2016

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
NO. AD-12-10375  
CP-12-20976  
ED-12-30261**

PHH MORTGAGE CORPORATION  
VS.

**CONNIE S. CODISPOT and MICHAEL R.  
CODISPOT, JR**

**NOTICE TO: MICHAEL R. CODISPOT, JR  
A/K/A MICHAEL A. CODISPOT**

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

Being Premises: 201 COLLEEN STREET,  
BUTLER, PA 16001-3173

Being in BUTLER TOWNSHIP, County of  
BUTLER, Commonwealth of Pennsylvania,  
052-36-F1-0000

Improvements consist of residential property.

Sold as the property of CONNIE S. CODISPOT  
and MICHAEL R. CODISPOT, JR

Your house (real estate) at 201 COLLEEN STREET, BUTLER, PA 16001-3173 is scheduled to be sold at the Sheriff's Sale on 03/18/2016 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$183,786.10 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff  
File#782563

BCLJ: January 22, 2016

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
AD-15-10461  
CP-15-22042  
ED-15-30322**

WELLS FARGO BANK, NA  
VS.

**ADAM GRAY**

**NOTICE TO: ADAM GRAY**

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

Being Premises: 329 WEST PENN STREET,  
BUTLER, PA 16001-4244

Being in BUTLER CITY, County of BUTLER,  
Commonwealth of Pennsylvania, 565-12-  
291-0000

Improvements consist of residential property.

Sold as the property of ADAM GRAY

Your house (real estate) at 329 WEST  
PENN STREET, BUTLER, PA 16001-4244  
is scheduled to be sold at the Sheriff's  
Sale on 03/18/2016 at 11:00 AM, at the  
BUTLER County Courthouse, Butler County  
Courthouse, P.O. Box 1208, Butler, PA 16003,  
to enforce the Court Judgment of \$88,844.70  
obtained by, WELLS FARGO BANK, NA (the  
mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff  
File#968374

BCLJ: January 22, 2016  
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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 18th day of March 2016** 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 15, 2016 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30282  
C.P. 2015-21814  
SHF FILE: 15003313**

**ATTY LOUIS VITTI**

Seized and taken in Execution as the property of **RAYMOND L BIGLEY** at the suit of **US BANK NATL ASSN**, Being:

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

THE place of beginning is found by measuring 100 feet Southerly at right angles, from the center line of the abandoned Allegheny Branch of the Pittsburgh, Bessemer and Lake Erie Railroad Company at a point 629 feet Easterly from the former location of the point of switch of the abandoned sand track; thence by a line parallel with said center line of the said abandoned Allegheny Branch, South 89 degrees 58 minutes East 65 feet to a point; thence by land now or formerly of the Bessemer Union Improvement Company South 0 degrees 02 minutes West, 150 feet to a point; thence by the same North 89 degrees 58 minutes West 65 feet to a point; thence by the same North 0 degrees 02 minutes East, 150 feet to the place of beginning.

HAVING erected thereon a dwelling known as 1984 Branchton Road, Hilliards, PA 16040.

PARCEL NO. 310-S2-A10.

BEING the same premises which Susan L. Heller, now known as Susan L. Myers and Jeffery L. Myers, wife and husband, by Deed dated 12/13/2004 and recorded 12/21/2004 in the Recorder's office of Butler County, Pennsylvania, granted and conveyed unto Raymond L. Bigley.

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30321  
C.P. 2015-22066  
SHF FILE: 16000007**

**ATTY JONATHAN LOBB**

Seized and taken in Execution as the property of **SARAH E CLARK AND SARA EMILY CLARK** at the suit of **WELLS FARGO BANK, N.A.**, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Buffalo, County of Butler, and State of Pennsylvania, being known and designated as Lot No. 1 in the Barclay Subdivision as recorded in the Recorder's office of Butler County in Plan Book 96, Page 31.

BEING more particularly bounded and described per survey as follows:

BEGINNING at a point at the center line of Sarver Road, said point being the Northeast corner of the lot herein described; thence South 00 degree 39 minutes 50 seconds East, a distance of 299.53 feet to a point on line of lands of now or formerly E. Bartolini; thence along line of lands of now or formerly E. Bartolini, North 89 degrees 22 minutes 40 seconds West, a distance of 145.13 feet to a point on line of lands now or formerly S.D. Szymkowski; thence along line of lands of now or formerly S.D. Szymkowski, North 00 degree 39 minutes 40 seconds West, a distance of 250.35 feet to a point, said point being the center line of Sarver Road; thence along Sarver Road the following courses and distances: North 71 degrees 01 minute 50 seconds East, a distance of 110.95 feet to a point; thence North 73 degrees 46 minutes 30 seconds East, a distance of 41.27 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Sara Emily Clark, by Deed from Earlene Sampson, Widow, Dated 04/19/2011, Recorded 04/21/2011, in Instrument



#201104210009654.

Tax Parcel: 040-1F77-9C3A-0000

Premises Being: 318 Sarver Road, Sarver,  
PA 16055-9501

BCLJ: January 22, 29 &amp; February 5, 2016

**E.D. 2015-30306****C.P. 2015-21694****SHF FILE: 15003470****ATTY LEON HALLER**

Seized and taken in Execution as the property of KRISTINA A EDWARDS at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in Karns City Borough, Butler County, Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the Southeast corner of the lot hereby conveyed on the Karns City and Millerstown Public Road; thence North 88 1/2 degrees West 200 feet to a post; thence North 1 1/2 degrees East 100 feet to a post; thence South 88 1/2 degrees East 200 feet to a post; thence South 1 1/2 degrees West to the point of beginning, said lot fronting 100 feet on said public road and extending back in parallel lines 200 feet to lands now or formerly of Mary Sherwin, widow. BEING Lot No. 10 in the W. H. H. Riddle Plan of Lots as recorded in Rack File 3, Page 17.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 152 MAIN STREET KARNs CITY, PA 16041. TAX PARCEL NO. 440-S2-B12.

BEING THE SAME premises which Sandra J. Snyder, et al, by deed dated May 12, 2011 and recorded May 16, 2011 to Butler County Instrument No. 201105160011663, granted and conveyed unto Kristina A. Edwards.

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

TO BE SOLD AS THE PROPERTY of KRISTINA A. EDWARDS ON JUDGMENT NO. 2015-10020 /CP-15-21694.

BCLJ: January 22, 29 &amp; February 5, 2016

**E.D. 2015-30313****C.P. 2015-21784****SHF FILE: 15003486****ATTY JOSEPH FIDLER**

Seized and taken in Execution as the property of EQUINE VISION, LLC at the suit of ENTERPRISE BANK, Being:

ALL that certain lot or piece of ground situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, being all of Lot No.3 in the McAnally Plan of Lots, as recorded March 25, 2003 in the Recorder of Deeds office of Butler County, Pennsylvania in Plan Book 261 at Page 11.

BEING designated as Tax Parcel No. 100-2F108-16 in the Tax Map office of Butler County, Pennsylvania.

HAVING erected thereon structures known as 120 Spring Valley Road, Valencia, PA 16509.

BEING the same premises which David F. McAnally and Susan M. McAnally, husband and wife, by their deed dated December 29, 2006, and recorded in the Recorder of Deeds Office of Butler County at Instrument Number 200701030000130, granted unto Equine Vision, LLC.

DEED: INSTRUMENT# 20071030000130

MORTGAGE: MORTGAGE INSTRUMENT it 200701030000131

BCLJ: January 22, 29 &amp; February 5, 2016

**E.D. 2015-30307****C.P. 2015-22068****SHF FILE: 15003471****ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of DANIELLE L FAGAN AND DAVID T FAGAN at the suit of QUICKEN LOANS INC., Being:

Land Situated in the Township of Cranberry in the County of Butler in the State of PA ALL THAT CERTAIN Lot Or Piece of Ground Situate In The Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania. Being Specifically Described As Lot No. 23 In The Bear Paw Properties, Inc., Grandshire Plan of Subdivision, As Recorded In The Recorder of Deeds office of Butler County, Pennsylvania, On The 20th Day of December,



1996 At Plan Book Volume 198, Pages 36-38.

INSTRUMENT#200410280034549

MUNICIPALITY: Township of Cranberry

TAX PARCEL#: 130-524-D23

PROPERTY ADDRESS: 709 Es Farms Drive  
Cranberry Twp, PA 16066

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30287**

**C.P. 2015-21151**

**SHF FILE: 15003324**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of RICHARD J FENNELL, VALERIE FENNELL, AND VALERIE P FENNELL at the suit of WELLS FARGO BANK, NA, Being:

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

Beginning at a point on Boyd Drive, formerly Grove Avenue, at the Northwest corner of Lot No. 33 in the Albert B. McCandless plan of lots, said point being the Northeast corner of the lands herein described; thence North 52 degrees 06' West along the West side of Boyd Drive a distance of 69.11 feet to a point on the West side of Boyd Drive; thence South 37 degrees 54' West along the Eastern line of Lot No. 31 a distance of 300 feet; thence South 52 degrees 06' East along other lands now or formerly Young, a distance of 69.11 feet to line of Lot No. 33 in the same plan of lots; thence North 37 degrees 54' East along the Northwesterly line of Lot No. 33 in the same plan of lots a distance of 300 feet to a point on Boyd Drive, the place of beginning, and being a portion from the northeastern section of Lot No. 32 in the Albert B. McCandless plan of Lots according to survey of Zotter Brothers, engineers, dated July 4th. 1939, said plan being duly recorded in the Recorder's office of Butler County, Pennsylvania.

BEING known and numbered as 124 Boyd Drive, Township of Butler, PA 16001

BEING the same property conveyed to Richard J. Fennell and Valerie P. Fennell, a/k/a Valerie Fennell, husband and wife, who acquired title by virtue of a deed from E. Ernest Grochalski

and Dawn M. Grochalski, husband and wife, dated July 30, 2008, recorded August 1, 2008, at Instrument Number 200808010017547, Butler County, Pennsylvania records.

Parcel No.: 056-11-C32A-0000

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30322**

**C.P. 2015-22042**

**SHF FILE: 16000006**

**ATTY JONATHAN LOBB**

Seized and taken in Execution as the property of ADAM GRAY at the suit of WELLS FARGO BANK, N.A., Being:

ALL THAT CERTAIN lot of ground situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being Parcel A in the Plan of Subdivision for James A. Bier, Jr. and Marie Elizabeth Bier, recorded February 5, 1996 in Plan Book 190, page 10, and being more particularly bounded and described as follows:

BEGINNING at a point on the Southern line of West Penn Street, a 40 foot right-of-way, said point being the Northwest corner hereof; thence along the Southern line of West Penn Street, South 87 degrees 30 minutes 00 second East a distance of 51.00 feet to a point on lands of now or formerly H.O. Beatty, being the Northeast corner hereof; thence along lands of now or formerly H.O. Beatty, South 00 degree 20 minutes 19 minutes West a distance of 84.99 feet to a point on Parcel B in the aforementioned subdivision, being the Southeast corner hereof; thence along Parcel B, North 87 degrees 30 minutes 28 seconds West a distance of 51.00 feet to a point on the Eastern line of Chestnut Street, being the Southwest corner hereof; thence along the Eastern line of Chestnut Street, North 00 degree 20 minutes 19 seconds East a distance of 85.00 feet to a point, the place of beginning.

TOGETHER, with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any ways appertaining, the reversion and remainders, rents, issues, and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of her, the Grantor Corporation as well at law as in equity, of , in,

and to the same.

TITLE TO SAID PREMISES IS VESTED IN Adam Gray, single, by Deed from Andrea L. Snyder, n/k/a Andrea L. Lucas and John M. Lucas, her husband, dated 08/13/2010, recorded 08/18/2010 in Instrument Number 201008180018380.

Tax Parcel: 565-12-291-0000

Premises Being: 329 West Penn Street, Butler, PA 16001-4244

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30256  
C.P. 2015-21610  
SHF FILE: 15002782**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of STEPHANIE E HORTERT, STEPHANIE E LLOYD, AND JEFFREY W LLOYD at the suit of MIDFIRST BANK, Being:

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

TO ARRIVE AT THE POINT of BEGINNING, begin at a point in the center line of State Route 4010 at a point on the Westerly side of a 30 foot private drive as extended thereto; thence along the Westerly side of said 30 foot private drive, South 9 degrees 45 minutes East, a distance of 307.90 feet to a point on the westerly side of the aforesaid drive, said point being the Northeast corner of the within described tract, the Southeast corner of land now or formerly of V. McEwen, and being the TRUE POINT of BEGINNING WITHIN DESCRIBED TRACT; thence continuing along the Westerly side of the aforesaid 30 foot private drive, South 9 degrees 45 minutes East a distance of 128 feet to an existing iron pipe; thence along land now or formerly of J. Ayres and L. Galla, South 80 degrees 15 minutes West, a distance of 100 feet to an existing-iron pipe; thence along line of lands now or formerly of Adobe Coal Company, North 9 degrees 45 minutes West. A distance of 128 feet to an iron pin; thence along line of land now or formerly of v. McEwen, North 80 degrees 15 minutes East a distance of 1 00 feet to an iron pin on the Westerly side of the aforesaid private drive at the true place of beginning.

TITLE TO SAID PREMISES IS VESTED

IN JPM Group, LLC, a Pennsylvania limited liability company, by Deed from David C. Johnson and Patricia G. Johnson, his wife, dated 08/16/2007, recorded 08/17/2007 in Instrument Number 200708170021669.

Tax Parcel: 070-3F31-15F-0000

Premises Being: 1.06 McEwen Lane, Slippery Rock, PA 16057-2212

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30317  
C.P. 2015-22085  
SHF FILE: 15003484**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of BEVERLY J HUFFMAN at the suit of DEUTSCHE BANK NATL TR CO, Being:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE BOROUGH OF EVANS CITY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LOT OF J.M. STUNTER 160 FEET; ON THE EAST BY PATTISON STREET, 50 FEET, ON THE SOUTH BY AN ALLEY, 160 FEET; ON THE WEST BY AN ALLEY, 50 FEET. THIS BEING LOT NO. 9 IN THE JACOB STOCKY PLAN of LOTS AS LAID OUT BY GEORGE PILLOW.

BEING KNOWN AS: 216 Pattison Street, Evans City, PA 16033

PROPERTY ID NO.: 400-S1-G74

TITLE TO SAID PREMISES IS VESTED IN Beverly J. Huffman BY DEED FROM Robert L. Purvis, Sr. and G. Arlene Purvis DATED 02/27/2015 RECORDED 03/19/2015 IN DEED BOOK Instrument# 201503190005616 PAGE NA OR AT INSTRUMENT NUMBER CORR. QCD.

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30280**  
**C.P. 2015-21802**  
**SHF FILE: 15003315**

**ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of LARRY W KOEBLER at the suit of OCWEN LOAN SERVICING, LLC, Being:

ALL that certain piece or tract of land situate at Queen Junction in Clay Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a stake in the Unionville and Sunbury Road; thence North 32 o 30' West, 142.5 feet to a stake; thence South 57 o 30' East, 356.6 feet; thence South 30° West, 175 feet to a stake in the road; thence South 57° 30' West, 254.9 feet to the place of beginning, containing one (1) acre, more or less, and having thereon erected a frame dwelling house.

PARCEL NO. 474566676

BEING KNOWN AS 571 Mahood Road, West Sunbury, PA 16061

BEING the same premises which Edith Mackey, now Edith brown single woman, by Deed dated May 10, 1982 and recorded August 27, 1986 in the office of the Recorder of Deeds in and for Butler County Book: 1298, Page: 1022, granted and conveyed unto Larry W. Koehler, and Judith E. Koehler.

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30316**  
**C.P. 2015-22006**  
**SHF FILE: 15003485**

**ATTY JONATHAN LOBB**

Seized and taken in Execution as the property of GINGER MALIS AND CHRISTOPHER MALIS at the suit of WELLS FARGO BANK, N.A., Being:

ALL that certain piece or parcel of land situated in the Borough of West Liberty, County of Butler and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the public road or street and running thence South sixty-two (62) degrees West a distance of three hundred one and 1/4 (301-1/4) feet to a post; thence by

lands of G. W. Staff North twenty-eight (28) degrees West, a distance of forty-five (45) feet; thence by lands of G.W. Staff North thirty-nine and 1/2 (39-1/2) degrees East, a distance of eighty-seven and 2/3 (87-2/3) feet; thence by lands formerly D. Keefer, North sixty-six and 3/4 (66-3/4) degrees East, a distance of two hundred twenty-one (221) feet; thence by lands formerly of D. Keefer, South twenty-eight (28) degrees East, a distance of sixty (60) feet to the place of beginning, containing 20,229 square feet.

TITLE TO SAID PREMISES IS VESIED IN Christopher Malis and Ginger Malis, h/w, by Deed from Herbert Kennedy, executor for the Estate of Cara Margaret Koester, aka, Cora Koester, deceased, dated 04/01/2010, recorded 04/06/2010 in Instrument Number 201004060006926.

Tax Parcel: 530-S1-15R-0000

Premises Being: 711 West Liberty Road, Slippy Rock, PA 16057-4713

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30289**  
**C.P. 2015-21646**  
**SHF FILE: 15003327**

**ATTY JOSEPH RIGA**

Seized and taken in Execution as the property of WILLIAM A MCINTYRE AND NANCY R MCINTYRE at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:

ALL that certain lot or piece of ground situate in the Borough of Mars, Butler County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the Southwest corner thence N 9°38' W, a distance of 30.00 feet along Railroad Street to a point; thence N 79° 38' E, a distance of 157.88 feet along Hook Street to a point thence S 10° 16' E, a distance of 30.00 feet along Clay Street to a point; thence S 79° 38' W, a distance of 158.21 feet along property now or formerly of the Mars Masonic Lodge, to the place of beginning.

UNDER AND SUBJECT TO reservations, restrictions, conditions, easements and rights of ways as recorded in prior instruments of record.

TAX I.D. #: 450 S2 K1 0000

Being known as: 338 CLAY AVENUE, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in William A. McIntyre and Nancy R. McIntyre, husband and wife, by deed from Vincent J. Piazza and Sue Ann Piazza, his wife dated July 18, 1986 and recorded September 2, 1986 in Deed Book 1300, Page 0086.

BCLJ: January 22, 29 &amp; February 5, 2016

**E.D. 2015-30297**  
**C.P. 2015-21033**  
**SHF FILE: 15003329**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of JASON E MOORE, JASON MOORE, AND APRIL A MOORE at the suit of WELLS FARGO BANK, NA, Being:

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

Commencing at a point on the Southerly line of South Street, a 40-foot right-of-way, at a point in common to lands of now or formerly Browning, said point being the Northwest corner of the premises herein described; thence along the Southerly line of South Street, North 87 degrees 48 minutes 29 seconds East a distance of 40.00 feet to a point on lands of now or formerly Atkinson; thence by line of same, South 02 degrees 11 minutes 31 seconds East a distance of 125.00 feet to a point on the Northerly line of Marvin Street, a 20-foot right-of-way; thence by line of same, South 87 degrees 48 minutes 29 seconds West a distance of 40.00 feet to a point on lands of now or formerly Browning; thence by line of same, North 02 degrees 11 minutes 31 seconds West a distance of 125.00 feet to a point, the place of beginning.

BEING known and numbered as 208 South Street, City of Butler, PA 16001

BEING the same property conveyed to Jason Moore and April A. Moore, husband and wife, as tenants by the entirety, who acquired title by virtue of a deed from J. Alan Urik, dated May 19, 2000, recorded May 19, 2000, at Instrument Number 200005190011229, Butler County, Pennsylvania records.

Parcel No.: 561-37-144-0000

BCLJ: January 22, 29 &amp; February 5, 2016

**E.D. 2015-30288**  
**C.P. 2015-22172**  
**SHF FILE: 15003325**

**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of UNKNOWN HEIRS, RUSSELL W MOORE ESTATE, AND TIMOTHY MOORE HEIR at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain piece, parcel, or tract of land situate in Butler Township, Butler County, Pennsylvania, known as Lot No. 15 in the Stehle plan of Lots as recorded in the Recorder's office of Butler County, P A, at Plan Book "B" Page 114, and being bounded and described as follows:

Beginning at the Southwest corner of the lot Herein conveyed, said point being the Southeast corner of Lot No. 16 in the said plan; thence in a Southeasterly direction along Staley Avenue, 69.11 feet to Lot No. 14 in the same plan; thence in a general Northeasterly direction along Lot No. 14, a distance of 200 Feet to a point; thence in a Northwesterly direction parallel to Staley Avenue, a distance of 69.11 feet to Lot 17; thence in a Southwesterly direction along Lot No. 16 in the same plan of lots, a distance of 200 feet to Staley Avenue, the place of beginning.

BEING known and numbered as 103 Staley Avenue, Township of Butler, PA 16001

BEING the same property conveyed to Russell W. Moore who acquired title by virtue of a deed from Edward C. Notaro, dated January 27, 2000, recorded January 28, 2000, at Deed Instrument #20000 1280001992, Butler County, Pennsylvania records.

Parcel No.: 056-11-D15A

BCLJ: January 22, 29 &amp; February 5, 2016

**E.D. 2015-30300**  
**C.P. 2015-21792**  
**SHF FILE: 15003357**

**ATTY PETER WARNER**

Seized and taken in Execution as the property of STEPHEN H. MUELLER AND KIMBERLY A. THURBER at the suit of HSBC BANK USA, NA, Being:

ALL that certain piece, parcel or lot of land lying, being and situate in the Borough of Slippery. Rocky County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a stake in the Southeast corner of the land herein conveyed on the North side of the twenty foot (20 foot) alley on line of lands, formerly Charles Brennaman now Asa Wylie; thence in an Easterly direction along said alley a distance of ninety-nine (99 feet) feet to line of lands, formerly, Margaret C. Morris Colosimo now Adrian J. McConnell, et ux.; thence in a Northerly direction along same to a stake, a distance of one hundred sixty feet, more or less, which stake is common to lands of John Conway and lands of now or formerly Charles Brennaman; thence in a Southerly direction along line of lands, now or formerly of Charles Brennaman to the place of beginning. AND BEING a triangular strip of land of ground and being the westerly portion of said land.

ALSO, ALL that certain piece, parcel or lot of land lying, being and situate in the Borough of Slippery. Rock, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

FIRST: BEGINNING at a stake at the Southeast corner of the property herein conveyed, which stakes is on the North side of a twenty-foot alley and common to lands of John William Conway; thence in a Northerly direction along lands of John William Conway, one hundred sixty (160) feet to a stake; thence along other lands of the same in a Westerly direction fifty (50) feet, more or less, to a stake on lands formerly of Samuel Friedman, now Charles Brennaman; thence in a Southerly direction by lands of Walker Dickson, et ux., one hundred sixty (160) feet to the North side of a twenty-foot alley; thence in an Easterly direction along the North side of a twenty-foot alley, fifty-five (55) feet, more or less, to the place of beginning.

SECOND: COMMENCING at a point and

stake, the Northeastern corner of a larger tract of land conveyed to Asa G. Wiley, et ux., and on the line of formerly Charles Brennaman now N.L. Ligo; thence along line of lands, now or formerly of Charles Brennaman, South sixty-two (62) degrees, thirty-five (35) minutes West, sixty (60) feet, more or less, to a point and stake on line of other lands of Asa G. Wiley and Mildred F. Wiley; thence along line of other lands of Asa G. Wiley, et ux., South twenty-seven (27) degrees twenty-five. (25) minutes East, one hundred (100) feet to a point that intersection on the line of lands of Adrian J. McConnell, et ux.; thence along line of lands of Adrian J. McConnell, et ux., North four (4) degrees no (0) minutes East, one hundred twenty-six and fifty eight hundredths (126.58) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephan H Mueller and Kimberly A Thurber, by Deed from Andreas Grotewold, unmarried, dated 04/20/1995, recorded 04/21/1995 in Book 2519, Page 161.

Tax Parcel: 510-S4-3A-0000, 510-S4-3AA-0000

Premises Being: 478 1/2 New Castle Street, Slippery Rock, PA 16057-1013

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30270**  
**C.P. 2015-21695**  
**SHF FILE: 15003027**

**ATTY VICTORIA CHEN**

Seized and taken in Execution as the property of SHARON NASIR at the suit of M&T BANK, Being:

That certain piece or parcel of land, and the buildings and improvements thereon, known as 116 Grimm Road located in the Township of Buffalo, County of Butler, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on August 12, 2005 as Instrument #200508120021994 of the Butler County Land Records.

Tax Map# 040-S7-E19-000

For title reference see Deed recorded August 12, 2005 as Instrument# 200508120021994

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

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

Beginning at a point in the center of a 33-foot public road known as Route T-671, said point being the Northeast corner of Lot No. 18 in the Melon Grove Plan of Lots, and the Northwest corner of lot herein described; thence South 3° 22' West along line of said Lot No. 18, a distance of Two Hundred Twenty (220) feet to a point on line of lands of John Balicki, et ux.; thence South 86° 20' East along line of other lands of John Balicki, et ux., aforesaid, a distance of Eighty (80) feet to a point, being the Southwestern corner of Lot No. 20 in said Plan of Lots; thence North 3° 22' East along line of said Lot No. 20 in the same Plan of Lots, a distance of Two Hundred Twenty (220) feet to a point in the center of a 22-foot public road known as Route T-671; thence North 86° 20' West along the center line of said road, a distance of Eighty (80) feet to a point, the place of beginning. Being Lot No. 19 in the Melon Grove Plan of Lots as recorded in Butler County; Pennsylvania, at Rack File Section 22, page 28.

Subject to building restrictions contained in prior deeds of record.

DEED BOOK: #200508120021994

DEED PAGE: #200508120021994

MUNICIPALITY: Township of Buffalo

TAX PARCEL#: 040-S7-E19-0000

PROPERTY ADDRESS: 116 Grimm Road Sarver, PA 16055

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2012-30300**  
**C.P. 2012-20966**  
**SHF FILE: 15003311**

**ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of JASON PREMENTINE AND ROBERTA I PREMENTINE at the suit of BANK of AMERICANA, Being:

ALL that certain piece, parcel or lots of ground situate in Franklin Township, Butler County, Pennsylvania, bounded and described as

follows:

Beginning at a point said point being the Northwest corner of the property herein conveyed, said point being in common with the center line of Rieger Road and other land of now or formerly grantees herein; thence along the center line of said road; thence South 6 degrees 30 feet west along the western side of a 33 foot right of way, a distance of 435.6 feet to a point on other lands of John B. Crammer, SR.; thence north 79 degrees 15 feet west a distance of 1 00 feet to a point on line of lands of grantees herein; thence North 79 degrees 15 feet west a distance of 100 feet to a point on line of lands of grantees herein; thence north 6 degrees 30 feet east a distance of 435.6 feet to a point, the place of beginning.

Title to said Premises vested in Jason Prementine and Roberta I. Prementine, husband and wife, their heirs and assigns by Deed from Jim Diamond and Colleen H. Diamond, husband and wife formerly known as Colleen H. Sizer dated 08/09/02 and recorded on 08/14/02 in the Butler County Recorder of Deeds at instrument# 200208140027417.

BEING KNOWN AS 123 Rieger Road, Butler, PA 16001

TAX MAP NO: 170-3F43-A5L

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30291**  
**C.P. 2015-21803**  
**SHF FILE: 15003314**

**ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of KATELYN SCHEIDEMANTLE at the suit of PENNYMAC LOAN SERVICES, LLC, Being:

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

BEGINNING at a point on Wagner Alley, said point being the Southeast corner of Lot of now or formerly W. Bonzo; thence South 1 degrees 23 minutes West, a distance of 119 feet to a point on the Northern Boundary of Pine Alley, a 20 foot Street or right of way; thence continuing along Pine Alley South 46 degrees 37 minutes West, a distance of 48.58 feet to a point on line



of lands of lot of formerly Larry Boyce, Now Grantors; thence North 12 degrees 00 minutes West, a distance of 136.80 feet to a point on the southern line of now or formerly Bonza; thence continuing along line of land now or formerly Bonzol North 74 degrees 38 minutes East, a distance of 69.20 feet to a point, the place of beginning.

AND BEING the Southern portion of Lot No 9 in the Conrad Wagner Plan of Lots as shown in a plan recorded in Butler County in Plan Book 3, page 4 and being as per survey of O. Paul Galer, registered Surveyor, dated September 25, 1959.

THE residence property at 250 Waldron Avenue in the Borough of Evans City, was later subdivided as per the survey aforesaid and the portion of said lot retained by grantors is know as 348 Waldron Avenue, Evans City, PA.

DEED BOOK: Instrument# 201308200024483

DEED PAGE: Instrument# 201308200024483

MUNICIPALITY: Borough of Evans City

TAX PARCEL#: 400-S2-C16-0000

PROPERTY ADDRESS: 348 Waldron Avenue  
Evans City, PA 16033

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30320**  
**C.P. 2015-22067**  
**SHF FILE: 16000008**

**ATTY JONATHAN LOBB**

Seized and taken in Execution as the property of WILLIAM V SEGER JR HEIR BY GAL, WILLIAM V SEGER DECD, WILLIAM V SEGER UNKNOWN HEIRS, RUH ANN SMITH GAL at the suit of WELLS FARGO BANK, N.A., Being:

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

COMMENCING at a point on the East side of Maharg Street, thirty (30) feet Southwest of the South line of Maryland Avenue; thence Southwesterly along Maharg Street, thirty (30) feet to a point on the East side of said Street at the intersection of the boundary line between Lots Nos. 62 and 63; thence in a Southeasterly

direction along said line of Lot No. 63, one hundred (100) feet to the West line of Vine Alley; thence Northeast along Vine Alley, thirty (30) feet to the South boundary of Lot No. 61; thence in a Northwest direction along said boundary line, one hundred (100) feet to the place of beginning.

BEING Lot No. 62 in the Parkview Plan of Lots and having thereon erected a two-story frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN William V. Seger, by Deed from Karen K. Kudamik, unmarried, dated 03/20/2006, recorded 04/03/2006 in Instrument Number 200604030007305. Mortgagor WILLIAM V SEGER died on 04/28/2014, and upon information and belief, his surviving heir is WILLIAM V SEGER, JR

Tax Parcel: 565-46-88-0000

Premises Being: 105 Maharg Street, Butler, PA 16001-4123

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30318**  
**C.P. 2015-22088**  
**SHF FILE: 16000009**

**ATTY LESLIE RASE**

Seized and taken in Execution as the property of CHRISTINE L SEMPLE at the suit of JPMORGAN CHASE BANK NA, Being:

ALL THOSE TWO certain pieces, parcels or tracts of land situate in Fairview Borough, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: Bounded on the North by Maple Avenue, now Sunbury Street; on the East by Edgar Street; on the South by a public alley; on the West by lands now or formerly of Madison Heirs.

SECOND: On the North by Sunbury Street; on the East by lands now or formerly of Lewis W. J. Campbell; on the South by a public alley; on the West by lands now or formerly of Carl Lewis.

Parcel No. 410-S1-D14-0000

BEING the same premises which David B. Black, single, by Deed dated 4/28/10 and recorded 4/29/10 in the office of the Recorder



of Deeds in and for the County of Butler, in Instrument No. 201004290008880, granted and conveyed unto Christine L. Semple, married.

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30323**  
**C.P. 2015-22107**  
**SHF FILE: 16000005**

**ATTY KAREN NISSLY**

Seized and taken in Execution as the property of ANASTASIA SURRENA at the suit of FARMERS NATIONAL BANK of EMLENTON, Being:

ALL that certain tract of land, with cement block garage and business building erected thereon, situate in the Borough of Harrisville, Butler County, Pennsylvania, bounded and described as follows:

On the North one hundred twenty (120) feet by Prairie Street; on the East on one hundred eighty (180) feet by land now or formerly, James A. Thompson, et ux; on the South one hundred twenty (120) feet by land now or formerly, James A. Thompson, et ux; and on the West one hundred eighty (180) feet by now or formerly Thomas.

EXCEPTING AND RESERVING on outsale to David L. Stoops and Kathleen Stoops dated July 6, 1995 and recorded at Deed Book Volume 2608, Page 884.

BEING the same premises conveyed by Chad E. Surrena and Anastasia Surrena to Anastasia Surrena by Deed dated October 7, 2009 and recorded in Butler County at Instrument No. 200910090023950 under date of October 9, 2009.

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30294**  
**C.P. 2015-21390**  
**SHF FILE: 15003312**

**ATTY LAUREN KARL**

Seized and taken in Execution as the property of JACQUELINE J WADE at the suit of CITIZENS BK-PA, Being:

ALL that certain lot or piece of ground situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, being more

fully described as follows, to wit:

BEGINNING at a point in the center line of Legislative Route No. 10017, formerly known as KDKA Boulevard, and now known as Saxonburg Boulevard, said point of beginning being on the dividing line between the property of the Grantors herein and that now of formerly of D. Bryson; thence from said point of beginning, South 57° 53' West, along said D. Bryson line, 102.15 feet to a point; thence through other lands of William E. Jones, et ux., North 25° 47' West, 82.65 feet to a point; thence North 57° 53' East, 92.85 feet to a point in the center line of the aforesaid Saxonburg Boulevard; thence South 32° 07' East, along the center line of said Saxonburg Boulevard, 82.33 feet to the point and place of beginning.

HAVING erected thereon a one and one-half story frame dwelling.

EXCEPTING, RESERVING and SUBJECT to the right of way of the Saxonburg Boulevard.

EXCEPTING AND RESERVING to the grantors herein, their heirs and assigns, and subject to a right of way for ingress and egress to and from other property of the grantors herein, to and from the said Saxonburg Boulevard said right of way being 10 feet in width and extending along the Northerly side of the property hereinabove described and conveyed, said right of way being presently in use and open on the ground.

BEING the same premises which the William E. Jones and Gladys E. Jones by Deed dated June 10, 1976, and recorded with the Butler County Recorder of Deeds office on June 15, 1976, as Instrument Number 197606150000022 and/or Deed Book 1025, page 293, granted and conveyed unto George R. Wade [now deceased] and Jacqueline J. Wade, his wife.

BEING KNOWN AS: 818 Saxonburg Blvd., Saxonburg, PA 1605

TAX PARCEL: 100-2F06-8FA-0000

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30305  
C.P. 2015-22065  
SHF FILE: 15003452**

**ATTY CRISTINA CONNOR**

Seized and taken in Execution as the property of RYAN M WALLER at the suit of JPMORGAN CHASE BANK NA, Being:

ALL THAT CERTAIN piece or lot of land situate in the Borough of Harmony, County of Butler, State of Pennsylvania bounded and described as follows:

ON THE NORTH by Lot No. 4 in the Kline Plan of Lots;

ON THE EAST by Howell Alley;

ON THE SOUTH by Lot No. 2 in said Plan; formerly owned by Wm. S. McCormick, now or formerly Jacob Kristophel; ON THE WEST by Pittsburgh Street; fronting forty-nine (49) feet on Pittsburgh Street and extending back same width two hundred twenty-five (225) feet, more or less, to Howell Alley.

Tax Parcel ID No. 420-S-H38

BEING the same premises which Donald B. Shidemantle and Terri L. Shidemantle, husband and wife, by Deed dated 1/7/2013 and recorded 1/18/2013 in the office for the Recording of Deeds, in and for the County of Butler, in Deed Instrument Number 201301180002166 granted and conveyed unto Ryan M. Waller.

INSTRUMENT NUMBER 201301180002166

MUNICIPALITY: Borough of Harmony

TAX PARCEL#: 420-S1-H38-0000

PROPERTY ADDRESS: 110 North Pittsburgh Street Zelienople, PA 16063

BCLJ: January 22, 29 & February 5, 2016

**E.D. 2015-30284  
C.P. 2015-21680  
SHF FILE: 15003310**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of DEBORAH WONDERLING AND DEBORAH K WONDERLING at the suit of US BANK NATL ASSN, Being:

ALL that certain piece, parcel or tract of land situate on the Northeast side of Louis Avenue, in the Perce Plan of Lots, in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

ON the Northwest by land of now or formerly James R. Pierce; ON the Northeast by an alley; ON the Southeast by lot of Mike Sapira, et ux; ON the Southwest by said Louis Avenue; FRONTING 40 feet on Louis Avenue, and extending thence at the same width a distance of 110 feet to the alley which forms the Northeast boundary of the lot herein described; which has a building line 12 feet back from, and parallel with the boundary line at Louis Avenue. And having thereon erected a frame dwelling house.

SUBJECT to the reservations, restrictions, limitations and conditions as same appear in prior deeds of record.

TITLE TO SAID PREMISES IS VESTED IN Deborah K. Wonderling, by Deed from James A. Wonderling and Deborah K. Wonderling, former husband and wife, Dated 12/19/2000, Recorded 12/21/2000 in Instrument# 200012210030320.

Tax Parcel: 052-29-B100

Premises Being: 170 Whitestown Road, Lyndora, PA 16045-1158

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Butler County Sheriff, Michael T Slupe