

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: Caroline A Bayless

Late of: Butler PA
Executor: Karen L Sychak
166 Bryson Road
Butler PA 16001
Attorney: Cynthia Sychak-Berry
620 Karrastyn Court
Gibsonia PA 15044

Estate of: Robert Clarence Carson

a/k/a: Robert C Carson
Late of: Butler PA
Administrator: Elaine Carson
266 Wolford Road
West Sunbury PA 16061
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Betty H Hart

a/k/a: Betty Hart
Late of: Zelenople PA
Executor: Randall L Hart
300 Walnut Street
Zelenople PA 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Richard M Klesius

Late of: Cranberry Township PA
Executor: Michael Klesius
698 Brooke Court
Pewaukee WI 53072
Attorney: Michael K Parrish Esq
Goehring Rutter and Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

Estate of: John R Novosel

a/k/a: John Novosel
Late of: Butler Township PA
Executor: Juliana Morris
120 43rd Street
Pittsburgh PA 15201
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Marlene Jane Smith

a/k/a: Marlene J Smith
Late of: Cranberry Township PA
Executor: David J Smith
604 Toftree Drive
Cranberry Township PA 16066
Attorney: William H Humphries III
244 Blvd Of The Allies
Pittsburgh PA 15222

Estate of: Nancy Stahl

Late of: Jackson Township PA
Executor: Jeffrey Stahl
138 Gristmill Ln
Zelienople PA 16063

Estate of: Sally A Vargo

a/k/a: Sally Vargo
Late of: Cranberry Township PA
Executor: Adrian A Vargo
729 Sunset Circle
Cranberry Twp PA 16066
Attorney: John M Schaffranek
Gilliand Vanasdale Sinatra Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

Estate of: Catherine M Walsh

Late of: Cranberry Township PA
Executor: Maribeth McLaughlin
704 Saxony Drive
Seven Fields PA 16046
Attorney: Robert S Markovitz
Markovitz & Germinaro
1001 East Entry Drive Ste 100
Pittsburgh PA 15216

BCLJ: January 18, 25 & February 1, 2019

SECOND PUBLICATION**Estate of: Dorothy Olive Aiken
a/k/a: Dorothy O Aiken**

Late of: Connoquenessing PA
 Executor: Doris E Osborne
 142 North Franklin Street
 Prospect PA 16052
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: June L Bush

Late of: East Butler PA
 Executor: Rene M Yates
 5148 Stoneledge Road
 Ashville NY 14710
 Attorney: Lee A Montgomery
 Montgomery Crissman
 Montgomery & Kubit LLP
 518 North Main Street
 Butler PA 16001

Estate of: Myra J Hefferan

Late of: Oakland Township PA
 Executor: Gerald T Hefferan Jr
 452 Oneida Valley Road
 Butler PA 16001
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002

Estate of: David L Lloyd

Late of: Butler Township PA
 Executor: David L Lloyd Jr
 176 E. 71st Street
 Apt 11D
 New York NY 10021
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001

Estate of: Gloria A Marks

Late of: Buffalo Township PA
 Executor: Mary Marks King
 868 Red Tail Court
 Leechburg PA 15656
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxtonburg PA 16056

Estate of: S Darrell McCandless

Late of: Franklin Township PA
 Administrator: Kimberly A Stokes
 510 Muddy Creek Drive
 Slippery Rock PA 16057
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Floyd G McEwen

Late of: Winfield Township PA
 Executor: Sharon A Graham
 197 Bonniebrook Road
 Butler PA 16002
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxtonburg PA 16056

Estate of: Elizabeth E Rice

Late of: Chicora PA
 Executor: Ellen M Collier
 517 North Main Street
 Chicora PA 16025
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Herman R Rounce

Late of: Clearfield Township PA
 Executor: Donald A Furey
 517 Cornetti Road
 Fenelton PA 16034
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Patricia L Rounce

Late of: Clearfield Township PA
 Executor: Donald A Furey
 517 Cornetti Road
 Fenelton PA 16034
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

BCLJ: January 11, 18, 25, 2019

THIRD PUBLICATION**Estate of: Edna Elizabeth Bodensky
a/k/a: Elizabeth E Bodensky**

Late of: Zelenople PA
 Executor: David P Householder
 127 Oak Street Unit C
 Ellwood City PA 16117
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

Estate of: Thomas Gerhard Grassl

Late of: Cranberry Township PA
 Administrator: Zehra E Grassl
 110 Eden Way Court
 Cranberry Twp PA 16066
 Attorney: Nicole L Phatak
 Cohen and Grigsby PC
 625 Liberty Ave
 Pittsburgh PA 15222

Estate of: Sylvia C Heade

Late of: Saxonburg PA
 Executor: Sherrri R Heade
 8 Pine Drive
 Saxonburg PA 16056
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

Estate of: Reuben Marion Holt**a/k/a: Reuben M Holt Jr**

Late of: Connoquenessing Township PA
 Executor: Beverly L Holt
 1211 Prospect Road
 Prospect PA 16052
 Attorney: Matthew E Fischer
 114 West Cunningham Street
 Butler PA 16001

Estate of: Ray Kirstein**a/k/a: Raymond J Kirstein**

Late of: Harmony PA
 Administrator: Verlyn M Dicaprio
 412 Dehaven Court
 Glenshaw PA 15116
 Attorney: John A Donofrio
 Donofrio Law Office PC
 651 Holiday Drive Foster Plaza 5 Suite 300
 Pittsburgh PA 15220

Estate of: Melissa J Laczek**a/k/a: Melissa Joan Laczek**

Late of: Clinton Township PA
 Executor: Luann Parkhill
 199 Parker Road
 Sarver PA 16055
 Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

Estate of: Stephen J Nicotra

Late of: Adams Township PA
 Executor: Dawn M Nicotra
 140 Stoup Road
 Mars PA 16046
 Attorney: Nancy L Rackoff
 Eckert Seamans Cherin & Mellott LLC
 600 Grant St 44th Fl US Steel Tower
 Pittsburgh PA 15219

Estate of: Victor L Redfoot**a/k/a: Victor Leroy Redfoot**

Late of: Zelenople PA
 Executor: Joel R Redfoot
 518 Altmyer Fields Lane
 Wexford PA 15090
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063

Estate of: Albert L Renkey

Late of: Mars PA
 Executor: A Zuard Renkey
 1423 N Highland Drive
 Arlington VA 22201
 Attorney: Philip P Lope
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

Estate of: Eleanor J Rottman

Late of: Petrolia PA
 Executor: Terry L Rottman
 2141 Highland Drive
 Butler PA 16002
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001

BCLJ: January 4, 11, 18, 2019

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY PENNSYLVANIA
CIVIL DIVISION
NO.: 2018-10960**

ACTION FOR BREACH OF CONTRACT

JOSEPHINE GEORGE Plaintiff,
v.
**JOSHUA WIOLLAND and WIOLLAND
CUSTOM CONTRACTING, INC.
Defendants,**

NOTICE

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

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

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

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

BCLJ: January 18, 2019

**Court of Common Pleas
Butler County, Pennsylvania
Civil Action-Law
No. 2018-10388**

**Notice of Action in
Mortgage Foreclosure**

U.S. Bank National Association, not in its individual capacity but solely as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2007-2, Plaintiff
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Rudolf E. Missler, Jr., Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Jason E. Missler, Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased and Stephen D. Missler, Known Heir of Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Defendants

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

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Rudolph E. Missler a/k/a Rudolf E. Missler, Deceased, Defendant(s), whose last known address is 506 South Clearfield Road, Cabot, PA 16023. Your house (real estate) at 506 South Clearfield Road, Cabot, PA 16023, 90-1F69-27D, is scheduled to be sold at Sheriff's Sale on 5/17/19, at 11:00 AM, at Butler County Sheriff's Office, 300 S. Main St., Butler, PA 16003, to enforce the court judgment of \$182,542.32, obtained by U.S. Bank National Association, not in its individual capacity but solely as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2007-2 against you.

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

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

1. The sale will be cancelled if you pay back to U.S. Bank National Association, not in its individual capacity but solely as Trustee for Merrill Lynch First Franklin

Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2007-2, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call 610.278.6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

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

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724.284.5245.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out

in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Butler County Bar Assn.,
240 S. Main St.,
Butler, PA 16001,
724.841.0130.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

BCLJ: January 18, 2019

**Court of Common Pleas
Butler County
Civil Action – Law
No. 18-10804**

**Notice of Action in
Mortgage Foreclosure**

Pennymac Loan Services LLC, Plaintiff
vs.
**Nicholas D. Scott & Whitney M. Scott,
Mortgagors and Real Owners, Defendants**

To: Nicholas D. Scott, Mortgagor and Real Owner, Defendant, whose last known address is 114 Rural Drive. Butler, PA 16001. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Pennymac Loan Services LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, PA, docketed to No. 18-10804, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 114 Rural Drive, Butler, PA 16001 whereupon your property will be sold by the Sheriff of Butler County.

Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff.

You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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 services to eligible persons at a reduced fee or no fee.

Prothonotary of Butler County,
300 S. Main St.,
Butler, PA 16001,
724.284.5214.

Butler County Bar Assn.,
240 S. Main St., Butler, PA 16001,
724.841.0130.

Michael T. McKeever, Atty. for Plaintiff, KML
Law Group, P.C., Ste. 5000,
Mellon Independence Center,
701 Market St., Phila., PA 19106,
215.627.1322.

BCLJ: January 18, 2019

NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation which has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the corporation is: **Ironwood Industrial, Inc.**

Pepper Hamilton LLP
501 Grant Street, Suite 300
Pittsburgh, PA 15219

BCLJ: January 18, 2019

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Event Medics of Pittsburgh Ryan Cobern 98 Fairview Ave. Economy, PA 15003 has filed on December 12th, 2018, in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **Event Medic PGH**, the business to be carried on at 20436 Rt 19, Ste 620 #118 Cranberry Twp, PA 16066.

BCLJ: January 18, 2019

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 15th day of March 2019** 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 12, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30267
C.P. 2018-22189
ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of SHANE R. ALBERT at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:-

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

BEGINNING at a point on Metzger Avenue, said point being the Southwest Corner of Lot No. 228 in the Cottage Hill Land Company Plan of Lots; thence along Metzger Avenue in a Western direction 40 feet to a point on the Eastern line of Lot No. 226 in said Plan; thence in a Northern direction along the Eastern line of Lot No. 226, 112 feet to a point on a 20-foot alley; thence in an Easterly direction along said alley 40 feet to a point on the Western line of Lot No. 228 in said Plan; thence in a Southern direction along the Western line of Lot No. 228, 112 feet to a point on Metzger Avenue, the place of beginning.

BEING Lot No. 227 in the Cottage Hill Land Company Plan of Lots recorded at Plan Book Volume A Page 16, now Rack File Section 1 Page 16.

TITLE TO SAID PREMISES IS VESTED IN SHANE R. ALBERT, by Deed from JOYCE SCHNUR EXECUTRIX OF THE ESTATE OF CAROLYN M. DURCI, DECEASED, Dated 02/16/2012, Recorded 03/14/2012, Instrument No. 201203140007177.

Tax Parcel: 051-39-P227, 051-39-P277

Premises Being: 110 EAST METZGER AVENUE, BUTLER, PA 16001-3317

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30271
C.P. 2018-22249
ATTY LEON HALLER**

Seized and taken in Execution as the property of CHARLES K. BARTLEY, III at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL that certain piece, parcel or lot of land situate in the Borough of West Sunbury, Butler County, and Commonwealth of Pennsylvania, being Lot No. 10 and being known as Parcel ID # 540-S1-A1 in the County of Butler, Pennsylvania.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 102 MAIN STREET WEST SUNBURY, PA 16061

TAX PARCEL NO. 540-S1-A1

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.

UNDER AND 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 George Zeitz, et ux, by deed dated October 26, 2010 and recorded December 1, 2010, Butler County Instrument No. 201012010028441, granted and conveyed unto Charles K. Bartley, III.

TO BE SOLD AS THE PROPERTY OF CHARLES K. BARTLEY, III UNDER JUDGMENT NO. 2018- 10737.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30266
C.P. 2018-22188
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of DOUGLAS A. CIHONSKI AND TERESA WILSON at the suit of M&T BANK, Being:-

ALL that certain piece, parcel or tract of land lying, being and situate in the Borough of Harrisville, Butler County, Pennsylvania, being known and designated as Lot 11 in the Plan of Subdivision, Phase 2, For Mershimer Sales. Inc. as recorded in the Office of the Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

Beginning at a point, said point being the Northeast corner of said Lot 11; thence from said beginning point South 05 Degrees 15 minutes 00 seconds West, a distance of 270.00 feet to a point; thence North 41 Degrees 48 minutes 48 seconds West, a distance of 188.00 feet to a point; thence North 13 Degrees 56 minutes 33 seconds West, a distance of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arch distance of 75.00 feet to a point; thence South 67 Degrees 17 minutes 48 seconds East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less.

Being one (1) of the lots which were conveyed unto Andrew P. Ottoviani and Lester S. Becker. as copartners trading as O & B Real Estate Development, by "Deed" of Cranberry Hill properties, Inc. dated July 26, 1999, and recorded in the Office of the Butler County, Pennsylvania Recorder on July 26, 1999, at Record Book 3031, Page 11.

DEED BOOK: Instrument Number 200201290003431

DEED PAGE: Instrument Number 200201290003431

MUNICIPALITY: Borough of Harrisville

TAX PARCEL#: 430-S2-A23W

PROPERTY ADDRESS: 265 East Washington Street Harrisville, PA 16038

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30263
C.P. 2018-22137
ATTY PETER WAPNER**

Seized and taken in Execution as the property of WILLIAM A. DRISCOLL at the suit of PENNYMAC LOAN SERVICES, LLC, Being:-

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 336 in the Timberline Plan of lots No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 169, pages 33-34.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM A. DRISCOLL, MARRIED, by Deed from DENNIS W. LEININGER, JR. AND KIMBERLY A. LEININGER, HUSBAND AND WIFE, Dated 04/04/2016, Recorded 04/15/2016, Instrument No. 201604150006979.

Tax Parcel: 130-S14-A336-0000

Premises Being: 717 KILBUCK DRIVE, CRANBERRY TOWNSHIP, PA 16066-6840

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30258
C.P. 2018-22023
ATTY GARY DARR**

Seized and taken in Execution as the property of QUINTEN J. FAIR EXTRX, DIANA L. FAIR EST BY EXTRX, DIANA LINDA CAMPBELL FAIR EST BY EXTRX AND BUTLER COUNTY HUMANE SOCIETY INC. at the suit of FIRST COMMONWEALTH BANK, Being:-

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

ON the North by Butler and New Castle Street, or public road; on the East by an alley; on the South by Cherry Alley; and on the West by Extension Street; having a frontage of one hundred twenty (120) feet

on Butler and New Castle Street, or public road, and extending back at the same width a distance of one hundred twenty (120) feet to Cherry Alley.

HAVING erected thereon a two-story dwelling house known as 360 Main Street, Prospect, Pennsylvania 16052 and designated as Parcel No. 490-SS-85-0000.

BEING the same premises which The Estate of Janet Campbell, also known as Janet Jane Irene Wilson Campbell, by her Executrix, Diana Linda Campbell Fair, by Deed dated February 11, 2000, and recorded with the Recorder of Deeds Office of Butler County, Pennsylvania on April 12, 2000 at Instrument No. 200004120007936, granted and conveyed unto Diana Linda Campbell Fair. On March 14, 2018, Diana Linda Campbell Fair died. On April 2, 2018, a Petition for Probate was filed with the Butler County Register of Wills at File No. 10-18-0271 and Quinten J. Fair was appointed Executor of the Estate of Diana Linda Campbell Fair.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30308
C.P. 2018-22610
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of LARRY R. GALLAGHER HEIR, ANN L. GALLAGHER EST, LOUISE GALLAGHER, LOUISE A. GALLAGHER, LOUISA. GALLAGHER SMITH DECEASED, AND UNKNOWN HEIRS at the suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Being:-

ALL THAT CERTAIN lot or parcel of land situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, being an unnumbered lot shown as 2.870 acres remnant on the John J. and Donna J. Orsini-Ann L. Gallagher Lot Line Revision Plan as recorded March 30,1998 in Plan Book 211, at Page 44.

PARCEL NO. 270-2F96-27-0000

BEING KNOWN AS 124 Dodds Road, Butler, PA 16002

BEING A PORTION OF THE SAME PREMISES which Kenneth C. Sultzbach, by

Deed dated October 21, 1975 and recorded December 30, 1975, in the Office for the Recorder of Deeds in and for the County of Butler, in Deed Book 1017, Page 365, granted and conveyed unto Ann L. Gallagher a/k/a Louise Gallagher, in fee.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30287
C.P. 2018-22367
ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of ADAM P. GOEBEL at the suit of PHH MORTGAGE CORPORATION, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being unit no. 2002 in lot no. 20 of the Castle Creek Townhouses plan of lots phase II, recorded in plan book volume 185, page 8-10.

TITLE TO SAID PREMISES IS VESTED IN ADAM P. GOEBEL AN UNMARRIED MAN, by Deed from MARY KRISTIN SANCTIS. A SINGLE PERSON. Dated 03/28/2013, Recorded 04/01/2013, Instrument No. 201304010009159.

Tax Parcel: 505-S1-H2002-0000

Premises Being: 203 HILLVUE DRIVE. SEVEN FIELDS, PA 16046

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30281
C.P. 2018-22308
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of KAREN E. HASWELL, RICH D. HASWELL AND GLORIA A. YAPLE at the suit of VANDERBILT MORTGAGE AND FINANCE, INC., Being:-

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

BEGINNING at a point on the South side of a 60-foot right of way, known as Eau Claire Street, and said point being 60 feet from the corner of said Eau Claire Street and Second Street; thence from said point along the 60- foot right of way known as Eau Claire

Street, North 75 degrees 30 minutes East, 50 feet to a point on the line of land of now or formerly R. L. Christy; thence along land of now or formerly R. L. Christy, South 14 degrees 30 minutes East, 50 feet to an iron pipe on line of land of now or formerly Eury; thence along land of now or formerly Eury, South 75 degrees 30 minutes West, 50 feet to an iron pin on line of land of now or formerly Roland E. Muchicko; thence along line of land of now or formerly Muchicko, North 14 degrees 30 minutes West 50 feet to a point, the place of beginning.

DEED BOOK: Instrument Number 201407280017456

DEED PAGE: Instrument Number 201407280017456

MUNICIPALITY: City of Butler

TAX PARCEL#: 562-43-36-0000

PROPERTY ADDRESS: 405 Eau Claire Street Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-302 86
C.P. 2018-22353
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of DENNIS J. HAWK, JR. at the suit of DITECH FINANCIAL LLC, Being:-

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

Beginning at the Southeast corner of the within described premises, said point being the intersection of the West right-of-way line of First Street, a Sixty (60) foot right-of-way and North right-of-way line of Locust Street, a Twenty (20) foot right-of-way; thence from said place of beginning along the North right-of-way line of Locust Street, South 75 degrees 33 minutes 40 seconds West a distance of 125.50 feet to a point; thence continuing by same, North 86 degrees 25 minutes 37 seconds West, a distance of 26.94 feet to a point on the East right-of-way line of a Twenty (20) foot alley; thence along the East right-of-way line of said Twenty (20) foot alley, North 14 degrees 03 minutes 20 seconds West, a distance of 31.66 feet to a

point at line of lands of now or formerly Loyal M. McDonald; thence along line of lands of now or formerly McDonald North 75 degrees 33 minutes 40 seconds East, a distance of 150.43 feet to a point on the West right-of-way line of First Street; thence along the West right-of-way line of said First Street, South 15 degrees 07 minutes 40 seconds East, a distance of 40.00 feet to a point at the place of beginning.

DEED BOOK: Instrument Number200507080017926

DEED PAGE: Instrument Number200507080017926

MUNICIPALITY: City of Butler

TAX PARCEL#: 562-23-136-0000

PROPERTY ADDRESS: 216 1st Street Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30273
C.P. 2018-22026
ATTY ROGER FAY**

Seized and taken in Execution as the property of DANIEL S. HODGKISS AND DANIEL HODGKISS at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE2, Being:-

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

BEGINNING at a point at the intersection in or near the center line of legislative Route 10061, of line of lands now or formerly RM. Byers, and the herein described tract; thence along or near the center line of Legislative Route 10061, South 61° 30' 50" East, a distance of 363.00 feet to line of lands of now or formerly Emma Sherrick; thence, along line of lands of now or formerly Emma Sherrick and in and along Township Route T-712, respectively, South 37° 13' 10" West, a distance of 1,024.65 feet to a line of lands now or formerly Emma Sherrick thence along line of lands of now or formerly Emma Sherrick,

South 31° 33" 50" West a distance of 278.06 feet to line of lands of now or formerly James Mettica; thence along line of lands of now or formerly James Mettica, North 57° 28" 20" West, a distance of 344.05 feet to line of lands now or formerly L.B. Casey; thence along line of lands of now or formerly L.B. Casey and RM. Byers, respectively North 35° 16" 50" East, a distance of 1,275.10 feet to a point, the place of beginning.

Title to said Premises vested in Daniel S. Hodgkiss by Deed from Daniel Hodgkiss and Andrea J. Hodgkiss dated January 10, 2003 and recorded on January 17, 2003 in the Butler County Recorder of Deeds as Instrument No. 200301170002172.

Being known as: 114 Troutman Road, Karns City, PA 16041 Tax Parcel Number: 110-1F110-A3

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30280
C.P. 2018-22025
ATTY ROGER FAY**

Seized and taken in Execution as the property of REX A. HUSELTON AND CONNIE E. HUSELTON at the suit of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4, Being:-

All that certain lot or parcel of ground situate in the Village of North Washington, Washington Township, Butler County, Commonwealth of Pennsylvania, bounded described as follows:

Beginning at the Northwest corner at a post at lot of lands of formerly Margaret Murtland, now Mrs. James Barr; thence East 60 feet to a post by the North Washington-West Sunbury Public Road; thence South 210 feet to a post and an alley running between lands of formerly T. P. Mifflin, now Edward Rasp and town lots, by lot of formerly Jane E. Moore, now Ralph Campbell; thence West 60 feet to a post at lot of formerly Margaret Murtland, now Mrs. James Barr, by aforesaid alley; thence North 210 feet to a post, the place of beginning by lot of lands of formerly Margaret Murtland, now Mrs. James Barr. Having thereon erected a frame dwelling

house and other outbuildings.

Title to said Premises vested in Rex A Huselton & Connie E. Huselton by Deed from Rex A. Huselton dated May 9, 2005 and recorded on July 18, 2006 in the Butler County Recorder of Deeds as Instrument No. 200607180018016.

Being known as: 864 North Washington Road, North Washington, PA 16048

Tax Parcel Number: 310-S1-A7-0000

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30291
C.P. 2018-22479
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of SALLY FLINT KING at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEING known and designated as Lot A in the property Subdivision for Joseph A. and Audrey E. Zito which subdivision is of record in the Recorder's Office of Butler County, Pennsylvania, in Rack File 76, Page 6.

Parcel No.230-S13-BA-00000

Property Address (for informational purposes only): 432 Leslie Road, Valencia, PA

BEING THE SAME PREMISES which August A. Guzzie, Jr. and Mary Elizabeth Guzzie, husband and wife, by Deed dated 6/15/2012 and recorded 6/18/2012 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument 201206180017137, granted and conveyed unto Sally Flint King.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30292
C.P. 2018-22480
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of CAITLIN M. LARKIN AND WILLIAM R. LARKIN at the suit of FIRST GUARANTY MORTGAGE CORPORATION, Being:-

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

BEGINNESTG at a point on the Eastern line of Walker Avenue, said point being the Northwest corner of the parcel herein described and common to the Southwest corner of land now or formerly Reynolds; thence by Walker Avenue, South 4 degrees 25 minutes 00 seconds West, 40 feet to a point, the Northwest corner of Lot No.2 in the Molley Plan; thence by Lot No. 2 and Lot No. 1, North 85 degrees 35 minutes 00 seconds East, 125 feet to a point on the Western line of Cherry Way; thence by same, North 4 degrees 25 minutes 00 seconds East, 40 feet to a point, the corner of lands of now or formerly Reynolds; thence by now or formerly Reynolds, South 85 degrees 35 minutes 00 seconds West, 125 feet to a point, the place of beginning.

DEEDBOOK: Instrument Number 201406230013928

DEED PAGE: Instrument Number 201406230013928

MUNICIPALITY: City of Butler

TAX PARCEL#: 561-3-107

PROPERTY ADDRESS: 313 Walker Avenue Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30309
C.P. 2018-22611
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of PAUL R. LEWIN at the suit of LSF10 MASTER PARTICIPATION TRUST, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 391 in the Fornway Plan No. 2, Section B, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File Section 22, Page 24.

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

HAVING erected a dwelling house known as 391 Dover Road a/k/a 391 Dover Drive, Cranberry Township, PA 16066

PARCEL NO. 130-SS-A-391

BEING THE SAME PREMISES which Carl Leonberger and Evalyn Ruth Leonberger, husband and wife, by Deed dated September 30, 1969 and recorded October 2, 1969, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 910, Page 812, granted and conveyed unto Paul R. Lewin and Marion J. Lewin, husband and wife, in fee.

AND THE SAID Marion J. Lewin, hereby departed this life on or about September 11, 2007, thereby vesting title solely in her husband Paul R. Lewin.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30264
C.P. 2018-22138
ATTY PETER WAPNER**

Seized and taken in Execution as the property of SHANNON MCCREARY, SHANNON M. MCCREARY, AND TIMOTHY C. MCCREARY at the suit of SUNTRUST MORTGAGE, Being:-

ALL THAT CERTAIN lot or tract of land, situate in the Township of Brady, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 210, as shown on a certain Plan entitled Butterfield Acres, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 239, Pages 19-20.

Being the same premises conveyed to Timothy C. McCreary and Shannon McCreary, husband and wife, by deed of Kenneth Everhart and Amy Everhart, husband and wife, dated and recorded on even date herewith.

Said premises being known as 646 MuddyCreek Drive, Slippery Rock, PA 16057. District/Map/Parcel No. : 030-3F86-6JY

TITLE TO SAID PREMISES IS VESTED IN Shannon McCreary and Timothy C. McCreary, w/h, as tenants by the entirety, by Deed from Kenneth Everhart and Amy Everhart, h/w, Dated 09/16/2016, Recorded 09/20/2016, Instrument No. 201609200019359.

Tax Parcel: 030-3F86-6JY-0000

Premises Being: 646 MUDDY CREEK DRIVE, A/K/A 646 MUDDYCREEK DRIVE, SLIPPERY ROCK, PA 16057-5316

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30274
C.P. 2018-22256
ATTY GARY DARR**

Seized and taken in Execution as the property of ROBERT J. MERTEN. SR. at the suit of NORTHWEST BANK, Being:- PARCEL I:

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, Pennsylvania, being described as follows:

All that certain lot known as Lot No. 612 in the Connoquenessing Woodlands Plan No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, on July 22,1965, in Plat or Plan Book Volume 45. Page 1.

Being a lot of ground measuring, at 90 degree angles, approximately 70 feet by 125 feet.

Tax ID No.: 120-S4-A612

Being the same property commonly known as 209 Hoot Owl Road. Evans City, PA 16033, which includes a mobile home which is are permanently affixed to the real property.

Being the same property which Scott A. Kaltenbach and Judy A Beames n/k/a Judy A. Kaltenbach, husband and wife as joint tenants with right of survivorship, by Deed dated August 24, 2007, and recorded in the Recorder's Office of Butler County, Pennsylvania on August 30, 2007, at Instrument Number 200708300022790, granted and conveyed unto Robert J. Merten, Sr. as a married man.

PARCEL 2:

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, Pennsylvania, being described as follows:

All that certain lot known as Lot No. 621 in the Connoquenessing Woodlands Plan No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, on July 22,1965, in Plat or Plan Book Volume 45, Page I.

Tax ID No.: 120-S4-A621

Being the same property commonly known as Raccoon Road, Evans City, PA 16033, being a vacant lot.

Being the same property which Scott A. Kaltenbach, by Deed dated August 24, 2007, and recorded in the Recorder's Office of Butler County, Pennsylvania, on August 30, 2007, at Instrument Number 200708300022791, granted and conveyed unto Robert J. Merten, Sr. as a married man.

PARCEL 3:

All that certain lot or piece of ground situate in Summit Township, Butler County, Pennsylvania, being described as follows:

Beginning at a point in the center line of the Chicora Road and in the center line of the intersection of a 40 foot street specified in survey laid out in Greenough & Greenough, Inc., dated August, 1950, for Grossman Heirs in Summit Township, Butler County, Pennsylvania; thence South 2 degrees T West, a distance of 331.08 feet along the center line of said 40 foot street to a point; thence South 86 degrees 94' East, a distance of 333.34 feet along line of other property of the Grantors herein and said line traveling through a party wall in a duplex building erected on said property to a point on lands now or formerly of Theodore Schenck; thence South 1 degree 33' West, a distance of 40.50 feet to a point on property of now or formerly Hetrick; thence North 86 degrees 54' West, a distance of 334.14 feet along line of property of now or formerly Hetrick to a point in the center of a 40 foot street; thence South 2 degrees 7' West, a distance of 40.50 feet to a point, the place of beginning.

Tax ID No.: 290-S1-A16B1

Being the same property commonly known as 111 McClellan Drive, Butler, PA 16001, having a residential dwelling located thereon.

Being the same property which Butler Consumer Discount Company, by Deed dated August 24, 2007, and recorded in the Recorder's Office of Butler County, Pennsylvania, on August 30, 2007, at Instrument Number 200708300022792, granted and conveyed unto Robert J. Merten. Sr . as a married man.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30268
C.P. 2018-22195
ATTY ROBERT CRAWLEY**

Seized and taken in Execution at the property of JILL MILLIGAN at the suit of WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2, Being:-

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

BEGINNING at the Southwest corner of the wagon shed; thence North a distance of 216 feet to a point; thence East, a distance of 140 feet to a point; thence South a distance of 216 feet to a point; thence West a distance of 140 feet to a point, at the place of beginning.

BEING KNOWN AS PARCEL NUMBER 090 1F17 12A

BEING KNOWN AS: 954 CLEARFIELD ROAD FENELTON (CLEARFIELD TOWNSHIP), PA 16034 PROPERTY ID: 090 1F17 12A

TITLE TO SAID PREMISIS IS VESTED IN JILL MILLIGAN BY DEED FROM MARK T. REEDER AND JANET E. WIDENHOFER NIKIA AS JANET E. REEDER, DATED 10/21/2004 RECORDED 11/01/2004 IN BOOK NO. N/A PAGE N/A INSTRUMENT NO. 200411010034836

TO BE SOLD AS PROPERTY OF: JILL MILLIGAN

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30198
C.P. 2018-21195
ATTY PETER WAPNER**

Seized and taken in Execution as the property of TIMOTHY MICHAEL O'SHEA AND LORI JO O'SHEA at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, being known and described as Lot No. 47 in the Woodbine Estates Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 141. Pages 1 and 2.

TITLE TO SAID PREMISES IS VESTED IN Timothy Michael O'Shea and Lori Jo O'Shea. his wife, by Deed from Maronda Homes. Inc.. Dated 06/21/1993, Recorded 06/23/1993, in Book 2330, Page 605.

Tax Parcel: 130-S23-A47-0000

Premises Being: 183 WOODBINE DRIVE. CRANBERRY TOWNSHIP, PA 16066-3213

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30276
C.P. 2018-22259
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of TERRY RINERE at the suit of NATIONSTAR MORTGAGE LLC, Being:-

All that certain lot, tract of land, parcel, piece of ground with buildings and improvements thereon erected, situate in Cranberry Township, Butler County, Pennsylvania, being known and designated as Lot No. 93 in the Fernway Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File 10, Pages 29A and 29B.

UNDER AND SUBLICT to grants of mineral rights, rights of way, building and use restrictions, easements, covenants, and conditions as set forth in prior instruments of record.

DEEDBOOK: Instrument#201007020014573

DEED PAGE: Instrument#201007020014573

MUNICIPALITY: Cranberry Township

TAX PARCEL#: 130-S3-A93-0000

PROPERTY ADDRESS: 415 Sussex Drive Cranberry Township, PA 16066

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30297
C.P. 2018-22384
ATTY MATTHEW MARSHALL**

Seized and taken in Execution as the property of WILLIAM J. ROSE at the suit of ARMCO CREDIT UNION, Being:-

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

BEGINNING at a spike in the center of an improved public road leading from North Washington to Fairview, Commonwealth of Pennsylvania, and known as Legislative Route 10075, said point being on line now or formerly of Laird Irwin and being a Northwest corner, thence along the center of said public road, South 66° 30 feet East, a distance of 132.10 feet to a spike corner at the other land now or formerly of Gordon S. Bachman; thence leaving said road through land now or formerly of Gordon S. Bachman of which is a part, South 23 degrees 30 feet West, a distance of 410.30 feet to an iron pin corner on line of land now or formerly of Laird Irwin and common to other land now or formerly Gordon S. Bachman and herein described tract; thence by land now or formerly of Laird Irwin North 5° 1 foot, 40 inches East, a distance of 432.68 feet to spike corner in center of aforesaid public road, the place of beginning.

TAX ID/ PARCEL NO. 260-1F55-2CA.

BEING the same property which Glenn V. Wilson and Donna J. Wilson, husband and wife, by Deed dated November 29, 2007 granted and conveyed to William J. Rose, unmarried, recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 200712050030857

BCLJ: January 18, 25 & February 1, 2019

E.D. 2018-30275

C.P. 2018-22257

ATTY MATTHEW MCDONNELL

Seized and taken in Execution as the property of DAVID W. SCHIELER at the suit of U.S. BANK TRUST AS TRUSTEE OF THE AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+ C/O SN SERVICING CORPORATION, Being:-

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

BEGINNING at the southwest corner on a public street, running along said street North thirty five (35) feet, to Lot No. 55 belonging to now or formerly Wareham; thence along said Lot East fifty (50) feet, to land now or formerly of S.R. Stoughton, single; thence along said land of S.R. Stoughton, South thirty five (35) feet to Lot No. 37; thence along Lot No. 37, fifty (50) feet to the place of beginning.

Being Lot No. 56 in the S.R. Stoughton Plan of Lots of Stoughton's Beach, Slippery Rock Township, Butler County, Pennsylvania, as laid out by J.H. Forbes, licensed engineer.

ALSO, all that certain piece, parcel or tract of land situate in Slippery Rock Township, Butler County, Pennsylvania,, bounded and described as follows:

BEGINNING at an iron pin on line of property now or formerly of H.R. Stoughton and R. Huey and the former first party herein, thence South 84 degrees 07' East, a distance of three hundred eighty-two and forty seven hundredths (382.47') feet to a pin; thence North five degrees 53' East, a distance of eighty three and fifty seven hundredths (83.57') feet to a point on the North side of a twenty foot right of way on line of property now or formerly of L. Rasch; thence South 84 degrees 07' East, a distance of fifty three and six hundredths (53.06) feet along the northern side of said twenty foot right of way to a pin, being the southwest corner of the property now or formerly of Kramer; thence North nine degrees 40' 50" West, a distance of one hundred ninety two and seventy seven hundredths (192.77) feet along line of property now or formerly of Rasch, Dase, Talak, Muller, Kema, and Boehm, to a point, being the southwest corner of the parcel herein conveyed; thence Norm nine degrees

40' 50" West, a distance of thirty five feet along line of other property now or formerly of first party herein to a point on line of property now or formerly of McPherson; thence North 80 degrees 19' 10" East* a distance of thirty five feet along line of property now or formerly of first party to a point on line of property now or formerly of Yurkut; thence South 80 degrees 19' 10" East, a distance of one hundred twenty five feet along line of property now or formerly of Yurkut to a point, the place of beginning.

BEING KNOWN AS: 242 STOUGHTON BEACH ROAD, SLIPPERY ROCK, PA 16057

BEING THE SAME PREMISES which John W. Novak and Kathleen B. Novak, husband and wife, by Deed dated October 16, 2003 and recorded October 22, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200310220048189, granted and conveyed unto DAVID W. SCHIBLER and SUSAN E. SCHIBLER, husband and wife.

And the said Susan E. Schibler departed this life on January 6, 2013. Title to the property passed to David W. Schibler by operation of law.

PARCEL NO.: 280-S7-A56-0000

BCLJ: January 18, 25 & February 1, 2019

E.D. 2018-30293

C.P. 2018-22490

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of MARGARET E. SMITH, UNKNOWN HEIRS OF RALPH S. SMITH, RALPH S. SMITH ESTATE AND UNITED STATES at the suit of FEDERAL NATL MORTGAGE ASSN, Being:-

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

BEGINNING at a point, which point is the Northeast corner of the tract herein conveyed and common to the Southeast corner of lands now or formerly of J. A. Delaney; thence continuing along Franklin Street a 60-foot right-of-way, South 02 degrees 46 minutes 00 seconds West a distance of 31.94 feet to an iron pin at the intersection of Howard Street, a 40-foot right-of-way;

thence continuing along Howard Street, South 89 degrees 34 minutes 00 seconds West a distance of 50.00 feet to an iron pin at lands now or formerly of H. J. Steighner; thence continuing along the same, North 00 degrees 45 minutes 00 seconds East a distance of 35.00 feet to an iron pin at lands now or formerly of J.A. Delaney; thence continuing along the same, South 86 degrees 57 minutes 07 seconds East a distance of 51.15 feet to an iron pin, being the place of beginning.

DEED BOOK : INSTRUMENT # 200201100001190

DEED PAGE : INSTRUMENT # 200201100001190

MUNICIPALITY: City of Butler

TAX PARCEL#: S64-II-152-0000

PROPERTY ADDRESS: 424 Franklin Street Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30307
C.P. 2018-22607
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of WILLIAM H. THOMPSON. III at the suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Being:-

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

Beginning at a point in the center of Route 10079 where line of lands now or formerly of Idella Hutchison Heirs intersects the center line of said road: thence along the center line of said road in a westerly direction, a distance of 490 feet to a point in the center of said road, which point is the northeast corner of the properly herein described: thence in a southerly direction along other lands of the within grantors, being a line running at right angles with the center line of said road, a distance of 148 feet to a point: thence by a line running parallel with the center line of Route 10079 in a westerly direction along other lands of the within grantors, a distance of 148 feet to a point: thence by line parallel with the eastern boundary line of the within described lot in a northerly direction along

other lands of the within grantors, a distance of 148 feet to a point in the center of Route 10079: thence in an easterly direction along the center line of said road, a distance 148 feet to a point, the place of beginning.

AND

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

Beginning at the northwest corner of the herein described tract and the northeast corner of the land of Russell G. Cratty and Sonja M. Cratty, said corner being in the center of State Route 1004, which leads from Bruin to North Washington: thence by the center of said road, North 86 degrees 44 minutes 50 seconds East, for 58.00 feet to a corner nail common to tract "E" of subdivision plan: thence through land of Frank E. Gould and by tract "E" of plan. South 3 degrees 57 minutes 40 seconds West for 148.00 feet to a corner iron pin common to tract "E": thence through land of Frank E. Gould. South 86 degrees 44 minutes 50 seconds West for 58.00 feet a corner iron pin common to land of Russell G. Cratty; thence by land of Russell G. Cratty. North 5 degrees 57 minutes 40 seconds East for 148.00 feet to corner nail in place of beginning. Known as Tract "D" of subdivision plan recorded November 7, 1991 in Plan Book 150, page 20 and 21.

AND

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

Beginning at the northeast corner of the herein tract described and the existing northwest corner of land of Russell G. Cratty and Sonja M. Cratty, said corner being in the center of State Route 1004, which leads from Bruin to North Washington: thence by land of Resell G. Cratty, South 3 degrees 57 minutes 40 seconds West for 148.00 feet to a corner iron pin common to land of Russell G. Cratty; thence through land of Frank E. Gould and Mabel S. Gould of which this is a part. North 86 degrees 02 minutes 20 seconds West for 29.75 feet to corner iron pin; thence through same, North 03 degrees 57 minutes 40 seconds East for 151.89 feet to a corner nail in the center of State Route

1004: thence South 78 degrees 37 minutes 45 seconds East to the place of beginning, a distance of 30 feet. Known as Tract "C" of subdivision plan recorded November 7, 1991 in Plan Book 150. Page 20 and 21.

Being designated as Tax Parcel Number: 310 1F114 A7A

For Informational purposes only: 610 Bruin Road, Petrolia, PA 16050

Being the same premises which Sonja M. Cratty a/k/a Sonja Marie Cratty, unmarried, by Deed dated March 29, 2012 and recorded April 9, 2012 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania, in Instrument Number 201204090009453, granted and conveyed unto William H. Thompson, III, in fee.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30285
C.P. 2018-22334
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of LORING O. TRUMBO DEC UNKNOWN HEIRS AND MONICA E. TRUMBO IND & HEIR at the suit of FINANCE OF AMERICA REVERSE LLC, Being:-

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

BEGINNING at a point in the center line of State Route 4012 at a point common to the Southwest corner of the property herein described and the Southeast corner of lands now or formerly of Roy C. Raida; thence along land now or formerly of Raida and Harry G. Texler, North 17 degrees 49 minutes 54 seconds East, 198.85 feet to an iron pipe: thence along lands now or formerly of Texler, South 76 degrees 23 minutes 44 seconds East, 392.84 feet to a 20 foot tree with wire; thence along lands now or formerly of Sunbeam Coal Co., Inc. South 2 degrees 24 minutes 24 seconds West, 185.54 feet to a point in the center line of State Route 4012; thence along said center line, North 78 degrees 30 minutes 0 seconds West, 443.82 feet to a point, the place of beginning.

CONTAINING 1.83 acres in accordance with a survey by Zanick and Seybert, Inc. dated July 25, 1989. Subject to the requirement of

erection and maintenance of a wire fence as recited at Deed Book Volume 1102 page 349. Subject to any and all adjacent rights of way and easements of record.

TOGETHER with a 15 foot right of way as set forth in Deed Book Volume 603, page 109 and Deed Book Volume 1102, page 349.

DEED BOOK: 2124

DEED PAGE: 0315

MUNICIPALITY: Township of Marion

TAX PARCEL#: 210-S1-A1-0000

PROPERTY ADDRESS: 907 Cemetery Road Hilliards, PA 16040

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30290
C.P. 2018-22474
ATTY KENYA BATES**

Seized and taken in Execution as the property of CARRIE-ANNE R. VANDEVORT, CARL J. SMITH AND MARSHA R. SMITH at the suit of PENNYMAC LOAN SERVICING, LLC, Being:-

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

BEGINNING at a point, said point being the Southeast corner of the tract herein described, said point being common to the North line of La-Ray Drive and line of Lots Nos. 81 and 82; thence by the North line of La-Ray Drive, South 85 degrees 34 minutes 37 seconds West, a distance of 100.00 feet to a point on line of Lot No. 83; thence continuing by the same North 4 degrees 25 minutes 23 seconds West, a distance of 145.00 feet to a point on line of other lands of Blain; thence continuing by the same North 85 degrees 34 minutes 37 seconds East, a distance of 100.00 feet to a point on line of Lot No. 81; thence continuing by the same North 4 degrees 25 minutes 23 seconds East, a distance of 145.00 feet to a point on the North line of La-Ray Drive, the place of beginning.

Being Lot No. 82 in the Windward Heights Plan No. 4 as recorded in Rack File Section 58, Page 11. Being known as TAX PARCEL

NO. 60-S14-D82

TITLE TO SAID PREMISES IS VESTED IN Carrie-Anne R. Vandevort, married and Carl J. Smith and Marsha R. Smith, h/w, as Joint Tenants with the Right of Survivorship not as Tenants in Common, by Deed from Theodore D. Stecko and Charlotte F. Stecko, Co-Trustees of the Theodore D. Stecko and Charlotte F. Stecko Living Trust Dated September 7th 2001, Dated 06/24/2013, Recorded 06/26/2013, Instrument No. 201306260018638.

Tax Parcel: 060-S14-D82-0000

Premises Being: 239 LA RAY DRIVE, BUTLER, PA 16001

BCLJ: January 18, 25 & February 1, 2019

Sheriff of Butler County, Michael T. Slupe



FIRST FRIDAY OF THE MONTH
8-9 am • \$5 / 1 credit sub CLE

UPCOMING DATES:

February 1

March 1

April 5

May 3

June 7

July 5

August 2

September 6

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