

## Upcoming CLE Presentations

Pre-registration may be done through PBI at 1.800.932.4637 ext 2325 or by calling the Butler County Bar Association at 724.841.0130. Seminars are held at the Bar Office unless noted otherwise.

- April 15, 2015 **Drafting & Enforcing Fee Agreements in PA**  
Live Seminar via Simulcast - Butler County Bar Association  
3 sub/ 1 integrated ethics CLE credits, Wed, April 15, 2015, 9:00A-1:15P  
(includes breakfast)
- April 17, 2015 **RESPA**  
Live Seminar via Simulcast - Butler County Bar Association  
3 sub/ 3 ethics CLE credits, Fri, April 17, 2015, 8:30A-4:45P  
(includes breakfast & lunch)
- April 21, 2015 **Corporate Compliance & Ethics**  
Live Seminar via Simulcast - Butler County Bar Association  
3 sub/ 1 integrated ethics CLE credits, Tues, April 21, 2015, 9:00A-1:20P  
(includes breakfast)
- April 23-24, 2015 **Family Law Institute**  
Live Seminar via Simulcast - Butler County Bar Association  
8 sub/ 1 ethics CLE credits, Thurs & Fri, April 23-24, 2015, 8:30A-4:00P & 8:30A-11:45A (includes breakfast & lunch)
- April 29, 2015 **Tough Problems in WC 2015**  
Live Seminar via Simulcast - Butler County Bar Association  
4 sub CLE credits, Wed, April 29, 2015, 12:00P-4:15P  
(includes lunch)
- April 30, 2015 **16th Annual Legal Issues in an Age of Aging**  
Live Seminar via Simulcast - Butler County Bar Association  
5 sub/ 1 integrated ethics CLE credits, Thurs, April 30, 2015, 8:30A-4:00P  
(includes breakfast & lunch)
- May 1, 2015 **Coffee with the Judges**  
Live Seminar- Butler County Bar Association  
1 sub CLE credit, Fri, May 1, 2015, 8:00A-9:00A
- May 4, 2015 **The New PA Law on Entity Transactions**  
Live Seminar via Simulcast- Butler County Bar Association  
3 sub CLE credit, Mon, May 4, 2015, 9:00A-12:15P  
(includes breakfast)

**Go to [www.butlercountypabar.org](http://www.butlercountypabar.org) for more information and updates on PBI & BCBA CLEs**

**Please Note:** The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

**Butler County Legal Journal**

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | f:724.841.0132 |

[BCLegalJournal@zoominternet.net](mailto:BCLegalJournal@zoominternet.net)

**Visit us on the web @ [butlercountypabar.org](http://butlercountypabar.org)**



**ESTATE NOTICES**

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

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**FIRST PUBLICATION****Estate of: Jean Theresa Benton**

Late of: Routt County CO  
Ancillary Ancillary Executor: Andrew Benton  
8050 Gambel Drive # 4  
Park City UT 84098  
Ancillary Executor: Michaelene Benton  
2915 Burgess Creek Rd  
Steamboat Springs CO 80487  
Attorney: Richard J Klixbull  
939 Fifth Avenue  
Coraopolis PA 15108

**Estate of: Thomas Joseph Hannon Jr  
a/k/a: Thomas J Hannon**

Late of: Slippery Rock PA  
Executor: Timothy J Hannon  
3414 Argyle Avenue  
Erie PA 16505  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Alva L Hill**

Late of: Butler Township PA  
Executor: Grace Y Hill  
205 Bellefield Drive  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Donna L Hoover**

Late of: Clay Township PA  
Executor: Timothy D Hoover  
499 Mercer-New Wilmington Road  
Mercer PA 16137  
Executor: Tracy Ann Donaldson  
155 Etna Road  
Slippery Rock PA 16057  
Executor: Gilbert E Hoover Jr  
308 Steiner Bridge Road

Valencia PA 16059  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Lois E Maser**

Late of: Prospect PA  
Executor: Larry L Maser  
328 North Road  
Butler PA 16001  
Attorney: Jeffrey D Banner  
Heritage Elder Law &  
Estate Planning LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Jane A Moses**

Late of: Butler Township PA  
Executor: Timothy R Moses  
524 Northpointe Circle  
Seven Fields PA 16046  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Marjorie L Paulsen**

Late of: Saxonburg PA  
Executor: Brenda Guido  
124 Illinois Drive  
Lower Burrell PA 15068  
Attorney: Laurel Hartshorn  
254 W Main St POB 553  
Saxonburg PA 16056

**Estate of: June Mary Twentier  
a/k/a: June M Twentier**

Late of: Butler PA  
Administrator: Lawrence John Twentier  
110 McClelland Drive  
Butler PA 16001  
Attorney: Joy V Maffei  
141 North Main Street  
Butler PA 16001-4983

BCLJ: April 10, 17 & 24, 2015

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**SECOND PUBLICATION****Estate of: Ida A Cypher**

Late of: Winfield Township PA  
Executor: Vernon D Cypher  
517 Cherokee Lane  
Defuniak Springs FL 32433  
Attorney: Mary Jo Dillon  
Dillon McCandless King

Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: William Leroy Dutter**

Late of: Butler Township PA  
Executor: Kay Ellen Hoffman  
4107 Kennedy Drive  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Alfonse Erolino**

Late of: Cranberry Township PA  
Executor: Karen L Peters  
406 Canterbury Trail  
Cranberry Twp PA 16066  
Attorney: Jeffrey D Banner  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Harry K Floyd**

Late of: Valencia PA  
Executor: Edward Floyd  
121 Tanglewood Drive  
Valencia PA 16059  
Attorney: Alan J Stone  
3058 Leechburg Road  
Suites 10 & 11  
Lower Burrell PA 15068

**Estate of: Donald Frank Jr**

**a/k/a: Donald L Frank Jr**  
Late of: East Butler PA  
Administrator: Amanda M Frank  
101 Henry Street  
Clinton SC 29325  
Administrator: Melissa A Frank  
1512 A Havens Drive  
N Myrtle Beach SC 29582  
Attorney: Julie C Anderson  
Stepanian & Menchuk LLP  
222 South Main Street  
Butler PA 16001

**Estate of: Rita Claire Gaudet**

Late of: Zelenople PA  
Executor: Felipa Marie Gaudet  
127 Pearl Street  
Kingston NY 12401  
Executor: William G Ball  
310 Grant Street 3100 Grant Building  
Pittsburgh PA 15219  
Attorney: William G Ball  
310 Grant Street  
3100 Grant Building  
Pittsburgh PA 15219

**Estate of: Henry C Kimbro**

Late of: Cranberry Township PA  
Executor: Geneva Kimbro  
236 Sherwood Dr  
Cranberry Twp PA 16066  
Attorney: No Attorney On Record

**Estate of: Barbara R Leftwich**

Late of: Jefferson Township PA  
Executor: Carrie E Martin  
624 State Route 1034  
Templeton PA 16259  
Attorney: Lillian Orzechowski  
3058 Leechburg Road  
Suites 10 & 11  
Lower Burrell PA 15068

**Estate of: Benjamin R Leone**

Late of: Marion Township PA  
Executor: Douglas B Leone  
321 Black Road  
Harrisville PA 16038  
Executor: Amy A Morgan  
100 Kelly Drive  
Slippery Rock PA 16057  
Attorney: Joseph J Nash  
The Nash Law Office  
POB 673  
Slippery Rock PA 16057

**Estate of: Arthur D Marbell**

**a/k/a: Arthur Daniel Marbell**  
Late of: Prospect PA  
Executor: Eileen L Roxbury  
357 Kennedy Road  
Prospect PA 16052  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Donna M McGinley**

Late of: Summit Township PA  
Administrator: Nicholas J McGinley  
153 Schnur Road  
Butler PA 16001  
Attorney: Jeffrey D Banner  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

**Estate of: George A Miller**

**a/k/a: George Miller**  
Late of: Lancaster Township PA  
Executor: Bruce A Miller  
106 Albert Road  
Prospect PA 16052  
Attorney: Ronald W Coyer  
SR Law LLC

631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Richard L Morgan**

Late of: Jackson Township PA  
Executor: Katherine M Morgan  
165 Ramsey Road  
Evans City PA 16033  
Attorney: Sean M Gallagher  
Murrin Taylor Flach Gallagher  
110 E Diamond Street  
Butler PA 16001

**Estate of: Phyllis A Nesbitt****a/k/a: Phyllis A Koegler Nesbitt**

Late of: Venango Township PA  
Administrator cta: Dean Thomas Nesbitt  
210 W Beaver Street  
Zelienople PA 16063  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelienople PA 16063

**Estate of: George J Senka**

Late of: Cranberry Township PA  
Executor: Janet Senka  
8611 Peters Road  
Cranberry Twp PA 16066  
Attorney: Douglas E Weinrich PC  
107 Irvine Street  
POB 810  
Mars PA 16046

**Estate of: Doris Z Sloan**

Late of: Allegheny Township PA  
Executor: Gregory A Sloan  
244 Lime Plant  
Parker PA 16049  
Executor: Dennis P Sloan  
4060 Kittanning Pike  
Parker PA 16049  
Attorney: Scott W Schreffler  
Lynn King & Schreffler PC  
606 Main St POB 99  
Emlenton PA 16373

**Estate of: Dorothy A Sumrok**

Late of: Adams Township PA  
Executor: Bradley J Sumrok  
3000 Blackburn St #1903  
Dallas TX 75204  
Attorney: Edward C Spontak  
Pettit & Spontak, PLLC  
600 Grant Street Ste 660  
Pittsburgh PA 15219

BCLJ: April 3, 10 & 17, 2015

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**THIRD PUBLICATION****Estate of: Robert G Anguish**

Late of: Cranberry Township PA  
Executor: Virginia R Anguish  
245 Norman Drive  
Cranberry Twp PA 16066  
Attorney: Lawrence M Knapp  
POB 149  
Bradfordwoods PA 15015

**Estate of: Shirley E Beighey**

Late of: Harmony PA  
Executor: Mark William Beighey  
Cmr 467 Box 7044  
APO AE 09096  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Thomas L Breck****a/k/a: Thomas Leonard Breck**

Late of: Penn Township PA  
Administrator: Matthew L Breck  
104 Maple Street  
Sarver PA 16055  
Attorney: William T Woncheck Jr  
Sikov & Woncheck PC  
1625 Union Ave Suite 5  
Natrona Heights PA 15065

**Estate of: Elizabeth Jean Campbell****a/k/a: E Jean Campbell****a/k/a: Jean C Campbell****a/k/a: Jean E Campbell**

Late of: Jefferson Township PA  
Executor: Nina Lee Campbell  
933 Norfolk Street  
Pittsburgh PA 15217  
Executor: Mary Lynn Marron  
POB 56  
Foxburg PA 16036  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

**Estate of: John Peter Cherry****a/k/a: John P Cherry**

Late of: Slippery Rock PA  
Administrator: Randy J Saut  
337 Highland Ridge Road  
Claysville PA 15323  
Attorney: Tamora L Reese  
70 E Wheeling Street Lower Level  
Washington PA 15301

**Estate of: Harvey V Clark**

Late of: Jackson Township PA  
 Executor: Sharon E Pierotti  
 56 Fritz Lane POB 227  
 Parker PA 16049  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086

**Estate of: Frances Margaret Colosimo**

Late of: Center Township PA  
 Administrator C.T.A.: Kevin L Colosimo  
 606 Ponderosa Court  
 Gibsonia PA 15044  
 Attorney: Kevin L Colosimo  
 Burleson LLP  
 1900 Main Street, Suite 201  
 Canonsburg PA 15317

**Estate of: Kenneth W Delp**

Late of: Clearfield Township PA  
 Executor: Kimberly A Smith  
 509 Steele Road  
 Strattanville PA 16258  
 Attorney: James D Dennison  
 Dennison Law Offices PC  
 395 Main Street, Suite A  
 Brookville PA 15825

**Estate of: Louis Klimezek**

Late of: Clinton Township PA  
 Executor: Patricia Errico  
 527 Carl Ave  
 New Kensington PA 15068  
 Attorney: Samuel R Coury  
 1725 Fifth Ave  
 Arnold PA 15068

**Estate of: Irene E Korneff****a/k/a: Irene Elizabeth Korneff**

Late of: Harmony PA  
 Administrator C.T.A.: Katie M Casker  
 207 E Grandview Ave  
 Zelienople PA 16063  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063

**Estate of: Nancy Herold Weser****a/k/a: Nancy Seezox****a/k/a: Nancy Smith**

Late of: Center Township PA  
 Executor: Tomi L Herold  
 322 S Linden Ave  
 Pittsburgh PA 15208  
 Attorney: Tomi Herold  
 322 S Linden Ave  
 Pittsburgh PA 15208

**Estate of: Timothy L Worsen**

Late of: Middlesex Township PA  
 Executor: Teresa L Pugliese  
 109 Kenmaur Drive  
 Valencia PA 16069  
 Attorney: Sally R Miller  
 Jones, Gregg, Creehan & Gerace  
 411 Seventh Ave Suite 1200  
 Pittsburgh PA 15219-2652

BCLJ: March 27, April 3 & 10, 2015

**MORTGAGES**

March 23 - 27, 2015

**Abbott, Ronald, et ux**-JLB Corp, dba, et al-  
 Seven Fields Borough-\$313,000.00

**Acerra, Jason M.**-Wells Fargo Bk NA-  
 Cranberry Twp.-\$187,150.00

**Allen, Roy D.**-Huntington Natl Bk -Clearfield  
 Twp.-\$500,000.00

**Allison, Howard J.**-PNC Bk Natl Assn-Center  
 Twp.-\$50,000.00

**Allman, James W., et ux**-WesBanco Bank  
 Inc-Harmony Borough-\$100,000.00

**Ashbaugh, Neil A., et ux**-Huntington Natl  
 Bk-Center Twp.-\$35,600.00

**Bart Park LLC, et al**-Ameriserv Fin Bk-  
 Cranberry Twp.-\$925,000.00

**Biela, Nicole L., aka Young**-EverBank-  
 Clinton Twp.-\$180,000.00

**Bledsoe, Robert D., et ux**-Secretary Housing  
 & Urban Dev-Butler Twp.-\$6,422.36

**Blicha, William James, et ux**-Quicken Loans  
 Inc, et al-Clearfield Twp.-\$136,600.00

**Brennan Builders Inc.**-Dollar Bk Fed Sav  
 Bk-Adams Twp.-\$6,500,000.00

**Brennan Builders Inc.**-Dollar Bk Fed Sav  
 Bk-Adams Twp.-\$6,500,000.00

**Bucko, James A., Jr.**-Quicken Loans Inc, et  
 al-Penn Twp.-\$104,025.00

**Calderone, Nicholas A., et al**-PNC Bk Natl  
 Assn-Slippery Rock Borough-\$75,000.00

**Carney, Steven L.**-Citizens Bk of Pa-  
 Cranberry Twp.-\$132,000.00

**CDP Realty LLC, et al**-Anna Mae Patterson-  
 Butler City, Wd. 3-\$100,000.00

**Celestin, Cody, et ux**-PNC Mtg, aka-Butler  
 Twp.-\$250,900.00

**Chrostowski, Joel C., et al**-Fifth Third Bk-  
 Cranberry Twp.-\$1,150,000.00

**Comfry, Elizabeth L.**-First Natl Bk of Pa-  
 Slippery Rock Borough-\$244,852.94

**Compton, Chris A., aka, et al**-PNC Bk Natl  
 Assn-Muddycreek Twp.-\$50,000.00

**Connors, Richard W., aka, et ux**-Franklin  
 American Mtg Co, et al-Center Twp.-  
 \$259,350.00

**Cottrill, James B., Jr., et ux**-PNC Mtg, aka-

**Diaz:** Judgment: \$2905.00: Atty - None: 15-20549  
 Capital One Bank (USA) N.A. vs. **Caroline A. Dinicola:** Transcript: \$3355.25: Frederic I. Weinberg, Esq.: 15-20568  
 Commonwealth of PA - UCF vs. **Colin J. Dunwoody, individually and as General Partner of Edinburgh Golf LP:** Lien: \$2664.13: Atty - None: 15-20561  
 USX Federal Credit Union vs. **Adrienne E. Ermlick:** Transcript: \$6398.19: Atty - None: 15-20557  
 Capital One Bank (USA) N.A. vs. **David B. Giesler:** Transcript: \$2160.19: Frederic I. Weinberg, Esq.: 15-20569  
 Deutsche Bank National Trust Company vs. **Kenneth Haines aka Kenneth P. Haines and Andrea Haines aka Andrea L. Haines:** Judgment/Premises: \$7739.85: Phelan Hallinan Diamond & Jones, LLP: 15-20562  
 USX Federal Credit Union vs. **Phillip Hamlin:** Transcript: \$3114.99: Atty - None: 15-20558  
 USX Federal Credit Union vs. **Megan N. Leshnock Hood and Charles Fite:** Transcript: \$4043.75: Atty - None: 15-20559  
 USX Federal Credit Union vs. **Megan N. Leshnock Hood and Robert W. Hood:** Transcript: \$800.10: Atty - None: 15-20560  
 Clerk of Courts vs. **Timothy Daniel Kramer:** Judgment: \$3488.00: Atty - None: 15-20550  
 Asset Acceptance LLC vs. **Scott C. Luedtke:** Judgment: \$7522.86: Daniel Santucci, Esq.: 15-20566  
 Clerk of Courts vs. **William Elmer Lunn, Jr.:** Judgment: \$7135.00: Atty - None: 15-20551  
 Synchrony Bank vs. **Don Mahoney:** Transcript: \$1209.00: Gregg L. Morris, Esq.: 15-20556  
 Clerk of Courts vs. **Simon Jacob Miller:** Judgment: \$1281.00: Atty - None: 15-20552  
 David S. Bazzano vs. **Amanda Novak and Caleb Hood:** Transcript: \$4194.00: Atty - None: 15-20571  
 Clerk of Courts vs. **Raymond William Priester:** Judgment: \$4689.75: Atty - None: 15-20553  
 Clerk of Courts vs. **Daniel Robert Puder:** Judgment: \$1807.00: Atty - None: 15-20554  
 Clerk of Courts vs. **Michael John Ritzert:** Judgment: \$8735.00: Atty - None: 15-20555  
 Midland Funding LLC vs. **Tammy Rusidoff:** Transcript: \$1448.85: Daniel Santucci, Esq.: 15-20573  
 Brian Hess vs. **Michael A. Solano and Alena Ustsinava:** Transcript: \$1750.00: Atty - None: 15-20565  
 Bank of America, N.A. vs. **Michael W. Urmann and Dawn R. Urmann:** Judgment/Premises: \$83083.11: Daniel C. Fanaselle, Esq.: 15-20575  
 Green Tree Servicing LLC vs. **Bobbie**

**J. Vance and Robert W. Vance, Jr.:** Judgment/Premises: \$54248.02: Jacob M. Ottley, Esq.: 15-20574  
 Portfolio Recovery Associates LLC vs. **Jason Zarnick:** Judgment: \$984.43: Robert N. Polas, Jr., Esq.: 15-20577

## EXECUTIONS

Week ending April 3, 2015

1st Name-Plaintiff  
 2nd Name-Defendant

Main Street Acquisition Corporaiton vs. **Charles E. Croom and Dollar Bank, Garnishee:** 15-30082  
 Beneficial Consumer Discount Company vs. **Allen McClymonds, Selena W. McClymonds and Tenants/Occupants:** 15-30085  
 Huntington National Bank vs. **Stephen E. Miller and Brenda L. Miller:** 15-30086  
 Federal National Mortgage Association vs. **Paul A. Piotrowski and Susan R. Piotrowski:** 15-30080  
 Bank of America N.A. vs. **Unknown Heirs of Dixie Lee Szumigalski, Deceased:** 15-30084  
 Bank of America N.A. vs. **John Vogel:** 15-30083  
 Cavalry SPV II, LLC as Assignee of GE Money Bank vs. **E. William aka Elmer P. Williams and Nextier Bank, Garnishee:** 15-30081

## DIVORCES

Week ending April 3, 2015

1st Name-Plaintiff  
 2nd Name-Defendant

Dominika Jaworczykowska vs. **Terry Lynn Edwards:** Russell C. Miller, Esq.: 15-90229  
 Laura Miller vs. **Michael Miller:** Jamie Spero, Esq.: 15-90224  
 Donald Edward Montgomery vs. **Kimberly Jane Montgomery:** Atty - None: 15-90214  
 Michele L. Myers vs. **Jeffrey S. Myers:** Norman D. Jaffe, Esq.: 15-90225  
 Noel L. Orsborn vs. **Cindy Lynn Orsborn:** J. Stevenson Suess, Esq.: 15-90227  
 Elinor Louise Soose vs. **James Earl Soose:** J. Stevenson Suess, Esq.: 15-90226  
 Gregory A. Spack vs. **Laurie M. Spack:** Atty - None: 15-90223

**TRUST NOTICE**

**Trust of: Joseph S. Borcz. The Joseph S. Borcz and Harriett A. Borcz Revocable Living Trust Dated May 9, 2003**

Late of: Clay Township, Butler County, Pennsylvania, deceased

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Paula J. Nagy  
Successor Trustee  
672 Eau Claire Road  
Harrisville, PA 16038

Or to:  
Mary Jo Dillon, Esq.  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham St.  
Butler, PA 16001

BCLJ: April 3, 10 & 17, 2015

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on February 26, 2015, for **Commercial Truck & Hydraulics, LLC**, located at 150 Station Road, Forestville, Butler County, Pennsylvania 16035. The principal business activity is to be engaged in custom build and hydraulics for commercial trucking and all other lawful business activities. The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa. C.S.A. § 8901 et seq.

Jack W. Cline, Esquire  
Stranahan, Stranahan & Cline  
101 S. Pitt St., P.O. Box 206  
Mercer, PA 16137-0206

BCLJ: April 10, 2015

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2014-10718**

First Commonwealth Bank, Plaintiff  
V.

**Thomas W. Lehnerd a/k/a Thomas W. Lehnerd, Jr., and Ruth E. Lehnerd, Defendants**

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

**To: Ruth E. Lehnerd**

**TAKE NOTICE** that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to the Sheriff of Butler County, directed, there will be exposed to Public Sale in the Butler County Courthouse Sheriffs Office Lobby, 1st Floor, 300 South Main Street, Butler, PA 16003, on May 15, 2015, at 11:00 a.m., the real estate known as **130-134 South Washington Street, Butler, PA 16001**, of which Defendant, **Thomas W. Lehnerd a/k/a Thomas W. Lehnerd, Jr.**, is the owner or reputed owner. The said Writ of Execution has been issued on a judgment in the above-captioned mortgage foreclosure action at No. 2014-10718, ED No. 15-30002, CP No. 14-21684, and CP No. 14-22085, in the amount of \$68,182.03. A copy of the Writ of Execution is located in the Prothonotary's Office.

**YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: (412) 281-4333. 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. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

Preston D. Jaquish, Esquire  
McGrath McCall, P.C.  
Telephone: (412) 281-4333  
Attorneys for Plaintiff

BCLJ: April 10, 2015



**BUTLER COUNTY  
COURT OF COMMON PLEAS**

**NUMBER: AD 12-10869**

**Notice of Action in Mortgage Foreclosure**

The Bank of New York Mellon f.k.a. The Bank of New York, as Trustee for the Certificate holders of CWABS, Inc., Asset-Backed Certificates, series 2006-3, Plaintiff

**V.**

**Amy S. Durnell, Defendant**

**TO: Amy S. Durnell.**

Premises subject to foreclosure: 1021 Boyers Road, Boyers, Pennsylvania 16020.

**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 notice 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.

Glenna M. Walters, Prothonotary,  
Butler County Courthouse, First Floor,  
County Courthouse,  
300 South Main Street,  
Butler, Pennsylvania 16001  
(724) 284-5214

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

McCabe, Weisberg & Conway, P.C.  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Phila., PA 19109  
215-790-1010

BCLJ: April 10, 2015

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

**CIVIL ACTION-LAW  
NO. 13-10735**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-SEA1, Mortgage Pass-Through Certificates, Series 2005-SEA1, c/o Ocwen Loan Servicing, LLC, Plaintiff

**VS.**

**Donald Philpot a/k/a Donald E. Philpot, Last Record Owner, Robert Philpot, Known Heir of Donald Philpot a/k/a Donald E. Philpot, Last Record Owner, Patricia L. Philpot and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Donald Philpot a/k/a Donald E. Philpot, Last Record Owner, Defendants**

**TO: Donald Philpot a/k/a Donald E. Philpot, Last Record Owner, and the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Donald Philpot a/k/a Donald E. Philpot, Last Record Owner, Defendant(s), whose last known addresses are 2234 Branchton Road, Hilliards, PA 16040 and 143 Five Oak Lane, Hilliards, PA 16040.**

**AMENDED COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-SEA1, Mortgage Pass-Through Certificates, Series 2005-SEA1, c/o Ocwen Loan Servicing, LLC, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Butler County, Pennsylvania, docketed to NO. 13-10735, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2234 Branchton Road, Hilliards, PA 16040, whereupon your property would 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 notice above, you must take action within twenty (20) days after this 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 or 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 GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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. LAWYERS REFERRAL SERVICE Butler County Bar Assoc.,

Glenna M. Walters, Prothonotary  
Butler County Courthouse  
Butler, PA 16001  
724.284.5214

Udren Law Offices, P.C.  
Attys. for Plaintiff  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.669.5400.

BCLJ: April 10, 2015

# ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed in the Department of state of The Commonwealth of Pennsylvania for **J. T. Seating Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Burton D. Morris, Esq.  
PennCorp Servicegroup, Inc.  
P.O. Box 1210  
600 North Second Street  
Harrisburg, PA 17108-1210

BCLJ: April 10, 2015

## 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 May 2015** 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, June 12, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30005**  
**C.P. 2015-20054**  
**SHF FILE: 15000239**

## ATTY RICHARD SQUIRE

Seized and taken in Execution as the property of JEFFREY M BARBER, JULIANE M WERNER AND JULIANE M BARBER WERNER at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

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

BEGINNING at a point in the center line of T-588 at the Southeast corner of the parcel herein described, said point being common to the Northeast corner of lands of now or formerly L. Wager; thence by the Northern line of Wagner, North 84°50'53" West, a distance of 202.3 feet to a point on the line of lands of now or formerly Heasley Nurseries, Inc.; thence by same the following courses and distances: North 17° 6' 00" West, a distance of 183.67 feet to a point; thence North 2° 53' 33" East, 578.37 feet to a point on the line of the railroad right of way; thence by same the following five courses and distances: North 75°37'26" East, a distance of 68.58 feet; thence South 71°7'34" East. A distance of 600 feet; thence South 62°18'34" East, a distance of 750.00 feet; thence South 68°23 '37" East,

a distance of 596.89 feet; thence South 72°26'23" East, a distance of 343.75 feet to a point in the center line of T-588; thence by same, South 3°44'20" West, 407.32 feet to a point, the place of beginning.

CONTAINING 23.39 acres and having thereon erected a dwelling house and outbuildings.

BEING Tax District Map and Parcel No. 290-1F151-25 in the Assessment office of Butler County, Pennsylvania.

Property being known as 181 Brinker Road, Butler, PA 16002 Parcel #290-1F151-25

Being the same premises which Jeffery M. Barber conveyed and granted unto Jeffrey M. Barber and Juliane M. Werner-Barber, husband and wife by Deed dated March 27, 2007 and recorded March 30, 2007 in the office of recorder of deeds for Butler County, Pennsylvania in Instrument# 200703300007490

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30031**  
**C.P. 2015-20314**  
**SHF FILE: 15000437**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of JONATHON D BENDER at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL that certain lot or parcel situate in Adams Township, Butler County, Pennsylvania, being Lot No. 138 in the Heritage Creek Plan Phase I of record in the Butler County Recorder's office as instrument No. 20021002003 3110 recorded on October 2, 2002 in Plan Book Volume 255, page 25.

Being designated as Tax Parcel Number. S17 A 138

UNDER and Subject to any and all building restrictions, building lines, easements, right of way, estates, covenants, exceptions and conditions now of record, apparent on the above described property or shown on the plan.

ALSO under and subject to the Declaration of Covenants, Conditions and Restrictions of Heritage Creek ("the Declaration"), of record in the Butler County Recorder of Deeds Office as Instrument No. 20021030036445 as the same

may be supplemented or amended prior to the date hereof Grantor intends and Grantees agrees that the recording of this indenture shall serve as a "Supplemental Declaration" under Article DC, Section 1 of said Declaration such that the above described property is, from and after the date of recording this Indenture, deemed to be and hereby is submitted to the terms of said declaration.

BY acceptance and recording of this Indenture, Grantees, for its heirs and assigns, covenant and agree that pursuant to Article XI of the Declaration, no structure shall be placed, erected, or installed upon the above described property, nor shall any other construction or future modification of completed improvements thereon occur unless and until the same has been reviewed and approved by the "New Construction Committee" or "Modifications Committee", established by Article XI of the Declaration. Parcel #10-S17-A138.

DEED BOOK: Document Instrument # 200606220015407

DEED PAGE: Document Instrument # 200606220015407

MUNICIPALITY: Adams Township

TAX PARCEL#: 10-S17-A138

PROPERTY ADDRESS: 109 Heritage Creek Drive Mars, PA 16046

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30032**  
**C.P. 2015-20174**  
**SHF FILE: 15000429**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KRIS A BYERS AND RICHARD G BYERS at the suit of US BANK NATL ASSN, Being:

ALL that certain piece, parcel or tract of land situate in the Township of Butler, County of Butler, Commonwealth of Pennsylvania, and being known as Lot No. 53 in the Homewood Plan of Lots, as laid out by William H. Miller, now deceased, and which lot is bounded and described as follows, to-wit:

BEGINNING at a point on the east side of a fifty foot street, known and recorded as Woodland Road in said Plan of Lots; thence, north by a curve to the left having a radius

of three hundred thirteen and eighty-one one-hundredths (313.81 feet) feet a distance of eighty (80 feet) feet along the east side of Woodland Road to a point, said point being the Southwest corner of Lot No. 54 in the same plan of lots and which is now or formerly owned by Roncone; thence, south eighty-three degrees and fifty-three minutes (83 degrees 53 minutes) East a distance of one hundred fifty-two and thirty-two one-hundredths (152.32) feet along the South side of Lot No. 54 to a point on the west side of a twenty (20 feet) feet service drive and which point being the Southeast corner of Lot No. 54; thence, South along the west side of said service drive one degree and twenty-five minutes (1 degree 25 minutes) West a distance of one hundred and five (105 feet) feet to a point, said point being the southeast corner of the lot herein described and the Northeast corner of Lot No. 52 which is now or formerly owned by John F. Bum, et. ux.; thence, north seventy-five degrees and twenty-four minutes (75 degrees 24 minutes) west a distance of one hundred seventy-four and ninety-five one-hundredths (174.95) feet along lands of now or formerly Bum to a point, the place of beginning.

HAVING thereon erected a one-story brick ranch style dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Richard G. Byers and Kris A. Byers, his wife, by Deed from Albert A. Watrel and Carole F. Watrel, his wife, dated 02/10/2000, recorded 02/18/2000 in Instrument Number 200002180003578.

Tax Parcel: 053-6-A53-0000

Premises Being: 225 Beverly Way, Butler, PA 16001-1985

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30011**  
**C.P. 2015-20114**  
**SHF FILE: 15000235**

**ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of FLAUD CAREY DECD UNKNOWN HEIRS, GEORGE CAREY DECD UNKNOWN HEIRS, AND CONNIE CAREY HEIR at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN piece or parcel of land situate in Butler Township, Butler County,

Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road known as Three Degree Road on line of lands now or formerly of Orval W. Goslaw; thence South 63 02' East along line of lands now or formerly of said Goslaw, a distance of 159.67 fee to a point on line of lands now or formerly of James Wells Murphy, et ux; thence along line of lands of said Murphy, the following courses and distances: South 4 38' West, 18.76 feet; South 69 27' East, 14.00 feet to a point on line of lands now or formerly of John Suchy; thence South 12 33' West along line of lands of John Suchy, a distance of 135.00 feet to a point; thence North 63 37' 20" West, a distance of 304.69 feet to a point in the center of a public road known as Three Degree Road; thence North 12 33' East along the center line of said Three Degree Road, a distance of 140.00 feet to a point, the place of beginning.

BEING THE SAME PREMISES which Joseph V. Ihlenfeld and Patricia M. Ihlenfeld, husband and wife by deed dated 1/23/2004 and recorded 1/30/2004 in the office of the recorder of deeds in and for the county of Butler, as deed instrument number 20041300003225, granted and conveyed unto George Carey, Solely.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30024**  
**C.P. 2015-20004**  
**SHF FILE: 15000428**

**ATTY TERRANCE MCCABE**

Seized and taken in Execution as the property of MARK S CAUSER at the suit of HUNTINGTON NATL BANK, Being:

TAX I.D.#: 564191860000

All that certain piece, parcel and lot of land situate in the 4th ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on Summit Avenue, said Summit Avenue formerly known as Oakland Avenue, in the East Oakland plan of lot as laid out in Butler, the said point being fifty-five (55) feet North of the intersection of said Summit A venue and East Fulton Street; thence in an easterly direction by line parallel with line of said Fulton Street one hundred three and one-third (103 1/3) feet to Second

Street thence in a southerly direction along the western line of said Second Street fifty-five (55) feet to East Fulton Street thence in a westerly direction along the northern line of East Fulton Street one hundred three and one-third (103 1/3) feet to Summit Avenue, formerly Oakland Avenue; thence in a Northerly direction along said Summit Avenue fifty-five (55) feet to the place of beginning.

Being known as: 564 2ND STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Mark S Causer by deed from Robert L Dietrick and Patricia Regina Dietrick dated May 26, 2010 and recorded May 27, 2010 in Instrument Number #201005270011307.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30030**  
**C.P. 2015-20117**  
**SHF FILE: 15000424**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DEBBIE A DAVENPORT at the suit of JPMORGAN CHASE BANK, NA, Being:

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

BEGINNING at a point, said being the Southeast corner of the tract herein described, said point being common to the center line of Old Route 8 (Sunset Drive) at a line of other lands now or formerly of Carl Ifft, thence by other lands now or formerly of Carl Ifft., South 65 degrees 6 minutes West, a distance of 246.56 feet to an iron pin on line of lands now or formerly of B. Snyder; thence continuing by the same, North 4 degrees 50 minutes 40 seconds East, a distance of 100.56 feet to a point on line of lands now or formerly E. Winchester; thence continuing by the same North 59 degrees 5 minutes 10 seconds East, a distance of 197.78 feet to a point in the center line of Old Route 8 (Sunset Drive); thence continuing by the same, South 24 degrees 54 minutes East a distance of 108.00 feet to a point on line of lands now or formerly Carl Ifft, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debbie A. Davenport, by Deed from David R. Davenport, Jr. and Debbie A. Davenport,

h/w, dated 06/14/2000, recorded 08/16/2000 in Instrument Number 200008160019056.

Tax Parcel: 060-S11-C16-0000

Premises Being: 831 Sunset Drive, Butler, PA 16001-1143

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30009**  
**C.P. 2015-20103**  
**SHF FILE: 15000236**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of LISA MARIE DIGANGI AND MICHAEL ANTHONY DRAMMISSI at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that certain piece, parcel, tract or lot of land designated as 249 West Water Street, Slippery Rock, Pennsylvania, 16057, situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the line of Water Street, formerly known as Bingham Road at the Northeast corner of a lot formerly owned by J.Frank Miller and now or formerly of Russell Croll; thence Eastwardly by the line of Water Street, 57 1/4 feet to a point on the line of a lot formerly of Jane and Walter Yourd, now or formerly of Raymond Grine; thence Southwardly by the West side of the said lot of now or formerly Raymond Grive, 246 feet to a point; thence Westwardly a distance of 57 1/4 feet to a point on the line of lands formerly of J. Frank Miller, now or formerly of Russell Croll; thence Northwardly by the East boundary line of said lot of now or formerly of Russell Croll, 246 feet to the place of beginning. Subject to and together with any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

TITLE TO SAID PREMISES IS VESTED IN Lisa Marie DiGangi and Michael Anthony Drammissi, as joint tenants with right of

survivorship and not as tenants in common, by Deed from Michelle A. Pampuch, married, dated 01/25/2010, recorded 01/29/2010 in Instrument Number 201001290002028.

Tax Parcel: 510-S1-53-0000

Premises Being: 249 West Water Street, Slippery Rock, PA 16057-1024

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30008**  
**C.P. 2015-20093**  
**SHF FILE: 15000230**

**ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of JEFERSON D DRAPER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

ON THE NORTH 80 feet by lot now or formerly of Eury; on the East by other portion of larger lot formerly of Rieger; on the South 80 feet by lot now or formerly of Billingsley; and on the West 50 feet by Second Street; and being the Western half of said Lot No. 10 in Block 9 in the plan of lots recorded in Butler County, Pennsylvania, in Deed Book Volume 82, Page 500; having thereon erected a two-story frame dwelling house and being known as 325 Second Street, Butler, PA 16001.

BEING THE SAME PREMISES which Silvio J. Andreassi and Mary Anne Andreassi, husband and wife, by deed dated 9/23/2009 and recorded 9/28/2009 in the office of the recorder of deeds in and for the county of Butler, as deed instrument number 200909280022826 granted and conveyed unto Jefferson D. Draper.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30021**  
**C.P. 2015-20011**  
**SHF FILE: 15000425**

**ATTY JOSEPH FOLEY**

Seized and taken in Execution as the property of RONALD G EDWARDS AND MAXINE LANE at the suit of FIRTH THIRD MORTGAGE COMPANY, Being:

TAX I.D.#:60-S11-C1

ALL THAT CERTAIN LOT OR PIECE of GROUND SITUATE IN THE TOWNSHIP of CENTER, COUNTY of BUTLER AND COMMONWEALTH of PENNSYLVANIA, BEING LOT NO. 1 IN THE RALPH L. IFFT PLAN of LOTS IN THE TOWNSHIP of CENTER AS LAID OUT BY WILLIAM D. REENOUGH R.E. IN NOVEMBER of 1966, AS RECORDED IN THE RECORDER'S OFFICE of BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 52, PAGE 6.

Being known as: 809 SUNSET DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Ronald G. Edwards and Maxine Lane by deed from RICKY C. PISARCHICK, SR., AND MARIE PISARCHICK, HUSBAND AND WIFE dated October 29, 2007 and recorded November 2, 2007 in Instrument Number # 20071102002028319.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30022**  
**C.P. 2014-21845**  
**SHF FILE: 15000426**

**ATTY DANIEL FANASELLE**

Seized and taken in Execution as the property of STACY M GILBERT AND STACY M FAIR at the suit of WELLS FARGO BANK, NA, Being:

All that certain piece, parcel or lot of land situate in the Third Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows: On the North 90 feet by Lot of Theodore L. Schenck; on the East 30 feet, by an alley; on the South 90 feet by lot formerly of E. W. Schenck; and on the West 30 feet by Third Avenue. Being Lot 25 in the Schenck and Marshall plan of lots as recorded in Plan Book 2, Page 12.

BEING KNOWN AS: 109 THIRD AVENUE,  
BUTLER, P A 16001-5641

BEING THE SAME PREMISES which Scott R. Lowe and Kristen R. Lowe, husband and wife, by Deed dated 06/23/2004 and recorded 06/24/2004 in the office of the Recorder of Deeds in and for Butler County in Deed Instrument# 200406240020644 granted and conveyed unto STACY M. GILBERT A/K/A STACY M. FAIR.

PARCEL NO.: 563-24-337

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30034**  
**C.P. 2015-20091**  
**SHF FILE: 15000436**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KELLY JO HAYDEN, KELLY J HAYDEN, THOMAS M HAYDEN, AND THOMAS M HAYDEN, V, at the suit of JPMORGAN CHASE BANK, NA, Being:

ALL THAT CERTAIN parcel of land situated in Clay township, Butler county, Pennsylvania, being bound and described as follows:

BEGINNING at a point, being the southwest corner of the tract herein conveyed and being the center line of state route 308 also known as the West Sunbury Road; thence along the center line of said S. R. 308 the following courses and distances: North 16 degrees 27 minutes 00 second east a distance of 2.18 feet North 15 degrees 01 minute 00 second east a distance of 100.00 feet, feet North 11 degrees 48 minutes 00 second east a distance of 100.00 feet, feet and North 7 degrees 51 minutes 00 second east a distance of 49.24 feet to a point;

THENCE south 72 degrees 11 minutes 30 seconds east along lands of grantors herein, a distance of 248.90 feet to an iron pin' thence south 17 degrees 48 minutes 30 seconds west along same, a distance of 250.00 feet ,feet to an iron pin; thence north 72 degrees 15 minutes 30 seconds west along same, a distance of 225.00 feet, feet to a point, the place of beginning.

CONTAINING 1.34 Acres as per survey of W J. McGarvey, P.E. dated October 14, 1994 and being known as Hayden Subdivision No. 1.

TITLE TO SAID PREMISES IS VESTED IN Wendy Hines Hayden from the Butler County Tax Claim Bureau, as trustee, for Thomas M. Hayden V & Kelly J. Hayden in a deed dated 9/8/2014, recorded 12/30/2014 as Instrument 201412300030810.

Tax Parcel: 080-2F59-A9CA-0000

Premises Being: 904 West Sunbury Road,  
West Sunbury, PA 16061-2524

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2012-30175**  
**C.P. 2012-20978**  
**SHF FILE: 15000273**

**ATTY KRISTINA MURTHA**

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

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

BEGINNING at a point at the intersection of the center line of Township Road T-610, also known as Hoffman Road, and line of lands of Lot No. 2 in the Raymond A and Mildred R. Drogowski Subdivision and the herein described lot; thence along line of lands of Lot No. 2 in the Raymond A. and Mildred R. Drogowski Subdivision the following courses and distances: North 83° 37' 49" East, a distance of 223, 20 feet; South 6° 22' 11" East, a distance of 136.87 feet; South 48° 21' 04" West, a distance of 234 feet to the center line of Township Road T-610. also known as Hoffman Road; thence along the center line of Township Road T-610, also known as Hoffman Road, the following courses and distances: North 14° 17' 00" West, a distance of 163.09 feet and North 11° 26' 35" West, a distance of 109.91 to a point, at the place of beginning,

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

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

DEED BOOK: Instrument#200009070021023



DEED PAGE: Instrument# 200009070021023

MUNICIPALITY: OAKLAND TOWNSHIP

TAX PARCEL#: 250-1F147-2B

PROPERTY ADDRESS: 179 Hoffman Road  
Chicora, PA 16025

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30020**

**C.P. 2015-20199**

**SHF FILE: 15000274**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of LISA A HUTCHINSON AND JOHN G HUTCHINSON at the suit of CITIFINANCIAL SERVICING LLC, Being:

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

BEGINNING at the Northwest corner hereof at the intersection of Federal Street and Bredin Avenue; thence along Federal Street in an Easterly direction a distance of 32.2 feet to a post, the Northeast corner of the lot herein conveyed on line of lands of formerly Mary Kircher and of now or formerly J. Neudorfer; thence in a Southerly direction by lots of now or formerly J. Neudorfer and now or formerly A. Sunberg a distance of 116.25 feet more or less to a post; thence in a Westerly direction 44.75 feet to a post on the Eastern side of Bredin Avenue; thence in a Northerly direction along the Easterly side of Bredin Avenue 117.28 feet to the intersection of Federal Street and Bredin Avenue, the place of beginning, and having thereon erected a two-story fame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Lisa A Hutchinson, by Deed from John G. Hutchinson and Lisa A. Hutchinson, his wife, dated 02/16/2011, recorded 04/11/2011 in Instrument Number 201124110008719.

Tax Parcel: 565-12-202-0000

Premises Being: 517 Federal Street, Butler, PA 16001-4238

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30033**

**C.P. 2015-21416**

**SHF FILE: 15000430**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KEVIN KIMMERLING AND CAROLYN KIMMERLING at the suit of BANK of AMERICANA, Being:

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, PA, being Lot No. 1045 and 1046 in the Plan of Lots known as Connoquenessing Woodlands, Unit 5, recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 3a-3b.

EXCEPTING AND RESERVING all rights and privileges as have been excepted, reserved and conveyed by prior instruments of record.

SUBJECT to all easements and rights of way affecting the above described premises as the same appear of record.

SUBJECT to all restrictions, reservations, building lines and easements as set forth and recorded in Deed Book 734, Page 97.

TITLE TO SAID PREMISES IS VESTED IN Kevin Kimmerling and Carolyn Kimmerling, his wife, by Deed from Habitat for Humanity, Butler County, Inc., Southwest Chapter, dated 12/13/1996, recorded 12/16/1996 in Book 2695, Page 411.

Tax Parcel: 120-S5-A1045-0000

Premises Being: 123 Spring Valley Road, Evans City, PA 16033-4457

BCLJ: March 27, April 3 & 10, 2015



**E.D. 2014-30188**  
**C.P. 2014-21177**  
**SHF FILE: 15000434**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of CHARLENE D KOEHLER EXTRX, VIRGINIA R KOEHLER EST BY EXTRX AND VIRGINIA KOEHLER EST BY EXTRX at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain Condominium Unit, being designated as Unit 406, Phase III of Saxonburg Village, a Condominium, in Lot No. 4 of the Omega Properties, Inc. Plan of Subdivision, situate in the Borough of Saxonburg, County of Butler, and Commonwealth of Pennsylvania, and recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 123, Page 24. Declaration of Condominium recorded in the office of the Recorders of Deeds for said County, in Deed Book Volume 1436, Page 217, as amended by Amendment No. 1 to the Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for the said Butler County in Deed Book Volume 1461, Page 239, and as further amended by Amendment No. 2 to Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for said County, in Deed Book Volume 1607, Page 169.

TOGETHER with an undivided .3.7037% interest of, in and to the Common Elements as more fully set forth in the Declaration.

TOGETHER WITH AND SUBJECT TO Covenants, Easements and Restrictions of record, including without limitation, together with an easement for ingress, egress and regress to and from Bella Drive and Phase III above described over Dogwood Court, together with the use of a 20 foot sanitary sewer easement along the Northerly side of Phase III and the Convertible and Withdrawable Real Estate to the East of Phase III.

UNDER AND SUBJECT Declaration of Condominium recorded in the office of the Recorders of Deeds for said County, in Deed Book Volume 1436, Page 217, as amended by Amendment No. 1 to the Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for the said Butler County in Deed Book Volume 1461, Page 239, and as further amended by Amendment No. 2 to Declaration of Saxonburg Village, recorded in the office of the Recorder of Deeds for said County, in Deed Book Volume 1607, Page 169.

TITLE TO SAID PREMISES IS VESTED IN Virginia R. Koehler, single, by Deed from Roger M. Sepich, single and Milan J. Sepich and Shirley A. Sepich, his wife, dated 05/20/1993, recorded 05/24/1993 in Book 2321, Page 567. The said Virginia R. Koehler departed this life on or about 02/02/2013, and upon information and belief her surviving heir is Charlene D. Koehler.

Tax Parcel: 500-S3-B406

Premises Being: 406 Evergreen Court# 406, Saxonburg, PA 16056-2239

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30002**  
**C.P. 2014-21684**  
**SHF FILE: 15000241**

**ATTY PRESTON JAQUISH**

Seized and taken in Execution as the property of THOMAS W LEHNER, THOMAS W LEHNERD, JR, AND RUTH E LEHNERD at the suit of FIRST COMMONWEALTH BANK, Being:

ALL those two certain pieces or parcels of land situate in the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly right of way line of South Washington Street, at the Southeast corner of lot of Joseph J. Giffin and Genevieve B. Giffin, his wife, and being the Northeast corner of the lot herein conveyed, said point being also in a party wall separating tract of Giffin and tract herein conveyed; thence along the Westerly right of way line of South Washington Street, South 0° 16' East a distance of 36.12 feet, more or less, to a point; thence by West Cunningham Street, South 89° 42' 10" West a distance of 55.01 feet to a point on lands of formerly Kradel, now or formerly J. L. Raabe; thence along Raabe North 0° 16' West a distance of 35.81 feet, more or less, to a point on lands conveyed by grantor herein to Joseph J. Giffin, et ux.; thence along lands of Giffin South 89° 39' 20" East a distance of 8.79 feet to a point; thence along same North 0° 09' 40" West a distance of 0.85 feet to a point in a party wall separating lands herein conveyed and lands of Joseph J. Giffin; thence through said party wall South 89° 39' 20" East a distance of 46.21 feet to a point, the place of beginning.

Known as Tax Map No. 563-7-36.

Being commonly known as 130-134 South Washington Street, Butler, PA 16001.

Being the same property conveyed from William A. Lehnerd to Thomas W. Lehnerd, Jr. by Deed dated December 19, 2005, recorded on December 19, 2005, in the Butler County Recorder of Deeds office at Instrument No. 200512190036078.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30025  
C.P. 2015-20229  
SHF FILE: 15000427**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of FRANCES ANN MCCOSBY AND KENNETH J MCCOSBY at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

All that certain piece, parcel or tract of land situate in Jackson Township, Butler County, Pennsylvania, being Lot No. 11 in the R. C. Hugli Plan of Lots No. 3 as recorded in the Recorder of Deeds office in and for Butler County in Rack File 58, Page 28, said description being incorporated herein by reference thereto.

TOGETHER WITH the right and privilege to use the streets and ways set forth in said Plan in common with other users for ingress and egress.

Subject to the Restrictive Covenants set forth in Deed Book Volume 911, Page 905.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. McCosby and Frances Ann McCosby, his wife from Paul W. Pachuda, Jr. and Elizabeth Pachuda, his wife, in a deed dated 8/18/1978, recorded 8/22/1978, in Deed Book 1075 Page 1050.

Tax Parcel: 180-S2-E11-0000

Premises Being: 340 Ridge Road, Zelenople, PA 16063-3226

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30028  
C.P. 2015-20266  
SHF FILE: 15000433**

**ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of CAROL MILLER AND RANDALL MILLER at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

BEGINNING at a point on the center line of L. R. 10045, also known as Dick Road, said point being the northeastern corner of the within described premises and common with lands of now or formerly Wilbur D. Montgomery, et ux.; thence along said center of L. R. 10045, a 40-foot right of way, the following courses and distances: south 34 degrees 47' 20" east, 79.35 feet to a point; thence south 32 degrees 29' 40" east, 100.00 feet to a point on lands of now or formerly Montgomery; thence south 82 degrees 21' 20" west along said lands of now or formerly Montgomery, 376.88 feet to an iron pin on line of lands of now or formerly Victor J. Grimaldi, et ux.; thence along said lands of now or formerly Grimaldi, north 4 degrees 46' 20" west, 161.56 feet to an iron pin on lands of now or formerly Montgomery; thence north 82 degrees 21' 20" east, along said lands of now or formerly Montgomery, 290.55 feet to a point on the center line of L. R. 10045, the place of beginning.

Being known and designated as Tax Parcel ID No. 120-3F76-5C in Deed Registry Office of Butler County, Pennsylvania.

Title to said Premises vested in Randall Miller and Carol Miller by Deed from Randall E. Miller dated 12/08/2006 and recorded 12/20/2006 in the Butler County Recorder of Deeds in Instrument No. 200612200032038.

BEING KNOWN AS 776 Dick Road, Renfrew, PA

16053 TAX MAP NO: 120-3F76-5C

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2014-30355**  
**C.P. 2014-22219**  
**SHF FILE: 150000035**

**ATTY SCOTT SCHREFFLER**

Seized and taken in Execution as the property of PATEE NEFF HEIR AND EDWARD J RITCHEY DECD at the suit of FARMERS NATIONAL BANK of EMLENTON, Being:

Property located at 125 Homer Road, Parker Township, Butler County, Pennsylvania with Parcel #260-1F29-34A.

ALL those certain pieces, parcels, tracts or lots of land situate in the Township of Parker, Butler County, Pennsylvania, bounded and described as follows:

**FIRST:**

BEGINNING at the northwest corner at a pin oak tree by lands of now or formerly J.P. Smith; thence East along lands now or formerly of J.P. Smith, 325 feet, more or less to a stone; thence South along lands now or formerly of Roy W. Ritchey, et ux, 678 feet, more or less, to a wild cherry tree or road; thence West along road, 210 feet, more or less, to a stone; thence North 570 feet, more or less, along lands now or formerly of J.P. Smith or to a pin oak tree, the place of beginning.

ALL coal, oil and mineral rights reserved.

TOGETHER with a right of way 20 feet in width, running east and west from the tract herein described to the cement road, for the purpose of providing ingress and egress to and from the tract above described to the cement road.

**SECOND:**

BEGINNING at the northwest corner at a stone; thence eastward by land now or formerly of Ella M. Smith Farm, 81 feet, more or less, to a stone; thence southward by lands now or formerly of Edwin A. Longwell and wife, 800 feet, more or less, to a stone at private road leading from Petrolia and Bruin cement road to buildings now or formerly of C. E. Powell; thence westward along said road, separating from land now or formerly of J. G. Hilliard, 81 feet, more or less, to a stone; thence northward along land heretofore conveyed by William J. Flowers, et ux, to said Roy W. Ritchey et ux, 678 feet, more or less, to the place of beginning.

CONTAINING one and one-third (1-113) acres, more or less

EXCEPTING from the grant hereof the coal, oil and gas in and under said land as reserved in Deed from William J. Flowers, et ux, to George W. Homer, et ux.

BEING the same premises conveyed by Roy W. Ritchey and Myrtle B. Ritchey to Edward J. Ivitchey and Evelyn M. Ritchey by Deed dated February 27, 1980 and recorded in Butler County in Deed Book 1273, Page 391, under date of April 17, 1986.

**THIRD:**

Part of Deed Instrument No. 200901120000568 described as follows:

BEGINNING at a point in the center of a public road, running from the point of intersection with Route 268 in a northern direction to the land of now or formerly Clyde Powell, said point of beginning being fifteen (15) feet along the center line of said public road from the southeastern corner of lot of now or formerly of Edward J. Ritchey; thence North 16° 33' West along the center line of said public road one hundred ninety-five (195) feet; thence North 85° 32' East along the line of other lands of now or formerly Roy W. Ritchey, et ux, one hundred fifty-eight and fifty-seven hundredths (158.57) feet; thence South 2° 28' West along the line of other lands of now or formerly Roy W. Ritchey, et ux, one hundred ninety-two and fifteen hundredths (192.15) feet; thence South 85° 32' West along the line of other lands of now or formerly Roy W. Ritchey, et ux, ninety-four and seventy hundredths (94.70) feet to the point of beginning. Containing approximately .55 acres and having thereon erected a dwelling house.

BEING the same premises conveyed by William A. Ritchey and Twila J. Ritchey to Edward J. Ritchey and Evelyn M. Ritchey by Deed dated January 6, 2009 and recorded in Butler County at Instrument No. 200901120000568 under date of January 12, 2009.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30019  
C.P. 2015-20198  
SHF FILE: 15000272**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of ANGEL D POWERS AND ERIC S POWERS at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

BEGINNING at a point in the center of Pine Drive where the same is intersected by the western line of Lot No. 7 in the hereinafter mentioned plan, said point being the southwest corner of Lot No. 7 and the southeast corner of the tract herein conveyed; thence along the center line of Pine Drive by a curve to the left on a radius of 146.11 feet, a distance of 109.14 feet to a point where the center line of a 33 foot right of way intersects the center line of Pine Drive; thence North 2 degrees 40 minutes East along the center line of the 33 foot right of way, a distance of 241.23 feet to a point on line of lands of now or formerly Perry Hines; thence South 85 degrees 13 minutes East along line of lands of now for formerly Perry Hines, a distance of 100.07 feet to a point on line of lands of Lot No. 7; thence South 2 degrees 40 minutes West along Lot No. 7 a distance of 199.04 feet to a point in the center of Pine Drive, the place of beginning, and being Lot No. 8 in the Pine View Manor Plan of Lots.

Said property is more particularly bounded and described as follows:

BEGINNING at a point in the center of Pine Drive, a 36 foot Right-of-Way, said point being the Southeast corner of the parcel herein conveyed and the Southwest corner of Lot 7 of the Pine View Manor Plan of Lots; thence along the center line of Pine Drive by a curve to the left having a radius of 146.11 feet and a distance of 109.71 feet, said distance also having a Chord measurement bearing South 71 degrees 36 minutes 48 seconds West, a distance of 107.15 feet to a point where the center line of Pine Drive intersects the center line of a 35 foot Right-of-Way, said point being the Southwest corner of the parcel herein conveyed; thence along the center line of the said 35 foot Right-of-Way in a Northerly direction North 2 degrees 40 minutes 00 second East, a distance of

241.23 feet to a point on line of lands of now or formerly G. McCandless, said point being the Northwest corner of the parcel herein conveyed; thence along the property of now or formerly G. McCandless South 85 degrees 13 minutes 00 second East, a distance of 100.07 feet to a point located along Lot 7 of the aforementioned plan, said property owned now or formerly by B. Klann, said point being the Northeast corner of the parcel herein conveyed; thence along said property of now or formerly B. Klann South 2 degrees 40 minutes 00 second West, a distance of 199.04 feet to a point, the place of beginning. Being Lot 8 in the Pine View Manor Plan of Lots. Containing 0.49 acres. Said description is made in accordance with survey of Land Surveyors, Inc., dated February 12, 1998.

SUBJECT to reservations, restrictions, covenants, conditions, easements and rights of way as may be recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Eric S. Powers and Angel D. Powers, his wife, by Deed from Elmer R. Rader, dated 02/19/1998, recorded 02/19/1998 in Book 2828, Page 0439.

Tax Parcel: 060-S11-B8-0000

Premises Being: 103 Pine Drive, Butler, PA 16001-1126

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30016  
C.P. 2015-20157  
SHF FILE: 15000242**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of GINA SLATER, GINA M SLATER, TIMOTHY SLATER, TIM SLATER, TIMOTHY SLATER, TIMOTHY P SLATER, WILLIAM SLATER AND WILLIAM T SLATER at the suit of WELLS FARGO BANK, N.A., 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 the Northwest corner of the tract herein described, on the East property line of Henry H. Phibbs, at the Southwest corner of other lands of second parties, in the center line of Township Road T-625; thence

by said center line and along lands of Slater and Baptiste, the following five courses and distances: South 77° East, 110.60 feet; South 79° East, 103.90 feet; South 82° East, 72.94 feet; South 87° East, 87.50 feet; South 77° East, 40.86 feet to line of other lands of first parties; thence by said other lands of first parties on a line through two iron pins, South 2° 03' west, 542.00 feet to an old pin at line of lands of Rodis Coal Company; thence by said lands of Rodis Coal Company, North 88° 41' West, 417.00 feet to a wild cherry on an existing fence line at lands of Henry H. Phibbs aforementioned; thence by said existing fence line and lands of Henry H. Phibbs on a line through an iron pin near the edge of the Township Road Right of Way, North 2° 03' East, 600.00 feet to the place of beginning. Containing 5-1/2 acres, more or less according to survey of Louis F. Trout, Registered Surveyor, dated May 1, 1974.

BEING KNOWN AS: 268 Kuhn Road, Karns City, PA, 16041

PROPERTY ID NO.: 1103F0834A

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED 09/22/2000 RECORDED 10/02/2000 IN DEED BOOK Inst# 200010020023254.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30017**  
**C.P. 2015-20175**  
**SHF FILE: 15000293**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of DANITA M TEDESCHI AND DANITA YURKOVICH at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being marked and numbered Lot No. 460 in the Lyndora Land and Improvement Company's Plan of Lots, of record in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 1, Page 7.

HAVING THEREON ERECTED a dwelling house known as: 106 BESSEMER AVENUE LYNDDORA, PA 16045

BEING designated as Parcel No. 052-37-A460

EXCEPTING AND RESERVING thereout and therefrom, all the coal, oil, gas and any and all other minerals in or under the above described tract of land, together with the right to mine and take away the same, in such manner, as not to injure or damage the surface of said land.

Prior Deed incorrectly references Plan Book Volume 5, Page 1, when the correct reference is Plan Book Volume 1, Page 7. Further, the prior Deed incorrectly contains a second metes and bounds description which does not accurately describe the within lot which is Lot No. 460 in the Lyndora Land and Improvement Company's Plan of Lots of record in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 1, Page 7.

BEING THE SAME PREMISES WHICH Nicole M. Rishel by deed dated 12/20/02 and recorded 01/07/03 in Butler County Instrument No. 200301070000456, granted and conveyed unto Danita M. Yurkovich. (Danita M. Yurkovich is now known as Danita M. Tedeschi)

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30029**  
**C.P. 2015-20112**  
**SHF FILE: 15000423**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JOSEPH B TORRES at the suit of WELLS FARGO BANK, NA, Being:

All that certain lot of ground situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: On the south forty (40) feet; more or less, by Ridge A venue, formerly Spring Street; on the East one hundred twenty-eight (128) feet by a lot formerly owned by L. C. Wick; on the northwest one hundred twenty-six (126) feet, more or less, by Popular Street, being a triangular lot of ground in the Duffy Town Plan of Lots;

TITLE TO SAID PREMISES IS VESTED IN Joseph B. Torres, unmarried, by Deed from Leonard Frank Chuba, Jr. and Mamie Ann Chuba, h/w, dated 03/30/2009, recorded 04/03/2009 in Instrument Number 200904030006536.

Tax Parcel: 565-42-33-0000

Premises Being: 420 Ridge Avenue, Butler,  
PA 16001-5522

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30007**  
**C.P. 2015-20092**  
**SHF FILE: 15000231**

**ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of COLLEEN D WEIR at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN unit designated as Unit No. 314 at 314 Central Drive, Cranberry Township, Butler County, Pennsylvania, in Deer Run Condominium, a unit property project submitted to the provisions of the Unit Property Act (Act of July 3, 1963, P. L. 196), pursuant to a Declaration recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book 83, page 48, et seq.; the Declaration Plan entitled "Declaration for Deer Run Condominiums" in the Deer Run P. U. D. Plan and recorded in the said recorder's office in DBV 1121, page 489, together with a 1.67500 percent (.0165700%) undivided interest in the common elements appurtenant thereto.

BEING DESIGNATED AS LOT AND BLOCK:  
130-S11-E314

BEING THE SAME PREMISES which Richard R. Walker, married by deed dated 7/14/1999 and recorded 7/22/1999 in the office of the recorder of deeds in and for the County of Butler, in deed book 3029, page 646, granted and conveyed unto Colleen D. Weir.

BCLJ: March 27, April 3 & 10, 2015

**E.D. 2015-30012**  
**C.P. 2014-22129**  
**SHF FILE: 15000233**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TIMOTHY P WOLFE AND AIMEE M WOLFE at the suit of BANK of AMERICANA, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the township of Middlesex, county of Butler and commonwealth of Pennsylvania, being known as all of lot no. 14 in the Dwellington Greens plan of lots, as recorded in the recorder's office of Butler county, Pennsylvania in rack file number 5, page 23.

Vested by Warranty Deed, dated 10/17/1997, given by Blair W. Skundrich and Donna S. Skundrich, Husband and Wife to Timothy P. Wolfe and Aimee M. Wolfe, Husband and Wife and recorded 10/20/1997 in Book 2790 Page 0894 Instrument# 199710200024646

Tax Parcel: 230-S9-C14-0000

Premises Being: 116 Dwellington Drive,  
Valencia, PA 16059-2520

BCLJ: March 27, April 3 & 10, 2015

Butler County Sheriff, Michael T Slupe

**REGISTER'S NOTICE**

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Monday, April 13, 2015 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
GUARRICH, Robert Charles .....	Beth Ann Gartner .....	03/02/2015
LAGUT, Danial P. a/k/a Daniel P. Lagut .....	Michael Hasenflu .....	02/27/2015
NYE, Andrew Arthur a/k/a Andrew A. Nye .....	Judith M. Losco Nye.....	02/20/2015
REYNOLDS, Marjorie M. ....	Calvin L. Croft.....	02/06/2015
RISCH, Betty A. ....	Gary L. Risch and Robin E. Fletcher .....	02/17/2015

BCLJ: April 3 & 10, 2015



**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA****In Re: CLERK OF COURTS' SCHEDULE OF FEES AND COSTS****MISCELLANEOUS  
Administrative Docket No. 4-2015**

The Clerk of Courts is hereby directed to immediately cause the publication of the revised fee schedule in the Butler County Legal Journal once a week for two (2) successive weeks, and to file a copy of the Proof of Publication of the advertisement at the above term and docket number.

**BUTLER COUNTY CLERK OF COURTS' FEE BILL (Effective 5/1/15)**

<b>Criminal Filings:</b>	<b>Fee:</b>
Misdemeanor and Felony Case During or After Trial .....	\$212.50
Misdemeanor and Felony Case Before Trial (Plea or ARD) .....	\$159.00
Summary Case .....	\$32.50
Juvenile Case .....	\$21.00
<b>Appeal Fees:</b>	<b>Fee:</b>
Summary Appeal Filing Fee (Non-Refundable) .....	\$59.00
Appellate Court Appeal (Payable to Clerk of Courts) .....	\$64.00
Appellate Court Appeal (Check Payable to Superior/Supreme/Cw. Court) .....	\$85.50
Liquor Control Board Appeals .....	\$21.00
<b>Bench Warrant/Bail Related Fees:</b>	<b>Fee:</b>
Processing all types .....	\$21.00
Fee per dollar, for the first \$1,000 .0525 .....	\$52.50
Fee per dollar, for each additional \$1,000 .018 .....	\$18.00
Bail Forfeiture .....	\$21.00
Bail Piece (Includes Certified Copy to Bondsman) .....	\$32.50
Bench Warrant (Includes Certified Copy to Sheriff) .....	\$32.50
<b>Miscellaneous Filings/Fees:</b>	<b>Fee:</b>
Automation Fee for Clerk of Courts' Office (All initiations- 42 Pa.C.S.A. 1725.4(b)) ..	\$5.00
Certified Copy .....	\$10.50
Constable - Bond/Oath/I.D. Card .....	\$21.00
Copies (per page) .....	\$0.50
Criminal Search (per name) .....	\$21.00
Exemplifications .....	\$21.00
Expungement (per case) .....	\$71.00
Facsimile (fax) Fee .....	\$5.25
NSF Check .....	\$25.00
Private Detective (Individual) Bond/Oath per year .....	\$100.00
Private Detective (Corporate) Bond/Oath per year .....	\$150.00
Miscellaneous Case .....	\$21.00
Road Docket .....	\$21.00
Subpoenas .....	\$4.00
File Retrieval From Iron Mountain .....	Current Rate