

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: Barbara Diane Augustine
a/k/a: Barbara Augustine**

Late of: Penn Township PA
Administrator: Fred J Augustine
116 Govan Lane
Valencia PA 16059
Administrator: Edward P Augustine
405 Cornetti Road
Fenelton PA 16034
Administrator: Diane Seybert
103 Cherry Valley Road
Saxonburg PA 16056
Attorney: Richard James Bosco
512 Market Street
PO Box 309
Freeport PA 16229

Estate of: David I Cleland

Late of: Zelienople PA
Executor: Jennifer L Cleland
723 Janie Lane
Harmony PA 16037
Attorney: Edwin W Russell
Feldstein Grinberg Lang & McKee PC
428 Boulevard of The Allies Suite 600
Pittsburgh PA 15219

Estate of: Bernice Haig**a/k/a: Bernice A Haig**

Late of: Adams Township PA
Executor: Ronald Haig
2775 Saxony Place
Apt 1253
Allison Park PA 15101
Attorney: Jennifer M Merx Esq
17 S Second Street
6th Fl
Harrisburg PA 17101

Estate of: Lindsay E Kerr

Late of: Zelienople PA
Executor: James Kerr
205 N Louis Ct
Monaca PA 15061
Attorney: John L Walker Jr
McNees, Autenreith, Rackley & Walker
345 Commerce St
Beaver PA 15009

Estate of: Daniel T Koshute

Late of: Adams Township PA
Executor: Jennifer Marie Koshute
819 Brookfield Drive
Mars PA 16046
Attorney: Jennifer Rea Abel
Richards & Richards LLP
16020 Perry Highway
Warrendale PA 15086

BCLJ: November 30 & December 7, 14, 2018

SECOND PUBLICATION**Estate of: Leonard F Antoszewski**

Late of: Cranberry Township PA
Executor: Gerard F Antoszewski
420 Granville Place
Cranberry Twp PA 16066
Attorney: Adrianne Peters Sipes
PO Box 1470
Clearfield PA 16830

Estate of: Patricia L Brucker**a/k/a: Patricia Brucker**

Late of: West Sunbury PA
Executor: Daniel L Brewer
186 Valley Road
West Sunbury PA 16061
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Norman Lee Carroll**a/k/a: Norman L Carroll**

Late of: Butler Township PA
Executor: Ted Tishman
8470 Enterprise Circle Suite 101
Lakewood Ranch FL 34202
Attorney: Stefanie L Pate
Leech & Tishman
525 William Penn Place, 28th Floor
Pittsburgh PA 15219

Estate of: James A Gourash

Late of: Adams Township PA
Executor: Linda M Gourash
121 Seaton Crest Drive
Mars PA 16046
Attorney: Carolyn A W Whitworth
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222

Estate of: Carole A Kennedy

Late of: Adams Township PA
Executor: Susan J Loring
394 Evans City Road
Butler PA 16001
Attorney: John H Auld II
Auld Miller, LLC
4767 William Flynn Highway
Allison Park PA 15101

Estate of: Andrew Korim

Late of: Clinton Township PA
Executor: Andrew S Korim
225 Sarver Rd 16055 Sarver
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Viola L Maletta

Late of: Center Township PA
Executor: John Anthony Maletta
2306 Salem Drive
Pittsburgh PA 15237
Attorney: Lee A Montgomery
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Janice E Staggers

Late of: Butler Township PA
Executor: Ralph L Staggers
129 South Woodlawn Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Raymond R Wilson

Late of: Cranberry Township PA
Executor: Patricia M Aumiller
801 Skyline Drive
Ellwood City PA 16117
Attorney: Gregory S Fox
Fox & Fox PC
323 Sixth Street
Ellwood City PA 16117

BCLJ: November 23, 30 & December 7, 2018

THIRD PUBLICATION

Estate of: Dennis Cameron

Late of: Cranberry Township PA
Executor: Cheryl A Sloboda
214 Leatherbark Rd
Cranberry Twp PA 16066
Attorney: Christine Mathews Long
Vollen Anderson & Long, LLC
429 Fourth Avenue Suite 1502
Pittsburgh PA 15219

Estate of: Victoria Marie Cancalosi

Late of: Cranberry Township PA
Executor: Susan J Conte
107 Searight Drive
Baden PA 15005
Attorney: Joseph R West Esq
West & Zuberbuhler PC
2605 Nicholson Road Suite 3200
Sewickley PA 15143

Estate of: Marilyn Cordier**a/k/a: Marilyn M Cordier**

Late of: Buffalo Township PA
Executor: Diane Marie Sekeras
353 Sarver Road
Sarver PA 16055
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Kathleen Ann Ehrenbieth

Late of: Butler Township PA
Executor: Mary R Reeb
219 Baxter Lane
Butler PA 16001
Attorney: Timothy B Sechler CELA
Sechler Law Firm, LLC
183 Scharberry Lane
Mars PA 16046

Estate of: Hazel F Grosclaude

Late of: Butler PA
Executor: James E Grosclaude
447 West Cunningham Street
Butler PA 16001
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Robert L Humble

Late of: Cranberry Township PA
Executor: Alan R Humble
155 Crossing Ridge Trail
Cranberry Twp PA 16066
Attorney: Edward Leymarie Jr
Leymarie Clark Long PC
423 Sixth Street
Ellwood City PA 16117

Estate of: Jack M McClintock

Late of: Cranberry Township PA
Executor: Ray M McClintock
5 Laurel Road
Bradfordwoods PA 15015
Attorney: John F Meck
Eckert Seamans Cherin and Mellott LLC
600 Grant Street 44th Floor
Pittsburgh PA 15219

Estate of: Margaret R Meindl

Late of: Center Township PA
Executor: Bonnie Sue Isovitsch
55 Bay Drive
Chocowinity NC 27817
Attorney: James P Shields
Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

Estate of: Betty J Mulligan

Late of: Mars PA
Executor: Colleen Flanders
460 East 15
N Valparaiso IN 46383
Attorney: Ross M Thompson
Thompson Law LLC
PO Box 304
Slippery Rock PA 16057

Estate of: Linda E Smith**a/k/a: Linda Ellen Smith**

Late of: Cranberry Township PA
Administrator: Frederick L Smith
154 Knobvue Drive
Freedom PA 15042
Administrator: Allison L Smith
126 Chadborne Court
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

Estate of: Lawrence C Wetzel

Late of: Buffalo Township PA
Executor: Charles B Wetzel
430 Shuster Drive
Freeport PA 16229
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 16, 23, 30, 2018

NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of **MAJESTIC TRANSPORT, INC.**, a Pennsylvania corporation (the "Corporation"), with a registered address of 6219 Old Route 8, Butler, PA 16002, have approved a plan and proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Tracy Cornibe Schaffner, Esquire
Zunder and Associates, P.C.
Attorney for Majestic Transport, Inc.
130 East Jefferson Street
Butler, PA 16001
(724) 285-4786

BCLJ: November 30, 2018

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **TLC Tours LLC** and it is to be organized effective November 14, 2018.

S.R. LAW, LLC
Amy E. Molloy, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: November 30, 2018

NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Lung Health Institute**, for the conduct of business in Butler County, Pennsylvania, with the principal place of business being at 100 Northpointe Circle, Suite 103, Seven Fields, PA 16046, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on October 10, 2018, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in the said business is:
Lung Institute Pittsburgh, PLLC
100 Northpointe Circle, Suite 103,
Seven Fields, PA 16046

BCLJ: November 30, 2018

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A. J.D., 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 DECEMBER 10, 2018, at 1:30 PM (prevailing time) of said day.

| ESTATE OF: | PERSONAL REPRESENTATIVE | FILED |
|--|---------------------------------|--------------|
| ADLER, Gerald R. | Robert E. Darkey, Jr. | 10/26/18 |
| CROSS, Marsha Lynne, a/k/a Marsha L Cross | Sarah A Datt | 10/25/18 |
| DEAN, Betty Jean | Raymond H. Dean, Jr | 10/29/18 |
| KING, John C. | Paul L. King | 10/29/18 |
| NAME | GUARDIAN/TRUSTEE/POA | FILED |
| KING REVOCABLE TRUST DATED MAY 1, 2006 | Paul L. King, Successor Trustee | 10/29/18 |

BCLJ: November 30 & December 7, 2018



BCBA Member News

BCBA Quarterly Meeting Election of Officers

Wednesday, December 19, 2018

12:00 PM

Butler County Bar Association Office

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 18th day of January 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, February 15, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 14, 21, 28, 2018

E.D. 2018-30249

C.P. 2018-21983

ATTY PETER WAPNER

Seized and taken in Execution as the property of KAREN SUE BARKLEY ADMRX, CHERI L. MCCLYMONDS EST BY ADMRX, CHERI LYNN MCCLYMONDS EST BY ADMRX, CHERI MCCLYMONDS EST BY ADMRX, TIFFANY LYNN LEE HEIR, WILLIAM GLENN MCCLYMONDS, HEIR, AND UNKNOWN HEIRS at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1, Being:

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

BEGINNING at a point in the center of a public road on line of lands now or formerly of Russell V. Brandon, et ux., said point being the Northwest corner of the lot herein conveyed, said point being located South 87° 39' East a distance of 569 feet from the intersection of the center line of said public road with line of lands now or formerly of Elliott; thence from said point of beginning South 0° 30' East along line of lands now or formerly of Russell V. Brandon, et ux., a distance of 215 feet to a point and snake

along line of lands of said now or formerly Brandon; thence South 87° 39' East along line of lands of same a distance of 405 feet to a point and stake on line of same thence North 0° 30' West along line of lands of said now or formerly Brandon and center of a 20 foot private lane a distance of 215 feet to a point in the center of the aforesaid public road, said point being the center of the intersection of said private road and said public road; thence North 87° 39' West along the center of said public road, a distance of 405 feet to a point in the center of said public road, the place of beginning.

TOGETHER WITH AND SUBJECT to the rights of way, easements, rights and privileges reserved or granted by the grantors herein and contained in their Deed to Russell V. Brandon, et ux, dated March 22, 1951 and recorded in Butler County, Pennsylvania, at Deed Book 612, Page 409.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, all visible easements; municipal zoning ordinances; building cods; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

TITLE TO SAID PREMISES IS VESTED IN CHERI L. MCCLYMONDS, by Deed from CHARLES MCCLYMONDS, EXECUTORS OF THE ESTATE OF NORMA E. MCCLYMONDS, Dated 03/24/2006, Recorded 04/20/2006, Instrument No. 200604200009141.

Mortgagor CHERI L. MCCLYMONDS A/K/A CHERI LYNN MCCLYMONDS A/K/A CHERI MCCLYMONDS died on 09/09/2017, and KAREN SUE BARKLEY was appointed Administrator/trix of her Administration were granted to her on 11/17/2017 by the Register of Wills of BUTLER COUNTY, No. 10-17-0998. Decedent's surviving heirs at law and next-of-kin are KAREN SUE BARKLEY, TIFFANY LYNN LEE, JOSEPH ROBERTS MCCLYMONDS, WILLIAM GLENN MCCLYMONDS, and DONNA LEE MONZON.

By executed waivers, JOSEPH ROBERTS MCCLYMONDS and DONNA LEE MONZON waived their right to be named as defendants in the foreclosure action

Tax Parcel: 330-4F86-23A-0000

Premises Being: 164 BRANDON ROAD,
SLIPPERY ROCK, PA 16057-4404

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30247
C.P. 2018-21367
ATTY ROGERY FAY**

Seized and taken in Execution as the property of RICHARD J. BERAN, CANDICE M. BERAN, AND THE UNITED STATES OF AMERICA at the suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2006-11, Being:

ALL that certain piece, parcel or lot of land, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being Lot No. 9 in the Rosehaven Plan of Lots, which is recorded in the Office of the Recorder of Deeds for Butler County, Pennsylvania, at Rack File Book 61, Page 16.

BEING designated as Tax Parcel Number 120-S8-B9 in the Tax Claim Bureau of Butler Comity, Pennsylvania.

Title to said Premises vested in Richard J. Beran and Candice M. Beran by Deed from Gloria Jean Duda. Executrix of the Estate of Roy E. Lockhart dated September 29, 2004 and recorded on October!, 2004 in the Butler County Recorder of Deeds as Instrument No. 200410010031930.

Being known as: 1100 Evans City Rd,
Renfrew, PA 16053

Tax Parcel Number: 120-S8-B9

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30212
C.P. 2018-21619
ATTY KEVIN MCDONALD**

Seized and taken in Execution as the property of ABIGAIL CAMPBELL AND RYAN CAMPBELL at the suit of DITECH FINANCIAL LLC, Being:

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

BEGINNING at the Southeast corner which is South 53 degrees 50 Minutes West, 167.65 feet from the Southeast corner of lands of now or formerly H.E. Taylor and Southwest corner of Philip Callihan; thence along the North right-of-way of Kittanning Road, South 58 degrees 20 Minutes West, 122.04 feet to an iron pipe on the East side of a 20-foot private road; thence by the East side of a 20-foot private road of lands of now or formerly H.E. Taylor, North 43 degrees 43 minutes West, 183.03 feet to an iron pin; thence by the South side of an 18-foot private road of lands of now or formerly H.E. Taylor, North 50 degrees 06 minutes East, 119.41 feet to an iron pin; thence by land of now or formerly H.E. Taylor, South 43 degrees 46 minutes East, 200.54 feet to the point of beginning. Containing 0.525 acres as per survey of Warnick and Trefrey dated March 14, 1949.

Whereas, the unnamed roads, Twenty (20) feet and Eighteen (18) feet in width are private roads, It is agreed that said private roads shall be kept open from the Northeast corner of the premises hereby conveyed to Kittanning Street, at lands of now or formerly H. E. Taylor.

DEED BOOK: Instrument Number
201404020006862

DEED PAGE: Instrument Number
201404020006862

MUNICIPALITY: Borough of Chicora

TAX PARCEL #: 460-S1-F12

PROPERTY ADDRESS: 200 Kittanning
Street Chicora, PA 16025

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30093
C.P. 2017-22201
ATTY CHELSEA NIXON**

Seized and taken in Execution as the property of RICHARD A. CASELLA at the suit of CIS FINANCIAL SERVICES, INC., Being:

TAX I.D. #: 130-S16-D6A32-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING DESIGNATED AS A PORTION OF LOT 6-A IN THE REVISED GLEN EDEN PHASE 1A, MULTI-FAMILY SITE SUBDIVISION, AS RECORDED IN PLAN BOOK VOLUME 97, PAGE 30.

Being known as: 632 SUNSET CIRCLE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066. Title to said premises is vested in Richard A. Casella by deed from Shannon L. Mullner, a married woman, joined by her husband James Mullner dated February 24, 2006 and recorded February 28, 2006 in Instrument Number 200602280004563

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30205
C.P. 2018-21510
ATTY LEON HALLER**

Seized and taken in Execution as the property of NICOLE CHALMERS AND MARK C. CHALMERS at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

PARCEL 1: ALL that certain piece, parcel or lot of land situate in Allegheny Township, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center of Legislative Route 10082 at intersection with lands now or formerly of Charles B. Bottz, et ux.; thence South 42 degrees 47 minutes West along lands now or formerly of Bottz, a distance of 175.00 feet to an iron pin; thence South 62 degrees 48 minutes 40 seconds East, along lands now or formerly of Bottz, a distance of 234.46 feet to an iron pin on property line of lands now or formerly of Floyd B. Sutton.

BEGINNING at a point in the center of

Legislative Route 10082 at intersection with lands of James E. Blausner, et ux; thence South 42 degrees 47 minutes 00 seconds West along lands of Blausner, a distance of 175.00 feet to an iron pin; thence South 62 degrees 48 minutes 40 seconds East, along lands of Blausner, a distance of 234.46 feet to an iron pin; thence North 01 degrees 15 minutes 00 seconds West, a distance of 155.75 feet to a point on the center line of Legislative Route 10082; thence continuing along said center line, North 47 degrees 13 minutes 00 seconds West, a distance of 117.57 feet to a point on the center line of Legislative Route 10082, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 126 MCKEE ROAD PARKER, PA 16049

PARCEL 2: ALL that certain piece, parcel or tract of land situate in Allegheny Township, Butler County, Pennsylvania, being known as Lot No. 2 in the Blausner Lot Line Revision recorded in the Recorder of Deeds of Butler County in Instrument No. 200812100026923 on December 10, 2008, in Book 311, Page 38, being more specifically described as follows: From a point on McKee Road, South 42 degrees 47 minutes 00 seconds West 155.14 feet; North 01 degrees 15 minutes 00 seconds West 429.32 feet along property now owned by James Blausner; South 88 degrees 51 minutes 30 seconds West 235.50 feet; South 01 degrees 15 minutes 00 seconds East 262.13 feet; South 62 degrees 48 minutes 40 seconds East 234.46 feet; South 42 degrees 47 minutes 00 seconds West 175.00 feet; South 47 degrees 13 minutes 00 seconds East, 60 feet along McKee Road to the point at the beginning.

BEING A VACANT PARCEL OF LAND ADJOINING 126 MCKEE ROAD, PARKER, PA 16049

PARCEL NOS. 1 AND 2 BEING IDENTIFIED JOINTLY AS TAX PARCEL #: 020-1F47-11AA

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 Mark C. Chalmers and Nicole Chalmers, by deed dated July 17, 2012 and recorded September 21, 2012, Butler County Instrument No. 201209210027260, granted and conveyed unto Mark C. Chalmers.

TO BE SOLD AS THE PROPERTY OF MARK C. CHALMERS UNDER JUDGMENT NO. 2018-10211.

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30254

C.P. 2018-20944

ATTY ANDREW MENCHYK

Seized and taken in Execution as the property of GLEN K. DALTON, JR. at the suit of PROSPECT BOROUGH, Being:

ALL that certain piece, parcel or tract of land situate in the Borough of Prospect, Butler County, Pennsylvania, being known and designated as Lot No. 5 of the Heaton Plan No. 4 recorded in the Recorder's Office of Butler County, PA, at Plan Book 236, Page 38, and being more specifically bounded and described as follows:

Lot No. 5: COMMENCING at a point in common to the Northwest corner of Lot No. 5 and the Northeast corner of Lot No. 4 of the Heaton Plan No. 4, said point being on the Southerly line of Orchard Drive, a 40 foot right-of-way; thence along the Southerly line of Orchard Drive, North 88 degrees 55 minutes 00 seconds East a distance of 70.00 feet to a point; thence North 01 degree 05 minutes 00 seconds West a distance of 14.80 feet to a point on line of lands now or formerly of E. Smith; thence by line of same, North 86 degrees 59 minutes 10 seconds East a distance of 171.97 feet to an iron pin on lands of now or formerly C. Shaffer; thence by line of same, South 02 degrees 36 minutes 21 seconds East a distance of 66.00 feet to a stone on other lands of C. Shaffer; thence by line of same, South 02 degrees 36 minutes 21 seconds East a distance of 267.37 feet to a point; thence continuing by lands of now or formerly C. Shaffer, South 86 degrees 31 minutes 00 seconds West a distance of

237.42 feet to a point; thence continuing by line of lands of now or formerly C. Shaffer and by Lot No. 4, North 03 degrees 29 minutes 00 seconds West a distance of 322.88 feet to a point, the place of beginning. CONTAINING 1.820 acres and HAVING thereon erected a dwelling house.

SAID premises being known as 136 Orchard Drive, Prospect, PA 16052.

BEING known as Tax Parcel Number 490-S2-22.

Being part of the same property conveyed by deed to Glen K. Dalton, Jr. from Glen K. Dalton, Jr. and Tricia A. Dalton, husband and wife, on May 5, 2010 and recorded at the Office of the Recorder of Deeds of Butler County on May 17, 2011 at Instrument Number 201105170011891.

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30238

C.P. 2018-21822

ATTY JESSICA MANIS

Seized and taken in Execution as the property of LARRY A. DUNCAN AND JANET R. DUNCAN at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST, Being:

All that certain parcel of ground situate in Worth 'township, Butler County, Pennsylvania, being known as Lot No. 1 in the Duncan Plan of Subdivision as recorded in Plan Book Volume 251, page 14 in the Butler County Recorder of Deeds and containing 5.447 acres more or less

EXCEPTING thereout and therefrom (if any) the premises as more fully described in the following deed: NONE

Parcel No.: 330-4F86-32

Fee Simple Title Vested in Larry A. Duncan and his Wife, Janet R. Duncan, by deed from, Leila J. Duncan, widow, dated 06/30/2002 recorded 07/11/2002. in the Butler County Recorder of deeds at Deed Instrument No. 200207110023429.

Address: 1020 West Park Road, Slippery Rock, PA 16057

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30210
C.P. 2018-21608
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of MINDY EAGAL EXTRX, WILLIAM EAGAL EST BY EXTRX AND UNITED STATES OF AMERICA at the suit of BAYVIEW LOAN SERVICING LLC, Being:

All That Certain Parcel Of Land In City Of Butler, Butler County, Commonwealth Of PA, As More Fully Described In Book 1145 Page 712 ID 565-10-280, Being Known And Designated As A Metes And Bounds Property Being The Same Fee Simple Property Conveyed By Deed From Edna Irene Dowening To William L. Eagal And Betty L Eagal, Husband And Wife, Date 02/26/1982 In Book 1145. Page 712 In Butler County Records, Commonwealth of PA.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

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

Beginning at the dividing line between lands of formerly Paul Klinger and the property herein described, being the Northwest corner of said property and common to the Southside of West North Street; South 87° 12' East, 42.46 feet to lands formerly of Hilderbrand and Wagner; thence by the same South 2° 2' West, 68 feet to the North side of an alley; thence along the Northside of an alley; thence along the North side of the same North 87° 12' West, 4.75 feet to a point; thence along the end of said alley, South 2° 2' West, 13.5 feet to lands of formerly Klinger; thence by the same, North 87° 12' West, 37.71 feet to a point; thence by lands formerly of Klinger, North 2° 2' East, 81.51 feet to the place of beginning, as per survey of Lucas Engineering Company dated September 6, 1977. Having thereon erected a two-story frame dwelling.

DEED BOOK: 1145 DEED

PAGE: 712

MUNICIPALITY: City of Butler

TAX PARCEL #: 565-10-280-0000

PROPERTY ADDRESS: 227 West North Street Butler, PA 16001

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30218
C.P. 2018-21768
ATTY LEON HALLER**

Seized and taken in Execution as the property of BROCK W. EGGLESTON at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, known and designated as Lot No. 17 on the Linsdale Plan of Lots as recorded in the Recorder's Office of Butler County in Rack File Section 13 page 24, and being more particularly bounded and described as follows

Beginning at a point on the west line of Linsdale Drive, where the same is intersected by the dividing line between Lots Nos. 17 and 18 in said Plan of Lots; thence North 89 degrees 17 minutes West, along the last mentioned dividing line, a distance of 151.24 feet to a point; thence North 0 degrees 43 minutes East, a distance of 80 feet to the southerly line of Lot No. 19 in said Plan; thence South 89 degrees 17 minutes East, a distance of 151.24 feet to the West line of Linsdale Drive; thence South 0 degrees 43 minutes West along the west line of Linsdale Drive, a distance of 80 feet to the dividing line between Lots Nos. 17 and 18, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 100 LINDALE DRIVE BUTLER, PA 16001

TAX PARCEL NO. 056-19-6/17

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 Drew M. Blasko by deed dated October 28, 2015, recorded October 29, 2015, Butler Instrument No. 201510290023926, granted and conveyed unto Brock W Eggleston.

TO BE SOLD AS THE PROPERTY OF BROCK W. EGGLESTON UNDER JUDGMENT NO. 2018-10456.

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30248

C.P. 2018-21971

ATTY MATTHEW MCDONNELL

Seized and taken in Execution as the property of THOMAS E EALY, SR. AND BETH ANN EALY at the suit of DEUTCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH CERTIFICATES, Being:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE AT HILLIARDS STATION, WASHINGTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST ON NORTH WASHINGTON STREET: THENCE SOUTH 2 DEGREES 30' EAST, EIGHTY (80) FEET TO A POST ON SAID ROAD; THENCE SOUTH 68 DEGREES 30' WEST BY LOT NO. 3, FORMERLY WADSWORTH LOT, ONE HUNDRED SIXTY (160) FEET; THENCE NORTH 21 DEGREES 30' WEST, EIGHTY (80) FEET TO A POST BY AN ALLEY; THENCE NORTH 68 DEGREES 30' EAST, ONE HUNDRED SIXTY (160) FEET TO LOT NO. 1, KNOWN AS CROTHERS LOT, TO SAID STREET.

UNDER AND SUBJECT TO ANY ZONING, REGULATION, THE MINIMUM BUILDING SETBACK LINE, RIGHT OF WAY LINE AND OTHER RESTRICTIONS AS SHOWN ON THE RECORDED PLAN OR DEEDS OF RECORD.

UNDER AND SUBJECT TO ANY RIGHTS THAT MAY EXIST ON SAID LAND FOR ELECTRIC LINES, TELEPHONE LINES, GAS LINES, WATER LINES, PIPE LINES, SEWER LINES, CABLE LINES, PUBLIC HIGHWAYS AND FACILITIES USED

THEREWITH, IF THERE NOW BE ANY SUCH RIGHTS THEREON. ALSO UNDER AND SUBJECT TO ALL RIGHTS ON THE SAID LAND FOR PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, THOSE AFORESAID.

BEING KNOWN AS: 108 HILLIARDS ROAD A/K/A 108 HILLIARD ROAD, PETROLIA, PA 16050

BEING THE SAME PREMISES which Thomas E. Ealy, Sr., Beth Ann Ealy, husband and wife and Andrew A. Ealy, by Deed dated May 26, 2000 and recorded June 8, 2000 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 200006080013007, granted and conveyed unto THOMAS E. EALY, SR. and BETH ANN EALY, husband and wife.

PARCEL NO.: 310-3F12-2C-0000

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30250

C.P. 2018-20241

ATTY MATTHEW FISCHER

Seized and taken in Execution as the property of JEAN L. FONTAINE-VEREB at the suit of MATTHEW E. FISCHER, Being:

BEING a certain piece, parcel or tract of land situate in Mercer Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the southeast corner of the tract herein described, said point being in the center of Legislative Route 10070; thence North 82° 33' 00" West, a distance of 123.96; thence continuing along center line of Legislative Route 10070, North 860 17' 00" West, a distance of 492.37 feet to a point; thence along land of C. Davidson, North 37° 44' 00" East, a distance of 97.37 feet to a point in the center of a line of a 20 foot lane; thence along said center line North 0° 19' 30" East, 346.11 feet to a point; thence along said center line North 11° 35' 30" East, 202.39 feet to a point; thence along said center line North 4° 51' 00" East, 318.67 feet to a point; thence along said center line North 0° 10'00" East, 260.45 feet to a point on line of land of D. Isenberg; thence along line of land of D. Isenberg, South 88° 00'00" East, 495 feet to a point on line of lands of F. Hartley; thence along line of lands of F. Hartley, South 0° 29' 00" West, 1239.92 feet,

to a point, the place of beginning.

BEING DESIGNATED AS PARCEL NUMBER: 220-3F94-19-000 in the Butler County Tax Assessment Office, Butler, Butler County, Pennsylvania.

PROPERTY ID NO: 220-3F94-19-0000

BEING KNOWN AS: 323 BOYERS ROAD, HARRISVILLE, PA 16038

TITLE TO SUBJECT PROPERTY IS VESTED IN Jean L. Fontaine BY DEED FROM

BEING the same premises conveyed to the grantor herein by deed of Richard A. Zubeck and Diana Zubeck, his wife, dated January 31, 1984 and recorded in deed book 1178, page 357.

BEING the same premises conveyed to the grantor herein by deed of Jean L. Fontaine dated July 27, 1993 and recorded in deed book 2341, page 465.

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30245

C.P. 2018-21454

ATTY BENJAMIN HOEN

Seized and taken in Execution as the property of KIMBERLY A. FORTE, RICHARD W. WEBSTER, UNKNOWN HEIRS, AND AUDREY C. WEBSTER DEC at the suit of THE HUNTINGTON NATIONAL BANK S/B/M/T SKY BANK, Being:

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

BEGINNING at a point at Main Street and Gaily Hill Street;

THENCE South 16 degrees 58 minutes, 72.72 feet along said Main Street to a point;

THENCE South 23 degrees 21 minutes West, 6.56 feet to a point on Main Street;

THENCE South 89 degrees 30 minutes West, 80.27 feet along other land now or formerly of Mary S. Nesbitt to a point;

THENCE South 42 degrees 40 minutes West, 10.92 feet along other lands now or

formerly of Mary S. Nesbitt to a point;

THENCE North 54 degrees 36 minutes West, 22.9 feet along lands of Carl Sharrer to lands of the North Pittsburgh Realty Company;

THENCE North 53 degrees 47 minutes East, 90 feet along said Realty Company to Gaily Hill Street;

THENCE North 73 degrees East, 59.87 feet along said Gaily Hill Street to Main Street, the place of beginning.

HAVING; erected thereon a two-story frame house.

SUBJECT to utility right-of-way of records to the extent the same affect the subject premises

BEING the same premises which Audrey C. Webster, widow, by Deed dated March 11, 2006. and recorded on March 17, 2006 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200603170005949. granted and conveyed unto Richard C. Webster and Kimberly A. Forte, in fee.

Being Parcel Number: 120-S1-D17-000

Commonly Known As: 562 Main Street. Harmony, PA 16037

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30239

C.P. 2018-21825

ATTY KATHERINE WOLF

Seized and taken in Execution as the property of CLINTON C. GATEWOOD AND MARISIN D. GATEWOOD at the suit of CARRINGTON MORTGAGE SERVICES LLC, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in Worth Township, Butler County and Commonwealth of Pennsylvania, being Lot No. 7 in the Mourning Dove Acres Plan II and recorded in the Recorder's Office of Butler County in Plan Book Volume 145, page 27.

BEING known as 110 Mourning Dove Drive, Slippy Rock, PA 16057

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way

as recorded in prior instruments of record.

BEING KNOWN AS 110 Mourning Dove Drive, Slippery Rock, PA 16057

BEING TAX PARCEL NO. 330-4F90-A6CG-0000

BEING the same premises in which Marc C. Rascio and Susanne D. Rascio, husband and wife, by deed dated 12/9/2005 and recorded 12/14/2005, in the Office of the Recorder of Deeds in and for the County of Butler, Commonwealth of Pennsylvania, granted and conveyed unto Clinton C. Gatewood and Marisin D. Gatewood, husband and wife at Instrument No. 200512140035668

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2016-30248
C.P. 2016-21623
ATTY JESSICA MANIS**

Seized and taken in Execution as the property of DAVID F. JENKINS, JR AND DAVID JENKINS at the suit of HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-4 C/O OCWEN LOAN SERVICING LLC, Being:

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

BEGINNING at a point on the westerly side of Maple Drive, a fifty foot street, on line dividing Lots Nos. 1 and 2; thence along said Maple Drive, South 1° 01' West(153) feet to a point on line of Lot No. 3; thence along line of lot No. 3, North 88° 59' West one hundred forty (140) feet to a point on lands of now or formerly Roy C. Ferguson; thence along line of lands of Ferguson, North 1° 01' East (161.64) feet to a point on line of Lot No. 1; thence along line of lot No. 1, South 85° 27' East(1 40.27) feet to a point on the westerly line of Maple Drive, the place of beginning. Being Lot No. 2 in the Keithwood Manor Plan of Lots #2, as laid out for the grantors herein by the North Hills Engineering Company, Inc., Registered Engineers, in July of 1959, and recorded in the Recorder's Office in and for Butler County in Plan Rack 29, page 11.

AND BEING a portion of a larger tract of land conveyed to the within grantors by

deed of Anne L. McGliney, single woman, dated October 24, 1952 and recorded in the Recorder's Office in and for Butler County in Deed Book Volume 632, at page 379.

Said lot being SUBJECT to the building restrictions and covenants as are of record in Butler County and to the forty (40) foot building line which appears on said Plan.

PARCEL ID: 230-S2-43EB2

BEING KNOWN AS 104 Oakwood Drive, Valencia, PA 16059

BEING the same premises which Charles G. Miller, Executor of the Estate of Margaret Miller, deceased by Deed dated August 10, 2005 and recorded September 12, 2005 in the Office of the Recorder of Deeds in and for Adams County in Deed Instruments 200509120025831, granted and conveyed unto David F. Jenkins, Jr., unmarried, heirs and assigns.

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30213
C.P. 2018-21677
ATTY DANIEL LUTZ**

Seized and taken in Execution as the property of JAMES O'ROURKE, JAMES R. O'ROURKE, JAMES O'ROURKE, JR, JOY O'ROURKE AND JOY M. O'ROURKE at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:

ALL THAT CERTAIN piece or parcel of land situate in Butler Township, Butler County, Pennsylvania, known as Lot No. 30 in the Young Plan of Lots, recorded in the Office of Recorder of Deeds of Butler County, in Plan Book 4, Page 35, and bounded and described as follows:

On the North 73.75 feet by a public road; on the East 299.3 feet by Home Avenue; on the South 73.75 feet by an alley; and on the West 299 feet by Lot No. 29 in said Plan, having thereon erected a frame-dwelling house and garage.

BEING Parcel ID 055-28-A30-0000 AND BEING KNOWN for informational purposes only as 339 Whitestown Road, Butler, PA

BEING THE SAME PREMISES which was conveyed to James O'Rourke and Joy O'Rourke, by Deed of Joy Diorio dated

03/28/2007 and recorded 04/03/2007 as Instrument 200704030007871 in the Butler County Recorder of Deeds Office, in fee.

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2017-30321
C.P. 2017-22030
ATTY MEREDITH WOOTERS**

Seized and taken in Execution as the property of MICHELLE M. REGRUT AND JAMES E. REGRUT at the suit of WELLS FARGO BANK NA, Being:

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

Beginning at a point in the center existing 50 foot right of way at the intersection of Lots 2-9 and 2-10; thence North 2° 23' West along Lots 2-9 a distance of 134 feet to a point at intersection with lots 2-9 and 2-8; thence North 87° 37' East along Lots 2-8, a distance of 275.00 feet to a point on lands of now or formerly William S. Hart; thence South 2° 23' East a distance of 134.00 feet to a point at intersection of lots 2-9 and 2-10; thence South 87° 37' West along lots 2-10 a distance of 275.00 feet to a point, the place of beginning.

Containing 36,850 square feet as per survey of Norman P. Straub, P.E. dated November 10, 1989 and being Lots 2-9 in G.D. Mershimer Plan as recorded in Butler County Recorder's Office at Rack File 150, Page 18.

Subject to a 25 foot building setback line as shown on this recorded plan.

Together with the right to use that certain 50 foot right of Way as it extends from the Eastern line of the herein described lot in a Northerly direction to Township Road T-449, said right ingress, egress and regress to run to the Grantees herein their heirs, successors and assigns. This right to use is non exclusive and maintenance is to be performed proportionately.

BEING known and numbered as 111 Helt Lane, Butler, PA 16001

Being the same property conveyed to James E. Regrut and Michelle M. Regrut, his wife who acquired title by virtue of a deed from

Douglas Wallace and Dawn Wallace, his wife, dated July 8, 1996, recorded July 12, 1996, at Deed Book 2647, Page 0455, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 080-3F37-10B9

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30243
C.P. 2018-21459
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of RHONDA A. SCHNITZKI at the suit of DEUTSCHE BANK NATIONAL TRUST COMPAN, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2, Being:

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

BEGINNING at the Southwest corner of the Lot herein described at the Northern line of Grandview Boulevard, a fifty foot street, at the Southeast corner of Lot No. 12 in the same Plan now or formerly owned by Leon D. Radaker, et ux.; thence by said Lot No. 12 North 37° 49' West, 46.13 feet to a line of Lot No. 10 in the same Plan; thence by said Lot No. 10, North 49° 00' East, 126.94 feet to the Western edge of Grandview Boulevard aforementioned; thence by Grandview Boulevard, South 41° 00' East, 70.0 feet to a point; thence continuing by same in a Southwesterly direction by a curve to the right having a radius of 31.9 feet, a distance of 72.94 feet; thence continuing by same West 31.15 feet; thence continuing by same in a Westerly direction by a curve to the left, having a radius of 127.34 feet, a distance of 60.45 feet to the place of BEGINNING.

BEING Lot No. 11 in the Grandview Plan of Lots as recorded in Butler County in Rack File 5, page 21.

BEING THE SAME PREMISES which Rhonda A. Schnitzki, by Deed dated December 13, 2004 and recorded on December 30, 2004, in the Butler County Recorder of Deeds Office in Instrument No. 200412300040000, granted and conveyed unto Rhonda A. Schnitzki and Anthony

M. Schnitzki, Wife and Husband. And the said Anthony M. Schnitzki departed this life on August 24, 2010, thereby vesting sole ownership in Rhonda A. Schnitzki by operation of law.

Being Known as 232 Grandview Boulevard, Butler, PA 16001 Parcel I.D. No. 051-38-7-11

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30211

C.P. 2018-21438

ATTY KIMBERLY HONG

Seized and taken in Execution as the property of JANE M. SMITH AND JANE MARIE SMITH at the suit of THE HUNTINGTON NATIONAL BANK, Being:

All those certain pieces, parcels or tracts of land situate in Oakland Township, Butler County Pennsylvania and being designated as Lot 1 and Lot 2 of the Homer G. and Rose M. Smith Subdivision as prepared by Land Surveyors, Inc., dated July 1, 2003, and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, at Plan Book 265 Page 7.

BEING known and numbered as 724 Center Drive, Chicora, PA 16025-3808

Being the same property conveyed to Jane Marie Smith, a single woman who acquired title by virtue of a deed from Homer G. Smith and Rose M. Smith, husband and wife, dated September 9, 2008, recorded September 10, 2008, at Instrument Number 200809100020783, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 250-3F02-3D-0000, 250-3F02-3D2-0000

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30256

C.P. 2018-22008

ATTY GARY DARR

Seized and taken in Execution as the property of LISA A. STRNAD, HEIR, GREG A. GALLANT, HEIR, MARY ANN GALLANT, DECEASED AND UNKNOWN HEIRS at the suit of NORTHWEST BANK F/K/A NORTHWEST SAVINGS BANK, Being:

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

BEGINNING at a point common to the center line of Peters Road and the center line of Franklin Road, said point being the Northeast corner of the tract herein conveyed; thence South 20° 02' West along the center line of Franklin Road 83.00 feet to a point; thence South 36° 25' West along the center line of Franklin Road 156.00 feet to a point; thence South 12° 08' West along the center line of Franklin Road 8.96 feet to a point; thence North 86° 11' West, a distance of 362.73 feet to a point at line of lands of now or formerly T. Henzel; thence North 2° 13' West along the Eastern line of Henzel 221.21 feet to a point in the center line of Peters Road; thence South 86° 11' East along the center line of Peters Road, a distance of 494.50 feet to a point, the place of beginning.

SUBJECT to a right of way of Consolidated Gas Supply Corporation as shown on said survey and to proceeding filed by Consolidated Natural Gas Co., Inc., successor to Consolidated Gas Supply Corporation, in the Court of Common Pleas of Butler County, Pennsylvania, No. AD 90-532 of 1990, involving the right of way.

SUBJECT TO a 50 foot building set back line along Peters Road.

TAX PARCEL: 130-4F46-53A14A-0000

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

EXCEPTING AND RESERVING, thereout and therefrom, Lot No. 2 in the Cole Plan of Lots as recorded in Plan Book Volume 178, page 23, by the outsale Deed from Gilbert E. Cole and Elsie I. Cole to Arthur C. Milkey and Regina T. Milkey, dated September 29, 1995

and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on October 11, 1995, in Deed Book 2566, page 288.

BEING the same property commonly known as 8558 Peters Road, Cranberry Township, PA 16066.

BEING the same property which Gilbert E. Cole, widower, by Deed dated June 9, 2005, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on June 23, 2005, at Instrument Number 200506230016345, granted and conveyed unto Mary Ann Gallant, unmarried. On or about August 31, 2017, Mary Ann Gallant died and by operation of law, her interest in the property vested in her heirs.

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30246

C.P. 2018-21743

ATTY KIMBERLY HONG

Seized and taken in Execution as the property of BRIAN D. THOMAS AND BRIAN THOMAS at the suit of WELLS FARGO BANK NA, Being:

All that certain tract or parcel of land situate in the Township of Lancaster, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

Beginning at a point on the easterly side of Perry Highway where the same is intersected by the line dividing the property herein described and the property bearing Tax Parcel No. 200-4F98-46D, now or formerly of Reverend I. J. Goehring; thence along said last mentioned dividing line Eastwardly, a distance of 249.50 feet to a point on the line dividing the property herein described and the property bearing Tax Parcel No. 200-4F-100-A6, now or formerly of J. D. Henry; thence Southwardly along the dividing line of said Henry land a distance of 200.00 feet to a point on the line dividing the property herein described and the property bearing Tax Parcel No. 200-S3-A24, also now or formerly of said Henry; thence Westwardly along said dividing line a distance of 249.50 feet to the easterly side of Perry Highway; thence Northwardly along the easterly side of Perry Highway, a distance of 200.00 feet to the point at the place of beginning.

Under and subject to reservations as set

forth in Instrument No. 2013040100009181.

Subject to and together with any and all oil, gas, methane gas and mineral and/or Marcellus Shale leases, the sale of oil, gas, mineral, methane gas, Marcellus Shale rights, coal and/or mining rights and all right relating thereto, including but not limited to exploration, development and extraction thereof, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, association fees and/or due, 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.

Notice - This document may not/does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have/have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building, or other structure on or in such land. The inclusion of this notice does not enlarge, restrict, or modify any legal rights or estates otherwise, created, transferred, excepted or reserved by this instrument.

BEING known and numbered as 473 Perry Highway, Harmony, PA 16037>>

Being the same property conveyed to Brian D. Thomas, unmarried who acquired title by virtue of a deed from Bradley W. Miller and Susan J. Miller, husband and wife, dated July 18, 2014, recorded July 23, 2014, at Instrument Number 201407230016919, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 200-4F98-46C-0000

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30252
C.P. 2018-21888
ATTY KERI EBECK**

Seized and taken in Execution as the property of BRIAN L. TRISTANI AND MEGAN L. TRISTANI at the suit of USX FEDERAL CREDIT UNION, Being:

ALL that certain piece, parcel or lot of land situate in Jefferson Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 of the John W. Sell Plan Subdivision, Phase 2, recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 225, page 3

BEING designated as Tax Parcel Number 190 1F94 12N

SUBJECT to the restrictive covenants for the John W. Sell Plan of Subdivision Phase II as recorded in the Office of the Recorder of Deeds of Butler County, PA, at RBV 2747, page 413, (incorrectly referred to as RB 3043, page 532 in Book 3049, page 337). SUBJECT to a fifty (50) foot building line as set forth at Plan Book 225, page 3

SUBJECT to prior conveyances, grants, leases, exceptions, or reservations of coal, oil and gas and minerals and mining rights appurtenant thereto; rights-of-way, easements, covenants, and restrictions as the same may appear of record.

BEING the same premises which Donald J. Fullerton and Pamela A. Fullerton, Husband and wife, by Deed dated August 10, 2000, and recorded on August 14, 2000 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200008140018776, granted and conveyed unto Brian L. Tristani and Megan K. Tristani, husband and wife, in fee.

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30209
C.P. 2018-21606
ATTY ROGER POORMAN**

Seized and taken in Execution as the property of THOMAS G. WALKER AND SUSAN M. WALKER at the suit of WASHINGTON FINANCIAL BANK, Being: -

PARCEL ONE:

ALL that certain lot or piece of ground situate in the Township of Muddycreek. County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin located on the westerly side of a 50 foot private right-of-way, which iron pin is also located by the following courses and distances, namely, South 00° 45' East, a distance of 497.77 feet to a iron pin; thence North 89° 00' East a distance of 1.243.78 feet; thence North 00° 34' 42" East, a distance of 254.28 feet; thence North 89° 18' 20" East, a distance of 395.00 feet to an existing iron pin near the eastern edge of U.S. Route 19, a 60 foot right-of-way, said property herein described commencing at said beginning iron pin and continuing South 89° 18' 20" West, a distance of 800.00 feet; thence North 00° 45' West, a distance of 250 feet; thence North 89° 18' 20" East a distance of 800.00 feet to an iron pin on the westerly side of said 50 foot private right-of-way; thence along said 50 foot private right-of-way, South 00° 45' East, a distance of 250.00 feet to the place of beginning. Containing 4.591 acres.

SAID property being Lot No. 3 in the Walter Merriman Plan of Lots, said courses, distances, description and Plan of Lots being taken from Drawing No. 1123 dated November 1977, by Jack A. Ringeisen, R.S., and prepared for Walter Merriman, laying out said Plan of Lots.

HAVING ERECTED THEREON a dwelling commonly known as 217 Merriman Drive, Harmony, PA 16037.

BEING designated as Tax Parcel No. 240-4F96-A3-3.

TOGETHER with the right to use in common with others, for ingress and egress to and from U.S. Route 19, that certain 50 foot private right-of-way as more fully described in Deed Book Volume 2344, Page 682.

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 records, set forth in the recorded plan and/or as show on a survey of the property.

BEING the same property which John T. Curran and Kathleen L. Curran, by Deed dated July 30, 1993, and recorded with the Office of the Recorder of Deeds of Butler County, Pennsylvania on August 6, 1993 at Deed Book Volume 2344, Page 682, granted and conveyed unto Thomas G. Walker and Susan M. Walker, husband and wife.

PARCELTWO:

ALL that certain lot or piece of ground situate in the Township of Muddycreek, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 12 in the Merriman Plan of Lots #3, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 257, Page 10, and more specifically described as follows:

BEGINNING at a point being located at the Northeastern corner of a 50 foot private road, as set out in said plan of lots; thence South 89° 18' 20" West, a distance of 245.16 feet to a point on the Southeast corner of Lot No. 1; thence North 00° 45'00" West, a distance of 1,269.19 feet to a point on the Northeast corner of Lot No.1; thence North 32° 25' 26" East, a distance of 208.50 feet to a point; thence North 31° 25' 26" East, a distance of 2,546.15 feet to a point on an old road bed and being the Northeastern corner of said subdivision; thence South 00° 45'00" East, along a fence line 1,164.85 feet to a point; (erroneously stated 1,652.30 in Plan Book 257, page 10); thence North 89° 21' 50" East, 60 feet to a point; thence South 89° 15'00" West, 60 feet to a point; thence South 00° 45'00" East, along said fence line, a distance of 333.57 feet to the place of beginning.

BEING vacant land and designated as Tax Parcel No. 240-4F96-A3C.

SUBJECT to all covenants, conditions,

restrictions, easements, and rights of way as contained in prior instruments of record in the chain of title.

EXCEPTING AND RESERVING therefrom unto prior grantors, their heirs, successors and assigns all the oil, gas and other mineral rights in and to the subject property.

BEING the same property which George F. Francis, Jr. and Denise M. Francis, by Deed dated June 24, 2011, and recorded with the Office of the Recorder of Deeds of Butler County, Pennsylvania on July 22, 2011 at Instrument No. 201107220017274, granted and conveyed unto Thomas G. Walker and Susan M. Walker, husband and wife

BCLJ: November 23, 30 & December 7, 2018

E.D. 2018-30203

C.P. 2018-20792

ATTY KEVIN CUMMINGS

Seized and taken in Execution as the property of WILMA J. ZIMMERMAN AND WILMA JEAN ZIMMERMAN at the suit of PNC BANK NATIONAL ASSOCIATION, Being:

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

ON the North by Ridge Avenue 25 feet; on the East by lot of Alice M. Quay, known as 105 Ridge Avenue, a distance of 70 feet; on the south by lot of now or formerly Charles L. Moss and wife 25 feet; on the West by lot of now or formerly Ihlenfeld 70 feet. Having thereon erected a dwelling house and known as 107 Ridge Avenue.

BEING the same property which Bernice E. Fleeger formerly Bernice E. Sanderson and Gerald Fleeger, her husband, granted and conveyed unto Jerry Lee Zimmerman and Wilma Jean Zimmerman, his wife as tenants by the entireties with the right of survivorship by deed dated June 22, 1978 and recorded June 22, 1978 in the Recorder's Office of said County in Book 1070 Page 732. The said Jerry Lee Zimmerman died on December 31, 2003 and his interest in the property passed to his wife Wilma Jean Zimmerman by operation of law.

BEING KNOWN AS 107 Ridge Avenue, Butler, PA 16001.

BUTLER COUNTY TAX PARCEL I.D. NO.
565-24161

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30240
C.P. 2018-21851
ATTY LEON HALLER**

Seized and taken in Execution as the property of EMILY S. ZIPPLER at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

On the North by an alley; on the East by lot of Lena Turgeon, now David Campbell; South by East Walnut Street; West by lot of Maria E. Maney, now H.C. Robeson.

Fronting 45 feet 2 inches on Walnut Street and extending back in parallel lines and preserving the same width 101 feet to an alley.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 218 EAST WALNUT STREET BUTLER, PA 16027

TAX PARCEL NO. 564-9-16-0000

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 Reneli Management, Inc., by deed dated November 27, 2007 and recorded December 4, 2007, Butler County Instrument No. 200712040030682, granted and conveyed unto Emily S. Zipper.

TO BE SOLD AS THE PROPERTY OF EMILYS. ZIPPLER UNDER JUDGMENT NO. 2018-10457.

BCLJ: November 23, 30 & December 7, 2018

**E.D. 2018-30255
C.P. 2018-20943
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of SHERI A. ZMIJOWSKI at the suit of PROSPECT BOROUGH, Being:

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

BEGINNING at the Northeast corner along lot formerly owned by Mary Gallagher and extending South along said lot formerly owned by the said Mary Gallagher 120 feet to McGowan Street; thence West along McGowan Street 60 feet; thence North along lands of now or formerly Bloom 120 feet to a\ Alley; thence East along said Alley 60 feet to the place of beginning.

BEING Tax Parcel Number 490-S5-34A.

Said premises being known as 129 West McGowan Street, Prospect, PA 16052.

Being the same property conveyed by deed to Sheri A. Zmijowski, from Myron J. Zmijowski and Sheri A. Zmijowski, husband and wife, on November 5, 2011 and recorded at the Office of the Recorder of Deeds of Butler County on November 9, 2011 at Instrument Number 201111090027828.

BCLJ: November 23, 30 & December 7, 2018

Sheriff of Butler County, Michael T. Slupe