

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: Joshua Glen Dibble
a/k/a: Joshua G Dibble**

Late of: Center Township PA
Administrator: Preston L Dibble
337 Hilltop Road
Mendham NJ 07945
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

**Estate of: Harry F Duke
a/k/a: Harry Francis Duke**

Late of: East Butler PA
Executor: Rose Ann Raith
116 Shawnee Drive
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

Estate of: Donald L Kingsley

Late of: Butler PA
Executor: John D Robinson
62 Bonniebrook Road
Cabot PA 16023
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Mary Ann E. Knorr

Late of: Cranberry Township PA
Executor: Ronald H Knorr
405 Monmouth Dr
Cranberry Twp PA 16066

**Estate of: Dorothy H Meister
a/k/a: Dorothy Meister**

Late of: Cranberry Township PA
Executor: Gary L Povirk
257 10th Street
Idaho Falls ID 83404
Attorney: Lloyd A Welling
Birmingham Towers
2100 Wharton St Suite 302
Pittsburgh PA 15203

Estate of: Anthony Wayne Swingler

Late of: Penn Township PA
Administrator: Heeda Speaks
2504 Evergreen Rd
Harrisburg PA 17109
Attorney: Jason M Weinstock
Law Office of Ira H. Weinstock P.C.
800 North Second Street
Harrisburg PA 17102

Estate of: Ronald Taimuty

Late of: Muddycreek Township PA
Administrator D.B.N.: Janel C Meier
121 Sechan Rd
Prospect PA 16052
Attorney: Ross M Thompson
Thompson Law LLC
PO Box 304
Slippery Rock PA 16057

**Estate of: Frances A Taylor
a/k/a: Frances Armstrong Taylor**

Late of: Cranberry Township PA
Executor: William D Taylor
872 Foxland Drive
Pittsburgh PA 15243
Attorney: Samantha J Gagliardo
Cohen & Grigbsy P.C.
625 Liberty Ave 7th Floor
Pittsburgh PA 15222

Estate of: Sara B Thompson

Late of: Forward Township PA
Executor: Henry B Thompson
918 Summit Dr
Wexford PA 15090
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

**Estate of: Barbara A Weisenstein
a/k/a: Barbara Ann Weisenstein**

Late of: Butler Township PA
Executor: Rebecca M Gagen
103 White Oak Drive
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Margaret E Zawacki

Late of: Cranberry Township PA
Executor: Lorena M Campbell
143 Parkwood Drive
Cranberry Twp PA 16066
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

BCLJ: November 15, 22, 29, 2019

SECOND PUBLICATION

Estate of: Natalie Ann Bartock

Late of: Butler Township PA
Administrator: Edward Leymarie Jr
Leymarie Clark Long PC
423 Sixth Street
Ellwood City PA 16117
Attorney: Edward Leymarie Jr
Leymarie Clark Long PC
423 Sixth Street
Ellwood City PA 16117

Estate of: William M Bogan

Late of: Center Township PA
Executor: Carol Lee Langer
122 Browns Hill Road
Valencia PA 16059
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Mark A Fike

Late of: Summit Township PA
Administrator: Margaret H Fike
301 Geibel Rd
Butler PA 16002
Administrator: Ethan L Fike
301 Geibel Rd
Butler PA 16002
Attorney: John A Caputo
310 Grant Street
820 Grant Building
Pittsburgh PA 15219

**Estate of: Eleanor K Giese
a/k/a: Eleanor Kay Giese**

Late of: Evans City PA
Executor: Raymond C Middleton
224 S Washington St
Evans City PA 16033
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Willard Charles Gritser

Late of: Clay Township PA
Executor: Amina Loucas
3127 Kiersten Ave
Kingman AZ 86401

Estate of: Margaret Krajewski**a/k/a: Margaret D. Krajewski**

Late of: Venango Township PA
Executor: Nina M. Grossman
167 Naughton Circle
Evans City PA 16033
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: John Vincent Kristufek III

Late of: Slippery Rock Township PA
Executor: Michelle Kristufek
7062 Tomahawk Trail
Reynoldsburg OH 43068
Attorney: Michael D Gallagher
Murrin Taylor & Gallagher
100 East Diamond Street Suite 101
Butler PA 16001

Estate of: Marie McCafferty**a/k/a: Marie I McCafferty**

Late of: Jefferson Township PA
Executor: Deborah D Rhodaberger
809 Conklin St
Tecumseh MI 49286
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Marjorie Mae McHenry

Late of: Cabot PA
Executor: Judy Bridgman
3126 Bradbury Drive
Aliquippa PA 15001

Estate of: Rose Marie Signorino

Late of: Zelenople PA
Executor: Samuel P Signorino
5666 Winthrop Drive
Erie PA 16506
Attorney: Colleen R Stumpf
Quinn Law Firm
2222 W Grandview Blvd
Erie PA 16506

Estate of: Catherine A Stroud

Late of: Cabot PA
Executor: Susan Ebert Kaufman
12068 Aprilia Drive
Boynton Beach FL 33437
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler PA 16001

Estate of: Laurene M Verikas**a/k/a: Laurene Verikas**

Late of: Adams Township PA
Administrator C.T.A.: Kristin M Verikas
8206 Clubside Drive
Mars PA 16046
Administrator C.T.A.: Kevin A Verikas
401 Arbor Drive
Mars PA 16046
Attorney: Jennifer Rea Abel
Richards & Richards LLP
16020 Perry Highway
Warrendale PA 15086

BCLJ: November 8, 15, 22, 2019

THIRD PUBLICATION

Estate of: Philip J Codispot

Late of: Harrisville PA
Administrator: Carol Codispot
432 W Prairie Street
Harrisville PA 16038
Attorney: Edward Leymarie Jr
Leymarie Clark Long PC
423 Sixth Street
Ellwood City PA 16117

Estate of: Anthony Joseph Dellach III**a/k/a: Anthony J Dellach III**

Late of: Buffalo Township PA
Administrator: Darla L Dellach
604 Sarver Road
Sarver PA 16055
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Virginia A Goettler**a/k/a: Virginia Goettler**

Late of: Butler PA
Executor: Timothy S Goettler
3004 West Grove Place
Gibsonia PA 15044
Attorney: Brandon A Betts
Meyer Unkovic Scott LLP
535 Smithfield Street Suite 1300
Pittsburgh PA 15222

Estate of: Margaret Barbara Goldinger**a/k/a: Margaret B Goldinger**

Late of: Jefferson Township PA
Executor: Sandra Lee Pflueger
723 N Pike Road
Cabot PA 16023
Attorney: James H Limbaugh
Auld Miller LLC
4767 William Flynn Highway
Allison Park PA 15101

Estate of: Robert Hudeck**a/k/a: Robert A Hudeck Jr**

Late of: Penn Township PA
Administrator: Lori A Hudeck
164 Oak Ridge Drive
Butler PA 16002
Attorney: Gene G Dimeo
Dimeo Law Group LLC
120 Fourth St
Ellwood City PA 16117

Estate of: George Wilbert Lesnett**a/k/a: George W Lesnett**

Late of: Muddycreek Township PA
Administrator: Debbie J Cearfoss
413 Hansen Avenue
Ellwood City PA 16117
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: Carol Ann Mashuda**a/k/a: Carol A Mashuda**

Late of: Butler PA
Executor: Raphael V Mashuda
117 Blossom Drive
Butler PA 16001
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: Kathryn Sue Rottman
a/k/a: K Sue Rottman
a/k/a: Kathryn S Rottman

Late of: Butler Township PA
 Executor: Carol Byers
 105 Wood Street
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

Estate of: Francis L Streitman

Late of: Jefferson Township PA
 Executor: Robert Streitman
 205 Simon Drive
 Butler PA 16002
 Executor: Francis L Streitman
 1880 Jeanine Way
 Hellertown PA 18055

Estate of: Susan E Taimuty

Late of: Muddycreek Township PA
 Administrator: Janel C Meier
 121 Sechan Road
 Prospect PA 16052
 Attorney: Ross M Thompson
 Thompson Law LLC
 PO Box 304
 Slippery Rock PA 16057

Estate of: Steve Zavacky Jr

Late of: Penn Township PA
 Admr. D.B.N. C.T.A.:
 Patrick Vincent Cahill
 4503 Corte Suave
 Oceanside CA 92056
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001

BCLJ: November 1, 8, 15, 2019

MORTGAGES

Recorded October 14 - October 18, 2019

Argo, Kathleen Aka; Argo, Mark A; Riebert, Kathleen C Aka--
 FIRST COMMONWEALTH BK--
 Center Twp Street:104 Stanley Ave
 Parcel:060-S1-A7:\$72,500.00

Babin, Kenneth M--CITIZENS BK PA--
 Cranberry Twp Sub/Condo:Bellevue Park
 Plan Ph 1 Lot:117 Street:325 Wealdstone
 Rd Parcel:130-S39-A117:\$100,000.00

Bandurak, Dane S; Cozza, Danielle R--
 NVR MTG FIN INC--Middlesex Twp Sub/
 Condo:Blackhawk Prd Ph III Lot:306
 Street:1065 Blackhawk Drive Parcel:230-
 S17-B306:\$345,282.00

Barnhart, Brooke H; Gall, Zachary W--ALLIED MTG GROUP INC--Butler
 Twp Sub/Condo:Lowry Plan Lot:11
 Street:211 Belmont Road Parcel:053-
 15-B11:\$219,900.00

Barto, Joyce; Barto, Nicole M--
 ARMCO CRED UN--Cranberry Twp
 Sub/Condo:Park Place Lot:6H-B
 Street:628 Amarth Lane Parcel:130-S31-
 D6Hb:\$235,800.00

Battung, Michael M--FIRST NATL BK PA--
 Cranberry Twp Street:111 Buttercup Dr
 Parcel:130-S4-E146:\$45,000.00

Bauer, Devyn M--RELIANCE FIRST CAP
 LLC--Butler City Ward:4 Sub/Condo:East
 Oakland Plan Lot:178 Street:558 3Rd St
 Parcel:564-47-39:\$171,731.00

Behre, William J; Ingram, Leah J--
 PRINCETON MTG CORP--Slippery
 Rock Boro Street:257 W Water St
 Parcel:510-S1-50:\$103,500.00

Bender, Richard A; Bender, Teresa L--FIRST NATL BK PA--Adams Twp
 Street:117 Trapp Rock Ln Parcel:010-
 S8-D19:\$82,644.00

Beres, Shari V; Beres, Steven J--
 CLEARVIEW FED CRED UN--Penn Twp
 Street:330 Dinnerbell Rd Parcel:270-
 2F73-28E:\$37,528.00

Boyd, Maria Aurora; Boyd, Stephen W--CFSBANK--Cranberry Twp Sub/
 Condo:Pinehurst Plan Lots V & Vi Lot:519
 Street:715 Cherry Tree Way Parcel:130-
 S25-A519:\$50,000.00

Branson Sherman Constr Inc--
 ADVANTAGE BUSINESS CAP INC--Clay
 Twp Sub/Condo:Hilliard Lot Line Rev Lot:1
 Street:551 Mahood Road Parcel:080-
 2F108-A21A Acre:20.97:

Brenckle, Gary A; Brenckles Farm & Greenhouse LLC--S & T BK--Butler Twp
 Street:543 Evans City Road Parcel:056-
 17-1E Acre:8.68:\$250,000.00

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 **Raise the WOOF, LLC** and it is to be organized effective October 28, 2019.

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

BCLJ: November 15, 2019

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania. The name of the Corporation is **WFB Inc.** The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988.

Craig E. Wynn
Herskovitz and Wynn, PC
2002 McMinn Street,
Aliquippa, PA 15001/

BCLJ: November 15, 2019

**NOTICE OF DECREE OF
PARENTAL TERMINATION**

In re: C.L.L., O.A. No. 0059 of 2017, in the Court of Common Pleas of Butler County, Pennsylvania

To: Ashley Nicole Lotz

A decree of Parental Termination was issued as follows in the above-referenced matter:

AND NOW, this 11th day of October, 2019, following a hearing, the Court finds by clear and convincing evidence that Ashley Nicole Lotz, by conduct continuing for a period of at least six months immediately preceding the filing of the petition has evidenced a settled purpose of relinquishing parental claim to Chloe Lynn Lotz-Lopus and has refused or failed to perform parental duties, and the repeated and continued incapacity, neglect, or refusal of Ashley Nicole Lotz has caused the child to be without essential parental care, control, or subsistence necessary for her physical or mental well-being and the conditions and causes of the incapacity, neglect, or refusal cannot or will not be remedied by the parent. The Court further finds that termination of the parental rights of Ashley Nicole Lotz to Chloe Lynn Lotz-Lopus will promote and facilitate the developmental, physical, and emotional needs and welfare of the child. The Court therefore decrees that the parental rights and duties of Ashley Nicole Lotz to Chloe Lynn Lotz-Lopus are hereby terminated.

YOU HAVE A CONTINUING RIGHT TO PLACE ON FILE AND TO UPDATE WITH THIS COURT AND THE PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE PERSONAL AND MEDICAL HISTORY INFORMATION.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. A birth relative is defined only as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or

adoption. This voluntary agreement may allow you to have continuing contact or communication, including, but not limited to: letters and/or emails, photos and/or videos, telephone calls and/or text messages; or supervised or unsupervised visits.

If you are interested in learning more about this option for a voluntary agreement contact your attorney if you have one. If you do not have a lawyer or cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, please advise the office of that when you telephone or visit the LAWYER REFERRAL SERVICE,

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

Offices of the Register of Wills &
Clerk of Orphans' Court
Butler County Government Center
124 W. Diamond Street,
Butler, PA 16001
(724) 284-1409

BCLJ: November 15, 2019

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY, PA
CIVIL ACTION - LAW**

PENNSYLVANIA HOUSING FINANCE
AGENCY, PLAINTIFF
VS.

**SHEILA A. FIERST, KNOWN HEIR OF
OLIVE SLEE, DECEASED AND THE
UNKNOWN HEIRS OF OLIVE SLEE,
DECEASED, DEFENDANTS**

**MORTGAGE FORECLOSURE
NO. 2019 - 10742**

**TO: THE UNKNOWN HEIRS OF OLIVE
SLEE, DECEASED:**

You are hereby notified that on October 22, 2019, the Plaintiff, PENNSYLVANIA HOUSING FINANCE AGENCY, 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. 2019-10742, wherein Plaintiff seeks to foreclose it's mortgage securing your property located

at 113 Zeigler Avenue, Butler, PA 16001, whereupon your property would be sold by the Sheriff of Butler County.

You are hereby notified to plead to the above referenced Complaint on or before 20 DAYS from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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, TELEPHONE THE
OFFICE BELOW TO FIND OUT WHERE
YOU CAN GET LEGAL HELP.**

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

Glenna M. Walters, Prothonotary
P.O. Box 1208
300 South Main St.,
Butler, PA 16003
(724) 284-5214

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

Leon P. Haller, Esquire
Attorney ID #15700
1719 North Front Street
Harrisburg, Pa. 17102
717-234-4178

BCLJ: November 15, 2019

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY
CIVIL ACTION – LAW**

Bayview Loan Servicing, LLC
v.

**Any and All Known and Unknown Heirs,
Executors, Administrators and Devisees
of the Estate of Hazel J. Webb, deceased
Defendant(s)**

Civil Action Number: 19-10250

**TO: Any and All Known and Unknown
Heirs, Executors, Administrators and
Devisees of the Estate of Hazel J. Webb,
deceased**

You have been sued in mortgage foreclosure
on premises: 500 Sunset Drive, Butler, PA
16001 based on defaults since May 1, 2018.
You owe \$119,425.22 plus interest.

NOTICE

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

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

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

Butler County Prothonotary
300 S. Main Street
Butler, PA 16001
(724) 284-5214

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

BCLJ: November 15, 2019

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 17th day of January 2020** 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 14, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30240

C.P. 2019-21840

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **LUKE W. AARON** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:

ALL that certain lot or ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 26 in the Femway Plan as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File Section 10, Pages 29A and 29B.

UNDER and Subject To Reservations, Restrictions, Easements and Rights Of Way As Recorded In Prior Instruments of Record.

BEING KNOWN AS: 286 SHERWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130 S3 A26 0000 BEING THE SAME PREMISES WHICH WILLIAM E. MARKER AND ROBERTA A. MARKER, HUSBAND AND WIFE BY DEED DATED 8/31/2004 AND RECORDED 9/3/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/ PAGE 200409030029059, GRANTED AND CONVEYED UNTO LUKE W. AARON.

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30216

C.P. 2019-21103

ATTY PETER WAPNER

Seized and taken in Execution as the property of **ROBERT S. ANDREWS, JR., ROBERT S. ANDREWS, AMY JO ANDREWS AND AMY J ANDREWS** at the suit of **PLAZA HOME MORTGAGE, INC.**, Being:

ALL that certain parcel of land situate in Cranberry Township, Butler County, Pennsylvania, being Parcel B in the Raymond D. McCleary Subdivision Plan dated May 28, 2008, and recorded in the Recorder's Office of Butler County in Plan Volume 309 Page 36. The said Parcel B upon the recording hereof shall become part of Lot 6 Revised in the Walden Pond Plan heretofore of record.

Subject to the Right of Way of the New York State Natural Gas Corporation as shown on said Plan.

This conveyance includes the premises which are the subject of the Confirmation and Ratification of Easement and Maintenance Agreement and Right of First Refusal between the Grantors and the Grantees dated May 17, 2004, recorded in the Recorders Office of Butler County on January 6, 2005, at Instrument #20050106000406, and it extinguishes said Agreement.

TITLE TO SAID PREMISES IS VESTED IN **ROBERT S. ANDREWS, JR. AND AMY JO ANDREWS, HUSBAND AND WIFE**, by Deed from **WALDEN POND DEVELOPMENT, INC.**, Dated 08/06/2004, Recorded 08/26/2004, Instrument No. 200408260028117.

TITLE TO SAID PREMISES IS VESTED IN **Robert S. Andrews, Jr. and Amy Jo Andrews, husband and wife**, by Deed from **Raymond D. McCleary and Linda E. McCleary, Husband And Wife**, Dated 02/28/2009, Recorded 03/19/2009, Instrument No. 200903190005109.

Tax Parcel: 130-4F46-56H

Premises Being: 26 BURKE ROAD, CRANBERRY TWP, PA 16066-3904

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30231
C.P. 2019-21787
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **TABITHA M. CAIN** at the suit of CALIBER HOME LOANS INC Being:

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

BEGINNING at a point at the Northwest corner of Lot #6 in the Levi M. Rose Plan of Lots, said point being formed by the intersection of the dividing line between Lots 5 and 6 of said plan with the South line of a 20 foot alley; thence along the South line of a 20 foot alley North 85° 45' East a distance of 66.00 feet to a point; thence along the dividing line between Lots 6 and 7 in said plan, South 3° 00' East a distance of 196.45 feet to a point on L.R. 10044; thence South 84° 15' West a distance of 66.00 feet to a point on L.R. 10044; thence along the dividing line between Lots 5 and 6 in the aforementioned plan, North 3° 00' West a distance of 197.90 feet to a point, being the place of beginning. Being Lot No. 6 on the Unrecorded Plan of Lots as laid out by Levi M. Rose.

TITLE TO SAID PREMISES IS VESTED IN TABITHA M. CAIN, UNMARRIED, by Deed from J. SCOTT SHOEMAKER AND JOYCE E. SHOEMAKER, HUSBAND AND WIFE, Dated 09/10/2013, Recorded 09/18/2013, Instrument No. 201309180027272.

Tax Parcel: 370-S1-A42-0000

Premises Being: 119 HARMONY STREET, CONNOQUENESSING, PA 16027

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30262
C.P. 2019-21955
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **DUSTIN J. CALDWELL AND JUDITH A. CALDWELL** at the suit of WELLS FARGO BANK NA, Being:

ALL that certain lot or piece of ground situate in the Township of Muddycreek, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 1 in the Ellen Durnell Subdivision recorded in the Recorder's Office of Butler County PA at Rack File 151 page 41.

SUBJECT to restrictions contained in deed dated January 30, 1992 and recorded at Record Book 1954 page 193.

HAVING erected thereon a dwelling known as 143 Pleasant Valley Road, Portersville PA 16051.

TITLE TO SAID PREMISES IS VESTED IN Dustin J. Caldwell and Judith A. Caldwell, h/w, by Deed from Loyal J. McCormick, Jr. and Marcia A. McCormick, h/w, Dated 06/14/2006, Recorded 06/16/2006, Instrument No. 200606160014800.

Tax Parcel: 240-4F92-30

Premises Being: 143 PLEASANT VALLEY ROAD, PORTERSVILLE, PA 16051-2015

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30228
C.P. 2019-21782
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **CAROLE E. COLE, CAROLE COLE, DONALD H. COLE, AND DONALD COLE** at the suit of WELLS FARGO BANK N A, Being:

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

Beginning at a point at the intersection of Beaver Street, a 50 foot right of way, and a 16 foot alley, and being the Northwest corner of the property herein being conveyed; thence along the Southern line of said 16 foot alley, South 83 degrees 39' East, 160.00 feet to a

point on the Western side of a 16 foot alley intersecting with the aforesaid 16 foot alley; thence along the Western side of said 16 foot alley, South 6 degrees 54' 30" West, 120.00 feet to a point; thence continuing along said alley, South 83 degrees 38' East, 16.00 feet to a point on the Western side of said 16 foot alley; thence along the Western side of said 16 foot alley; South 6 degrees 54' 30" West, 60.00 feet to a point on the Northern side of a 16 foot alley intersecting with the aforesaid 16 foot alley; thence along the Northern side of said 16 foot alley intersecting with the aforesaid 16 foot alley; thence along the Northern side of said 16 foot alley, North 83 degrees 38' West 176.00 feet to a point on the Eastern side of Beaver Street; thence along the Eastern side of said Beaver Street, North 6 degrees 54' 30" East, 180.00 feet to a point, the place of beginning. Containing 0.68 acres and having thereon erected a one-story stucco dwelling house as shown by survey of R.B. Shannon and Associates, Inc., Consulting Engineers, dated October 28, 1980.

TITLE TO SAID PREMISES IS VESTED IN DONALD H. COLE AND CAROLE E. COLE, H/W, by Deed from CINDY L. BROWN, UNMARRIED, Dated 10/31/2003, Recorded 11/17/2003, Instrument No. 200311170051595.

Tax Parcel: 540 S1 B11

Premises Being: 127 BEAVER AVENUE, WEST SUNBURY, PA 16061-3115

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30269
C.P. 2019-21969
ATTY TROY FREEDMAN

Seized and taken in Execution as the property of **NICOLE L. CLAYPOOLE AND TRAVIS L. CLAYPOOLE** at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:

ALL that certain piece, parcel or lot of land situate in the First Ward, City of Butler, Butler County, Pennsylvania, known as Lot 114 in the Cottage Hill Land Company Plan of Lots recorded in Rack File 1, Page 16, and being more particularly bounded and described as follows:

On the North by Christie Avenue; on the East by Lot No. 115; on the South by an alley of now or formerly Jahnig; and on the West by

Lot No. 113.

Being Lot No. 114 in the College Hill Land Company Plan of Lots and fronting forty (40) feet on Christie Avenue and extending South one hundred twelve (112) feet to a 20 foot alley or land now or formerly of Jahnig.

Also known as Parcel Number 561-1-162-0000

Being known as 207 East Christie Avenue, Butler, PA 16001

BEING the same premises which Matthew A. Sespico and Stacie D. Sespico, husband and wife, by Deed dated June 04, 2015 and recorded in the Office of Recorder of Deeds of Butler County on June 17, 2015 at Instrument No. 201506170012914 granted and conveyed unto Nicole L. Claypoole and Travis L. Claypoole, husband and wife.

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30238
C.P. 2019-21805
ATTY LEON HALLER

Seized and taken in Execution as the property of **AMY L. CORNELIUS AND JOSHUA R. CORNELIUS** at the suit of PENNSYLVANIA HOUSEING FINANCE AGENCY, Being:

ALL that certain piece parcel of tract of land, situate in Venango Township, Butler County, Pennsylvania, designated as Lot No. 2 of the Wood Subdivision No. 2, being a division of Parcel A of the George Wood Subdivision No. 1 (Plan Book 166, page 01), being further bounded and described as follows:

BEGINNING at a point being the southwest corner of the herein described tract, said point being in the centerline of Wood Road (T-548); thence traveling through a set iron pin, North 03 degrees 00 minutes 47 seconds East, a distance of 1,404.79 feet to a set iron pin; thence South 86 degrees 19 minutes 34 seconds East, a distance of 405.00 feet along lands of now or formerly Samuel L. Sheppeck to a point marked by a set iron pin; thence South 03 degrees 00 minutes 47 seconds West, a distance of 1,179.43 feet through a set iron pin to a point on the centerline of Woods Road (T-548); thence along said centerline, North 59 degrees 31 minutes 22 seconds West, a distance of 456.41 feet to a point, the place of beginning.

The Woods Subdivision No.2 is recorded at Plan Book 242, page 42.

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.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 147 WOODS ROAD PARKER, PA 16049

PARCEL NO: 300-1F118-B3B-0000

BEING THE SAME PREMISES WHICH Richard H. Staugh, by deed dated October 1, 2014 and recorded October 3, 2014, Butler County Instrument No. 201410030023737, granted and conveyed unto Joshua R. Cornelius and Amy L. Cornelius.

TO BE SOLD AS THE PROPERTY OF AMY L. CORNELIUS AND JOSHUA R. CORNELIUS ON JUDGMENT NO. No. 2019-10231

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30266
C.P. 2019-21969**

ATTY JESSICA MANIS

Seized and taken in Execution as the property of **BRANDI RAQUEL COYLE** at the suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Being:

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

Bounded on the North by East Penn Street; on the East by lot of Irvin Braun; on the South by lot of Luther M. Bush and on the West by an alley, having a frontage of forty five (45) feet on East Penn Street and extending back, in parallel lines, preserving the same width, a distance of sixty five (65) feet, more

or less, and having thereon erected a frame dwelling house.

The improvements thereon being known as 217 East Penn Street, Butler, Pennsylvania 16001.

Parcel No.: 564-11-183-0000

BEING the same premises which Nancy J. Blewett, Executrix of the Estate of Elta Romaine MacDonald a/k/a E. Romaine MacDonald, deceased by Deed dated September 26, 2014 and recorded in the Office of Recorder of Deeds of Butler County on September 26, 2014 at Instrument No. 201409260023242 granted and conveyed unto Brandi Raquel Coyle.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30280
C.P. 2019-22011**

ATTY RACHEL BRODER

Seized and taken in Execution as the property of **CRANBERRY WOODS HOTEL ASSOCIATES, LP** at the suit of DEUTCH BANK TRUST COMPANY AMERICAS, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES CORPORATION II, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-GC18, Being:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF CRANBERRY TOWNSHIP, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING PARCEL "A" IN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 322, PAGES 50-52, AND BEING FURTHER DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD (S.R. 3021) HAVING A VARIABLE WIDTH RIGHT OF WAY AND A COMMON CORNER OF LANDS OF PARCEL "A" WITHIN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN

AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 322, PAGES 50-52, AND LOT NO. 1 WITHIN THE MASON PLAN OF LOTS AS RECORDED IN PLAN BOOK VOLUME 68, PAGE 26 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD (S.R. 3021) AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 739.02' AND AN ARC LENGTH OF 201.28' TO A POINT; THENCE S 58° 35'49" E A DISTANCE OF 30.00' TO A POINT; THENCE BY AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 769.02' AND AN ARC LENGTH OF 13.07' TO A POINT; THENCE S 32° 22' 36" W A DISTANCE OF 136.08' TO A POINT; THENCE S 57° 37' 24" E A DISTANCE OF 20.00' TO A POINT; THENCE S 32° 22' 36" W A DISTANCE OF 33.37' TO A POINT; THENCE BY AN ARC OF A CIRCLE DEFLECTING TO THE LEFT HAVING A RADIUS OF 317.97' AND AN ARC LENGTH OF 61.15' TO A POINT BEING THE NORTHERLY RIGHT OF WAY LINE OF LONGTREE WAY HAVING A RIGHT OF WAY WIDTH OF 60' WITHIN THE VILLAGE OF CRANBERRY WOODS-PHASE 1 PLAN; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF LONGTREE WAY BY AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 69.33' AND AN ARC LENGTH OF 75.95' TO A POINT; THENCE N 80° 47' 38" W A DISTANCE OF 3.60' TO A POINT; THENCE BY AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 220.00' AND AN ARC LENGTH OF 58.67' TO A POINT; THENCE N 65° 30' 49" W A DISTANCE OF 162.13' TO A POINT BEING A COMMON COMER OF PARCEL "A" AND PARCEL "B" WITHIN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN; THENCE ALONG THE COMMON LINE OF LANDS OF PARCEL "A" AND PARCEL "B" N 24° 29' 11" E A DISTANCE OF 239.30' TO A POINT; THENCE N 88° 02' 57" W A DISTANCE OF 17.08' TO A POINT BEING A COMMON COMER OF PARCEL "A" AND PARCEL "E" WITHIN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN; THENCE ALONG THE COMMON LINE OF LANDS OF PARCEL "A" AND PARCEL "E" N 01° 57'03" E A DISTANCE OF 124.00' TO A POINT; THENCE S 88° 02' 57" E A DISTANCE OF 77.57' TO A POINT; THENCE N 03° 22'00" E A DISTANCE OF 23.52' TO A POINT BEING A COMMON CORNER

OF LANDS OF PARCEL "A" AND LOT NO. 1 WITHIN THE MASON PLAN OF LOTS; THENCE ALONG THE COMMON LINE OF LANDS OF PARCEL "A" AND LOT NO. 1 S 890 38' 26" E A DISTANCE OF 271.80' TO A POINT BEING THE POINT OF BEGINNING.

BEING PART OF BLOCK AND LOT NO. 130-4F44-35A IN THE DEED REGISTRY OFFICE OF BUTLER COUNTY.

TOGETHER WITH BENEFICIAL RIGHTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE OF CRANBERRY WOODS, A PLANNED COMMUNITY, RECORDED APRIL 6, 2011 AT INSTRUMENT NO. 201104060008488.

APN: 130-4F44-35AE-0000

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30241
C.P. 2019-21620
ATTY KIMBERLY HONG

Seized and taken in Execution as the property of **BONNIE EASTERBROOK, BONNIE P. THIESSEN, BONNIE P. EASTERBROOK, MICHAEL EASTERBROOK, MICHAEL DEAN EASTERBROOK, AND MICHAEL D EASTERBROOK** at the suit of PNC BANK, NATIONAL ASSOCIATION, 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 the southeast corner of the lot herein conveyed, said point being common to the west line of Amherst Drive and the line of Lots Nos. 25 and 26; thence along the line of Lot No. 26, South 52° 30' West, a distance of 167.05 feet to a point on the line of Lot No. 37; thence along the line of Lots Nos 37 and 38, North 37° 30' West, a distance of 102.00 feet to a point on the line of Lot No. 24; thence along the line of Lot No. 24, North 67° 39' East a distance of 147.33 feet to a point on the West line of Amherst Drive; thence along the West line of said Amherst Drive by a curve to the left having a radius of 50.00 feet, an arc distance of 44.00 feet to a point; thence continuing along the same by a curve to the right having a radius of 32.99 feet, an arc distance of 26.30 feet to a point the place of beginning. And being Lot No. 25 in the Westwood Manor Plan of Lots, plan

number three, as recorded in Butler County Recorder's Office, in Rack File Section 60, page 28.

BEING known and numbered as 113 Amherst Drive, Butler, PA 16001.

Being the same property conveyed to Michael Dean Easterbrook, a single person who acquired title by virtue of a deed from Bonnie P. Thieseen (formerly Bonnie P. Easterbrook) and Michael Dean Easterbrook, a married couple, dated October 17, 2012, recorded September 10, 2013, at Instrument Number 201309100026275, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-S16-C25-0000

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30268
C.P. 2019-21974
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **GERALDINE L. FRANCONI AND LOUIS P. FRANCONI** at the suit of MTGLQ INVESTORS L P, Being:

ALL that certain piece, parcel or lot of land situate in Middlesex Township, Butler County, Pennsylvania, being known and designated as Lot No. 2 in the Tisdale Subdivision Plan recording in the Recorder's Office of Butler County, PA in Plan Book Volume 89, page 26, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly side line of a public road, known as Leslie Road, also known as L.R. 10017, where the same is intersected by the line dividing Lot No. 1 and Lot No. 2 in said plan, said point of beginning being the northwest corner of the lot herein described; thence from said point of beginning and continuing along the side line of Leslie Road, South 79 degrees 33 minutes 20 seconds East, a distance of 510.53 feet to an iron pin, being the line dividing the within described lot and property now or formerly of M. Leslie; thence continuing along last mentioned dividing line South 00 degrees 19 minutes 30 seconds East, a distance of 274.61 feet to an iron pin on line of land of now or formerly M. Leslie and line of Lot No. 1 in the Tisdale Subdivision Plan; thence along line of Lot No. 1 and the lot herein described, North 79 degrees 33 minutes 20 seconds West, a

distance of 552.56 feet to an iron pin; thence from said iron pin along other lands of Lot No. 1 in the Tisdale Subdivision Plan, North 09 degrees 40 minutes East, a distance of 270.40 feet to an iron pin on the Southerly side of Leslie Road at the place of beginning.

Containing 3.298 acres per survey of North Hills Engineering Co. dated October 12, 1981.

Subject to a fifty (50) foot building line along Leslie Road, also known as L.R. 10017.

Also Subject to a twenty (20) foot drainage easement running across the southeast corner of the within described lot.

The improvements thereon being known as 152 Leslie Road, Valencia, Pennsylvania -16059.

BEING KNOWN AS: 152 LESLIE ROAD, VALENCIA, PA 16059

PROPERTY ID NUMBER: 230-2F90-40A-0000

BEING THE SAME PREMISES WHICH GERALDINE L. TISDALE N/K/A GERALDINE L. FRANCONI AND LOUIS P. FRANCONI, JR., HUSBAND AND WIFE BY DEED DATED 12/20/2002 AND RECORDED 1/3/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/PAGE INST NO: 200301030000227, GRANTED AND CONVEYED UNTO GERALDINE L. TISDALE N/K/A GERALDINE L. FRANCONI AND LOUIS P. FRANCONI, JR., HUSBAND AND WIFE.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30254
C.P. 2019-21738
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **ROBERT D. GREEN, JR. AND STEPHANIE M. GREEN** at the suit of NATIONSTAR MORTGAGE D/B/A MR. COOPER, Being:

ALL THAT CERTAIN lot or tract of land situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 1 (3.65 acres) as shown on a certain plan entitled Plan of Subdivision for Estate of Raymond Edward Laurent, as recorded in the Office of the Recorder of Deeds at Butler County, Pennsylvania in Plan Book 356, Page 37.

EXCEPTING THEREFROM title to all oil, gas, natural gas, hydrocarbons, and all of the shale(s) in which such oil, gas(es) or other hydrocarbons may exist or from which such oil, gas, natural gas, or other hydrocarbons may emanate or be produced. This exception and reservation is intended to include all oil(s), gas(es) and other hydrocarbons of all natures and descriptions whatsoever, and all formations and horizons of all natures or descriptions whatsoever in which oil(s) or gas(es) may exist, or from which such oil(s), gas(es) or other hydrocarbons may emanate or be produced by any technology whether now known or hereafter developed in and under and that may be produced from the lands described herein, (collectively referred to herein as the "Oil and Gas").

This conveyance is made subject to any right now existing in favor of any lessee or its assigns under any valid and subsisting oil and/or gas leases on any of the lands. Notwithstanding the forgoing, this Deed shall not serve to or be deemed a ratification or reviver of any previously granted oil and gas lease on the lands which is no longer valid, in force and effect. Grantors, or their successors and assigns, shall have receive, and enjoy all bonuses, rents, royalties, and other benefits which may accrue to the Oil and Gas interests excepted and reserved by this Deed. Title to the Oil and Gas has been conveyed to Donna Best, et al, by deed from the Estate of Raymond E. Laurent recorded in Butler County, Pennsylvania in Instrument No. 201510220023430.

PARCEL NO. 270-2F71-13-0000

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 455 Crisswell Road, Butler, PA 16002

BEING THE SAME PREMISES which Donna Best and Karen Wcislek, Co-Executrixes of the Estate of Raymond E. Laurent, a/k/a Raymond Edward Laurent, deceased, by Deed dated November 22, 2016 and recorded December 15, 2016 in the Office of the Recorder of Deeds in and for the County of Butler as Instrument Number 201612150026450, granted and conveyed unto Robert D. Green, Jr. and Stephanie N. Green, husband and wife, in fee.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30265
C.P. 2019-21968
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **KERRIE A. HARDT AND KEVIN S. HARDT** at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-9TT, Being:

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

Bounded on the North by a public street; on the East by Railroad Street; on the South by lot formerly of Samuel Staples; and on the West by lands formerly of Samuel Staples, fronting 80 feet on Railroad Street and extending back 100 feet.

Parcel No: 350-S2-C1-0000

BEING known as 198 Railroad Street, Callery, PA 16024

BEING the same premises which Michael A. Cain, an unmarried man, by Deed dated August 17, 2004 and recorded in the Office of Recorder of Deeds of Butler County on September 28, 2004 at Instrument N 200409280031514 granted and conveyed unto Kevin S. Hardt and Kerrie Hardt, husband and wife, their heirs and assigns.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30273
C.P. 2019-22009
ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of **JEAN M. HEADLEY** at the suit of **PLAZA HOME MORTGAGE, INC.**, Being:

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as: follows, to-wit;

BEGINNING at the Easternmost corner of the tract herein described at the intersection of the respective center lines of Township Road T-364 known as Nursery Road and LR 10140, known as Constitution Avenue; thence by the centerline of Constitution Avenue, North 84 degrees 33' 30" West, 318.23 feet to line of other lands or now or formerly Schubert, thence by said other lands of now or formerly Schubert, South 11 degrees 42' 30" East, 240.05 feet to the center line of Nursery Road aforementioned; thence by said center line North 52 degrees 36' 40" East, 337.41 feet to the place of beginning.

CONTAINING 0.838 acres according to survey of Charles L. Fair, II.

BEING THE SAME PREMISES AS Glenn Thompson, Jr., Administrator of the Estate of Glenn R. Thompson, by Deed dated January 12, 2018, and recorded on January 22, 2018, by the Butler County Recorder of Deeds as Instrument No. 201801220001246, granted and conveyed unto Jean M. Headley, an Individual.

BEING KNOWN AND NUMBERED AS 102 Nursery Road, Renfrew, PA 16053.

TAX PARCEL NO. 120-3F74-A4DA-0000.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30277
C.P. 2019-21890
ATTY JOSEPH RIGGS**

Seized and taken in Execution as the property of **SUSAN M. JOHNS ADMRX, BRUCE J. HEMPHILL EST BY ADMRX, BRUCE JAMES HEMPHILL EST BY ADMRX** at the suit of **REVERSE MORTGAGE FUNDING LLC**, Being:

TAX I.D. #: 040-1F90-A8A-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN BUFFALO TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SAXONBURG-TARENTUM ROAD AT THE PROPERTY LINE NOW OR FORMERLY OF GEORGE SHANER, AND EXTENDING SOUTHWARDLY ALONG THE SAID SAXONBURG-TARENTUM ROAD 130 FEET TO A POINT; THENCE WEST 660 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF BLAIR W. ELLIOT AND GLADYS R. ELLIOT, HIS WIFE, TO A POINT; THENCE NORTH 130 FEET TO THE PROPERTY LINE NOW OR FORMERLY OF GEORGE SHANER; THENCE EAST 660 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF THE SAID GEORGE SHANER TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 202 HOWES RUN ROAD, SARVER, PENNSYLVANIA 16055.

TITLE TO SAID PREMISES IS VESTED IN BRUCE J. HEMPHILL A/K/A BRUCE JAMES HEMPHILL BY DEED FROM HELEN I. HEMPHILL, A WIDOW DATED JUNE 17, 1998 AND RECORDED JUNE 26, 1998 IN DEED BOOK 2879, PAGE 419 INSTRUMENT NUMBER 199806260017575. THE SAID BRUCE J. HEMPHILL A/K/A BRUCE JAMES HEMPHILL DIED ON FEBRUARY 18, 2019. ON APRIL 17, 2019, LETTERS OF ADMINISTRATION WERE GRANTED TO SUSAN M. JOHNS, NOMINATING AND APPOINTING HER AS THE ADMINISTRATRIX OF THE ESTATE OF BRUCE J. HEMPHILL A/K/A BRUCE JAMES HEMPHILL.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30282
C.P. 2019-22034
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **WAYNE B. HERSHBERGER, WAYNE HERSBERGER, JANENE M. KIELEK AND JANENE HERSHBERGER** at the suit of WELLS FARGO BANK, NA, Being:

All that certain lot or piece of ground situate in Lyndora in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 102 in the Lyndora Land and Improvement Company's Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 1, page 5, (erroneously stated as Plan Book Volume 2, page 1, in prior deed), being bounded and described as follows:

Beginning at a point on the Northerly line of Butler Avenue at its intersection with the Westerly line of Weir Street; thence along the Westerly line of Weir Street, North 43° West 110 feet to a point on the Southerly line of a 16 foot alley; thence along the Southerly line of said alley, South 47° West 50 feet to a point at the Northeast corner of Lot No. 101; thence along the Easterly line of Lot No. 101, South 43° East 110 feet to a point on the Northerly line of Butler Avenue; thence along the Northerly line of said Avenue North 47° East 50 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN WAYNE B. HERSHBERGER AND JANENE M. KIELEK, by Deed from ANNA BOROS, WIDOW, Dated 03/29/1996, Recorded 04/01/1996, in Book 2612, Page 418.

Tax Parcel: 052-37-A102-0000

Premises Being: 121 COLLEEN STREET, BUTLER TWP, PA 16001

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30278
C.P. 2019-21726
ATTY JILL FEIN**

Seized and taken in Execution as the property of **RANDY W. HULVER** at the suit of CARRINGTON MORTGAGE SERVICES LLC, Being:

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

BEGINNING at a point in the center line of T-492, Middle Trail, said point being the Southwest corner of the parcel herein described and common to the Southeast corner of Lot No. 39; thence by Lot 39, North 0 degrees 14' 30" West, 220 feet to a point, the Southwest corner of Lot 41; thence by Lot 41, North 89 degrees 45' 30" East, 110 feet to a point, the Northwest corner of Lot 43; thence by Lot 43, South 00 degrees 14' 30" East, 220 feet to a point in the center of T-492; thence by same, South 89 degrees 45, 30" West, 130 feet to a point, the place of beginning.

BEING all of Lot 40 and 5 feet of the Eastern line of Lot 39 in the Steppland Plan No. 2, as recorded in Plan Book 14, Page 18

SUBJECT to a building set back line of 80 feet and a 15 foot easement, the center line of which is the Eastern property line of Lot 40.

Tax ID/Parcel No. 270-S5-A40.

Being the same premises which Harvey W. Hulver, Jr., by Deed dated June 5, 2009 and recorded in the Office of the Recorder of Deeds of Butler County on June 5, 2009 granted and conveyed to Randy W. Hulver.

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30267**C.P. 2019-21764****ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **GARY D. KISER AND DARLENE J. KISER** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 95 of the Woodbury Estates Plan No. 4 as recorded in the Recorder's Office of Butler County on November 12, 1968, in Plan Back File 58, Page 4.

HAVING ERECTED thereon a dwelling house.

SUBJECT TO a 25 foot building line along Havenhill Drive as shown on said plan.

SUBJECT TO the exceptions, restrictions and reservations as set forth in prior instruments of record as they may affect the subject property.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 226 Havenhill Road a/k/a 226 Havenhill Drive, Butler, Pennsylvania 16001

Parcel #056-20-J95-0000

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30235**C.P. 2019-21797****ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **JAMES K. LAUTENBACHER, JAMES LAUTENBACHER, SUSAN L. LAUTENBACHER AND SUSAN LAUTENBACHER** at the suit of WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-C, ASSET-BACKED CERTIFICATES, SERIES 2000-C, Being:

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 115, page 26.

Having erected thereon a dwelling known as 463 Monmouth Drive, Mars, Pennsylvania.

SUBJECT to coal and mining rights and all rights relating thereto; rights-of-way, building and use restrictions, easements and covenants and the rights of others therein, as set forth on the recorded plan and in any other prior instruments of record and any covenants and conditions as set forth in the Declaration and By-Laws above recited.

BEING KNOWN AS: 463 MONMOUTH DRIVE, CRANBERRY TOWNSHIP PA 16066

PROPERTY ID: 130-S19-A245-0000

TITLE TO SAID PREMISIS IS VESTED IN JAMES K LAUTENBACHER AND SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER, HUSBAND AND WIFE BY DEED FROM RAYMOND H. SMITH JR. AND MARY JO SMITH, HIS WIFE, DATED 08/18/1988 RECORDED 08/29/1988 IN BOOK NO. 1420 PAGE 0284

TO BE SOLD AS PROPERTY OF: JAMES K. LAUTENBACHER A/K/A JAMES LAUTENBACHER; SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30255**C.P. 2019-21894****ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **WAYNE S. MCCLYMONDS AND SUZANNE MCCLYMONDS** at the suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Being:

ALL THAT CERTAIN parcel of land in Township of Butler, Butler County, Commonwealth of PA, as more fully described in Book 985 Page 929 ID# 051-62-07 being known and designated as Lot No. 7 Hampton Court Plan of Lots, filed in Rack File 52, Page 22 and being more particularly described as a metes and bounds property.

PARCEL # 051 62 D7 0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 150 Hampton Court, Butler, PA 16001

BEING THE SAME PREMISES which Dennis M. Grasso and Cynthia R. Grasso, his wife, by Deed dated March 11, 1974 and recorded March 18, 1974 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Book 985, Page 929, granted and conveyed unto Wayne S. McClymonds and Suzanne C. McClymonds, his wife, in fee

BCLJ: November 1, 8, 15, 2019

E.D. 2018-30032

C.P. 2017-21862

ATTY LAUREN L. SCHULER

Seized and taken in Execution as the property of **THERESA A. MCCORKLE AND CHARLES D. MCCORKLE** at the suit of BANK OF NEW YORK MELLON, Being:

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

Beginning at a point in the center of a 33 foot right-of-way known as T-552 and also known as Knoch Road at the Southeast corner of land of now or formerly of Jeffery J. Krstonich, et ux.; thence South 89° 37' 22" West along land now or formerly of Jeffrey J. Krstonich, et ux., 1818.7 feet to a point of a land of now or formerly S.H. Marshall; thence South 00° 27' 20" East along land now or formerly S.H. Marshall, 657.02 feet to a point at land now or formerly D.J. Placquadio, Jr., thence south 89° 53' 50" West along land now or formerly D.J. Placquadio Jr., 663 feet to a point on land of Parcel D1 in the Henry J. Miller and Alberta K. Miller Subdivision; thence North 00° 27' 20" West through lands of which this is a part along Parcels D1 and C1 in the aforementioned Subdivision of 612.57 feet to a point; thence North 89° 37' 22" East through lands of which this is a part along Parcel C1 in the aforementioned Subdivision 1155.88 feet to a point in the center of T-552; thence North 0° 26' 10" West along the center line of T-552 50 feet to a point, being the place of the beginning.

Containing 11.37 acres as per survey of Olsen, Zarnick and Seybert, Inc. dated April 5, 1984, and being Parcel E in the Henry J. Miller and Alberta K. Miller Subdivision recorded in Rack File 100, Page 15.

BEING THE SAME PREMISES which Henry J. Miller and Alberta K. Miller, husband and wife, by Deed dated July 20, 2984 and recorded on July 30, 1984, in the Butler County Recorder of Deeds Office at Deed Book Volume 1197 at Page 527, granted and conveyed unto Charles D. McCorkle and Theresa A. McCorkle, husband and wife.

Being Known as 181 Knoch Road, Saxonburg, PA 16056

Parcel I.D. No. 100-1F159-11K

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30274

C.P. 2019-22010

ATTY KATHERINE WOLF

Seized and taken in Execution as the property of **VIRGINIA M. NOSSE** at the suit of NATIONSTAR MORTGAGE D/B/A MR. COOPER, Being:

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

COMMENCING on the East side of North Monroe Street at a point 80 feet South of the intersection of East Penn Street and North Monroe Streets; thence in an Eastern direction along other lands of now or formerly John E. Sarver, et ux., et al., 110 feet to a point on an alley, said point being 80 feet South of East Penn Street; thence in a Southerly direction along said alley, 40 feet to a point; thence in a Westerly direction along other lands of now or formerly John E. Sarver, et ux., et al., 110 feet to North Monroe Street; thence in a Northerly direction along said North Monroe Street, 40 feet to place of beginning, Being the Southern 10 feet of Lot No. 12 and the Northern 30 feet of Lot No. 11 in the John Berg, Sr. Heirs Plan of Lots, recorded at Rack Section 1, Page 10;

THE above described property being more particularly bounded and described in accordance with a survey of Zarnick & Seybert, Inc. dated July 12, 1986, as follows:

BEGINNING at a point on the east side of North Monroe Street said point being South 3 degrees 35' 0" West a distance of 80 feet from the Southern line of East Penn Street; thence South 64 degrees 9'

15" East a distance of 110 feet along lands of now or formerly J. DePaolis to a point on an alley; thence South 3 degrees 45' 0" West a distance of 40 feet along said alley to a point on lands now or formerly of M. Randolph; thence North 84 degrees 9' 15" West a distance of 110 feet along lands now or formerly of M. Randolph to a point on North Monroe Street; thence North 3 degrees 45' 0" East along North Monroe Street a distance of 40 feet to a point on lands now or formerly of J. DePaolis the place a beginning. Containing 4397.06 square feet.

HAVING erected thereon a 2 1/2 story brick dwelling house and block garage.

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 227 North Monroe Street,
Butler PA 16001

Parcel #564-21-248-0000

BEING THE SAME PREMISES which Jean E. Meals, unmarried, by Deed dated October 15, 1996 and recorded October 21, 1996, in Book 2678, page 657 Instrument #199610210025100 in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Virginia M. Nosse, unmarried, in fee.

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30236
C.P. 2019-21716
ATTY KENYA BATES

Seized and taken in Execution as the property of **UNKNOWN HEIRS OF GEORGE H. RAMSEY AND GEORGE H. RAMSEY UNKNOWN HEIRS** at the suit of BANK OF AMERICA, N A, Being:

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

BEGINNING at a northeast corner or land of John Riley; thence southward along land of said John Riley a distance of 110 feet, more or less, to a point; thence westward through land of the grantors herein named a distance of 198 feet, more or less, to a point; thence continuing through land of the grantors northward a distance of 110 feet, more or less, to a point; thence continuing through land of the grantors eastward a distance of 198 feet, more or less, to the

place of beginning.

TITLE TO SAID PREMISES IS VESTED IN GEORGE H. RAMSEY, by Deed from GEORGE H. RAMSEY AND VIRGINIA A. RAMSEY, BY GEORGE H. RAMSEY, AGENT, Dated 09/07/2010, Recorded 09/08/2010, Instrument No. 201009080020223.

Mortgagor GEORGE H. RAMSEY died on 10/25/2018, and upon information and belief, his surviving heirs are MICHELLE MILLER, GEORGE RAMSEY, GREG RAMSEY, MELINDA SCHULTHEIS, and NATALIE TERWILLIGER. By executed waivers, MICHELLE MILLER, GEORGE RAMSEY, GREG RAMSEY, MELINDA SCHULTHEIS, and NATALIE TERWILLIGER waived their right to be named as defendants in the foreclosure action.

Tax Parcel: 140-1F63-9C-000

Premises Being: 117 WALTMAN LANE,
FENELTON, PA 16034

BCLJ: November 1, 8, 15, 2019

E.D. 2019-30229
C.P. 2019-21783
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **NICHOLAS D. SCOTT AND WHITNEY M. SCOTT** at the suit of PENNYMAC LOAN SERVICES LLC, Being:

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

COMMENCING at an iron pipe on the Northerly line of Rural Drive, a 40 foot right-of-way, at a point in common to lands of now or formerly Kirby, said point being the Southeast corner of the premises herein described; thence along the Northerly line of Rural Drive, North 52 degrees 06 minutes 00 seconds West a distance of 69.11 feet to an iron pin on lands of now or formerly Smith; thence by line of same North 37 degrees 54 minutes 00 seconds East a distance of 315.0 feet to an iron pin on lands of now or formerly Dugan; thence by line of same South 52 degrees 06 minutes 00 seconds East a distance of 69.11 feet to an iron pin on lands of now or formerly Miller; thence by line of same and by line of lands of now or

formerly Kirby, South 37 degrees 54 minutes 00 seconds West a distance of 315.0 feet to a point, the place of BEGINNING. Said description is in accordance with survey of R. B. Shannon and Associates, Inc. dated October 21, 1997.

BEING KNOWN AS: 114 RURAL DRIVE,
BUTLER, PA 16001

PROPERTY ID NUMBER: 056-12-F41A-0000

BEING THE SAME PREMISES WHICH MARK A. HOFFER AND DANIELLE A. HOFFER FORMERLY KNOWN AS DANIELLE A. RUMBAUGH, HIS WIFE BY DEED DATED 10/28/2016 AND RECORDED 11/1/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER 201611010022911, GRANTED AND CONVEYED UNTO NICHOLAS D. SCOTT AND WHITNEY M. SCOTT, HIS WIFE.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-3000
C.P. 2019-21804
ATTY LEE MONTGOMERY**

Seized and taken in Execution as the property of **LISA C. SMITH** at the suit of MARGARET A. SINIBALDI, Being:

ALL that certain lot of land in the George H. Dick Farm Plan of Lots situates in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway known as New Route #422 at its intersection with the east line of Lot #8, in the said plan and being the Southwest corner of lot hereby conveyed; thence along line of Lot #8, North 3° 37' East a distance of two hundred sixty-seven and sixty seven hundredths (267.67) feet to a point on other lands, now or formerly of George H. Dick and Ruth Kennedy Dick, his wife; thence along other lands now or formerly of George H. Dick and Ruth Kennedy Dick, his wife, South 49° 39' East a distance of two hundred three and eight hundredths (203.08) feet to a point on line of Lot #11 the same plan; thence along line of Lot #11 in the same plan, South 3° 37' West a distance of two hundred sixty-seven and sixty feet to a point on the center of New Route #422; thence along the center of New Route #422, North 49° 39' West a distance

of two hundred three and eight hundredths (203.08) feet to a point in the center of said highway, the place of beginning and being Lots #9 and #10 in the said plan, Parcel Number 170-3F80-19E

BEING the same premises conveyed to Michael N. Sinibaldi and Margaret A. Sinibaldi, husband and wife, by Deed of Edward L. Miller, dated May 16, 1986, and recorded in the Office of the recorder of Deeds of Butler County, Pennsylvania on May 16, 1986, at Record Volume 1278, page 533. The said Michael N. Sinibaldi departed this life on July 15, 2016 thereby vesting title to the within described property in Margaret A. Sinibaldi, by operation of law.

UNDER AND SUBJECT to a drainage easement dated September 23, 2009 and recorded at Instrument No. 20090930002317 and an Easement Agreement dated October 23, 2015 and not recorded but a Memorandum of the Easement was recorded June 8, 2016 at Instrument Number 2016060800011289

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30267
C.P. 2018-20233
ATTY BERNADETTE IRACE**

Seized and taken in Execution as the property of **T.R. STARMACK AND JEANNE V. STARMACK** at the suit of WELLS FARGO BANK NA, Being:

All that certain lot of ground situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at the Southeasterly corner thereof, being a post at the corner of Homewood Avenue and an alley; thence running Westwardly a distance of thirty-two (32) feet; thence Northward Sixty-two (62) feet along lot now or formerly of W.B. McGeary and Mary E. McGeary, his wife; thence Eastward Thirty-two (32) feet to an alley; Sixty-two (62) feet to the place of beginning, having a brick dwelling house thereon erected.

BEING known and numbered as 120 Goldwood Avenue, Butler, PA 16001 >>

BEING the same property conveyed to T. R. Starmack and Jeanne V. Starmack who acquired title by virtue of a deed

from Wachovia Bank, NA, FKA First Union National Bank, as Trustee of the Amortizing Residential Collateral Trust, Series 2000-BC2, Without Recourse, by its Attorney-in-Fact, Option One Mortgage Corporation, by Deborah J. Watson, Assistant Secretary, dated October 10, 2003, recorded November 4, 2003, at Instrument Number 200311040049990, Butler County, Pennsylvania records.

Parcel No.: 563-24-226-0000

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30230
C.P. 2019-21786
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **JOANNE P. WEIGAND** at the suit of SPECIALIZED LOAN SERVICING LLC, Being:

ALL that certain parcel of land situate in Cranberry Township, Butler county, Pennsylvania, being Unit 406-D in Revised Glen Eden - Phase IV-A Multi-Family Site Subdivision recorded at Plan Book Volume 177, Page 42 in the office of the Recorder of Deeds for Butler County, more particularly described as follows:

BEGINNING at a point on the northerly Right-of-Way Line of Sunset Circle, 50 feet wide, at the line dividing Unites 406-C and 406-D in the aforementioned plan, said point being distant long said right-of-way line North 51° 10'00" East, 95.72 feet from the line dividing Lots 5 and 6; thence along said unit dividing line and partly through a party wall, North 38° 50' West a distance of 110.00 feet to the line of a Future Glen Eden Phase; thence along said line, North 51° 10'00" East a distance of 24.38 feet to the line dividing Units 406-D and 406 E; thence along said dividing line and partly through a party wall, South 38° 50' East a distance of 110.00 feet to the northerly line of Sunset Circle, aforementioned; thence along said line, south 51° 10'00" West a distance of 24.38 feet to the place of beginning;

CONTAINING an area of 2,682 square feet.

UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the record of chain of title, or as may be visible, or in place, on the

premises.

SUBJECT to all exceptions, restrictions, covenants, conditions, easements, rights of way and oil and gas leases, all if any, as set forth in prior instruments of record and on the recorded plan.

BEING bound and subject to those Covenants of record in Deed Book Volume 1178, Page 265.

SUBJECT to the Declaration of Covenants, Conditions, and Restrictions as are recorded in Deed Book, Volume 1173, Page 65, the By-Laws thereunder, and all that may follow from them.

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 775 Sunset Circle, Cranberry Township, PA 16066. Parcel # 130-S23-D6D

BCLJ: November 1, 8, 15, 2019

Sheriff of Butler County, Michael T. Slupe