

**ESTATE NOTICES**

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

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**FIRST PUBLICATION**

**Estate of: Avanelle S Aggers**

Late of: Buffalo Township PA  
Executor: Don R Aggers  
8310 Barnes Road  
Vermilion OH 44089  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Leopoldo Marti Balaguer**

Late of: Butler PA  
Executor: David E Marti  
222 Oakvale Blvd  
Butler PA 16001  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001

**Estate of: James E Beck**

Late of: Penn Township PA  
Administrator: Anna M Beck  
6119 Orchard Lane  
Butler PA 16002  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Luke Francis Cypher****a/k/a: Luke F Cypher**

Late of: Clearfield Township PA  
Executor: Mary D Dietrich  
203 Hyvue Lane  
Butler PA 16002  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

**Estate of: Doris Jean Dague**

Late of: Franklin Township PA  
Executor: Vaughn L Glover  
761 Cabin Hill Drive Apt 8  
Greensburg PA 15601  
Attorney: Robert J Stock  
Stock & Patterson  
106 South Main St Suite 603  
Butler PA 16001

**Estate of: Barbara A Dinger**

Late of: Concord Township PA  
Administrator: Helen Miller  
116 East Country Barn Rd  
Houston PA 15342  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Margaret M Graham**

Late of: Clearfield Township PA  
Administrator C.T.A.: Theresa A Snyder  
301 Steighner Road  
Fenelon PA 16034  
Attorney: Thomas R Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Richard David Holt**

Late of: Butler Township PA  
Administrator: Keith D Holt  
108 Beach Rd  
Chicora PA 16025  
Attorney: Michael S Butler Esquire  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Charlotte Elizabeth Moore****a/k/a: Charlotte E Moore****a/k/a: Charlotte E Zentner****a/k/a: Charlotte Elizabeth Zentner**

Late of: Butler Township PA  
Executor: Tina Renee Pisor  
4164 Miller Street  
Butler PA 16001  
Executor: Joseph Bryce Moore  
115 Farmington Drive  
Butler PA 16001

**Estate of: Howard H Morgan Jr**

Late of: Jefferson Township PA  
Executor: James H Morgan  
1436 Barnesdale  
Pittsburgh PA 15217  
Attorney: John W Giltinan  
401 Liberty Avenue Suite 1460  
Three Gateway Center  
Pittsburgh PA 15222

**Estate of: Pauline M Tebay**

Late of: Center Township PA  
Executor: Dean L Greenawalt Jr  
2003 Madison Street  
Sligo PA 16255  
Executor: Barbara Brennehan  
10194 Olean Trail  
Summerville PA 15864  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: John T Wood****a/k/a: John Wood**

Late of: Parker PA  
Administrator: Sarita M Zaney  
15 Zaney Lane  
McDonald PA 15057  
Attorney: Jeffrey P Derrico Esq  
Greenlee Derrico Posa LLC  
60 E Beau St  
Washington PA 15301

BCLJ: September 13, 20, 27, 2019

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**SECOND PUBLICATION****Estate of: Colleen Collins**

Late of: Jefferson Township PA  
Admr. D.B.N. C.T.A.: Gail Swartzlander  
189 Pine Tract Road  
Butler PA 16001  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Lilburn B Cooper****a/k/a: Lilburn Bruce Cooper**

Late of: Slippery Rock Township PA  
Executor: Phyllis A Cooper  
672 New Castle Road  
Slippery Rock PA 16057  
Attorney: Frank G Verterano Esquire  
Verterano & Manolis  
2622 Wilmington Road  
New Castle PA 16105

**Estate of: Martha J Fetterly**

Late of: Zelenople PA  
Executor: David R Jarrett  
2402 E Springwood Drive  
Glenshaw PA 15116  
Attorney: Larry A Housholder  
1318 Seventh Avenue  
Beaver Falls PA 15010

**Estate of: Patricia A Jurysta****a/k/a: Patricia Ann Jurysta**

Late of: Butler Township PA  
Executor: Harold E Jurysta Jr  
118 Spring Ridge Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: John Knox**

Late of: Adams Township PA  
Administrator: Joanne Joy Knox  
PO Box 121  
Callery PA 16024  
Attorney: Sean J Carmody  
801 Vinial Street  
3rd Floor  
Pittsburgh PA 15212

**Estate of: Jane Sutton Lieb**

Late of: Zelienople PA  
Administrator: Kelton M Burgess Esq  
1300 Fifth Avenue  
Pittsburgh PA 15219  
Attorney: Kelton Merrill Burgess  
Law Offices of Kelton M Burgess  
1300 Fifth Avenue  
Pittsburgh PA 15219

**Estate of: Katheryn Jane Luppe  
a/k/a: Kathryn J Luppe**

Late of: Jefferson Township PA  
Executor: John R Luppe  
155 Saxonburg Road  
Butler PA 16002  
Executor: Scott T Luppe  
6320 Torrington Road  
Kalamazoo MI 49009  
Attorney: Leo M Stepanian II  
Stepanian & Menchuk LLP  
222 South Main St  
Butler PA 16001

**Estate of: Harold William Schoeffel  
a/k/a: Harold W Schoeffel**

Late of: Jackson Township PA  
Administrator: Kitty L Martin  
546 Pattison St. Ext.  
Evans City PA 16033  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
340 N. Main Street, Suite 103  
Butler PA 16001

**Estate of: Judith Ann Young**

Late of: Cranberry Township PA  
Executor: Kelly L Young  
1339 Elm Street  
Greensburg PA 15601  
Attorney: William F Caruthers II  
Caruthers & Caruthers PC  
518 Main Street  
Irwin PA 15642

BCLJ: September 6, 13, 20, 2019

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**THIRD PUBLICATION****Estate of: Margaret Mary Albert**

Late of: Center Township PA  
Executor: Mary Lee Marshall  
6103 Orchard Lane  
Butler PA 16002  
Executor: James Albert  
113 Oak Hills Manor  
Butler PA 16002  
Attorney: Robert J Stock  
Stock & Patterson  
106 South Main St Suite 603  
Butler PA 16001

**Estate of: Raymond J Brandt**

Late of: Adams Township PA  
Executor: Charles T Brandt  
167 Burtner Road  
Butler PA 16002  
Attorney: William V Taylor  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Keith Collins****a/k/a: Keith A Collins**

Late of: Jefferson Township PA  
Administrator: Gail Swartzlander  
189 Pine Tract Road  
Butler PA 16001  
Administrator: Leslie Raisley  
226 N Franklin Street  
Prospect PA 16025  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Frank Burton Cornelius**

Late of: Franklin Township PA  
Executor: Michael Cornelius  
715 Fallecker Road  
Butler PA 16001  
Attorney: William V Taylor  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Anna M Fedak**

Late of: Butler Township PA  
Administrator: Elizabeth M Rishor  
101 East Diamond Street  
Suite 208  
Butler PA 16001  
Attorney: Jason E Rolls  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001

**Estate of: Wesley F Hamilton**

Late of: Lancaster Township PA  
Executor: Sue E Hamilton  
117 Southview Drive  
Harmony PA 16037

**Estate of: David J Hoover**

Late of: Butler Township PA  
Executor: Brianna Lynn Leyland  
215 South Drive  
Butler PA 16001  
Attorney: Kelton Merrill Burgess  
Law Offices of Kelton M Burgess  
1300 Fifth Avenue  
Pittsburgh PA 15219

**Estate of: Edna G Ifft**

Late of: Butler Township PA  
Executor: Dolores V Macmaster  
242 S Eberhart Road  
Butler PA 16001  
Attorney: Robert J Stock  
Stock & Patterson  
106 South Main St Suite 603  
Butler PA 16001

**Estate of: Kenneth Wayne Lawrence**

Late of: Center Township PA  
Administrator: Dawn A Link  
253 Aggas Road  
West Sunbury PA 16061  
Attorney: Timothy B Sechler  
Sechler Law Firm, LLC  
183 Scharberry Lane  
Mars PA 16046

**Estate of: Joseph F Mushinsky****a/k/a: Joseph Mushinsky**

Late of: Penn Township PA  
Administrator: Michele M Mushinsky  
141 Steppland Road  
Butler PA 16002  
Attorney: Jeffrey J Lochner  
4232 Brownsville Road Suite 45  
Pittsburgh PA 15227

**Estate of: Michael W Seekford**

Late of: Summit Township PA  
Administrator: Paula Curran  
9247 78th Place  
Seminole FL 33777  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Anna Mae Snyder**

Late of: Butler Township PA  
Executor: Kristine A Snyder  
215 East Walnut Street  
Butler PA 16001  
Attorney: William J Schenck  
Schenck & Long  
610 North Main Street  
Butler PA 16001

**Estate of: Polly A Stoughton**

Late of: Concord Township PA  
Executor: Thomas L Stoughton  
1809 Highland Ave  
Florence SC 29501  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler PA 16001

BCLJ: August 30 & September 6, 13, 2019

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**CERTIFICATE OF ORGANIZATION**

DOMESTIC LIMITED LIABILITY COMPANY NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved, effective for August 23, 2019, by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 2016, as amended. The name of the Limited Liability Company is **OTH LIMITED LLC**. OTH LIMITED LLC's initial registered office is located at 912 Mercer Road, Butler, Butler County, Pennsylvania 16001.

ATTORNEY MICHAEL J. PATER  
CHARLTON LAW  
101 East Diamond Street,  
Suite 202  
Butler, Pennsylvania 16001

BCLJ: September 13, 2019

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN, by **Lakeside Gatherings at Slippery Rock Creek, Inc.**, with a registered address of 1455 Kiester Road, West Sunbury, Pennsylvania 16061, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

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

BCLJ: September 13, 2019

**IN THE COURT OF COMMON PLEAS  
Butler COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE  
Term No. 19-10567****NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-S3 Plaintiff  
vs.

**JULIE H. MARGO INDIVIDUALLY AND AS TRUSTEE OF THE MARGO REVOCABLE TRUST DATED NOVEMBER 16, 2007, KEVIN R. MARGO INDIVIDUALLY AND AS TRUSTEE OF THE MARGO REVOCABLE TRUST DATED NOVEMBER 16, 2007 & ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE MARGO REVOCABLE TRUST DATED NOVEMBER 16, 2007 Mortgagor and Real Owner Defendant**

TO ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE MARGO REVOCABLE TRUST DATED NOVEMBER 16, 2007, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 105 Glenn Drive Sarver, PA 16055.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-S3, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. 19-10567 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 105 Glenn Drive Sarver, PA 16055 whereupon your property will be sold by the

Sheriff of Butler.

### NOTICE

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

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

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

BUTLER COUNTY BAR ASSOCIATION  
240 South Main Street  
Butler, PA 16001  
724-841-0130

PROTHONOTARY OF BUTLER COUNTY  
300 South Main Street  
PO BOX 1208  
Butler, PA 16001  
724-284-5214

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

BCLJ: September 13, 2019

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# Save *the* Date

Friday,  
December 13, 2019

Butler County  
Bar Association  
**Holiday Party**

Join us at  
The Stables at  
Connoquenessing

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of November 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, December 13, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30208**

**C.P. 2019-21651**

**ATTY KENYA BATES**

Seized and taken in Execution as the property of **JOSHUA A. BECK** at the suit of WELLS FARGO BANK NA, Being:

ALL those certain piece, parcels or lots of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, separately bounded and described as follows

FIRST: On the North by Orin Alley, on the East by Lot No 128; on the South by Maryland Avenue; on the West by Lot No. 126.

BEING Lot No. 127 in the Park View Land Company's Plan of Lots of Butler Borough, Pennsylvania, and having thereon erected a two story frame stucco building and being known and identified as No. 308 Maryland Avenue.

SECOND: On the North 30 feet by Orin Alley; on the East 100 feet by Lot No. 129 in Park View Plan of Lots; on the South 30 feet by Maryland Avenue; and on the West 100 feet by Lot No. 127 in same Plan.

BEING Lot No. 128 in the Park View Plan of Lots.

TITLE TO SAID PREMISES IS VESTED IN Joshua A. Beck, by Deed from John D.

McMillen A/K/A John D. McMillen, Jr And Roxanne McMillen A/K/A Rox Ann Kenmuir, Dated 05/11/2005, Recorded 05/23/2005, Instrument No. 200505230012985.

Tax Parcel: 565-46-56-0000

Premises Being: 308 MARYLAND AVENUE, BUTLER, PA 16001-4130

BCLJ: September 13, 20, 27, 2019

**E.D. 2017-30202**

**C.P. 2017-21193**

**ATTY KEVIN CUMMINGS**

Seized and taken in Execution as the property of **CLAIRE M. BRENEBORG** at the suit of PNC BANK NATL ASSN Being:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN PENN TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ROYAL OAK DRIVE. A/K/A T-491, A 33 FOOT RIGHT OF WAY, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG LANDS OF NOW OR FORMERLY R. CHEBRECHICH, NORTH 02° 54'00" EAST A DISTANCE OF 500.00 FEET TO A POINT ON LANDS OF NOW OR FORMERLY F.H. HERMAN; THENCE ALONG LANDS OF NOW OR FORMERLY F.H. HERMAN, SOUTH 87° 53'41" EAST A DISTANCE OF 330.01 FEET TO A POINT ON LOT NO. 4 IN THE LOWER-WALTERS PLAN PROPERTY SUBDIVISION; THENCE ALONG LOTS 4 AND SIN SAID PLAN, SOUTH 02° 54'00" WEST A DISTANCE OF 208.61 FEET TO A POINT ON LOT NO. 7 IN THE SAME PLAN; THENCE ALONG LOT NOS. 7 AND 8 IN SAME PLAN, NORTH 86° 24'00" WEST A DISTANCE OF 300.00 FEET TO A POINT ON NORTHWESTERLY CORNER OF LOT 8 IN SAID PLAN; THENCE ALONG LOT 8 IN SAID PLAN, SOUTH 02° 54'00" WEST A DISTANCE OF 300.00 FEET TO A POINT IN THE CENTER LINE OF ROYAL OAK DRIVE, A/K/A T-491; THENCE ALONG ROYAL OAK DRIVE, A/K/A T-491, NORTH 86° 24'00" WEST A DISTANCE OF 30.00 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING 1.75 ACRES, MORE OR LESS AND BEING ALL OF LOT NO. 9 IN

THE LOWER-WALTERS PLAN PROPERTY SUBDIVISION AS RECORDED IN BUTLER COUNTY PLAN BOOK VOLUME 131, PAGE 16.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO CLAIRE M. BRENBORG BY DEED OF CHARLES C. WALTERS, JR. AND CAROLYN A. WALTERS, HIS WIFE, DATED APRIL 28, 1992 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA ON APRIL 29, 1992 IN DEED BOOK 2020, PAGE 342.

AND

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE AND BEING IN PENN TOWNSHIP, BUTTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHWEST CORNER OF LOT NO. 9 IN THE LOWER-WHEELER PLAN OF LOTS, BEING THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED; THENCE NORTH 2° 54'00" EAST ALONG LINE OF LANDS OF NOW OR FORMERLY J. L. KENNEDY 150.00 FEET TO POINT; THENCE SOUTH 87° 53'41" EAST ALONG LINE OF LADS OY GRANTORS HEREIN A DISTANCE OF 330.01 FEET TO A POINT; THENCE SOUTH 2° 54'00" WEST 150.00 FEET TO A FIXED IRON PIN ON LINE OF LANDS OF CLAIRE MARY BRENBORG, THENCE NORTH 87° 53' 41" WEST A DISTANCE OF 330.01 FEET TO A FIXED IRON PIN, THE PLACE OF BEGINNING.

BEING KNOWN AND DESIGNATED AS PARCEL A OF THE BRENBORG LOT LINE REVISION FOR CLAIRE M. BRENBORG, RECORDED JANUARY 17, 2002. AT PLAN BOOK 248, PAGE 26, AND CONTAINING 1.14 ACRES PER SURVEY BY WILLIAM J. MOGARVEY, PE.

SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND RIGHTS OF WAYS AS MAY BE RECORDED IN PRIOR INSTRUMENTS OF RECORD.

BEING PART OF THE SAME PROPERTY AS CONVEYED UNTO JOHN HERMAN AND BARBARA HERMAN, HUSBAND AND WIFE, BY DEED OF RITAM. HERMAN,

WIDOW, DATED FEBRUARY 10, 1999 AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AT DEED BOOK 2967, PAGE 528.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO CLAIRE M. BRENBORG BY DEED OF JOHN HERMAN AND BARBARA HERMAN, HUSBAND AND WIFE, DATED MARCH 14, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, ON MARCH 27, 2002 AT INSTRUMENT NO. 200203270010733.

Parcel Id: 270-3F53-20A1H-0000

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

BUTLER COUNTY TAX PARCEL I.D. NO. 270-3F53-20A1 H-0000.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30190**

**C.P. 2019-21476**

**ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **ROBERTA CAPELLA** at the suit of PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, Being:

ALL that certain parcel or tract of land situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being part of Lot 20 and all of Lot 21 and Lot 22 in the Schenck-Nagley-Shakely Plan of Lots as recorded in the Recorder's Office of Butler County Pennsylvania in Plan Book Volume 4, Page 5, formerly Plan Book Volume 4, Page 63, and being bounded and described as follows:

BEGINNING at a point on the southerly side of Pine Street, a 24 foot right of way, at a point common to the property described herein and the westerly side of Columbia way, a 15 foot unopened alley, said point being the Northeast corner of Lot 22 in the aforesaid Schenck-Nagley-Shakely Plan of Lots and being the Northeast corner of the property described herein; thence South 17 degrees 09 minutes 01 seconds East along the westerly side of Columbia Way, a 15 foot



unopened alley, for a distance of 119.38 feet (the prior deed recorded in the Recorder's Office of Butler County at Deed Book Volume 724, Page 415, calls to a distance of 122 feet, more or less) to a point, said point being common to the property described herein, the westerly side of the aforesaid Columbia Way, and Lot 18 in the aforesaid Schenck-Nagley-Shakely Plan of Lots, said point being the Southeast corner of the aforesaid Lot 22 and being the Southeast corner of the property described herein; thence from said point South 64 degrees 05 minutes 38 seconds West along Lot 18 and Lot 17 in the aforesaid Schenck-Nagley-Shakely Plan of Lots for a distance of 63.32 feet (the prior deed calls to a distance of 22 feet, more or less) to a point, said point being common to the property described herein, the aforesaid Lot 17, and Lot 20 in the aforesaid Schenck-Nagley-Shakely Plan of Lots, said point being located on the southerly line of the aforesaid Lot 20 a distance of 1 foot from the Southeast corner of the aforesaid Lot 20, and being the Southwest corner of the property described herein; thence in the aforesaid Lot 20 North 26 degrees 28 minutes 54 seconds West for a distance of 117.16 feet (prior deed calls to a distance of 117.47 feet) to a point on the southerly side of Pine Street, a 24 foot right of way, at a point common to the property described herein and the aforesaid Lot 20, said point being located on the northerly line of the aforesaid Lot 20 a distance of 1 foot from the Northeast corner of the property described herein; thence along the southerly side of Pine Street, a 24 foot right of way, North 63 degrees 31 minutes 00 seconds East for a distance of 82.68 feet (prior deed calls to a distance of 65 feet more or less) to a point, the place of beginning.

The above description is made from Certification Survey for Eric J. Wetick by S.D. Graff, Professional Surveying dated October 27, 1999, Project Number 99200.

BEING KNOWN AS: 113 PINE STREET,  
BUTLER, PA 16001

PROPERTY ID NUMBER: 565 22 82 0000

BEING THE SAME PREMISES WHICH  
ERIC J. WETICK AND RACHEL WETICK,  
HUSBAND AND WIFE BY DEED DATED  
4/26/2013 AND RECORDED 4/30/2013  
IN THE OFFICE OF THE RECORDER  
OF DEEDS AS INSTRUMENT #  
201304300012349, GRANTED AND  
CONVEYED UNTO TERRY CAPELLA

AND ROBERTA CAPELLA, HUSBAND AND  
WIFE. THE SAID TERRY CAPELLA D.O.B  
10/23/2017 VESTING TITLE IN ROBERTA  
CAPELLA.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30194**  
**C.P. 2019-21396**  
**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property  
of **SHANDRA ELVINGTON, ADMRX AND**  
**WENDY HOFMAN EST BY ADMRX** at the  
suit of MADISON REVOLVING TRUST  
2017, Being:

TAX I.D. #: 550-S8-A39-0000

ALL THAT CERTAIN PIECE, PARCEL OR  
LOT OF LAND SITUATE IN THE BOROUGH  
OF ZELIENOPLE, BUTLER COUNTY,  
PENNSYLVANIA, BEING KNOWN AND  
DESIGNATED AS LOT NO.39 IN THE  
TIMBERBROOK PLAN OF LOTS, AS  
RECORDED IN THE RECORDER'S OFFICE  
OF BUTLER COUNTY, PENNSYLVANIA, IN  
PLAN BOOK VOLUME 81, PAGES 45-48.  
SUBJECT TO PROTECTIVE COVENANTS  
AND USE RESTRICTIONS DATED  
AUGUST 18, 1980, AND RECORDED IN  
THE RECORDER'S OFFICE OF BUTLER  
COUNTY, PENNSYLVANIA, AT DEED  
BOOK 1118, PAGE 274.

Being known as: 163 OAKDALE DRIVE,  
ZELIENOPLE, PENNSYLVANIA 16063.

Title to said premises is vested in Wendy  
Hoffman by deed from Land Holding Corp.  
of PA dated February 20, 2001 and recorded  
February 22, 2001 in Instrument Number  
200102220003760. The said Wendy  
Hoffman died on May 30, 2017. On June  
21, 2017, Letters of Administration were  
granted to Shandra Elvington, nominating  
and appointing her as the Administratrix of  
the Estate of Wendy Hoffman.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30209****C.P. 2019-21314****ATTY CHRISTINE GRAHAM**

Seized and taken in Execution as the property of **KELLY D. HANLON AND BRIAN K. HANLON** at the suit of FIFTH THIRD BANK AS SUCCESSOR BY MERGER TO MB FINANCIAL, NA., Being:

TAX I.D. #: 010-S12-C21-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA BEING KNOWN AS LOT NUMBER 21 IN THE MORNING GROVE MANOR PLAN OF LOTS-SUBDIVISION AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA ON MAY 26, 2006 IN PLAN BOOK VOLUME 293, PAGE 8. Being known as: 216 MORNING GROVE LANE, VALENCIA, PENNSYLVANIA 16059.

Title to said premises is vested in Kelly D. Hanlon and Brian K. Hanlon, husband and wife, by deed from Heartland Homes, Inc., A Pennsylvania Corporation dated April 2, 2007 and recorded April 5, 2007 in Instrument Number 200704050008039.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30161****C.P. 2018-21299****ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of **JANIE L. JOLLY AND MICHAEL J. JOLLY** at the suit of U.S. BANK NATIONAL ASSOCIATION. AS TRUSTEE FOR BNC MORTGAGE. LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2, Being:

ALL THAT CERTAIN lot or piece of land situate in the 5th Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows: Beginning at a point at the intersection of the east line of Mercer Street with the north line of unnamed 15 ft. alley, thence along the east line of Mercer Street, N 10° west 50 ft. to a point; thence N 83° T east 94 ft. along lands of R. C. Doult to a point; thence S 8° 5 V 15° east 49.96 ft. along lands of O.E. Best to a point on the northern line of the unnamed 15 ft. alley; thence S 83° T

W 93 ft. along the northern line of said alley to the point of beginning.

BEING KNOWN AND DESIGNATED AS PARCEL NUMBER 22-242.

PIN NUMBER 565-22-242-0000

ALSO KNOWN AS 201 Mercer Street, Butler, PA 16001

BEING the same premises which Paul Plaisted and Mildred Plaisted, husband and wife by Deed dated February 13, 1991 and recorded in the Office of Recorder of Deeds of Butler County on February 14, 1991 at Book 1724, Page 0312 granted and conveyed unto Michael J. Jolly and Janie L. Jolly, husband and wife, their heirs and assigns.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30186****C.P. 2019-21453****ATTY JESSICA N. MANIS**

Seized and taken in Execution as the property of **DEBRA A. KEIBLER** at the suit of DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-1 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-1, Being:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING LOT NUMBER 7 AND THE NORTHERN ONE-HALF OF LOT NUMBER 8 IN THE J. H. DOUTT PLAN OF LOTS AS RECORDED IN OLD PLAN BOOK 3, PAGE 23, AND RACK FILE SECTION 2, PAGE 10 BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NUMBER 6 IN THE SAME PLAN OF LOTS, ONE HUNDRED FIFTY (150) FEET; ON THE EAST BY MERIDIAN ROAD, SEVENTY-FIVE (75) FEET; ON THE SOUTH BY THE SOUTHERN ONE-HALF OF LOT NUMBER 8 IN THE SAME PLAN OF LOTS, ONE HUNDRED FIFTY (150) FEET; AND ON THE WEST BY AN ALLEY, SEVENTY-FIVE (75) FEET; ALSO BOUNDED AND DESCRIBED ACCORDING TO SURVEY OF GREENOUGH & GREENOUGH, INC. DATED FEBRUARY 1965 AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF THE WITHIN DESCRIBED LOT ON THE WEST LINE OF THE MERIDIAN ROAD ON THE DIVIDING LINE OF LOT NUMBER 7 AND LOT NUMBER 6 IN THE J. H. DOUTT PLAN OF LOTS; THENCE SOUTH 1 DEGREE 15 MINUTES WEST ALONG THE LINE OF THE MERIDIAN ROAD, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT; THENCE NORTH 88 DEGREES 45 MINUTES WEST THROUGH LOT NUMBER 8 IN SAID PLAN OF LOTS, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO A POINT ON THE EAST LINE OF A TWENTY (20) FOOT ALLEY; THENCE NORTH 1 DEGREE 15 MINUTES EAST ALONG LINE OF SAID ALLEY, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON LINE OF LOT NUMBER 6 IN SAID PLAN OF LOTS; THENCE SOUTH 88 DEGREES 45 MINUTES EAST ALONG LINE OF LOT #6, DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO A POINT AT THE PLACE OF BEGINNING AND BEING LOT NUMBER 7 AND THE NORTHERN ONE HALF OF LOT NUMBER 8 IN THE J.H. DOUTT PLAN OF LOTS.

HAVING ERECTED THEREON A DWELLING KNOWN AS 314 MERIDIAN ROAD.

BEING THE SAME PREMISES WHICH BETTY J. FUHS, WIDOW BY DEED DATED JUNE 14, 1995 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF BUTLER COUNTY ON JULY 10, 1995 AT DEED BOOK 2539, PAGE 770 GRANTED AND CONVEYED UNTO RONALD R. KEIBLER AND DEBRA A. KEIBLER, HIS WIFE, RONALD R. KEIBLER DEPARTED THIS LIFE ON JANUARY 22, 2018.

Block and Lot No. 054-33-A7

BCLJ: September 13, 20, 27, 2019

**E.D. 2018-30042  
C.P. 2018-20373  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **FRANCES ELIZABETH KELLY** at the suit of CIT BANK, N.A., Being:

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

BOUNDED on the North by lot formerly owned by Robert Story, now belonging to J.E. Hawk, on the East by Bear Creek; on the South by an alley; on the West by Main Street of Bruin Borough; said lot of land fronting sixty (60) feet on said Main Street, and extending back one hundred seventy (170) feet to said Bear Creek.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 129 Main Street, Bruin Pennsylvania, 16022

Parcel # 340-S1-A3 7-0000

BEING THE SAME PREMISES which Francis Elizabeth Kelly by Corrective Deed dated May 23, 2008 and recorded June 17, 2008 in Instrument #200806170013493, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Frances Elizabeth Kelly, in fee.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30189  
C.P. 2019-21464  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **TIMOTHY KRAMER** at the suit of LAKEVIEW LOAN SERVICING LLC, Being:

ALL that lot of land situate in Slippery Rock Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at a gas line marker at the West side of Slippery Rock-West Liberty Road, and at lands now or formerly of Neeld; thence by lands of Neeld in a western direction 220 feet more or less through a maple tree to the center of Slippery Rock Creek; thence by the center of Slippery Rock Creek, in a northerly direction, 1,200 feet more or less to a point in the center of said

creek and at lands of Rainmakers Camp of M. L. Donnolly; thence in an easter direction along said lands of Rainmakers Camp, 100 feet more or less to a point at the West side of the aforementioned road; thence along the West side of the said road in a southern direction, 1,150 feet more or less, to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN TIMOTHY D. KRAMER, SINGLE, by Deed from JASON M. LEVISH, SINGLE, Dated 06/29/2011, Recorded 07/05/2011, Instrument No. 201107050015880.

Tax Parcel: 280-4F68-ASL

Premises Being: 352 CRESTVIEW ROAD, SLIPPERY ROCK, PA 16057-2814

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30204  
C.P. 2019-21576  
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **NICOLE M. LASLAVIC AND JONATHAN Q. LASLAVIC** at the suit of PENNYMAC LOAN SERVICES, LLC, Being:

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

BEGINNING at a point at the intersection of the right of way line of a proposed street; of the right of way line of West Penn Street; and the herein described tract; thence along the right of way line of West Penn Street, in an easterly direction, a distance of 30 feet, more or less, to line of lands now or formerly H. J. Tritsch; thence along line of lands now or formerly H.J. Tritsch, in a northerly direction, a distance of 80 feet to line of lands of now or formerly Holt; thence along right of way line of a proposed street; thence along the right of way line of said proposed street, in the southerly direction a distance of 86 feet, more or less, to a point at the place of beginning.

BEING more specifically bounded and described as follows:

BEGINNING at a point on the northerly line of Penn Street, said point being on the westerly line of lands now or formerly Waddell; thence North 15 degrees 06 minutes 02 seconds

East, a distance of 82.79 feet to a point; thence South 59 degrees 59 minutes 07 seconds East, a distance of 38.71 feet to a point on the Northerly line of Penn Street; thence in a Westerly direction along the Northerly line of Penn Street a distance of 32 feet, more or less, to a point, said point being the place of beginning.

Instrument Number 201305030012884

MUNICIPALITY: City of Butler

TAX PARCEL #: 565-22-130-0000

PROPERTY ADDRESS: 720 West Penn Street Butler, PA 16001

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30203  
C.P. 2018-22506  
ATTY ANDREW MENCHYK JR**

Seized and taken in Execution as the property of **MATTHEW D. LEASHER** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

BEGINNING at a point on the North side of Spring Street, which point is 322 feet East of the Northeast corner of the intersection of formerly Jamison Street, now Route 268 and Spring Street; thence by the North side of Spring Street, South 79 degrees 46' East a distance of 100 feet to an alley; thence North 13 degrees 59' East along said alley 38.25 feet to a point; thence along other lands of the grantors, North 79 degrees 46' West 48 feet to a point; thence along other lands of the grantors, North 12 degrees 37' East 85 feet to an alley; thence along said alley North 64 degrees 55' West 55 feet to Lot No. 21 in the Jamison Plan, now owned by Walter Jamison; thence South 12 degrees 37' West along Lot No. 21 a distance of 141.7 feet to Spring Street, the place of beginning. Being part of Lot No. 22 in the Jamison Plan of Lots in said Borough.

BEING known as 115 Spring Street, Petrolia, PA 16050.

BEING known as Tax Parcel Number 470-S1-A16A.

Being the same property conveyed by deed to Matthew D. Leasher, from Secretary of Veterans Affairs, on April 1, 2016 and recorded at the Office of the Recorder of Deeds of Butler County on April 14, 2016 at Instrument 201604140006876.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30211**

**C.P. 2019-21650**

**ATTY WILLIAM BUCHANAN**

Seized and taken in Execution as the property of **LARRY J. LINT** at the suit of ENTERPRISE BANK, Being:

ALL THOSE CERTAIN pieces or parcels of land situated in Allegheny Township, Butler County, Pennsylvania bounded and described as follows, to wit:

ONE- BEGINNING at a post at the North East corner on the South line of Josiah McKee; thence South 1° East 115.1 perches by lands of now or formerly of John Sloan to a post; thence North 89 A° West 57.3 perches to a post by lands now or formerly of S. McKamey; thence North 1° East 72 perches to a post and stones by lands now or formerly of George Dunkel; thence 88 3/4° West, 22 perches to a post and stones by lands now or formerly of George Dunkel; thence North 1° East 41 perches to a post and stones by lands of now or formerly of Mathew Sloan; thence North 88 'U° East, 75.6 perches by lands of now or formerly of Mathew Sloan, J. Chambers and J. McKee, to place of beginning Containing 45 acres, one rood and 14 perches.

TWO-BEGINNING at a stone pile; thence North 189 VA° East 33 XA rods by lands now or formerly of John McKee; South V4° East 48 rods to a post; thence South 89 3A° West 33 IA rods by lands now or formerly of first above described; thence North V4° West 48 rods by lands now or formerly of Mathew Sloan.

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

Bounded on the North by lands of heirs of Josiah McKee; on the East by lands of heirs of T. A. Crawford; on the South by lands A. D. McCarney and on the West by lands

of Margaret Dunkel. Containing 25 acres, more or less.

BEING the same property which Henry J. Szymanski, Jr., Personal Representative of the Estate of Francis A. Szymanski, deceased, by deed dated August 19, 2003 and recorded in the Butler County of Pennsylvania Recorder's Office on August 19, 2003 at Instrument Number 200308190037295 granted unto Larry J. Lint, Jr.

EXCEPTING AND RESERVING Parcel A, consisting of 14.91 acres, in the Final Plan of Subdivision for Larry J. Lint Jr. recorded December 14, 2005 at Instrument No. 200512140035698 conveyed to Michael D. Bradley by Deed dated February 2, 2006 and recorded February 3, 2006 at Instrument No. 200602030002667.

Being designated as parcel identification number: 20-IF-120-3-0000.

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30225**

**C.P. 2019-21619**

**ATTY MARCIA L. DEPAULA**

Seized and taken in Execution as the property of **JUDITH MCKAY HEIR, GUY MARTSOLF HEIR, LOUIS PAUL MARTSOLF HEIR, TIMOTHY D MARTSOLF HEIR AND GOLDIE CATHERINE MARTSOLF** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, Being:

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

BEGINNING at a corner at the intersection of the Beaver Dam Road with the Muddycreek-West Sunbury Road, known as Route #138. and being the Southwest corner of the lot herein described: thence in a northerly direction along the center line of the Beaver Dam Road, one hundred fifty (150) feet more or less to a point at a line of other lands of the grantors herein; thence in an Easterly direction along line of other lands of the grantors herein a distance of three hundred (300) feet more or less, to a steel pin: thence in a Southerly direction along line of lands of the grantors herein a distance of one hundred fifty (150) feet, more or less, to a point in the center of said Route #138; thence in a Westerly direction along center of

said Route #138 a distance of three hundred (300) feet, more or less, to a point, the place of beginning. Containing one (1) acre more or less.

BEING the same tract of land conveyed to Guy Wesley Martsolf and Goldie Catherine Martsolf, his wife, from Il. Paul Thompson and Sarah (Catherine Thompson, his wife by deed dated January 11, 1954, and recorded in Deed Book 679, Page 263.

PARCEL ID. NO. 080-2F110-1 8A-0000

403 EUCLID ROAD. BUTLER, PA 16001

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30195**

**C.P. 2019-21517**

**ATTY MARTHA VON ROSENSTEIL**

Seized and taken in Execution as the property of **MICHAEL D. MENEES AND MICHELLE L. MENEES** at the suit of WILMINGTON TRUST, NATIONAL ASSOCIATION, Being:

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

BEGINNING at a point on the Eastern side of North Monroe Street, said point being fifteen (15) feet North of the dividing line between Lots Numbers 10 and 11 in the John Berg, Sr., Heirs Plan of Lots; thence in an Easterly direction along Lot now or formerly Marjorie E. Wersh, One Hundred Ten (110) feet to an alley; thence in a Southerly direction along said alley thirty-six (36) feet to a point, said point being twenty-one (21) feet South of the dividing line between Lots Numbers 10 and 11 on lot of F. L. Jackson; thence in a Westerly direction along Lot of F. L. Jackson One Hundred Ten (110) feet, more or less, to North Monroe Street; thence in a Northerly direction along North Monroe Street, forty (40) feet to the place of beginning, having thereon erected a brick dwelling house and being the Northern part of Lot No. 10 and the Southern part of Lot No. 11 in the John Berg, Sr. Heirs Plan of Lots as recorded in Butler County in Plan Book 4, at Page 23.

Being the same premises which Nancy L. Fedokovita and Dennis M. Randolph, Co-Executors of the Estate of Dorothy D. Randolph by Deed dated 4/17/2007 recorded 4/20/2007 as Document #

200704200009693 conveyed unto Michael D. Menees and Michelle L. Menees, his wife.

Tax Parcel #564-2338-000

IMPROVEMENTS: Residential dwelling

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30197**

**C.P. 2018-21148**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of **ALICE E. MINTEER, ALICE MINTEER AND UNITED STATES OF AMERICA** at the suit of CITIZENS BANK-PENNSYLVANIA, Being:

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

BEGINNING at a point in the center of the Prospect and Unionville Road at the Northwest corner of the tract herein described and on the Easterly line of a lot of now or formerly Walter R. Currie, et ux; thence along the center of the Prospect and Unionville Road, North 65° 31' East, a distance of 413.8 feet, more or less, to a point in the center of said road; thence along the center of another public road which divides this property and lands now or formerly of Roy Say, South 3° 14' West, a distance of 609.8 feet to a point at the edge of said road, at line of said road and lands now or formerly of Roy Say; thence along line of lands now or formerly of Floyd Ifft, North 86° 46' West, a distance of 220 feet, more or less, to line of a lot of now or formerly Walter R. Currie, et ux; thence along said lot now or formerly of Walter R. Currie, et ux, in a Northeasterly direction, a distance of 439 feet, more or less, to the place of BEGINNING.

BEING KNOWN AS: 201 Unionville Road, Butler, PA 16001

BEING THE SAME PREMISES which Mary E. Minteer, by Deed dated 3/31/2000 and recorded 4/4/2000 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200004040007278, granted and conveyed unto Alice Minteer.

PARCEL NO.: 060-3F41-27-00000

BCLJ: September 13, 20, 27, 2019



**E.D. 2018-30310  
C.P. 2018-22612  
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **JOSEPH M. MUSICK, JOSPEH M. MUSICK AND MARIANN S. SNYDER** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:

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

BEGINNING at the Northwest corner of the property herein conveyed, said corner being at the boundary line of Lots 1 and 2 of the Thomas Robinson Plan of Lots; thence in an Easterly direction 41.90 feet along Morton Avenue to Lot No. 3 of the said Thomas Robinson Plan of Lots, the same being now or formerly lot of L.C. Wilson; thence South along said Lot No. 3, 70.31 feet, more or less, to lot now or formerly of Lena Shelton; thence West along lot now or formerly of Lena Shelton, 41.00 feet, more or less, to Lot No. 1 of said Thomas Robinson Plan of Lots, same being now or formerly lot of Laura A. Wright; thence North along said Lot No. 1, 78.98 feet, more or less, to the place of beginning.

DEED INSTRUMENT #: 201802060002363

MUNICIPALITY: City of Butler

TAX PARCEL #: 561-3-72

PROPERTY ADDRESS: 121 Morton Avenue  
Butler, PA 16001

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30226  
C.P. 2019-21397  
ATTY THOMAS MAY**

Seized and taken in Execution as the property of **JOSEPH REYES AND JENNIFER REYES** at the suit of TOPE, LLC, Being:

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

BEGINNING at a point at the intersection of the East right-of-way line of Center Avenue Extension and the North line of lands of H. J. Canal, said point being the Southeast corner hereof; thence degrees 00 minutes East along the East right-of-way line of Center Avenue Extension, a distance of 63.75 feet to a point, the Northwest corner; thence North 90 degrees East along the South line of lands of Ed Fogel, a distance of 140.0 feet to a point, the Northeast corner; thence South 0 degrees 00 minutes West, along the West line of an unopened alley, a distance of 63.75 feet to a point, the Southeast corner; thence North 90 degrees West along the North line of lands of H. J. Canal, a distance of 140 feet to a point, the place of beginning.

Said description as per survey of Wayne R. Cypher dated September 4, 1979.

Parcel No. 051-40-2-0000.

UNDER AND SUBJECT to all easements, rights-of-way, oil and gas leases, restrictions, reservations, exceptions, and coal and mining rights as set forth in prior instruments of record.

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

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30212****C.P. 2019-21715****ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **ROSE A. RUPP AND FRANK L. RUMINER** at the suit of **FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO PARKVALE SAVINGS BANK**, Being:

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 11 in the Rolling Mills Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 105, page 53-54.

BEING designated as Tax Parcel No. 230-2F75-20B11 in the Tax Assessment Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 100 Rolling Mills Road, Valencia, Pennsylvania 16059.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same premises which Benjamin Trew, by his Agent, Mark Trew and Elizabeth M. Trew, husband and wife, by Deed dated May 31, 2000 and recorded in the Office of the Recorder of Deeds of Butler County on June 2, 2000, at Instrument Number 200006020012519, granted and conveyed to Rose A. Rupp. unmarried.

BCLJ: September 13, 20, 27, 2019

**E.D. 2016-30186****C.P. 2016-21187****ATTY LORRAINE DOYLE**

Seized and taken in Execution as the property of **CHAD E. SCHNUR AND KIMBERLY J. SCHNUR** at the suit of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, Being:

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

COMMENCING at a point in the center line of the Chicora Road (Route 68) at a point in common to lands of now or formerly Green; thence along the center line of the Chicora Road, North 80 degrees 31 minutes 28 seconds East, a distance of 50.11 feet to a point on lands of now or formerly Fay; thence by line of same through two existing pipes, South 11 degrees 13 minutes 42 seconds East a distance of 439.50 feet to a point; thence by line of lands of now or formerly Fay and Pierce, North 84 degrees 32 minutes 18 seconds East a distance of 200.0 feet to an iron pin on lands of now or formerly Cumberland; thence by line of same and by line of lands of now or formerly Schoentag, North 82 degrees 04 minutes 00 seconds East a distance of 179.43 feet to an iron pin on line of lands of Institute Hill Christian & Missionary Alliance Church; thence by line of same South 13 degrees 19 minutes 29 seconds West a distance of 417.21 feet to an iron pin on line of lands of now or formerly Hinderliter; thence by line of same and by line of lands now or formerly Armstrong; North 61 degrees 46 minutes 18 seconds West a distance of 523.12 feet to an iron pin on line of lands of now or formerly Walborn; thence by line of same North 11 degrees 10 minutes 47 seconds West a distance of 97.56 feet to an iron pin on line of lands of now or formerly Green; thence by line of same North 84 degrees 32 minutes 18 seconds East a distance of 150.0 feet to a point; thence continuing by lands of now or formerly Green, North 11 degrees 15 minutes 42 seconds West a distance of 436.0 feet to a point, the place of beginning.

SAID DESCRIPTION is in accordance with a survey of W. J. McGarvey, P.E., dated January 12, 1999.

HAVING thereon erected a dwelling house, carport, shed and cottage and being known as 330 Chicora Road, Butler, PA 16001.



Parcel # 250-S2-A15

IMPROVEMENTS: Residential dwelling

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30191**  
**C.P. 2019-21487**  
**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JOHN M. SORCE AND KAREN M. SORCE** at the suit of **SPECIALIZED LOAN SERVICING, LLC**, Being:

All that certain lot or tract of land lying and being situate in the Township of Lancaster, Butler County, Pennsylvania, being known as Lot No. 7 in the Hereford Minor Plan of Lots No. 2, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 106, page 46, being more particularly described as follows:

BEGINNING at a point on the South line of a 50 foot private drive where the same is intersected by the dividing line between Lots 6 and 7 in the aforementioned plan; Thence along said dividing line, South 01° 40' West a distance of 291.65 feet to a point; Thence along land now or formerly of Brittner, South 88° 20' East a distance of 199.87 feet to a point; Thence along the dividing line between Lots 7 and 8 in the aforementioned plan, North 01° 40' East a distance of 255.95 feet to a cul de sac at the terminus of the aforementioned 50 foot private drive; Thence by the curve of a circle to the right, said circle having a radius of 55 feet an arc distance of 36.25 feet to a point; Thence by the curve of a circle to the left, said circle having a radius of 25 feet an arc distance of 22.39 feet to a point on the south right-of-way line of the aforementioned 50 foot private drive; Thence North 86° 16' West along the south right-of-way line of said private drive a distance of 151.47 feet to a point, being the place of beginning. Containing 1.306 acres.

Subject to a 50 foot building set back line from the right-of-way line of the aforementioned 50 foot private drive.

Subject to a maintenance agreement regarding the aforementioned private drive,

TOGETHER with the right to use in common with others that certain 50 foot

private drive for purposes of egress to and ingress from T-708. Said private drive being more particularly described as follows: BEGINNING at a point on the County Line where the same is intersected by the South right of way line of the 50 foot private drive; Thence South 86° 16' East a distance of 697.85 feet to a point; Thence by the curve of a circle to the right, said circle having a radius of 25 feet an arc distance of 22.39 feet to a point; Thence by the curve of a circle to the left said circle having a radius of 55 feet an arc distance of 161.61 feet to a point; Thence continuing by a curve of a circle to the left, said circle having a radius of 55 feet an arc distance of 109.70 feet to a point; Thence by the curve of a circle to the right, said circle having a radius of 25 feet an arc distance of 22.39 feet to a point; Thence North 86° 16' West a distance of 702.45 feet to a point on the County Line; Thence along the aforementioned County Line South 01° 31' 33" East 50.22 feet to a point, being the place of beginning

TITLE TO SAID PREMISES IS VESTED IN John M. Sorce and Karen M. Sorce, h/w, by Deed from Anthony R. Sorce and Joan F. Sorce, h/w, Dated 05/29/1992, Recorded 07/09/1992, in Book 2086, Page 215.

Tax Parcel: 200-4F127-A11B7

Premises Being: 108 MARY LANE, HARMONY, PA 16037-9544

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30200**  
**C.P. 2019-21384**  
**ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **HOWARD J. STOTLER AND MELISSA L. STOTLER** at the suit of **HUNTINGTON NATIONAL BANK**, Being:

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

Beginning at a point in the center line of Township Road No. 513, said point being the Northwest corner of the tract herein described; thence by said line North 74° 6' East a distance of 67.43 feet to a point in said center line; thence continuing by said center line, North 81° 1' 40" East a distance of 132.93 feet to a point, said point being

the Northeast comer of the tract herein described; thence by other lands of Robert E. Black, et ux, South 1° 6'30" West, a distance of 705.93 feet to a point on lands of J.S. Campbell, Sr.; thence by other lands of J.S. Campbell, Sr., South 86° 25'50" West a distance of 197.55 feet to a point; thence by other lands of Robert E. Black, et ux, North 1° 15' 4" East, a distance of 679.05 feet to a point in the center line of Township Road No. 513, the place of beginning. Having a mobile home placed thereon.

Containing 3.12 acres per survey of William Lucas, dated May, 1969.

BEING known and numbered as 184 Spring Run Road, Butler, PA 16001>>

Being the same property conveyed to Howard J. Stotler and Melissa L. Stotler who acquired title by virtue of a deed from Helen P. O'Planick, dated April 5, 2002, recorded April 24, 2002, at Instrument Number 200204243014186, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-2F63-20A2

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30166  
C.P. 2019-21242  
ATTY LAUREN MOYER**

Seized and taken in Execution as the property of **BRADLEY C. STRAUB AND JODY M. STRAUB** at the suit of LAKEVIEW LOAN SERVICING LLC, Being:

TAXI.D. #: 561-31-165-0000

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH SIDE OF WALLULA AVENUE, A 50-FOOT STREET, AT THE INTERSECTION OF THE LINE BETWEEN LOT NO. 29 AND LOT NO. 28; THENCE SOUTH 88 DEGREES 45 MINUTES EAST, 44 FEET TO LOT NO.27; THENCE SOUTH 1 DEGREE 15 MINUTES WEST BY THE DIVISION LINE BETWEEN LOTS NOS. 28 AND 29, A DISTANCE OF 118 FEET TO LOT NO. 11 IN SAID PLAN; THENCE NORTH 88 DEGREES 45 MINUTES WEST ALONG LOT NO. 11 AND PART OF LOT NO.10, A DISTANCE OF 44

FEET TO A POINT; THENCE NORTH 1 DEGREE 15 MINUTES EAST ALONG THE DIVISION LINE BETWEEN LOTS NOS. 29 AND 28, A DISTANCE OF 118 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 28 IN THE REVISED BOYD HEIGHTS PLAN RECORDED AT RACK FILE SECTION 14 PAGE 15. BEING KNOWN AND NUMBERED AS: 217 WALLULA AVENUE, BUTLER, PA 16001 BEING PARCEL NUMBER: 561-31-165-0000 BEING THE SAME PREMISES CONVEYED TO BRADLEY C. STRAUB AND JODY M. STRAUB, HUSBAND AND WIFE FROM TIFFANY A. MYLAN AND WILLIAM A MYLAN, II HER HUSBAND AND GEORGE L. PRESCO AND JUDITH A. PRESCO, HIS WIFE BY DEED DATED 6/22/2011 AND RECORDED 6/23/2011 INSTRUMENT NUMBER 201106230014883.

Being known as: 217 WALLULA AVENUE, BUTLER, PENNSYLVANIA 16001.

BCLJ: September 13, 20, 27, 2019

**E.D. 2018-30252  
C.P. 2018-21888  
ATTY MICHELLE PIERRO**

Seized and taken in Execution as the property of **BRIAN L. TRISTANI AND MEGAN K. 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: September 13, 20, 27, 2019

**E.D. 2019-30206**

**C.P. 2019-21613**

**ATTY MARTHA E. VON ROSENSTEIL**

Seized and taken in Execution as the property of **TODD TUDOR AND TODD A. TUDOR** at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point in the centerline of Township Route T-554, a public road known as Brewer Road, at the Southwest corner of the lot herein conveyed and being the Northwest corner of lands of now or formerly W.C. Norris; thence along centerline of said Brewer Road, North 3° 00' 14" East, 10.57 feet to a point; thence along same North 4° 15' 46" West, 122.03 feet to a point; thence along same North 14° 54' 06" West, 107.99 feet to a point; thence along same North 3° 00' 24" East, 65.36 feet to a point in the centerline in the intersection of Brewer Road and the intersection of Route T-552, known as Westminster Drive; thence along centerline of Westminster Drive, North 51° 28' 04" East, 81.76 feet to a point; thence along same North 59° 03' 04" East 66.87 feet to a point; thence along same North 61° 16' 34" East, 73.58 feet to a point; thence along same North 67° 27' 14" East, 77.91 feet to a point; thence along same North 69° 39' 14" East, 21.05 feet to a point on line of Lot No. 2 in the same plan; thence along line of Lot No. 2, South 17° 16' 09" East, 371.98 feet, to a point on line of lands of now or formerly W.C. Norris; thence along lands of Norris, North 89° 06' 36" West, 95.00 feet to a point; thence along same South 67° 48' 15" West, 279.79 feet to a point in the centerline of

Brewer Road, the place of beginning.

AND BEING Lot No. 1 in the John M. Allen, Jr. and Kathy B. Allen subdivision of the Ferguson property, as recorded at Rack File 119, page 12 and containing 2.55 acres.

Being the same premises which Todd A. Tudor and Lisa A. Tudor, his wife, by Deed dated 3/14/1996 and recorded 4/11/1996 in Deed Book 2615, page 801 conveyed unto Todd A. Tudor.

Parcel ID: 100-1F161-12DA-0000

IMPROVEMENTS: Residential dwelling

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30175**

**C.P. 2019-21400**

**ATTY KENYA BATES**

Seized and taken in Execution as the property of **BOBBI JO WAYMAN EXTRX & DEVISEE, THOMAS E BRUSE EST BY EXTRX & DEVISEES, THOMAS EDWARD BRUSE EST BY EXTRX & DEVISEES, THOMAS BRUSE DEVISEE AND JOHN M. DEVISEE** at the suit of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1, Being:

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

BEGINNING at a point at the intersection of the Easterly right-of-way line of North Chestnut Street, and the Southerly right-of-way line of West Pearl Street; thence South 83° 25' 30" East along the Southerly right-of-way line of West Pearl Street; a distance of 57.30 feet to a point on line of lands of now or formerly J. M. Serventi; thence South 05° 40' 00" West along line of lands of now or formerly J. M. Serventi a distance of 71.10 feet to a point on line of lands of now or formerly S. J. Neapolitan; thence North 83° 25' 30" West along line of lands of now or formerly B. J. Neapolitan a distance of 57.50 feet to a point North 03° 40' 00" East along the Easterly right-of-way line of North Chestnut Street, a distance of 71.10 feet to a point along the Southerly right-of-way line

of West Pearl Street, the place of beginning.

TAX MAP NO: 565-12-154

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Bruse, Unmarried, by Deed from Randall J. Kruger and Deborah K. Kruger, husband and wife, Dated 03/23/2007, Recorded 03/28/2007, Instrument No. 200703280007253.

THOMAS E. BRUSE A/K/A THOMAS EDWARD BRUSE died on 08/14/2018, leaving a Last Will and Testament dated 05/26/2012. Letters Testamentary were granted to BOBBI JO WAYMAN on 08/31/2018 in BUTLER COUNTY, No. 10-18-0777. The Decedent's surviving devisees are BOBBI JO WAYMAN, BARBARA BRUSE, THOMAS BRUSE, ADAM BRUSE, and JOHN M. BRUSE. By executed waivers BARBARA BRUSE and ADAM BRUSE waived their right to be named.

Tax Parcel: 565-12-154

Premises Being: 329 WEST PEARL STREET, BUTLER, PA 16001-4222

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30176  
C.P. 2019-21401  
ATTY KENYA BATES**

Seized and taken in Execution as the property of **KENNETH D. WISE AND JOYCE A. WISE** at the suit of PNC BANK NATIONAL ASSOCIATION, Being:

**PARCEL ONE:**

ALL those certain two lots of ground numbered 87 and 88 in the Butler Heights Plan of Lots situate in the Third Ward of the City of Butler, Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Southwest corner of Thomas Avenue and Edwards Avenue in said plan; thence South along Thomas Avenue 57 feet to a post at the corner of Lot 86 in said plan; thence West along the Northern line of Lot 86, 83 feet 4 inches to a post at Lot 89 in said plan; thence North along the Eastern line of Lot 89, a distance of 56 feet 8 inches to Edwards Avenue; thence East along Edwards Avenue, 92 feet 2 inches to a post at the corner of Thomas Avenue and Edwards Avenue, the

place of beginning. Having thereon erected a frame dwelling house.

**PARCEL TWO:**

ALL those two lots in the City of Butler, County of Butler, Pennsylvania, being more particularly described as follows:

BEGINNING at a point on the Western line of Thomas Avenue, said point being the Southeast corner of the parcel herein described and common to the Northern line of Edwards Avenue; thence by Edwards Avenue, North 86 degrees 57' 0" West, 75 feet to a point, the Southeast corner of Lot No. 28; thence by Lot No. 28 North 11 degrees 55'0" East, 60 feet to a point, the Southwest corner of Lot No. 31; thence by Lot No. 31, South 86 degrees 57'0" East, 75 feet to a point on the Westerly line of Thomas Avenue; thence by Thomas Avenue, South 11 degrees 55'0" West, 60 feet to a point, the place of beginning. Containing 4,446 square feet or .102 acre and being all of Lots 29 and 30 in the Butler Heights Plan of Lots as recorded in Rack File 9, Page 6.

THIS DESCRIPTION is prepared in accordance with the survey of R.B. Shannon and Associates, Inc dated April 17, 1991.

PARCEL is designated in the Assessment Record for Butler County as Ward 3, Map 4, Lots 29 and 30 out of Parcel 53.

TITLE TO SAID PREMISES IS VESTED IN KENNETH D. WISE AND JOYCE A. WISE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from JEFFREY L. PELLEGRINI AND SARA J. PELLEGRINI, HIS WIFE, Dated 01/15/1999, Recorded 01/19/1999, in Book 2959, Page 351.

Tax Parcel: 563-4-90-0000 and 563-4-70-0000

Premises Being: 26 THOMAS AVENUE, BUTLER, PA 16001-6218

BCLJ: September 13, 20, 27, 2019

**E.D. 2019-30198****C.P. 2018-21402****ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of **MARSHALL WOODSON ASHBY II HEIR, MARSHALL W. ASHBY DECEASED, ANDREW G. ASHBY HEIR, AND UNKNOWN HEIRS** at the suit of CITIZENS BANK-PA, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Concord, County of Butler and Commonwealth of Pennsylvania as more particularly described as follows:

BEGINNING at a point in the center of Legislative Route 10061, said point being the Southwest corner of lands now or formerly of Donald B. Brockley, Janice E. Brockley and Roberta E. Brockley and the Southeast corner of lands now or formerly of Donald B. Brockley, Janice E. Brockley and Roberta E. Brockley; thence North 3° 19' East along line dividing lands now or formerly of Donald B. Brockley, Janice E. Brockley and Roberta E. Brockley and lands now or formerly of Marshall W. Ashby and Joan M. Ashby a distance of 368.48 feet to a point; thence South 82° 45' West through lands now or formerly of Donald B. Brockley, Janice E. Brockley and Robert E. Brockley a distance of 73.33 feet to a point on the East side of a line or driveway; thence South 7° 15' East along the East side of said driveway a distance of 360.77 feet to a point in the center of Legislative Route 10061; thence by the center line of said Legislative Route South 78° 10' East a distance of 6.09 feet to a point at the place of BEGINNING.

CONTAINING .33 acres of land.

BEGINNING at a point in the center of a public road leading from West Sunbury to Hooker at line of lands conveyed to Douglas M. Teeple; thence along the line of land of Douglas M. Teeple, North 3° 19' East, 1,197.58 feet to a point at lien of lands now or formerly of C. Turner; thence along line of lands of C. Turner South 86° 40' East, 1,052.63 feet to lands now or formerly of S.B. Campbell; thence along line of lands now or formerly of S.B. Campbell South 3° 23' 30" West, 1,180.60 feet to a point in the center of public road leading from West Sunbury to Hooker; thence along said public road by following course and distances to the place of beginning; South 82° 18' West, 331.77 feet; thence South 84° 11' West, 202.60

feet; thence North 78° 10' West, 532.40 feet.

CONTAINING 29.92 acres, more or less.

BEGINNING at a point at the intersection of the center line of Legislative Route 10061; at line of lands now or formerly of Rice, and the herein described tract; thence along the center line of Legislative Route 10061 the following courses and distances: South 78° 10' East, a distance of 538.49 feet; North 84° 11' East, a distance of 202.60 feet; and North 82° 18' East, a distance of 331.77 feet to line of lands of now or formerly Campbell; thence along line of lands of now or formerly Campbell, North 3° 23' 30" East, a distance of 1,180.60 feet to line of lands of now or formerly Turner; thence along line of lands of now or formerly Turner, North 86° 40' West, a distance of 1,052.63 feet to line of lands of now or formerly of Rice; thence along line of lands of now or formerly Rice the following courses and distances: South 3° 19' West, a distance of 829.10 feet; South 82° 45' West, a distance of 73.33 feet; and South 7° 15' East, a distance of 360.77 feet to a point, at the place of BEGINNING.

CONTAINING an area of 30.25 acres.

BEING KNOWN AS: 477 Hooker Road, West Sunbury, PA 16061

BEING THE SAME PREMISES which Joan M. Ashby, by Deed dated 9/6/2012 and recorded 9/6/2012 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201209060025555, granted and conveyed unto Marshall W. Ashby.

Marshall W. Ashby departed this life on October 1, 2015.

PARCEL NO.: 110-2F26-4-0000

BCLJ: September 13, 20, 27, 2019

Sheriff of Butler County, Michael T. Slupe