

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: Helen D Bequeath

Late of: Clinton Township PA
Executor: Carla S McMillen
108 Kaiser Road
Butler PA 16002
Attorney: Laurel Hartshorn Esq
Po Box 553
Saxonburg PA 16056

Estate of: Virginia Frost

Late of: Cranberry Township PA
Executor: Robin Vicki Frost
841 California Avenue #703
Avalon PA 15202
Attorney: Paul W Stefano
1901 Lawyers Building
428 Forbes Avenue Suite 1901
Pittsburgh PA 15219

**Estate of: K Joyce Goepfert
a/k/a: Kathryn Joyce Goepfert**

Late of: Center Township PA
Executor: W Gary Goepfert Sr
102 Cayuga Drive
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Beatrice Ann Mack

Late of: Center Township PA
Executor: Thomas F Mack
205 Hilltop Drive
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Helen J Raisley

Late of: Butler Township PA
Administrator D.B.N.:
Elizabeth A Gribik Esq
128 West Cunningham Street
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Elizabeth Irene Weigle

Late of: Marion Township PA
Executor: Delton Loyal Weigle
212 Amber Drive
Slippery Rock PA 16057
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Henry G Zukowski Jr

Late of: Saxonburg PA
Executor: Brittany R Zukowski
106 Hamel Road
Renfrew PA 16053

BCLJ: May 19, 26 & June 2, 2017

SECOND PUBLICATION

Estate of: James Alexander Adams

Late of: Cranberry Township PA
Administrator: Steven E Adams
2 Kendall Ave
Apt 3
Pittsburgh PA 15202
Attorney: Samuel F Zets
SFZ Attorney
301 Grant St Ste 830
Pittsburgh PA 15219

Estate of: Suzan A Hixon

Late of: Adams Township PA
Executor: Steven A Stiefel
3874 Glenlake Drive
Douglasville GA 30134
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: John Jerich Jr

Late of: Jefferson Township PA
Executor: Sylvia Plutyk
438 Sunmine Rd
Sarver PA 16055
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Ruth M McHugh

Late of: Cabot PA
Executor: James Gary McHugh
123 Southridge Drive
Cranberry Township PA 16066
Attorney: Kenneth D Perkins
301 Grant Street
Suite 4300
Pittsburgh PA 15219

Estate of: Rodney Miller

Late of: Worth Township PA
Administrator: Tamara Miller
144 Wolf Lane
Slippery Rock PA 16057
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Kleon Mimis

Late of: Butler Township PA
Administrator: Richard Mimis
1138 Oak Street
Indiana PA 15701
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

**Estate of: Earl O Sangermano
a/k/a: Orlando Earl Sangermano**

Late of: Butler Township PA
Administrator: Cheryl A Sangermano
200 Beech Road
Butler PA 16001

BCLJ: May 12, 19, 26, 2017

THIRD PUBLICATION

**Estate of: DuWayne Louis Baird Jr
a/k/a: DuWayne L Baird Jr**

Late of: Washington Township PA
Executor: DuWayne Louis Baird III
113 Lyn Dale Drive
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Norma J Betty

Late of: Prospect PA
Executor: Robert A Hixson
255 Main Street
Prospect PA 16052
Executor: Jane L Hixson
656 Little Creek Road
Evans City PA 16033
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

Estate of: Michelle L Blauser

Late of: Allegheny Township PA
Executor: Darrel B Blauser
199 Squaw Valley Road
Parker PA 16049
Attorney: Scott W Schreffler
Lynn King & Schreffler PC
606 Main St POB 99
Emlenton PA 16373

**Estate of: Priscilla J Byerly
a/k/a: Priscilla Byerly**

Late of: Butler Township PA
Executor: Lawrence T Byerly Jr
226 Deer Creek Drive
Amelia OH 45102
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Floyd A Ditullio

Late of: Butler Township PA
Executor: Mark D Ditullio
2741 Edith Street
Lower Burrell PA 15068
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Robert Dean Ekas**a/k/a: Robert D Ekas Sr**

Late of: Chicora PA
 Executor: Dorothy T Ekas
 Po Box 141
 Chicora PA 16025
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Nancy L Elder

Late of: Jefferson Township PA
 Executor: James F Elder
 178 Blackberry Hill Lane
 Butler PA 16002
 Attorney: Laurel Hartshorn Esq
 Po Box 553
 Saxonburg PA 16056

Estate of: Dorothy L Gladd

Late of: Clay Township PA
 Executor: Deborah J Shearer
 371 West Brewster Road
 Butler PA 16001
 Attorney: Joseph M Kecskemethy
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001

Estate of: Andy Grinnik

Late of: Zelenople PA
 Executor: Wayne A Grinnik
 329 Compton Court Drive
 Sewickley PA 15143
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

Estate of: Dorothy M Grosjean

Late of: Evans City PA
 Executor: Dorothy G Spence
 106 College Avenue
 Greenville PA 16125
 Attorney: Charles F Perego
 McMonigle Vesely And Perego PC
 694 Lincoln Ave
 Pittsburgh PA 15202

Estate of: Peter Hrip

Late of: Butler Township PA
 Executor: Sharon A Allen
 137 Orchard Drive
 Prospect PA 16052
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler PA 16001

Estate of: Christine Keller

Late of: Center Township PA
 Executor: Rosanne Natili
 132 Rustique Lane
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Frances Kovalchick

Late of: East Butler PA
 Executor: Carolyn Kovalchick Wilkinson
 317 Edgewood Rd
 Pittsburgh PA 15221
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

Estate of: Gloria L Krieger

Late of: Center Township PA
 Executor: Joseph Reeder
 106 Orchard Lane
 Butler Pa 16001
 Attorney: David A Crissman
 Montgomery Crissman Montgomery
 And Kubit LLP
 518 North Main Street
 Butler Pa 16001

Estate of: Jean B Lloyd

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

Estate of: George Masdea

Late of: Middlesex Township PA
 Executor: David J Masdea
 150 Windermere Dr
 Valencia PA 16059
 Attorney: Laurel Hartshorn Esq
 Po Box 553
 Saxonburg PA 16056

Estate of: William C Mathews Sr

Late of: Middlesex Township PA
 Executor: Nancy Lee Wirtz
 268 Steiner Bridge Rd
 Valencia PA 16059
 Attorney: Laurel Hartshorn
 Po Box 553
 Saxonburg PA 16056

Estate: Harry Robert Mowry
a/k/a: H R Mowry
a/k/a: H Robert Mowry
 Late of: Cranberry Township PA
 Executor: Sharon Ann Swinderman
 2110 Darlington Rd
 Beaver Falls PA 15010
 Attorney: Samuel R Coury
 1725 Fifth Ave
 Arnold PA 15068

Estate of: Robert Nixon Jr
a/k/a: Robert J Nixon
a/k/a: Robert Nixon
 Late of: Buffalo Township PA
 Executor: Cynthia O Nixon
 132 Crestwood Dr
 Sarver PA 16055

Estate of: Margaret C Ostwinch
 Late of: Oakland Township PA
 Executor: Daniel R Clark
 317 Euclid Road
 Butler PA 16001
 Attorney: Katrine M Erie
 Erie Law Offices PC
 316 West Jefferson Street
 Butler PA 16001

Estate of: Ronald T Plaszej
a/k/a: Ron Plaszej
 Late of: Butler Township PA
 Executor: Kirk P Heavner
 1020 Sophia Lane
 Mars PA 16046

Estate of: Andrew M Sefcik
 Late of: Butler Township PA
 Administrator: Linda J Nowicki
 20490 S 540 Road
 Welling OK 74471
 Attorney: Philip P Lope
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

Estate of: Florence Kay Shearer
 Late of: Franklin Township PA
 Executor: Robert Gregg Shearer Jr
 371 West Brewster Road
 Butler PA 16001
 Attorney: Joseph M Kecskemethy
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001

Estate of: Mary L Stevenson
a/k/a: Mary Louise Stevenson
 Late of: Butler PA
 Executor: Patty Swidzinski
 115 Grohman Road
 Butler PA 16002
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Edward L Straughn
 Late of: Buffalo Township PA
 Executor: Yetta M Straughn
 360 Cole Road
 Sarver PA 16055
 Attorney: Amy D Rees
 Heritage Elder Law &
 Estate Planning, LLC
 318 South Main Street
 Butler PA 16001

Estate of: Shirley A Swank
 Late of: Winfield Township PA
 Executor: Theodore E Swank
 980 Gabby Ave
 Washington PA 15301
 Executor: Christopher S Swank
 129 Kirkpatrick Ave
 Leechburg PA 15656
 Attorney: Gerald G Deangelis
 512 Market Street

Estate of: Thomas V Viscuso
 Late of: Marion Township PA
 Executor: David Carr
 547 S Main Street
 Harrisville PA 16038
 Attorney: Lewis P McEwen
 McEwen Law Firm
 220 West Pine Street PO Box 510
 Grove City PA 16127
 PO Box 309
 Freeport PA 16229

BCLJ: May 5, 12, 19, 2017

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
Ms.D. No. 17 - 40063
IN RE: REBECCA ANNE KRIEBEL
NOTICE OF FILING OF PETITION
FOR NAME CHANGE AND
DATE OF HEARING**

NOTICE IS HEREBY GIVEN that, on March 22nd, 2017, the Petition of Rebecca Anne Kriebel was filed in the above-named Court, requesting an Order to change the name of Rebecca Anne Kriebel to **Rebecca Aria Kriebel**. The Court has fixed the 7th day of June, 2017, at 10:00 a.m., in Courtroom No. 4 of the Butler County Government Center, Butler, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: May 19, 2017

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 Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **UNDER PRESSURE MOBILE PRESSURE WASHING, LLC** and it is organized effective April 14, 2017.

Joseph V. Charlton, Esquire
Charlton & Charlton
61 7 South Pike Road
Sarver, PA 16055

BCLJ: May 19, 2017

NOTICE

NOTICE IS HEREBY GIVEN THAT Certificate of Organization were filed with and approved effective for the 27 day of January of 2017, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Limited Liability Company which has been organized under the 14 Pa.C.S. Section 8913 of the Statutes of the Commonwealth of Pennsylvania. The name of the Domestic Limited Liability Company is **Anything Healthy LLC**.

BCLJ: May 19, 2017

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

**IN RE: X.B.R
O.A. No. 74 of 2016**

**PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child.

X.B.R. Date of Birth: 11/03/2014

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center on the 25th day of July, 2017 at 1:00 p.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills &
Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: May 19, 2017

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
No. 17-10236**

JPMORGAN CHASE BANK, N.A. Plaintiff
vs.
**JUSTIN R. CUCKLER, in his capacity as
Heir of ROGER J. CUCKLER, Deceased
LAURA A. ELLIOTT, in her capacity as
Heir of ROGER J. CUCKLER, Deceased
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
ROGER J. CUCKLER, DECEASED
Defendants**

NOTICE

To UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER ROGER
J. CUCKLER, DECEASED

You are hereby notified that on March 9, 2017, Plaintiff, JPMORGAN CHASE BANK, N.A., 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. 17-10236. Wherein Plaintiff seeks to foreclose on the mortgage secured on

your property located at 219 SOUTH MAIN STREET, HARRISVILLE, PA 16038-1707 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

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

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

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

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

Butler County Prothonotary's Office
300 South Main Street
Butler, PA 16001
Telephone (724) 284-5214

BCLJ: May 19, 2017

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 28th day of July 2017 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, August 25, 2017 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 19, 26 & June 2, 2017

E.D. 2017-30078

C.P. 2017-20307

SHF FILE: 17000871

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of **MARSHALL W. ASHBY** at the suit of **CITIZENS BK-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.

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

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30074
C.P. 2017-20780
SHF FILE: 17000815
ATTY KERI EBECK**

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

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF SUMMIT IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 03/27/2007 AND RECORDED 03/30/2007, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED VOLUME 2007033000 AND PAGE 07490. TAX MAP OR PARCEL ID NO. 290-2F16-25.

BEING the same premises which Jeffrey M. Barber, by Deed dated March 27, 2007, and recorded on March 30, 2007 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Werner-Barber, in fee.

Being Parcel Number: 290-2F16-25

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30071
C.P. 2017-20765
SHF FILE: 17000808
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **BRYAN J. BARNES** at the suit of WELLS FARGO BANK, N.A., Being:-

All those certain tracts of land situate in the Village of Boyers, Marion Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

FIRST: BEGINNING at a point on the Franklin Road, said point being South 16 degrees West, 8 feet from an iron pin on the Franklin

Road; thence South 78 degrees East along the South line of lands of Dessie Seaton, 60 feet to a point; thence North 16 degrees East along eastern lien of Dessie Seaton, now Craig, 40 feet to a point; thence South 78 degrees East 20 feet, more or less, to a point now or formerly Byers; thence South 16 degrees West along line of lands of Hennon, formerly Reuben Byers, 98 feet, more or less, to a point on the public road; thence North 79 degrees West along said public road, 80 feet to a point on the Franklin Road; thence North 16 degrees East along said Franklin Road, 53.7 feet to a point, the place of beginning, as per survey by L. C. D. Greenough, June 1937.

SECOND: BEGINNING at a post on the Butler and Franklin Road, the Northwest corner of the lot herein conveyed; thence South 82 degrees East, 80 feet, more or less, to a post; thence South 16 degrees West, 52 feet, more or less, to a post; thence South 86 degrees West, 40 feet, more or less, to a post at corner of shed; thence North 78 degrees West, 41.5 feet, more or less, to a point in the aforesaid road; thence along said road North 16 degrees East, 57.3 feet, more or less, to place of beginning.

THIRD: THE grantors remise and release and forever quit-claim to the grantees their heirs and assigns, all their right, title and interest of, in and to a strip of land twelve (12) feet wide along the Franklin Road, and extending along the second tract described above, for a distance of 80 feet, more or less, East to lands of now or formerly Byers.

FOURTH: ALL THAT certain piece, parcel or lot of lands situate in Boyers, Marion Township, Butler County, Pennsylvania, fronting forty-four (44) feet on the Franklin Road and extending back in an easterly direction sixty-five (65) feet by parallel lines. Having thereon erected a frame dwelling house and garage.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED PER THE SURVEY OF BOCK AND CLARK, DATED AUGUST 24, 1998:

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

BEGINNING at a point common to S.R. 4012 and Main Street, f/k/a Franklin Street, said point being the Southwest corner of the lot

herein described; thence along Main Street, a/k/a Franklin Street the following courses and distances: North 16 degrees 00 minute 00 second East, a distance of 53.70 feet; North 78 degrees 00 minute 00 second West, a distance of 5.00 feet; North 16 degrees 00 minute 00 second East, a distance of 113.30 feet, more or less, to a point on line of lands of now or formerly Gaiser, said point being the Northwest corner of the lot herein described; thence along line of lands of now or formerly Gaiser, South 82 degrees 00 minute 00 second East, a distance of 80.00 feet, more or less to line of lands of now or formerly R. McKnight, said point being the Northeast corner of the lot herein described; thence along line of lands of now or formerly R. McKnight, South 16 degrees 00 minute 00 second West, 162.00 feet, more or less, to a point on line of S.R. 4012, said point being the Southeast corner of the lot herein described; thence along line of S.R. 4012, North 79 degrees 00 minute 00 second West, a distance of 80.00 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN BRYAN J. BARNES, by Deed from VERNA MCGALLIS CRAIG AND MARLE KING CRAIG, HER HUSBAND, Dated 08/28/1998, Recorded 08/28/1998, in Book 2904, Page 664.

Tax Parcel: 210-S I-AI3-0000

Premises Being: 2306 Main Street A/K/A 2306 West Sunbury Road, Boyers, PA 16020

BCLJ: May 19, 26, & June 2, 2017

E.D. 2016-30092
C.P. 2016-20170
SHF FILE: 17001026
ATTY JAMES MCNALLY

Seized and taken in Execution as the property of **BIRCH'S BBQ LLC AND 438 S CHESTNUT LLC** at the suit of PROGRESS FUND, Being:-

Real property in the Third Ward in the City of Butler, County of Butler, State of Pennsylvania, described as follows:

PARCEL 1:

All that certain lot or parcel of land situate in the City of Butler, Butler County, Pennsylvania, known as Lot 35 in the Bortmas Plan (unrecorded), and being more

particularly described as follows:

Beginning at the intersection of the southern boundary of a 50-foot right-of-way known as Hazel Avenue (formerly Lincoln Street) and the boundary line between the property herein described and the property now or formerly of Gloria Serventi (Lot 34 in the unrecorded Bortmas Plan); said point being the northeast corner of the property herein conveyed; thence along the property now or formerly of Gloria Serventi, South 4° 14' 42" West, a distance of 115.01 feet to a point on the northern boundary of an alley now or formerly known as Mitchell Alley; thence along said alley North 86° 22' 15" West, a distance of 47.98 feet to a point; thence along the boundary between Lot 35 and Lot 36 North 4° 43' 43" East, a distance of 116.52 feet to a point along the southern boundary of Hazel Avenue; thence along Hazel Avenue South 84° 32' 40" East, a distance of 47.00 feet to a point being the place of beginning.

Being identified as Tax Parcel No.: 563-6-8-0000.

PARCEL 2:

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

Bounded on the North by Hazel Avenue, formerly Lincoln Street; on the east by Lot No. 33 in the same Plan of Lots, owned by Mrs. Helen Vinroe, on the South by Mitchell Avenue; and on the West by Lot No. 35 in the same Plan of Lots, owned by Bernard McKeown.

Being identified as Tax Parcel No.: 563-6-9-0000.

PARCEL 3:

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

On the East by Sullivan Avenue, on the South by Mitchell Alley, on the West by Lot No. 34, on the North by Lincoln Street, also known as Hazel Avenue, and extending between parallel lines, a distance of 112 feet to Mitchell Alley.

Being identified as Tax Parcel No.: 563-6-

10-0000.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30106
C.P. 2017-20803
SHF FILE: 17001037
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of **JASON E. BROWN** at the suit of **STONEGATE MORTGAGE CORPORATION**, Being:-

ALL THOSE CERTAIN two parcels of ground situate in Middlesex Township, County of Butler, and Commonwealth of Pennsylvania, being described as follows:

PARCEL1:

BEGINNING at a point, said point being the northeast corner of property herein conveyed; thence North 86° 45' West 100 feet to a point; thence North 86° 45' West, 100 feet to a point; thence South 3° West 327.74 feet, more or less along line of lands now or formerly of John R Philbin to a point; thence South 87° East 100 feet along line of lands now or formerly of Winterhalter to a big oak tree or stake, being the southeast corner of land herein conveyed; thence North 3° East along line of lands now or formerly of J. Campbell Brandon 327.3 feet, more or less, to a point, the place of BEGINNING.

PARCEL II:

BEGINNING at a point on the West line of Property now or formerly of Richard A Smith and Nell M. Smith, the said point being North 2° 56' East 20 feet from the northwest corner of the property now or formerly of Richard A Smith and Nell M. Smith and the property now or formerly Thomas E. Kilgallen; thence along the West side of the property now or formerly of Richard A Smith and Nell M. Smith, North 2° 56' East 309.68 feet to the southwest corner of the property now or formerly of prior grantors and the land now or formerly of Fred Carey; thence along the land now or formerly of Fred Carey, North 86° 43* West 35 feet to a point and other lands now or formerly of Richard A Smith; thence along lands now or formerly of Richard A Smith in a northeasterly direction to the place of BEGINNING.

SUBJECT TO that certain right of way, as set forth in Instrument dated August 21, 1952,

and recorded in said county Recorder's Office in Deed Book Volume 626, Page 420.

SUBJECT TO those several sewer easements granted to the Saxonburg Area Sewer Authority for the construction and maintenance of sanitary sewer lines over and across the subject property.

TAX ID/PARCEL NO. 230-S4-4E4-00G0 AND 230-S4-4E3A-0000

BEING the same property which Jason E. Brown, an unmarried man, and Aimee A Linnert, an unmarried woman, by Deed dated September 10, 2015 and recorded November 20, 2015 in the Recorder's Office of Butler County, Pennsylvania as Instrument Number 201511200025815 granted and conveyed unto Jason E. Brown, an unmarried man.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30049
C.P. 2017-20350
SHF FILE: 17000757
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **DANIEL BURNS** at the suit of **WELLS FARGO BANK, N.A.**, Being:-

ALL THAT CERTAIN PIECE, PARCEL OR Lot OF LAND SITUATE IN THE BOROUGH OF CHICORA, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE EDGE OF A PUBLIC ALLEY, SAID POINT BEING THE Northwest CORNER OF THE Lot BEING CONVEYED AND PROCEEDING IN AN Easterly DIRECTION ALONG LINE OF LANDS OF PAUL MCGINNIS, A DISTANCE OF 178 FEET, MORE OR LESS, TO A POINT AT LINE OF LANDS OF JOSEPH MORROW, THENCE South ALONG LINE OF LANDS OF JOSEPH MORROW, A DISTANCE OF 30 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SAME COURSE THROUGH THE SAME TRACT OF WHICH THIS IS APART, A DISTANCE OF 133 FEET, MORE OR LESS TO A POINT AT THE PROPERTY LINE OF RALPH SWARTZLANDER; THENCE West ALONG THE LINE OF LANDS OF RALPH SWARTZLANDER, A DISTANCE OF 120 FEET TO A POINT AT THE EDGE OF THE ALLEY; THENCE PROCEEDING IN A

Northerly DIRECTION ALONG THE EDGE OF THE ALLEY. A DISTANCE OF 193 FEET, MORE OR LESS, TO A POINT, SAID BEING THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE.

TITLE TO SAID PREMISES IS VESTED IN DANIEL BURNS, by Deed from JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR EQUITY ONE, ABS, INC., MORTGAGE PASS THROUGH CERTIFICATES SERIES 2000-1,

Dated 12/30/2003,

Recorded 01/30/2004, Instrument No. 200401300003247.

Tax Parcel: 460-SI-EI4D-0000

Premises Being: 109 North Street, Chicora, PA 16025

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30105
C.P. 2017-20931
SHF FILE: 17001041
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **KENT DAUGHERTY HEIR, ANGELA GEAR HEIR, KRISTEL MORITZ HEIR AND UNKNOWN HEIRS OF RICHARD J URBAN JR EST** at the suit of BANK OF NEW YORK MELLON, Being:-

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

ON the North one hundred (100) feet by the center line of the Butler and Millerstown Public Road; On the East, Seven hundred ninety-three and eighty-one hundredths (793.81) feet by Lot No. 7 in the same Plan of Lots; on the South One hundred seven and seventy three hundredths (107.73) feet by lands of the Weiland Heirs; and on the West Seven hundred nineteen and forty-eight hundredths (719.48) feet by Lot No. 5 in the same Plan, being known as Lot No. 6 in the Dillich Plan of Lots.

HAVING thereon erected a dwelling house and a two-car garage.

PARCEL ID: 250-S1-A6-0000

BEING KNOWN AS466 Chicora Road, Butler, PA 16001

BEING the same premises which Rick L. Gladd by Deed dated July 13, 1998 and recorded July 15, 1998 in the Office of the Recorder of Deeds in and for Adams County in Deed Book: 2886 and page: 0754 granted and conveyed unto Richard J. Urban, Jr. and Vicki L. Urban his wife. Vicki L. Urban departed this life on 01/04/2014 and Richard Urban, Jr. departed this life on 11/30/2014

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30104
C.P. 2017-21161
SHF FILE: 17000987
ATTY MATTHEW MCDONNELL**

Seized and taken in Execution as the property of **WENDY FREDERICK, WENDY SCHMITT AND WENDY S SCHMITT** at the suit of WELLS FARGO BANK, NA, Being:-

ALL THOSE two certain lots of land situate in Forward Township, Butler County, Pennsylvania, bounded and described as a whole, as follows:

ON THE NORTH by Butler Alley 90.64 feet; on the East by Lot No. "36" 160.8 feet; on the South by Margaret Avenue 90 feet; and on the West by Alley "G" 176.1 feet; and being Lots 37 and 38 of the Andrew Wahl Plan of the Joseph Ash Farm.

The Improvements thereon being known as 265 Margaret Avenue, Evans City, Pennsylvania -16033.

BEING KNOWN AS: 265 MARGARET AVENUE A/K/A 285 MARGARET AVENUE, EVANS CITY, PA 16033

BEING THE SAME PREMISES which Robert A. Brizendine and Judy A. Brizendine, his wife, by Deed dated January 13, 1997 and recorded January 24, 1997 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2705, Page 0303, granted and conveyed unto WENDY S. SCHMITT

PARCEL NO.: S2-37

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30053
C.P. 2017-20413
SHF FILE: 17000755
ATTY VISHAL DOBRARIA**

Seized and taken in Execution as the property of **JOHN E GOODMAN AND RACHEL M GOODMAN** at the suit of PHH MORTGAGE CORPORATION, Being:-

All that certain piece, parcel or lot of land situate in the First Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, having thereon erected a frame dwelling house, on the South side of Patterson Avenue, being Lot No. 70 in the Cottage Hill Land Plan of Lots, said lot being bounded and described as follows:

On the North by Patterson Avenue; on the East by lot now or formerly Mrs. Balph; on the South by an alley; on the West by Lot No. 69 in the same plan of lots, fronting forty (40) feet, more or less, on Patterson Avenue and extending back preserving the same width one hundred twelve (112) feet to an alley. Property address: 221 E. Patterson Avenue.

TITLE TO SAID PREMISES IS VESTED IN John E. Goodman and Rachel M. Goodman, h/w, as tenants by the entireties, by Deed from Carole S. Batykefer, single woman, Dated 09/24/2008, Recorded 09/29/2008, Instrument No. 200809290022108.

Tax Parcel: 561-1-107-0000

Premises Being: 221 E Patterson Avenue, Butler, PA 16001

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30051
C.P. 2017-20355
SHF FILE: 17000759
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **PATRICIA D HARRIS** at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL THAT CERTAIN lot or parcel of ground situate in Cranberry Township, Butler County, Commonwealth of Pennsylvania being Lot Number 111 in the Marshall Woods Plan, Phase I, which is recorded in Recorder's Office of Butler County in Plan Book Volume 244, Pages 46-52 inclusive.

Parcel No.130-S35-A111

UNDER AND SUBJECT to coal and mining rights, rights of ways, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as shown on recorded plan and recorded in prior instruments of record.

BEING THE SAME PREMISES which Richard F. Bingham and Paulette Bingham, husband and wife, by Deed dated 12/15/2009 and recorded 1/19/2010, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument# 201001190001172, granted and conveyed unto Patricia D. Harris.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2016-30322
C.P. 2016-22089
SHF FILE: 17000011
ATTY THOMAS KING**

Seized and taken in Execution as the property of **TRAVIS S. HILL** at the suit of BREAKNECK CREEK REGIONAL AUTHORITY, Being:-

ALL that certain piece, parcel, or tract of land situate in Adams Township, Butler County, Pennsylvania, described as follows, to wit:

BEGINNING at a point in the center line of a forty foot right of way leading in a Westerly direction from Ridge Road known as Hill Lane; thence along a line of lands of D. Biertempfel, et ux., South 2° 19' West, 398.84 feet to an iron pin on line of other lands of J. Thrower; thence along other lands of J. Thrower, South 71° 03' 20" West, 119.47 feet to the Easterly line of a forty foot right of way; thence along the Easterly line of said forty foot right of way, North 2° 19' East, 397.40 feet to a point in the center line of a forty foot right of way known as Hill Lane leading from Ridge Road; thence along the center of said forty foot right of way (Hill Lane) North 70° 25' East, 120 feet to an iron pin on line of lands of D. Biertempfel, the place of beginning.

CONTAINING One (1) Acres, more or less, in accordance with a survey made by James Anders, R.E., dated June 8, 1957.

TOGETHER with a right of way for the purpose of ingress and egress from Ridge Road on Hill Lane in common with others, said right of way being forty (40) feet wide and extending in a Westerly direction from

Ridge Road. With the right of installing utility lines in said right of way. Said right to be extended to the grantees, his heirs and assigns.

BEING the same premises conveyed to Travis S. Hill by Deed from Earl D. Hill and Ellen B. Hill, his wife, in Trust for Travis S. Hill, dated December 3, 1996, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Record Book 2693, Page 794.

Property Address: 104 Hill Lane, Valencia, Pennsylvania, 16059.

Tax Parcel No. 010-3F59-A6/7-0000.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30072
C.P. 2017-20313
SHF FILE: 17000811
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **DONALD P. HOFFMANN, DONALD HOFFMANN, H&H PROPERTIES, DONALD F. HOFFMANN AND H & H PROPERTIES** at the suit of **BANK OF NEW YORK MELLON**, Being:-

All that certain lot or piece of ground situate in the City of Butler (Ward 1), County of Butler and Commonwealth of Pennsylvania, being more particularly described as follows:

Beginning at the Southwest corner of the lot herein described, being the Southeast corner of lot now or formerly of James Green on McClain Avenue; thence in an Easterly direction along McClain Avenue, 25 feet to a corner of lot now or formerly of Paola and Leonardo Camarco; thence along the line of lot now or formerly of Camarco and lot now or formerly of Manuel Fragale, et ux., in a Northerly direction, 125 feet to a point on Rockaway Street; thence Westwardly along the line of Rockaway Street, 25 feet to a pin on the line of lot now or formerly of James Green; thence Southwardly along the line of lot of said James Green, 125 feet more or less, to McClain Avenue, the place of beginning.

BEING known and numbered as 215 McClain Avenue, Butler, PA 16001

Being the same property conveyed to Donald

P. Hoffman and Donald F. Hoffman, dba H&H Properties, a General Partnership who acquired title by virtue of a deed from Donald P. Hoffmann aka Donald Hoffmann and Jane M. Hoffmann, husband and wife, and Donald F. Hoffmann, no marital status shown, dated March 29, 2006, recorded April 6, 2006, at Instrument Number 200604060007764, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-27-23

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2016-30202
C.P. 2016-21323
SHF FILE: 17000869
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **ANGELA M. HOWAT AND CAMERON R. HOWAT, JR.** at the suit of **LAKEVIEW LOAN SERVICING, LLC**, Being:-

ALL THAT CERTAIN parcel of land situate in Cranberry Township, Butler County and Commonwealth of Pennsylvania, being Unit 9C6 in Amended Parcel 9-C, Glen Eden Phase III-C, Multi Family Site Subdivision as is recorded at Plan Book Volume 168, page 47 in the Office of the Recorder of Deeds for Butler County.

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

DEED BOOK: Instrument Number 201402040002513 DEED PAGE: Instrument Number 201402040002513 MUNICIPALITY: Cranberry Township

TAX PARCEL#: 130-SI8-F9F-0000
PROPERTY ADDRESS: 500 Sunrise Drive Cranberry, PA 16066

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30097
C.P. 2017-20460
SHF FILE: 17000950
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **ROBERT S ISAACS, JR, TRACEY L ISAACS, AND TRACY ISAACS** at the suit of US BANK NATL ASSN, Being:-

ALL THOSE TWO CERTAIN parcels of land situate in the township of Butler, Butler county, Pennsylvania, bounded and described as follows, to wit:

FIRST parcel:

BEING known and designated as lots nos. 77 and 78 in the Burton Heights plan as recorded in Butler county at rack file section 14, page 16. Having erected thereon a one-story frame family detached dwelling and detached concrete block garage.

THE above property is more specifically described in accordance with survey of R. B. Shannon & Associates, Inc. dated May 30, 1984, as follows:

BEGINNING at the southwest corner of the within described premises at the intersection of the east right of way line of Home avenue with the north right of way line of a 20-foot-wide alley known as Hazlett avenue; thence along the east right of way line of Home avenue, north 3 degrees 1 minute east, 100 feet to an existing iron pin on line of lot no. 70 in the same plan of lots; thence by same, south 87 degrees 30 minutes east, 180 feet to an iron pin on the west right of way line of a 20-foot alley; thence by same, south 3 degrees 1 minute west, 100 feet to an iron pin on the north right of way line of Hazlett avenue; thence by same, north 87 degrees 30 minutes west, 180 feet to the place of beginning.

Second parcel:

BEGINNING at the northwest corner of the within described parcel, at the intersection of Hazlett avenue, a 40-foot right of way, and Home avenue, a 40-foot right of way, and being the southeast corner of said intersection; thence along Hazlett avenue, south 88 degrees 24 minutes east, a distance of 350.02 feet to a point on lands sold to Coyle D. Lamison Jr.; thence along said lands, south 0 degrees 40 minutes west, a distance of 92.03 feet to a point on lands of

now or formerly James L. Brewster; thence along said lands and also lands of formerly Clarence R. Deal, now Bruce C. Spiece, north 88 degrees 50 minutes west, a distance of 350 feet to a point on the east side of Home avenue; thence along Home avenue, north 0 degree 40 minutes east a distance of 94.70 feet to a point, the place of beginning. This description is made in accordance with a survey of Charles L. Fair II, registered surveyor, dated August 14, 1971.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Isaacs, Jr., by Deed from Robert S. Isaacs, Jr. and Tracey L. Isaacs, his wife, Dated 11/18/2011, Recorded 12/06/2011, Instrument No. 201112060030265.

Tax Parcel: 056-20-E30-0000

Premises Being: 233 Home Avenue, Butler, PA 16001-2776

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30088
C.P. 2017-20845
SHF FILE: 17000896
ATTY MARK UDREN**

Seized and taken in Execution as the property of **KATHERINE R JANKOVICH IND HEIR, GEORGE JANKOVICH HEIRS, GEORGE JANKOVICH, JR HEIRS, AND UNKNOWN HEIRS** at the suit of US BANK NATL ASSN, Being:-

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BUTLER IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: BEING LOT NO. 357 IN THE BUTLER HIGHFIELDS PLAN OF LOTS. BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 12/11/2001 AND RECORDED 12/11/2001, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN VOLUME 200112110035764 PAGE.

TAX PARCEL IDS: 055-28-B357-000

ADDRESS: 222 LINHURST AVENUE BUTLER, PA 16001

BEING KNOWN AS: 222 Linhurst Ave, Butler, PA 16001

PROPERTY ID NO.: 055-28-B357-000

TITLE TO SAID PREMISES IS VESTED IN George Jankovich, Jr., and Katherine R. Jankovich, his wife BY DEED FROM George Jankovich, Jr.

DATED 12/11/2001

RECORDED 12/11/2001

IN DEED BOOK

Instrument #200112110035764.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30101
C.P. 2017-20414
SHF FILE: 17000977
ATTY MICHAEL CARLETON**

Seized and taken in Execution as the property of **GLORIA J. KLEINHAMPLE AND GLORIA JEAN KLEINHAMPLE** at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:-

All that certain Parcel or Tract of Land situate in Adams Township, Butler County, Pennsylvania, bounded and described as follows:

Bounded on the North, sixty (60) feet by lands now or formerly of Alma Diccico; bounded on the East, (60) feet by lands now or formerly of William Acceita; bounded on the South, Sixty (60) feet by lands now or formerly of Randolph and Margaret Bastian; and bounded on the West, sixty (60) feet by lands now or formerly of Paul and Delores Stanzacki. Containing 0.083 as per survey of James Anders dated September 9, 1957.

Together also with a right of way Fifteen (15) feet in width extending Westward One Hundred Thirty-Three and Thirty-One Hundredths (133.31) feet from the Northwest corner of the above described Parcel or Tract of Land along line of lands of Alma Diccico.

BEING known and numbered as 107 Diccico Lane, Mars, PA 16046

Being the same property conveyed to Gloria Jean Kleinhample, no marital status shown who acquired title by virtue of a deed from Estate of Charles Skornicka, Gloria Jean Kleinhample, executor and Gloria Jean Kleinhample, his daughter, dated July 12,1988, recorded November 17,1988, at

Document ID 015998, and recorded in Book 1434, Page 1028, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 010-3F66-7D

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30063
C.P. 2017-20495
SHF FILE: 17000754
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **JAMES E. MEYERS AND LILLIAN MEYERS** at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:-

SEIZED and taken in execution as the property of James E. Meyers and Lillian Meyers, at the suit of Dollar Bank, Federal Savings Bank vs. James E. Meyers and Lillian Meyers, being:

ALL that certain lot or piece of land situate in Jackson Township, County of Butler and Commonwealth of Pennsylvania.

HAVING erected thereon a dwelling house known as 410 Textor Hill Road, Evans City, PA 16033.

BEING designated as Map and Parcel Number 180-4F52-15C1A-0000.

BEING the same property which Laura Meyers, single person, by Deed dated December 3, 1988 and recorded in the Office of the Recorder of Deeds of Butler County on December 8,1988, in Deed Book Volume 1438, Page 0131, granted and conveyed unto James E. Meyers and Lillian Meyers. Arty: Kristine M. Anthou, Esquire

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30073
C.P. 2017-20359
SHF FILE: 17000810
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **SCOTT R. LOWE AND KRISTEN R. LOWE** at the suit of DITECH FINANCIAL LLC, Being:-

TAX I.D.#:563-6-225A

AH that certain piece, parcel, or tract of land situate in the Third Ward, City of Butler,

Butler County, Pennsylvania bounded and described as follows:

BEGINNING at a point, the Northeast corner of the tract herein described, said point being located at the intersection of West Wayne Street and Liberty Street Butler, Pennsylvania; thence along the Westerly boundary of Liberty Street, a 50-foot right of way. South 19 degrees 00' East, a distance of 30 feet to a point on line of lands of A.L Maletta; thence along line of land of A.L Maletta, South 89 degrees 27' West, a distance of 66.26 feet to a point; thence North 2 degrees 43' West, a distance of 28.81 feet to a point on the Southern boundary of West Wayne Street, a 80-foot right of way; thence along the Southern boundary of West Wayne Street, North 89 degrees 27' East, a distance of 47.71 feet to a point, the place of beginning. HAVING thereon erected a two-story brick dwelling house.

Being known as: 400 LIBERTY STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Scott R. Lowe and Kristen R. Lowe, husband and wife, by deed from Scott R. Lowe and Kristen R. Barraclough n/k/a Kristen R Lowe, husband and wife, dated November 19, 2000 and recorded September 26, 2000 in Instrument Number 200009260022711.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30096
C.P. 2017-20532
SHF FILE: 17000809
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **FRANK S. MASTALSKI, JR** at the suit of **BANK OF NEW YORK MELLON**, Being:-

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BUTLER. WARD 3, IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: LOT 14 IN BRANDEHILL PLAN, PBV 14, PAGE 25. BEING MORE FULLY DESCRIBED IN A DEED DATED 12/08/77 AND RECORDED 12/13/77, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1058" AND PAGE 7S.

ALSO DESCRIBED AS:

ALL THAT CERTAIN parcel of ground situated in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of the lot hereinafter described, said point being on the South side of Greenhill Drive and being common to Lots Nos 13 and 14; thence along the South side of Greenhill Drive North 87° 29' East a. distance of ninety (90) feet to a point on line of Lot No. 15; thence along the line of Lot No. 15, South 2° 31' East, a distance of 140 feet to a point on line of Lot No. 20, thence along line of Lot No. 20 South 87° 29' West a distance of ninety (90) feet to a point on line of Lot No. 13; thence along line of Lot No. 13, North 2° 21' West a distance of one hundred forty (140) feet to a point, the place of beginning. Being Lot No. 14 in the Brandehill Plan of Lots as laid out by Greenough, McMahan & Greenough, RJE., dated December 1954 and recorded in Rack File 14, Page 25. Having thereon erected a one story ranch-type brick dwelling house.

DEED BOOK: 1058

DEED PAGE: 75

MUNICIPALITY: BUTLER TOWNSHIP

TAX PARCEL#: 053-6-C14

PROPERTY ADDRESS: 111 Green Hill Drive Butler, PA 16001

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30047
C.P. 2017-20309
SHF FILE: 17000760
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **GEORGE D. MCCANCH, GEORGE MCCANCH, BEYERL Y MCCANCH AND BEYERLY J. MCCANCH** at the suit of **JPMORGAN CHASE BANK, N.A.**, Being:-

ALL THOSE CERTAIN Lots OF GROUND SITUATED IN THE VILLAGE OF MARWOOD, FORMERLY DELANO, WINFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE North BY LOCUST Street; ON THE East BY RAIL Road Street; ON THE South

BY PEACH ALLEY; AND ON THE West BY CENTER ALLEY; HAVING A FRONTAGE ALONG THE South SIDE OF LOCUST Street 130 FEET, FROM RAIL Road Street TO CENTER Avenue, BEING Lots 24, 25 AND 26 AS PER SURVEY OF GEORGE C. PILLOW, C.E., DATED October 14, 1901.

TITLE TO SAID PREMISES IS VESTED IN George McCanch and Beverley McCanch, his wife, by Deed from McCurdy M. Cypher and Pearl V. Cypher, his wife, Dated 11/17/1978, Recorded 01/04/1979, in Book 1085, Page 167.

Tax Parcel: 320-S4-A17A-0000

Premises Being: 626 Railroad Street, Cabot, PA 16023-2310

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30102
C.P. 2017-20911
SHF FILE: 17001024
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **BRIANNE M. MCGUIRE, EXTRX AND KAREN A. MCGUIRE, EST BY EXTRS** at the suit of FIFTH THIRD MORTGAGE COMPANY, Being:-

ALL THAT CERTAIN CONDOMINIUM UNIT situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Unit 1901 in Adams Crossing at Ambassador, A Condominium, the Declaration of Condominium thereof being recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 200610300027578; as amended by Instrument recorded at Instrument No. 200811070024924 and the Plats and Plans thereof being recorded in Plan Book Volume 296, Pages 41 to 45.

TOGETHER WITH an undivided interest in the common elements appurtenant thereto as set forth in said Declaration of Condominium and any amendments thereto.

TOGETHER WITH the right to use the limited common elements appurtenant thereto pursuant to the Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN KAREN A. MCGUIRE, by Deed from DEKLEWA HOMES ADAMS REALTY, INC., Dated 10/12/2012, Recorded 10/15/2012,

Instrument No. 201210150029557.

Mortgagor KAREN A. MCGUIRE died on 11/17/2014, leaving a Last Will and Testament dated 07/22/2013. Letters Testamentary were granted to BRIANNE M MCGUIRE on 01/27/2015 in BUTLER COUNTY, No.10-15-0063.The Decedent's surviving devisee is BRIANNE M MCGUIRE

Tax Parcel: 010-S4-D1901-0000

Premises Being: 1901 Ambassador Lane Unit 1901, Valencia, PA 16059-1451

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30056
C.P. 2017-20459
SHF FILE: 17000748
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **DAVID B. METZ AND MICHELLE L. METZ** at the suit of JPMORGAN CHASE BANK, Being:-

ALL THAT CERTAIN lot or piece of ground situate in Perm Township, County of Butler and Commonwealth of Pennsylvania, being Lot No. 36 in the Stepland No. Plan of Lots (previously erroneously referred to as Lot No. 26 in prior deed) as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 14, Section 18.

SUBJECT also to a 15 foot easement, the center line of which is the Easterly boundary line of said Lot No. 36.

BEING THE SAME PREMISES which Richard S. Jaksec, Jr. and Angela F. Jaksec, husband and wife, by Deed Dated 9/23/2005 and Recorded 9/30/2005, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument# 200509300028021, granted and conveyed unto David B. Metz Jr. and Michelle L. Metz, husband and wife.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30070
C.P. 2017-20259
SHF FILE: 17000812
ATTY MICHAEL CARLETON**

Seized and taken in Execution as the property of **JAMES S. NELSON, JAMES A. NELSON, AND MARGARET S. NELSON** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:-

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

Beginning at a point in the center line of a public road designated T-552, a 33 foot right-of way, said point being common to lands of Elizabeth N. Habernet, et vir, and lands now or formerly of Gerard Richard Krebs, said point being the Northwest corner of the within described tract of land; thence from said beginning point South 88 degrees 30' East along lands of Habernet, 424.21 feet to a point on lands of Gerard Richard Krebs, et ux; thence South 01 degrees 30' West along lands of Krebs, 200 feet to a point on other lands of Krebs; thence North 88 degrees 30' West along other lands of Krebs, 446.99 feet to a point in the center of Route T-552; thence North 07 degrees 05' 04" East along the center line of Route T-552, 201.30 feet to a point, the place of beginning.

BEING known and numbered as 226 Knoch Road, Saxonburg, PA 16056»

Being the same property conveyed to Margaret S. Nelson and James A. Nelson, husband and wife, who acquired title, with rights of survivorship, by virtue of a deed from Jeanne D. Konar, an unmarried individual, dated August 24,1998, recorded September 3,1998, at Instrument Number 199809030024927, and recorded in Book 2906, Page 883, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 100-1F-159-39A-00

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30062
C.P. 2017-20494
SHF FILE: 17000753
ATTY MARK UDREN**

Seized and taken in Execution as the property of **JOSHUA R PHILIPS** at the suit of OCWEN LOAN SERVICING LLC, Being:-

All that certain piece, parcel, or lot of land situate in Butler Township, Butler County, Pennsylvania, being Lot No. 22 in the Guilford Park Plan of Lots as recorded in Butler County in Rack File 62, Page 7.

Being designated as Tax Parcel No.051-38-G22-0000

BEING KNOWN AS: 113 Coverdale Rd, Butler, PA 16001

PROPERTY ID NO.: 051-38-G22-0000

TITLE TO SAID PREMISES IS VESTED IN Joshua R. Phillips, married BY DEED FROM Michael McKivigan and Laura McKivigan, husband and wife DATED 09/19/2008 RECORDED 09/22/2008 IN DEED BOOK Inst#200809220021535.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30096
C.P. 2017-20412
SHF FILE: 17001038
ATTY JOSEPH FOLEY**

Seized and taken in Execution as the property of **DAVID B PRICE AND UNITED STATES OF AMERICA** at the suit of HUNTINGTON NATL BANK, Being:-

TAX I.D. #: 130-S25-B33-0000

ALL THAT CERTAIN tot or piece of ground situate partially in Cranberry Township and partially in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 33 in the Hidden Oaks Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 158, Page 25.

Being known as: 308 Scenic Ridge Court, Cranberry Township, Pennsylvania 16066.

Title to said premises is vested in David B. Price by deed from Robert E. Johnson and Diane J. Johnson, husband and wife, dated April . 7, 1998 and recorded May 1, 1998 in

Deed Book 2856, Page 0247

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30069
C.P. 2017-20752
SHF FILE: 17000807
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **JAMIE T. PYLE** at the suit of **WELLS FARGO BANK, N.A.**, Being:-

PARCEL ONE:

ALL THAT CERTAIN lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, being Lot No. 23, in the Shakeley Farm Oil Company's Plan or addition to the Borough of Millerstown, now known as Chicora, recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 49, Page 612, said lot fronting 38 feet on Grove Avenue and running back Northward 120 feet; and bounded and described as follows:

COMMENCING at the Northeast corner, thence running West 38 feet to lot of John O'Brien thence running South along the East side of the O'Brien lot 120 feet to Grove Avenue, thence running East along the North side of Grove Avenue 38 feet to lot of A.A. Hoch, Sr., and thence running North 120 feet to the place of BEGINNING.

PARCEL TWO:

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

BOUNDED on the North, fifty (50) feet by lands of A.A. Hoch, Sr. Estate; on the East, one hundred twenty (120) feet by lands of A.A. Hoch, Sr. Estate; on the South, fifty (50) feet by Grove Avenue; and on the West, one hundred twenty (120) feet by other lands of Frvin W. Fennell and Thelma Jean Fennell, his wife.

TITLE TO SAID PREMISES IS VESTED IN Jamie T. Pyle, by Deed from Erica Fennel fin/a Erica McHenry, unmarried, Dated 11/11/2010, Recorded 11/15/2010, Instrument No. 201011150026896.

Tax Parcel: 460-S1-B45-0000

Premises Being: 127 Grove Avenue, Chicora, PA 16025

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30110
C.P. 2017-20846
SHF FILE: 17001066
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **SHELLEY R. READING AND ANDREW S. READING** at the suit of **BANK OF NEW YORK MELLON**, Being:-

ALL THAT CERTAIN lot, parcel or tract of land situate in Buffalo Township, Butler County, Pennsylvania, being specifically described as Lot Nos. 101 through 130 inclusive; Lots 166 through 171 inclusive; Los 201 through 243 inclusive; Lots 282 through 307 inclusive; and Parcels C and D inclusive in the Ridgeview Estates Plan of Lots, as the same is recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on the 10th day of July 2003 in Plan Book Volume 264 page 38, said lot, parcel or tract being part of a larger lot, parcel or tract conveyed to Ronald J. Jack, Grantor herein, by Mary Rován, a single woman, by her deed dated June 19,1992 and recorded in the Office of the Recorder of Deeds in Deed Book Volume 2070, Page 250.

Under and Subject to a 50' building easement

UNDER SUBJECT TO AND TOGETHER WITH restrictions, covenants and easements in the following recorded instruments: 200309290044052, 200311190052176, 200312260056350, 200407280024591, 2004082600280, and 200507180018787.

DEED BOOK : INSTRUMENT# 200611280030030

DEED PAGE : INSTRUMENT# 200611280030030.

MUNICIPALITY: BUFFALO TOWNSHIP

TAX PARCEL#: 040-S14-B169-0000

PROPERTY ADDRESS: 102 Pasture Crossing Drive Sarver, PA 16055

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30099
C.P. 2017-20779
SHF FILE: 17000975
ATTY JACOB OTTLEY**

Seized and taken in Execution as the property of **STEPHANIE M. SCOTT AND STEPHANIE M. FRYE** at the suit of HUNGTINTON NATIONAL BANK, Being:-

TAX I.D. #: 561-27-54A-0000

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

BEGINNING at the Northeast corner at a point on Monroe Street at the corner of Lot No. 31 in the same plan; thence 62.5 feet West to a point; thence South 40 feet to a point on line of Lot No. 29 in the same plan; thence East 62.5 feet to a pin on Monroe Street; thence North 40 feet to a point on Monroe Street, the place of beginning. And being the Eastern one-half (1/2) of Lot No. 30 in the W. S. Boyd Plan, having erected thereon a dwelling house.

Being known as: 308 SOUTH MONROE STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Stephanie M. Scott f/k/a Stephanie M. Frye by deed from James M. Frye and Tamera Lee Frye, a/k/a Tamara Lee Frye dated October 10, 2005 and recorded October 17, 2005 in Instrument No. 200510170029939.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30067
C.P. 2016-22050
SHF FILE: 17000880
ATTY ANDREW MARKOWITZ**

Seized and taken in Execution as the property of **MELISSA A SHAW, THOMAS E SHAW, AND UNITED STATES OF AMERICA** at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:-

ALL that certain lot or piece of ground situate in THE township of Penn, Butler County, Pennsylvania known as Lots 9-11 in the Penn Highlands Plan No. 3 for Highland Development Company as recorded in the Recorder's Office of Butler County in Rack Section 68, page 17.

BEING known as Lots 9-11 Penn Highlands Plan No. 3.

EXCEPTING AND RESERVING a right-of-way, said righty-of-way being thirty (30) feet in width, running parallel with the southern property line of lots 9, 10, and 11. The purpose being for ingress, egress and regress for a rear drive way and for utility and sewer lines from and to other lots owned by Robert C. Raida and Joanna R. Raida, to the unopened end of Huselton Drive.

SUBJECT to covenants, conditions, restrictions, rights of way, easements and agreements of record.

TAX I.D. #: 270-SI 1-B9, 270-SI 1-BIO and 270-SI 1-B1

Being known as: 142 HUSELTON DRIVE, BUTLER, PENNSYLVANIA, 16002.

Title to said premises is vested in Melissa A. Shaw and Thomas E. Shaw by deed from Robert C. Raida and Joanna R. Raida dated June 15, 2001 and recorded August 9, 2001 in Instrument Number 200108090022049.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30093
C.P. 2017-20857
SHF FILE: 17000948
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **PHILIP A SMARETSKY** at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:-

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

BEGINNING at a point on the South Side of a 40 foot road, said point being common to line of Lot No. 12 and being the Northwest corner of the tract herein conveyed; thence North 87° 41' East along the South side of said 40 foot Road, a distance of 100 feet to a point on line of Lot No. 14; thence along line of Lot No. 14 South 2° 19' East a distance of 166.72 feet to a point on line of lands formerly of South 2° 19' East a distance of 166.72 feet to a point on line of lands formerly of Maddern now Bauer; thence along line of lands of Bauer South 87° 23' West a distance of 100 feet to a point on line of Lot No. 12;

thence along line of Lot No. 12 North 2° 19' West, a distance of 167.74 feet to a point on the South Side of a 40 foot Road the place of BEGINNING.

BEING Lot No. 13 in the East Westwood Manor Plan of Lots as laid out by Greenough, McMahon and Greenough, Registered Engineers, September, 1955.

DEED BOOK: Instrument Number 201204250011434
DEED PAGE: Instrument Number 201204250011434
MUNICIPALITY: Butler Township
TAX PARCEL#: 056-3-B13-0000

PROPERTY ADDRESS: 312 Westbrook Drive Butler, PA 16001

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30048
C.P. 2017-20349
SHF FILE: 17000758
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **EDWARD M. WADDING, CHRISTY WADDING, AND CHRISTY L. WADDING** at the suit of LSF9 MASTER PARTICIPATION TRUST, Being:-

All those certain pieces, parcels or lots of ground situate in the Borough of Bruin, Butler County, Pennsylvania, bounded and described as follows:

Parcel No. 1: ON the North by an alley; on the East by Bear Creek; on the South by Station Street; and on the West by land now or late of the Eagle Refining Company.

Parcel No. 2: BEGINNING at a point on the North side of Railroad Street on line of the Eagle Refining Company, the southwest corner of the land herein described; thence North along other land now or late of the Eagle Refining Company, 78 feet to a point on line of land now or late of Odd Fellows Lodge; thence along land of said Odd Fellows Lodge, 57.5 feet more or less to a Maple tree; thence North along said land of Odd Fellows Lodge, 88 feet to an alley; thence East along said alley 22 feet to a stake, the northeast corner of the land herein described; thence South preserving a width of 22 feet along other :Land now or late of Snow, 88 feet to a stake; thence in a southwesterly direction along other land of said Snow, 78 feet more

or less to a stake on the north side of Railroad Street, the southeast corner of the land herein described; thence West along said Railroad Street, a distance of 68 feet, more or less, to the place of beginning.

EXCEPTING AND RESERVING from the above described premises that certain parcel conveyed to Roger D. Whited, et ux., by deed dated August 30, 1991 and recorded in Deed Book 1871, page 18.

SUBJECT TO coal and mining rights, rights of way, easements, building lines, covenants, conditions, restrictions, etc., as same may appear in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Edward M. Wadding, by Deed from Robert D. Acquavita and Celia M. Acquavita, h/w, dated 09/29/2003, recorded 10/02/2003 in Instrument Number 200310020045059. Tax Parcel: 340-S I-A28-0000, 340-S1-A29-0000

Premises Being: 109 Station Street, Bruin, PA 16022

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30089
C.P. 2017-20824
SHF FILE: 17000930
ATTY DAVID RAPHAEL**

Seized and taken in Execution as the property of **LEONARD S WALKOWIAK AND DIANE L WALKOWIAK** at the suit of NEXTIER BANK, NA, Being:-

Parcel No. 1: ALL that certain piece or lot of land situate in the Village of Lyndora, Township of Butler, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 387 in the Lyndora Land & Improvement Company Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Vol. 1, page 6.

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

BEING the same premises conveyed by Deed dated September 27, 2006 from The American Legion Michael Kosar Post 778,

a Pennsylvania non-profit corporation, to Leonard S. Walkowiak and Diane L. Walkowiak, his wife, as recorded on October 2, 2006 in the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 200610020025210.

DESIGNATED as Map #52-37-A387.

Parcel No. 2: ALL that certain piece, parcel and lot of ground situate in the Village of Lyndora, Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of the lot herein conveyed at the intersection of Chesapeake and Bessemer Avenue; thence along the western line of Chesapeake Avenue, 110 feet to a 16 foot alley; thence west along the northerly line of said alley 50 feet to the southeastern corner of Lot No. 462 in said plan; thence North along the eastern line of said Lot No. 462, 110 feet to the southerly line of Bessemer Avenue; thence East along said Bessemer Avenue 50 feet to the place of beginning.

BEING the same premises conveyed by Deed dated September 27, 2006 from The American Legion Michael Kosar Post 778, a Pennsylvania non-profit corporation, to Leonard S. Walkowiak and Diane L. Walkowiak, his wife, as recorded on October 2, 2006 in the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 200610020025210.

DESIGNATED as Map #52-37-A463

INSTRUMENT NO. 200610020025210
Parcel Nos. 52-37-A387 & 52-37-A463

BCLJ: May 19, 26, & June 2, 2017

E.D. 2017-30090
C.P. 2017-20825
SHF FILE: 17000931
ATTY DAVID RAPHAEL

Seized and taken in Execution as the property of **LEONARD S WALKOWIAK AND DIANE L WALKOWIAK** at the suit of NEXTIER BANK, N.A., Being:-

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

ONE: On the North one hundred (100) feet, more or less, by the Clinton Hotel property formerly a part of Lot. No. 5 in the Marshall and Schenck Plan; on the East twenty-five (25) feet, more or less, by First Avenue or Pillow Street; on the South eighty (80) feet, more or less by lot now or formerly of M.A. Cypher and on the West twenty-two (22) feet by Second Avenue. The North and South boundaries being parallel to South boundaries of Lots numbered 2, 3 and 4 in aforesaid Plan, and the Northwest corner of said Lot being at a point in Second Avenue eight feet South of the Southwest corner of Lot No.4 in the said Plan. This lot being parts of Lots Nos. 5 and 6 in the Marshall and Schenck Plan, of record in Plan Book 2, page 12.

HAVING thereon erected a two-story brick building and being designated 110 Pillow Street, Butler, PA 16001.

BEING the same tract of land conveyed by Guy A. Travaglio and Bonita R Travaglio, his wife, and Michael R. Travaglio to Leonard S. Walkowiak by Deed dated July 17, 2009 and recorded July 20, 2009 in the Recorder of Deeds Office of Butler, County, Pennsylvania at Instrument No. 200907200016781.

Tax Parcel 563-24-349

TWO: BEGINNING at a point being the Northwest corner of the within described tract at the West Cunningham Street right of way; thence South 51°15'50" East, 70.89 feet along the West Cunningham Street right of way to a point; thence by a curve to the right having a radius of 30.00 feet, a distance of 57.106 feet to a point on the Pillow Street right of way; thence South 57°48'00" West 22.89 feet along the Pillow Street right of way to a point, being the Southeast corner of the within described tract; thence North 68°10'04" West, 68.01 feet along an eight foot alley right of way to a point, being the Southwest corner of the within described tract; thence North 20°32'02" East, 85.48 feet along property now or formerly Scialabba to a point; thence place of beginning. Containing .14 acres per survey of Olsen Engineering and Associates, dated February 5, 1986.

HAVING thereon erected a building.

BEING designated 108 Pillow Street, Butler, PA 16001. Tax Parcel 563-24-348

AND BEING the same tract of land conveyed by Guy A. Travaglio and Bonita R. Travaglio, his wife, and Michael R. Travaglio to Leonard S. Walkowiak by Deed dated July 17, 2009 and recorded July 20, 2009 in the Recorder of Deeds Office of Butler, County, Pennsylvania at Instrument No. 200907200016781.

INST #200907200016781

Parcels #563-24-349 & 563-24-348

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30107
C.P. 2017-20439
SHF FILE: 17001042
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of **RACHEL GILSON WINSLOW, ADMRX, TONI LEE GILSON EST AND TONI L. GILSON** at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Fourth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

On the North 156 feet by Lot of now or formerly of McClelland; on the East 30 feet by Lot formerly of Shephard; on the South 157 feet by Lot of now or formerly the English Luthern Parsonage; and on the West 50 feet by Oak Street,

Together with and subject to all rights and obligations of owners of adjoining party walls.

BEING PARCEL I.D. NO.: 564-21-121

BEING KNOWN AS: 160 Oak Street, Butler, PA 16001

BEING the same property which Grace R. Yoas Hindman formerly Grace Yoas unmarried, by Deed dated August 13,1993 and recorded August 17,1993 in the Recorder's Office of Butler County, Pennsylvania as Book Number 2348 Page 0282 Instrument Number 018575 granted and conveyed unto Toni Lee Gilson, and the said Toni lee Gilson departed this life, and Rachel Gilson Winslow has been appointed as Administratrix of her Estate.

BCLJ: May 19, 26, & June 2, 2017

**E.D. 2017-30064
C.P. 2017-20111
SHF FILE: 17000751
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of **STELLA P. YOUNG** at the suit of CITIZENS BK-PA, Being:-

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 61 in the Franklin Ridge Plan of Lots a recorded in the Recorder's Office of Butler County in Plan Book Volume 218, Page 46 to 49.

THIS CONVEYANCE IS MADE SUBJECT to coal, oil, mineral and mining rights and privileges incident to the mining of coal heretofore conveyed of record.

FURTHER SUBJECT to all restrictions, reservations, rights of way, easements for public utilities and building line(s) as may be shown on the recorded plan and in prior instruments of record.

BEING the same property which J.E. Wicks Construction, Inc., by J.E. Wicks, by Deed dated November 26, 2003 and recorded with the Butler County Recorder of Deeds on December 4, 2003 as Instrument No. 200312040053924, granted and conveyed unto Stella P. Young

DEED BOOK: 200312040053924

DEED PAGE: 200312040053924

MUNICIPALITY: Township of Cranberry

TAX PARCEL#: 130-S28-C61

PROPERTY ADDRESS: 101 Ridgemoor Drive Cranberry Township, PA 16066

BCLJ: May 19, 26, & June 2, 2017

Sheriff of Butler County, Michael T. Slupe