



BUTLER COUNTY • PENNSYLVANIA

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Legal Journal

Vol. 27

July 19, 2019

No. 51

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Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable William R. Shaffer, Administrative Judge

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

Butler County Bar Association

Jackie R. Dimun, President

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Butler County Legal Journal

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PLEASE NOTE:

**Advertisements must be received by 12:00 PM
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CLE



UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at www.pbi.org.

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email info@butlerbar.org

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

July 22, 2019	PBI: US Supreme Court Roundup Butler County Bar Association 4 substantive credits, Mon., July 22, 2019 12:00p-4:30p
July 23, 2019	PBI: Kids in Cyberspace Butler County Bar Association 5 substantive credits, 1 ethics credit Tues., July 23, v2019 9:00a-4:00p
July 24, 2019	PBI: Winning Numbers Butler County Bar Association 5 substantive credits, 1 ethics credit Wed., July 24, 2019 8:30a-3:30p
July 25, 2019	PBI: The Lawyer's Compass Butler County Bar Association 3 substantive credits, 3 ethics credit Thurs., July 25, 2019 8:30a-4:30p
August 1, 2019	PBI: A Day on Real Estate East Butler County Bar Association 5 substantive credits, 1 ethics credit Fri., August 1, 2019 9:00a-4:15p
August 5, 2019	PBI: The Brain Butler County Bar Association 5 substantive credits, 1 ethics credit Mon., August 5, 2019 9:00a-5:00p
August 7, 2019	PBI: A Day on Ethics with Sean Carter Butler County Bar Association 6 ethics credit Wed., August 7, 2019 9:00a-4:15p

Please address all communications to:

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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: Inalee Dillon****a/k/a: Lee Dillon**

Late of: Zelienople PA
 Executor: E Ross Dillon
 2400 Burgess Dr
 Apt 206
 Zelienople PA 16063
 Attorney: Robert G Lovett
 Lovett Bookman Harmon Marks LLP
 1001 Liberty Ave Suite 1150
 Pittsburgh PA 15222

Estate of: Emilia Linnea Olson Moseley**a/k/a: Emilia O Moseley****a/k/a: Emilia L Moseley****a/k/a: Emilia Olson Moseley**

Late of: Center Township PA
 Executor: Rebecca E Hack
 820 Bonniebrook Drive
 Butler PA 16002

Estate of: Mary Alice Paul**a/k/a: Mary A Paul****a/k/a: Mary Alice Weller Paul**

Late of: Slippery Rock PA
 Executor: Thomas K Weller
 1013 Applejack Drive
 Gibsonia PA 15044
 Attorney: Amy E Molloy
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

Estate of: Catherine Ryan

Late of: Cranberry Township PA
 Executor: Catherine Campbell
 2 Reedmoor Lane
 Cranberry Twp PA 16066
 Attorney: Nicole M Lapresta Esq
 Shields and Boris
 1150 Old Pond Road
 Bridgeville PA 15017

Estate of: Helen Solobay

Late of: Concord Township PA
 Executor: Margaret E Solobay
 411 Hooker Road
 West Sunbury PA 16061
 Executor: First Commonwealth Bank Trust
 437 Grant Street
 Pittsburgh PA 15219
 Attorney: Nicole L Phatak
 Cohen and Grigsby PC
 625 Liberty Ave
 Pittsburgh PA 15222

Estate of: Robert E Sommers

Late of: Seven Fields PA
 Executor: Linda J Scolieri
 164 Village Drive
 Cranberry Twp PA 16066
 Attorney: Benjamin S Johns
 Sechler Law Firm LLC
 183 Scharberry Lane
 Mars PA 16046

Estate of: Michael Anthony Wesley**a/k/a: Michael Anthony John Wesley**

Late of: Butler Township PA
 Administrator: William Wayne Wesley
 306 Hill Farm Lane
 Valencia PA 16059

BCLJ: July 19, 26 & August 2, 2019

SECOND PUBLICATION**Estate of: Virginia R Anguish**

Late of: Cranberry Township PA
 Executor: Jill A Anguish
 5301 Keystone Street
 Pittsburgh PA 15201
 Attorney: William E Goehring Esq
 1207 Beechwood Boulevard
 Pittsburgh PA 15206

Estate of: Joan A Barford**a/k/a: Joan Alexandra Barford**

Late of: Cranberry Township PA
 Executor: Peter Albert
 310 Satinwood Lane
 Greensburg PA 15601
 Attorney: Kenneth Ficerai
 Mears Smith Houser & Boyle PC
 127 North Main Street
 Greensburg PA 15601

Estate of: Tamas Becse

Late of: Cranberry Township PA
Administrator: C.T.A.: Tatyana Becse
121 Stockton Ridge Unit 117
Cranberry Twp PA 16066
Attorney: Marcia L Depaula
Steptoe & Johnson PLLC
11 Grandview Circle Suite 200
Canonsburg PA 15317

**Estate of: Virginia L Chuba
a/k/a: Virginia Chuba**

Late of: Butler Township PA
Executor: Thomas J Chuba Jr
12618 Heritage Farm Lane
Oak Hill VA 20171
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Richard A Gavula Sr

Late of: Butler Township PA
Administrator: Richard A Gavula Jr
211 Willow Run Drive
Butler PA 16001
Administrator: Jennifer L Gavula Roush
142 Golfview Dr
Gibsonia PA 15044
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

**Estate of: Mary Ann Green
a/k/a: Mary A Green**

Late of: Franklin Township PA
Administrator: Debra G Dixon
137 Hall Road
Slippery Rock PA 16057
Attorney: Thomas R Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

**Estate of: Randall L Haas
a/k/a: Randall Lee Haas**

Late of: Clinton Township PA
Executor: Sherry L Haas
317 Goldscheitter Road
Sarver PA 16055
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Karen E Hilliard

Late of: Prospect PA
Administrator: Eric Hilliard
167 Church Street
Prospect PA 16052
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Charles A Martin

Late of: Jefferson Township PA
Executor: Lisa L Giese
112 Martin Lane
Butler PA 16002
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Ronald A McCall

Late of: Saxonburg PA
Executor: Karen S Collins
106 Rolling Mills Drive
Valencia PA 16059
Executor: Alicia M Roxbury
294 Crown Hill Road
Prospect PA 16052
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

**Estate of: Helen McElhinny
a/k/a: Helen Habay McElhinny**

Late of: Forward Township PA
Executor: Michael N Carney
205 Parkwyn St
Elizabeth PA 15037
Attorney: Kerry A Fraas
1420 Fallen Timber Road Suite 100
Elizabeth PA 15037

**Estate of: Rosemarie Brown Reubi
a/k/a: Rosemarie B Reubi**

Late of: Zelienople PA
Executor: John W Reubi
554 Yellow Creek Road
Harmony PA 16037
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Wayne Robert Thoma**a/k/a: Wayne R Thoma**

Late of: Center Township PA
Executor: Timothy R Thoma
447 Marwood Road
Cabot PA 16023
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Jack John Tarosky**a/k/a: Jacob John Tarosky**

Late of: Jefferson Township PA
Executor: Michael J Tarosky
213 Roselle Dr
Apollo PA 15613

Estate of: David E Voelker

Late of: Butler PA
Executor: Deborah L Williams
323 School Street
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Betty K Westerman**a/k/a: Betty Klee Westerman**

Late of: Butler Township PA
Executor: David L Westerman
120 Springer Plan Road
Freedom PA 15042
Attorney: Michael D Gallagher
Murrin Taylor & Gallagher
100 East Diamond Street Suite 101
Butler PA 16001

BCLJ: July 12, 19, 26, 2019

THIRD PUBLICATION**Estate of: Claudia A Cunningham**

Late of: Cranberry Township PA
Executor: Mark E Cunningham
140 Kruest Drive
Freedom PA 15042
Attorney: Maryann Bozich DiLuigi
506 S Main Street
Suite 2201
Zelienople PA 16063

Estate of: Lois Finley**a/k/a: Lois Ann Finley****a/k/a: Lois A Finley**

Late of: Cabot PA
Executor: David T Finley Jr
8789 Terrace Dr
Pittsburgh PA 15237

Estate of: George H Fox

Late of: Jefferson Township PA
Executor: Beatrice S Wallace
131 Carol Drive
Saxonburg PA 16051
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

Estate of: Albert M Gladis

Late of: Butler Township PA
Executor: Juliann Sheptak
116 Garden Grove Drive
Butler PA 16002
Attorney: Robert J Stock
Stock & Patterson
106 South Main St Suite 603
Butler PA 16001

Estate of: James J Kile

Late of: Connoquenessing Township PA
Executor: Kimberly A Rapsinski
477 Old Plank Road
Butler PA 16002
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Stephen D Lent

Late of: Mars PA
Administrator: Richard Lent
4465 Outrigger Cr
Huntington Beach CA 92649
Attorney: Mark A Criss
20436 Route 19
Suite 620 #182
Cranberry Twp PA 16066

Estate of: Marilyn B Levin

Late of: Butler Township PA
 Executor: Eric D Levin
 198 Beech Road
 Butler PA 16001

Estate of: Mary Lou Matteau

Late of: Seven Fields PA
 Executor: Donald J Matteau
 3896 Rivendale Road
 Denver NC 28037
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

Estate of: William L Paulsen

Late of: Saxonburg PA
 Executor: Michael S Lazaroff
 PO Box 216
 Saxonburg PA 16056
 Executor: Toni J Sasse
 200 Leasureville Road
 Cabot PA 16023
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

Estate of: Joseph J Spisak

Late of: Valencia PA
 Executor: Shirley Novak
 500 Grant Street Suite 2900
 Pittsburgh PA 15219
 Attorney: Shirley Novak
 500 Grant Street BNY Mellon Center
 Suite 2900
 Pittsburgh PA 15219

Estate of: James A Wigton

Late of: Butler Township PA
 Executor: Timothy J Wigton
 127 W Muntz Avenue
 Butler PA 16001
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

BCLJ: July 5, 12, 19, 2019

MORTGAGES

Recorded June 17 - June 21, 2019

Ahmadi, Masoudeh; Farid, Farshad--CITIZENS BK NA--Cranberry Twp Sub/Condo:Oakview Ests Planned Community Lot:324 Street:119 Oakview Drive Parcel:130-S32-A324:\$392,800.00

Aiello, Brian D; Aiello, Tara D--E MTG MGMT LLC--Cranberry Twp Sub/Condo:Shadow Creek Plan Lot:109 Street:118 Dalliance Court Parcel:130-S37-C109:\$455,000.00

Ali, James P; Ali, Kimberly J--CITIZENS BK PA--Cranberry Twp Sub/Condo:Cranberry West Plan Ph III Lot:307 Street:610 Jennifer Dr Parcel:130-S12-F307:\$114,000.00

Arnold, Christopher D; Arnold, Tamara C Aka; Frech, Michael E Aka; Frech, Tamara E Aka--ARMCO CRED UN--Buffalo Twp Street:115 Edgewood Dr Parcel:040-S7-C15:\$25,000.00

Arnold, Christopher D; Arnold, Tamara C Aka; Frech, Tamara E Aka; Frech, Tamara E Aka--ARMCO CRED UN--Buffalo Twp Street:115 Edgewood Dr Parcel:040-S7-C15:\$90,000.00

B R P 3 LLC; Brp3 LLC--BANCORP BK--Cranberry Twp Street:1335 Old Freedom Road Parcel:130-4F110-6G:\$4,148,000.00

Baker, Lindsey; Baker, Wayne--PNC BK NATL ASSN--Cranberry Twp Street:220 Gate Dancer Dr Parcel:130-S29-A221:\$140,000.00

Barkley, Christina M--ARMCO CRED UN--Slippery Rock Twp Street:863 Franklin Road Parcel:280-3F94-A9C:\$7,000.00

Bauer, Kathleen A; Bauer, Lucas M--ARMCO CRED UN--Oakland Twp Sub/Condo:Fife Sub Lot:1 Street:222 O'Donnell Road Parcel:250-1F106-29B Acre:5.678:\$226,000.00

Beattie, Allison; Spreng, David--QUICKEN LOANS INC--Jefferson Twp Street:736 Saxonburg Rd Parcel:190-2F12-27A Acre:8.0:\$218,500.00

Beaulieu, Jade Alexandra Aka; McElravy, Jade A Aka; McElravy, Jade Alexandra Aka; McElravy, Jade Alexandra Aka--WELLS FARGO BK NA--Butler Twp Street:4322 Highland Ave Parcel:054-26-30:\$144,400.00

Becker, Dustin C; Kovach, Kayce--ARMCO CRED UN--Evans City Boro Sub/Condo:Evansburg Plan Lot:31 Street:129 Jackson Street Parcel:400-S2-D31 Acre:0.25:\$159,600.00

Bellaji, Robyn Michele--ARMCO CRED UN--Butler Twp Ward:4 Street:124 Dershimer Ave Parcel:054-33-119:\$22,000.00

Belmont Investment Properties LLC;
Gray, Jacquelyn P; Gray, Joseph L;
Gray, Joseph L--NEXTIER BK NA--Butler
 Twp Sub/Condo:Rittsworod Plan Lot:53
 Street:440 Belmont Road Parcel:053-
 15-A55:\$300,000.00

Beneigh, Andrew J; Beneigh, Sara M--
 UNITED WHOLESALE MTG--Lancaster
 Twp Sub/Condo:Timber Ridge Plan Lot:18
 Street:116 Timber Ridge Dr Parcel:200-
 4F56-5D18:\$585,000.00

Bennett, Gay L; Bennett, Gay L Revocable
Living Tr By Trs; Bennett, Gay L Trs;
Bennett, Joanne E; Bennett, Joanne E
Revocable Living Tr By Trs; Bennett,
Joanne E Trs; Bennett, Joanne E Trs;
Bennett,--FIRST COMMONWEALTH
 BK--Jefferson Twp Street:148 Rockdale
 Rd Parcel:190-2F12-4J:\$35,000.00

Benso, Jade C; Benso, Steven--CITIZENS
 BK NA--Seven Fields Boro Sub/
 Condo:Northridge Ests Plan Ph III Lot:804
 Street:806 Graywyck Drive Parcel:505-
 S5-A804:\$347,500.00

Berkstresser, Shawn D; Berkstresser,
Sue A Aka; Buczkowski, Sue A Aka;
Buczkowski, Sue A Aka--FARMERS
 NATL BK EMLENTON--Cherry Twp
 Street:369 Chambers Rd Parcel:070-
 2F116-24:\$50,000.00

Berringer, Brandon L--NORTHWEST BK-
 Cranberry Twp Sub/Condo:Glen Eden
 V Lot:512 Unit:512-B Street:833 Sunset
 Circle Parcel:130-S23-D512B:\$162,775.00

Bingle, Airika B--ASSOCIATED MTG
 BANKERS INC--Seven Fields Boro Sub/
 Condo:Castle Creek Plan Lot:4 Unit:417
 Street:126 Mosside Loop Parcel:505-S1-
 4D417:\$136,242.00

Bittner, Edward F Jr--MARS BK--Adams
 Twp Unit:9 Street:207 Adams Pointe Blvd
 Parcel:010-S18-C207/9:\$20,000.00

Black, Amy S; Black, James L--
 ARMSTRONG CO BLDG & LOAN
 ASSN--Buffalo Twp Sub/Condo:Buffalo
 Ests Lot:55 Street:108 Wonderly Drive
 Parcel:040-S12-B55:\$128,000.00

Brazel, Jennifer M; Brazel, Thomas
A--PNC BK NATL ASSN--Adams Twp
 Street:103 Snowcap Dr Parcel:010-
 S9-K4:\$30,000.00

Brown, Christopher M; Brown, Janet--
 QUICKEN LOANS INC--Buffalo
 Twp Street:324 Bear Creek Rd
 Parcel:040-S5-46:\$139,428.00

Bruce, Jay W; Bruce, Penelope S--UNION
 HOME MTG CORP--Jefferson Twp
 Street:249 Great Belt Rd Parcel:190-
 1F155-20E Acre:1.716:\$325,000.00

Buettner, Matthew W; Buettner, Patricia

A--AMERICAN FIN MTG CORP-
 Cranberry Twp Sub/Condo:Crystal
 Springs Prd Ph II Plan Lot:16 Street:130
 Crystal Spring Drive Parcel:130-
 S26-B16:\$484,350.00

Carchedi, Matthew S; Carchedi, Melissa
S--SEVEN SEVENTEEN CRED UN
 INC--Middlesex Twp Sub/Condo:Reuben
 Park Plan Lot:2 Street:101 Park Drive
 Parcel:230-S8-D2:\$170,800.00

Carroll, Diane H--UNION SAV BK--
 Cranberry Twp Sub/Condo:Blue Ridge Ests
 Plan Ph II Lot:101 Street:141 Blue Ridge
 Drive Parcel:130-S20-B101:\$115,000.00

Chidester, Adam; Chidester, Alexandra
J--FIRST NATL BK PA--Butler Twp
 Sub/Condo:Eberhart Plan Lot:11
 P/O Street:105 Bramble Avenue
 Parcel:054-26-28:\$173,630.00

Christy, Brian E--AGCHOICE FARM CRED
 ACA--Washington Twp Sub/Condo:Keagle
 Sub Lot:2 Street:260 Old Brick Rd
 Parcel:310-2F32-35H:\$145,000.00

Chute, Michele L; Chute, Norman T--
 MARS BK--Jackson Twp Street:467 Ridge
 Rd Parcel:180-S5-D4:\$190,000.00

Covert, Amanda Marie; Covert, James
Dominic--FBC MTG LLC--Middlesex
 Twp Sub/Condo:Moran Sub No 2 Lot:1
 Street:496 Leslie Rd Parcel:230-2F77-44B
 Acre:21.464:\$373,344.00

Crawley, Columbus Lee; Crawley,
Kimberly Ann--CITIZENS BK NA--Penn
 Twp Sub/Condo:Club Overlook Ests Plan
 Lot:16 Street:1213 West Drive Parcel:270-
 S7-B16:\$325,000.00

Cunningham, Shawn; Cunningham,
Shelley--NVR MTG FIN INC--Middlesex
 Twp Sub/Condo:Blackhawk Prd Ph III
 Lot:321 Street:1046 Blackhawk Drive
 Parcel:230-S17-B321:\$205,000.00

Dellich, Daniel F Aka; Dellich, Daniel J
Sr Aka; Dellich, Katherine P; Dellich,
Katherine P--LIBERTY BAIL BONDS
 INC--Marion Twp Street:524 Harrisville
 Road Parcel:210-2F118-15J:\$50,000.00

Depew, Bryan J--UNITED WHOLESALE
 MTG--Middlesex Twp Sub/Condo:Tall
 Timbers Plan #2 Lot:1 Street:143 Forsythe
 Rd Parcel:230-3F57-9B:\$261,652.00

Diaz, Alejandro Gonzalez--WELLS FARGO
 BK NA--Adams Twp Sub/Condo:Treesdale
 Audubon Hills Neighb Lot:21
 Street:9001 Audubon Dr Parcel:010-
 S12-A21:\$74,900.00

Dlouhy, Brendan F; Dlouhy, Susan M--
 CITIZENS BK PA--Cranberry Twp Sub/
 Condo:Preserve Plan No 2 Lot:230
 Street:404 Honey Locust Dr Parcel:130-
 S34-B230:\$28,100.00

Dunn, Aaron R; Dunn, Cori S-- WESBANCO BK INC--Jackson Twp Street:153 Maple Glen Drive Parcel:180-S2-A207:\$57,000.00

Durci, Tanner Joseph; Nicolazzo, Tori Marie--PENNSYLVANIA EQUITY RESOURCES INC--Winfield Twp Street:512 N Pike Road Parcel:320-S1-27C:\$160,101.00

Ellis, Linda L; Ellis, William D--PNC BK NATL ASSN--Connoquenessing Twp Street:389 Kriess Rd Parcel:120-3F47-18L:\$102,720.00

Erickson, Jodie L; Erickson, Noah C-- WESBANCO BK INC--Middlesex Twp Sub/Condo:Weatherburn Heights Prd Ph 3 P Lot:310 Street:3019 Eagle Ridge Drive Parcel:230-S16-F310:\$549,810.00

Eury, Michael F; Eury, Theresa A-- ARMCO CRED UN--Adams Twp Street:190 Brickyard Road Parcel:010-3F66-31A:\$50,000.00

Falkner, William T--PNC BK NATL ASSN--Buffalo Twp Street:202 Coal Hollow Rd Parcel:040-1F92-A9H:\$100,000.00

Farrer, David J; Farrer, Jaime--NVR MTG FIN INC--Middlesex Twp Sub/Condo:Weatherburn Heights Prd Ph 3 P Lot:313 Street:3025 Eagle Ridge Drive Parcel:230-S16-F313:\$484,350.00

Fetherlin, Kathy J; Fetherlin, Robert T-- WESBANCO BK INC--Butler Twp Sub/Condo:Stirling Glen Plan Lot:16 Street:221 Stirling Dr Parcel:056-19-J16:\$200,000.00

File, Stacey A; Vantine, Kevin E--UNITED WHOLESALE MTG--Cranberry Twp Sub/Condo:Creekwood Plan Lot:116 Street:209 Leatherbark Rd Parcel:130-S12-A116:\$223,200.00

Flick, Cody; Flick, Misti D Aka; Kemery, Misti D Aka; Kemery, Misti D Aka-- WELLS FARGO BK NA--Mercer Twp Street:4604 William Flynn Hwy Parcel:220-3F98-19A:\$113,600.00

Foehringer, Diana M; Foehringer, George B--ARMCO CRED UN--Jefferson Twp Street:178 Blakely Rd Parcel:190-2F12-6E11:\$50,000.00

Fogel, Gary; Fogel, Richard A--WELLS FARGO BK NA--Jackson Twp Sub/Condo:Highridge Plan #1 Lot:7 Street:292 Evans Rd Parcel:180-S6-B7:\$215,000.00

Forand, Julie; Simard, Martin--JPMORGAN CHASE BK NA--Cranberry Twp Sub/Condo:Franklin Crossing Prd Ph 1 Lot:109 Street:306 Sapling Ct Parcel:130-S41-A109:\$441,000.00

Gamble, Jamie Aka; Gamble, Jamie M Aka--REDEVELOPMENT AUTH CO BUTLER--Donegal Twp Street:119 South

Main St Parcel:460-S2-L11:\$20,500.00

Gehenio, Gabriel L; Gehenio, Jennifer E--ARMCO CRED UN--Buffalo Twp Street:149 Parker Rd Parcel:040-1F77-6D:\$19,500.00

Gibson, Gennie K--MARS BK--Clay Twp Street:180 Queen Junction Rd Parcel:080-S2-11/35:\$75,000.00

Gilliland, Jody Clarence; Gilliland, Thelma Irene--NEW DAY FIN LLC--Franklin Twp Sub/Condo:Willow Lake Manor Lot:173 Street:423 Unionville Road Parcel:170-S3-A172:\$225,000.00

Glacial Machine LLC; Walker, Clint W--ELDERTON STATE BK--West Liberty Boro Sub/Condo:M&M Welding & Fabricating Inc Lot:2 Street:124 Smith Road Parcel:530-S1-9Aa Acre:1.01:\$124,000.00

Golembiesky, Brian; Golembiesky, Robin Aka; Meyer, Robin Aka; Meyer, Robin Aka--PNC BK NATL ASSN--Cranberry Twp Street:211 Tyler Dr Parcel:130-S33-B11:\$50,000.00

Gomez, Nestor By P/A; Rosas, Roberto Navarrete--CITIZENS BK PA--Cranberry Twp Sub/Condo:Fernway Plan Lot:138 Street:258 Sherwood Dr Parcel:130-S3-A138:\$52,600.00

Gonzalez, Linda Y Lugo; Ritchey, Thomas F IV--JPMORGAN CHASE BK NA--Cranberry Twp Sub/Condo:Franklin Ridge Plan Lot:62 Street:112 Ridgemont Dr Parcel:130-S28-C62:\$295,148.00

Greene, Charles E--US MTG NETWORK--Jefferson Twp Sub/Condo:Schmoker Plan Lot:5 Street:138 Becker Road Parcel:190-1F98-6A5:\$318,250.00

Gregg, Jane G; Gregg, Thomas W--AMERICAN AIRLINES FED CRED UN--Adams Twp Sub/Condo:Adams Pointe North Condo Unit:242-5 Street:242 Adams Pointe Blvd #5 Parcel:010-S18-A242/5:\$94,100.00

Griest, Bryan D--SAIL MTG CORP--Butler Twp Sub/Condo:Homewood Plan Lot:56 Street:127 Jarrett Ave Parcel:053-6-A56:\$112,000.00

Groebe, Kelly E; Groebe, Mark E--WESBANCO BK INC--Cranberry Twp Sub/Condo:Glen @ Woodside Plan Lot:169 Street:107 Overbrook Dr Parcel:130-S38-C169:\$535,000.00

Grosick, Carol F; Grosick, Thomas A--NEXTIER BK NA--Lancaster Twp Street:114 Woodlands Rd Parcel:200-4F56-34D:\$60,000.00

Hairhoger, Bruce L--HUNTINGTON NATL BK--Slippery Rock Boro Street:330-330 1/2 Normal St Parcel:510-S3-169:\$50,456.00

Harrington, Nicoletta--NVR MTG FIN INC--

- Forward Twp Sub/Condo:Peachmont Farms Ph III Rev #1 Lot:320B Street:311 Brandi Lynn Lane Parcel:160-S7-B320B:\$258,514.00
- Harris, Brian W; Harris, Lori K--** WASHINGTON FIN BK--Penn Twp Sub/Condo:Rockdale Lakes Inc Plan Lot:2 Street:Lot #2 Robinson Run Rd Parcel:270-2F73-1D:\$479,800.00
- Hayward, Michael J--**NVR MTG FIN INC--Cranberry Twp Sub/Condo:Reserve @ Eagle Hill Amendment Lot:104-C Street:138 Moyer Hill Drive Parcel:130-S1-A104:\$232,790.00
- Heil, Linda H; Heil, William L--**WESBANCO BK INC--Adams Twp Street:835 Callery Road Parcel:010-4F33-24C:\$306,000.00
- Henne, John C; Henne, Rachel M--**ARMCO CRED UN--Butler Twp Ward:2 Street:6 Cecelia Ave Parcel:052-29-F37:\$30,000.00
- Henry, Cheryl A; Henry, Daniel--**CITIZENS BK PA--Connoquenessing Twp Sub/Condo:Connoquenessing Woodlands Lot:971 Unit:5 Street:1036 Prospect Rd:\$160,000.00
- Hickey, Christina B; Hickey, David P--**CITIZENS BK PA--Cranberry Twp Sub/Condo:Winchester Lakes Plan Ph I Lot:127 Street:612 Water View Drive Parcel:130-S30-A127:\$100,000.00
- Horters, Rachel M Thinnies; Hortert, Erick E --**USX FED CRED UN--Penn Twp Street:119 Brownsdale Rd Parcel:6S-39E:\$25,000.00
- Hough, Timothy P Jr; Stover, Alexia--**UNITED WHOLESAL MTG--Callery Boro Street:1346 Mars Evans City Rd Parcel:350-S2-E7 Acre:1.524:\$156,610.00
- Hrycko, Matthew--**PSECU--Zelienople Boro Street:316 South High Street Parcel:550-S2-Bp9A:\$40,000.00
- Hudson Business Serv LLC--**ARMCO CRED UN--Butler City Ward:3 Parcel:563-8-55:\$69,600.00
- Huf, Joseph; Huf, Mary Aka; Huf, Mary G --**S&T BK--Oakland Twp Street:333 Chicora Rd Parcel:250-2F20-28:\$100,000.00
- Johnson, Amanda M; Johnson, Daniel A--**JLB CORP DBA--Butler Twp Lot:9 Street:231 Pittsburgh Rd Parcel:051-60-A9:\$193,732.00
- Johnson, Peter M; Johnson, Rachel P--**HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Timberline Plan #4 Lot:404 Street:726 Kilbuck Dr Parcel:130-S14-A404:\$269,900.00
- Judson, Andrea L; Judson, James C--**HUNTINGTON NATL BK--Center Twp Sub/Condo:McCandless Est Sub Lot:3 Street:150 S Benbrook Rd Parcel:060-3F43-7G Acre:4.224:\$157,000.00
- Kalis, Kristen A; Kalis, Todd A--**US MTG NETWORK--Cranberry Twp Sub/Condo:Carriage Manor Prd Ph 2 & 3 Pl Lot:C326 Street:127 Majestic Drive Parcel:130-S33-C326:\$360,000.00
- Keefer, Bridget M; Keefer, James H Jr--**FIRST COMMONWEALTH BK--Butler Twp Ward:6 Street:137 Lawrence Ave Parcel:056-17-B18:\$45,000.00
- Kendrick, Scott A; Kendrick, Sheryl A--**MARS BK--Cranberry Twp Street:131 Pinehurst Dr Parcel:130-S25-A225:\$48,000.00
- Kersteen, Harold Aka; Kersteen, Harold C Aka; Piper, Susan; Piper, Susan--**UBS BK USA--Adams Twp Sub/Condo:Treesdale Audubon Hills Highb Lot:22 Street:9003 Audubon Drive Parcel:010-S12-A22:\$485,000.00
- Kimblor, Neil A; Uhernik, Leah M--**CITIZENS BK NA--Cranberry Twp Sub/Condo:Sun Valley Plan #1 Addn & Rev Lot:47 Street:238 Greenwood Dr Parcel:130-S7-A47:\$300,021.00
- Kistler, Leah M; Vogel, Cory V--**NVR MTG FIN INC--Jackson Twp Sub/Condo:Jackson Ridge Ph 1 Sub Lot:138 Street:514 Prada Place Parcel:180-S9-B138:\$311,545.00
- Kline, Laura D--**ARMCO CRED UN--Butler Twp Ward:2 Street:201 Colleen Street Parcel:052-36-F1:\$146,000.00
- Knapton, John R Aka; Knapton, John R Sr Aka; Knapton, Theresa A; Knapton, Theresa A--**MARS BK--Cranberry Twp Street:403 Woodcock Dr Parcel:130-S12-A225:\$50,000.00
- Knapton, John R; Knapton, Theresa A--**MARS BK--Cranberry Twp Street:403 Woodcock Dr Parcel:130-S12-A225:\$90,000.00
- Kostelansky, Joseph D; Kostelansky, Sandra K--**ARMCO CRED UN--Butler Twp Street:117 Ashland Ave Parcel:051-32-A123:\$13,000.00
- Kozlina, Joseph; Kozlina, Kathy--**UNITED WHOLESAL MTG--Cranberry Twp Sub/Condo:Glen Eden Plan Ph II Lot:70 Street:804 Glendale Ct Parcel:130-S18-B70:\$248,473.00
- Kramer, Brian R--**HUNTINGTON NATL BK--Butler Twp Parcel:056-2-A16Ab:\$100,000.00
- Kravec, Brian Joseph; Phelps, Lindsay M--**E MTG MANAGEMENT LLC--Seven Fields Boro Sub/Condo:Northridge Ests Plan Ph III Lot:880 Street:541 Dorchester Drive Parcel:505-S5-A880:\$412,000.00

Kreutzer, Matthew Joseph; Kreutzer, Sarah Kathryn--FBC MTG LLC--Forward Twp Sub/Condo:Wilsons Ridge Ph 3 & 4 Rev #1 Lot:316 Street:159 Kruger Cir Parcel:160-S6-C316:\$353,219.00

Kriley, Donald James--FIRST COMMONWEALTH BK--Summit Twp Street:113 Towerview Dr Parcel:290-2F18-20A:\$63,500.00

Krumpe, Brandon R; Pyle, Samantha L--ARMCO CRED UN--Concord Twp Sub/Condo:Slater Sub No 2 Lot:1 Street:113 Hindman Road Parcel:110-3F08-9Bba:\$171,000.00

Lang, Patricia Aka; Lang, Randolph; McCune, Patricia A--QUICKEN LOANS INC--Jefferson Twp Sub/Condo:Strobel Sub Lot:3 Street:424 Great Belt Rd Parcel:190-1F155-15D8 Acre:2.319:\$122,498.00

Larva, Christine; Larva, Donald J Jr--RIVERSET CRED UN--Jefferson Twp Street:310 Cobham Ln Parcel:190-S6-B25:\$11,877.75

Le, Thang--RESIDENTIAL MTG SERVS INC--Adams Twp Sub/Condo:Village Adams Ridge II Ph VI R Lot:138 Street:140 Kaufman Run Blvd Parcel:010-S16-A138:\$155,000.00

Lee, Jessica B--PNC BK NA--Cranberry Twp Sub/Condo:Autumn Hill Plan Ph I Lot:105 Street:108 Autumn Hill Drive Parcel:130-S27-A105:\$100,000.00

Lee, Joshua Seth; Naviaux, Julie--ARMCO CRED UN--Lancaster Twp Sub/Condo:Wright Plan Lot:78 Street:116 Woodland Way Parcel:200-S2-A78 Acre:0.76:\$220,000.00

Lenhart, Alyssa R; Pontius, Bradley W--ARMCO CRED UN--Butler Twp Sub/Condo:Whitestown Village Townhouses Unit:378D Street:239D Whitestown Village Parcel:056-65-B378D:\$67,900.00

Level, Natara L; Level, Walter P Jr--USAA FED SAV BK--Cranberry Twp Sub/Condo:Marshall Woods Plan Ph II Lot:263 Street:9331 Marshall Road Parcel:130-S35-B263:\$423,475.00

Link, John E; Link, Tammy M--CARRINGTON MTG SERVS LLC--Cranberry Twp Sub/Condo:Creekwood Plan #1 Lot:181 Street:2072 Powell Road Parcel:130-S12-A181:\$100,000.00

Loeffler, David M; Loeffler, Jacqueline R--CITIZENS BK PA--Cranberry Twp Sub/Condo:Hampshire Woods Prd Ph III Lot:301 Street:190 Hampshire Dr Parcel:130-S23-E301:\$102,000.00

Loscar, Jason--UNION HOME MTG CORP--Cranberry Twp Sub/Condo:Deer Run Pud

Ph II Lot:7-C-R Street:549 Ten Point Lane Parcel:130-S11-J7C:\$214,515.00

Luo, Xuanwen--NVR MTG FIN INC--Cranberry Twp Sub/Condo:Park Place Amendment #31 Plan Lot:6G-C Street:636 Amarth Lane Parcel:130-S31-D6G:\$71,730.00

Mack, James G; Mack, Lisa E--MERCER CO STATE BK--Mercer Twp Sub/Condo:Westbrook Sub Lot:5A Street:172 Whitaker Road Parcel:220-3F98-25 Acre:4.6:\$170,000.00

Mackrell, Bryan L; Mackrell, Christina A--WELLS FARGO BK NA--Cranberry Twp Sub/Condo:Pinehurst Plan No 1 Lot:226 Street:133 Pinehurst Dr Parcel:130-S25-A226:\$252,000.00

Macurak, Joseph J; Macurak, Karen D--ARMCO CRED UN--Fairview Twp Street:1306 Hooker Rd Parcel:150-1F110-3B2:\$30,000.00

Mahler, Ann M; Mahler, Ann M Co Trs; Mahler, Mark H; Mahler, Mark H Co Trs; Mahler Family Irrevocable Tr By Co Trs--WASHINGTON FIN BK--Penn Twp Sub/Condo:Young Sub Lot:3 Street:1027 Three Degree Rd Parcel:270-3F53-12Bb:\$325,300.00

Maire, Denise--REDEVELOPMENT AUTH CITY BUTLER--Butler City Street:431 West Cunningham Street Parcel:563-8-11:\$18,400.00

Makowski, Robert J; Ulizio, Lindsey N--FIRST COMMONWEALTH BK--Clinton Twp Sub/Condo:Thrower Plan Lot:18 Street:432 Saxonburg Blvd Parcel:100-S2-B18 Acre:0.74:\$199,200.00

Malis, Jill S--ARMCO CRED UN--Penn Twp Street:166 Weckerly Rd Parcel:270-2F98-10D:\$40,000.00

Manuel, Michael S--PRINCETON MTG CORP--Washington Twp Sub/Condo:Lazor Plan Lot:11 Street:347 Maplewood Rd Parcel:310-S5-A11 Acre:0.84:\$129,117.00

Marshall, Beth Ann; Marshall, Dean W III--FREEDOM UNITED FCU--Lancaster Twp Street:324 Scott Ridge Rd Parcel:200-4F129-15B:\$25,000.00

Martin, Jacqueline Aka; Martin, Jacqueline M Aka; Martin, Tim M--SSB BK--Clinton Twp Street:146 Knoch Road Parcel:100-1F159-13D:\$25,000.00

Mazanek, Kristina B--FIRST NATL BK PA--Cranberry Twp Sub/Condo:Bellevue Park Plan Ph 1 Lot:184 Street:361 Wealdstone Road Parcel:130-S39-A184:\$200,000.00

McCall, Brian R; McCall, Sheryl L--UNION HOME MTG CORP--Jefferson Twp Sub/Condo:Graff Plan Lot:3 Street:173 Ohara Road Parcel:190-1F157-17L:\$234,000.00

McClain, Ryan R--HUNTINGTON NATL BK--Harmony Boro Street:406 Center St Parcel:20-S1-K2:\$93,000.00

McCurdy, Erin; Stepp, James Tyler--BRENTWOOD BK--Cranberry Twp Sub/Condo:Lake Forest Plan Lot:2 Street:306 Plains Church Road Parcel:130-4F48-44Bc:\$480,000.00

McGroarty, James E; McGroarty, Marsha M--BANK AMERICA NA--Seven Fields Boro Sub/Condo:Northridge Ests Plan Ph III Lot:836 Street:623 Cheshire Dr Parcel:505-S4-B836:\$100,000.00

McKernan, Bernard Aka; McKernan, Bernard Jame; McKernan, Linda--BRANCH BANKING & TR CO--Clinton Twp Sub/Condo:Plantation Carriage Homes Cond Lot:304 Street:1042 Carriage Ln Parcel:100-S6-A1042:\$170,000.00

McKinney, Carl W; Strutz, Rebecca J--MARS BK--Adams Twp Street:122 Camp Trees Rd Parcel:010-3F66-63B:\$192,000.00

McKissick, Joel L Sr; McKissick, Sheri L--ARMCO CRED UN--Oakland Twp Sub/Condo:Rodgers Plan Lot:5 Street:161 Davis Road Parcel:250-1F147-24Ala Acre:1.691:\$245,000.00

McMichael, Bethannie M; McMichael, David J--WEST PENN FIN SERVS CTR INC--Cranberry Twp Sub/Condo:Highland Village Purd Ph II Lot:222 Street:167 Village Dr Parcel:130-S21-C222:\$315,000.00

Menego, Brooke A Aka; Menego, Brooke Allison Aka; Menego, Ian Aka; Menego, Ian J Aka; Menego, Ian James Aka--PNC BK NA--Cranberry Twp Sub/Condo:Crossings Prd Ph II Lot:256 Street:139 Crossing Ridge Trl Parcel:130-S19-C256:\$125,000.00

Migliorini, David A; Migliorini, Diane J--ARMCO CRED UN--Butler City Ward:4 Street:808 E Pearl St Parcel:564-47-91:\$135,750.00

Milliron, Paul D--UNIVERSAL MTG & FIN INC--Jefferson Twp Sub/Condo:Village Hannahstown Lot:43 Street:637 North Pike Road Parcel:190-S1-A3:\$177,666.00

Minchoff, Elizabeth A; Murcko, Jennifer A; Murcko, Michael D--PNC BK NATL ASSN--Jackson Twp Street:105 Metcalf Road Parcel:180-S4-A65:\$144,000.00

Mohanty, Bedabibhas; Rath, Kalpana--UNION SAV BK--Cranberry Twp Sub/Condo:Winchester Lakes Plan Ph 2 Lot:228 Street:703 Williamsburg Ct Parcel:130-S30-A228:\$396,000.00

Molinaro, Claire B; Molinaro, Ronald L--NORTHWEST BK--Middlesex Twp Street:159 Denny Rd Parcel:230-3F59-

9Ba Acre:3.83:\$150,000.00

Montgomery, Garilyn S; Montgomery, Steven J--HUNTINGTON NATL BK--Marion Twp Street:114 E Woodbury Dr Parcel:210-2F118-14D:\$82,000.00

Morell, James E--HOWARD HANNA MTG SERVS--Adams Twp Sub/Condo:Kingsridge Prd Ph 2 Plan Lot:224 Street:132 Olivia Ave Parcel:010-S20-D224:\$420,000.00

Moroney, Erika; Moroney, Shawn--UNITED WHOLESALE MTG--Jefferson Twp Sub/Condo:Fraser Sub Lot:A Street:162 Caldwell Dr Parcel:190-2F14-14D Acre:5.0:\$332,500.00

Nanni, Mary--REDEVELOPMENT AUTH CO BUTLER--Butler City Street:227 Rockway St Parcel:561-27-18:\$9,600.00

Nauman, Kristy--FIRST NATL BK PA--Cranberry Twp Street:231 Elmhurst Circle Parcel:130-S25-A239:\$16,000.00

Northrop, Alexia Marie; Northrop, Brandon J--CLEARVIEW FED CRED UN--Adams Twp Sub/Condo:Myoma Woods Plan Ph 2 Lot:222 Street:213 Hainsworth Ct Parcel:010-S11-E222:\$95,000.00

Oesterling, Brian G--E MTG MGMT LLC--Butler City Ward:4 Street:218 E Penn Street Parcel:564-11-154:\$57,439.00

Osche, Nicole L; Osche, Seth B--PNC BK NATL ASSN--Cranberry Twp Street:154 Woodbine Dr Parcel:130-S23-A28:\$78,900.00

Overbo, Jenna; Overbo, Joseph--LAND HOME FIN SERVS INC--Oakland Twp Sub/Condo:Hartle Sub Lot:6 Street:132 Charlain Drive Parcel:250-S3-C6:\$175,750.00

Pai, Atul; Pai, Sunayana--PNC BK NA--Cranberry Twp Sub/Condo:Pinehurst Plan Lot:209 Street:409 Chestnut Grove Parcel:130-S25-A209:\$329,250.00

Pelaia, Frank; Pelaia, Karen--DOLLAR BK FED SAV BK--Adams Twp Sub/Condo:Catham Court Rev #2 Unit:3 Street:105 Chancellor Court#3 Parcel:010-3F57-A8/3:\$206,000.00

Pieri, Alvin R; Pieri, Meridell S--PNC BK NATL ASSN--Butler Twp Street:105 Ferguson Ave Parcel:055-28-B32:\$100,000.00

Poloyac, Kristine V; Poloyac, Samuel M--JLB CORP DBA--Cranberry Twp Sub/Condo:Ehrman Farms Ph 8 Lot:813 Street:600 Gallahadion Ct Parcel:130-S29-B813:\$301,500.00

Prendergast, Michael E; Prendergast, Silvandeia--HOLLAND MTG ADVISORS--Adams Twp Sub/Condo:Southern Valley Commons Plan Unit:13-C Street:187

- Southern Valley Court Parcel:010-S12-B13C:\$264,500.00
- Preston, Judith A**--PNC BK NATL ASSN--Prospect Boro Street:110 Stony Batter Rd Parcel:490-S1-44:\$50,000.00
- Rane, Rekha; Rane, Sambhaji**--NVR MTG FIN INC--Jackson Twp Sub/Condo:Jackson Ridge Ph I Sub Plan Lot:158 Street:328 Dior Drive Parcel:180-S9-B158:\$320,334.00
- Resetarits, Daniel J; Resetarits, June E**--RESIDENTIAL MTG SERVS INC--Cranberry Twp Sub/Condo:Redmond Place Plan Lot:2A Street:105 Redmont Ct Parcel:130-S2-H2A:\$271,350.00
- Reynolds, Daniel C; Reynolds, Wendy M**--HUNTINGTON NATL BK--Worth Twp Sub/Condo:Kunkle Plan Lot:10 Street:134 Sycamore Grove Road Parcel:330-4F86-14L:\$41,083.00
- Ricci, John F; Ricci, Tracy L**--PRINCETON FIN LLC--Middlesex Twp Sub/Condo:Tanglewood Park Plan #1 Lot:16 Street:123 Keithwood Drive Parcel:230-S9-B16:\$224,998.00
- Robinson, James A Living Tr By Trs; Robinson, James A Trs; Robinson, Kathleen M Living Tr By Trs; Robinson, Kathleen M Trs**--CITIZENS BK NA--Jefferson Twp Lot:E Street:388 Bullcreek Rd Parcel:190-2F12-21Ne Acre:4.2844:\$397,800.00
- Robinson, James H; Robinson, Jennifer L**--FARMERS NATL BK EMLENTON--Harrisville Boro Street:111 Kern Lane Parcel:430-S1-B2A:\$75,000.00
- Ross, Jessica Leigh; Ross, Zachary J**--USAA FED SAV BK--Seven Fields Boro Sub/Condo:Brandywine Woods Plan Lot:340 Street:348 Warrick Drive Parcel:505-S3-B340:\$252,800.00
- Rowles, Matthew D**--OMEGA FED CRED UN--Middlesex Twp Street:154 Old Glade Mill Road Parcel:230-S5-26C10:\$17,000.00
- Rupprecht, Jeffrey Ryan; Vose, Diana Morgan**--U S BK NATL ASSN--Adams Twp Sub/Condo:Heritage Creek Ph 1 Lot:135 Street:116 Heritage Creek Drive Parcel:010-S17-A135:\$338,000.00
- Rusiewicz, Jason M; Rusiewicz, Kristen N**--RESIDENTIAL MTG SERVS INC--Seven Fields Boro Sub/Condo:Colonial Heights Plan Ph III Lot:421 Street:907 Wedgewood Dr Parcel:505-S3-B421:\$260,000.00
- Samba, Miranda Renee; Samba, Olaniyan G**--FBC MTG LLC--Jackson Twp Sub/Condo:Tollgate Prd Ph 2 Plan Lot:219 Street:137 Dutch Creek Drive Parcel:180-S7-D219:\$241,484.00
- Sanzotti, Claudette J; Sanzotti, Vincent J**--KEYBANK NATL ASSN--Center Twp Street:110 Hilltop Dr Parcel:060-S12-A58:\$186,500.00
- Sargo, Michael P; Sargo, Rebecca A**--RESIDENTIAL MTG SERVS INC--Cranberry Twp Sub/Condo:Foxwood Ests Plan Lot:110 Street:511 Foxwood Dr Parcel:130-S15-D110:\$816,000.00
- Schirda, Brittney; Schirda, Claudiu**--FIRST NATL BK PA--Cranberry Twp Street:220 Jaclyn Drive Parcel:130-S5-D31:\$81,000.00
- Schuster, Lawrence A; Schuster, Luanne**--WELLS FARGO BK NA--Cranberry Twp Sub/Condo:Hampshire Woods Prd Ph I Lot:112-A Street:113 Hampshire Drive Parcel:130-S23-C112A:\$150,000.00
- Segulla, Hillary; Segulla, Stephen**--NVR MTG FIN INC--Jackson Twp Sub/Condo:Jackson Crossings Ph 2 Res Sub Lot:241 Street:401 Isabella Court Parcel:180-S8-A241:\$438,959.00
- Sestini, Leo M; Sestini, Vicki M**--FIRST COMMONWEALTH BK--Winfield Twp Street:537 Marwood Rd Parcel:320-1F71-16:\$139,900.00
- Smith, Michael J**--DOLLAR BK FED SAV BK--Cranberry Twp Street:813 Glendale Ct Parcel:130-S18-B41:\$191,000.00
- Smith, Michael J**--DOLLAR BK FED SAVS BK--Cranberry Twp Street:813 Glendale Ct Parcel:130-S18-B41:\$39,000.00
- Spangler, David R; Spangler, Lawrence D**--SPANGLER RONALD D--Connoquenessing Twp Parcel:120-S5-B1 Acre:4.72:\$276,000.00
- Stalnaker, Janet; Stalnaker, John**--KEYBANK NATL ASSN--Slippery Rock Boro Sub/Condo:Bingham Plan Lot:17 Street:203 E Cooper St Parcel:510-S2-169:\$165,750.00
- Steetle, Barbara Jean**--NEXTIER BK NA--Butler Twp Sub/Condo:Miller Heirs Plan Lot:19 Street:112 Woodlawn Rd Parcel:054-26-D19:\$60,000.00
- Stewhaus Homes LLC**--ARMCO CRED UN--Jackson Twp Parcel:180-4F102-5C:\$12,500.00
- Stewhaus Homes LLC**--ARMCO CRED UN--Jackson Twp Street:530 German Street Parcel:180-4F102-5C:\$227,500.00
- Stobert, Jess C; Stobert, Sharon A**--CLEARVIEW FED CRED UN--Buffalo Twp Street:110 Coe St Parcel:040-1F79-14C1:\$26,700.00
- Stuck, Aaron; Stuck, Katherine**--HOWARD HANNA MTG SERVS --Cranberry Twp Sub/Condo:Windwood Heights Plan

Lot:6 Street:116 Windwood Heights Dr
Parcel:130-S17-D6:\$836,000.00

Sudetic, Jonathan J; Sudetic, Julia L--
NORTH DISTRICTS COMMUNITY CRED
UN--Middlesex Twp Street:145 Truver
Road Parcel:230-2F90-28D:\$53,004.74

**Sugajski, Shirley A; Sugajski, Stephen
J Jr--**JLB CORP DBA--Buffalo Twp
Sub/Condo:Kelley Plan Lot:3 Street:184
Riemer Rd Parcel:040-S1-L3:\$258,100.00

Sutton, Norman Sr; Sutton, Sheila J--SRU
FED CRED UN--Allegheny Twp Street:361
Slater Rd Parcel:020-1F49-9A:\$20,000.00

Sutton, Tammy S--MARS BK--Washington
Twp Street:824 N Washington Rd
Parcel:310-3F10-14A:\$74,000.00

Thiruchelvam, Godwin N--MARS BK--
Center Twp Sub/Condo:Brooksedge Ests
Plan Lot:11 Street:121 Brooksedge Drive
Parcel:060-S17-B11:\$173,600.00

Thiruchelvam, Godwin N--MARS BK--
Center Twp Sub/Condo:Brooksedge Ests
Plan Lot:11 Street:121 Brooksedge Drive
Parcel:060-S17-B11:\$21,700.00

**Thomas, Brian A; Thomas, Kimberly
Sue--**ARMCO CRED UN--Center Twp
Street:353 E Brewster Rd Parcel:060-
3F43-23A:\$130,000.00

Thomas, Gregory A--JLB CORP DBA--
Jackson Twp Street:112 Jo Deener
Dr:\$184,218.00

**Thompson, Jaye A; Thompson,
Richard D--**RESIDENTIAL MTG
SERVS INC--Jefferson Twp Street:760
North Pike Rd Parcel:190-1F96-7D
Acre:3.61:\$268,000.00

Tirado, Krystal; Tirado, Matthew--NVR
MTG FIN INC--Middlesex Twp Sub/
Condo:Weatherburn Heights Prd Ph
2 Lot:203 Street:3005 Pelican Drive
Parcel:230-S16-E203:\$381,700.00

**Tompkins, Constance M; Tompkins,
Gregory S--**CITIZENS BK NA--Cranberry
Twp Sub/Condo:Ehrman Farms Ph 9
Lot:919 Street:107 Grindstone Place
Parcel:130-S29-G919:\$475,000.00

Tucci, Keith; Tucci, Penny--FIRST
NATL BK PA--Adams Twp Street:114
Hutchman Road Parcel:010-3F68-
27Ba2:\$260,000.00

Ungvarsky, Kara A--UNION HOME MTG
CORP--Butler Twp Sub/Condo:Artlee
Heights Plan Lot:28 Street:106 Artlee Ave
Parcel:056-19-B28:\$178,762.00

**Updegrove, Tiffany A; Updegrove, William
C--**PENNSYLVANIA STATE EMP CRED
UN--Clay Twp Sub/Condo:Healy Sub Lot:1
Street:194 Claytonia Rd Parcel:080-3F37-
23Aa:\$126,000.00

Vesztergom, Magdalena--

**REDEVELOPMENT AUTH CITY
BUTLER--**Butler City Street:113 Maharg
Street Parcel:565-46-92:\$13,300.00

**Vincent, Dean Edward; Vincent, Laura
Deanna--**HOME SAV BK--East Butler
Boro Lot:376 Street:V/L Randolph Ave
Parcel:380-S4-A378:\$184,000.00

Walter, Erica; Walter, Jason--PSECU--
Buffalo Twp Sub/Condo:Chesterfield Ests
Plan #1 Amen Lot:120 Street:145 Heathfield
Drive Parcel:040-S16-A120:\$41,700.00

Weiherer, Shirley K--JLB CORP DBA--
Cranberry Twp Sub/Condo:Woodland
Ests Lot:48 Street:590 Jane St Parcel:130-
S4-B48:\$149,063.00

Weismann, Jeffrey S--FBC MTG LLC--
Forward Twp Sub/Condo:Wilsons Ridge
Ph 3 & 4 Rev #1 Lot:426 Street:118 Kruger
Cir Parcel:160-S6-C426:\$230,545.00

Weitzel, Kirk A; Weitzel, Tracey A--
PENNSYLVANIA EQUITY RESOURCES
INC--Muddycreek Twp Sub/Condo:Moore
Rev Sub Lot:7 Street:118 Miller Road
Parcel:240-4F94-17A7:\$140,000.00

Wick, Julia L; Wick, Paul E III--NVR MTG
FIN INC--Cranberry Twp Sub/Condo:Park
Place Res Sub Ph 4 Plan Lot:410
Street:913 Twilight Street Parcel:130-
S31-Tm410:\$296,990.00

**Wick, Michael J Aka; Wick, Mike J
Aka; Wick, Wendy M; Wick, Wendy
M--**RIVERSET CRED UN--Center Twp
Street:119 Willow Run Dr Parcel:060-
S16-E16:\$25,197.75

**Williams, Armine H; Williams, Dan
W--**PNC BK NATL ASSN--Adams Twp
Street:781 Gallery Rd Parcel:010-4F33-
9D2:\$299,625.00

Wilson, Richard Eli; Wilson, Tamra--
WELLS FARGO BK NA--Adams Twp Sub/
Condo:Treesdale Old Orchard Neighbor
Lot:36 Street:4005 Old Orchard Way
Parcel:010-S8-A36:\$592,000.00

Wogan, Beverly V; Wogan, Todd A--
ARMCO CRED UN--Penn Twp
Street:140 Meadowbrook Rd Parcel:270-
S7-A44:\$90,000.00

Wright, David; Wright, Patricia--PNC BK
NATL ASSN--Clay Twp Street:324 Hooker
Rd Parcel:080-2F57-5BA:\$25,000.00

**Young, Jonathan Aka; Young, Jonathan
P Aka--**E MTG MGMT LLC--Franklin Twp
Street:713 W Old Route 422 Parcel:170-
3F80-44B1:\$166,666.00

Young, Kevin M; Young, Pamela M--
QUICKEN LOANS INC--Zelienople Boro
Sub/Condo:Timberbrook Plan Lot:92
Street:32 Fieldstone Place Parcel:550-
S8-A92:\$181,200.00

Zavidny, Amanda L; Zavidny, William

M--PNC BK NATL ASSN--Winfield Twp
Street:524 Marwood Rd Parcel:320-1F71-15:\$137,000.00

Zinsky, Mark J; Zinsky, Sandra L--WEST
AIRCOMM FED CRED UN--Adams Twp
Street:802 Torrey Pine Dr Parcel:010-3F66-56Tb80:\$160,000.00

SUITS

Week ending July 12, 2019

1st Name-Plaintiff

2nd Name-Defendant

JH Met Subsidiary B Liquidating TR vs. **Ashbaugh, Nancy**: Civili Appeals-Judicial: Other: Ilana Zion, Esq: 19-10640

Freedom Mortgage Corp vs. **Barbish, Robert; Barbish, Salli**: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 19-10636

Galore, Maria vs. **Bergbigler, Calvin**: Real Property-Landlord/Tenant Dispute: Atty-None: 19-10639

McClymonds Supply & Transit Co Inc vs. **Bordeaux Industries Inc; Clarke, James R**: Writ of Revival: Louis M Perrotta, Esq: 19-10641

Caliber Home Loans Inc vs. **Cain, Tabitha M**: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 19-10642

Barclays Bank Delaware vs. **Gaiser, Angela J**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10632

Cavalry SPV I LLC vs. **Hinchberger, Timothy J**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10650

Cavalry SPV I LLC vs. **Hinchberger, Timothy J**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10651

Wilmington Trust Natl Assn vs. **Hughes, Scott L**: Real Property-Mortgage Foreclosure: Residential: Martha E Von Rosenstiel, Esq: 19-10647

Barkus, Robert vs. **Jackson, Shirley M**: Real Property-Landlord/Tenant Dispute: Atty-None: 19-10644

Bank of America NA vs. **Kaiser, Frank III**: Contract-Debt Collection: Credit Card: Hayt & Landau, Esq: 19-10654

Bank of America NA vs. **Kocak, Catherine**: Contract-Debt Collection: Credit Card: Hayt & Landau, Esq: 19-10648

Schneider, Michael P; Schneider, Cindy L vs. **Lawrence, Wayne K; Lawrence, Shirley M**: Tort-Other: Ronald W Coyer, Esq: 19-10643

Bank of America NA vs. **Pierce, Gail M**: Contract-Debt Collection: Credit Card: Hayt & Landau, Esq: 19-10653

Cavalry SPV I LLC vs. **Pintado, Ashley A**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10649

Evans City Water & Sewer Auth vs. **Reppert, Robin L from MLD; Reppert, Deborah Ann from MLD**: Writ Scire Facias: Philip P Lope, Esq: 19-10645

Bank of America NA vs. **Roach, Preston A**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10652

Shoup, James vs. **Shoup, Janet**: Tort-Other: Peter J Pietrandrea, Esq: 19-10655

Macklin, Gregory; Sisca, Fugi vs. **Singh, Sandeep**: Tort-Motor Vehicle: Gary M Scoules, Esq: 19-10637

Heller, Melissa S vs. **Smith, Lisa A**: Tort-Motor Vehicle: Ronald T Elliott, Esq: 19-10646

Bank of America NA vs. **Stephens, Lawrence Anthony**: Contract-Debt Collection: Credit Card: Hayt & Landau, Esq: 19-10633

Marshall Woods Homeowners Assn vs. **Suarez, Emily; Vazquez, Gustavo**: Contract-Debt Collection: Other: Fred C Jug Jr, Esq: 19-10635

Chamberlain, Jay A; Chamberlain, Tammi L vs. **Travali, Jannette**: Tort-Motor Vehicle: Jeffrey S Tarker, Esq: 19-10638

Deer Run Condominium Assn vs. **Westlake, William**: Contract-Debt Collection: Other: Fred C Jug Jr, Esq: 19-10634

JUDGMENTS

Week ending July 12, 2019

1st Name-Plaintiff

2nd Name-Defendant

Berkheimer Agent; Cranberry Twp by Agent vs. **Allegheny Safe & Lock Inc**: Transcript: \$1,166.47: Atty-None: 19-21406

Berkheimer Agent; Cranberry Twp by Agent vs. **Anytime Tan**: Transcript: \$1,166.41: Atty-None: 19-21407

Citizens Bank-PA vs. **Ashby, Marshall Woodson II Heir; Ashby, Marshall W Deceased; Ashby, Andrew G Heir; Unknown Heirs**: Judgment: .169015.43: Gregory Javardian & Sean M Duffy, Esq: 19-21402

Cavalry SPV I LLC vs. **Barone, Sherrie**: Judgment: \$6,035.05: David J Apothaker, Esq: 19-21413

Berkheimer Agent; Cranberry Twp by Agent vs. **Cambridge Concepts**: Transcript: \$1,166.41: Atty-None: 19-21408

Nutrien AG Solutions Inc vs. **Dressler, Jacob**

III: Judgment: \$65,767.15: David R Galloway, Esq: 19-21391

Madison Revolving Trust 2017 vs. **Elvington, Shandra Admr; Hoffman, Wendy Est by Admr**: Judgment: \$173,626.97: McCabe Weisberg & Conway LLC, Esq: 19-21396

JH Portfolio Debt Equities LLC vs. **Filsinger, Ashley M**: Transcript: \$1,025.61: Doreena L Sloan & Ilana Zion, Esq: 19-21389

Ally Financial Inc vs. **Foley, Thomas P III; Foley, Autumn D**: Judgment: \$8,874.47: Frederic I Weinberg, Esq: 19-21390

Discover Bank vs. **Godber, Jamie L**: Transcript: \$4,661.59: Pressler, Felt & Warshaw LLP, Esq: 19-21395

Adams Ridge Condominium Assn vs. **Kennedy, Michael P**: Judgment: \$4,866.50: Lisa M Burkhart, Esq: 19-21392

Discover Bank vs. **Kennedy, Beverly**: Judgment: \$18,343.23: Jonathan P Cawley, Esq: 19-21393

Capital One Bank (USA) NA vs. **Kooser, Coleen**: Transcript: \$2,168.62: Michael F Ratchford, Esq: 19-21416

Cavalry SPV I LLC vs. **Kummer, Robert P**: Judgment: \$8,100.60: David J Apothaker, Esq: 19-21414

Clerk of Courts vs. **Lewis, Terel David**: Judgment: \$2,598.75: Atty-None: 19-21404

Stepanian & Menchuk LLP vs. **Lipnichan, Stephen A**: Transcript: \$1,596.54: Andrew M Menchuk Jr., Esq: 19-21399

Berkheimer Agent vs. **Lyndora Bakery**: Transcript: \$593.85: Atty-None: 19-21409

Cavalry SPV I LLC vs. **Lynn, Kathleen A**: Judgment: \$5,210.00: David J Apothaker, Esq: 19-21412

PSFS 3 Corporation vs. **McAuley, Jeffrey P Inc; McAuley, Jeffrey P DMD**: Exemplification: \$23,876.00: Jessica Moran, Esq: 19-21398

Americredit Financial Services Inc vs. **McClaine, Kimberly**: Judgment: \$10,492.33: David J Apothaker, Esq: 19-21411

Tope LLC vs. **Reyes, Joseph; Reyes, Jennifer**: Judgment: \$139,437.76: Thomas J May, Esq: 19-21397

Clerk of Courts vs. **Roman, Michael William**: Judgment: \$9,629.75: Atty-None: 19-21405

Mills, Brandy vs. **Shaw, Danyel**: Judgment/ Possession: \$0.00: Nicole L Thurner, Esq: 19-21403

Capital One Bank (USA) NA vs. **Smith, Ronald L**: Transcript: \$1,654.06: Michael F Ratchford, Esq: 19-21415

Berkheimer Agent vs. **Standord Fencing**: Transcript: \$593.85: Atty-None: 19-21410

Crown Asset Management LLC vs. **Vorel, Sarah**: Transcript: \$2,342.21: Pressler, Felt

& Warshaw LLP, Esq: 19-21394

Wells Fargo Bank Natl Assn vs. **Wayman, Bobbi Jo Extr & Devises; Bruse, Thomas Edwards Est by Extr & Devises; Bruse, Thomas Devisee; Bruse, John M Devisee**: Judgment: \$88,728.33: Phelan Hallinan Diamond Jones, Esq: 19-21400

PNC Bank National Association vs. **Wise, Kenneth D; Wise, Joyce A**: Judgment: \$29,043.36: Phelan Hallinan Diamond Jones, Esq: 19-21401

EXECUTIONS

Week ending July 12, 2019

1st Name-Plaintiff
2nd Name-Defendant

Midland Funding LLC vs. **Grupp, Amber; Armco Credit Union Garnishee**: Writ of Execution: 19-30171

Ace Funding Source Inc vs. **Maurentom LLC; Maurentom; My Mechanic Inc; My Mechanic; Wolenski Enterprises Inc; Wolenski Enterprises; Wolenski M Thomas; First National Bank Garnishee**: Writ of Execution: 19-30174

Midland Funding LLC vs. **Maxwell, Franklin; PNC Bank Garnishee**: Writ of Execution: 19-30172

Midland Funding LLC vs. **Stivason, Cynthia; PNC Bank Garnishee**: Writ of Execution: 19-30173

Wells Fargo Bank Natl Assn vs. **Wayman, Bobbi J Extr & Devisee; Bruse, Thomas E Est by Extr & Devises; Bruse, Thomas Edward Est by Extr; Bruse, Thomas Devisee; Bruse, John M Devisee**: Writ of Execution: 19-30175

Babst, Calland Clement & Zomnir vs. **Wilburn, Joshua; Wilburg, Naline; PNC Bank Garnishee**: Writ of Execution: 19-30177

PNC Bank National Association vs. **Wise, Kenneth D; Wise, Joyce A**: Writ of Execution: 19-30176

DIVORCES

Week ending July 12, 2019

1st Name-Plaintiff

2nd Name-Defendant

Boyd, Jill D vs. **Boyd, Thomas E:** John T
Haller Jr., **Esq:** 19-90427
Cene, Joseph R vs. **Cene, Malary A:** Susan
B Lope, **Esq:** 19-90432
Cupec, Jesse W vs. **Cupec, Tracy L:** Leland
C Clark, **Esq:** 19-90440
Dolan, Keri A vs. **Dolan, Sean P:** Gerri V
Paulisick, **Esq:** 19-90441
Minehart, Melissa A vs. **Minehart, Brian L:**
Joseph M Kecskemethy, **Esq:** 19-90431
Pohl, Meghan B vs. **Pohl, Ryan L:** Kristen
Batson Eberle, **Esq:** 19-90430
Voynik, Samantha vs. **Voynik, Matthew:** John
T Haller Jr., **Esq:** 19-90429

Marriage License Filings

Application Date: July 1 - July 5, 2019

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

2019-00402 Kelley Marie Bittner and Jacob Alan Hartzfeld	2019-00409 Christopher Lewis Hinchberger and Debra Jane Melder	2019-00416 Brent Michael Crater and Jamie Lynn Klein
2019-00403 Joseph Carmen Terravecchia and Mary E Streitman	2019-00410 Mark Robert Evarts and Donna Jean Traficante	2019-00417 Alex Thomas Nagy and Karlie Marie Southworth
2019-00404 Lea Natalie Renwick and Anthony Thomas Poremski	2019-00411 Carolyn Ann Mahoney and Steven Scott Little	2019-00418 Cheyenne Marie Pistorius and William Samuel Thoma Jr
2019-00405 Jessica Elizabeth Kissel and Maranda Lynn McIntosh	2019-00412 Katie Lynn Ross and Christopher Ryan Jolly	2019-00419 Dalton Lawrence Moyer and Jordyn Elizabeth Burnett
2019-00406 Glenna Jean Antoszyk and Richard Allan Moser	2019-00413 Chelsea Leigh Martsof and Nicholas Brian Cirrincione	2019-00420 Richard Gerard Wilbert and Stephanie Leigh Cole
2019-00407 James Lee Reppermund and Elizabeth Bonessi Weale	2019-00414 Alyssa Jane Malecki and Jacob Samuel Freeman	2019-00421 Rachele Louise McFarland and Lawrence Christian Armand
2019-00408 Jonathan Robert Lopes and Stacy Deann Pry	2019-00415 Brandon Nicholas Mchugh and Jessica Lian Sonetti	2019-00422 Dustin Ray Eckert and Crystal Marie Hazlett

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2019-10181**

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.

**Traci McKinnis, as believed Heir and/or
Administrator to the Estate of Barbara
Graham, AKA Barbara C. Graham;
Kelly Rader, as believed Heir and/or
Administrator to the Estate of Barbara
Graham, AKA Barbara C. Graham;
Lori Graham, as believed Heir and/or
Administrator to the Estate of Barbara
Graham, AKA Barbara C. Graham;
Carrie Reid, as believed Heir and/or
Administrator to the Estate of Barbara
Graham, AKA Barbara C. Graham;
Unknown Heirs and/or Administrators
of the Estate of Barbara Graham, AKA
Barbara C. Graham, Defendants**

**TO: Unknown Heirs and/or Administrators
of the Estate of Barbara Graham, AKA
Barbara C. Graham**

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. 2019-10181, seeking to foreclose the mortgage secured by the real estate located at 115 Muddy Creek Drive, Butler, PA 16001.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

important to you.

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

LAWYER REFERRAL SERVICE
The Butler Co. Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

The Butler Co. Prothonotary's Office
300 South Main Street
Butler, PA 16001
(724) 284-5214

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

The Butler Co. Prothonotary's Office
300 South Main Street
Butler, PA 16001
(724) 284-5214

BCLJ: July 19, 2019

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

IN RE: A.M.W.

O.A. No. 29 of 2019

**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,

A.M.W. - Date of Birth: April 29, 2018.

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, Butler, Pennsylvania on the 10 th day of September, 2019 at 9:30 A.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: July 19, 2019

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Kiser Liquid Exploration, LLC** and it is to be organized effective June 27, 2019.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: July 19, 2019

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, With respect to a corporation that has been incorporated under the provisions of the Business Corporation Law of 1988. The name the corporation is: **CUTTING EDGE SOLUTIONS INC.**

Jonathan T. Krassenstein, Esq.,
Krassenstein & Associates
Professional Corporation,
7500 Brooktree Road,
Wesford, Pennsylvania 15090

BCLJ: July 19, 2019

**NOTICE OF FILING OF CERTIFICATE
OF ORGANIZATION OF A DOMESTIC
LIMITED LIABILITY COMPANY**

Notice is hereby given that Michael T. Williams of Parker, Butler County, Pennsylvania, did on June 17, 2019, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, a Certificate of Organization of A Domestic Limited Liability Company under 15 Pa. C.S. §8913, to conduct business under the name of "**Williams Land Management, L.L.C.**" the business to be carried on at 2915 Oneida Valley Road, Parker, Butler County, Pennsylvania, 16049.

RISHOR SIMONE
Kurt S. Rishor, Esquire
Suite 208,
101 East Diamond Street
Butler, Pennsylvania 16001
(724) 283-7215

BCLJ: July 19, 2019

NOTICE OF DISSOLUTION

Notice is given that Thomas T. Minnock, LTD., a Pennsylvania corporation, with its registered office at 709 Mt. Pleasant Road, Mars, PA 16046, is being dissolved. **Thomas T. Minnock, LTD.**, is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended.

Stefanie L. Pate, Esq.
Leech Tishman Fuscaldo & Lampl, LLC
525 William Penn Place,
28th Fl.
Pittsburgh, PA 15219
(412) 261-1600

BCLJ: July 19, 2019

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MsD No. 2019-40051

Barbara O. McCune Estate (her unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her); (Property of Barbara O. McCune Estate); Parcel No. 051-32-B59-0000; Property located in Butler Township; Description – Lot, Kittanning Street; Date of previous sale: September 6, 1962; Price at Upset Sale: Unknown

Estate of Anthony Thoma (his unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (Property of Barbara O. McCune Estate); Parcel No. 051-32-B59-0000; Property located in Butler Township; Description – Lot, Kittanning Street; Date of previous sale: September 6, 1962; Price at Upset Sale: Unknown

Estate of Andy McCune (his unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him); (Property of Barbara O. McCune Estate); Parcel No. 051-32-B59-0000; Property located in Butler Township; Description – Lot, Kittanning Street; Date of previous sale: September 6,

1962; Price at Upset Sale: Unknown

You are hereby notified that on June 18, 2019, the Court of Common Pleas of Butler County, Pennsylvania has ordered and decreed and a Rule be issued upon you, at the above term and number, as an owner or possible party in interest, to show cause why the Court should not confirm the distribution of monies as outlined in the Petition for Confirmation of Distribution of Monies as proposed.

Said Rule is Returnable and will be heard on July 30, 2019 at 9:15 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

If the Rule to Show Cause is not returned by any Distributee or party in interest on or before the time set for return of the Rule, this Court shall forthwith confirm the distribution absolutely. If any Distributee shall make a return of the Rule within the time set herein, this Court shall forthwith hear any objections and exceptions to the proposed distribution and thereafter adjust the Schedule of Distribution, as it deems just and equitable according to Law, and confirm the distribution absolutely, as adjusted.

BCLJ: July 19, 2019

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MsD No. 2019-40050

Buffalo Associates, LTD (their unknown successors, assigns, affiliates, and shareholders and all persons claiming under them); (Property of Buffalo Associates LTD); Parcel No. 040-S13-BB- 0000; Property located in Buffalo Township; Description – 3.8525-acre lot, Parcel B, located at Shuster Road, Freeport, PA 16229; Date of previous sale: September 14, 2015; Price at Upset Sale: \$2,423.94

You are hereby notified that on February 25, 2019, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County, issue a Rule upon you to appear and show cause

why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges, and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on August 8, 2019, at 1:00 p.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against 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. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE 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.

BUTLER COUNTY PROTHONOTARY
300 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

BCLJ: July 19, 2019

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MsD No. 2019-40053

Warren D. Moser (his unknown successors, assigns, affiliates and shareholders and all persons claiming under him); (Property of Warren D. Moser); Parcel No. 040-S5-73A-0000; Property located in Buffalo Township; Description – 321 Bear Creek Road, Sarver, Pennsylvania; Date of previous sale: September 13, 2010; Price at Upset Sale: \$4,951.55

You are hereby notified that on February 25, 2019 the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

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Failure to respond will result in the sale of the

above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE 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.

BUTLER COUNTY PROTHONOTARY
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(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

BCLJ: July 19, 2019



FIRST FRIDAY OF THE MONTH
8-9 am • \$5 / 1 credit sub CLE

UPCOMING DATES:

August 2

October 4

November 8

December 6

To register, contact the Bar Office
at 724.841.0130

Go to www.butlercountypabar.org
for more information and updates
on PBI & BCBA CLEs

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 20th day of September 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, October 18, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30133
C.P. 2019-21088
ATTY PETER WAPNER

Seized and taken in Execution as the property of **LAYTH F. ABDELQADER AND LAYTH ABDELQADER** at the suit of UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE, Being:

ALL THAT CERTAIN condominium Unit in Cranberry Township, Butler County, Pennsylvania as more specifically shown and described in the Declaration of Condominium for Foxmoor Flats, a Condominium, dated November 17, 2003 and recorded November 25, 2003 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time to time, and as shown on Phase 2 Declaration Plan for Foxmoor Flats, a Condominium, dated September 29, 2005 and recorded October 24, 2005 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200510240030727, at Plat Book 288 Pages 1-35, which condominium unit is more particularly described as:

Unit 133 in Building 11 in Foxmoor Flats IA, a Condominium.

TOGETHER WITH all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration

of Condominium, Article II, Section 2.2, and the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDERAND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the Declaration of Condominium.

The Grantee, for Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed covenant and agree to pay such charges for the maintenances of, repairs to, replacements of and expenses in connection with the common elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S.A. 3101 et seq., and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed, and that this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN LAYTH ABDELQADER, by Deed from SANDRA K. TAYLOR, Dated 04/30/2018, Recorded 05/03/2018, Instrument No. 201805030008377.

Tax Parcel: 130-534-M133-0000

Premises Being: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066-2238

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30150
C.P. 2019-21218
ATTY MARTHA VON ROSENSTEIL

Seized and taken in Execution as the property of **HENRY E. BARRON AND AUDREY M. BARRON** at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, Being:

ALL THAT CERTAIN tract of land in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Lot 226 in the Plan of Subdivision, Field Lake Estates Plan No.2, as recorded in the Recorder's Office of Butler County in Plan Book Volume 249, Page 8-10.

Being the same premises which Monterey

Development Associates, L.P. by Deed dated 8/12/2002 recorded 8/27/2002 in Deed Book as Instrument Number 200208270028750 conveyed unto Henry E. Barron and Audrey M. Barron, h/w.

IMPROVEMENTS: Residential dwelling

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30141
C.P. 2019-21135
ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of **JENNIFER CARR AND KAYLIE CARR** at the suit of PLANET HOME LENDING, LLC, Being:

PARCEL NO.: 210-S1-E7

ALL that certain lot or parcel of land situate in Marion Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 7 in the Annandale Plant Plan of Lots recorded in the Recorder's Office for Butler County, Pennsylvania, in Rack 30, page 48, and being also Lot No. 7 in Revision of Annandale Plant Plan of Lots recorded by the Seller in said Office in Rack 40, page 1.

Tax ID/Parcel No.: 210-S1-57-0000

TOGETHER with all and singular the ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantor in law, equity, or otherwise, howsoever of, in and to the same and every part thereof; excepting and reserving and under and subject as hereinbefore set forth and provided. Fee Simple Title Vested in Jerred M. Carr and Kaylie Carr, Husband and Wife by deed from Christine G. Dematteis, Married and Rickey E. McCandless, Married, dated 3/2/2018, recorded 3/7/2018, in the Butler County Clerk's Office in Deed Instrument No. 201803070004305.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30158
C.P. 2019-21260
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **RICHARD S. CUPPS AND JULIE L. CUPPS** at the suit of DIETECH FINANCIAL LLC Being:

ALL THAT certain piece, parcel or tract of land situate in Franklin Township, Butler County Pennsylvania, being known as Lot. No. 2 in the Purvis Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 153, page 157.

SUBJECT to the Road Maintenance Agreement dated July 29, 1993, and recorded in Record Book 2345, page 614.

BEING KNOWN AS: 116 WHITETAIL LANE, BUTLER PA 16001

PROPERTY ID: 170-3F80-29GB-0000

TITLE TO SAID PREMISIS IS VESTED IN RICHARD S. CUPPS; JULIE L. CUPPS BY DEED FROM THOMAS C. BRIDGES AND CHRISTINE A. BRIDGES, DATED 08/08/1995 RECORDED 08/09/1995 IN BOOK NO. 2548 PAGE 690

TO BE SOLD AS PROPERTY OF: RICHARD S. CUPPS; JULIE L. CUPPS

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30162
C.P. 2019-21219
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M CYPHER** at the suit of BANK OF AMERICA NA, Being:

TAX I.D. #: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2, (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14, 1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Sheila M. Cypher by deed from Brenda M Wyatt dated December 16, 2005 and recorded December 19, 2005 in Instrument Number 200521190035991.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30157
C.P. 2019-21259
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **GOLDIE DEAL AND GOLDIE M. DEAL** at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY STRUCTURED TRUST I 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, Being:

ALL those certain lots of land situate in the Village of Lyndora, Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

On the North by an alley 100 feet, more or less; on the East by Lot No. 49, 110 feet, more or less, on the South by Francis Avenue, 100 feet, more or less, and on the West by Lot No. 146 in the same plan, 110 feet, more or less. Being Lot Nos. 47 and 48 in the Frank X. Kohler's Plan of Lots in said Township of Butler.

ALSO: Beginning at the Southeast corner of the lot herein conveyed, being the Northwest corner of intersection of Francis Avenue and Alton Street: thence in a Westerly direction along the North Side of Francis Avenue, 43 feet to the Southeast corner of Lot No. 48 in the same plan; thence in a Northerly direction by the lone of said Lot No. 48, 113.5 feet to an alley; thence along said alley in an Easterly direction, 10 feet to Alton Street: thence in a Southerly direction along the West side of Alton Street. 115.5 feet to a place of beginning. Being Lot No. 49 in the Frank X. Kohler's Plan of Lots in said Township of Butler.

BEING KNOWN AS: 501 MAIN STREET, LYNDORA PA 16045

PROPERTY ID: 052-29-A48

TITLE TO SAID PREMISIS IS VESTED IN VERNON L. DEAL AND GOLDIE DEAL A/K/A GOLDIE M. DEAL BY DEED FROM MARY KOSAR, WIDOW, BY KATHRYN MOON, HER ATTORNEY-IN-FACT, DATED

9/25/1995 RECORDED 10/16/1995 IN BOOK NO. 2567 PAGE 0896

VERNON L. DEAL DIED ON OR ABOUT DECEMBER 14, 2017. BY VIRTUE OF HIS DEATH, HIS OWNERSHIP INTEREST WAS AUTOMATICALLY VESTED IN GOLDIE DEAL A/K/A GOLDIE M. DEAL, THE SURVIVING TENANT BY ENTIRETY.

TO BE SOLD AS PROPERTY OF: GOLDIE DEAL A/K/A GOLDIE M. DEAL

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30119
C.P. 2019-20930
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **SANDRA L. FALKNER** at the suit of DITECH FINANCIAL LLC., Being:

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

Beginning at a point on the edge of the right of way of Highway Route 228 in Buffalo Township, Butler County, Pennsylvania; thence South 2 degrees 23' 06" West along lands of Chinoski, a distance of 376.95 feet to a point at the intersection with lands of E. F. Kujawa; thence South 77 degrees 34' 05" West along lands of E. F. Kujawa, a distance of 201.80 feet to a point; thence North 25 degrees 00' West along lands of E. F. Kujawa, a distance of 227.63 feet to a point on the edge of the right of way of Highway Route 228; thence North 59 degrees 15' 39" East along the edge of the right of way of Highway Route 228, a distance of 120.53 feet to a point; thence North 53 degrees 27' 47" East along the same, a distance of 235.58 feet to a point, the place of beginning.

Containing 1.78 acres as per survey of T. G. Howard and Associates dated May, 1974.

TITLE TO SAID PREMISES IS VESTED IN Harold J. Falkner and Sandra L. Falkner, his wife., by Deed from Eugene F. Kujawa and Cecelia L. Kujawa, his wife, Dated 05/25/1974, Recorded 05/29/1974, in Book 989, Page 668.

HAROLD J. FALKNER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of HAROLD

J. FALKNER's death on or about 10/01/2008, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 040 1F75 A4A1A0000

Premises Being: 720 SARVER ROAD, SARVER, PA 16055

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30123

C.P. 2019-20497

ATTY KIMBERLY HONG

Seized and taken in Execution as the property of **WALTER I. HIXON, HEIR, REBECCA HIXON, HEIR, KNOWN & UNKNOWN HEIRS DANA ALAN HIXON, KNOWN & UNKNOWN HEIRS DANA A. HIXON AND KNOWN & UNKNOWN HEIRS DANA HIXON** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:

All that certain piece and lot of land situate in Connoquenessing Township, County of Butler Pennsylvania, being known and designated as Lot No. 814 and Lot No. 815 in Connoquenessing Woodlands Plan No. 5, as recorded in Butler County in Rack File Section 29, Pages 19 A and B.

Subject to all easements, restrictions, reservations, building lines as recorded in Butler County in Rack File 19A and 19B.

BEING known and numbered as 146 Blue Jay Drive, Connoquenessing, PA 16027.

BEING the same property conveyed to Dana Hixon, an Unmarried Woman who acquired title by virtue of a deed from Associates Financial Services Inc., dated November 15, 2004, recorded January 13, 2005, at Instrument Number 200501130001099, Butler County, Pennsylvania records.

Parcel No.: 120-S6-A814 120-S6-A815

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30136

C.P. 2018-20841

ATTY ROGER FAY

Seized and taken in Execution as the property of **CAROL A. LANDGRAF** at the suit of BAYVIEW LAON SERVICING LLC, Being:

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

BEGINNING at a point in the center line of Hemlock Street, a 33 foot right of way where it intersects with the center line of Hillvue Drive, a 60 foot right of way, said point being the Northeast corner of the parcel herein described; thence along the center line of Hillvue Drive' South 3 degrees 00'00" West a distance of 160.00 feet to a point on lands of now or formerly Michael and Patricia Curcio, said point being the Southeast corner hereof; thence along lands of now or formerly Michael and Patricia Curcio, North 87 degrees 15'00" West a distance of 207.500 feet to a point on lands of now or formerly William S. Kunts and Amy S. Hooks, being the Southwest corner hereof; thence along lands of now or formerly William S. Kunts and Amy S. Hooks, North 3 degrees 00'00" East a distance of 160.00 feet to a point on the center line of Hemlock Drive, being the Northwest corner hereof, thence along the center line of Hemlock Drive, South 87 degrees 15'00" East a distance of 207.500 feet to a point, the place of beginning.

CONTAINING 0.762 of an acre and having thereon erected a dwelling house and garage.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposed only.

Title to said Premises vested in Carl C. Landgraf, Jr. and Carol A. Landgraf by Deed from Robert J. Fennick et al dated April 10, 2000 and recorded on April 11, 2000 in the Butler County Recorder of Deeds as Instrument No. 200004710007741.

The said Car. C. Landgraf, Jr. departed this life on December 20, 2015, whereupon, title vested in Carol A. Landgraf, his wife.

Being known as: 271 Hemlock Drive. Butler, PA 16001

Tax Parcel Number: 051-47-H29D-0000

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30131
C.P. 2019-21086
ATTY SCOTT DIETTERICK**

Seized and taken in Execution as the property of **DEBRA K. MATONAK AND DEBORAH K. MATONAK** at the suit of CL45 MW LOAN 1 LLC, Being:

Parcel 1:

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

BEGINNING at a point on the West side of North Main street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning. Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 North Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:

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

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179 A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easments, conditions, exceptions, restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30151
C.P. 2019-21232
ATTY KENYA BATES**

Seized and taken in Execution as the property of **JAMES MCCUNE** at the suit of DITECH FINANCIAL LLC, Being:

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being Lot No. 115 in the Windward Heights Plan of Lots No. 4 as recorded January 16, 1969 in Rack File 58, page 11.

TITLE TO SAID PREMISES IS VESTED IN JAMES MCCUNE, by Deed from RICHARD A. DAY, EXECUTOR OF THE ESTATE OF BARBARA D. MARTIN, AKA BARBARA ELLEN KRINER AKA BARBARA D. KRINER, DECEASED, Dated 01/02/2018, Recorded 01/08/2018, Instrument No. 201801080000328.

Tax Parcel: 060-514-D115-0000

Premises Being: 115 LYN DALE DRIVE, BUTLER, PA 16001-1409

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30130
C.P. 2019-21085
ATTY SCOTT DIETTERICK**

Seized and taken in Execution as the property of **MILLER'S QUALITY MEATS LLC** at the suit of CL45 MW LOAN 1 LLC, Being:

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) 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 North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or

formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street, South 2° 00' West, a distance of 20.29 feet to a point, at the place of beginning.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record.

Parcel I.D.: 565-9-183-0000

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30118
C.P. 2019-20929
ATTY LOUIS VITTI**

Seized and taken in Execution as the property of **JAMES ROLAND NOCK, JR AND MARLEE ELIZABETH MAUTHE** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

ON the West 133 feet, more or less, by Main Street; On the North 118 feet, more or less, by land of now or formerly Stanley Simpson, formerly A.E. Ellenberger; On the East 133 feet, by other lands now or formerly Scott; and on the South 118 feet, more or less by Washington Street.

Grantor gives and grants unto Grantee, his assigns, the right to run drains from the within conveyed property through other lands now or formerly of Edith M. Scott, which other lands be to the East of the within conveyed property.

Being designated as Parcel Number: 410-S1 -F1C

Being known and numbered as 103 North Fairview Main Street, Petrolia, PA 16050

Being the same property which Chad E. Mealy, an unmarried man and Miriam Mealy, an unmarried woman, by deed dated October 28, 2016 and recorded on November 2, 2016 at Instrument #201611020023080 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto James Roland Nock, Jr., an unmarried man and Marlee Elizabeth Mauthe, an unmarried woman, as joint tenants with rights of survivorship not as tenants in common.

BCLJ: July 12, 19, 26, 2019

**E.D. 2018-30265
C.P. 2018-22139
ATTY LEON HALLER**

Seized and taken in Execution as the property of **THEODORE E. PFENNINGWERTH** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL THAT CERTAIN lot or plot of ground situate in Butler Township, Butler County, Pennsylvania, being further bounded and described as follows:

BEGINNING at a point 401.1 feet northeast of Morton Avenue, thence S. 84° 22' E. approximately one hundred sixty-seven feet (167 ft) along land of W.F. and Vera Walker; thence S. 6° 04' W. fifty feet (50 ft); thence N. 84° 22' W. approximately one hundred sixty-six feet (166 ft) along land of the grantors herein, to an unnamed street; thence N 5° 37' E. along same unnamed street fifty feet (50 ft) to a point, the place of beginning.

CONSISTING of forty (40) feet from the Southern end of Lot No. 3, and often (10) feet from the Northern end of Lot No 2, in the Quigley Plan of Lots, laid out by Lucas and Greenough, Engineers, dated February 25, 1947 recorded in Plan Book Volume 15 Page 1.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 111 GRAHAM ROAD BUTLER, PA 16001

TAX PARCEL NO. 051-39-K3-0000

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of

record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Frank Robert King a/k/a Frank R. King, by deed dated November 15, 2010 and recorded November 17, 2010 in Butler County Instrument No. 201011170027203, granted and conveyed unto Theodore E. Pfennigwerth.

TO BE SOLD AS THE PROPERTY OF THEODORE E. PFENNINGWERTH UNDER JUDGMENT NO. 2018 10786.

BCLJ: July 12, 19, 26, 2019

**E.D. 2017-30278
C.P. 2017-21941
ATTY LEON HALLER**

Seized and taken in Execution as the property of **STACEY J. REYNOLDS** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

BEGINNING at a point at the corner of Howard and North Cliff Streets; thence running East along said Howard Street a distance of 47.5 feet, more or less, to lot now or formerly of Oswald; thence running South along said lot now or formerly of Oswald a distance of 92.68 feet, more or less, to lot of formerly Blymiller, now or formerly Welsh; thence running West along lot now or formerly of Welsh, formerly Blymiller, a distance of 49.15 feet, more or less, to North Cliff Street, the southwest corner; thence running North along North Cliff Street a distance of 89.48 feet, more or less, to a point at the corner of Howard Street and North Cliff Street, the place of beginning.

HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS: 215
HOWARD STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-11-160-0000

BEING THE SAME premises which Janice Louise Oberdorf, Executrix of the Estate of Andrew L. Gorencic, by deed dated May 18, 2010 and recorded May 19, 2010, Butler County Instrument No. 201005190010641, granted and conveyed unto Stacey J. Reynolds.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF
STACEY J. REYNOLDS UNDER BUTLER
COUNTY JUDGMENT NO. 2017-10450

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30127
C.P. 2019-21065
ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of **LAURA A. CARLANTONIO AND RICHARD D. CARLANTONIO** at the suit of PINGORA LOAN SERVICING LLC, Being:

ALL that certain piece, parcel or tract of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, being known and designated as Lot No. 816 of the Poplar Forest Plan No. 8 of Howard E. Meyer, containing 0.740 acres and recorded in the Office of the Recorder of Deeds of Butler County, PA at Plan Book 238 Page 2

UNDER AND SUBJECT to all rights, restrictions, covenants, conditions, easements, grants, etc. as appear in prior instruments of record in the chain of title.

DEED BOOK: INSTRUMENT:
201407290017592

DEED PAGE: INSTRUMENT:
201407290017592

MUNICIPALITY: Borough of Slippery Rock

TAX PARCEL #: 510-S5-E816

PROPERTY ADDRESS: 119 Sassafras
Drive Slippery Rock, PA 16057

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30148
C.P. 2019-21200
ATTY LOIS VITTI

Seized and taken in Execution as the property of **ROBERT WILLIAM RULEY** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL THAT CERTAIN lot or tract of land situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Lot Line Revision for Dale A and JoAnn Blain and Anthony Everitt and Kriscinda Meadows, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 340, Page 32.

HAVING thereon erected a dwelling known and numbered as 351 West Sunbury Road, Butler, PA 16001.

BEING designated as Parcel Number:
060-2F63-1D

BEING the same property which Anthony Everitt and Kriscinda Meadows nka Kriscinda Everitt, Husband and Wife, by deed dated May 1, 2015 and recorded on May 14, 2015 at Instrument #201505140010206 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Robert William Ruley, unmarried, as sole owner.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30128
C.P. 2019-21066
ATTY LEON HALLER**

Seized and taken in Execution as the property of **AIMEE SANNER AND STEVEN S. TOTH, JR.** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

BEGINNING at a point on the South side of Prairie Street in said borough at the Northwest corner and extending Eastward along the south side of Prairie Street, a distance of 53 feet to a corner; thence South along land now or formerly of Porter, 135 feet, more or less, to a corner on line of land formerly of Wick heirs; thence West along said land of formerly Wick heirs, now or formerly of Fish, 53 feet to a corner; thence North along lot of formerly Shull, now or formerly of Ramely, a distance of 130 feet, more or less to the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 402 EAST PRAIRIE STREET HARRISVILLE, PA 16038

TAX PARCEL NO. 430-S2-A37

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Andy Priest, a/k/a Andrew Priest and Lisa Priest, husband and wife, granted and conveyed unto Aimee Sanners and Steven S. Toth, Jr., by deed dated April 21, 2015 and recorded on June 1, 2015 in Butler County Recorder of Deeds Office in Instrument No. 201505010009057

TO BE SOLD AS THE PROPERTY OF AIMEE SANNER AND STEVEN S. TOTH, JR. UNDER JUDGMENT NO. 2018-11103

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30147
C.P. 2019-21199
ATTY LOUIS VILLIT**

Seized and taken in Execution as the property of **DANA M. SLOMER** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

ON the North 86 % feet by Lot No. 11; on the East 3 5.85 feet by Monroe Street; on the South 88.97 feet by a ten foot alley; and on the West 35.48 feet by a 20 foot alley.

BEING Lot No. 12 in the Kidd Plan of Lots and having thereon erected a two-story frame dwelling known and numbered as 518 N. Monroe Street, Butler, PA 16001.

BEING designated as Parcel Number: 564-19-85

BEING the same property which Kurt L. Camden and Karen L. Camden, Husband and Wife, by deed dated May 27, 2005 and recorded on June 2, 2005 at Instrument #200506020013973 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Dana M. Slomer.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30159
C.P. 2019-21261
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **STEPHEN SPEDALIERE, SCOTT A. VALENTINE, K. SCOTT VALENTINE AND SCOTT ALLEN VALENTINE** at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14, Being:

ALL that certain piece or lot of land situated on Elm Street in Slippery Rock Borough,

Butler County, Pennsylvania, and having erected thereon a two-story frame dwelling and being bounded and described as follows, to wit:

BEGINNING at a point on Elm Street 60 feet from line of lot now or formerly Jesse McConnell, thence by line of said Elm Street, in a Southerly direction 60 feet to line of lot of now or formerly Jesse McConnell; thence in a Westerly direction by line of lot of now or formerly Jesse McConnell, 59.09 feet to formerly Joseph Desso Heirs; thence by line of lands now or formerly Joseph Desso Heirs, 60 feet to line of Lands of now or formerly L.H. Bolton et ux; thence by line of lands now or formerly L.H. Bolton et ux. About 60 feet to place of beginning. Being part of Lot No. 27 in Plan of Lots surveyed by C.F.L. McQuiston for William S. Bingham and recorded in Butler County, Pennsylvania.

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

BEING KNOWN AS: 326 ELM STREET,
SLIPPERY ROCK PA 16057

PROPERTY ID: 510-53-13-000

TITLE TO SAID PREMISIS IS VESTED IN STEPHEN M. SPEDALIERE, AN UNMARRIED MAN, AND SCOTT A. VALENTINE, A MARRIED MAN, BY HIS ATTORNEY IN FACT/AGENT, STEPHEN M. SPEDALIERE, AS TENANTS IN COMMON BY DEED FROM JEROME S. HUBERMAN AND MARILYN HUBERMAN. HUSBAND AND WIFE, BY THEIR POWER OF ATTORNEY. AGENT BETH CAMPBELL DATED 8/20/2004 RECORDED 8/8/2004 IN INSTRUMENT NO. 200409080029575

TO BE SOLD AS PROPERTY OF: STEPHEN M. SPEDALIERE; SCOTT A. VALENTINE A/K/A SCOTT VALENTINE A/K/A SCOTT ALLEN VALENTINE

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30132
C.P. 2019-21087
ATTY PETER WAPNER

Seized and taken in Execution as the property of **JO ELLEN THOMAS AND JO E. THOMAS** at the suit of WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO FINANCIAL BANK, Being:

ALL that certain piece, parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Lot No. 7 in West's Cleariew Acres Plan of Lots as recorded in the Recorder's Office of Butler County at Rack File Section 64, Page 12, and being more particularly bounded and described as follows, to wit:

BEGINNING at the southwest corner of the within described parcel, said point being the northwest corner of Lot No. 6 in said Plan of Lots, and being at the centerline of a 50-foot wide private road; thence along the centerline of said 50-foot wide private road, North 13° 03' East, a distance of 200 feet to a point on a lot now or formerly of Raymond C. Green, being known as Lot No. 8 in said Plan of Lots; thence along line of Lot No. 8 in said Plan, South 76° 57' East, a distance of 656.415 feet to a point on lands now or formerly of D. Rankin; thence along said lands, South 13°03' West, a distance of 200 feet to a point on Lot No. 6 in said Plan of Lots; thence along line of Lot No. 6 in said Plan, North 76° 57' West, a distance of 656.415 feet to a point, the place of beginning.

CONTAINING three (3) acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN JO ELLEN THOMAS, SINGLE, by Deed from CLAIR C. JAMISON AND JULIA A. JAMISON, HUSBAND AND WIFE, Dated 06/29/1994, Recorded 06/30/1994, in Book 2447, Page 36.

Tax Parcel: 300-S2-A7-0000

Premises Being: 145 TALL OAK LANE,
BOYERS, PA 16020-2211

BCLJ: July 12, 19, 26, 2019

E.D. 2019-30156**C.P. 2018-20495****ATTY MATTHEW MCDONNELL**

Seized and taken in Execution as the property of **UNKNOWN HEIRS, CARL THOMPSON DECEASED AND CARL THOMPSON JR DECEASED** at the suit of **BANK OF AMERICAN A., Being:**

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

BEGINNING at a point where the eastern right of way line of Township Road #522 intersects with the northern right of way line of Legislative Route #10070; thence in a Northeasterly direction along the northern right of way line of Legislative Route #10070, eighty (80) feet to a point on line of other lands of Darley Hovis; thence in a Northerly direction along line of other lands of Darley Hovis and parallel with the eastern right of way line of Township Road #522, five hundred forty-five (545) feet to a point on other lands of Darley Hovis; thence along line of other lands of Darley Hovis in a Westerly direction eighty (80) feet to a point on the Eastern right of way line of Township Road #522; thence in a Southerly direction along the eastern right of way line of Township Road #522, five hundred forty-five (545) feet to a point the place of beginning.

CONTAINING one (1) acre, more or less.

ALSO, all that certain piece, parcel of tract of land situate In Venango Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northern Right of Way line of Legislative Route #10070, the Southwest corner of the land hereby conveyed, the Southeast corner of other land of Carl Thompson, the Grantee; thence in a Northerly direction along Eastern line of said land of Guarantee a distance of 545 feet to a point; thence in a Northeasterly direction through Northern line of Right of Way of L.R.10070, a distance of 80 feet to a point; thence Southward through land of grantor and parallel to Eastern line of other land of Grantee a distance of 545 feet to Northern line of Right of Way L.R. 10070; thence Westward along said Northern line of Right of Way a distance of 80 feet to the place of beginning.

Both of the aforesaid described property being more particularly as described as follow:

BEGINNING at a point on the Eastern boundary of McJunkin Road, also known as T518, a 33' R.O.W.; thence continuing along the said roadway North 4° 47' East, a distance of 545 feet to a point on line of land of Conti; thence continuing along line of land of Conti, North 85° 31' 31" East, a distance of 160 feet to a point on line of land of now or formerly J.C.Thompson; thence continuing along line of land of Thompson South 4° 47' West a distance of 545 feet to a point, on the Northern boundary of Cemetery Road; thence continuing along Cemetery Road. South 85° 31' 31" West, a distance of 160 feet to a point, the place of beginning.

CONTAINING two acres, more or less, according to property survey of Hazlet, Pepling & Associates, Registered Engineers, dated January 20, 1995.

BEING THE SAME PREMISES which Carl Thompson, by Deed dated February 24, 1997 and recorded February 25, 1997 in the Office of the Recorder of Deeds in and for Bucks County in Deed Book Volume 2713, Page 354, granted and conveyed unto CARL THOMPSON and MARGARET M. THOMPSON, his wife.

And the said Margaret M. Thompson departed this life on March 27, 2000. Title to the property passed to Carl Thompson by operation of law.

And the said Carl Thompson departed this life on August 31, 2017

BEING KNOWN AS: 473 CEMETERY ROAD, BOYERS, PA 16020 PARCEL 0300-2F36-18A 0000

BCLJ: July 12, 19, 26, 2019

Sheriff of Butler County, Michael T. Slupe

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**50th Judicial District
Court of Common Pleas
Butler County, Pennsylvania**

2019 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

MOTION COURT

**Judge Yeager
Judge Doerr
Judge Streib**

**Civil
Civil
Family**

**Tuesday
Wednesday
Thursday**

**9:00 am (3)
9:00 am (5)
1:30 pm (1)**

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to www.co.butler.pa.us

SHERIFF'S SALE

Date Cut-Off Date
January 18, 2019..... October 19, 2018
March 15, 2019..... December 14, 2018
May 17, 2019..... February 15, 2019

Date Cut-Off Date
July 26, 2019April 26, 2019
September 20, 2019 June 21, 2019
November 15, 2019August 16, 2019

CREDIT CONCILIATION

January 16, 2019
March 6, 2019

May 8, 2019

July 17, 2019
September 11, 2019

November 13, 2019

COURT HOLIDAYS

January 1, 2019 New Year's Day
January 21, 2019 Martin Luther
King Jr's Birthday
February 18, 2019.....Presidents' Day
April 19, 2019 Good Friday
May 27, 2019..... Memorial Day
June 14, 2019.....Flag Day

July 4, 2019 Independence Day
September 2, 2019 Labor Day
October 14, 2019 Columbus Day
November 11, 2019 Veterans Day
November 28, 2019..... Thanksgiving Day
November 29, 2019..... Day after Thanksgiving
December 25, 2019 Christmas Day

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