

**ESTATE NOTICES**

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

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**FIRST PUBLICATION**

**Estate of: William F Besselman III**

a/k/a: William F Besselman  
a/k/a: William Frank Besselman  
Late of: Cranberry Township PA  
Administrator: William R Besselman  
2059 Blairmont Drive  
Pittsburgh PA 15241

**Estate of: Betty Jean Bianculli**

Late of: Cranberry Township PA  
Executor: Thomas J Bianculli  
110 Bucks Rd  
Cranberry Twp PA 16066  
Attorney: Lynette A Costa  
378 Golden Grove Road  
Baden PA 15005

**Estate of: Judith A Bowser**

Late of: Butler PA  
Executor: Crystal J Keene  
713 West Penn Street  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery and Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Linda Christner**

**a/k/a: Linda M Christner**  
Late of: Mars PA  
Executor: Anthony J Loskoch Jr  
5006 Lakeview Drive  
Gibsonia PA 15044  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001

**Estate of: Sandra J Day**

Late of: Allegheny Township PA  
Executor: Gerald E Day Jr  
618 N McKean Street  
Butler PA 16001  
Attorney: Nicole L Thurner  
Zunder & Associates PC  
130 E Jefferson Street  
Butler PA 16001

**Estate of: Dennis L Dickey****a/k/a: Dennis Dickey****a/k/a: Dennis Lee Dickey**

Late of: Slippery Rock Township PA  
Executor: Mark D Dickey  
123 Debbie Avenue  
Slippery Rock PA 16057  
Executor: Russell F Dickey  
503 Mercer Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Barbara A. Evans**

Late of: Washington Township PA  
Administrator: Melinda Gautreau  
200 Yukon Lane  
Petrolia PA 16050  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Louis T Fornelli**

Late of: Butler Township PA  
Executor: Elizabeth A Fornelli  
111 Crestview Drive  
Butler PA 16001  
Attorney: Sean M Gallagher  
Murrin Taylor & Gallagher  
110 East Diamond Street  
Butler PA 16001

**Estate of: Donn Jeffrey Hogue**

Late of: Slippery Rock PA  
Executor: Dixie L Hogue  
335 Center Street  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Jean M Meatris**

Late of: Cranberry Township PA  
Executor: Mary Ann Henzler  
430 Crimson Drive  
Pittsburgh PA 15237  
Attorney: John R Cook  
Cook & Associates  
9380 McKnight Road  
106 Arcadia Court  
Pittsburgh PA 15237

**Estate of: Beryl J Obringer**

**a/k/a: Beryl Obringer**

Late of: Buffalo Township PA  
Administrator: Kenneth A Obringer Jr  
108 Mill Street  
Freeport PA 16229  
Attorney: Richard James Bosco  
512 Market Street  
PO Box 309  
Freeport PA 16229

**Estate of: James D Wade**

Late of: Parker Township PA  
Executor: Cheryl J Howard  
1049 East Eldorado Road  
Parker PA 16049  
Attorney: Kenneth R Harris Jr  
101 East Diamond Street  
Suite 204  
Butler PA 16001

BCLJ: January 17, 24, 31, 2020

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**SECOND PUBLICATION**

**Estate of: Patrick E Buzzard**

Late of: Connoquenessing Township PA  
Executor: Constance M Buzzard  
106 Meadow Drive  
Renfrew PA 16053  
Attorney: Joseph M Kecskemethy  
Jaffe & Kecskemethy PC  
101 East Diamond St Suite 204  
Butler PA 16001

**Estate of: Raymond V Marsico**

Late of: Valencia PA  
Executor: Cynthia L Boslet  
3237 Hiltop Circle  
Altoona PA 16601  
Attorney: Jay R Hagerman  
Abernethy & Hagerman, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

**Estate of: Allen W McClymonds**

**a/k/a: Allen White McClymonds**

Late of: Slippery Rock PA  
Executor: Melissa H McClymonds  
525 Kelly Blvd  
Slippery Rock PA 16057  
Attorney: Jack W Cline  
Stranahan Stranahan Cline  
101 South Pitt Street PO Box 206  
Mercer PA 16137

**Estate of: Ralph W McCormick**

**a/k/a: Ralph McCormick**

Late of: Harmony PA  
Executor: Suzanne H Urlacher  
108 Parkway St  
Zelienople PA 16063  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Hazel R Seman**

**a/k/a: Hazel Ruth Seman**

Late of: Cabot PA  
Executor: Robert A Seman Sr  
511 State Route 908 Ext  
Tarentum PA 15084  
Executor: Diane Cashdollar  
133 May Drive  
Saxonburg PA 16056  
Attorney: Andrew M Menchyk Jr  
Stepanian & Menchyk LLP  
222 South Main Street  
Butler PA 16001

BCLJ: January 10, 17, 24, 2020

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**THIRD PUBLICATION****Estate of: Grace C Adams**

Late of: Zelenople PA  
Administrator: Carl H Pierce  
97 Grenville Circle  
Churchville PA 18966  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelenople PA 16063

**Estate of: David L Anderson****a/k/a: David L Anderson Sr**

Late of: Mars PA  
Executor: Sheryl J Treece  
PO Box 466  
James Creek PA 16657

**Estate of: Angela B Bianco****a/k/a: Angela Boccella Bianco**

Late of: Zelenople PA  
Executor: Warren J Mathe  
703 Magnolia Lane  
Cranberry Twp PA 16066  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelenople PA 16063

**Estate of: Linda Lea Bour****a/k/a: Linda Lea Harger**

Late of: Butler PA  
Administrator: Lisa Hall Blow  
1711 Timberlee Drive  
Evans City PA 16033  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

**Estate of: Rosemarie E Caldwell**

Late of: Adams Township PA  
Executor: Lydia M Edwards  
PO Box 224  
Russellton PA 15076  
Attorney: John A Donofrio  
Donofrio Law Office PC  
651 Holiday Drive, Suite 400  
Pittsburgh PA 15220

**Estate of: William C Davis****a/k/a: William Davis**

Late of: Prospect PA  
Administrator: Hannah E Wheeler  
840 Madison Avenue  
Cary NC 27513  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Barbara C Detlefsen****a/k/a: Barbara Coury Detlefsen**

Late of: Slippery Rock PA  
Executor: Michael E Detlefsen  
101 Cedar Drive  
Slippery Rock PA 16057  
Attorney: Gregory C Moore  
Moore Becker Smarto & Ciszek PC  
121 West Second Street  
Greensburg PA 15601

**Estate of: Susan M Faulk**

Late of: Butler Township PA  
Executor: Carol Faulk Blessel  
114 Winterwood Drive  
Butler PA 16001  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

**Estate of: Mary J Livengood**

Late of: Center Township PA  
Administrator C.T.A.: Ronald S Jones  
309 Smithfield Street  
Pittsburgh PA 15222  
Attorney: Jennifer Lynn Enciso  
309 Smithfield Street 6th Floor  
Pittsburgh PA 15222

**Estate of: Patricia J McGall**

Late of: Cranberry Township PA  
Executor: Kimberly Sestic  
135 Preserve Valley Drive  
Cranberry Twp PA 16066

**Estate of: Virginia H Nestor**

Late of: Jefferson Township PA  
Executor: Gary A Nestor  
125 S Isabella Street  
Saxonburg PA 16056  
Attorney: Keith H West  
Clark Hill PLC  
One Oxford Centre  
301 Grant St 14th Floor  
Pittsburgh PA 15219

**Estate of: John F Rodgers**

Late of: Butler Township PA  
Administrator: Mary McCune  
342 West Sunbury Road  
Butler PA 16001  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

**Estate of: Janice Kay Smaroff  
a/k/a: Janice Mize Smaroff**

Late of: Zelienople PA  
 Executor: Lynn Phillips  
 8315 40th Pl N  
 Saint Petersburg FL 33709  
 Attorney: Ashley R Bozewski  
 Fenchel Law Offices PLLC  
 445 Fort Pitt Blvd Ste 220  
 Pittsburgh PA 15219

**Estate of: Cynthia Jean Stewart**

Late of: Butler PA  
 Administrator: Darrell Stewart  
 223 E Pearl Street  
 Butler PA 16001  
 Attorney: Armand R Cingolani III  
 Cingolani & Cingolani  
 300 North McKean Street  
 Butler PA 16001

**Estate of: Clara J Thompson**

Late of: Jefferson Township PA  
 Executor: Larry J Thompson  
 67 Maplewood Court  
 Delmont PA 15626  
 Executor: Robert K Thompson Jr  
 8856 Bluefield Street  
 Tucson AZ 85710  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Dolores A Whittington**

Late of: Cranberry Township PA  
 Executor: Robert Scott Whittington  
 348 East Lancaster Road  
 Harmony PA 16037  
 Attorney: John M Schaffranek  
 Gilliland Vanasdale  
 Sinatra Law Office, LLC  
 1667 Route 228, Suite 300  
 Cranberry Twp PA 16066

BCLJ: January 3, 10, 17, 2020  
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**MORTGAGES**

Recorded December 16 - December 20, 2019

**Allison, Benjamin D; Allison, Erika R--**  
 INFIRST BK--Jefferson Twp:\$30,000.00

**August, Ashley E; August, Daniel A--**  
 PROVIDENT FUNDING ASSOC LP--  
 Cranberry Twp Sub/Condo:Links Cranberry  
 Davis Prd Lot:101 Street:100 Birdie Drive  
 Parcel:130-S42-A101:\$364,000.00

**Ball, Larry M; Ball, Laurie--**FIRST  
 COMMONWEALTH BK--Oakland Twp  
 Street:1203 Oneida Valley Rd Parcel:250-  
 3F04-19A2:\$272,000.00

**Barth, Lynne; Barth, P Joseph--**FIRST  
 NATL BK PA--Slippery Rock Twp  
 Street:138 Bradman Estate Parcel:280-  
 S10-C47:\$150,000.00

**Bayne, Zachary J; Keep, Kailey E--**  
 RESIDENTIAL MTG SERVS INC--  
 Butler City Ward:1 Street:214 Marvin St  
 Parcel:561-37-243:\$73,641.00

**Beblo, Leon J; Beblo, Mary Jo--**USX FED  
 CRED UN--Jefferson Twp:\$140,000.00

**Beck, John T; Rollins, Sandee L--**CITIZENS  
 BK PA--Cranberry Twp:\$30,700.00

**Beige, Trevor L; Livingstonward, Brittany  
 J; Ward, Brittany J Livingston--**ARMCO  
 CRED UN--Jefferson Twp:\$95,000.00

**Bergman, Frank J--**MARS BK--Cranberry  
 Twp Street:507 Hedge Row Ct Parcel:130-  
 S15-A221:\$150,000.00

**Bernauer, Jeanne M; Bernauer, Kevin  
 L--**CITIZENS BK NA--Cranberry  
 Twp:\$172,000.00

**Bestwick, Michael L--**ARMCO CRED UN-  
 -Butler City Ward:3 Street:811-813 New  
 Castle St Parcel:563-24-213:\$80,250.00

**Birckbichler, Cletus A; Birckbichler, Mary  
 Ann--**ARMCO CRED UN--Center Twp  
 Street:114 Covewood Drivw Parcel:060-  
 S4-D3B:\$250,000.00

**Bleicher, Benjamin E; Bleicher, Jamie  
 M--**FIRST COMMONWEALTH BK--Penn  
 Twp:\$377,938.00

**Bopp, John A Jr; Bopp, Sharon A--**  
 ARMCO CRED UN--Butler Twp  
 Ward:1:\$249,900.00

**Breiding, Gregory Paul; Breiding,  
 Susan Lyn--**PENNSYLVANIA EQUITY  
 RESOURCES INC--Butler Twp Street:108  
 Weitzel Rd Parcel:051-40-32:\$156,800.00

**Bresnehan, April; Bresnehan, Stephen--**  
 FIRST COMMONWEALTH BK--Butler  
 Twp Ward:4 Street:113 Heather Drive  
 Parcel:054-25-E41:\$176,000.00

**Burley, Andrew Jr--**SOVEREIGN  
 LENDING GROUP INC--Cranberry  
 Twp Sub/Condo:Cedarbrook Prd Lot:6  
 Street:110 Windsor Ct Parcel:130-

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

**IN RE: K.A.M. O.A. No. 89 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.

**K.A.M. - Date of Birth: December 21, 2011**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom #6 located at the Butler County Courthouse/ Government Center on the 6th day of February, 2020, at 9:00 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 COURT  
ADMINISTRATOR'S OFFICE  
724-284-5200**

BCLJ: January 17, 2020

**NOTICE**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **The Bridge SFC** with its principal office or place of business at 115 Alana Drive, Saxonburg, Pennsylvania 16056.

The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Jeffrey R. Black at the address provided above.

Daniel P. Lynch, Esquire  
of The Lynch Law Group,  
500 Smith Drive; Suite 3,  
Cranberry Twp., PA 16066;  
(724) 776-8000

BCLJ: January 17, 2020

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **FOX CARUSO LLC** and it is organized effective December 26, 2019.

Joseph V. Charlton, Esquire  
Charlton Law  
617 South Pike Road  
Sarver, PA 16055

BCLJ: January 17, 2020

**NOTICE**

Notice is hereby given by **Sunnyview Home Auxiliary**, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Delia Bouwers Bianchin, Esquire  
at The Lynch Law Group, LLC,  
501 Smith Drive, Suite 3;  
Cranberry Twp., PA 16066;  
(724) 776-8000

BCLJ: January 17, 2020  
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**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 March 2020 at Eleven o'clock A.M., Eastern Standard Time** the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, April 17, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 17, 24, 31, 2020

**E.D. 2013-30060  
C.P. 2011-22253  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **PETER A. CELENDER, LYNN A. CELENDER, AND UNITED STATES OF AMERICA** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3, Being:

The land referred to in this Commitment is described as follows:

ALL that certain lot, parcel or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, known and designated as Lot No. 206 (erroneously referenced as Lot No. 205 in prior deed) in Phase II of the Highland Village, P.U.R.D., Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 144, Page 19 on February 12, 1991.

Being known and designated as Parcel No. S21 C206.

Subject to matters as shown on the recorded Plan.

Subject to all coal, oil and gas and mineral

rights, easements, conditions, restrictions, rights of way and covenants as may affect the herednabous described premises and as are contained in prior instrument of record.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Celender and Lynn M. Celender, H/W. by Deed from Timothy M. Wells and Amy W. Wells, H/W. Dated 10/22/1996. Recorded 12/24/1996, in Book 2697, Page 503.

Tax Parcel: 130-S21-C206 Premises Being: 610 HIGHLAND COURT, CRANBERRY TOWNSHIP, PA 16066-3362

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30302  
C.P. 2019-22288  
ATTY MICHAEL MCKEEVER**

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

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

ON the North 20 feet by lands of now or formerly Elizabeth Timblin; on the East 80 feet by lot now or formerly of Charles Duffy; on the South 80 feet by Ridge Avenue; and on the West 80 feet by lands now or formerly of James E. Marshall.

BEING KNOWN AS: 206 RIDGE AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-24-70-0000

BEING THE SAME PREMISES WHICH ROBERT L. JURYSTA AND CHARLENE M. JURYSTA, HUSBAND AND WIFE BY DEED DATED 8/12/2015 AND RECORDED 8/12/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201508120017741, GRANTED AND CONVEYED UNTO ADAM EASTERBROOK, UNMARRIED

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30291  
C.P. 2019-22141  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **JOHN ESSENWEIN AND JESSICA M. ESSENWEIN** at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No. Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever 'thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, of, in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN AND JOHN ESSENWEIN AND JESSICA ESSENWEIN, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JOHN ESSENWEIN AND JESSICA M. ESSENWEIN, WIFE AND HUSBAND.

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30292  
C.P. 2019-22012  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **SHEIGH FOSTER AND/OR ADMR, JASON D. FOSTER EST BY ADMR, AND UNKNOWN HEIRS AND/OR ADMR** at the suit of WELLS FARGO BANK NA, Being:

All that certain lot or parcel of ground, having thereon erected a two-story frame dwelling house and garage, situate, lying and being in the Borough of Prospect, Butler County, Pennsylvania, bounded and described as follows, to-wit:

On the North by Church Street; on the East by an alley, on the South by an alley; and on the West by Lafayette Street, being Lots Nos. 13 and 14 in the James McCollough Survey of Lots in Prospect Borough.

And being more particularly bounded and described in accordance with a survey of Greenough, McMahan & Greenough, Registered Engineers, dated February 7, 1958, as follows:

Beginning at a point, said point being the Northwest corner of the tract hereinafter described and said point being the Southeast corner of the intersections of Lafayette Street and Church Street in the Borough of Prospect; thence North 87° 32' East along Church Street, a distance of 141.50 feet to a point on the West side of a ten-foot alley; thence along the West side of said ten-foot alley, South 2° 06' 20" East, a distance of 127.25 feet to a point on the North side of a ten-foot alley; thence along the North side of said ten-foot alley, South 87° 32' West, a distance of 141.50 feet to a point on the East side of Lafayette Street; thence along the East side of Lafayette Street, North 2° 06' 20" West, 127.25 feet to a point at the Southeast intersection of Lafayette and Church Streets, the place of beginning.

BEING known and numbered as 122 Church Street, Prospect, PA 16052.

Being the same property conveyed to Jason D. Foster, single man who acquired title by virtue of a deed from Cinda Kay Saunders and Kenny Ray Kniess, Co-Executors of the Estate of Hilda A. Kniess, dated December 22, 2006, recorded December 26, 2006, at Instrument Number 200612260032338, Office of the Recorder of Deeds, Butler

County, Pennsylvania.

Parcel No.: 490-S5-128-0000

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30304  
C.P. 2019-22292  
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **GLENDIA JEAN HITES** at the suit of DITECH FINANCIAL LLC, Being:

PARCEL NO. 1

ALL that certain piece, parcel and tract of land situate in the Borough of Harrisville, Butler County, Pennsylvania Bounded and described as follows:

BEGINNING at the Northwest corner at a post on Houston Avenue; thence by lot of formerly William J. Morrison two hundred and thirty two 26/100 (232.26) feet to a post; thence by land of formerly Nellie McClintock, J.H. Morrison; and A.B. Mathews 300.24 feet to a post; thence by lot 22 in the same plan 220.73 feet to a post on Houston Avenue; thence North along the East side of Houston Avenue 300 feet to tile place of Beginning. Being lots No. 16,17,18,19,20 and 21 in the Welsh McCurdy plan of lots

PARCELNO.2

ALL that certain lot or parcel of land situated in the Borough of Harrisville, Butler County, Pennsylvania, and designated as Lot No. 15 in the Welsh McCurdy plan of lots as recorded in Plan Book No. 4 Page 165, and described a follows:

BEGINNING at the Northwest comer on Houston Avenue; thence in an Easterly direction Two hundred and thirty four and eighteen hundredths (234.18) feet to a post; thence South Fifty and four tenths (50.4) to a post thence in, a Westerly direction Two hundred and thirty two and Twenty-six hundredths (23226) feet to Houston Avenue; thence along said Avenue Fifty (50) feet to the place of beginning.

BEING KNOWN AS: 409 HOUSTON AVENUE HARRISVILLE, PA 16038

PROPERTY ID: 430-S2-D15-0000

TITLE TO SAID PREMISIS IS VESTED IN



GLEND A JEAN HITES, SINGLE PERSON BY DEED FROM GLENN A. LONG, JR. AND GLEND A JEAN HITES AND JENNETH R. LONG, SR., CO-EXECUTORS/TRIX FOR THE ESTATE OF MARGARET J. LONG A/KA MARGARET JEAN LONG, DECEASED DATED 12/23/2005 RECORDED 01/04/2006 IN BOOK INSTRUMENT NO. 200601040000238.

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30307  
C.P. 2019-22157  
ATTY TERRANCE MCCABE**

Seized and taken in Execution as the property of **MARY JANE KARNES** at the suit of LSF11 MASTER PARTICIPATION TR, Being:

TAX I.D. #: 370-S1-A7B-0000

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, WITH DWELLING ERECTED THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE SOUTH ONE HUNDRED TWENTY FEET BY AN ALLEY: ON THE WEST ONE HUNDRED TWENTY (120) FEET BY LAND NOW OR FORMERLY CARL GEISER; ON THE NORTH ONE HUNDRED TWENTY (120) FEET BY LAND NOW OR FORMERLY MARGARET NICKLAS; ON THE EAST ONE HUNDRED TWENTY (120) FEET BY A SIXTEEN (16) FOOT DRIVE-WAY FOR THE USE OF THE GRANTOR THEIR HEIRS AND ASSIGNS AND ADJOINING LAND OWNERS.

BEING KNOWN AND NUMBERED AS: 113 SUNSET DRIVE, CONNOQUENESSING, PA 16027

BEING PARCEL NUMBER: 370-S1-A7B-0000

BEING THE SAME PREMISES CONVEYED TO LARRY KARNES AND MARY JANE KARNES FROM GLENN H. NICKLAS AND BETTY J. NICKLAS BY DEED DATED 5/25/1965 AND RECORDED 6/1/1965 IN BOOK 836 PAGE 581. THE SAID LARRY KARNES DIED ON MAY 1, 2014 THEREBY VESTING TITLE IN HIS SURVIVING SPOUSE MARY JANE KARNES BY OPERATION OF LAW.

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30289  
C.P. 2019-21930  
ATTY KIMBELRY HONG**

Seized and taken in Execution as the property of **ALYSSA MARANATHA LAWSON, WILLIAM LAWSON, WILLIAM E. LAWSON, AND WILLIAM LAWSON JR.** at the suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Being:

All that certain lot or piece of ground situate in the 4 Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a point on the Northern right of way line of East Penn Street, said point being common to the Southwest corner of lot of now or formerly Zalepos; thence by East Penn Street, South 86° 13' 34" West. 43.62 feet to a point, the Southeast corner of lot of now or formerly McCheseny, thence by McCheseny, North 3° 21' 18" West 120.95 feet to an iron pipe on the Southern line of lands of now or formerly Fulton; thence by same and a portion of the lands of now or formerly Beck, North 83° 48' 23" East, 43.67 feet to a point, the Northwest corner of lands of Zalepos; thence be Zalepos, South 3 degrees 21 feet 18 inches East, 122.79 feet to an iron pin, the place of beginning.

Right of way agreement dated November 22, 1996 and of record in RBV 2689, page 583, for a common driveway.

BEING known and numbered as 228 East Penn Street Apartment T, Butler, PA 16001.

Being the same property conveyed to William Lawson, Jr., single person who acquired title by virtue of a deed from David J. Fetter, Jr., a single person, dated February 8, 2002, recorded February 14, 2002, at Instrument Number 200202140005584, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 564-11-156-0000

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30303  
C.P. 2019-22114  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **TRACI MCKINNIS HEIR/ADMR, BARBARA GRAHAM EST BY ADMRS, BARBARA C. GRAHAM EST BY ADMRS, KELLY RADER, HEIR/ADMR, LORI GRAHAM HEIR/ADMR, LORI GRAHAM HEIR/ADMR, CARRIE REID HEIR/ADMR, AND UNKNOWN HEIRS/ADMRS ESTATE** at the suit of PNC BANK, NATIONAL ASSOCIATION., Being: -

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

Beginning at the Southeast corner of the tract herein described said point being common to the center line of Old Traffic route #8 at line of lands now or formerly E. McElhatten; thence by the center line of Old Traffic Route #8 North 04 degrees 45' West, a distance of 200 feet to a point on line of lands now or formerly C.

Thompson; thence continuing by the same South 88 degrees 30' East, a distance of 191.49 feet to an iron pin at the West right of way line of New Traffic Route #8 thence continuing by the same South 08 degrees 28' West, a distance of 200.29 feet to a point on line of lands now or formerly E. McElhatten; thence continuing by the same North 88 degrees 30' West, a distance of 145.42 feet to a point in the center line of Old Traffic route #8, the place of Beginning. Having thereon erected a dwelling house, This description is made in accordance with Survey of William D. Greenough, Registered Professional Engineer, under date of July, 1965.

BEING known and numbered as 115 Muddy Creek Drive, Butler, PA 16001.

Being the same property conveyed to Donald Ralph Graham and Barbara Graham, his wife who acquired title by virtue of a deed from Holbein Brothers, Inc., dated November 21, 1970, recorded December 1, 1970, at Deed Book 927, Page 588, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Donald Ralph Graham died December 31, 2007, and pursuant to the survivorship language in the above-mentioned deed, all his interest

passed to Barbara Graham.  
Parcel No.: 060-3F39-3A1-0000

BCLJ: January 17, 24, 31, 2020

**E.D. 2016-30279  
C.P. 2016-21680  
ATTY TERENCE MCCABE**

Seized and taken in Execution as the property of **RHIANNON MORIN AND AARON J. LEDDON** at the suit of BRANCH BANKING AND TRUST COMPANY, Being:

TAX I.D. #: 130 S3 A88

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-A and 29-B.

UNDER AND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property, or as recorded in prior instruments of record.

UNDER AND SUBJECT to oil, gas and minerals, coal and coal bed methane gas and mining rights, and all rights incident to the extraction or development of oil, gas and minerals, coal or coal bed methane gas heretofore conveyed, leased, excepted and/ or reserved by instruments of record; the rite of surface, lateral or subjacent support: or any surface subsidence.

Subject to a 50 foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

Being known as: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Aaron J. Leddon and Rhiannon Morin by deed from Donald C. Tusa and Bobette C. Tusa,

ERRORNEOUSLY SPELLED AS BABETTE C TUSA, AT PRIOR DEED, HIS WIFE dated April 1, 2014 and recorded May 5, 2014 in Instrument Number 201405050009706.

gas leases which may have been conveyed by prior instruments of record and also to any rights of way which may have been conveyed by prior instruments of record.

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30284  
C.P. 2019-22101  
ATTY PETER WAPNER**

TITLE TO SAID PREMISES IS VESTED IN JANICE PFAB AND DARON J. PFAB, MOTHER AND SON, by Deed from JANICE PFAB, Dated 08/16/2013, Recorded 02/24/2014, Instrument No. 201402240003803.

Seized and taken in Execution as the property of **JANICE PFAB AND DARON J. PFAB** at the suit of WELLS FARGO BANK N A, Being:

Tax Parcel: 130-S6-DA2-0000

Premises Being: 3705 GRAHAM SCHOOL ROAD, CRANBERRY TOWNSHIP, PA 16066-3405

ALL THAT CERTAIN lot or piece of ground situated in the township of Cranberry, county of Butler and commonwealth of Pennsylvania, bounded and described as follows, to wit:

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30297  
C.P. 2019-22102  
ATTY KIMBERLY HONG**

BEGINNING at a point on the center line of the Graham School road where the same is intersected by the northerly line of lands now or formerly of M&E Graham; thence along said Graham line north 85 degrees 54' 10" west distance of 83.98 feet to a point on the easterly right of way line of the Pennsylvania Turnpike; thence along the same north 36 degrees west a distance of 330.52 feet to a point on line of lands now or formerly of E.F. Geyer; thence along the same north 39 degrees 38' east a distance of 177.72 feet to a point; thence continuing along the same north 21 degrees 38' east a distance of 100 feet to a point; thence by a line along line of lands now or formerly of Robert H. Wanker, et ux. south 56 degrees 19' 55" east a distance of 266.69 feet to a point on the center line of Graham School road aforesaid; thence along the same south 24 degrees 20' 30" west a distance of 200.40 feet to a point; thence continuing along the same south 17 degrees 54' 30" west a distance of 59.16 feet to a point; thence continuing along the same south 0 degrees 29' west a distance of 54.88 feet to a point; thence continuing along the same south 19 degrees 29 east a distance of 46.03 feet to the point at the place of beginning.

Seized and taken in Execution as the property of **SAMANTHA SCHWARTZ HEIR & ADMR, SEYMOUR SCHWARTZ EST BY ADMR, AND UNKNOWN HEIRS AND/OR ADMINISTRATORS** at the suit of HUNTINGTON NATIONAL BANK, Being:

CONTAINING 2.257 acres according to a survey made by Richard G. Bach and Associates dated June, 1970.

All those certain units designated as Residential Units 250-8 and 250-9 and Garage Units 250-G6, G8 and G10, being Units in the Adams Pointe North Condominium, a Condominium situate in Adams Township, Butler County, Pennsylvania, which units are the same as designated in the Declaration of Condominium of Adams Pointe North Condominium recorded in the Office of the recorder of Deeds for the County of Butler at Instrument No. 200209110030441, as Amended by the First Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200210080033843, as amended by the Second Amended Declaration of Condominium recorded in the Office of the Recorder of Deeds for the County of Butler at Instrument No. 200210280036229 (the "Declaration") as corrected by the Corrected Second Amended Declaration of Condominium recorded at Instrument No. 200211260039891, as amended by the Third amended Declaration of Condominium recorded at Instrument No. 200301160001891, and as Amended by the Fourth Amended Declaration of Condominium recorded at Instrument No. 200301280003797.

HAVING erected thereon a dwelling house with integral garage.

UNDER AND SUBJECT to any and all oil and

Together with all right, title and interest being a .0063 interest for Residential Unit 250-8, a .0044 interest in Residential Unit 250-9, a .0004 interest for Garage Unit 250-G6, a .0004 interest for Garage Unit 250-G8 and a .00004 interest for Garage Unit 250-G10, in, of, in and to the Common Elements as more fully set forth in the Declaration.

BEING known and numbered as 250 Adams Pointe Boulevard, # 8, Mars, PA 16046.

Being the same property conveyed to Seymour Schwartz and Beverly E. Schwartz, husband and wife who acquired title by virtue of a deed from Adams Pointe II, L.P., a Pennsylvania limited partnership, dated February 7, 2003, recorded February 12, 2003, at Instrument Number 200302120006022, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: A250/8

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30309  
C.P. 2019-22362  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **GLENDA J. SEYBERT AND GARY JOHN SEYBERT, SR.** at the suit of HOME INVESTMENT FUND V LP, Being:

All That Certain Parcel Of Land In Borough of Harrisville, Butler County, Commonwealth of Pa, As More Fully Described In Book 2685 Page 0801 ID# 430-52-C24, Being Known And Described As A Metes And Bounds Property:

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

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

On the South by an alley (said alley being between this lot and land formerly of R. E. Elrick): On the West by land now or formerly of James Paraham, et ux; On the Norin by Washington Street; On the East by lot now or formerly of Fred Hall, et ux. Said lot fronting ninety (90) feet on said Washington Street and extending back between parallel lines a distance of one hundred twenty (120) feet to

said alley on the South

BEING KNOWN AS: 208 WEST WASHINGTON STREET, HARRISVILLE, PA 16038

PROPERTY ID NUMBER: 430-S2-C24

BEING THE SAME PREMISES WHICH FLOUISE B. WOODWARD BY DEED DATED 11/14/1996 AND RECORDED 11/14/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2685 AT PAGE 0801, GRANTED AND CONVEYED UNTO GARY JOHN SEYBERT, SR. AND GLENDA J. SEYBERT, HIS WIFE.

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30080  
C.P. 2019-20658  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **CRAIG SORG AND CYNTHIA SORG** at the suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10CB, Being:

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

BEGINNING on the Southwesterly right-at-way line of West Cunningham Street, a 50-foot right-of-way; thence South along line of lot now or formerly of Mrs. Blanche Ziegler, South 42 degrees 16 minutes 20 seconds West a distance of 192 feet; thence South 86 degrees 42 minutes 18 seconds West along the center line of Connoquenessing Creek bed 71.42 feet to a point; thence North 42 degrees 16 minutes 20 seconds East, 243 feet along lands now or formerly of P. Grosclaude to a point on the right-of-way line of West Cunningham Street; thence along said street, South 47 degrees 43 minutes 40 seconds, 50 feet to a point, the place of beginning.

CONTAINING .25 acre.

BEING KNOWN AS: 439 WEST CUNNINGHAM STREET, BUTLER, PA

16001

PROPERTY ID NUMBER: 563-8-9

BEING THE SAME PREMISES WHICH DENNIS P. STEELE, JR. BY DEED DATED 3/4/2005 AND RECORDED 3/7/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200503070005301, GRANTED AND CONVEYED UNTO CRAIG SORG AND CYNTHIA SORG, HUSBAND AND WIFE.

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30283  
C.P. 2019-22091  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **DENNIS TROY AND LINDA L. TROY** at the suit of U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006 HE9, ASSET-BACKED CERTIFICATES SERIES 2006-HE9, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 7 in the Countryside Estates Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File No. 74, Page 34.

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

BEING KNOWN AS: 1602 GARVIN ROAD, CRANBERRY TWP, PA 16066

PROPERTY ID NUMBER: 130-S12-B7

BEING THE SAME PREMISES WHICH THE KATHLEEN A. RANDOLPH REVOCABLE TRUST OF 1997, DATED NOVEMBER 3,1997, BY KATHLEEN A. RANDOLPH, TRUSTEE, AND THE JOHN J. RANDOLPH HI REVOCABLE TRUST OF 1997, DATED NOVEMBER 3,1997, BY JOHN J. RANDOLPH III, TRUSTEE BY DEED DATED 7/13/2006 AND RECORDED 8/7/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/PAGE INSTRUMENT # 200608070020001, GRANTED AND CONVEYED UNTO DENNIS K. TROY AND LINDA L. TROY, HUSBAND AND WIFE.

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30296  
C.P. 2019-22103  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **LINDA L. WELCH AND LINDA L. BLACKWELL** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:

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

Bounded on the North 25 feet by Lot No. 125 in the plan of Lots as hereinafter mentioned; bounded on the East 68.7 feet by Lot No. 190 in the same plan; bounded on the South 25 feet by Negley Avenue; and on the West 68.8 feet to Lot No. 192 in the same plan. Said Lot Being No. 191 in the John R. Cavanaugh plan of Lots.

Having thereon erected a two story frame dwelling house.

BEING known and numbered as 312 Negley Avenue, Butler, PA 16001.

Being the same property conveyed to Linda L. Welch, a single woman and Walter L. Snyder, a single man who acquired title, with rights of survivorship, by virtue of a deed from Donald F. Summerville and Terri L. Summerville, his wife, dated February 17, 2000, recorded February 17, 2000, at Instrument Number 200002170003495, Office of the Recorder of Deeds, Butler County, Pennsylvania.

INFORMATIONAL NOTE: Walter L. Snyder died on February 5, 2012, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Linda L. Welch.

Parcel No.: 563-6-214

BCLJ: January 17, 24, 31, 2020

**E.D. 2019-30312**  
**C.P. 2019-22242**  
**ATTY TERRANCE MCCABE**

Seized and taken in Execution as the property of **GINA M. WOLF AND GINA M. SZEGHO** at the suit of BANK OF AMERICANA , Being:

TAX I.D. #: 270-3F19-11-0000

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND PREMISES SITUATE, LYING AND BEING IN THE VILLAGE OF RENFREW, PENN TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER LINE OF L.R. 10015 AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT OF BEGINNING IS INTERSECTED BY THE CENTER LINE OF T-450; THENCE BY SAME, NORTH 66°05' 40" WEST A DISTANCE OF 274.61 FEET; THENCE CONTINUING BY SAME, NORTH 69° 57' 20" WEST A DISTANCE OF 20.42 FEET TO A POINT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF K.L. DONALDSON; THENCE BY SAME, NORTH 40° 13' 40" EAST A DISTANCE OF 191.17 FEET TO A POINT IN THE CENTER OF LINE OF LR. 1015; THENCE BY SAME THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 26° 06'00" EAST A DISTANCE OF 112.05 FEET; THENCE SOUTH 30° 47' 10" EAST A DISTANCE OF 190.46 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

BEING PARCEL NUMBER: 270-3F49-14-0000

BEING THE SAME PREMISES CONVEYED TO GINA SZEGHO FROM LOYAL J. MCCORMICK, JR. AND MARCIA A. MCCORMICK BY DEED DATED 11/30/1994 AND RECORDED 12/5/1994 IN BOOK 2488 PAGE 348

BCLJ: January 17, 24, 31, 2020

Sheriff of Butler County, Michael T. Slupe