



BUTLER COUNTY • PENNSYLVANIA

(USPS 081020)

Legal Journal

Vol. 26

March 16, 2018

No. 33

Designated as the Official Legal Periodical for Butler County, Pennsylvania

Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn J. Horan, Administrative Judge

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

Butler County Bar Association

Thomas E. Breth, President

Owned and Published weekly by:

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Butler County Legal Journal

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BCLegalJournal@butlerbar.org

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PLEASE NOTE:

**Advertisements must be received by 12:00 PM
the Friday preceding the date of publication.**

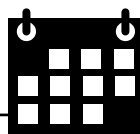
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CLE



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.

- | | |
|-----------------------|--|
| March 19, 2018 | Debt Collection Trends in Litigation, Compliance and Enforcement
Butler County Bar Association
4 substantive credits,
Mon., March 19, 2018 12:00p-4:15p
(Includes Lunch) |
| March 20, 2018 | Ethics Fun with Sean Carter
Butler County Bar Association
6 ethics credits,
Tues., March 20, 2018 8:25a-3:45p
(Includes Breakfast & Lunch) |
| March 27, 2018 | Trial Evidence: Artistry & Advocacy in the Courtroom
Butler County Bar Association
5 substantive credits, 1 ethics credits,
Tue., March 27, 2018 9:00a-4:15p
(Includes Breakfast & Lunch) |
| April 4, 2018 | Lincoln on Professionalism
Butler County Bar Association
3 ethics credits,
Wed., April 4, 2018 9:00a-12:15p
(Includes Breakfast) |
| April 4, 2018 | Contract Landmines - The Advanced Program
Butler County Bar Association
3 substantive credits,
Wed., April 4, 2018 9:00a-1:15p
(Includes Breakfast) |
| April 6, 2018 | Coffee at the Bar
Butler County Bar Association
\$5 for 1 substantive credits,
Fri., April 6, 2018 8:00a-9:00a
(Includes Coffee & Donuts!) |

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | BCLegalJournal@butlerbar.org

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: Shirley E Caldwell

Late of: Clinton Township PA
Executor: Robert L Caldwell Jr
378 Moorehead Rd
Cabot PA 16023
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: James Stanley Fisher

Late of: Zelienople PA
Executor: Lisa Ann Marucci
142 Blue Ridge Dr
Cranberry Township PA 16066

Estate of: Carol Ann Geibel

Late of: Jefferson Township PA
Executor: Melissa D McKee
921 Clearfield Rd
Fenelton PA 16034
Executor: Patrick J McKee
921 Clearfield Rd
Fenelton PA 16034

Estate of: William J Helsel

Late of: Butler PA
Executor: Linda A Helsel
227 Homewood Drive
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Joyce E Hunker**a/k/a: Joyce Elaine Hunker**

Late of: Mars PA
Executor: Melanie Sue Houghton
146 Hutchman Road
Mars PA 16046
Attorney: Maryann Bozich Diluigi
506 S Main Street
Suite 2201
Zelienople PA 16063

Estate of: Irene K Jones

Late of: Fairview Township PA
Executor: Susan K Davidson
111 Posey Lane
POB 169
Callery PA 16024
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Glenda Jean Kostlich

Late of: Zelienople PA
Executor: Adam McHale
22541 SW 88th Place Unit 105
Cutler Bay FL 33190
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople PA 16063

Estate of: Nina M Kraynik

Late of: Cranberry Township PA
Executor: Bryan Kraynik
1042 Freedom Road
Cranberry Twp PA 16066
Executor: Cynthia Kobus
507 Somerset Drive
Cranberry Twp PA 16066
Attorney: Donald P Graham
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066

Estate of: Wilbert Francis Petz

Late of: Cabot PA
Executor: Robert Francis Petz
9513 Biltmore Drive
Silver Spring MD 20901
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

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

Late of: Zelienople PA
Executor: Colleen Murphy
303 Woodcroft Rd
Baden PA 15005
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Ann E Salisbury

Late of: Butler Township PA
Executor: Dean R Salisbury
109 Aspen Road
Butler PA 16001

Estate of: Donald E Vogel

Late of: Adams Township PA
Executor: Diane Vogel
350 Myoma Road
Mars PA 16046
Executor: Donna Steed
7241 Franklin Road
Cranberry Twp PA 16066
Attorney: Michael S Antol
Antol & Stokes LLC
11676 Perry Highway Suite 3101
Wexford PA 15090

Estate of: Virginia Ritts Whitehouse

Late of: Cranberry Township PA
Administrator: Allen Jay Whitehouse
601 Sunset Circle
Cranberry Twp PA 16066
Attorney: Richard E Goldinger
212 West Diamond St
Butler PA 16001

BCLJ: March 16, 23, 30, 2018

SECOND PUBLICATION**Estate of: John M Coon**

Late of: Butler Township PA
Executor: Jessica V Lisotto
1116 South Mercer Street
Apt 213
New Castle PA 16101
Attorney: Colin B May Esquire
Estate Planning Centers
at The Coulter Law Offices LLC
3824 Northern Pike Suite 801B
Monroeville PA 15146

Estate of: Alan Henry Johnson

Late of: Slippery Rock Township PA
Administrator: David E Johnson
247 Kiester House Road
Slippery Rock PA 16057
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

Estate of: Grace E Katarincic

Late of: Cranberry Township PA
Executor: Lorraine Nist
104 St Ives Way
Zelienople PA 16063
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
2100 Georgetowne Dr Suite 300
Sewickley PA 15143

Estate of: Ronald A Nickel

Late of: Butler Township PA
Executor: Frank R Nickel III
9 Speer Drive
Coraopolis PA 15108
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Larry S Slagle

Late of: Jefferson Township PA
Executor: Kelly Lynn Wilson
112 Dallyson Lane
Butler PA 16002
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: March 9, 16, 23, 2018

THIRD PUBLICATION**Estate of: Alice Roberta Boozel
a/k/a: Alice R Boozel**

Late of: Butler Township PA
Executor: Thomas A Boozel
325 South Duffy Road
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

**Estate of: Stanley J Czzowitz
a/k/a: Stanley John Czzowitz**

Late of: Butler Township PA
Executor: Laura L Czzowitz
204 N Boundary Street
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Rose M Dorcy

Late of: Butler PA
Administrator: David Dorcy
118 Westwood Manor
Butler PA 16001
Attorney: Michael D Gallagher
Murrin Taylor & Gallagher
110 East Diamond Street
Butler PA 16001

Estate of: Patricia J Engle

Late of: Cranberry Township PA
Executor: Christine L Cunneen
7552 East Mansfield Avenue
Denver CO 80237
Attorney: David Mauro
Attorney at Law
3001 Village Run Run
Wexford PA 15090

Estate of: Penny Flowers**a/k/a: Penny Hulings**

Late of: Slippery Rock Township PA
Executor: Jamie Croll
439 Tieline Rd
Grove City PA 16127
Executor: Nikita Flowers
111 Branchton Rd
Slippery Rock PA 16057
Attorney: Ross M Thompson
Thompson Law LLC
PO Box 304
Slippery Rock PA 16057

Estate of: Jeff C Graham**a/k/a: Jeff Copeland Graham**

Late of: Clinton Township PA
Executor: Naomi D Bendas Graham
225 Glade Mill Road
Valencia PA 16059
Executor: Jeff C Graham II
153 Glade Mill Road
Saxonburg PA 16056
Attorney: Alan J Stone
3058 Leechburg Road
Suites 10 & 11
Lower Burrell PA 15068

Estate of: Harry J Joswiak

Late of: Concord Township PA
Administrator: Valerie A Unger
150 Joswiak Road
West Sunbury PA 16061
Administrator: Daryl R Joswiak
143 Joswiak Road
West Sunbury PA 16061
Attorney: Eric D Levin
Rishor Simone
101 East Diamond St Suite 208
Butler PA 16001

Estate of: Constance L McAlpine

Late of: Callery PA
Executor: Marcia A McAlpine
2900 Tuscarawas Rd
Beaver PA 15009
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

Estate of: Edward Michalski**a/k/a: Edward M Michalski**

Late of: Cranberry Township PA
Administrator: Carol Michalski
719 Sunset Circle
Cranberry Twp PA 16066
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople PA 16063

Estate of: Julie Osche

Late of: Butler PA
Administrator: Albert Joseph Osche
553 North Elm Street
Butler PA 16001
Attorney: Claire McGee
603 Stanwix Street
Two Gateway Center Ste 1228
Pittsburgh PA 15222

Estate of: George R Ripper
a/k/a: George Randy Ripper

Late of: Evans City PA
 Executor: Kory L Ripper
 208 E Main Street Apt B
 Evans City PA 16033
 Attorney: Jeffrey D Banner
 Heritage Elder Law &
 Estate Planning LLC
 318 South Main Street
 Butler PA 16001

Estate of: Michael Eugene Vose

Late of: Fenelon PA
 Administrator: Kala Vose
 21 Lumar Village Apt B
 Butler PA 16001
 Administrator: Michael Vose
 21 Lumar Village Apt B
 Butler PA 16001
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Ann M Weir

a/k/a: Ann Marie Weir

Late of: Butler Township PA
 Executor: Rebecca A Weir
 10907 Rocky Mount Way
 Silver Spring MD 20902
 Attorney: Robert J Stock
 Stock & Patterson
 106 South Main St Suite 603
 Butler PA 16001

Estate of: Susan L Wolford

Late of: Buffalo Township PA
 Administrator: Robert L Wolford
 147 Elliott Road
 Sarver PA 16055
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

BCLJ: March 2, 9, 16, 2018

MORTGAGES

Recorded February 12 - February 16, 2018

135 Grand Avenue LLC-MARS BK-Mars
 Boro-\$316,000.00

Abrams, Patricia D-BANK AMERICA NA-
 Butler City-\$204,000.00

Antoszyk, Janet E-SECRETARY
 HOUSING & URBAN DEV-Cranberry
 Twp-\$41,603.91

Baker, Anthony W-JLB CORP DBA-
 Harrisville Boro-\$109,839.00

Barkley, Timothy R-ARMCO CRED UN-
 Clay Twp-\$30,750.00

Barnes, Nicole R-ARMCO CRED UN-
 Jefferson Twp-\$135,000.00

Bartle, Robert-DISCOVER BK-Middlesex
 Twp-\$45,000.00

Bartlett, David-NVR MTG FIN INC-
 Cranberry Twp-\$345,840.00

Bassi, Florence H-HOME POINT FIN
 CORP-Adams Twp-\$402,000.00

Batzel, Kara R-PRINCETON MTG CORP-
 Seven Fields Boro-\$292,600.00

Bauer, Erika J-FINANCE AMERICA MTG
 LLC-Cranberry Twp-\$130,200.00

Belles, Gary Kevin-ARMCO CRED UN-
 Fairview Twp-\$10,000.00

Bird, John-WELLS FARGO BK NA-Buffalo
 Twp-\$200,000.00

Black, Ryan William-PENNSYLVANIA
 EQUITY RESOURCES INC-
 Connoquenessing Boro-\$126,250.00

Bowser, Lindsay R-ARMCO CRED UN-
 Winfield Twp-\$50,000.00

Breathe PA-DOLLAR BK FED SAV BK-
 Cranberry Twp-\$500,000.00

Butia, Jacquelyn M-CITIZENS BK PA-
 Evans City Boro-\$45,000.00

BW RRI II LLC-BARCLAYS BK PLC-
 Cranberry Twp-\$800,000,000.00

Campbell, Alice M Aka-FIRST
 COMMONWEALTH BK-Saxonburg Boro-
 \$35,000.00

Christafano, Gary-NVR MTG FIN INC-
 Middlesex Twp-\$273,092.00

Colorito, Bethany-PENNSYLVANIA
 EQUITY RESOURCES INC-Adams Twp-
 \$254,000.00

Costa, Kelley-FIRST NATL BK PA-Adams
 Twp-\$25,000.00

Davidson, John E Jr Aka-CITIZENS BK
 PA-Slippery Rock Boro-\$144,000.00

Dean, Robert E-FIRST COMMONWEALTH
 BK-Connoquenessing Twp-\$100,000.00

Dean, Robert E-FIRST COMMONWEALTH
 BK-Connoquenessing Twp-\$140,000.00

Decoursey, John E-JLB CORP DBA-
 Cranberry Twp-\$153,082.00

Doyle, Tyler V-HUNTINGTON NATL BK-

Slippery Rock Boro-\$31,000.00
Eaker, Kolby-UNION HOME MTG CORP-Fairview Twp-\$131,719.00
Edwards, Herbert J Aka-CITIZENS BK PA-Evans City Boro-\$100,000.00
Ellis, Amy S-WELLS FARGO BK NA-Penn Twp-\$110,000.00
Erny, Michele-1971 ABBOTT ROAD LLC-Jackson Twp-\$240,000.00
Ewing, Thomas W Jr-DOLLAR BK FED SAV BK-Lancaster Twp-\$185,275.00
Fichter, Justin-MORTGAGE RESEARCH CENTER LLC DBA-Eau Claire Boro-\$230,000.00
Fosnight, June C-CARRINGTON MTG SERVS LLC-Valencia Boro-\$180,000.00
Galante, Virgil A-SRU FED CRED UN-Butler Twp-\$9,587.00
Gammell Family Revocable Living Tr By Trs-CITIZENS BK PA-Adams Twp-\$250,000.00
Geibel, Thomas L-CITIZENS BK PA-Summit Twp-\$164,000.00
Glass, David O-CITIZENS BK NA-Cranberry Twp-\$372,000.00
Good, Amos-MORTGAGE RESEARCH CTR LLC DBA-Marion Twp-\$225,000.00
Gratton, Bryan R-PNC BK NATL ASSN-Adams Twp-\$42,000.00
Gratton, Bryan R-PNC BK NATL ASSN-Adams Twp-\$335,580.00
Harkrider, Jason Aka-US BK NATL ASN-Cranberry Twp-\$318,250.00
Heimerl, Joseph-JPMORGAN CHASE BK NA-Zelienople Boro-\$194,400.00
Heitzer, Eric P-ARMCO CRED UN-Summit Twp-\$200,000.00
Helbig, Kurt D-JLB CORP DBA-Cranberry Twp-\$176,027.00
Johns, Kristen R-JLB CORP DBA-Forward Twp-\$280,000.00
Kappler, Andrew C-ARMCO CRED UN-Butler Twp-\$105,000.00
Karcher, Jeffery-PENNSYLVANIA EQUITY RESOURCES INC-Cranberry Twp-\$350,000.00
Karns, Andrew A-WASHINGTON FIN BK-Jackson Twp-\$396,800.00
Kemp, Robert P Sr-CLEARVIEW FED CRED UN-Winfield Twp-\$87,100.00
Kildoo, Darren G-ARMCO CRED UN-Butler Twp-\$14,000.00
Klabnik, Martin-FIRST COMMONWEALTH BK-Buffalo Twp-\$34,200.00
Kvederis, Paul T-PLAZA HOME MTG INC-Muddycreek Twp-\$115,656.00
Lindsay, Andrew D-FARMERS NATL BK EMLENTON-Clay Twp-\$144,500.00
Lombardo, Eric M-BETTER MTG CORP-Cranberry Twp-\$241,633.00

Lutz, Jonathan P-PNC MTG AKA-Cranberry Twp-\$247,000.00
Marucci, Lisa A-DOLLAR BK FED SAV BK-Cranberry Twp-\$100,000.00
Marzano, David J-PENNSYLVANIA EQUITY RESOURCES INC-Cranberry Twp-\$317,800.00
May, Steven Thomas-JPMORGAN CHASE BK NA-Clinton Twp-\$256,500.00
McCommons, Benjamin C-SRU FED CRED UN-Brady Twp-\$57,434.05
McKay, Jordan-USX FED CRED UN-Cranberry Twp-\$120,000.00
McKay, Jordan-USX FED CRED UN-Cranberry Twp-\$15,000.00
McLafferty, Helen J-CITIZENS BK PA-Saxonburg Boro-\$20,000.00
Mershimier, Sherry L-MERSHIMER, GARY E-Cherry Twp-\$21,000.00
Miller, Trevor J-PNC MTG AKA-Connoquenessing Twp-\$166,822.00
Molinero, Kenneth G Jr-FIRST CHOICE LOAN SERVS INC-Cranberry Twp-\$1,301,700.00
Molishus, Philip J-NVR MTG FIN INC-Middlesex Twp-\$328,215.00
Moran, Ernest D-WELLS FARGO BK NA-Middlesex Twp-\$59,500.00
Muisiner, Amy D-ARMCO CRED UN-Venango Twp-\$69,000.00
Myroniuk, Robert-NVR MTG FIN INC-Middlesex Twp-\$286,788.00
Myroniuk, Robert-CLEARVIEW FED CRED UN-Middlesex Twp-\$35,848.00
Nam, Min Young-AMERICAN FED MTG CORP-Adams Twp-\$416,000.00
Neal, Michael E-NBKC BK-Cranberry Twp-\$418,000.00
Novak, Joshua R-UNITED WHOLESALE MTG-Slippery Rock Twp-\$370,405.00
Novak, Melvin-NVR MTG FIN INC-Middlesex Twp-\$369,115.00
Older, Theodore M-JG WENTWORTH HOME LENDING LLC-Forward Twp-\$270,697.00
Paga, Joseph A-FIRST COMMONWEALTH BK-Valencia Boro-\$75,200.00
Palko, Robert T-UNION HOME MTG CORP-Cranberry Twp-\$242,526.00
Prazer, Robert W-SLOVAK SAV BK-Adams Twp-\$250,000.00
Prosser, Jason M-UNITED WHOLESALE MTG-Butler Twp-\$176,641.00
Rajchel, Gina N Aka-FARMERS NATL BK EMLENTON-Butler Twp-\$154,000.00
Readie, Cheri L-FARMERS NATL BK EMLENTON-Butler City-\$39,600.00
Riegler, Karl M-CITIZENS BK PA-Middlesex Twp-\$75,000.00
Rippin, Megan E-JPMORGAN CHASE BK

NA-Cranberry Twp-\$231,500.00
Rivers, Travis M-ARMCO CRED UN-
 Oakland Twp-\$25,000.00
Schmidt, David C-ARMCO CRED UN-
 Butler Twp-\$42,123.00
Selfridge, Steven L-QUICKEN LOANS
 INC-Buffalo Twp-\$155,000.00
Sepcic, Robert M-PNC BK NATL ASSN-
 Cranberry Twp-\$172,500.00
Sines, James K-LOANDEPOT COM LLC-
 Cranberry Twp-\$102,000.00
Sirkoch, John B-CITIZENS BK PA-Penn
 Twp-\$200,000.00
Skal, Rochelle J Aka-FIRST NATL BK PA-
 Summit Twp-\$144,500.00
Smith, Robert J-ALLEGENT COMMUNITY
 FED CRED UN-Forward Twp-\$21,000.00
Snyder, Daniel D-UNITED WHOLESALE
 SNG-Butler Twp-\$264,000.00
Sowinski, Ronald J-JPMORGAN CHASE
 BK NA-Venango Twp-\$151,948.00
Spinneweber, James V-DOLLAR BK FED
 SAV BK-Lancaster Twp-\$281,655.00
Stahlman, Barbara J-SRU FED CRED UN-
 Slippery Rock Twp-\$69,126.71
Stefanacci, Richard-ARMCO CRED UN-
 Allegheny Twp-\$74,000.00
Taggart, Scott A-NEXTIER BK NA-Butler
 City-\$212,000.00
TOA Cranberry LLC-M&T BK-Cranberry
 Twp-\$110,000,000.00
Tucci, Kathleen M-USX FED CRED UN-
 Cranberry Twp-\$50,000.00
Unik, Justin C-ARMCO CRED UN-Butler
 Twp-\$168,000.00
Vizcaya, Juan M-MARS BK-Cranberry
 Twp-\$321,575.00
Voelp, Mary A-PNC BK NATL ASSN-
 Forward Twp-\$100,000.00
Wehr, Robert Lee-WESBANCO BK INC-
 Evans City Boro-\$75,000.00
Woolaghan, Anthony D-AMERICAN
 NEIGHBORHOOD MTG ACCEPT CO
 LLC-Jackson Twp-\$212,450.00
Worley, Lacey L-QUICKEN LOANS INC-
 Butler Twp-\$99,460.00
Wukits, Denise Lee-ARMCO CRED UN-
 Center Twp-\$100,000.00
Zalewski, Theodore-FARMERS NATL BK
 EMLENTON-Franklin Twp-\$85,000.00
Zytnick, Jason-NVR MTG FIN INC-
 Middlesex Twp-\$226,251.00

SUITS

Week ending March 9, 2018

1st Name-Plaintiff

2nd Name-Defendant

Spink, Douglas vs. **Butler Co Prison**:
 Miscellaneous-Declaratory Judgment: Atty-
 None: 18-10206
 Pennsylvania Housing Finance Agency vs.
Chalmers, Nicole; Chalmers, Mark C:
 Real Property-Mortgage Foreclosure:
 Residential: Leon P Haller, Esq: 18-10211
 LPP Mortgage Inc vs. **Doe, John; Tennants/**
Occupants: Real Property-Ejectment:
 Powers Kirn & Associates LLC, Esq: 18-
 10205
 Tomczak, Richard vs. **Fickes, Eliza; Fickes,**
Matthew: Tort-Motor Vehicle: Marc I Simon,
 Esq: 18-10208
 Merchants Distributors LLC; Capital
 Resources LLC vs. **Friedman, Harold LLC;**
Friedman's Freshmarkets: Real Property-
 Mortgage Foreclosure: Commercial: Jarrod
 D Shaw & McGuire Woods LLP, Esq: 18-
 10212
 SOFI Consumer Loan Program Grantor
 Trust 2016-3 vs. **Gesin, Frederick; Gesin,**
Frederick James: Contract-Debt Collection:
 Other: Jonathan P Cawley, Esq: 18-10217
 PNC Bank Natl Assn vs. **Hixon, Walter**
I Heir; Hixon, Rebecca Heir; Known
& Unknown Heirs Dana Alan Hixon;
Known & Unknown Heirs Dana A Hixon;
Known & Unknown Heirs Dana Hixon:
 Real Property-Mortgage Foreclosure:
 Residential: Brett A Solomon, Esq: 18-10219
 Adams Twp vs. **Kuszajewski, John L**:
 Miscellaneous-Other: Michael D Gallagher,
 Esq: 18-10207
 Martin, John vs. **Martucci, John**: Real
 Property-Landlord/Tenant Dispute: Atty-
 None: 18-10218
 First National Bank-PA vs. **McAnallen,**
David L; McAnallen, Marilyn; McAnallen,
Marilyn Hovanec: Real Property-Mortgage
 Foreclosure: Residential: Scott A Dietterick,
 Esq: 18-10214
 Deutsche Bank National Tr Co vs. **Moran,**
Anthony; Occupants: Real Property-
 Ejectment: Douglas H Sullivan, Esq: 18-
 10210
 Key Precast & Supply Inc vs. **Pioneer**
Mechanical Services LLC: Contract-Other:
 Wayne M Chiurazzi, Esq: 18-10221
 Bear Creek Watershed Authority vs.
Roudebush, Lisa P; Roudebush, James
L: Writ Scire Facias: Andrew M Menchyk Jr,
 Esq: 18-10204
 Northwest Bank vs. **Stasiak, Gregory P**:

Complaint: Grenen & Birsic PC, Esq: 18-10220
 Griffith, Pamela Ind & Gdn; Griffith, Lawrence Ind & Gdn; Griffith, Steven by Gdn vs. **Steele, Jerin R:** Tort-Motor Vehicle: Jeffrey S Tarker, Esq: 18-10213
 Aleva, Robert J III vs. **USAA; Garrison Property & Casualty Ins Co; Round Point Mortgage Servicing Corp; Great American Ens Ins Co:** Contract-Other: John Linkosky, Esq: 18-10215
 SOFI Consumer Loan Funding 2015-1 vs. **Yussefabad, Arman; Yussefabad, Arman Ghanavati:** Contract-Debt Collection: Other: Jonathan P Cawley, Esq: 18-10216
 JPMorgan Chase Bank NA vs. **Varner, Derek J:** Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond & Jones, Esq: 18-10209

JUDGMENTS

Week ending March 9, 2018

1st Name-Plaintiff

2nd Name-Defendant

Clerk of Courts vs. **Armstrong, Janeal:** Judgment: \$1,454.13: Atty-None: 18-20429
 Clerk of Courts vs. **Baptiste, Colleen Marie:** Judgment: \$4,565.50: Atty-None: 18-20430
 Discover Bank vs. **Barczak, Michael A:** Transcript: \$3,221.31: Matthew D Urban, Esq: 18-20449
 Clerk of Courts vs. **Barkley, Owen Charles:** Judgment: \$1,907.50: Atty-None: 18-20431
 Clerk of Courts vs. **Bell, Joseph Jamar:** Judgment: \$3,858.09: Atty-None: 18-20432
 Barclays Bank Delaware vs. **Budz, Lisa B:** Judgment: \$1,642.16: Frederic I Weinberg, Esq: 18-20457
 Clerk of Courts vs. **Burns, Stacie:** Judgment: \$2,377.50: Atty-None: 18-20433
 Huntington National Bank vs. **Collins, Eric P; Collins, Carrie E:** Judgment: \$130,990.83: Manley Deas Kochalski LLC: 18-20453
 Clerk of Courts vs. **Cunningham, James Frank:** Judgment: \$1,245.25: Atty-None: 18-20434
 Clerk of Courts vs. **Dodson, Mark Ellwood:** Judgment: \$1,337.25: Atty-None: 18-20435
 Comwlth of PA-UCF vs. **Dornetto, Constr Inc:** Commonwealth Tax Lien: \$1,692.07: Atty-None: 18-20439
 Ally Financial Inc vs. **Fitzpatrick, Nancy A; Fitzpatrick, Walter J:** Judgment: \$8,423.34: David J Apothaker, Esq: 18-20455
 Clerk of Courts vs. **Henry, Kenneth Tori:** Judgment: \$3,866.09: Atty-None: 18-20436
 Chamberlain, Ruth Geibel; Schott, Jean Anne

Geibel; Moore, Faith Anne Extrx; Geibel, Jane Yarger Est by Extrx vs. **Herman Oil & Gas Company Inc, Et al.:** Land Judgment: \$0.00: Amy E Molly & Ronald W Coyer, Esq: 18-20448
 Comwlth of PA-UCF vs. **Hills Tree Care Nursery:** Commonwealth Tax Lien: \$2,431.57: Atty-None: 18-20440
 Fox's Pizza Den Inc vs. **Jordan, William:** Exemplification: \$779.70: Jeffrey Rowen, Esq: 18-20454
 Clerk of Courts vs. **Kelly, Earl Eugene Jr:** Judgment: \$1,485.50: Atty-None: 18-20437
 Wilmington Savings Fund Society FSB vs. **Loughran, Robert Kolt:** Judgment: \$252,582.75: Manley Deas Kochalski LLC, Kimberly J Hong & Michael E Carleton, Esq: 18-20461
 LSF8 Master Patricipation TR vs. **Nelson, James A; Nelson, Margaret S:** Judgment: \$272,388.56: Phelan Hallinan Diamond Jones, Esq: 18-20456
 Riverset Credit Union vs. **Paciorkowski, Walter R:** Judgment: \$4,582.20: Matthew D Urban, Esq: 18-20447
 Comwlth of PA-UCF vs. **Pale, Vincent; Pale, Plumbing:** Commonwealth Tax Lien: \$1,206.92: Atty-None: 18-20460
 Comwlth of PA-UCF vs. **Professional Landscape Service Inc:** Commonwealth Tax Lien: \$7,826.16: Atty-None: 18-20442
 Cavalry SPV I LLC vs. **Rai, Susan:** Judgment: \$7,893.80: David J Apothaker, Esq: 18-20450
 Clerk of Courts vs. **Ray, Brianne Lynne:** Judgment: \$1,881.25: Atty-None: 18-20438
 Comwlth of PA-UCF vs. **Reclamation Brewing Co LLC:** Commonwealth Tax Lien: \$2,441.43: Atty-None: 18-20445
 Jefferson Capital Systems LLC vs. **Schulter, Kathy:** Transcript: \$3,223.78: Michael F Ratchford, Esq: 18-20458
 Pennsylvania Housing Finance Agency vs. **Scott, Michele A; Scott, Edward E:** Judgment: \$67,641.95: Leon P Haller, Esq: 18-20451
 Cavalry SPV I LLC vs. **Shay, Dennis L:** Judgment: \$8,823.80: David J Apothaker, Esq: 18-20446
 Howard, Dax vs. **Simmons, Matthew; Simmons, Sarah:** Transcript: \$7,950.00: Atty-None: 18-20452
 Comwlth of PA-UCF vs. **Value Growth Inc:** Commonwealth Tax Lien: \$3,417.38: Atty-None: 18-20459
 Comwlth of PA-UCF vs. **Velvet Salon & Boutique Inc; Velvet Salon & Boutique:** Commonwealth Tax Lien: \$2,018.63: Atty-None: 18-20444
 Comwlth of PA-UCF vs. **Wallace J Inc:**

Commonwealth Tax Lien: \$2,540.24: Atty-None: 18-20443
Comwlth of PA-UCF vs. **Widenhofer Garage Inc:** Commonwealth Tax Lien: \$1,447.13: Atty-None: 18-20441

EXECUTIONS

Week ending March 9, 2018

1st Name-Plaintiff
2nd Name-Defendant

Oliver, Jerome P vs. **Covey, Tabitha; Wroebleski, Troy:** Writ of Attachment:18-30059
Midland Funding LLC vs. **Dukic, Alison J; PNC Bank Garnishee:** Writ of Execution:18-30056
Asset Acceptance LLC vs. **Foley, Lisa L; PNC Bank Garnishee:** Writ of Execution:18-30057
Asset Acceptance LLC vs. **Guerrero, Audine A; PNC Bank Garnishee:** Writ of Execution:18-30055
LSF8 Master Participaiton TR vs. **Nelson, James A; Nelson, Margaret S:** Writ of Execution:18-30058
Pennsylvania Housing Finance Agency vs. **Scott, Michele A; Scott, Edward E:** Writ of Execution:18-30054

DIVORCES

Week ending March 9, 2018

1st Name-Plaintiff
2nd Name-Defendant

Baptiste, Devon vs. **Baptiste, Brianne:** Atty-None: 18-90134
Barnett, John C vs. **Barnett, Vanessa D:** Atty-None: 18-90141
Evans, Theresa vs. **Evans, Eugene:** James Flinchum, Esq: 18-90147
Freed, Amber D vs. **Freed, Michael T:** Michael D Gallagher, Esq: 18-90142
Frishkorn, Michele vs. **Frishkorn, Richard:** Anastasa S Williams, Esq: 18-90157
Geibel, Rebecca A vs. **Geibel, Chad A:** Kristen Batson Eberle, Esq: 18-90152
Leone, Lori A vs. **Leone, Robert M:** Atty-None: 18-90138
Degidio, Alexis M vs. **Malchi, Amichai:** Gerri V Paulisick, Esq: 18-90153
Morrow, Christopher J vs. **Morrow, Stacey:** Jason R Lewis, Esq: 18-90155
Pesci, Michael C vs. **Pesci, Elizabeth R:** Eric D Levin, Esq: 18-90139
Potts, Brittany A vs. **Potts, Brian T:** Leland C Clark, Esq: 18-90148
Samosky, Kristen A vs. **Samosky, Frank F Jr:** Cathy S Boyer, Esq: 18-90154

NOTICE OF TRUST

RE: **Joyce Elaine Hunker** Living Trust dated February 28, 2005

Notice is hereby given of the administration of the Joyce Elaine Hunker Living Trust dated February 28, 2005. Joyce Elaine Hunker, the grantor of the Trust, of Penn Mar Plaza, Apt. 102, Mars, PA 16046, died on January 12, 2018. All persons having claims against said Trust are requested to make same known to the Trustees or to the attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustees or the attorney named below.

Joyce Elaine Hunker Living Trust dated February 28, 2005
Melanie Sue Houghton, Trustee
146 Hutchman Road
Mars, PA 16046

Joyce Elaine Hunker Living Trust dated February 28, 2005
Cheryl Ann Kurth, Trustee
5992 South Himalaya Court
Centennial, CO 80016

Maryann Bozich-DiLuigi, Esquire
Attorney at Law
506 S. Main Street
Suite 2201
Zelienople, PA 16063

BCLJ: March 9, 16, 23, 2018

NOTICE OF IRREVOCABLE TRUST

NOTICE is hereby given of the administration of the MARYLOU WILSON ASSET PROTECTION TRUST DATED JUNE 27, 2016. MaryLou Wilson, Trustor of the Trust of Center Township, Butler County, Pennsylvania, died on January 30, 2018. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

William J. Wilson, Trustee
115 Rittswood Drive
Butler, PA 16001

David A. Crissman, Esquire
Montgomery, Crissman,
Montgomery, Kubit, LLP
518 North Main Street
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

**THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
A.D. No. 2015-10856**

RUTH GEIBEL CHAMBERLAIN, et al.,
v.
**HERMAN OIL AND GAS COMPANY, INC.,
et al.**

ORDER OF COURT

AND NOW, this 1st day of November, 2017 upon presentation of the Motion and its accompanying Affidavit pursuant to Pa. R.C.P. 1066(a), it is hereby ORDERED, ADJUDGED and DECREED that a judgment by default be entered against the specific above named Defendants: Agnes M. Smith and Leroy A. Smith, Co-Executor/trix of the Estate of Eugene T. Smith, Agnes M. Smith, deceased, Donald J. Smith, deceased, Gary E. Smith, Mary Elizabeth Smith, Executrix of the Estate of Cornelius C. Smith, Brenda Dian Joseph, deceased, Dwight Joseph, deceased, Karen McKernan, Executrix of the Estate of Jean Marie Graff, Karen McKernan, Sharon Pavlina, Kenneth R. Graff, Jr., deceased, Daniel J. Graff, Linda Howard, James R. Graff, Edward J. Green, deceased, Evelyn M. Green, deceased, Eva Mae Jackman, deceased, Robert M. Jackman, deceased, Victor G. Green, deceased, Victoria Carter, Dina Green, Personal Representative of the Estate of Regina G. Ford, Keith E. Green, deceased, William R. Green, Robert Elwin Green, Anna Lauer, Executrix of the Estate of Rose Pelliccione a/k/a Rose Bruny Pelliccione a/k/a Rose Mary Louise Pelliccione, Helen Kieszkowski, deceased, Virginia Eury, deceased, Virginia Green, deceased, Nellie Fragale, Administratrix of the Estate of Dominick Fragale, Carmen B. DeRose, Sr., Administrator C.T.A. of the Estate of Nellie DeRose Fragale a/k/a Nellie DeRose, Joseph DeRose, deceased, Carmen P. DeRose, Sr., deceased, Victor Fragale, deceased, George Fragale, deceased, Felicia Burke, deceased, Sylvia Buffington, BNY Mellon, N.A., Executor and Trustee of the Estate of Cletus Etzel a/k/a Cletus A. Etzel, Beverly Etzel a/k/a Beverly Pulleyen, Earl F. Smith, deceased, John M. Hutzler, deceased, Marion A. Merritt, Executrix of the Estate of Katherine A. Hutzler a/k/a Katherine Zimmerman Hutzler, Marion Merritt, deceased, Sheldon C. Merritt, deceased and Eric Timothy Rogers declaring the above Defendants have no vested legal interest in the Heim Oil and Gas Lease

recorded in the Butler County Recorder of Deeds at Deed Book Volume 238, Page 194 nor any right to operate the Heim Oil and Gas Lease. Further, the above-referenced Defendants, their known and unknown heirs, successors, administrators, executors, personal representatives, assigns or anyone claiming an interest under the same be forever barred from asserting any right, lien, title or interest in the property described as follows: On the North by lands of David Leech; on the East by lands of formerly Peter Schnur, now John Osche; on the South by lands of formerly Nicholas Osche, et al., now Max Luther, et al., and on the West by lands now or formerly of David Leech and William Eichenlaub. Containing 92 acres, more or less.

BEING that interest retained by Harvey J. Geibel and Helen E. Geibel, husband and wife at Deed Book Volume 574, Page 457 of the Butler County Recorder of Deeds.

EXCEPTING all that property lying North of the improved road (Schnur Road) being bounded and described as follows: On the North by formerly David Leech, now or formerly W.T. Biedenback; on the East by formerly John Osche, now or formerly Jay Schneider; on the South and West by formerly an unimproved road, now improved.

BEING that property conveyed by Harvey J. Geibel and Helen E. Geibel, his wife to Vernon A. Schnur and Agnes E. Schnur, his wife by deed dated September 26, 1964 and recorded September 29, 1964 of the Butler County Recorder of Deeds at Deed Book Volume 822, Page 107. Which would be inconsistent with the interest and claims of the Plaintiffs as set forth in their Complaint, unless Defendants named above take the necessary legal action to protect their legal interest within thirty (30) days of the date of this Order. The Prothonotary shall upon Praecipe of the Plaintiffs enter final judgment thirty (30) days from the date of this Order unless Defendants take the necessary legal action to protect their interest.

BY THE COURT:/s/
Marilyn J. Horan

BCLJ: March 16, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
IN RE: L.R.G.
O.A. No.: 47 of 2017**

**PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS

NOTICE**

To: Merritt Leasure

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

L.R.G. Date of Birth: 12/23/2009

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 3 located at the Butler County Courthouse/ Government Center on the 1st day of June, 2018 at 1:00 p.m.

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

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

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724-284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724-284-5200

BCLJ: March 16, 2018

**IN THE UNITED STATES BANKRUPTCY
COURT FOR THE WESTERN
DISTRICT OF PENNSYLVANIA**

IN RE: **Andrew J. Brewer Kara B. Brewer**

**BANKRUPTCY NUMBER: 14-22081-TPA
NOTICE OF SALE TO CREDITORS
AND OTHER PARTIES IN INTEREST**

Notice is hereby given that Christopher M. Frye, Attorney for the Debtors, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances. The Debtors, Andrew J. Brewer and Kara B. Brewer, have received an offer of \$135,500.00 with a seller assist of \$2,000.00 for the Debtors' real property being known as 214 Parkwood Drive, Cranberry, PA 16066 in Butler County free and clear of all liens and encumbrances.

A hearing will be held in Courtroom C, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on April 4, 2018 at 11:30 AM for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtors' attorney, Christopher M. Frye, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

BCLJ: March 16, 2018

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 **Burkett Farm, LLC** and it is to be organized effective January 29, 2018.

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

BCLJ: March 16, 2018

ARTICLES OF INCORPORATION
BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on December 21, 2017, with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation Business Corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 77. The name of the corporation is **The Range at Fenelton Firearms, Inc.,** located at 402 Cherokee Drive, Butler, PA 16001.

Patrick V. Hammonds, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM LLP
128 West Cunningham Street
Butler, PA 16001

BCLJ: March 16, 2018

NOTICE

Notice is hereby given that Jeremy Enslen, 512 Thomas Drive, Uniontown, Pennsylvania, 15401, and Daniel P. Enslen, 121 Belleshire Drive, Butler, Pennsylvania, 16001, filed a Registration of Fictitious Name with the Pennsylvania Department of State of March 5, 2018 for permission to use the Fictitious Name of **"Enslen Lawn and Landscaping"**, which has an address of 134 Graham Drive, Renfrew, Pennsylvania, 16053.

James E. Higinbotham, Jr., Esq.
HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

BCLJ: March 16, 2018

IN THE COURT OF COMMON PLEAS,
BUTLER COUNTY, PENNSYLVANIA
Civil Division
MSD No. 18-40030

In re: Name Change
SCOTT ALAN MacMASTER

Legal Notice

Notice is hereby given that on 28 February, 2018, the Petition of Scott Alan MacMaster was filed in the above-named Court requesting a Decree to change Petitioner's name to Skye Alan MacMaster.

The Court has fixed 2 May, 2018 at 10:00 a.m., in Courtroom #4 of the Butler County Courthouse, Butler, Pennsylvania as the time and place for a hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of Petitioner should not be granted.

J. Lansing Hills, Esq
Attorney and Counselor at Law
721 E. Brady St.
Butler, PA 16001

BCLJ: March 16, 2018

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

**NOTICE OF FILING OF PETITION
FOR NAME CHANGE**

KEVIN MICHAEL JOHNSON, Petitioner

Notice is hereby given that, on February 26, 2018, the petition of Name Change was filed in the above-named court, requesting an order to change the name of KEVIN MICHAEL JOHNSON to **KEVIN MICHAEL MATERSON**. The Court has fixed the 9th day of May, 2018 at 10:00 a.m., in Court Room 4, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interest parties may appear and show cause, if any, why the request of the petition should not be granted.

Andrea Lyn Boyle Attorney for Petitioner
129 South McKean Street
Butler, PA 16001
(724) 841-0101

BCLJ: March 16, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NOTICE OF FILING OF PETITION
FOR NAME CHANGE**

CHRISTOPHER ADAM MCDIVITT,
Petitioner

Notice is hereby given that, on February 26, 2018, the petition of Name Change was filed in the above-named court, requesting an order to change the name of CHRISTOPHER ADAM MCDIVITT to **CHRISTOPHER ADAM MATERSON**. The Court has fixed the 9th day of May, 2018 at 10:00 a.m., in Court Room 4, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interest parties may appear and show cause, if any, why the request of the petition should not be granted.

Andrea Lyn Boyle Attorney for Petitioner
129 South McKean Street
Butler, PA 16001
(724) 841-0101

BCLJ: March 16, 2018

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 18th day of May 2018** 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, June 15, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30325
C.P. 2017-22236
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **JUDITH L. ALLEN** AND **PAUL D. ALLEN** at the suit of **US BANK NATIONAL ASSN**, Being:-

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

On the northeast 110.51 feet by Lot No. 58; on the southeast, 60.55 feet by Hansen Avenue; on the southwest, 118.67 feet by Lot No. 56 in the same plan; and on the northwest, 60 feet by Lot No. 61 in same plan. Being Lot No. 57 in the Austin View Plan of Lots recorded September 26, 1938, in Butler County, in Plan Book B, at page 100.

Parcel No.: 56-3-40-32

File Number: 200500499

TITLE TO SAID PREMISES IS VESTED IN Judith L. Allen and Paul D. Allen, her husband by John Zgibor her Attorney-in-Fact and Julie Zgibor Pantuk Dunlop, by John Zgibor, her Attorney-in-Fact, by Deed from John Zgibor and Susan Zgibor Tarcha and Julie Zgibor Pantuk Dunlop (Susan Zgibor Tarcha, Dated 12/06/2001, Recorded 10/09/2003,

Instrument No. 200310090046144.

Tax Parcel: 56-3-40-32

Premises Being: 406 South 6th Avenue,
Butler, PA 16001-5633

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30018

C.P. 2018-20219

ATTY EDWARD MCKEE

Seized and taken in Execution as the property of **WAYNE R. ANTHONY EST AND KNOWN & UNKNOWN HEIRS OF WAYNE R. ANTHONY EST** at the suit of **TAMMAC CORPORATION AND TAMMAC HOLDING CORPORATION**, Being:-

PARCEL NO.: 120-S2-A1

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

BEGINNING at a point in the center line of Route 422 on lands now or formerly of Fullerton, said point being the Northeast corner of land herein conveyed; thence along land now or formerly of Fullerton and through a 20 foot driveway, South 2 degrees 30 minutes East a distance of 43 feet to land now or formerly of Brawley; thence by lands of now or formerly Brawley, South 82 degrees 30 minutes West a distance of 152 feet to land of now or formerly Stager; thence along land now or formerly of Stager, North 2 degrees 50 minutes East a distance of 33 feet to an iron pin; thence by same North 85 degrees 20 minutes West a distance of 105 feet to an iron pin; thence by same South 4 degrees 40 minutes East a distance of 201.10 feet to a point in line of a 20 foot right of way; thence through said 20 foot right of way North 2 degrees 30 minutes East a distance of 345 feet, more or less, to a point in the center line of State Highway Route 422; thence along the center of State Highway 422, South 70 degrees 2 minutes East a distance of 377 feet, more or less, to a point on land of now or formerly Fullerton, the place of beginning. Containing .72 acres Parcel 120-S2/A1

Fee Simple Title Vested in Wayne R. Anthony and Wanda L. Anthony, Husband and Wife by deed from, John A. Toomey and Cheryl Toomey, Husband and Wife, dated 5/27/2004, recorded 5/28/2004, in the

Butler County Recorder of deeds in Deed Instrument No. 200405280017275 .

.... and the said Wanda L. Anthony, died 4/28/2009, whereupon title to premises in question became vested in Wayne R. Anthony, by right of survivorship.

... and the said Wayne R. Anthony died 6/26/2016 Intestate.

Note: An Estate was filed at File No. 10-16-0835, Wayne R. Anthony, Jr., is listed beneficiary. There is no evidence of Letters of Administration by the Surrogated Office of the County of Butler.

BEING KNOWN AS 617 New Castle Road,
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

E.D. 2017-30318

C.P. 2017-22219

ATTY MATTHEW FISSEL

Seized and taken in Execution as the property of **GREGORY D. BEER AND CHRISTY L. BEER** at the suit of **BANK OF AMERICA, N.A.**, Being:-

ALL those certain pieces, parcels or lots of land situate in Center Township Butler County, Pennsylvania, being bounded and described as follows:

FIRST: BEGINNING at a point, said point being the Northeast corner of the tract herein conveyed, said point being common to the South line of LaRay Drive and line of Lots No. 92 and 92-A; thence by line of Lot No. 92-A, South 4 degrees 25 minutes 23 seconds East a distance of 97.76 feet to a point on line of Lot No. 116; thence continuing by the same and line of Lot No. 116-A South 83 degrees 40 minutes West a distance of 120.0 feet to a point on line of Lot No. 58; thence continuing by the same, North 4 degrees 5 minutes East a distance of 114.91 feet to a point on the South line of LaRay Drive; thence continuing by the same by a curve in a Southeasterly direction, having a radius of 152.68 feet a distance of 105.72 feet to a point on line of Lot No. 92-A, the place of beginning. Being Lot No. 92 in the Windward Heights Plan No. 4 as recorded in Rack File Section 65, Page 13. Having a single family dwelling thereon erected.

SECOND: BEGINNING at a point, said point

being the Northwest corner of the tract herein described and said point being common to the South line of LaRay Drive and line of Lot No. 92 (herein before described) and 92-A; thence by the South line of LaRay Drive by a curve in a Northeasterly direction, having a radius of 152.68 feet a distance of 38.07 feet to a point; thence by line of other portion of Lot 92-A South 24 degrees 22 minutes 05 seconds East a distance of 116.98 feet to a point on line of Lot No. 116; thence continuing by the same South 85 degrees 34 minutes 37 seconds West a distance of 45.0 feet to a point; thence continuing by the line of Lot No. 116 South 83 degrees 40 minutes West a distance of 30.0 feet to a point on line of Lot No. 92 (hereinbefore described): thence continuing by the same North 4 degrees 25 minutes 23 seconds West a distance of 97.76 feet to a point on the South line of LaRay Drive, the place of beginning. Being the Westerly portion of Lot No. 92-A as per survey of Shoup/Zarnick & Associates, Inc., as dated December 2, 1975.

UNDER AND SUBJECT to a certain 12-inch gas line 20-foot easement in favor of T. W. Phillips Gas and Oil Company as more specifically located on said Plan as recorded.

UNDER AND SUBJECT to the Building Conditions and Restrictions as recorded February 6, 1969.

DEED BOOK: Instrument No: 200309300044548

DEED PAGE: Instrument No: 200309300044548

MUNICIPALITY: Center Township

TAX PARCEL #: 060-S14-D92

PROPERTY ADDRESS: 204 La Ray Drive
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30019
C.P. 2018-20220
ATTY LEON HALLER

Seized and taken in Execution as the property of **BARBARA S. BLODGETT, BARBARA S. THOMA, AND CHRISTOPHER T. BLODGETT** at the suit of **US BANK NATL ASSN, Being:-**

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

BEGINNING at a point, the northwest corner hereof on line of land now or formerly of Roy Hinman; thence along the South side of Forrest Street, South 48 degrees 34 minutes East, 47.90 feet to a point; thence along the same, South 42 degrees 15 minutes East, 22.10 feet to a point, the northeast corner hereof at other lands now or formerly of Verna Pearl Jameson; thence along other lands of Verna Pearl Jameson, South 40 degrees 26 minutes West, 120 feet to a point, the southeast corner hereof at line of lands now or formerly of Walter Jameson; thence along lands of Jameson, North 45 degrees 18 minutes West, 56.84 feet to a point, the southwest corner hereof at line of land now or formerly of Roy Hinman; thence along line of lands of Roy Hinman, North 34 degrees 10 minutes East, 120 feet to a point, the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 122 FOREST STREET PETROLIA, PA 16050

TAX PARCEL NO. 470-S1-B64

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 Marlene M. Thorpe, by deed dated November 17,

2006 and recorded January 9, 2007, Butler County Instrument No. 200701090000740, granted and conveyed unto Christopher T. Blodgett and Barbara S. Thoma.

TO BE SOLD AS THE PROPERTY OF BARBARA S. BLODGETT F/K/A BARBARA S. THOMA AND CHRISTOPHER T. BLODGETT UNDER JUDGMENT NO. 2017-10805.

BCLJ: March 9, 16, 23, 2018

**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, UNITED STATES OF AMERICA at the suit of US BANK NATL ASSN, 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 heretofore 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, by Deed from Timothy M. Wells and Amy W. Wells, 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: March 9, 16, 23, 2018

**E.D. 2018-30014
C.P. 2018-22206
ATTY ROGER FAY**

Seized and taken in Execution as the property of **DENNIS S. CONKLIN** AND **MARIANN CONKLIN** at the suit of US BANK NATL ASSN, Being:-

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

BEGINNING at a post on the East side of Thomas Avenue; thence South along Thomas Avenue thirty (30) feet and nine (9) inches to a post at the corner of Lot No. 66; thence South ninety-five (95) feet along line of Lot No. 66 to a post; thence East twenty-six (26) feet along lands of Armstrong to a post; thence North one hundred twenty (120) feet two (2) inches along line of Lot No. 64 to a post; thence West thirty-four (34) feet along line of Lots Nos. 56 and 57 to a post on Thomas Avenue, the place of beginning, being Lot No. 65 in the Butler Heights plan of lots, recorded at Rack File 9, Page 6. And having a frame house thereon erected.

Title to said Premises vested in Dennis S. Conklin and Mariann Conklin by Deed from Helen M. Conklin dated February 1, 1983 and recorded on February 2, 1983 in the Butler County Recorder of Deeds in Book 1160, Page 113.

Being known as: 153 Thomas Avenue, Butler, PA 16001

Tax Parcel Number: 563-4-106

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30322
C.P. 2017-22233
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **GLENN W. CORNELIUS, II** AND **JENNIFER CORNELIUS** at the suit of **WELLS FARGO BK NA**, Being:-

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Harrisville formerly part of Mercer Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a stake in the Northeast corner; thence South along the West side of Lot of 0.0. Beighley, 180 feet to a stake; thence West parallel with Harmony Church Road, the northern boundary along lands of James A. Gillgrist, 127 feet to a corner; thence North along lands now or formerly owned by James A. Gillgrist, 180 feet to the South side of a public road known as the Harmony Church Road; thence in an Easterly direction along the South side of said public road, 127 feet to a stone, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenn W. Cornelius, II and Jennifer Cornelius, h/w, by Deed from F Merie Campbell, Jr. and L Joane Campbell, h/w, Dated 09/21/2009, Recorded 09/23/2009, Instrument No. 200909230022585.

Tax Parcel: 430-S3-C8-0000

Premises Being: 408 West Prairie Street, Harrisville, PA 16038-1726

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30315
C.P. 2017-22203
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **YONG JIE DONG** at the suit of **WELLS FARGO BANK, NA**, Being:-

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

Beginning at an iron pin on the Perry Highway on line of lands now or formerly of Frank E. Young; thence along line of lands now or formerly of Frank E. Young, North 72° 32' East, 150 feet to an iron pin; thence by lands now or formerly of Frank E. Young and Andrew Frederick, South 18° 18' West, 153.1 feet to an iron pin; thence along other lands now or formerly of Margaret Powell, South 46° 2' West, 166.4 feet to an iron pin; thence along the Perry Highway, North 18° 18' West, 227 feet to an iron pin at the place of beginning.

Being designated as Parcel Number 200-4F98-46G-0000 and known as 495 Perry Highway, Harmony, PA 16037.

Premises Being: 495 Perry Highway, Harmony, PA 16037-8619

Tax Parcel: 200-4F9846G-0000

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30038
C.P. 2017-22095
ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of **ROXANNE WEDINGER EXTRX**, **ROXANNE EDINGER EXTRX**, **GEORGE THOMAS EDINGER EST BY EXTRX** AND **GEORGE T EDINGER EST BY EXTRX** at the suit of **PNC BK NATL ASSN**, Being:-

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

BEGINNING at a point, being the centerline of the Public Road known as the West Liberty Road, said point being 330 feet west of the centerline of old route 8; thence south 6 degrees 44' east along lands of now or formerly Huselton, a distance of 454.05 feet

to an iron pin; thence south 85 degrees 51' west along lands of now or formerly Riggs, a distance of 250.71 feet to an iron pin; thence north 3 degrees 59' west along lands of now or formerly Ott, a distance of 431.44 feet to a point, being the centerline of the West Liberty Road; thence along the center line of the West Liberty Road, north 80 degrees 20' east a distance of 230.77 feet to a point, the place of beginning.

For information purposes only:

CONTAINING 2.35 acres, as per survey of Norman P. Straub, P. E., dated September 18, 1972 and having thereon erected a mobile home dwelling and garage.

BEING KNOWN AS 108 West Liberty Road, Slippery Rock, Pennsylvania 16057.

BEING the same property which Wells Fargo Bank Minnesota, National Association, as trustee under the Pooling and Servicing Agreement dated as of February 28, 2001, Series 200 1-A, by its attorney-in-fact Homeq Servicing Corporation, granted and conveyed unto George T. Edinger by deed dated August 17, 2005 and recorded August 25, 2005 in the Recorder's Office of said County in Deed Instrument No. 2005082500233383.

BUTLER COUNTY TAX PARCEL I.D. NO. 030-3F37-A4HA-0000

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30317
C.P. 2017-22205
ATTY LEON HALLER**

Seized and taken in Execution as the property of **JAIMI L. HIGGINS** AND **JAIMI L. FLICK** at the suit of

WELLS FARGO BANK NA, Being:-

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

BEGINNING at a point, said point being the southwest corner of the tract herein described, said point being common to the north line of legislative route 10057 and line of lands of now or formerly Butler Water Company; thence by line of lands of Butler Water Company north 21 degrees 12' east,

a distance of 179.78 feet to point on line of other lands of Butler Water Company; thence continuing by the same north 85 degrees 34' east, a distance of 246 feet, more or less, to a point on line of lands of Wilbur R. Bell, et. ux.; thence continuing by the same south 30 degrees 17' west, a distance of 380 feet, more or less, to a point on the north line of legislative 10057; thence continuing by the same north 39 degrees 0' west, a distance of 180 feet to a point on line of lands of Butler Water Company, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **JAIMIL. HIGGINS**, by Deed from **RAYMOND E. BESTER**, Dated 07/13/2012, Recorded 07/23/2012, Instrument No. 201207230020755.

Tax Parcel: 250-2F22-10F-0000

Premises Being: 187 Hohn Farm Road, Chicora, PA 16025-3813

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30030
C.P. 2017-21836
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of **ELAINE M. FOGUTH** AND **JAMES P. FOGUTH** at the suit of **WESTVUE NPL TRUST II**, Being:-

ALL THAT CERTAIN piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, being known and designated as Lot 331 as set forth on the Blossom Ridge Phase III Plan of Subdivision for D&D Beblo, Inc., recorded at Plan Book 253 Page 44.

UNDER AND SUBJECT to the declaration of covenants, conditions, reservations and restrictions for the Blossom Ridge Plan of Lots recorded in Butler County Recorder's Office as Instrument Number 20021120037821 and including any and all supplements and/or amendments subsequent of record.

BEING THE SAME PREMISES which Elaine M. Foguth d/b/a CMF Construction, by Deed dated August 5, 2005 and recorded on October 5, 2005, in the Butler County Recorder of Deeds Office as Instrument No. 200510050028496, granted and conveyed unto Elaine M. Foguth, a married woman and James P. Foguth, her husband.

Being Known as 101 Lazalea Drive, Butler,
PA 16001

Parcel I.D. No. 060-S21-A331

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30021
C.P. 2018-20227
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **MARK D. GOLDINGER**, MARK GOLDINGER, MARCELLA R. GOLDINGER AND MARCELLA GOLDINGER at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING at the Southwest corner of the lot herein described, at a point in the center line of the Powder Mill Road, located 1309.51 feet along the center line of said road from its intersection with the center line of the Meridian Road in the line of lands of first parties; thence by said lands of the first parties, North 2 degrees 42 minutes East, 713.44 feet to line of lands of Jacob M. Nicholas; thence by said lands of Jacob M. Nicholas, South 86 degrees 30 minutes East, 299.96 feet to line of lands conveyed to Albeit Paytas, et ux; thence by said lands conveyed to Albert Paytas, et ux, South 2 degrees 42 minutes West, 715.27 feet to the center line of the Powder Mill Road aforementioned; thence by said center line, North 86 degrees 09 minutes West, 300.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MARK D. GOLDINGER AND MARCELLA R. GOLDINGER, H/W, AS TENANTS, by Deed from BONITA D. MUELLER, SUCCESSOR TRUSTEE OF THE NAOMI M. HARDT

LIVING TRUST, Dated 11/30/2007, Recorded 12/03/2007, Instrument No. 200712030030597.

Tax Parcel: 054-49-1B-0000

Premises Being: 130 POWDER MILL ROAD, A/K/A 130 POWDER MILL RUN ROAD, RENFREW, PA 16053

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30328
C.P. 2017-22241
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **KIRK PATRIC HEAVNER EXTR & DEVISEE** AND RONALD T. PLASZAJ EST BY EXTR & DEVISEE at the suit of CITIMORTGAGE INC, Being:-

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

Beginning at a point at the Northeast corner of Lot #12 in the hereinafter named Plan; thence in an Easterly direction along a 33-foot road or street, a distance of 84.75 feet to a point; thence in a Southerly direction by line parallel with the Easterly line of Lot #12, a distance of 231 feet to a point of Brown Avenue; thence in a Westerly direction along said Brown Avenue, a distance of 84.75 feet to a point; thence in a Northerly direction along the Easterly line of Lot #12, a distance of 231 feet to a point on the 33-foot road or street, the place of beginning.

Assessor's Parcel No: 054-26-28

TITLE TO SAID PREMISES IS VESTED IN DORENE K. HEAVNER-PLASZAJ AND RONALD T. PLASZAJ, HER HUSBAND, AS TENANTS BY THE ENTIRETIES, by Deed from DORENE PLASZAJ AND RONALD T. PLASZAJ, HER HUSBAND, Dated 07/29/1997, Recorded 07/29/1997, in Book 2762, Page 791.

DORENE K. HEAVNER-PLASZAJ was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of DORENE K. HEAVNER-PLASZAJ's death on or about 01/31/2016, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor RONALD T. PLASZAJ died on 09/28/2016, leaving a Last Will and Testament dated 08/12/2002. Letters Testamentary were granted to KIRK PATRIC HEAVNER on 04/19/2017 in BUTLER COUNTY, No. 10-17-0337. The Decedent's surviving devisees are KIRK PATRIC HEAVNER, KAREN HIEBEL, and JOSEPH PLASZAJ.

By executed waivers, KAREN HUBEL and JOSEPH PLASZAJ waived their right to be

named as a defendant in the foreclosure action.

Tax Parcel: 54-26-28

Premises Being: 105 Bramble Avenue,
Butler, PA 16001-2985

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30036
C.P. 2017-22010
ATTY LAUREN MOYER**

Seized and taken in Execution as the property of **DEREK JAMES HEETER** at the suit of FBC MORTGAGE, LLC, Being:-

TAX I.D. #: 090-1F17-4A-0000

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

BEGINNING AT A POINT ON LINE OF LANDS NOW OR FORMERLY OF J. DYE, SAID POINT BEING THE SOUTHEAST CORNER OF THE LOT OF LAND HEREIN CONVEYED; THENCE THROUGH LARGER TRACT OF LAND OF GRANTORS HEREIN, OR THEIR PREDECESSORS IN TITLE, OF WHICH THE WITHIN CONVEYED PREMISES WERE A PART, NORTH 66° 42' WEST 312.00 FEET TO A POINT; THENCE CONTINUING THROUGH SAID GRANTORS' LANDS NORTH 31° 10' 09" EAST 197.68 FEET TO A POINT; THENCE CONTINUING THROUGH SAID GRANTORS' LANDS SOUTH 61° 53' 30" EAST 205.00 FEET TO A POINT ON LANDS OF J. DYE AFORESAID; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF J. DYE SOUTH 1° 00' 00" EAST 196.00 FEET TO A POINT, THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO A PERPETUAL RIGHT OF WAY KNOWN AND SHOWN ON THE EXISTING TOWNSHIP ROAD ON THE SURVEY OF RECORD IN DEED BOOK 2652, PAGE 1023, FOR THE BENEFIT OF FORMER RECORD OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS.

Being known as: 106 RODGERS LANE, CHICORA, PENNSYLVANIA 16025.

Title to said premises is vested in Derek James Heeter by deed from Margaret L. Rodgers dated December 18, 2015 and recorded December 23, 2015 in Instrument Number 20512230028012.

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30327
C.P. 2017-22240
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **PAYDEN M. HINCHBERGER** AND **PAYDEN HINCHBERGER** at the suit of PNC BANK NATL ASSN, Being:-

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

BEGINNING at a point on the West side of Oak Street, 48 feet Northward from the intersection of Penn and Oak Streets, the Southeast corner of the lot hereby conveyed; thence Northwardly along the West line of Oak Street, 40 feet to a corner of Lot No. 23 in the same Plan of Lots; thence Westwardly along the South line of Lot No. 23 owned by J. M. Byers, 110 feet to a 20-foot alley; thence Southwardly along the East line of said alley, 40 feet to the Northwest corner of Lot No. 21 in the same Plan; thence Eastwardly along the North line of Lot No. 21 owned now or formerly by DeAnne, 110 feet to Oak Street, the place of beginning. Being Lot No. 22 in the Plan of Lots laid out for the John Berg Heirs in the Fourth Ward of said City of Butler. District/Map /Parcel No.: 564-21- 208

Said premises being known as 145 Oak Street, Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN **PAYDEN HINCHBERGER**, by Deed from **CHRIS ANDERSON**

AND **BARBARA J. ANDERSON**, HIS WIFE, Dated 03/13/2015, Recorded 03/23/2015, Instrument No. 201503230005888.

Tax Parcel: 564-21-208

Premises Being: 145 Oak Street, Butler, PA 16001-4509

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30027**C.P. 2018-20240****ATTY PETER WAPNER**

Seized and taken in Execution as the property of **MICHELLE E. HUGHES** AND **MICHELLE HUGHES** at the suit of **PINGORA LOAN SERVICING LLC**, Being:-

ALL that certain lot of land situate in the Third Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being Lot No. 19 in the Marshall and Schenck Plan of Lots as recorded in Plan Book Volume 2, page 12.

TITLE TO SAID PREMISES IS VESTED IN **MICHELLE HUGHES**, A SINGLE WOMAN, by Deed from **ROBIN L. TRAVALIO N/K/A ROBIN BACHMAN AND DARYL A. BACHMAN**, A MARRIED COUPLE, Dated 03/20/2015,

Recorded 03/24/2015, Instrument No. 201503240005988.

Tax Parcel: 563-26-73-0000

Premises Being: 130 PILLOW STREET, BUTLER PA 16001-5645

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30035**C.P. 2017-21973****ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of **CHARLES K. LOADER** AND **DEBRA E. LOADER** at the suit of **PNC BK NATL ASSN**, Being:-

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

BEGINNING at the Northwest corner of the tract herein described, said corner being a point in the center of the Three Degree Road, and South 19 degrees 31' West 34.7 feet from the Northwest corner of Lot No. 12; thence South 88 degrees 30' East 214.5 feet along a 33 foot reserved strip of land to a point; thence South 01 degree 30' West 95.1 feet through Lots Nos. 12 and 13 to a point; thence North 88 degrees 30' West 245.4 feet through Lot No. 13 to a point in the center of the Three Degree Road; thence North 19 degrees 31' East 100 feet along the

center of the Three Degree Road to a point, the place of beginning.

CONTAINING one-half (1/2) acres, more or less, and being part of Lot Nos. 12 and 13 in the Stepland Plan of Lots as laid out for Chester M. Stepp by Lucas and Grennough, R. E. September, 1947, and recorded in the recorder's Office of Butler County on September 21, 1948.

HAVING thereon erected a dwelling house.

TOGETHER with and subject to an avigation Easement between Nicholas A. DeMartini, III and Lisa M. DeMartini and The Butler County Airport Authority, dated June 10, 2002 and recorded in Butler County on June 11, 2002. BEING KNOWN AS 615 three Degree Road, Butler, Pennsylvania 16002.

BEING the same property which Adam Smith, granted and conveyed unto Charles K. Loader and Debra E. Loader, husband and wife by deed dated August 12, 2005 and recorded August 16, 2005 in the Recorder's Office of said County in Instrument #200508160022368.

BUTLER COUNTY TAX PARCEL I.D. NO. 270-S5-14A.

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30032**C.P. 2017-21862****ATTY STEPHEN HLADIK**

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

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

Beginning at a point in the center of a 33 foot right-of-way known as T-552 and also known as Knoch Road at the Southeast corner of land of now or formerly of Jeffery J. Krstonich, et ux; thence South 89° 37' 22" West along land now or formerly of Jeffery J. Krstonich, et ux, 1818.7 feet to a point of a land of now o formerly S.H. Marshall; thence South 00° 27' 20" East along land now or formerly S.H. Marshall, 657.02 feet to a point at land now or formerly D.J. Piacquadro, Jr.; thence south 89° 53' 50" West along land

now or formerly DJ. Piacquadio Jr., 663 feet to a point on land of Parcel D1 in the Henry J. Miller and Alberta K. Miller Subdivision; thence North 00° 27' 20" West through lands of which this is a part along Parcels D1 and C1 in the aforementioned Subdivision of 612.57 feet to a point; thence North 89° 37' 22" East through lands of which this is a part along Parcel C1 in the aforementioned Subdivision 1155.88 feet to a point in the center of T-552; thence North 0° 26' 10" West along the center line of T-552 50 feet to a point, being the place of the beginning.

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

BEING THE SAME PREMISES which Henry J. Miller and Alberta K. Miller, husband and wife, by Deed dated July 20, 2984 and recorded on July 30, 1984, in the Butler County Recorder of Deeds Office at Deed Book Volume 1197 at Page 527, granted and conveyed unto Charles D. McCorkle and Theresa A. McCorkle, husband and wife. Being Known as 181 Knoch Road, Saxonburg, PA 16056 Parcel I.D. No. 100-1F159-11K

BCLJ: March 9, 16, 23, 2018

E.D. 2017-30102
C.P. 2017-20911
ATTY JENNIE TSAI

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

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

TOGETHER WITH an undivided interest in the common elements appurtenant thereto as set forth in said Declaration of

Condominium and any amendments thereto.

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

TITLE TO SAID PREMISES IS VESTED IN KAREN A. MCGUIRE, by Deed from DEKLEWA HOMES ADAMS REALTY, INC., Dated 10/12/2012, Recorded 10/15/2012, Instrument No. 201210150029557.

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

Tax Parcel: 010-S4-D1901-0000

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

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30009
C.P. 2017-21887
ATTY PETER WAPNER

Seized and taken in Execution as the property of **JOANNE MCKOWN**, CHARLES L. MCKOWN AND CHARLES LEE MCKOWN at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

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

On the north by an alley; on the East by land now or formerly George W. Amy et ux.; on the South by Cottage Hill Avenue; and on the West by now or formerly Sarver, and fronting 41.08 feet on Cottage Hill Avenue and extending back 123.01 feet to said alley, preserving the same width. Having thereon erected a frame dwelling house known and designated as 122 Cottage Hill Avenue, Butler, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Charles L. McKown, a/k/a Charles Lee McKown and Joanne McKown, his wife, by Deed from R. W. McDonald, a/k/a Robert W. McDonald and Jeanette McDonald, his wife., Dated 03/24/1995, Recorded 03/28/1995. in Book 2512. Page 134.

Tax Parcel: 561-1-10-0000

Premises Being: 122 COTTAGE HILL AVENUE, BUTLER, PA 16001-63 13

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30329
C.P. 2017-22242
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of **ELIZABETH M. MEDINA ADMRX & HEIR**, BETTY M. RITZERT EST BY ADMRX, JOHN F. RITZERT DEC, DAVID RITZERT HEIR, BRENDA J. RITZERT IND & HEIR at the suit of PNC NATIONAL ASSN, Being:-

ALL the undivided one-half interest in all that certain piece, parcel or tract of land situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northern line of Hickory Street at the Southeast corner of the parcel herein described, said point being common to the Southwest corner of lot of now or formerly Lippi; thence by the Northern line of Hickory Street, North 87degrees 30 minutes West, 25 feet to a point at the Southeast corner of the lot of now or formerly Baptiste; thence by now or formerly Baptiste, North 3 degrees 30 minutes East, 90 feet to a point, the Northeast corner of now or formerly Baptiste, thence South 87 minutes 30 seconds East, 25 feet to a point, the Northwest corner of land of now or formerly Lippi; thence by now or formerly Lippi, South 3 degrees 30 minutes West, 90 feet to a point, the place of beginning. Having thereon erected a 2 story dwelling house.

DEED BOOK: 2613

DEED PAGE: 727

MUNICIPALITY: City of Butler

TAX PARCEL#: 561-37-19-0000

PROPERTY ADDRESS: 139 Hickory Street
Butler, PA 16001

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30007
C.P. 2018-20056
ATTY LEON HALLER**

Seized and taken in Execution as the property of **ROBERT J. MORRIS, IV** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 3 in the Plan of Subdivision for Jacqueline Mamula as the same is recorded in the Recorder of Deeds Office of Butler County in Plan Book Volume 161, page 18.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 5258 ELLIOTT ROAD BUTLER, PA 16001

TAX PARCEL NO. 060-2F-106-8

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 Jacqueline L. Mamula, by deed dated October 26, 2008 and recorded December 1, 2008 at Butler County Instrument No. 200812010026228, granted and conveyed unto Robert J. Morris, IV.

TO BE SOLD AS THE PROPERTY OF ROBERT J. MORRIS, IV, UNDER JUDGMENT NO. 2017-10991.

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30025**C.P. 2017-22244****ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **SCOTT A MORRISON** at the suit of PENNYMAC LOAN SERVICES, LLC, Being:-

All the following lands and property, together with all Improvements located thereon, lying in the County of Butler, State of Pennsylvania, to-wit:

BEGINNING at the Southeast corner of the within described tract at a hub on Hillside Drive, said point being the Southwest corner of Lot No. 49 in the same Plan of Lots; thence along Hillside Drive, South 69 degrees 34 minutes West a distance of 70.00 feet to a point and hub; thence along the Easterly line of Lot No. 47 in the same Plan, North 20 degrees 25 minutes West a distance of 104.00 feet to an iron pipe; thence along Lot No. 54 in the same Plan, North 69 degrees 34 minutes East a distance of 70.00 feet to an iron pipe; thence along the Westerly line of Lot No. 49, South 20 degrees 25 minutes East a distance of 104.00 feet to a point, the place of beginning.

BEING Lot No. 48 In the Fairview Heights Plan of Lots and having thereon erected a dwelling house.

BEING KNOWN AS: 208 HILLSIDE DRIVE, ZELIENOPLE, PA 16063

BEING THE SAME PREMISES which Scott A. Morrison and Jill L. Morrison, husband and wife, by Deed dated October 29, 2012 and recorded November 1, 2012 in the Office of the Recorder of Deeds in and for Butler County in Instrument #201211010031552 granted and conveyed unto SCOTT A. MORRISON

PARCEL NO.: 550-S6-F48-0000

BCLJ: March 9, 16, 23, 2018

E.D. 2018-30012**C.P. 2017-21433****ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of **MARY J. OSHEA**, MARY J. O'SHEA, JOHN M. OSHEA, JOHN M. O'SHEA, AND UNITED STATES OF AMERICA at the suit of PNC BANK NATIONAL ASSN, Being:-

ALL that certain piece of ground situate in the Borough of Evans City, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the south line of Jefferson Street on line of lands now or formerly of A. Carl Kinsey; thence along line of lands now or formerly of A. Carl Kinsey, South 12 deg. 35' East, a distance of 180 feet to an iron pin on the north line of an alley; thence along line of said alley, South 77 deg. 25' West, a distance of 75 feet to an iron pin on line of lands now or formerly of Lew Fehl; thence along line of lands now or formerly of Fehl, North 12 deg. 35' West, a distance of 180 feet to an iron pin on the south line of Jefferson Street; thence along the south line of Jefferson Street, North 77 deg. 25' East, a distance of 75 feet to an iron pin, the place of beginning.

BEING KNOWN AS 412 Jefferson Street, Evans City, Pennsylvania 16033.

BEING the same property which John M. O'Shea and Mary J. O'Shea, Husband and wife, granted and conveyed unto John M. O'Shea and Mary J. O'Shea, husband and wife by deed dated April 4, 2001 and recorded April 28, 2001 in the Recorder's Office of said County in Instrument #200104260009679.

BUTLER COUNTY TAX PARCEL I.D. NO. 400-S2-F18A-0000.

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30017
C.P. 2017-22202
ATTY KEVIN CUMMINGS**

Seized and taken in Execution as the property of **ROBERT L. PENNINGTON AND BETH A. PENNINGTON** at the suit of LSF8 MASTER PARTICIPATION TR, Being:-

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

BEGINNING at a point in the center line of the Eldorado Road where the center line of a certain driveway intersects said road, said place of beginning being approximately 550 feet in a northern direction along the center line of the Eldorado Road from the intersection of the North Washington-Bruin Road and the Eldorado Road; thence, form said place of beginning, in a Northwestern direction along the center line of the said driveway, a distance of 290 feet to a point; thence, in a Northern direction parallel with the center line of the Eldorado Road, a distance of 209 feet to a point; thence, in a Southeasterly direction parallel with the center line of the aforesaid driveway, a distance of 209 feet to a point in the center of the Eldorado Road; thence, in a Southern direction along the center line of the Eldorado Road, a distance of 209 feet to a point, at the place of beginning.

CONTAINING an area of approximately one (1) acre.

SUBJECT to any and all easements and rights of way as the same may be and appear in prior Books of record.

ALSO SUBJECT to any and all coal, gas, oil, mining rights, and rights of way as the same may be and appear in prior Books of record. Commonly known as 126 Daubenspeck Road, Petrolia, PA.

BEING the same premises which Richard B. Lowers and Barbara A Lowers, his wife, by Deed dated June 26, 1995, and recorded on June 30, 1995 in the Recorder's Office of Butler County, Pennsylvania, in Book No. 2537, Page 596, granted and conveyed unto Robert L. Pennington and Beth A. Pennington, in fee.

Being Parcel Number: 260-1F53-13C

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30001
C.P. 2018-20040
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **WAYNE M. PIRT** at the suit of PNC BANK NATL ASSN, Being:-

ALL that certain lot or parcel of land situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being known and designated as Lot No. 50 in the Woodbine Estates Plan of Lots, Phase II, recorded in the Recorder of Deeds' Office of Butler County, Pennsylvania, at Plan Book Volume 141 page 2.

Parcel Number: 130-S23-A50-0000

TITLE TO SAID PREMISES IS VESTED IN WAYNE M. PIRT, MARRIED, by Deed from TAMMI L. GENILLA, UNMARRIED, Dated 12/08/2008, Recorded 12/12/2008, Instrument No. 200812120027067.

Tax Parcel: 130-S23-A50-0000

Premises Being: 400 Columbine Court, Cranberry Twp, PA 16066-3202

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30069
C.P. 2017-20752
ATTY PETER WAPNER**

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

PARCEL ONE:

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

COMMENCING at the Northeast corner, thence running West 38 feet to lot of John O'Brien thence running South along the

East side of the O'Brien lot 120 feet to Grove Avenue, thence running East along the North side of Grove Avenue 38 feet to lot of A.A. Hoch, Sr., and thence running North 120 feet to the place of BEGINNING.

PARCEL TWO:

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

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

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

Tax Parcel: 460-S1-845-0000

Premises Being: 127 GROVE AVENUE, CHICORA, PA 16025

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30321
C.P. 2017-22030
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **MICHELLE M. REGRUT** AND **JAMES E. REGRUT** at the suit of **WELLS FARGO NA**, Being:-

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

Beginning at a point in the center existing 50 foot right of way at the intersection of Lots 2-9 and 2-10; thence North 2° 23' West along Lots 2-9 a distance of 134 feet to a point at intersection with lots 2-9 and 2-8; thence North 87° 37' East along Lots 2-8, a distance of 275.00 feet to a point on lands of now or formerly William S. Hart; thence South 2° 23' East a distance of 134.00 feet to a point at intersection of lots 2-9 and 2-10; thence South 87° 37' West along lots 2-10 a

distance of 275.00 feet to a point, the place of beginning.

Containing 36,850 square feet as per survey of Norman P. Straub, P.E. dated November 10, 1989 and being Lots 2-9 in G.D. Mershimer Plan as recorded in Butler County Recorder's Office at RackFile150, Page 18. Subject to a 25 foot building setback line as shown on this recorded plan.

Together with the right to use that certain 50 foot right of Way as it extends from the Eastern line of the herein described lot in a Northerly direction to Township Road T-449, said right ingress, egress and regress to run to the Grantees herein their heirs, successors and assigns. This right to use is non exclusive and maintenance is to be performed proportionately.

BEING known and numbered as 111 Helt Lane, Butler, PA 16001

Being the same property conveyed to James E. Regrut and Michelle M. Regrut, his wife who acquired title by virtue of a deed from Douglas Wallace and Dawn Wallace, his wife, dated July 8, 1996, recorded July 12, 1996, at Deed Book 2647, Page 0455, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 080-3F37-10B9

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30015
C.P. 2017-22172
ATTY ROGER FAY**

Seized and taken in Execution as the property of **RONALD J. MARAK** AND **ROSEMARY MARAK** at the suit of **PNC BANK NA**, Being:-

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

BEGINNING at a point in the center of Township Route T-514 at its intersection with lands of W. Scheetz, Jr. and W. K. Dellich, said point being the northwest corner of the property being conveyed; thence North 84 degrees 44' 50" East a distance of 1416.37 feet along the line of lands of Dellich to a point on the line of lands of J. D. Myers; thence North 0 degrees 55' 20" West a distance of

309.41 feet along the line of lands of Myers to a point, said point being the southeast corner of the lands being conveyed herein; thence South 77 degrees 31' 20" West along the line of other lands of Michael B. McGrath, et ux., a distance of 1717.32 feet to a point in the center line of Township Route T-514; thence along the center line of said road the following courses and distances: North 36 degrees 35' East for 2.70 feet, North 36 degrees 24' 10" East for 302.49 feet, North 31 degrees 22' 40" East for 93.25 feet, North 15 degrees 08' East for 75.44 feet, and North 4 degrees 29' 30" East for a distance of 153.11 feet to the place of beginning as shown on R. B. Shannon & Associates, Inc., plan of survey drawing #7-C-14 dated 2/13/80 as the northerly-most two parcels combined. Containing therein 13.98 acres.

Title to said Premises vested in Ronald J. Marak and Rosemary Marak by Deed from Robert M. Thomas and Doris J. Thomas dated October 13, 1992 and recorded on October 21, 1992 in the Butler County Recorder of Deeds in Book 2178, Page 0018. Being known as: 216 Findlay Rd aka 216 Findley Rd, West Sunbury, PA 16061

Tax Parcel Number: 070-2F112-A8C

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30028
C.P. 2017-22111
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **ROSE A. RUPP** AND **FRANK L. RUMINER** at the suit of **FIRST NATIONAL BANK-PA**, Being:-

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

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

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

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

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

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

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30037
C.P. 2017-21810
ATTY ANDREA PARENTI**

Seized and taken in Execution as the property of **EDWARD J. SIMMONS**, **EDWARD SIMMONS, JR.**, **ANDREA L. SIMMONS**, **ADNREA SAJAC SIMMONS** at the suit of **BUTLER COUNTY TEACHERS FEDERAL CREDIT UNION**, Being:-

125 Geiger Lane, Prospect, PA. 16052. A parcel of land in the state of Pennsylvania, County of Butler, with a Situs address of 125 Geiger Lane, Prospect, PA 16052 consisting of 2.30 acres in the Township of Lancaster. More accurately described as follows:

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

BEGINNING at a point at the center line of a 50 foot right of way known as Sawyer Road, said point common to line of lands of now or formerly R.P. Guillard; thence along line of lands of now or formerly R.P. Guillard, South 0 degrees 28' 00" East 845.21 feet to a point on lands of now or formerly W.H. McCormick; thence along line of lands of now or formerly W.H. McCormick South 89 degrees 32' 02" West, a distance of 263.79 feet to a point on line of Lot No. 3B in the Geiger Subdivision; thence along Lot No. 3B of the Geiger Subdivision the following courses and distances: North 19 degrees 4' 44" East, 340.11 feet to a point; North 49 degrees 35' 16" East, 46.77 feet to a point;

North 81 degrees 37' 58" East, 64.84 feet to a point; North 0 degrees 28' 00" West; 382.85 feet to a point; North 86 degrees 22' 25" East, 50.00 feet to a point; North 0 degrees 28* 0" West, a distance of 100.15 feet to a point at the center line of said Sawyer Road; thence along the center line of said Sawyer Road, North 86 degrees 22' 25" East, a distance of 100.00 feet to a point; the place of beginning. Being known and designated as Lot No. 3 A in the Geiger Subdivision per survey of W.J. McGarvey, dated January 31, 2000 and recorded in the Office of the Recorder of Deeds of Butler County at Plan Book 232, page 50.

TOGETHER with the rights to use a 25 foot private right of way known as Geiger Lane as shown on the recorded plan, for the purpose of ingress and egress of persons and vehicles.

SUBJECT to a Use and Maintenance Agreement as shown on the Geiger Subdivision recorded in the Office of the Recorder of Deeds of Butler County at Plan Book Volume 232, Page 50.

SUBJECT to all Rights of Ways, Exceptions, Reservations and prior conveyances as excepted and reserved or conveyed in this or prior conveyances of record, and excepting all prior conveyance of real estate as the same are recorded.

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30025
C.P. 2017-21550
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **ROSEMARY SIMPSON** at the suit of BAYVIEW LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN Parcel of Land In Cherry Township, Butler County, Commonwealth of PA, As More Fully Described In Book 1001, Page 126, ID# S4-A17-0001, Being Known And Designated As Lot 17, Wests Hilltop Acres Plan, Filed In Rack File Section 65 At Page 22, And Being More Particularly Described As A Meters And Bounds Property.

DEED BOOK: 1001

DEED PAGE: 126

MUNICIPALITY: Cherry Township

TAX PARCEL #: S4-A17-0001

PROPERTY ADDRESS: 265 Hilltop Acres Slippery Rock, PA 16057

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30020
C.P. 2018-20225
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **PATRICIA A. STEERE AND ROBERT B. STEERE** at the suit of OCWEN LOAN SERVICING LLC, Being:-

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

BEGINNING on the North 90 feet by Lot No. 7 in the Oakvale Realty Plan of Lots; on the East 59 feet, 9 inches by McClung Boulevard; on the South 112 feet, 5 inches by lot now or formerly of Wenner and Womer; and on the West 55 feet by Lot No. 13 in the same plan of lots, having thereon erected a two story frame stucco dwelling and garage; and being Lot No. 14 in the Oakvale Plan recorded in Plan Book B, Page 48, and more particularly described in a survey of Wayne R. Cypher dated December 2, 1978, recited at Book 1083 Page 820 of the Records of Deeds of Butler County, Pennsylvania.

PARCEL ID: 05140B140000

BEING KNOWN AS 106 McClung Blvd, Butler, PA 16001

BEING the same premises which George B. Steere, and Norene M. Steere by Deed dated May 2, 2002 and recorded May 3, 2002 in the Office of the Recorder of Deeds in and for Adams County in Deed Book/Page or Instrument #200205030015384 granted and conveyed unto Robert B. Steere and Patricia A. Steere, his wife, as tenant by the entirety with the right of survivorship.

BCLJ: March 9, 16, 23, 2018

**E.D. 2017-30320
C.P. 2017-22221
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of **CARL T. STUTLER AND KATHY A. STUTLER** at the suit of **WELLS FARGO BK NATL ASSN**, Being:-

ALL THAT certain piece, parcel or tract of ground situate in Concord Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North Washington and Butler Road; thence North along said road 113 feet; thence along line of land of now or formerly E. U. Cumberland and Annie Cumberland, Eastward 100 feet; thence Southward along line of land of formerly J. H. Thompson, 159 feet; thence along the line of the Western Allegheny Railroad, 100 feet to the place of beginning, with the improvements thereon.

BECAUSE of the relocation of the Pennsylvania Travel Route No.38 at the above premises, the said premises are now more accurately bounded and described as follows:

On the North and West by lands of Concord Township School District; on the East by the present or new Pennsylvania Travel Route No. 38; and on the South by the right of way of the Western Allegheny Railroad, said premises being triangular in shape and consisting of one acre of land.

Having a Homette mobile home erected thereon.

TITLE TO SAID PREMISES IS VESTED IN Carl T. Stutler and Kathy A. Stutler, husband and wife, by Deed from Kathy A. McCurdy now by marriage, Kathy A. Stutler and Carl T. Stutler, husband and wife, Dated 01/07/2005, Recorded 01/11/2005, Instrument No. 200501110000930.

Tax Parcel: 110-3F06-1C

Premises Being: 1647 Oneida Valley Road, Chicora, PA 16025-4117

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30033
C.P. 2018-20261
ATTY MARTHA VON ROSENSTEIL**

Seized and taken in Execution as the property of **GERALDINE L TISDALE**, **GERALDINE L FRANCIONI**, **LOUIS P FRANCIONI** at the suit of **MTGLQ INVESTORS LP**, Being:-

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

BEGINNING at an iron pin on the southerly side line of a public road, known as Leslie Road, also known as L.R. 10017, where the same is intersected by the line dividing Lot No. 1 and Lot No. 2 in said plan, said point of beginning being the northwest corner of the lot herein described; thence from said point of beginning and continuing along the side line of Leslie Road, South 79 degrees 33 minutes 20 seconds East, a distance of 510.53 feet to an iron pin, being the line dividing the within described lot and property now or formerly of M. Leslie; thence continuing along last mentioned dividing line South 00 degrees 19 minutes 30 seconds East, a distance of 274.61 feet to an iron pin on line of land of now or formerly M. Leslie and line of Lot No. 1 in the Tisdale Subdivision Plan; thence along line of Lot NO. 1 and the lot herein described, North 79 degrees 33 minutes 20 seconds West, a distance of 552.56 feet to an iron pin; thence from said iron pin along other lands of Lot NO. 1 in the Tisdale Subdivision Plan, North 09 degrees 40 seconds East, a distance of 270.40 feet to an iron pin on the Southerly side of Leslie Road at the place of beginning.

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

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

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

Being the same premises which Geraldine L. Tisdale n/k/a Geraldine L. Francioni and Louis P. Francioni, Jr. h/w by Deed dated

12/20/2002 recorded 1/3/2003 as Instrument Number 200301030000227 conveyed unto Geraldine L. Tisdale n/k/a Geraldine L. Tisdale n/k/a Geraldine L. Francioni and Louis P. Francioni, Jr., h/w.

PROPERTY ADDRESS: 152 LESLIE ROAD, VALENCIA, PENNSYLVANIA 16059

BEING KNOWN AS TAX PARCEL NUMBER 2F90-40A.

IMPROVEMENTS: Residential dwelling

BCLJ: March 9, 16, 23, 2018

E.D. 2017-30319
C.P. 2017-22220
ATTY JENNIE TSAI

Seized and taken in Execution as the property of **CHERYL A. TOOMEY** at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING at a point on the Easterly right of way line of South Home Avenue, a forty foot right of way being the Southwest corner of the tract herein described; thence North 3 degrees 00 feet 00 inches East along the Easterly right of way line of South Home Avenue a distance of 10.00 feet to a point, said point being the Northwest corner of the tract herein described and said point being the Southwest corner of Lot No. 136A as shown at Rack File 78, page 13, thence along the Southerly line of Lot No. 136A, South 88 degrees 00 feet 00 inches East a distance of 145.00 feet to a point, said point being the Southeast corner of Lot No. 136A; thence along the Easterly line of Lot No. 136A, North 3 degrees 00 feet 00 inches East a distance of 65.00 feet to a point, said point being the Northeast corner of Lot No. 136A and said point being common to Lot No. 135; thence along Lot No. 135, South 88 degrees 00 feet 00 inches East a distance of 145.00 feet to a point, said point being the Northeast corner of the tract herein described; thence South 3 degrees 00 feet 00 inches West a distance of 75.00 feet to a point, said point being the Southeast corner of the tract herein described; thence North 88 degrees 00 feet 00 inches West, 290.0 feet along the Northern line of Lot No. 137 to a point, said

point being the place of beginning.

BEING known as Lot No. 136B in the Michael DiBiccaro Subdivision as recorded in Rack File 78, page 13.

Said description being in accordance with survey of Shoup/Zarnick and Associates, dated May 25, 1979.

District/Map/Parcel No.: 055-28-A136

UNDER AND SUBJECT to a five foot municipal right of way as shown at Rack File 78, page 13, as "proposed right of way, and also subject to restrictions, reservations, building lines, easements and rights of way as recorded in prior instruments of record.

Said premises being known as 329 1/2 South Home Ave., Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED IN John A. Toomey and Cheryl A. Toomey, h/w, as tenants by the entirety, by Deed from ohn A. Toomey, married, Dated 11/20/2012, Recorded 11/26/2012, Instrument No. 201211260033915.

JOHN A. TOOMEY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOHNA. TOOMEY's death on or about 11/26/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 055-28-A136

Premises Being: 329 1/2 South Home Avenue, Butler, PA 16001-6637

BCLJ: March 9, 16, 23, 2018

**E.D. 2018-30016
C.P. 2018-20208
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **RICHARD N. TUTICH**, RHEA L. TUTICH, AND RHEA LYNN TUTICH at the suit of WELLS FARGO BANK NA, Being:-

ALL THAT PARCEL of land in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being known as LOT no. 33 in the Manor Line plan of lots, as recorded in the recorders office of Butler County, Pennsylvania in plan book volume 58, page 8.

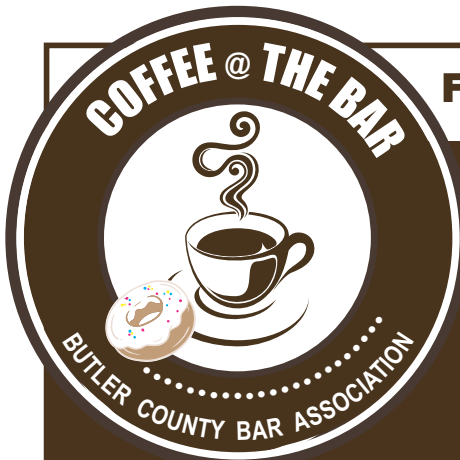
TITLE TO SAID PREMISES IS VESTED IN RICHARD N. TUTICH AND RHEA LYNN TUTICH, H/W, by Deed from JIALING LIANG, Dated 05/12/2010, Recorded 06/07/2010, Instrument No. 201006070012200.

Tax Parcel: 130-S6-B33-0000

Premises Being: 127 BUCKS ROAD,
CRANBERRY TOWNSHIP, PA 16066-4907

BCLJ: March 9, 16, 23, 2018

Sheriff of Butler County, Michael T. Slupe



Friday, April 6th, 2018

**BCBA Office
8-9 am
1 CLE credit (sub) \$5**

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



BUTLER COUNTY BAR ASSOCIATION MEMBER NEWS

BCBA Quarterly Meeting

March 21, 2018

12:00 PM

Lunch - \$5.00

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