

**ESTATE NOTICES**

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

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**FIRST PUBLICATION**

**Estate of: Gregory B Adams  
a/k/a: Gregory Blaise Adams**

Late of: Saxonburg PA  
Administrator: Mary Ann Jones  
5312 Aqua Breeze Drive  
Bradenton FL 34208  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Benjamin Joseph Byrer  
a/k/a: Benjamin J Byrer**

Late of: Saxonburg PA  
Executor: Lili Joanne Byrer  
602 Whispering Pines  
Gibsonia PA 15044  
Attorney: James H Limbaugh  
Auld Miller LLC  
4767 William Flynn Highway  
Allison Park PA 15101

**Estate of: Louise G Churchill**

Late of: Donegal Township PA  
Administrator C.T.A.: Cheryl A Shuler  
508 East Penn Street  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Darwin D Edwards**

Late of: Penn Township PA  
Administrator: Erik Edwards  
711 Clinton Place  
Pittsburgh PA 15202  
Attorney: John C Davey  
129 S McKean Street  
Butler PA 16001

**Estate of: Joseph Leo Kisiel**

**a/k/a: Joseph L Kisiel**  
Late of: Summit Township PA  
Executor: Joseph Paul Kisiel  
1413 Summer Drive  
Erie PA 16505  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

**Estate of: Thomas M Lenehan  
a/k/a: Thomas Marc Lenehan**

Late of: Cranberry Township PA  
Executor: Daniel P Lenehan  
422 Chartier Avenue  
Cannonsburg PA 15317  
Attorney: Heather M Papp-Sicignano  
Sweeney Law offices  
20581 Route 19 Suite 1  
Cranberry Township PA 16066

**Estate of: Richard W Nonnemacher**

Late of: Butler PA  
Administrator: Theresa A Nonnemacher  
106 Mount Air Road  
New Castle PA 16101  
Administrator: Daniel V Nonnemacher  
108 Mount Air Road  
New Castle PA 16101  
Attorney: Gregory S Fox  
Fox & Fox PC  
323 Sixth Street  
Ellwood City PA 16117

**Estate of: Janine Pischke**

Late of: Mars PA  
Administrator: Dushyant Patel  
8010 Finch Road  
Gibsonia PA 15044  
Attorney: Nora Gieg Chatha  
Tucker Arensberg PC  
1500 One PPG Place  
Pittsburgh PA 15222

**Estate of: Charles W Rasp Sr**

Late of: Forward Township PA  
Administrator: Charles W Rasp Jr  
994 Brownsdale Road  
Evans City PA 16033  
Administrator: Rae Lynn McIndoe  
3606 W Summit Walk Dr  
Anthem AZ 85086  
Attorney: Jason A Medure  
Medure Bonner Bellissimo LLC  
22 N Mill Street  
New Castle PA 16101

**Estate of: Betty Jane Reno**

Late of: Middlesex Township PA  
Executor: Jacqueline H Bieber  
2109 Prospect Road  
Prospect PA 16052  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Linda L Rihel**

**a/k/a: Linda Rihel**

Late of: Harrisville PA  
Executor: Elizabeth A Clark  
112 Hermitage Hills Blvd  
Hermitage PA 16148  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Sharon A Walker**

**a/k/a: Sharon Ann Walker**

Late of: Saxonburg PA  
Administrator C.T.A.: Richard A Ortoski  
3746 Gable Court  
Erie PA 16506  
Attorney: James R Steadman  
Steadman Law Office P.C.  
24 Main St East PO Box 87  
Girard PA 16417

**Estate of: Paul Harry Weichey**

Late of: Concord Township PA  
Administrator: Shelby Weichey  
109 Clark Road  
West Sunbury PA 16061  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Doris Jean Ziminski**

Late of: Connoquenessing Township PA  
Administrator: Terry Ziminski  
213a Reiber Road  
Renfrew PA 16023  
Attorney: John C Davey  
129 S McKean Street  
Butler PA 16001

BCLJ: July 28 & August 4, 11, 2017

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**SECOND PUBLICATION**

**Estate of: Mildred Eisler**

**a/k/a: Millie E Eisler**

**a/k/a: Mildred E Eisler**

Late of: Slippery Rock PA  
Administrator C.T.A.: Linda A Winkler  
200 Joseph Drive  
Kingston PA 18704  
Attorney: Richard Winkler  
Butcher and Winkler  
123 N Franklin Street  
Titusville PA 16354

**Estate of: Alex J Kira**

**a/k/a: Alex John Francis Kira**

Late of: Slippery Rock PA  
Administrator: Nichole L Bobro  
743 South Main Street  
Butler PA 16001  
Attorney: Amy D Rees Esquire  
Heritage Elder Law & Estate Planning, LLC  
318 South Main Street  
Butler PA 16001

**Estate of: David Ellsworth Shaffer**

**a/k/a: David E Shaffer**

Late of: Cranberry Township PA  
Executor: Jonathan R Shaffer  
323 Brewer Rd  
Rochester PA 15074

**Estate of: Ruby K Wind**

**a/k/a: Ruby L Wind**

**a/k/a: Ruby Wind**

Late of: Chicora PA  
Administrator C.T.A.: Carissa Garing  
153 Garing Road  
Chicora PA 16025  
Attorney: Amy E Molloy  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Donald Cornelius Wulff**

**a/k/a: Donald Wulff**

**a/k/a: Don Wulff**

**a/k/a: Donald C Wulff**

Late of: Oakland Township PA  
Executor: Gary J Wulff  
128 Whitmire Rd  
West Sunbury PA 16061

BCLJ: July 21, 28 & August 4, 2017

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**THIRD PUBLICATION****Estate of: Twyla J Baccanti**

Late of: Chicora PA  
 Executor: Dennis Baccanti  
 Rd#2  
 Worthington PA 16262  
 Executor: Janis E Skrocki  
 369 W Brewster Road  
 Butler PA 16001  
 Attorney: Joseph M Kecskemethy  
 Jaffe & Kecskemethy PC  
 101 East Diamond St Suite 204  
 Butler PA 16001

**Estate of: Rebecca S Bitter**

Late of: Butler Township PA  
 Executor: Frederick James Bitter  
 7054 Forrest Trail Rd  
 Butler PA 16002  
 Attorney: Robert J Stock  
 Stock & Patterson  
 106 South Main St Suite 603  
 Butler PA 16001

**Estate of: Julia A Black**

Late of: Cranberry Township PA  
 Executor: Elizabeth B Young  
 702 Wilshire Circle  
 Seven Fields PA 16046  
 Attorney: Peter J Pietrandrea  
 Pietrandrea Law Office  
 1309 Freedom Road  
 Cranberry Twp PA 16066

**Estate of: Gladys Marie Black**

Late of: Clinton Township PA  
 Executor: Kent L Roberts  
 150 Knoch Road  
 Saxonburg PA 16056  
 Attorney: Sean M Gallagher  
 Murrin Taylor & Gallagher  
 110 East Diamond Street  
 Butler PA 16001

**Estate of: Florence I Campbell**

Late of: Butler Township PA  
 Executor: Jacqueline G Wells  
 152 Heather Drive  
 Butler PA 16001  
 Attorney: Amy D Rees Esquire  
 Heritage Elder Law & Estate Planning, LLC  
 318 South Main Street  
 Butler PA 16001

**Estate of: Olive Marie Davidson  
a/k/a: Marie H Davidson**

Late of: Jackson Township PA  
 Executor: Scott A Davidson  
 140 Little Creek Road  
 Harmony PA 16037  
 Attorney: Philip P Lope  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelenople PA 16063

**Estate of: James A Geibel**

Late of: Donegal Township PA  
 Executor: Donna L Geibel  
 339 Rattigan Road  
 Chicora PA 16025  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Richard W Hoerner**

Late of: Middlesex Township PA  
 Executor: Patricia J Hoerner Rebholz  
 119 Buckingham Drive Ext  
 Valencia PA 16059  
 Attorney: Maryann Bozich Diluigi  
 506 S Main Street  
 Suite 2201  
 Zelenople PA 16063

**Estate of: Francis C Horstman Jr  
a/k/a: Francis C Horstman**

Late of: Summit Township PA  
 Executor: Crystal L Shuler  
 309 Moran Road  
 Butler PA 16002  
 Attorney: Robert D Spohn Esquire  
 277 West Main St  
 PO Box 551

**Estate of: Mary Sue Johnston**

Late of: Jefferson Township PA  
 Executor: James A Schad  
 37 Lower Falls Dr  
 St Albans WV 25177

**Estate of: Ruth S Podorski**

Late of: Buffalo Township PA  
 Executor: Judith A Podorski  
 223 Raven Circle  
 Sarver PA 16055  
 Attorney: Jeanne M Marquette  
 Marquette Law Office LLC  
 1007 Mt Royal Blvd  
 Pittsburgh PA 15223  
 Saxonburg PA 16056

**Estate of: Christine R Rath**  
**a/k/a: Christine Redding Rath**  
 Late of: Adams Township PA  
 Executor: Robert A Rath Jr  
 204 Hutch Farm Road  
 Mars PA 16046  
 Attorney: Keith H West  
 Clark Hill PLC  
 One Oxford Centre  
 301 Grant St 14th Fl  
 Pittsburgh PA 15219

**Estate of: Norma Ann Skander**  
 Late of: Seven Fields PA  
 Executor: Sharon Mellor  
 278 Forsythe Road  
 Valencia PA 16059  
 Attorney: Joseph M Kecskemethy  
 Jaffe & Kecskemethy PC  
 101 East Diamond St Suite 204  
 Butler PA 16001

**Estate of: Marie L Wissman**  
 Late of: Center Township PA  
 Executor: Rodney Watterson  
 186 High Street  
 Hampton NH 03842  
 Attorney: Michael D Gallagher  
 Murrin Taylor & Gallagher  
 110 East Diamond Street  
 Butler PA 16001

BCLJ: July 14, 21 & 28, 2017

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**MORTGAGES**

Recorded July 3, 2017 - July 7, 2017

**Adams, David S**-FARMERS NATL BK EMLENTON-Butler Twp-\$142,000.00

**Ahuja, Deepak**-GMH MTG SERVS LLC-Cranberry Twp-\$240,000.00

**Barlow, Rachel M**-PENNSYLVANIA EQUITY RESOURCES INC-Butler Twp-\$128,000.00

**Bartlett, David**-NVR MTG FIN INC-Middlesex Twp-\$286,000.00

**Batykefer, Robert A Jr**-NEW YORK COMMUNITY BK-Butler Twp-\$112,032.00

**Bauer, Danny A**-PENNSYLVANIA EQUITY RESOURCES INC-Mercer Twp-\$416,000.00

**Beck, James A**-FIRST NATL BK PA-Cranberry Twp-\$235,057.00

**Bieber, Barry A**-AGCHOICE FARM CRED ACA-Connoquenessing Twp-\$183,000.00

**Bradley, Todd J**-PNC BK NATL ASSN-Adams Twp-\$100,000.00

**Brown, Stephen R**-BUTLER ARMCO EMP CRED UN-Middlesex Twp-\$31,500.00

**Buccigrossi, Michael A**-HUNTINGTON NATL BK-Jackson Twp-\$119,700.00

**Bush, James V**-BUTLER ARMCO EMP CRED UN-Butler Twp-\$59,500.00

**Carney, Steven L**-CITIZENS BK PA-Cranberry Twp-\$170,000.00

**Carter, Richard M**-PNC BK NATL ASSN-Cranberry Twp-\$220,000.00

**Caruso, Carl D**-HOME LOAN INVESTMENT BK FSB-Slippery Rock Boro-\$20,000.00

**Casaletto, Brian E**-WELLS FARGO BK NA-Cranberry Twp-\$319,200.00

**Cawthorne, C Deanna**-PNC BK NATL ASSN-Franklin Twp-\$75,000.00

**Christie, Marc D**-360 MTG GROUP LLC-Fairview Twp-\$302,786.00

**Clifford, Mark R**-JLB CORP DBA-Cranberry Twp-\$162,393.00

**Cole, Yvonne G**-PNC MTG AKA-Franklin Twp-\$198,675.00

**Cooper, Kenneth**-USAA FED SAV BK-Cranberry Twp-\$632,876.00

**Cox, Richard C**-FINANCE AMERICA MTG LLC-Cranberry Twp-\$141,600.00

**Cox, Richard C**-CLEARVIEW FED CRED UN-Cranberry Twp-\$26,550.00

**Damits, David E**-PNC BK NATL ASSN-Jefferson Twp-\$75,000.00

**Dawson, Jeremy Todd**-USX FED CRED UN-Winfield Twp-\$90,000.00

**Dipyatic, Erica Nicole**-DOLLAR BK FSB-Cranberry Twp-\$75,000.00

**Donaldson, Rashel**-USAA FED SAV BK-Slippery Rock Twp-\$177,600.00

**Douglass, Laura A**-SUN WEST MTG CO

**NOTICE**

NOTICE IS HEREBY GIVEN that the Court of Common Pleas of Butler County, Pennsylvania, will hold a hearing on the Petition of the Board of School Directors of the Butler Area School District regarding the sale of the **Oakland Elementary School** on FRIDAY, AUGUST 18, 2017, at 2:00 P.M., in Courtroom No. 3, before the Honorable Judge Dr. S. Michael Yeager, located at the Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania.

Said Petition of the Board of School Directors of the Butler Area School District concerns all of the land and building comprising the Oakland Elementary School located at 545 Chicora Road, Oakland Township, Butler County, Pennsylvania. Robert Oesterling, or his assigns, has submitted the highest Purchase Price Offer in the amount of Two Hundred Thousand & 00/100 Dollars (\$200,000.00) for the purchase of said land and buildings.

AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, MAY ENTERTAIN HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE LAND AND BUILDING COMPRISING THE OAKLAND ELEMENTARY SCHOOL, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE OAKLAND ELEMENTARY SCHOOL AT ITS PURCHASE PRICE OFFER OF \$200,000.00. INTERESTED CITIZENS MAY APPEAR AND BE HEARD.

BUTLER AREA SCHOOL DISTRICT  
Thomas W. King, III, Solicitor  
Dillon McCandless King  
Coulter & Graham L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: July 14, 21, 28, 2017  
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**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 **Stoney Hollow Landscape Nurseries, LLC** and it is to be organized effective July 20, 2017.

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

BCLJ: July 28, 2017  
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**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 **Pasture Maid Farm MJR, LLC** and it is to be organized effective July 20, 2017.

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

BCLJ: July 28, 2017  
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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **SI RESOURCES, LLC** and it is organized effective July 14, 2017

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

BCLJ: July 28, 2017

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**CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN THAT Certificate of Organization were filed with and approved effective for the 6th day of March 2017, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Limited Liability Company which has been organized under the 14 Pa.C.S. Section 8913 of the Statutes of the Commonwealth of Pennsylvania. The name of the Domestic Limited Liability Company is **Talking Truth, LLC**.

Richards & Richards LLP  
Jennifer Rea Abel, Esquire  
16020 Perry Hwy  
Warrendale, PA 15086

BCLJ: July 28, 2017

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**In the Court of Common Pleas of  
Butler County, Pennsylvania**

Jennifer Stroup  
vs.  
Ricky Stroup

**FC No. 14-90195-D, FC No. 14-90195-C  
Complaint in Divorce,  
Complaint in Custody**

**NOTICE**

You, **RICKY STROUP**, have been sued in court for divorce. Additionally, you, **RICKY STROUP**, have been sued in court to obtain custody, partial custody, or visitation of the child Z.S.

**YOU ARE ORDERERED TO APPEAR ON THE 15TH DAY OF DECEMBER, 2017 AT 1:30 P.M. IN THE DOMESTIC RELATIONS SECTION OF THE BUTLER COUNTY COURTHOUSE, BUTLER, PENNSYLVANIA.**

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

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

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

Butler Co. Bar Association  
240 S. Main St.  
Butler, PA 16001  
Telephone (724) 841-0130 OR

Office of the Prothonotary  
Butler County Court House  
Butler, PA 16001

Telephone (724) 284-5214

BCLJ: July 28, 2017

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**In the Court of Common Pleas of  
Butler County, Pennsylvania**

Michelle M. Caldwell  
vs.  
Thomas E. Caldwell

**FC No. 09-90846-D  
Complaint in Divorce**

**NOTICE**

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

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

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

Butler Co. Bar Association  
240 S. Main St.  
Butler, PA 16001  
Telephone (724) 841-0130 OR

Office of the Prothonotary  
Butler County Court House  
Butler, PA 16001  
Telephone (724) 284-5214  
BCLJ: July 28, 2017

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
BUTLER COUNTY  
No. 16-10874**

CALIBER HOME LOANS, INC. Plaintiff  
vs.  
RANDY ROSAK A/K/A RANDY RICHARD  
ROSAK ROLANDA ROSAK Defendants

**NOTICE**

**To RANDY ROSAK A/K/A RANDY  
RICHARD ROSAK**

You are hereby notified that on October 31, 2016, Plaintiff, CALIBER HOME LOANS, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 16-10874. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 198 BEAR CREEK ROAD, SARVER, PA 16055-9226 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

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

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

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

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

BCLJ: July 28, 2017  
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**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of September 2017** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, October 13, 2017 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30141  
C.P. 2017-20934  
SHF FILE: 17001590  
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of JANICE F. BABRIAUX HEIR, MAE L. MCLAIN DECEASED, MORRIS V. MCCLAIN HEIR, AND UNKNOWN SURVIVING HEIRS OF MAE L. MCCLAIN at the suit of CIT BANK, N.A., Being:-

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

BEGINNING, at a point on the Easterly side of a public highway known as State Route Number 10026, said point being at the Southwest corner of lot of Charles H. Clark, et. ux,- thence South 86° 31' East along the Southern line of lot of said Charles H. Clark, et. ux., a distance of 435.60 feet to an iron pin at the Southeast corner of lot of said Clark; thence South 3° 29' West along other land of Stanley J. Olczak, ux. a distance of 53.0 feet to an iron pin; thence North 86° 31' West along north line of Lot of Ralph Smith Johnson, et. ux., a distance of 435.60 feet to a point on the Easterly side of a public highway known as State Route Number 10026; thence North 3° 29' East along the Easterly side of a public highway known as



State Route Number 10026 to the point at the Southwest corner of lot of Clark, the place of beginning.

SUBJECT to no building of any kind to be erected within 70 feet from the Easterly line of a public highway known as State Route Number 10026.

DESIGNATED as Tax Map Number 40-S3-C10.

BEING the same property which Stanley J. Olczak and Mildred Olczak, by their deed dated March 22, 1952 and recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 62 5, Page 4 95, granted and conveyed unto Morris V. McClain and Mae L. McClain, Mortgageors herein,

Being known as: 2063 SILVERVILLE ROAD, FREEPORT, PENNSYLVANIA 16229.

Title to said premises is vested in Morris V. McClain and Mae L. McClain by deed from Stanley J. Olczak and Mildred Olczak dated March 22, 1952 and recorded May 5, 1952 in book 625, Page 495. The said Morris V. McClain died on November 30, 2010 thereby vesting title in Mae L. McClain by operation of law. The said Mae L. McClain died on July 3, 2016 without a will or appointment of an Administrator.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30153  
C.P. 2017-21260  
SHF FILE: 17001586  
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of NICOLE MARIE BEATTY AND JILL DIANE BEATTY at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:-

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

BEING Lot No. Forty-two (42) in the Thomas A. Thrower Plan of Lots situate in Clinton Township, as surveyed by Greenough, McMahon and Greenough, Engineers, October 1956 and recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 45, page 25.

No building shall be erected on this lot which shall costs less than \$10,000.00

BEING THE SAME PREMISES which Nicole Marie Beatty and Jill Diane Beatty, by Deed dated May 17, 2007 and recorded May 24, 2007 in the Office of the Recorder of Deeds in and for the County of Butler, as Document Number 200705240013058, granted and conveyed unto Nicole Marie Beatty and Jill Diane Beatty, as joint tenants with the right of survivorship.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30147  
C.P. 2017-21222  
SHF FILE: 17001575  
ATTY KRISTEN LITTLE**

Seized and taken in Execution as the property of RICHARD DARREL BELL at the suit of NATIONSTAR MORTGAGE LLC, Being:-

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

Beginning at an iron pin corner on west right of way line of Maple Street at its intersection with the south right of way line of a 15 foot alley, said point being a northeast corner of the herein described parcel of land; thence along the west right of way line of Maple Street, south 39 degree 03 minutes east a distance of eighty-two (82) feet to an iron pin corner at land of Steve D. Barnhart; thence by land of Steve D. Barnhart, south 50 degree 57 minutes west a distance of one hundred forty-two (142) feet to an iron pin corner on line of land of W.L. Stevens; thence by land of W.L. Stevens north 39 degree 03 minutes west a distance of eighty-two (82) feet to an iron pin corner on south right of way line of a 15 foot alley; thence along the south right of way line of said alley, north 50 degree 57 minutes east, a distance of one hundred forty-two (142) feet to an iron pin corner, the place of beginning. With dwelling house, containing 11.644 square feet, more or less surveyed by R.J. Weibel, a registered surveyor, March 18, 1972. Under and subject to reservations, easements and rights of way as recorded in prior instruments of recorded

BEING THE SAME PREMISES which David B. Miller and Diane E. Miller, husband and wife, by Deed Dated 9/24/2004 and

Recorded 10/4/2004, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument # 200410040032062, granted and conveyed unto Richard Darrel Bell, a single man.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30134  
C.P. 2017-21102  
SHF FILE: 17001577  
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of BRIAN T. CODISPOT AND MARY J. COLEMAN at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL that certain piece, parcel or lot of land situate in Jefferson Township, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Legislative Route 387, also known as the Saxonburg-Butler Road, having a 45 foot right of way, said point being common to line of lands now or formerly of F. Honzo; thence North 49 degrees 30 minutes 50 seconds West along the centerline of Legislative Route 387, a distance of 200 feet to a point, said point being common to line of lands now or formerly of H.A. Rudert, and said point being the southwest corner of the tract herein described; thence leaving the centerline of Legislative Route 387, North 33 degrees 05 minutes 08 seconds East along line of lands now or formerly of H.A. Rudert, a distance of 893.56 feet to a point, said point being common to lands now or formerly of Eugene A. Knapp, and said point being the northwest corner of the tract herein described; thence South 36 degrees 42 minutes 40 seconds East along line of lands now or formerly of Eugene A. Knapp, a distance of 420.76 feet to a point, said point being common to lands now or formerly of Eugene A. Knapp, and said point being the northeast corner of the tract herein described; thence South 30 degrees 02 minutes 55 seconds West along line of lands now or formerly of Eugene A. Knapp, a distance of 414.31 feet to a point, said point being common to line of lands now or formerly of Eugene A. Knapp, and said point being the southeast corner of the tract herein described; thence North 45 degrees 07 minutes 15 seconds West along line of lands now or formerly of F. Honzo, a distance of 186.66 feet to a point, said point being

common to line of lands now or formerly of F. Honzo; thence South 38 degrees 12 minutes 00 seconds West along line of lands now of formerly of F. Honzo, a distance of 400.00 feet to a point at the place of beginning.

Manufacturer's Serial Number: C17751AB

Manufacturer's Name: Commodore

Trade/Model: Comet

Hud Certification Label: TRA066294 and TRA066295

Mobile Home is attached to real property which has become and is intended to affix such that the manufactured housing unit is an improvement to and made a part of the real property.

DEED BOOK: Instrument Number 201506030011926

DEED PAGE: Instrument Number 201506030011926

MUNICIPALITY: Jefferson Township

TAX PARCELS 190-1F157-6AB-00

PROPERTY ADDRESS: 1163 Saxonburg Road Saxonburg, PA 16056

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30128  
C.P. 2017-21074  
SHF FILE: 17001595  
ATTY LEON HALLER**

Seized and taken in Execution as the property of LAURA C. COOK, LAURA C. MYERS, AND DAVID E. COOK, JR. at the suit of PA HOUSING FINANCE AGENCY BY TR, Being:-

ALL THAT CERTAIN lot or parcel of land situate in Butler Township, Butler County, Pennsylvania, known and designated as Lot No. 32 in the Grandview Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 5, Page 21.

HAVING THEREON erected a dwelling house known as: 214 GRANDVIEW BOULEVARD, BUTLER, PA 16001

TAX PARCEL NO. 051-38-7/32

BEING THE SAME premises which Patrick Young and Shawnee Young, husband and wife, by Deed dated 09/30/2010 and recorded 10/04/2010 in Butler County Instrument No. 201010040022457, granted and conveyed unto Laura Myers, unmarried and David E. Cook, Jr., unmarried. Laura Myers is a/k/a Laura C. Myers. Laura C. Cook is f/k/a Laura C. Myers.

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.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30132  
C.P. 2017-20431  
SHF FILE: 17001597  
ATTY JOSEPH FOLEY**

Seized and taken in Execution as the property of GEORGE M. CRAWFORD, JR, GEORGE J M CRAWFORD, JR, LAURA MALCOLM, LAURA LYNN MALCOLM, JAMES RANDOLPH, JAMES R RANDOLPH, PHYLLIS ANN RANDOLPH AND PHYLLIS S RANDOLPH UNKNOWN HEIRS at the suit of NATIONSTAR MORTGAGE LLC, Being:-

TAX I.D. #: 130-S5-A332

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT NO. 332 IN THE FERNWAY PLAN NO. 2 SECTION B AS RSCOKDEO W THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE SECTION ZZ, PAGE 24.

Being known as: 2639 ROCHESTER ROAD, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Phyllis S. Randolph by deed from Prindle Construction, LLC dated March 29, 2006 and recorded March 31, 2006 in Instrument Number 200503310007219. The said Phyllis S. Randolph died on March 3, 2013 without a will or appointment of an Administrator.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30154  
C.P. 2017-20787  
SHF FILE: 17001584  
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of STEVEN D CURTIS AND JACQUELINE R CURTIS at the suit of MTGLQ INVESTORS LP, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Prospect, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 5 in a plan of lots laid out for Dr. J.C. Atwell, as recorded in the Recorder's Office of Butler County in Rack File No. 7, Page 9, having erected thereon a dwelling.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO HAVE AND TO HOLD the said premises to the said parties of the second part, and to their heirs and assigns, to the sole and only proper use, benefit and behalf of the said parties of the second part, their heirs and assigns, FOREVER.

BEING known and numbered 465 Main Street, Prospect, PA 16052.

BEING the same premises in which Steven D. Curtis and Jacqueline R. Curtis a/k/a Jacqueline R. Walker, by deed dated May 9th, 1998, and recorded on May 19, 2017 in the Office of Recorder of Deeds in and for Butler County at Book 2864, Page 020, Instrument 199805190013286, conveyed unto Steven D. Curtis and Jacqueline R. Curtis, husband and wife, Grantees herein.

Parcel No. 490-S1-D5-0000

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30117  
C.P. 2017-21012  
SHF FILE: 17001574  
ATTY PETER WAPNER**

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

ALL THAT CERTAIN lot or piece of ground situate in the First ward of the city of Butler, county of Butler and commonwealth of Pennsylvania, being lot no. 540 in the William S. Boyd plan of Springdale, as recorded in the recorder's office of Butler county,

Pennsylvania in rack file no. 2, page 1, and being bounded and described as follows:

BEGINNING at a peg, corner of lot no. 541 and Maple avenue; thence 40 feet to a peg, corner of lot no. 539; thence along the line of lot no. 539, 110 feet to a peg on an alley; thence along line of said alley, 40 feet to a peg, corner of lot no. 541; thence along line of lot no. 541, 110 feet to a peg on Maple avenue, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Amy J. Elliott, by Deed from James R. Shay and Kimberly Wogan, now Kimberly Shay, h/w, Dated 06/16/2008, Recorded 06/16/2008, Instrument No. 200806160013297.

Tax Parcel: 561-27-82-0000

Premises Being: 205 Maple Avenue, Butler, PA 16001-6114

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30116  
C.P. 2017-21004  
SHF FILE: 17001578  
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of DENISE ENGLISH AND JEFF ENGLISH at the suit of US BANK NATL ASSN, Being:-

All that certain lot or parcel of land situate in Cranberry Township, Butler County, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at a point in the centerline of the Franklin Road at the line of land now or late of W.A. Twentier; thence along the centerline of said Franklin Road North 55 degrees 51 minutes East 198.50 feet to a point; thence continuing along the same North 75 degrees 11 East 234.60 feet to a point; thence continuing along the same North 71 degrees 46 minutes East 94.20 feet to a point; thence continuing along the same North 51 degrees 58 minutes East 57.20 feet to a point; thence continuing along the same North 35 degrees 00 minutes East 65.30 feet to a point; thence along the same North 15 degrees 48 minutes East 7.97 feet to a point; thence along lands now or formerly of Charles W. Knauer, et ux., South 82 degrees 19 minutes East 665.96 feet to a point on line of land now or late of P.R. Westerman; thence along said last

mentioned land South 1 degree 46 minutes East 375.37 feet to a point on line of land now or late of W.A. Twentier; thence along said land now or late of W.A. Twentier North 82 degrees 19 minutes West 1248 feet to a point in the centerline of Franklin Road, at the Place of beginning.

Excepting and reserving a certain parcel of land conveyed by Jorgen V. Pederson and Shirlee A. Pedersen, his wife to the Commonwealth of Pennsylvania, Department of Transportation and recorded in the Recorder's Office of Butler County, Pennsylvania, on December 4, 2002 as Instrument No. 200212040040997.

DEED BOOK: Instrument# 200610040025589

DEEDPAGE: Instrument#200610040025589

MUNICIPALITY: Cranberry Township

TAX PARCEL#: 130-4F48-30A

PROPERTY ADDRESS: 7574 Franklin Road Cranberry Township. PA 16066

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30143  
C.P. 2017-20778  
SHF FILE: 17001594  
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of TRACEY L. GESIN, JEFFREY S. GESIN, AND JEFFERY S. GESIN at the suit of BANK OF AMERICA, NA., Being:-

ALL THAT CERTAIN lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 345 in the Crockwood Plan of Lots No. 2, as recorded in the Recorder's Office of Butler County in Rack Book Volume 68, page 33.

UNDER and SUBJECT to and together with the rights, privileges, agreements, rights of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

DEED BOOK: Instrument No: 200605120011395

DEED PAGE: Instrument No:

200605120011395

MUNICIPALITY: Cranberry Township

TAX PARCEL #: 130-S12-A345-0000

PROPERTY ADDRESS: 112 Briarwood Lane Cranberry Township, PA 16066

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30121  
C.P. 2017-20909  
SHF FILE: 17001580  
ATTY JACOB OTTLEY**

Seized and taken in Execution as the property of POLLY A GREGORY AND LEONARD F GREGORY at the suit of HUNGTINGTON NATIONAL BANK, Being:-

TAX I.D. #: 370-S2-C17-0000

ALL that certain lot of land situate in the Borough of Connoquenessing, Butler County, Pennsylvania, being bounded and described as follows:

COMMENCING at the Northwest corner of the lot herein described on the East side of Main Street and lot formerly of Wright, now McKnight; thence in an Easterly direction along lot formerly of Wright, now McKnight, a distance of 242 feet, more or less, to lands formerly of Eisler, now Connoquenessing Fire Company; thence in a Southerly direction along the same 20 feet to lands formerly of Lewis Rader, now Nicklas; thence in a Southwesterly direction along the same 150 feet, more or less, to lands formerly of United Presbyterian Church Parsonage, now Blakey; thence in a Westerly direction along the same a distance of 111 feet, more or less, to Main Street; thence in a Northerly direction along the East side of Main Street 81 feet, 6 inches to the place of beginning. Having thereon erected a frame dwelling house.

Being known as: 133 MAIN STREET, CONNOQUENESSING, PENNSYLVANIA 16027.

Title to said premises is vested in Polly A. Gregory and Leonard F. Gregory by deed from Polly A. Gregory, formerly known as Polly A. Kirk and Leonard F. Gregory dated June 29, 2004 and recorded July 6, 2004 in Instrument Number 20040706002298.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30129  
C.P. 2017-20947  
SHF FILE: 17001591  
ATTY ROBERT ROCK**

Seized and taken in Execution as the property of SAMUEL STAM HOLLENBERGER, ROBERT E KENNEDY, JR. AND BEST HOMES & DEV LLC at the suit of MORAINÉ VALLEY FARMS, INC, Being:-

ALL THOSE CERTAIN lots, parcels or tracts of land situate in Connoquenessing Township, Butler County, Pennsylvania, described as follows:

(1) Being lots in the Connoquenessing Woodlands Plan No. 1, as recorded in the Recorder's Office of Butler County, Pennsylvania on August 6, 1959, at Plat or Plan Book Volume 29, page 6:

Nos. 32, 40, 42, 47, 58, 67, 68, 73, 90, 91, 92, 93, 98, 99, 101, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 142, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 174, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 203, 204, 205, 211, 212, 214, 216, 217, 218, 219, 221, 229, 236, 250.

Containing 19.84 acres more or less.

TAX PARCEL NO. 120-S3-A-0001.

(2) Being lots in the Connoquenessing Woodlands Plan No. 2, as recorded in the Recorder's Office of Butler County, Pennsylvania on October 5, 1959, at Plat or Plan Book Volume 29, page 14:

Nos. 251, 264, 266, 267, 268, 292, 293, 294, 295, 296, 326, 328, 330, 342, 346, 347, 349, 351, 352, 353, 354, 355, 358, 359, 360, 372, 373, 374, 375, 376, 377, 378, 379.

Containing 6.92 acres more or less.

TAX PARCEL NO. 120-S3-A-0002.

(3) Being lots in the Connoquenessing Woodlands Plan No. 3, as recorded in the Recorder's office of Butler County, Pennsylvania on July 22, 1965 at Plat or Plan Book Volume 45, page 1:

Nos. 382, 389, 398, 399, 400, 403, 410, 412,

414, 445, 447, 519, 520, 522, 529, 530, 537, 546, 560, 570, 644, 646.

Containing 4.72 acres, more or less.

TAX PARCEL NO. 120-S4-A-0002.

(4) Being lots In the Connoquenessing Woodlands Plan No. 4, as recorded in the Recorder's office of Butler County, Pennsylvania on July 22, 1965 at Plat or Plan Book Volume 45, page 2:

Nos. 650, 651, 654, 655, 656, 657, 658, 660, 661, 664, 668, 669, 671, 672, 677, 679, 680, 681, 682, 683, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 703, 704, 705, 712, 713, 714, 715, 716, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 730, 733, 734, 735, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 760, 762, 765, 766, 767, 769, 771, 781, 784, 785, 787, 788, 789, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804.

Containing 24.71 acres more or less.

TAX PARCEL NO. 120-S6-A-0001.

(5) Being lots in the Connoquenessing Woodlands Plan No. 5, as recorded in the Recorder's office of Butler County, Pennsylvania on July 22, 1965, at Plat or Plan Book Volume 45, page 3 & B:

Nos. 816, 838, 839, 844, 847, 849, 852, 853, 865, 866, 872, 873, 875, 888, 895, 896, 897, 900, 903, 909, 1050, 1051, 1052, 1060, 1061, 1063, 1080, 1086, 1087, 1092, 1093, 1107, 1110, 1126, 1127, 1130, 1131, 1132, 1133, 1156, 1157, 1168, 1170, 1172, 1194, 1204, 1207.

Containing 11.38 acres more or less.

TAX PARCEL NO. 120-S5-A-0001, except Lots Nos. 1126, 1127, 1156, 1157, 1170, 1172, 1194, 1204 and 1207 which are assessed as TAX PARCEL NO. 120-S6-A-0002.

(6) Being lots in the Connoquenessing Woodlands Plan No. 6, as recorded in the Recorder's office of Butler County, Pennsylvania on July 22, 1965 at Plat or Plan Book Volume 45, page 4:

Nos. 1261, 1264, 1265, 1267, 1268, 1269, 1271, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1285, 1292, 1295, 1297.

TAX PARCEL NO. 120-S4-A-0001.

( 7 ) ALL THAT CERTAIN parcel of ground situate in Connoquenessing Township, Butler County, Pennsylvania, bounded and described as follows:

Spring Lakes Area

BEGINNING at a point on the north right of way line of Chipmunk Road, said point being southeast corner of Lot No. 1297 of Connoquenessing Woodlands Plan No. 6 recorded 22 July 1965 in Rack 45, page 4.

THENCE by lot No. 1297 North 0° 29' West 125 feet to a point; thence by Lots Nos. 1297, 1296, 1295, 1294, 1293, 1292, 1291, 1290 and 1289 South 89° 31' West 630 feet to a point on Lot No. 1287;

Thence by Lots No. 1287, 1286, 1285, 1284, 1283, 1282, 1281, 1280, 1279, 1278, 1277, North 0° 29' West 718.40 feet to a point on Lot No. 1273

Thence by Lots No. 1273, 1272, 1271, South 53° 19' East 170.31 feet to a point; thence by Lot No. 1271 North 36° 41'; East 125 feet to a point on south right of way line of Bob Cat Drive; thence by south right of way line of Bob Cat Drive South 59° 19' East 182.78 feet;

Thence by same by a curve to the right having a radius of 177.04 feet an arc distance of 150.27 feet to a point on west right of way line of Hoot Owl Drive; thence by the west right of way line of Hoot Owl Drive South 4° 41' East 116.10 feet to a point of curvature.

Thence by a curve to the left having a radius of 225.23 feet and an arc distance of 355.15 feet to a point on south right of way line of Hoot Owl Drive; thence by south right of way line of Hoot Owl Drive North 89° 31' East 351.50 feet to a point of curve; thence by a curve to the right having a radius of 25 feet and an arc distance of 39.26 feet to a point on west right of way line of Spring Valley Drive; thence by west right of way line of Spring Valley Drive South 0° 29' East 200 feet to point of curve; thence by a curve to the right having a radius of 25 feet Chipmunk Road; thence by north right of way line of Chipmunk Road South 89° 31' West 400 feet to the place of b eginning.

Containing 9.54 acres

TAX PARCEL NO. 120-S4-A-0000

(8) ALL that certain parcel situate in Connoquenessing Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point said point being the northwest corner of Lot No. 97 Connoquenessing Woodlands Plan No. 1 as recorded in Rack File 29 Page 6, and lands of now or formerly J. Long;

Thence North 70° 37' East – 462.30 feet along Lots Nos. 97, 96, 95, 94, 93 and 92 to a point on the west right of way line of Dogwood Road;

Thence along Dogwood Road North 0° 29' West – 65.00 feet to a point on southeast corner of Lot No. 98; Thence along Lot No. 98 South 89° 31' West – 70.00 feet; Thence along same North 0° 29' West – 125.00 feet to a point being southeast corner of Lot No. 120;

Thence along Lots No. 120, 121, 122, 123 and 124 and a lane called West Park Lane South 89° 31' West – 369.17 feet to a point on lands of J. Long; Thence along lands of J. Long South 1° 11' East – 339.76 feet to the place of beginning.

Containing 2.48 acres, and being designated a "Park Area" on Connoquenessing Woodlands Plan No. 1 a recorded in Rack File 29 Page 6.

TAX PARCEL NO. 120-S3-AA-0000.

(9) BEGINNING at a point said point being northwest corner of property deeded to the Connoquenessing Woodlands Club:

THENCE along lines of said Club South 2° 53' West 134.06 feet to a point; thence to a point by same 41° 02' West, 111.80 feet to a point in centerline of Clubhouse Drive a forty (40') foot right of way; thence by centerline of Clubhouse Drive the following courses and distances: North 32° 33' West 28.47 feet; North 39° 19' West, 50 feet; North 10° 23' West, 50 feet; North 19° 43' East, 50 feet; North 45° 20' East, 68.82 feet to a point on centerline of Clubhouse Drive; thence North 81° 03' 50" East, 70.49 feet to a point on Clubhouse Drive, the place of beginning.

Containing 0.45 acres.

(Description furnished by: Lucas Engineering

Company & Associates, P. O. Box 1544, Butler, Pennsylvania 16001)

TAX PARCEL NO. 120-4F25-9A2-0000.

AND BEING the same nine parcels conveyed to Samuel Stam Hollenberger IV by deed dated June 6, 2009 and recorded at Instrument No. 200906120013080. AND BEING the same premises mortgaged by Samuel Stam Hollenberger IV to Moraine Valley Farms Inc. by Mortgage dated June 6, 2009 and recorded at Instrument No. 200906120013081.

(10) Lots Nos. 1298, 1301, 1303, 1304, 1305, 1306, 1307, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1334, 1335, 1336, 1343, 1344, 1345, 1347, 1348, 1349, 1350, 1351, 1352, 1354, 1355, 1357, 1359, 1360, 1361, 1362, 1364, 1365, 1366, 1370, 1372, 1374, 1378, 1381, 1383, 1389, 1390 in the Connoquenessing Woodlands Plan No. 6 as recorded in the Recorder's Office of Butler County, Pennsylvania on July 22, 1965 Plat or Plan Book Volume 45, Page 4.

TAX PARCEL NO. 120-S4-A-0005.

(11) Lots Nos. 1298 to 1309 identified as TAX PARCEL NOS. 120-S4-A436-0000, 120-S4-A437-0000, 120-S3-A361-0000, 120-S4-AA-0000, 120-S6- A790-0000, 120-4F25-9A2-0000, 120-S6-A-0002.

Said lots above described as No. (10) were conveyed by Samuel Stam Hollenberger IV to Robert E. Kennedy Jr. at Instrument No. 201308120023506 without a release of the lien of said mortgage to Moraine Valley Farms Inc., several of which, described as No. (11), were later conveyed or mortgaged to Best Homes & Dev. LLC without release of lien of mortgage by a document recorded at Instrument No. 201209100025888, which document purports to be a mortgage from an unnamed mortgagor.

EXCEPTING AND RESERVING all oil, gas, condensate, methane, helium and their respective constituents, whether hydrocarbon or non-hydrocarbon under all parcels which were released from the lien of said mortgage by mortgage release document dated May 10, 2013 and recorded June 27, 2013 at Instrument No. 201306270018835, and all oil, gas, condensate, methane, helium and their respective constituents,

whether hydrocarbon or non hydrocarbon under all parcels released from the lien of said mortgage by mortgage release document dated August 20, 2014 and recorded September 2, 2014 at Instrument No. 201409020020655.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30150  
C.P. 2017-21247  
SHF FILE: 17001576  
ATTY MARK UDREN**

Seized and taken in Execution as the property of CHARLES L JORDAN at the suit of WELLS FARGO BANK, N.A., Being:-

ALL that certain piece or parcel of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 21 and five feet of Lot No. 20 off the west side of the Graham Terrace Plan, recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book Volume 3, page 64, bounded and described as follows, to-wit:

BEGINNING at a point on the Plank Road at the dividing line between Lots No. 21 and 22, being the northwest corner of the property herein conveyed; thence southwest along Lot No. 22, South 25° West, a distance of 170 feet to an alley; thence southeast along said alley, South 64° 30' East, a distance of 45 feet to a point; thence northeast through Lot No. 20 owned by Margaret A. Brown, North 25° East, a distance of 170 feet to the Plank Road; thence northwest along the said Plank Road, North 64° 30' West, a distance of 45 feet to a point, the place of beginning.

**PARCEL TWO:**

All that piece or parcel of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania being part of Lots No.16 and 17 in the Graham Terrace Plan recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book Volume 3, page 64, bounded and described as follows, to-wit:

BEGINNING at a point on the easterly line of Walter Street, 40' Wide, said point being the southeasterly corner of the property herein described and said point being on the dividing line between property herein described and property now or formerly of R. A. Mocuiski; thence along the dividing

line between property herein described and property now or formerly of R. A. Mocuiski, North 25° West, a distance of 80.00 feet to a point on an unimproved alley, 10' wide; thence along the southerly line of said unimproved alley. North 64° 30' West, a distance of 65.00 feet to a point; thence South 25° a distance of 60.00' to a point on said Walter Street; thence in a southeasterly direction along Walter Street, South 47° 26' 28" West, a distance of 68.17' to a point at the place of beginning.

BEING KNOWN AS: 52 Old Plank Road, Butler, PA 16001

PROPERTY ID NO.: 051-38-D16

TITLE TO SAID PREMISES IS VESTED IN Charles L. Jordan, unmarried BY DEED FROM Katherine M. Chilcott and Ronald L. Erickson, Co-Executors of the Estate of Carl F. Erickson, deceased DATED 11/17/2006 RECORDED 11/21/2006 IN DEED BOOK Instrument#: 200611210029619.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30149  
C.P. 2017-21246  
SHF FILE: 17001593  
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of DAVID W KARAN, DAVID KARAN, JANICE M. KARAN, AND JANICE KARAN at the suit of US BANK NATL ASSN, Being:-

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

BEGINNING at a point being the Northeasterly corner of within described lot and the Southeasterly corner of lands of now or formerly M. E. Morse, being Lot No. 6 in the Summit Acres Plan; thence along line of Lot No. 7, the within described lot, South 2° 52' 00" West, 140 feet to a point the Northeasterly corner of lands now or formerly D.R. Schaeffer; thence along Schaeffer, North 87° 8' 00" West, 613.50 feet to a point the Southeasterly corner of lot of now or formerly J. Parison; thence along Parison, North 02° 52' 00" East, 140 feet to a point on lands of Morse; thence along Morse, South 87° 8'00" East, 613.50 feet to a point, the place of beginning.



SUBJECT to Dusty Lane as it crosses the Easterly end of Lot No. 7. SUBJECT to a 25 foot right of way along the Southerly lot line. CONTAINING 1.97 acre.

BEING Lot No. 7 in the Summit Acres Plan recorded at Rack File 12, Page 2.

THIS description is prepared in accordance with the survey of Land Surveyors, Inc. dated December 22,1997.

BEING the same premises conveyed from C-Bass Property II-LLC unto David W. Karan and Janice M. Karan, by deed dated December 12, 1997 and recorded on December 24, 1997 in Record Book 2812, Page 0481.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2015-30033  
C.P. 2014-21416  
SHF FILE: 17001585  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of KEVIN KIMMERLING AND CAROLYN KIMMERLING at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, Being:-

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, PA, being Lot No. 1045 and 1046 in the Plan of Lots known as Connoquenessing Woodlands, Unit 5, recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 4'5 - Page 3a-3b.

EXCEPTING AND RESERVING all rights and privileges as have been excepted, reserved and conveyed by prior instruments of record.

SUBJECT to all easements and rights of way affecting the above described premises as the same appear of record.

SUBJECT to all restrictions, reservations, building lines and easements as set forth and recorded in Deed Book 734, Page 97.

TITLE TO SAID PREMISES IS VESTED IN Kevin Kimmerling and Carolyn Kimmerling, his wife, by Deed from Habitat for Humanity, Butler County, Inc., Southwest Chapter, Dated 12/13/1996, Recorded 12/16/1996, in Book 2695, Page 411.

Tax Parcel: 120-S5-A1045-0000

Premises Being: 123 Spring Valley Road, Evans City, PA 16033-4457

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30139  
C.P. 2017-20215  
SHF FILE: 17001596  
ATTY JENNIE TSAI**

Seized and taken in Execution as the property of GARY P. LANG, GARY P. LANG, JR, CHRISTINE M. LANG, AND DALLAS W. STUMP, JR. at the suit of BANK OF AMERICA, NA, Being:-

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

BEGINNING at a point on the Southern line of West Penn Street at a point common to lands of now or formerly C. A. Vaughn, said point being the Northeast corner hereof; thence along lands of now or formerly C. A. Vaughn, South 29 degrees 45 minutes 21 seconds West a distance of 130.00 feet to a point on the Northern line of Sandford Street; thence along the Northern line of Sandford Street, North 59 degrees 55 minutes 43 seconds West a distance of 31.41 feet to a point on lands of now or formerly G. Podgomik; thence along lands of now or formerly G. Podgomik, North 29 degrees 45 minutes 21 seconds East a distance of 130.00 feet to a point on the Southern line of West Penn Street; thence along the southern line of West Penn Street, South 59 degrees 55 minutes 43 seconds East a distance of 31.41 feet to a point, the place of beginning. CONTAINING 4.083 square feet and having thereon erected a two and one-half story dwelling house and garage.

THIS description is prepared in a accordance with the survey of Land Surveyors, Inc., dated May 2, 1995.

TITLE TO SAID PREMISES IS VESTED IN Gary P. Lang and Christine M. Lang, h/w, as tenants by the entireties, by Deed from Ruby G. Sloan, executrix under the last will and testament of Alice E. Karenbauer, deceased, Dated 05/04/1995, Recorded 05/05/1995, in Book 2522, Page 723.

Tax Parcel: 565-22-263-0000

Premises Being: 603 West Penn Street, Butler, PA 16001

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2013-30275  
C.P. 2013-21576  
SHF FILE: 17001589  
ATTY REBECA SOLARZ**

Seized and taken in Execution as the property of TAMMY MACEFE at the suit of US BANK NATL ASSN, Being:-

ALL that certain piece, parcel and lot of ground situate in North Butler, in the Township of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the west side of Harrison Avenue at the southeast corner of the lot herein described, said point being also the northeast corner of Lot No. 15 in the same plan; thence northwardly along the west side of Harrison Avenue forty (40) feet to an alley; thence westwardly along said alley one hundred and fifteen (115) feet to another alley; thence southwardly along said last mentioned alley forty (40) feet to Lot No. 15 in same plan; thence eastwardly along line of said Lot No. 15 one hundred and fifteen (115) feet to Harrison Avenue, the place of beginning.

Being Lot Number 16 in the McJunkin and Stover Plan of Lots which is recorded as aforesaid in Plan Book No. 2, page 15,

DEED BOOK: Instrument# 200108090022030

DEEDPAGE: Instrument#200108090022030

MUNICIPALITY: Township of Butler

TAX PARCEL#: 053-16-AI6-0000

PROPERTY ADDRESS: 134 Harrison Avenue Butler, PA 16001

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30151  
C.P. 2017-21082  
SHF FILE: 17001592  
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of JAMIE POPOV HEIR, MARY LOU GERACI EST, AND UNKNOWN HEIRS at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:-

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

BEGINNING at a point in the center line of Township Road T-559, being the Southeast corner of the lot herein conveyed and the Southwest corner of Lot No. 5 in the same plan; thence along center line of said Township Road, North 87° 08' West 195.25 feet to a point; thence along same North 86° 43' 30" West 62.72 feet to a point in Lot No. 7 in the same plan, now Bennett; thence through Lot No. 7, now Bennett, North 2° 49' 50" East 233.38 feet to a point on the Southerly line of Lot No. 12 in the same plan; thence along the Southerly line of Lots Nos. 12 and 13 in the same plan North 82° 30' East 262.22 feet to a point on line of Lot No. 5 in the same plan, now Reid; thence along Lot No. 5 South 2° 49' 50" West 281.01 feet to a point in the center line of Township Route T-559, the place of beginning. And being Lot Nos. 6 and the Easterly half of Lot No. 7 in the Timber Ridge Plan of Lots as recorded at Rack File 71, page 5.

UNDER AND SUBJECT to the Protective and Restrictive Covenants for said plan, as recorded at Deed Book Volume 1051, page 567.

UNDER AND SUBJECT to the 75-foot building line as shown on recorded plan.

BEING THE SAME PREMISES which John Geraci and Mary Lou Geraci, by Deed dated March 28, 1994 and recorded in the Office of the Recorder of Deeds of Butler County on March 31, 1994, in Deed Book Volume 2418, Page 475, granted and conveyed unto Mary Lou Geraci. Mary Lou Geraci died on September 25, 2016, at which time her Known Heir, Jamie Popov and the unknown heirs, Executors and/or Administrators became the owners of the aforesaid property by operation of law.

Parcel # 100-S4-C6-0000

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30148  
C.P. 2017-20855  
SHF FILE: 17001587  
ATTY STEPHEN HLADIK**

Seized and taken in Execution as the property of EDWARD J. SCHAMING AND ESTHER E. SCHAMING at the suit of CHRISTIANA TRUST, Being:-

The land referred to in this policy is situated in the STATE OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF CONNOQUESNESSING, and described as follows:

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

BEGINNING at a point in the center of State Route 68, known as the Butler-Petersville Road, said point being at the Northwest Corner of other lands of Hutchinson, now Phillips, and being a the Northwest corner of other lands of Hutchinson, now Phillips, and being the Northeast corner of the lot herein described; thence along other lands of Hutchinson now Phillips, South 36° 05' East 683.40 feet to a point; thence along lands of Harry K. Dyke, South 45° 47' West 12 feet to a point; thence along other lands of Harry Dyke, North 36° 05' West 683.40 feet, more or less, to a point in the center of the aforesaid Route 68; thence along the centerline of said Route 68, North 47° 35' East 12 feet to a point, the place of beginning.

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

BEGINNING at a point in the center of the Butler-Petersville Road, known as State Highway Route 68, said point being at the line of lands of Spang, and being the Northeast corner of the tract herein described; thence, along lands of Spang and C. Isaac, South 27° 0' East 698 feet to a post; thence by other lands of Harry K. Dyke, South 45° 47' West 200 feet to a post; thence by other lands of Harry K. Dyke, North 36° 5' West 683.40 feet to a point in the center of State Highway Route 68; thence, along the center

line of said State Highway Route 68, North 47° 35' East 310 feet to a point, the place of beginning.

Excepting and reserving from the piece, parcel or land last described above, that certain tract of land conveyed unto Harry K. Dyke and Tessie T. Dyke, his wife, by Fred H. Hutchison and Helen V. Hutchison, his wife by deed dated July 24,1945, and recorded in Deed Book 560, Page 163, bounded and described as follows:

BEGINNING at a point in the center of State Route known as Route 68, being what is known as the Butler Petersville Road, said point adjoining lands of Spang and being the Northeast corner of the Lot herein described; thence along lands of Spang and C. Isaac South 27° 01' East 696 feet to a post, thence along other lands of Harry K. Dyke South 45° 47' West 18 feet to a point; thence along other land of grantors herein North 27° 0' West 698 feet, more or less, to a point in the center of the aforesaid Route 68; thence along the center line of Route 68, North 47° 35' East 18 feet to a point, the place of beginning.

BEING PARCEL I.D. NO.: 120-3F76-19

BEING KNOWN AS: 903 Evans City Road, Renfrew, PA 16053

BEING the same property which Helen V. Phillips formerly Helen V. Hutchison, and Albert L. Phillips, her husband, by Deed dated June 25,1960 and recorded June 27,1960 in the Recorder's Office of Butler County, Pennsylvania as Book Number 742 Page 480 granted and conveyed unto Edward J. Schaming and Esther E. Schaming, husband and wife.

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30152  
C.P. 2017-21252  
SHF FILE: 17001588  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of ROBERT J. SLATER AND KAREN L. SLATER at the suit of WELLS FARGO BANK, N.A., Being:-

Parcel #56-1-35-97

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

BEGINNING at a point on the south side of Wallula Avenue 6 feet West from the northwest corner of Lot No. 6 in the same plan of lots and which is hereinafter mentioned; thence south by a line parallel to the West line of said lot No. 6 and along line of lot now or formerly of Robert Donaldson, a distance of 182.76 feet to an alley; thence west along said alley 50 feet; thence north along lot heretofore conveyed to Howard R. White, a distance of 183.11 feet to the south line of Wallula Avenue 49.62 feet to the place of beginning. Said premises being a part of Lot No. 7 in the W.S. Boyd Plan of Lots in Springdale as recorded in Butler County at Book 190, page 498.

HAVING thereon erected a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN ROBERT J. SLATER AND KAREN L. SLATER, H/W, by Deed from MARK J. BOSAK AND CHRISTINE CUPPS-BOSAK, H/W,

Dated 05/13/2002, Recorded 05/20/2002, Instrument No. 200205200017436.

Tax Parcel: 56-1-35-97

Premises Being: 111 Wallula Avenue, Butler, PA 16001-6523

BCLJ: July 21, 28 & August 4, 2017

**E.D. 2017-30138  
C.P. 2017-21147  
SHF FILE: 17001581  
ATTY DAVID RAPHAEL**

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

All that lot of land situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

Beginning at a point in the center line of the Three Degree Road, which point is North 67° East, eighty five and five tenths (85.5) feet from the point of intersection of said road, with a Township Road; thence North 67° East by the center line of the Three Degree Road, one hundred forty five and twenty hundredths (145.20) feet to line of lot conveyed to Stuart Holstein; thence South 23° East along lot of Holstein three hundred (300) feet; thence South 8°4' East, by same, one hundred ninety three (193) feet to line of lands of Timmons; thence South 79° 33' West, ninety eight (98) feet by lands of same; thence North 23° West by other lands of said Timmons, four hundred sixty five and seven hundredths (465.07) feet, to the place of beginning. Containing 1.49 acres as per survey of O. Paul Galer, R.E., made in April, 1937.

ALSO, all that lot of land situate in Perm Township, Butler County, Pennsylvania, being bounded and described as follows:

Beginning at the Northwest corner of the lot herein described, on the East line of E. Howard; thence North 79° 19' East along lands of Paul Eisenhuth, sixty seven and ninety four hundredths (67.94) feet to a corner; thence South 8° 04' 30" East along lands of Nicholas Hallahan, one hundred eighty three (183) feet; thence South 87°54' West by lands of Nick Hallahan, eighty seven and five tenths (87.5) feet to line of lands of Howard; thence North 19° West by lands of Edward Howard, one hundred thirty eight and five tenths (138.5) feet to the place of beginning. Containing 1/4 acre of land.

Being the same premises which Robert F. Hawk and Robert P. Cleeland, Each Single Men, by Deed dated November 29, 1965 and recorded November 30, 1965 in the Butler County Recorder's Office of Butler County, Pennsylvania at Deed Book 850, Page 547, granted and conveyed unto Leonard

S. Walkowiak and Diane L. Walkowiak, his Wife, as tenants by the entireties, with right of survivorship.

DB 850 Page 547

Parcel #270-S2-11.

BCLJ: July 21, 28 & August 4, 2017

Sheriff of Butler County, Michael T. Slupe



**August 4, 2017**  
**With Drug Task Force**  
**Coordinator,**  
**Timothy Fennell**  
**1 CLE credit (sub) \$5**

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

**September 1, 2017 - NO COFFEE AT THE BAR**

**October 6, 2017 - Mark Harley on Immigration Matters**

**November 3, 2017 - TBD**

**December 1, 2017 - TBD**