



Butler County Legal Journal

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Vol. 20

May 25, 2012

No. 21

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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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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: Dorothy Elizabeth Bevil**

Late of: Butler Township PA
Executor: Joanne Bevil Oehlschlager
209 Thornwood Dr
Butler PA 16001
Attorney: None

Estate of: Maxine Elaine Brooks

Late of: Penn Township PA
Executor: Melissa M Mahan
302 Butler Road
Saxonburg PA 16056
Attorney: Michael D Gallagher
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Eva Marie Byers**a/k/a: Eva Mae Byers**

Late of: Center Township PA
Executor: Brenda Perry
8536 Finstown Lane
Chesterfield VA 23838
Attorney: Allan C Lundberg
Lower Burrell Professional Plaza
3058 Leechburg Road
Lower Burrell PA 15068

Estate of: Renee E Caplan

Late of: Cuyahoga County OH
Ancillary Admr cta: Judy Caplan
2131 Twin Mill Lane
Oakton VA 22124
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

**Estate of: Wayne B Cleveland
a/k/a: Wayne Bernard Cleveland**

Late of: Center Township PA
Executor: Mary Lou Boben
212 Seminole Trail
Butler PA 16001
Attorney: Leo M Stepanian Sr
Stepanian & Muscatello
222 South Main Street
Butler PA 16001

Estate of: Myrtle K Friend

Late of: Winfield Township PA
Executor: Rodney Richard Friend
133 Stratford Dr Sarver PA 16055
Executor: Raymond Lee Friend
419 W Slippery Rock Rd
Chicora PA 16025
Attorney: Armand R Cingolani III
Cingolani & Cingolani
104 East Diamond Street Suite 220
Butler PA 16001

Estate of: Franklyn Humes Heyl**a/k/a: Franklyn H Heyl**

Late of: Slippery Rock PA
Executor: Dennis Hesselgesser
1975 Londondale Parkway
Newark OH 43055
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippery Rock PA 16057

Estate of: Melvine R Klein**a/k/a: Melvine P Klein**

Late of: Cuyahoga County OH
Ancillary Executor: Judy Caplan
2131 Twin Mill Lane
Oakton VA 22124
Attorney: Michael J Pater
101 East Diamond Street Suite 202
Butler PA 16001

Estate of: Helen Thomasine Kosar

Late of: Butler Township PA
Executor: Michael J Kosar
9215 Brian Drive
Vienna VA 22180
Attorney: None

Estate of: Edward R Miller**a/k/a: Edward R Miller Sr**

Late of: Cabot PA
Executor: Debra Miller Bennitt
1842 Huntsman Lane
West Chester PA 19382
Attorney: Leo M Stepanian Sr
Stepanian & Muscatello
222 South Main Street
Butler PA 16001

Estate of: Gabert D Molnar Sr

Late of: Center Township PA
Executor: Gabert D Molnar Jr
1388 Starr Circle
Broadview Heights OH 44147
Attorney: Timothy B Sechler
Banner & Sechler
318 South Main Street
Butler PA 16001

BCLJ: May 25 & June 1 & 8, 2012

SECOND PUBLICATION**Estate of: Mary C Anderson**

Late of: Zelienople PA
Executor: Leonard Guy Anderson
2516 Valleyview Drive
Allison Park PA 15101
Attorney: Mark S Riethmuller
Speakman Riethmuller & Allison
30 East Beau Street Suite 430
Washington PA 15301

Estate of: Donald A Briggs

Late of: Saxonburg PA
Executor: Scott W Briggs
144 Alana Drive
Saxonburg PA 16056
Executor: Robert A Briggs
121 Carol Drive
Saxonburg PA 16056
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Jay W Dawson

Late of: Middlesex Township PA
Administrator: Susan V Dawson
148 Windermere Drive
Valencia PA 16059
Attorney: Lawrence P Lutz
Lutz & Pawk LLP
101 East Diamond St Suite 102
Butler PA 16001

Estate of: Ann A Fox**a/k/a: Anna Fox**

Late of: Sarver PA
Executor: Thomas D Fox
3495 State Route 82
Newton Falls OH 44444
Attorney: Marion Laffey Ferry
127 South McKean Street
Butler PA 16001

Estate of: Josephine V Graham

Late of: Butler Township PA

Administrator: Gary D Graham
120 Orchard Dr
Prospect PA 16052
Attorney: Sarah G Hancher
101 N Green Lane
Zelienople PA 16063

Estate of: Paul W Heim

Late of: Jackson Township PA
Executor: Judith J Brown
221 Rock Lake Drive
Zelienople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Dorothy Irene Hesky

Late of: Center Township PA
Executor: Michelle I Bable
101 Moraine Drive
Portersville PA 16051
Executor: Donald J Hesky Jr
219A Meridian Road
Butler PA 16001
Attorney: Michael D Gallagher
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Harold James

Late of: Muddycreek Township PA
Executor: Gary L James
514 Stone Church Road
Prospect PA 16052
Attorney: Heather M Papp Sicignano
Gilliland Vanasdale Law LLC
1667 Route 228 Suite 300
Cranberry Township PA 16066

Estate of: June C Kennedy

Late of: Butler Township PA
Executor: Paul E Kennedy
113 Cricket Ave Apt 224
Ardmore PA 19003
Attorney: None

Estate of: Margaret Maczon**a/k/a: Margaret A Maczon**

Late of: Jackson Township PA
Executor: Susan Margaret Suarez
95 Jefferson Rd
Princeton NJ 08540
Attorney: Darla J Hancher
101 North Green Lane
Zelienople PA 16063

Estate of: Paul F Meyer

Late of: Lancaster Township PA
Executor: Stephen P Meyer

906 Crestview Drive
Ellwood City PA 16117
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Marcella F Schnur

a/k/a: Marcella Schnur
Late of: Summit Township PA
Executor: James R Schnur
118 Greenwood Drive
Butler PA 16001-1742
Attorney: William C Robinson Jr
6 West Diamond Street
Butler PA 16001

Estate of: James Curtis Slezickey

a/k/a: James C Slezickey
Late of: Slippery Rock PA
Administrator: Randall T Slezickey
279 Kentucky Dr
Lower Burrell PA 15068
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068

Estate of: Mildred A Sulkoske**a/k/a: Mildred Sulkoske**

Late of: Penn Township PA
Executor: Edward B Sulkoske Jr
109 Oak Ridge Drive
Butler PA 16002
Executor: Michael D Sulkoske
104 McDonnell Lane
Butler PA 16002
Attorney: Kimberly H Tilghman
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 30th Floor
Pittsburgh PA 15219

Estate of: David N Weiland**a/k/a: David Norbert Weiland**

Late of: Oakland Township PA
Executor: Donna M Weiland
408 Chicora Road
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond St Suite 202
Butler PA 16001

BCLJ: May 18, 25 & June 1, 2012

THIRD PUBLICATION**Estate of: Robert W Barnhart Sr**

Late of: Fenelton PA
Executor: Robert W Barnhart Jr
2911 East Old Route 422
Fenelton PA 16034
Attorney: Mark R Morrow
204 East Brady Street
Butler PA 16001

Estate of: Lewis L Biffaretti

Late of: Franklin Township PA
Administrator: Viola Biffaretti
114 Andrews Trace Road
Butler PA 16001
Attorney: Holly L Deihl
Goldberg Persky And White Pc
1030 5th Ave
Pittsburgh PA 15219

Estate of: Edward J Dukovich

Late of: Milpitas CA
Executor: James R Millson
177 State Road
Valencia PA 16059
Attorney: Paula J Willyard
Heck Silbaugh
Po Box 224
Valencia PA 16059

Estate of: Ann Elizabeth Gamble**a/k/a: Ann E Gamble**

Late of: Butler PA
Executor: Roy A Gamble
419 Maryland Avenue
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Mary P Kugel**a/k/a: M Patricia Kugel**

Late of: Evans City PA
Executor: Curt Vaughn Kugel
210 Rader School Road
Renfrew PA 16053
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Richard B Milsom Sr

Late of: Zelienople PA
 Executor: Richard B Milsom Jr
 5060 W Harbison Road
 Pittsburgh PA 15205
 Executor: Jeffrey W Milsom
 7 Gracie Square No 5B
 New York NY 10028
 Attorney: Philip P Lope
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

Estate of: Valeria J Mitchell

a/k/a: Valeria A Miecznikowski
 a/k/a: Valerie J Mitchell
 Late of: Jefferson Township PA
 Executor: William Mitchell Jr
 147 Wayne Drive
 Lower Burrell PA 15068
 Executor: Carole Fries
 4359 Sycamore Grove Road
 Chambersburg PA 17202
 Attorney: William T Krzton
 Three Rivers Law
 2413B Freeport Road POB 263
 Natrona Heights PA 15065

BCLJ: May 11, 18 & 25, 2012

MORTGAGES

April 30, 2012 - May 4, 2012

1st name-Mortgagor

2nd name-Mortgagee

Adams, Kent C., aka, et ux - Sail Mtg Corp, et al - Cranberry Twp. - \$417,000.00
Agnew, Jon P., et ux - Omega Fin Servs Inc, et al - Seven Fields Borough - \$192,000.00
Amrhein, Edwin G., Jr., et al - First Natl Bk of Pa - Worth Twp. - \$150,000.00
Anderson, Chalmer L., aka C. L., Jr., et ux - Huntington Natl Bk - Butler Twp. - \$50,000.00
Anewalt, Jamie E., et al - Allegheny Valley Bk of Pittsburgh - Cranberry Twp. - \$162,322.80
Anglum, Shawn T., et al - Plaza Home Mtg Inc, et al - Zelienople Borough - \$141,100.00
Arblaster, Ryan N. - JPMorgan Chase Bk NA - Slippery Rock Twp. - \$149,430.00
Bailey, Thomas L., II, et ux - First Natl Bk of Pa, et al - Seven Fields Borough - \$208,600.00
Ball, Robert A., et ux - PNC Mtg, aka - Cranberry Twp. - \$112,200.00
Bandi, Seth L., et ux - Lee F. Graff, et ux - Winfield Twp. - \$60,000.00
Barker, Richard J., et al - Citizens Bk of Pa - Center Twp. - \$100,000.00
Barnhart, Larry W., et al - Fidelity Bk Pasb - Zelienople Borough - \$30,000.00
Bartell, Phillip J., et al - Northwest Sav Bk - Jefferson Twp. - \$198,100.00
Bather, Laurence A., et ux - Quicken Loans Inc, et al - Seven Fields Borough - \$214,524.00
Bayer, John J., et al - Butler Armco Emp Cred Un - Butler Twp., Wd. 6 - \$21,500.00
Bell, Shayne W. - Butler Armco Emp Cred Un - Center Twp. - \$105,600.00
Bell, Shayne W. - Butler Armco Emp Cred Un - Center Twp. - \$19,800.00
Bennett, Jason M. - First Natl Bk of Pa - Slippery Rock Borough - \$85,125.00
Berg, Andrew R., aka Andrew K., et al - Citizens Bk of Pa - Cranberry Twp. - \$60,000.00
Berg, Steven R., et ux - ESB Bank - Cranberry Twp. - \$186,000.00
Bernauer, Robert E., et ux - First Natl Bk of Pa - Cranberry Twp. - \$81,702.96
Bestic, Benjamin J., et al - PHH Home Loans LLC, dba, et al - Cranberry Twp. - \$229,042.00
Bird, Mark C., et ux - Direct Mtg Loans LLC, et al - Adams Twp. - \$229,775.00
Bleiel, Jeffrey J., et al - PNC Bk Natl Assn - Cranberry Twp. - \$62,000.00
Bleiel, Jeffrey J., et al - PNC Bk Natl Assn -

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of July 2012 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 August 17, 2012 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30135
C.P. 2012-20753
SHF.: 12001445**

ATTY CYNTHIA DORNISH

Seized and taken in Execution as the property of DWIGHT J ANDERSON EXTR AND MARTHA J LEWIS EST BY EXTR at the suit of U S BANK N A, Being:-

ALL that certain tract of land situate in Worth Township, Butler County, Pennsylvania, known as Lot No.4 of the Subdivision for Robert J. Jones, bounded and described as follows:

BEGINNING at a point in the center line of Township Route T-366, said point being the southeast corner of Lot No.4 to be herein described; thence along the center line of T-366 the following 6 courses and distances; North 79° 07' 20" West along a curve to the left with an arc of 80.79 feet, a radius of 615.21 feet, a chord of 80.73 feet; North 82° 53' 00" West, 174.46 feet; North 77° 12' 00" West, 144.04 feet; North 61° 17' 10" West, 108.33 feet, North 49° 27' 00" West, 121.16 feet, North 44° 44' 00" West, 93.00 feet; thence along lands now or formerly of Clair L. Greenway and lands now or formerly of Kenneth B. Greenway, North 88° 45' 40" East, a distance of 838.19 feet to an iron pin; thence along Lot No. 3 in the same plan, South 34° 10' 00" West, a distance

of 342.96 feet to a point in the center line of T-366, said point being the place of beginning. Containing 3.47 acres and being known as Lot No.4 of the Subdivision for Robert J. Jones, recorded in Butler County Plan Book Volume 158, Page 50.

BEING the same property conveyed unto Martha June Lewis, unmarried, by deed of Regis C. Waag and Dianne Waag, husband and wife, dated February 9, 1999 and recorded March 22, 1999 in Deed Book Volume 2980, page 149.

BEING known and designated as Tax Parcel I.D. No. 330-4F68-26.

BEING further known and numbered as 411 Barron Road, Slippery Rock, PA 16057

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2011-30179
C.P. 2011-21051
SHF.: 12001328**

ATTY SCOTT A DIETTERICK

Seized and taken in Execution as the property of MARK A ANGERETT, JULIE S ANGERETT AND UNTIED STATES OF AMERICA at the suit of EASTERN SAVINGS BANK FSB, Being:-

LEGAL DESCRIPTION

All that certain property situated in Township of Connoquenessing in the County of Butler and Commonwealth of Pennsylvania. Being described as follows: 0.773 acres, Lot 1 R Lewis and Leila Brink subdivision, Being more fully described in a fee simple deed dated July 21, 1997 and recorded July 21, 1997. Among the land records of the County and State set forth above in Volume 2760, age 399P

Tax Parcel ID #120-58-F1

Property Address: 117 Isaac Lane, Renfrew, PA 16053

BEING the same premises which Leila Brink and Lewis Brink, her husband, by their Deed dated July 21, 1997 and recorded on July 21, 1997 in the Office of the Recorder of Deeds in and for Butler County, in Deed Book 2760, Page 396, granted and conveyed unto Mark A. Angerett and Julie S. Angerett, his wife.

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30113
C.P. 2012-20692
SHF.: 12001416**

ATTY MARK J UDREN

Seized and taken in Execution as the property of JILL M BEATTIE at the suit of US BANK NATL ASSN, Being:-

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

BEGINNING at the southeast corner of the tract herein described, at a point in the center of the Sarverville-Ekastown Public Road, which said point is the southeast corner of lands now or formerly of John Kovack, thence along the Sarverville-Ekastown Public Road, South 51° 26' West, a distance of 70 feet to a point; thence along other land now or formerly of Ward F. Walters et ux., North 38° 34' West, a distance of 525.71 feet to a point; thence North 19° 04' East, a distance of 82.88 feet to a point, thence South 38° 34' East, a distance of 570.08 feet to a point in the center of the Sarverville-Ekastown Public Road, the place of beginning.

HAVING erected thereon a single family dwelling commonly known as 379 1/2 Sarver Road, Sarver, PA 16055 and further identified as Butler County Map and Parcel No. 40-S2-CCA-000.

BEING KNOWN AS: 379 1/2 Sarver Road, Sarver, PA 16055

PROPERTY ID NO.: 040-S2-CCA

TITLE TO SAID PREMISES IS VESTED IN Jill M. Beattie, a single individual BY DEED FROM David J. Dargenzio, a single individual, and Jill M. Beattie, formerly Jill Marie Dargenzio, a single individual DATED 03/17/2005 RECORDED 03/17/2005 IN DEED BOOK Instrument# 200503170006388.

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30094
C.P. 2012-20013
SHF FILE: 12001173**

ATTY DANIE SCHMIEG

Seized and taken in Execution as the property of SARAH L BRADEN at the suit of BANK OF NEW YORK MELLON, Being:-

LEGAL DESCRIPTION

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

BEGINNING at a point, said point being the Southwest corner of the property herein described and said point being in common to the North line of Laray Drive and line of Lots Nos. 64 and 65; thence by line of Lot No. 65, North 22 degrees 0 minutes East a distance of 185.06 feet to a point on line of lands of now or formerly Blain; thence continuing by the same, South 68 degrees 0 minutes East a distance of 110.00 feet to a point on line of Lot No. 63; thence continuing by the same, South 22 degrees 0 minutes West a distance of 185.06 feet to a point on the North line of Laray Drive; thence continuing by the same, North 68 degrees 0 minutes West a distance of 110.00 feet to a point on line of Lot No. 65, the place of beginning.

BEING Lot No. 64 in the Windward Heights Plan of Lots as recorded June 4, 1963, at Rack File 30 Page 42.

HAVING thereon erected a dwelling house and being known as 143 Laray Drive, Butler, PA 16001.

SUBJECT to a 10-foot utility easement along the front of the property as set forth on the recorded Plan.

TITLE TO SAID PREMISES IS VESTED IN Warranty Deed, dated 4/7/2000, given by Jack R. Layne, Jr., a single man and Beth M. Layne, a single woman to Gary W. Braden and Sarah L. Braden, husband and wife, as tenants by the entirety and recorded 4/18/2000 Instrument 2000041830008427. By virtue of the death Gary W. Braden of 12/03/2008, Sarah L Braden became the sole owner of the premises as surviving tenant by the entireties.

Tax Pared No. 060 S14 C64 0000

Premises being: 143 LA RAY DRIVE, BUTLER, PA 16001-1407

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30129
C.P. 2012-20461
SHF.: 12001443

ATTY JOEL ACKERMAN

Seized and taken in Execution as the property of EDWARD E BYERS AND JAMIE L BYERS at the suit of US BANK NATL ASSN, Being:-

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE BOROUGH OF HARRISVILLE, COUNTY OF BUTLER COUNTY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BOUNDED ON THE NORTH BY LOT OF NOW OR FORMERLY W.A. SAY; ON THE EAST BY CHURCH STREET IN SAID BOROUGH; ON THE SOUTH BY AN ALLEY; ON THE WEST BY LANDS FORMERLY OF J.A. GILLGRIST, FRONTING ON SAID CHURCH STREET, A DISTANCE OF 120.0 FEET AND EXTENDING BACK BETWEEN PARALLEL LINES TO LANDS OF FORMERLY GILLGRIST A DISTANCE OF 176.0 FEET.

AND HAVE THEREON ERECTED A DWELLING HOUSE.

TAX/PARCEL ID NO.: 430-S2-C28

ADDRESS: 318 SOUTH CHURCH STREET, HARRISVILLE, PA 16038.

BEING THE SAME PREMISES WHICH NORMAN LEA THOMPSON AND CHESTER M. GLENN, EXECUTORS OF THE ESTATE OF AMBER L. GLENN, LATE, BY DEED DATED AUGUST 3, 2000 AND RECORDED AUGUST 9, 2000 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT #200008090018480 GRANTED AND CONVEYED UNTO EDWARD E. BYERS AND JAMIE L. BYERS, HIS WIFE.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30059
C.P. 2012-20422
SHF.: 12000899

ATTY MARK J UDREN

Seized and taken in Execution as the property of PERRY W CHEPELSKY at the suit of DEUTSCHE BANK NATL TRUST CO, Being:-

ALL that certain lot of land, being Lot No. 8 in the Grandview Plan of Lots recorded in Butler County, in Rack Section 5, page 21, situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South line of Grandview Boulevard: a 50 foot street, said point being the Northwest corner of Lot No. 9 and the Northeast corner of the lot herein conveyed; thence along line of Lot No. 9, South 14° 22' 30" West, a distance of 149.06 feet to line of Lot No. 13; thence along line of Lot No. 13, in a Westerly direction, a distance of 45 feet to line of Lot No. 7; thence along line of Lot No. 7, North 8° 50' West a distance of 151.86 feet to a point on the southline of Grandview Boulevard, North 82° 37' East, a distance of 25.51 feet to a point, thence continuing along the South line of said Grandview Boulevard by a curve to the right having a radius of 258.97 feet, a distance of 79.84 feet to a point, the place of beginning.

BEING designated as Tax Parcel No. 051-38-7/8-0000.

BEING KNOWN AS: 266 Grandview Blvd., Butler, PA 16001

PROPERTY ID NO.: 051-38-7/8-0000

TITLE TO SAID PREMISES IS VESTED IN Perry W. Chepelsky, his heirs and assigns BY DEED FROM Michelle K. Chepelsky DATED 11/29/2005 RECORDED 12/01/2005 IN DEED BOOK Instrument# 2005120034492.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30124
C.P. 2012-20740
SHF.: 12001431

ATTY JILL P JENKINS

Seized and taken in Execution as the property of JUDY L CHRISTY at the suit of PNC

MORTGAGE, Being:-

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

On the North by Big Bear Creek opposite lands of formerly Turner Heirs, now W.L. Kelly; on the East by lands formerly CM. Meyers, now Ralph W. Brown; on the South by lands of formerly W.B. Fletcher, now W.L. and Donald S. Kelly; on the West by Big Bear Creek opposite lands of formerly J. C. Kelly, now W.L. and Donald S. Kelly, containing three (3) acres, more or less.

SUBJECT to a right of way of Ralph W. Brown, his heirs and assigns to cross the above premises to use the bridge to gain access to Legislative Route 10078, as recorded in Deed Book 1084, Page 625, etc.

SUBJECT to the right of Ralph W. Brown, his heirs and assigns to pipe water from the above premises for domestic use as set forth in Deed Book 1084, Page 625, etc.

DEED BOOK: INSTRUMENT
#: 200801090000505

DEED PAGE: INSTRUMENT
#: 200801090000505

MUNCEPALITY: Bruin Borough

TAX PARCEL*: 340-S3-34

PROPERTY ADDRESS: 190 Washington Street Bruin, PA 16022

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30127
C.P. 2012-20037
SHF.: 12001438

ATTY THOMAS FEDERMAN

Seized and taken in Execution as the property of ERIC V CUNNINGHAM AND MELINDA D CUNNINGHAM at the suit of WELLS FARGO BANK N A, Being:-

All that certain lot or piece of ground situate in Adams Township, Butler County, Pennsylvania being Lot No. 1038 in the Treesdale - Four Lakes Neighborhood Phase 10 of record in the Butler County Recorder of Deeds Office

in Plan Book Volume 233, Pages 18-21 ("the Plan").

Under and Subject to the Declaration of Covenants, Conditions and Restrictions for Treesdale ("the Declaration"), of record in the Butler County Recorder of Deeds Office in Record Book Volume 1980, Page 251, as the same may be supplemented or amended prior to the date hereof.

PARCEL NO. 010-S14 - A1038- 0000564-21-142

BEING the same premises that Trees Development Company, by Deed dated 2/28/2003 and recorded 3/3/2003 in the County of Butler (as Document No. 200303030008765) granted and conveyed unto Eric V. Cunningham and Melinda D. Cunningham, husband and wife, his/her heirs and assigns, in fee.

BCLJ: May 25, June 1 & 8, 2012

E.D.2011-30067
C.P.2011-20220
SHF.: 12001516

ATTY TERRENCE J MCCABE

Seized and taken in Execution as the property of JEROME CZECH AND KAREN CZECH at the suit of DEUTSCHE BK NATL TRUST CO, Being: -

TAX LD. #: 540-51-SIO-0000

All that certain piece or parcel of ground situated in the borough of West Sunbury, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the Southwest corner of the property hereby conveyed; thence by an alley, North 187 feet, more or less, to the South line of Church Street; thence East along line of Church Street, 60 feet to lot of formerly R. R. Wick, now Margaret Campbell; thence South along line of lot of formerly R. R. Wick, now Margaret Campbell, 182 feet, more or less, to an alley; thence West along the North line of said alley 60 feet, more or less, to the Southwest corner of said lot to the place of Beginning.

Being known as: 206 EAST CHURCH STREET, WEST SUNBURY, PENNSYLVANIA 16061.

Title to said premises is vested in Jerome M. Czech, individually, by deed from Jerome M. Czech and Karen L. Anderson, now by marriage Karen L. Czech, his wife dated June 7, 2002 and recorded June 12, 2002 in as Instrument Number 200206120020214.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30111
C.P. 2011-20403
SHF.: 12001385

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of CHRISTOPHER R DAUGHERTY, JR AND JENNIFER L DAUGHERTY at the suit of US BANK NATIONAL ASSN, Being:-

All that certain piece, parcel or lot of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. 57 in Addition No. 1 of the Nursery Park Plan of Lots record May 4, 1950 in the Recorder's Office of Butler County in Rack File Section 15, page 13.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Daugherty, Jr. and Jennifer L. Daugherty, his wife, by Deed from Melinda M. Niemczyk, single, dated 12/12/2005, recorded 12/13/2005 in Instrument Number 200512130035572.

Tax Parcel No. 230-S1-12A57-0000

Premises being: 104 MAPLE DRIVE, VALENCIA. PA 16059-2410

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30062
C.P. 2012-20424
SHF.: 12000897

ATTY MARK J UDREN

Seized and taken in Execution as the property of ERIK J DEITRICH AND GINNY L DEITRICH at the suit of OCWEN LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN lot or piece of ground

situate in Harrisville Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 1 in the Jeffery A. Kelly Plan of Lots as recorded in the Butler County Recorder's Office on July 21, 2000 at Plan Book Volume 234, Page, 23.

Being the same conveyed to Erik J. Deitrick and Ginny L. Deitrick, husband and wife, by deed of Jeffrey A. Kelly and Elizabeth A. Kelly, husband and wife, dated January 3, 2007 and to be recorded herewith.

Map No. 430-S2-C27

BEING KNOWN AS: 310 Church Street, Harrisville, PA 16038

PROPERTY ID NO: 430-S2-C27

TITLE TO SAID PREMISES IS VESTED IN Eric J. Deitrick and Ginny L. Deitrick, Husband and Wife, as tenants by the entirety BY DEED FROM Jeffery A. Kelly and Elizabeth A. Kelly, Husband and Wife, DATED 01/03/2007 RECORDED 01/09/2007 IN DEED BOOK Instrument #200701090000773.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30093
C.P. 2012-20434
SHF FILE: 12001151

ATTY PATRICK J WESNER

Seized and taken in Execution as the property of ROY ELLENBERGER at the suit of HSBC BANK US, Being:-

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

BEGINNING at a point at the intersection of the right-of-way line of the Fairview North Washington Public Road on line of lands of now or formerly K. H. Rodgers and the herein described tract; thence along the right-of-way line of the Fairview-North Washington Public Road, South 76° 30' East, a distance of 99.6 feet to line of lands of now or formerly Goodgassell, et al.; South 12° 40' West, a distance of 276.6 feet to line of lands of now or formerly the Estate of Clara Graham McKee; thence along line of lands of now or formerly the Estate of Clara Graham McKee, South 69° 23'

West, a distance of 119.01 feet to line of lands of now or formerly K. H. Rodgers; thence along line of lands of now or formerly K. H. Rodgers, North 12° 40' East, a distance of 342.82 feet to a point, at the place of beginning.

SUBJECT to any and all easements and rights-of-ways as the same may be and appear in prior instruments of record.

TAX I.D. #: 410S1-B20-0000

Being known as 162 WASHINGTON STREET, PETROLIA, PENNSYLVANIA, 16050.

Title to said premises is vested in Roy Ellenberger by deed from Tammie L. Fletcher, Exuctrix of the Estate of Margaret E. Shakley, a/k/a/ Margaret Evelyn Louise Shaley, deceased dated January 10, 2005 and recorded January 12, 2005 as Instrument Number 200501120001032.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30065
C.P. 2012-20444
SHF.: 12000932

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of RICHARD FIEL EXEC AND EVELYN V ROHM EST at the suit of HUNTINGTON NATIONAL BANK, Being:-

LEGAL DESCRIPTION

ALL THE following described real estate situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, to wit:

BEING Lots. Nos. 437-A and 437-B in the Butler Highfields Plan of Lot as recorded in the Recorder's Office of Butler County, in Plan Book Vol. 4, Page 27 (also recorded at Rack File 8, Page 17), bounded and described as follows:

BEGINNING at a point on the Southerly line of Reiber Avenue, said point being on line dividing Lots Nos. 436 and 437-A, which line is two hundred (200) feet west from the south-westerly intersection of Ferguson and Reiber Avenues; thence South 20° 12' 20" West along the Westerly line of Lot No. 436 a distance of one hundred fifty (150) feet to a point on the Northerly line of Rural Way; thence North

69° 47' 40" West along the Northerly line of Rural Way a distance of fifty (50) feet to a point; thence North 20° 12' 20" East along the Easterly line of Lot No. 438-A a distance of one hundred fifty (150) feet to a point on the Southerly line of Reiber Avenue; thence South 69° 47' 40" East along the Southerly line of Reiber Avenue a distance of fifty (50) feet to a point of beginning.

HAVING erected thereon a dwelling house.

BEING Tax Map and Parcel No. S28 - B437 in the Deed Register Office of Butler County, Pennsylvania.

Being known as: 207 LINHURST AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Evelyn V. Rohm, unmarried by deed from Joshua S. Paserba dated September 23, 2005 and recorded September 23, 2005 as Instrument No. 200509230027383.

On March 21, 2011, Evelyn V, Rohm departed this life, Letters Testamentary where granted unto Richard Fiel as Executor of the Estate of Evelyn V. Rohm, Deceased Mortgagor and Real Owner.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-300109
C.P. 2012-20325
SHF.: 12001372

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of JAMES L FONG AND CYNTHIA A FONG at the suit of CITIMORTGAGE INC, Being:-

LEGAL DESCRIPTION

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

BEGINNING at a point in the center line of State Route 488, said point being the south-west corner of the lot herein described and common to the southeast corner of now or formerly of James H. Graham: thence by the easterly line of Graham, North 5 degrees 10 minutes east (erroneously described in prior deed as north 4 degrees 00 minute west), a

distance of 224.00 feet to a post on the line of lands now or formerly of Ray Adams; thence by same the following two courses and distances: North 86 degrees 00 minute east, a distance of 194.50 feet to an iron pin; thence south 5 degrees 10 minutes west (erroneously described as South 4 degrees 00 minute east in previous deed), a distance of 224.00 feet to a point in the center line of State Route 488; thence by same south 86 degrees 00 minute west, a distance of 194.50 feet to a point, the place of beginning.

HAVING erected thereon a dwelling house and outbuildings.

TITLE TO SAID PREMISES IS VESTED IN James L. Fong and Cynthia A. Fong, h/w by Deed from Robert E. Mularski and Kathy L Mularski, h/w, dated 11/20/2001, recorded 11/27/2001 in Instrument Number 200111270033898.

Tax Parcel No. 240-4F94-16-0000

Premises being: 233 EAST PORTERSVILLE ROAD. PORTERSVILLE. PA 16051-2021

BCLJ: May 25, June 1 & 8, 2012

**E. D. 2012-30058
C.P. 2012-20411
SHF.: 12000896**

ATTY CHRISTOPHER A DENARDO

Seized and taken in Execution as the property of STEVEN F GOODMAN AND GINA L YOUNG at the suit of JPMORGAN CHASE BK NATL ASSN, Being: -

ALL that certain piece, parcel and property being more situate in the Borough of Bruin, County of Butler and Commonwealth of Pennsylvania, being more specifically bounded and described as follows:

BEGINNING at a point at the center of Legislative Route 10081; of line of lands of Lot Numbered 6 in the George Vogt Plan of Lots and herein described lot; thence along the center line of Legislative Route 10081 in a Northwesterly direction a distance of 140 feet to a line of lands of now or formerly George Hobaugh; thence along line of lands now or formerly George Hobaugh and Linaman, respectively, the following courses and distances: in a westerly direction, a distance

of 139.15 feet and in Southerly direction a distance of 159.56 feet to line of lands of Lot Numbered 6 in the George Vogt Plan of Lots; thence along line of lands of Lot Numbered 6 in the George Vogt Plan of Lots in an Easterly direction, a distance of 215.68 feet to a point, at the place of beginning.

SAID premises being Lot Numbered 7 in the George Vogt Plan of Lots.

HAVING erected a 1999 Fleetwood 27 X 44 Manufactured Home, Vin #PAFLX22AB-45653SC13, which is permanently affixed to the real estate and title has been retired with the Commonwealth of PA.

PARCEL No. 340-S2-G7

BEING the same premises which Matthew Ehrat and Dawn Barnart, now Dawn Ehrat, husband and wife, by Deed dated July 23, 2007 and recorded in the Butler County Recorder of Deeds Office on July 24, 2007 as Deed Instrument No. 200707240019281, granted and conveyed unto Steven F. Goodman and Gina L. Young, his wife.

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2011-30112
C.P. 2011-20616
SHF.: 12001415**

ATTY JAMES F GRENN

Seized and taken in Execution as the property of GRACE BAY LTD PTR at the suit of FARMERS MERCHANTS BK-WESTERN PA N A, Being:-

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

BEGINNING at a point in the center line of a State Road, commonly called Route #328 said point being the Northeast corner of the plot herein described; thence South 22E 10' East along the center line of said road 125.60 feet to a point on line of lands, now or formerly of Newsom; thence North 89E 43' West along the line of lands of said Newsom 978.58 feet to a point; thence South 55E 35' West along the line of lands of said Newsom 721.40 feet to a point; thence North 88E 11' West along the line of said Newsom 217.81 feet to an iron

pin; thence North 2E 14' East 759.58 feet to a point on the line of lands now or formerly of J.S. Schweinberg; thence South 88E 35' East along the line of said Schweinberg 1,405.52 feet to a point on the line of lands now or formerly of Mt. Olive M.P. Church; thence South 26E 3' East along the line of said Mt. Olive M.P. Church 227 .56 feet to a point; thence South 87E 44' East 209.56 feet to a point in the center line of said Route 328, said point being the place of beginning.

CONTAINING 16.99 Acres according to survey by Greenough, McMahon and Greenough, Professional Engineers dated December 1952 and on which the Chatham Court Development is located.

EXCEPTING Parcel I: ALL that certain piece, parcel or plot of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania being Unit No.8 in Chatham Court - P.R.D. Revision No.2 Plan of Lots as recorded at Plan Book Volume 317, page 8 and Instrument No. 200911100026520.

BEING designated as Tax Parcel No. 10-3F57-A8/8.

ALSO EXCEPTING Parcel II: ALL that certain piece, parcel or plot of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania being Unit No.9 in Chatham Court - P.R.D. Revision No.2 Plan of Lots as recorded at Plan Book Volume 317, page 8 and Instrument No. 200911100026520.

BEING designated as Tax Parcel No. 10-3F57-A8/9.

BEING a part of the same property which Nancy A. Walters-Wolfe f/k/a Nancy A. Walters and William Wolfe, husband and wife granted and conveyed to Grace Bay Limited Partnership, a Pennsylvania Limited Partnership, by Deed dated September 14, 2007 and recorded September 17, 2007 in the Recorder of Deeds Office, Butler County, Pennsylvania in Instrument Number 200709170024231.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30083
C.P. 2012-20290
SHF FILE: 12001076

ATTY THOMAS A CAPEHART

Seized and taken in Execution as the property of PHILLIP D HILLIARD DECD, TERRI L BRITTNER HEIR, AND MICHAEL J HILLIARD HEIR at the suit of 21 ST MORTGAGE CORPORATION, Being:-

ALL THAT CERTAIN piece or parcel of land situate in the Township of Venango County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

On the North by lands now or late of Mrs. E. M. Mountz; on the East by lands now or formerly of the Bessemer Coal Mining Company and W. J. Seaton; on the South by lands now or formerly of W. J. Seaton and the Annandale and Eau Claire Public Road (Legislative Route 10070); and on the West by lands now or formerly of Parker Seaton (formerly Elias Seaton).

BEING known and numbered as 709 Cemetery Road, Hilliards, Pennsylvania 16040, and a/k/a as Map No. 2F49, Parcel 2.

BEING THE SAME PREMISES WHICH Associates Housing Finance by their Power of Attorney, 21st Mortgage Corporation, by Deed dated November 21, 2006 and recorded on December 1, 2006 in the Office of the Recorder of Deeds in and for the County of Butler at Instrument Number 200612010030399, granted and conveyed unto Phillip Hilliard, the within Mortgagor, his heirs and assigns.

NOTICE - THIS DOCUMENT MAY NOT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the

Act of July 17, 1957, P.L. 984, as amended and is not intended as notice of unrecorded instruments, if any)

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30116
C.P. 2012-20554
SHF.: 12001412

ATTY DANIEL G SCHMIEG

Seized and taken in Execution as the property of JOHN HILLWIG, JOHN F HILLWIG, LINDA D HILLWIG AND LINDA HILLWIG at the suit of AURORA LOAN SERVICES LLC, Being:-

ALL that certain tract or parcel of land situate, lying and being in the Township of Oakland, County of Butler, State of Pennsylvania, Bounded and described as follows:

BEGINNING at a point in the center of the intersection of Pennsylvania Route 38 and Old Pennsylvania Traffic Route No. 38, being the northwestern corner of the lot herein described; thence South 85 degrees 7 minutes 30 seconds East along line of lands now or formerly of J. Deary, a distance of 324.33 feet to an iron pin on line of lands now or formerly of J. Craig; thence South 30 degrees 15 minutes West along line of lands now or formerly of J. Craig a distance of 293.47 feet to a point in the center of Old Pennsylvania Traffic Route No. 38; thence along the center line of Old Pennsylvania Traffic Route No. 38, the following courses and distances: North 30 degrees 14 minutes West, a distance of 110.05 feet; North 29 degrees 48 minutes 30 seconds West, a distance of 127 feet; North 36 degrees 52 minutes 20 seconds West, 94.30 feet to a point in the center of Pennsylvania Traffic Route No. 38, the place of beginning.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT TO the covenants, easements, restrictions, reservations and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN John Hillwig and Linda D. Hillwig, h/w, as tenants by the entireties, by Deed from The Estate of Kevin Pencil, By Scott L. Fencil, Administrator, dated 12/02/2005, recorded 12/21/2005 in Instrument Number 200512210036281.

Tax Parcel No. 250-2F20-31JA-0000

Premises being: 116 THORN DRIVE, BUTLER, PA 16001-9519

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30131
C.P. 2012-20556
SHF.: 12001441

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of THOMAS P HOLLINGER JR at the suit of WELLS FARGO BANK N A, Being:-

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

BEGINNING at a point in the center line of Legislative Route 10043, which said point of beginning is North 7 degrees 16 minutes West, a distance of 292.43 feet from the Northern line of a 20-foot right of way leading from said Legislative Route to lands of now or formerly C. Carnahan; thence from said point of beginning along the Northern line of Lot No.2, North 80 degrees 12 minutes East, a distance of 290.30 feet to a point on other lands of Carnahan; thence along same, North 9 degrees 45 minutes West, a distance of 150 feet to a point on the Southern line of Lot No. 4; thence along same, South 80 degrees 12 minutes West, a distance of 283.66 feet to a point in the center line of Legislative Route 10043 aforesaid; thence along same, South 7 degrees 16 minutes East, a distance of 150.15 feet to a point, the place of beginning.

BEING Lot No. 3 in the Plan of Survey prepared for Robert Carnahan by Greenough, McMahon and Greenough, Inc., dated September 1956.

TITLE TO SAID PREMISES IS VESTED IN Thomas P. Hollinger, Jr., by Deed from Federal Home Loan Mortgage Corporation by Marie T. Eaise, by Power of Attorney Recorded 8/7/08, Instrument#200808070018101, dated 11/06/2009, recorded 12/16/2009 in Instrument Number 200912160029204.

Tax Parcel No. 120-4F23-5/3A-0000

Premises being: 1329 PROSPECT ROAD, PROSPECT, PA 16052-2311

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30096
C.P. 2012-20038
SHF FILE: 12001192**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of CONSTANCE T JOHNSON AND CONSTRANCE TERI JOHNSON at the suit of CITIMORTGAGE INC, Being:-

ALL that certain piece or parcel or tract of land with a dwelling house thereon being a permanently attached double-wide mobile home, situate in Penn Township, Butler County, Commonwealth of Pennsylvania, designated as Lot No. 40 in Port-O-Call Development recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 70, page 38. Said lot front is on Trieste Street and being known as 107 Trieste Street.

THIS conveyance includes certain property rights and obligations as set forth in a Declaration of Covenants, Conditions and Restrictions recorded in Deed Book Volume 1051, page 459, in the Recorder's Office of Butler County, Pennsylvania.

ROADWAYS which shall remain private are indicated on the Plat recorded in Rack File 70, page 30, in the Recorder's Office of Butler County, Pennsylvania.

OPERATION and management of the Port-O-Call Subdivision is vested in the Port-O-Call Recreational Club, a non-profit corporation subject to the above-mentioned Declaration of Covenants, Conditions and Restrictions including the right to assess and lien properties for the reasons stated therein.

THE receipt of this deed is the purchaser's acknowledgment and acceptance of these conditions.

SUBJECT to all prior grants and reservations of coal, oil gas and mining rights, as may appear in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Constance Teri Johnson, single, by Deed from Harold W. Boyer and Christina M. Boyer, h/w, dated 01/10/2003, recorded 01/17/2003 in Instrument Number 20030117002168.

BEING designated Tax Parcel No. 270-S11-C40-0000

Premise being: 107 TRIESTE STREET, BUTLEH, PA 16002-4039

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30090
C.P. 2012-20144
SHF FILE: 12001104**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of DAVID J KAMINSKI at the suit of BANK OF AMERICA N A, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. T21R-B in Townhouse Building T21R Resubdivision Village of Adams Ridge II, Phase VI Revision No. 1 as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 264, page 4; said plan being a revision of the Village of Adams Ridge II, Phase VI, Revision No. 1 Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 247, page 39 to 42; said plan being a revision of the Village of Adams Ridge II, Phase VI Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 243; pages 16 through 24.

Having erected thereon a townhouse dwelling known as 675 Village Green Blvd. East.

Subject to Declaration of Covenants, Conditions and restrictions for Adams Ridge, as recorded in Deed Book Volume 2369, page 651; as further amended in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge as recorded in Deed Book Volume 2433, page 40; as further amended in the Second Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in Deed Book Volume 2463, page 351; as further amended in the Third Amendments to the Declaration of Covenants, Conditions and Restrictions of Adams Ridge as recorded in Deed Book Volume 2506, page 312; as further amended in the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions Adams Ridge as recorded in Deed Book Volume 2693, page 956; and as further amended

in the Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Adams Ridge as recorded in Instrument No. 200107270020603.

Subject to the Declaration of Planned Community of Adams Ridge Townhouse Planned Community as recorded in Instrument No. 200201220002498.

Subject to coal and milling rights, oil and gas leases, rights of way, building restrictions and other easements reservations and restrictions, as the same appear in prior Instrument of record.

TITLE TO SAID PREMISED IS VESTED IN David J. Kaminski, for his sole and separate estate, Deed from Jennifer Lynn Kaminski and David J. Kaminski, w/h, dated 01/12/2006, recorded 01/31/2006 in Instrument Number 200601310002307.

Tax Parcel No. 010-S16-AT21B-0000

Premises being: 675 VILLAGE GREEN BLVD EAST, AKA 675 VILLAGE GREEN BLVD.

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30085
C.P. 2012-20174
SHF FILE: 12001102**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of HELEN M LINGENFELTER AND JOHN W LINGENFELTER at the suit of PHH MORTGAGE CORPORATION, Being:-

LEGAL DESCRIPTION

Premises A: ALL that certain lot of land situate in the Village of Lyndora, Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly line of Pacific Avenue, said point being the Southeast corner of the premises hereby conveyed; thence West along the North side of formerly Francis Avenue, now Main Street, seventy five (75) feet to line of lands now or formerly of Michael Homa, Sr. and Anna P. Homa; thence North along line of lands formerly of Michael Homa, Sr. and Anna P. Homa, one hundred ten (110) feet to an alley; thence East by said

alley, seventy five (75) feet to the West line of Pacific Avenue; thence South along the West line of Pacific Avenue, one hundred ten (110) feet to a point, the place of beginning. Being Lot No. 58 in the Eastern one-half of Lot No. 57 in the Kohler Heirs Plan of Lots.

Premises B: ALSO, all that certain lot of land situate in the Village of Lyndora, Butler Township, Butler County, Commonwealth of Pennsylvania, and described as follows:

BEGINNING on the North side of formerly Francis Avenue, now Main Street, at a point seventy five (75) feet West from the corner of formerly Francis Avenue, now Main Street, and Pacific Avenue; thence West along the North side of formerly Francis Avenue, now Main Street, seventy-three and thirty-three hundredths (73.33) feet to line of Lot No. 55 in the same Plan; thence along line of Lot No. 55 in the same Plan one hundred ten and sixty-one hundredths (110.61) feet by the East line of said Lot No. 55 owned now or formerly by John and Anna Lukon; thence East along the South line of a sixteen (16) foot alley seventy three and thirty-three hundredths (73.33) feet to a point on line of land now or formerly of Wallace Homa and Frances J. Homa, his wife; thence South along line of lands now or formerly of Wallace Homa and Frances J. Homa, his wife, one hundred ten (110) feet to a point, the place of beginning. Being Lot No. 56 in the Kohler Heirs Plan of Lots, and the Western one-half of Lot No. 57 in the same Plan.

HAVING thereon erected a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Helen M. Lingenfelter and John W. Lingenfelter, her husband, as tenants by the entireties, by Deed from Victor N. Homa and Lorrie L. Homa, his wife and Wallace F. Homa and Alvina Homa, his wife and Karen A. Trapp and William Trapp, her husband, dated 04/15/2009, recorded 04/15/2009 in Instrument Number 200904150007480.

Tax Parcel No. 052-29-A57-0000, 052-29-A56-0000

Premises being: 401 MAIN STREET, LYN-DORA, PA 16045-1048

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30084
C.P. 2012-20379
SHF FILE: 12001103

ATTY JOHN KOLESNIK

Seized and taken in Execution as the property of MARLENE K LOWE AND BRYAN D LOWE at the suit of NATIONSTAR MORTGAGE LLC, Being:-

ALL THOSE CERTAIN PIECES, PARCELS OR Lots OF GROUND SITUATE IN BUTLER Township, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ONE: COMMENCING AT THE Northwest CORNER AT A POINT IN THE CENTER OF THE OLD MERCER Road, THENCE South 85 ¾ INCHES East, 1,771.9 FEET ALONG LINE OF LANDS OF HEIRS OF THE HON WILSON MCCANDLESS, DECEASED, AND HILDERBRANDS TO A PEG AT A POINT AT THE INTERSECTION OF LANDS OF THE C. DUFFY HEIRS, THE HILDERBRANDS, AND THE LAND HERE BEING DESCRIBED; THENCE south 3 ¼ DEGREES west, 231 FEET ALONG LINE OF LANDS OF THE C. DUFFY HEIRS TO A PEG AT THE LINE OF LANDS W. RULE; THENCE North 88 ½ DEGREES west, 1,674.7 FEET ALONG LINE OF LAND OF W. RULE TO A POINT IN THE CENTER OF THE OLD MERCER Road; THENCE IN A NORTHWESTERLY DIRECTION ALONG CENTER OF OLD MERCER Road, 284.8 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED Lot CONTAINING TEN (10) ACRES, MORE OR LESS.

TWO: BEGINNING AT THE Northwest CORNER OF THE LAND HEREIN CONVEYED AT A POINT IN THE CENTER OF THE PUBLIC Road, THENCE East ALONG OTHER LANDS OF PREVIOUS FIRST PARTIES A DISTANCE OF 1,685.8 FEET TO LANDS NOW OR FORMERLY HILDERBRAND; THENCE south ALONG LANDS NOW OR FORMERLY OF HILDERBRAND A DISTANCE OF 20 FEET TO AN IRON PIPE; THENCE south ALONG LANDS NOW OR FORMERLY OF MARTHA LOWE, A DISTANCE OF 1,685.8 FEET TO THE CENTER OF THE PUBLIC Road; THENCE NORTH ALONG THE CENTER LINE OF SAID PUBLIC Road A DISTANCE OF 20 FEET TO THE PLACE OF BEGINNING AND BEING A STRIP OF LAND 20 FEET IN WIDTH OFF THE South END OF THAT CERTAIN TRACT OF LAND CONVEYED TO A.H. NELSON, ET AL, TO

T.C. LIMBERG BY THEIR DEED DATED October 7, 1921, RECORDED IN DEED BOOK 386, PAGE 168.

THREE: BEGINNING AT A POINT AT THE Southwest CORNER OF THE PREMISES HEREBY CONVEYED, BEING THE Southeast CORNER OF LAND OF FORMERLY GRENET; THENCE ALONG LINE OF SAID LAND OF FORMERLY GRENET, North 18 DEGREES 13 MINUTES West, A DISTANCE OF 125.37 FEET TO A POINT ON OTHER LANDS OF THE PREVIOUS PARTIES OF THE FIRST PART, THENCE ALONG OTHER LANDS OF THE PREVIOUS PARTIES OF THE FIRST PART, South 87 DEGREES 35 MINUTES East, A DISTANCE OF 372.3 FEET TO A POINT ON OTHER LANDS OF PREVIOUS PARTIES OF THE FIRST PART; THENCE ALONG LINE OF SAID OTHER LANDS OF PREVIOUS PARTIES OF THE FIRST PART, South 18 DEGREES 13 MINUTES East, A DISTANCE OF 125.37 FEET TO A POINT ON OTHER LANDS OF PREVIOUS PARTY OF THE SECOND PART; THENCE ALONG LINE OF SAID OTHER LANDS OF PREVIOUS PARTY OF THE SECOND PART, North 87 DEGREES 35 MINUTES West, A DISTANCE OF 372.3 FEET TO A POINT AT LINE OF SAID LAND FORMERLY GRENET, THE PLACE OF BEGINNING. CONTAINING ONE (1) ACRE, STRICT MEASURE.

FOUR: BEGINNING AT A POINT, SAID POINT BEING THE Northeast CORNER OF LANDS OF A.T. LOWE, FORMERLY WILLIAM H. MILLER AND T.C. LIMBERG AND WHICH POINT LIES ON THE South BOUNDARY OF LANDS OF THE PREVIOUS GRANTOR HEREIN ON THE GIVING OF THIS DEED, SAID South BOUNDARY BEING A LINE PARALLEL TO OTHER LANDS OF A.T. LOWE EXTENDING TO LANDS OF HILDERBRAND ON THE East; THENCE South 87 DEGREES 11 MINUTES East A DISTANCE OF 1,165.6 FEET ALONG LANDS OF PREVIOUS GRANTORS HEREIN TO A POINT; THENCE South 3 DEGREES 48 MINUTES West, A DISTANCE OF 117.0 FEET; THENCE NORTH 87 DEGREES 11 MINUTES West A DISTANCE OF 1,118.5 FEET ALONG LANDS OF A.T. LOWE TO A POINT; THENCE North 18 DEGREES 13 MINUTES West A DISTANCE OF 125.37 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING APPROXIMATELY 3.06 ACRES.

TITLE TO SAID PREMISES IS VESTED IN BRYAN D. LOWE AND MARLENE K. LOWE

DEEDED BY BRYAN D. LOWE, DATED 8/20/04. RECORDED 8/26/2004, INSTRUMENT #200408260028178.

Tax Parcel No. 056-13-14

Premises being: 576 MERCER ROAD, BUTLER, PA 16001-1819

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30139
C.P. 2012-20309
SHF.: 12001468**

ATTY BRIAN T LINDAUER

Seized and taken in Execution as the property of RANDY L MASSA AND PATRICIA J MASSA at the suit of MARS NATIONAL BANK, Being:-

ALL THAT CERTAIN piece, parcel or tract of land situate in Perm Township, Butler County, Commonwealth of Pennsylvania being Lot No. 29 in the Crotty Estate Plan of Lots, as said Plan is recorded in the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 12, Page 21.

BEING the same premises which Randy L. Miller and Michelle M. Miller, husband and wife, by Deed dated 09-25-06 and recorded 02-23-07 in the Office of the Recorder of Deeds in and for the County of Butler as Instrument No. 200702230004198, granted and conveyed unto Randy Louis Massa and Patricia Jo Massa, husband and wife.

BEING designated as Tax Parcel Number 270-S6-B29.

BEING known as 6217 Crestmont Drive, Butler, PA 16002.

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30115
C.P. 2012-20705
SHF.: 12001417**

ATTY JAMES F GRENN

Seized and taken in Execution as the property of JAMES F MCDEAVITT, III AND LAUREN K MCDEAVITT at the suit of FIRST NATIONAL

BK-PA, Being:-

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

BEGINNING at the Southwest corner of the tract herein described at a railroad spike located at the intersection of the center line of Township Road T-535 and Township Road T-428; thence by the center line of said Township Road T-428, North 10° 03' East, 417.26 feet to a railroad spike at line of other lands of first parties; thence by said other lands of first parties on a line through an iron pin at the edge of a right of way, South 75° 10' 40" East, 282.41 feet to an iron pin; thence continuing by other lands of first parties, South 17° 53' 40" West, 399.17 feet on a line through an iron pin at the edge of the right of way to a railroad spike on the center line of Township Road T-535 aforementioned; thence by said center line, North 79° 32' West, 226.93 feet to the place of beginning. Containing 2.38 acres according to survey of Charles L. Fair, n, dated June 19, 1978.

BEING the same property which Rodger S. Smith and Caroline A. Smith, his wife, granted and conveyed to James F. McDeavitt, III and Lauren K. McDeavitt, his wife, by Deed dated May 21, 1998 and recorded May 21, 1998 in the Butler County Recorder of Deeds Office in Deed Book Volume 2865, Page 156.

DBV 2865
Page 156
Parcel No. 070-2F114-12A

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30095
C.P. 2011-22309
SHF FILE: 12001191**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of PATRICIA JEAN MELFI AND CRAIG STEPHEN MELFI at the suit of BANK OF AMERICA N A, Being:-

LEGAL DESCRIPTION

ALL THOSE certain pieces, parcels or lots of land situate in the City of Butler, Butler

County and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO.1: Bounded on the North by Lot No. 12 in the same plan of lots, now or formerly Edmund DuBuque; on the East by formerly Sheasley Avenue, now known as Pleasantview Avenue; on the South by Lot No. 9 in the same plan of lots; and bounded on the West by Pike Alley, said lots fronting eighty (80) feet on Pleasantview Avenue and extending Westward by parallel lines, preserving the same width, a distance of 199.29 feet to Pike Alley.

BEING known and designated as Lots No. 10 and 11 in the former Sheasley Plan, now Reed and Wiegand Plan of Lots, as recorded in Butler County, Pennsylvania, at Rack File 3, Page 8.

PARCEL NO.2: Bounded on the North by Lot No. 10 in the same plan; on the East by Pleasantview Avenue, formerly Sheasley Avenue; on the South by Maple Street; and on the West by Pike Alley, measuring and fronting on Pleasantview Avenue forty (40) feet and extending West, preserving the same width, 119.29 feet to Pike Alley, and known as Lot No.9 in the reed and Wiegand Plan of Lots, and having thereon erected a two story frame dwelling house.

UNDER AND SUBJECT to any and all easements, leases, rights-of-way, covenants, restrictions, encumbrances, etc, as may be found on prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Craig Stephen Melfi and Patricia Jean Melfi, as joint tenants with right of survivorship, by Deed from James B. McCormick and Dina R. McCormick, h/w, dated 03/04/2006, recorded 03/20/2006 in Instrument Number 200603200006182.

Tax Parcel No. 561-37-169-0000
Tax Parcel No. 561-37-170-0000

Premises being: 138 PLEASANTVIEW AVENUE A/K/A 138 PLEASANTVIEW AVENUE, BUTLER, PA 16001-7212

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30122

C.P. 2012-20708

SHF.: 12001434

ATTY KRISTINA G MURTHA

Seized and taken in Execution as the property of DEANNE L MILLER at the suit of BANK OF AMERICA N A, Being:-

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF ROUTE T-504, KOHLMYER ROAD, WITH THE CENTERLINE OF EAU CLAIRE AND ANNANDALE ROAD; THENCE NORTH 64° EAST, BY CENTERLINE OF SAID EAU CLAIRE AND ANNANDALE ROAD, A DISTANCE OF 250.00 FEET TO A POINT THENCE SOUTH 14° 15' EAST BY LANDS NOW OR FORMERLY OF E. LINDT, A DISTANCE OF 450.00 FEET TO A CORNER POST; THENCE SOUTH 64° WEST BY LANDS OF SAME, A DISTANCE OF 250.00 FEET TO A POINT IN THE CENTERLINE OF ROUTE T-504, KOHLMYER ROAD; THENCE NORTH 14° IS WEST BY CENTERLINE OF SAID ROAD, A DISTANCE OF 450.00 FEET TO THE CENTERLINE OF SAID EAU CLAIRE AND ANNANDALE ROAD, AT THE PLACE OF BEGINNING.

DEED BOOK: INSTRUMENT
#: 200809230021612

DEED PAGE: INSTRUMENT
#: 200809230021612

MUNICIPALITY: TOWNSHIP OF VENANGO

TAXPARCEL*: 300-2F34-I0A-0000

PROPERTY ADDRESS: 618 Cemetery Road, Hilliards, PA 16040

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30060**C.P. 2012-20423****SHF.: 12000898****ATTY MARKJUDREN**

Seized and taken in Execution as the property of GEOFFREY W MILLER, GEOFFREY W MILLER, SR, AND SHARON A MILLER at the suit of DEUTSCHE BANK NATL TRUST CO, Being:-

All that certain piece, parcel or lot of ground situate in the Village of Marwood, Winfield Township, Butler County, Pennsylvania, known as Lot No.3, in the William Vogeley's Plan of Lots in said Village, bounded and described as follows:

Bounded on the North by the Hannahstown Road; East by Lot Number 4, formerly Robert Krause, now Phil Cypher; on the South by an alley; and on the West by a street; and having erected thereon a two-story building.

Said lot being more particularly bounded and described as follows:

BEGINNING at the northwest corner of the lot herein conveyed, said point being located at the southern right-of-way line of Legislative Route 10031; thence by said right-of-way line North 78° East a distance of 44.33 feet to a point; thence by lands now or formerly of P. E. Cypher South 13° 0' East a distance of 125 feet to an existing iron pin on the north side of an unnamed alley; thence by the north side of said unnamed alley South 78° 0' West 44.33 feet to an existing iron pin; thence by the eastern side of South Street North 13° 0' West a distance of 125 feet to a point at the place of beginning.

BEING DESIGNATED AS TAX PARCEL NO. 320-S4-A3

TAX PARCEL ID: 54-A3

ADDRESS: 234 MARWOOD ROAD, CABOT, PA 16023

Under and subject to the Easement Recorded on October 8, 2010 as Instrument number 201010080023162

BEING KNOWN AS 234 Marwood Road, Cabot, PA 16023

PROPERTY ID NO. 320-S4-A3

TITLE TO SAID PREMISES IS VESTED IN Geoffrey W. Miller and Sharon A. Miller

BY DEED FROM Federal National Mortgage Association a/k/a Fannie Mae DATED 07/05/2011 RECORDED 07/11/2001 in DEED BOOK Instrument #200107110018628.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30125**C.P. 2012-20741****SHF.: 12001432****ATTY CHRISTOPHER A DENARDO**

Seized and taken in Execution as the property of CATHY I MOORE at the suit of PNC BANK NA, Being:-

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

BEGINNING at a point in the center line of Jones Road, said Point being a common corner of lands herein conveyed and lands now or formerly of John L. Steinhiser; thence by lands of Steinhiser, North 0° 57' 20" West a distance of 860 feet to a point on line of lands now or formerly of West Penn Power Co.; thence by said line North 88° 38' East, a distance of 251 feet to a point on line of lands now or formerly of Jones; thence by said line, South 0° 57' 20" East a distance of 860.00 feet to the center line of Jones Road; thence along the center line of Jones Road South 88° 38' West for a distance of 251.00 feet to a point the place of beginning.

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

BEGINNING at a point on the Southerly lien of Jones Road said point being on a line dividing lands now or formerly of Gallagher and lands herein conveyed; thence from said point and along the southerly line of Jones Road, South 09° 00' West, a distance of 50.00 feet to a point on line of lands of Paul L. Moore, et ux, thence; along said line North 0° 57' 20" West a distance of 173.00 feet to a point; thence from said point and along line of lands now or formerly of James R. Jones, et ux, North 89° 00' East a distance of 50.00 feet to a point on line of lands now or formerly of George Gallagher; thence along said line South 0° 57' 20" East, a distance of 173.00 feet to a point the

placer of beginning.

The above description is in accordance with a survey prepared by Adam S. Yolito, registered Surveyor, No. 8209E, dated September 18, 1990.

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

PARCEL No. 190-1F155-27A and 190-1F98-10BA-0000

BEING the same premises which Joseph C. Gallagher and Dianne L. Gallagher, his wife; David A. Gallagher and Kathleen M. Gallagher, his wife; and Cathy I. Moore and Paul L. Moore, her husband, by Deed dated February 9, 1987 and recorded in the Cumberland County Recorder of Deeds Office on April 30, 1987 in Deed Book 1340, page 718, granted and conveyed unto Paul L. Moore and Cathy I. Moore, his wife.

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30128
C.P. 2012-20750
SHF.: 12001444**

ATTY MARK J UDREN

Seized and taken in Execution as the property of JASON PRAGER at the suit of DEUTSCHE BK NATL TR CO, Being:-

ALL that certain piece or parcel of land situate on the East side of State Street in the Borough of Saxonburg, County of Butler, and Commonwealth of Pennsylvania and described as follows:

BEGINNING at a point on the Easterly side of State Street at the Southwest corner of lot being conveyed on me dividing line of lands now or formerly of Howard A. Cooper, thence continuing along the Easterly line of State Street, North 4° 8' East, 60 feet to a point; thence South 86° 31' East, 238.12 feet (prior deed says 238 feet) to a point; thence South 4° 15' West, 60 feet to a point on line of property now or formerly of Howard A. Cooper aforesaid; thence North 86° 31' West, a distance of 229.50 feet (prior deed says 238 feet) to a point on the Easterly line of Sate Street at the place of beginning.

This description is made in accordance with survey by Northeast Consulting, Inc dated August 29, 1990.

CONTAINING .327 acres.

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

BEING KNOWN AS: 225 Fisher Road, Saxonburg, PA 16056

PROPERTY ID NO.: 500-S2-21-0000

TITLE TO SAID PREMISES IS VESTED IN Jason Prager BY DEED FROM William O. Marlin, Jr. and Lorraine J. Marlin DATED 08/31/2005 RECORDED 09/07/2005 IN DEED BOOK Instrument #200509070025123.

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30089
C.P. 2012-20053
SHF FILE: 12001106**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of MICHAEL P RIHEL at the suit of CITIMORTGAGE INC, Being:-

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in Township of Penn, County of Butler, and Commonwealth of Pennsylvania, consisting of two (2) lots being bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point on Country Club Road, being the Southwest corner of the lot herein described, North 01 degree 00 minute 00 second East, a distance of 75 feet to a point; thence South 88 degree 00 minute 00 second East, a distance 165 feet to a point; thence South 01 degree 00 minute 00 second West, a distance of 75 feet along lands now or formerly of E. Behrens to a point, now or formerly of R. Fleming; thence along lands now or formerly of R. Fleming, North

88 degrees 00 minutes 00 seconds West, a distance of 165 feet to a point on Country Club Road, the place of beginning.

Subject to an encroachment on the southern side of said lot, being the northern half of a 20 foot street.

PARCEL NO.2: BEGINNING at a point on Country Club Road, being the Southwest corner of the lot herein described, North 01degree 00 minute 00 second East, a distance of 60 feet to a point; thence South 88 degree 00 minute 00 second East, a distance of 165 feet along lands now or formerly of R. Wells to a point; thence South 01 degree 00 minute 00 second West, a distance of 60 feet along lands now or formerly of E. Behrens to a point; thence North 88 degree 00 minute 00 second West, a distance of 165 feet to a point on Country Club Road, the place of beginning.

Legal description for Parcel No. 1 and Parcel No.2 prepared per survey of S.D. Graff Professional Surveying dated August 14, 2003. A copy of the survey is attached.

SUBJECT TO reservations, restrictions, limitations, conditions, exceptions and rights of way as may appear in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Rihel, by Deed from The Revocable Living Trust of Wayne T. Street and M. Virginia Street, dated 08/25/2003, recorded in Instrument Number 20030827000039061.

Tax Parcel No. 1: 270-S3-36-0000

Tax Parcel No. 2: 270-S3-37-0000

Premises being: 126 COUNTRY CLUB ROAD, BUTLER, PA 16002-7614

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30142

C.P. 2012-20761

SHF.: 12001480

ATTY BRIAN DUTTON

Seized and taken in Execution as the property of RUNYAN CONTRACTING at the suit of NORTHWEST SAVINGS BANK, Being:-

ALL that certain piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania being known and designated

as Lot #22 [0.696 acres] of the Shady Lane Farms -Phase II Plan of Lots recorded at Plan Book 265, Page 48.

SUBJECT to a 40 foot front, 15 foot side and 35 foot rear yard set back line and a 10 foot public utility easement as set forth on the recorded plan.

UNDER and subject to the Protective and Restricted Covenants for the Shady Land Farms Plan recorded at Instrument Number 20112170036328 and the Supplemental Protective and Restrictive Covenants recorded at Instrument Number 200310140046488.

IN accordance with Paragraph 19 of the Protective and Restrictive Covenants, Grantee acknowledges having been advised that:

- A. Sanitary Sewer manholes within this Subdivision have not been and may not be covered or buried without the express written approval of the Butler Area Sewer Authority;
- B. Inspection tees have been or shall be completed to grate in accordance with the Butler Area Sewer Authority Rules and Regulations and Butler Area Sewer Authority Drawing No.8; and
- C. Service lateral clean-outs and vented traps have been or shall be installed in accordance with Butler Area Sewer Authority Rules and Regulations and Butler Area Sewer Authority Drawing No. 13.

BEING the same premises which Shady Lane Farms, Inc., by Deed dated January 31, 2008 and recorded in the Office of the Recorder of Deeds of Butler County on February 11, 2008 at Instrument Number 200802110002716, granted and conveyed unto Christopher L. Runyan and Christopher L. Runyan, II, partners t/d/b/a Runyan Contracting, a Pennsylvania General Partnership

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30141
C.P. 2012-20760
SHF.: 12001481

ATTY BRIAN DUTTON

Seized and taken in Execution as the property of RUNYAN & RUNYAN at the suit of NORTH-WEST SAVINGS BANK, Being:-

ALL that certain piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, being known and designated as Lot No. 30 of the Shady Lane Farms-Phase III Plan of Lots recorded in the Recorders' Office of Butler county, PA at Plan Book 285, Page 50.

UNDER and subject to the Protective and Restrictive Covenants for the Shady Lane Farms Plan recorded at Instrument No. 200112170036328. And Supplemental Declaration of Covenants recorded at Instrument No. 200310140046488.

UNDER and subject to a 40-foot front, 15-foot side and 35-foot rear yard set back lien and a 10-foot public utility easement as set forth on the recorded Plan.

BEING the same premises which Shady Lane Farms, Inc., by Deed dated June 27, 2008 and recorded in the Office of the Recorder of Deeds of Butler County on June 27, 2008 at Instrument Number 200806270014714, granted and conveyed unto Christopher L. Runyan and Christopher L. Runyan, II, partners t/d/b/a Runyan & Runyan, a Pennsylvania General Partnership.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30070
C.P. 2012-20098
SHF.: 12000947

ATTY ASHLEY LEVY MARIN

Seized and taken in Execution as the property of SALVATORE RUSSO AND MICHELLE RUSSO at the suit of US BANK NATL ASSN, Being:-

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER,

COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 57 IN THE SUN VALLEY PLAN OF LOTS AS RECORDED IN THE RECORDER OFFICE OF BUTLER COUNTY, PENNSYLVANIA AT PLAN BOOK VOLUME 40, PAGE 19.

UNDER AND SUBJECT, NEVERTHELESS, TO CONDITIONS, RESTRICTIONS AND EASEMENTS AS APPEAR OF RECORD.

UNDER AND SUBJECT TO RESERVATIONS, EASEMENTS AND RIGHTS OF WAY AS RECORDED IN PRIOR INSTRUMENTS OF RECORD.

TAX PARCEL NO.: 130-S7-A57

ADDRESS: 300 SUN VALLEY DRIVE, CRANBERRY, PA 16066.

BEING THE SAME PREMISES WHICH MATTHEW G. KASA, UNMARRIED, BY DEED DATED JUNE 15, 2006 AND RECORDED JUNE 21, 2006 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT # 200606210015323, GRANTED AND CONVEYED UNTO SALVATORE RUSSO AND MJCHELLERUSSO, HUSBAND AND

BCLJ: May 25, June 1 & 8, 2012

E.D. 2010-30208
C.P. 2010-21286
SHF.: 12000946

ATTY TERENCE MCCABE

Seized and taken in Execution as the property of ROBERT H SANDERS at the suit of CHASE HOME FINANCE LLC, Being:-

All that certain piece or parcel of ground situate in the Township of Forward, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Beginning at a point in the center of Legislative Route T -360 at the intersection of lands formerly of Norman Stem and A.H. Behm, now of D. Behm, said point being the Northeasterly portion of the within described tract of land; thence along the center line of Legislative Route T-360, the following courses and distances: South 46° 29' 20" West, a distance of 219.30 feet; South 37° 12' 20" West, a distance of 309.76 feet; South 23° 50' 30" West, a dis-

tance of 109.69 feet to a point; thence South 84° 47' East, a distance of 346.12 feet along line of lands of Joseph Urban to a point; thence North 5° 01' 20" East, a distance of 511.44 feet along line of lands of D. Behm to a point in the center of Legislative Route T-360 and the place of beginning.

Parcel NO: 160-4F29-13-0000

BEING THE SAME PREMISES which Mary Diana Davis, by Deed dated September 22, 2008 and recorded September 26, 2008, in the Office for the Recorder of Deeds in and for the Recorder of Butler County, in Deed Instrument No. 200809200219144, granted and conveyed unto Robert H. Sanders, in fee.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30098
C.P. 2011-22243
SHF.: 12001326

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of MARK R SANTELLI AND UNITED STATES OF AMERICA at the suit of FLAGSTAR BANK FSB, Being:-

LEGAL DESCRIPTION

All that certain parcel of land situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Lot 464 in the Colonial Heights Plan of Lots Phase III, recorded in the Recorder's Office of Butler County in Plan Book V volume 161, pages 28, 29 and 30.

UNDER AND SUBJECT to building set back line, sanitary sewer casements and other easements as shown on the recorded plan

TITLE TO SAID PREMISES IS VESTED IN Mark R. Santelli, by Deed from Mark R. Santelli and Heather Santelli, dated 02/17/2003, recorded 02/25/2003 in Instrument Number 200302250007713.

Tax Parcel No. S05-S3-B464-0000

Premises being: 601 WELBOURNE DRIVE, SEVEN FIELDS, PA 16046-8035

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30114
C.P. 2012-20494
SHF.: 12001413

ATTY DANIEL G SCHMIEG

Seized and taken in Execution as the property of ROSS B SEROLD, JILL SEROLD, AND JILL A SEROLD at the suit of WELLS FARGO BANK NA, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 70 in the John Quincy Adams Estates plan of Lots as recorded in the Office of the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 222, Page 21.

EXCEPTING and reserving therefrom and thereout all common facilities, common spaces and any and all roadways and streets laid out in the John Quincy Adams Estates Plan of Lots.

UNDER and subject to the Protective covenants, Conditions, and Restrictions for John Quincy Adams P.R.D. recorded May 3, 1999 in Deed Book Volume 2997, Page 1041. First Amendment to the Protective Covenants, Conditions, and Restrictions for John Quincy Adams P.R.D., recorded October 9, 2001 Instrument Number 20110090028332. Second Amendment to Protective Covenants, Conditions, and Restrictions for John Quincy Adams P.R.D., recorded August 9, 2005 in Instrument Number 200509140026102 and any supplements or amendments thereto.

UNDER and subject to exceptions, reservations, conditions, covenants, building line and use restrictions, easements, rights of way, etc., as contained in the record chain of title or as may be visible or in place on the premises.

TITLE TO SAID PREMISES IS VESTED IN Ross B. Serold and Jill A. Serold, h/w, by Deed from RCS & S, L.P., a Pennsylvania limited partnership, dated 10/24/2007, recorded 11/19/2007 in Instrument Number 200711190029564.

Tax Parcel No. 010-S15-A70-0000

Premises being: 1787 CONSTITUTION BOU-

LEVARD, VALENCIA, PA 16059-3905

BCLJ: May 25, June 1 & 8, 2012

E.D. 2011-30018
C.P. 2011-20129
SHF FILE: 12001107

ATTY STEVEN K EISENBERG

Seized and taken in Execution as the property of THOMAS G SNYDER AND BARBARA A SNYDER at the suit of HSBC MORTGAGE CORP (USA), Being:-

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

BEGINNING at the Southwest corner of said lot in the middle of the public road; thence following the middle of said road, North 6° 00' 00" East, 178.50 feet; North 15 ¼° 00' 00" East, 217.50 feet; North 19 ½° 00' 00" East, 150.00 feet; thence leaving the public road, by lands of now or formerly Mrs. Susan McClelland, South 14 ¾° 00' 00" East, 550 feet to a point on line of lands now or formerly Bowser; thence by line of lands now or formerly Bowser, West 275.00 feet to a point in the middle of said public road, the place of beginning.

CONTAINING 3.00 acres per survey of F. M. Harper.

BEING the same premises which Barbara A. Snyder by General Warranty Deed dated September 18, 2002 and recorded September 20, 2002 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 200209200031530, granted and conveyed onto Thomas G. Snyder and Barbara A. Snyder, husband and wife, as tenants by entirety, in fee.

PARCEL NO. 270-3F49-12

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30112
C.P. 2011-20480
SHF.: 12001386

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of JAMES D SUMMERVILLE at the suit of PHH MORTGAGE CORP, Being:-

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

BEGINNING at the Northwest corner of the lot herein described on Federal Street, formerly known as Lincoln Way, at lot of formerly P. W. Ruff, now Pernon B. Graham; thence East a distance of 22 feet along Federal Street, formerly Lincoln Way, to lot of formerly J. T. McCandless, now William F. Milleman; thence South a distance of 90 feet along lot of said William F. Milleman to lot of formerly Robert H. Graham, Sr., conveyed to Paul A. Thoma; thence West a distance of 22 feet along land of formerly Robert H. Graham, Sr., conveyed to Paul A. Thoma to lot of formerly P. W. Ruff, now Pernon B. Graham; thence North a distance of 90 feet along lot of said Pernon B. Graham to Federal Street, formerly known as Lincoln Way, the place of beginning, having thereon erected a garage, workshop and apartment known as 511 Federal Street, Butler, Pennsylvania 16001.

TITLE TO SAID PREMISES IS VESTED IN James D. Summerville, unmarried, by Deed from Mary L. Bruschi, unmarried, dated 03/06/2008, recorded 03/06/2008 in Instrument Number 200803060004600.

Tax Parcel No. 565-12-205-0000

Premises being: 511 FEDERAL STREET,
 BUTLER, PA 16001-4238

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30066
C.P. 2012-20321
SHF.: 12000894

ATTY TERENCE J MCCABE

Seized and taken in Execution as the property of DONALD L THOMPSON at the suit of BANK OF AMERICA NA, Being:-

LEGAL DESCRIPTION

ALL that certain lot or land situate in the 1st Ward, City of Butler, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southern line of Marvin Avenue, where the Western line of Heim Avenue intersects the same; thence along the Western line of Heim Avenue 103.03 feet to the Northern line of lot now or formerly of Frank Mariotti; thence in a Southwest direction along the Northern line of Lot No. or formerly of Frank Mariotti, 56 feet to a point on lot of William L. Draper, et ux; thence North along the Eastern line of Lot of William L. Draper, et ux, 113 feet to a point on the Southern line of Marvin Avenue; thence East along the Southern line of Marvin Avenue; thence East along the Southern line of Marvin Avenue 55.5 feet to the place of beginning.

TAX I.D. #: 561-37-243A

Being known as: 212 HEIM AVENUE, BUTLER, PENNSYLVANIA 16001

Title to said premises is vested in Donald L. Thompson by deed from Toni F. Edwards, widow dated August 25, 2005 and recorded August 31, 2005 as Instrument No. 200508310024330.

On June 29, 2010, Patricia A. Thompson departed this life leaving title vested solely to Donald L. Thompson by

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30082
C.P. 2012-22750
SHF FILE: 12001078

ATTY PATRICK V HAMMONDS

Seized and taken in Execution as the property of WILLIAM D WARD AND UNITED STATES OF AMERICA at the suit of JOSEPH L GRAY AND JACQUELINE P GRAY, Being:-

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

LOT No. 142 on Chestnut Drive in the North-

vue Farms Plan, and more fully shown in the Northvue Farms Plan in Rack 29, page 26 as Addition No.2 recorded March 18, 1960, in the records of Butler County.

BEGINNING at the Southwest corner at an iron pin where the dividing line between Lot Nos 141 and 142 intersects Chestnut Drive, a 50 foot right-of-way; thence North 9 degrees 33' 00" West, 80.00 feet along Chestnut Drive to an iron pin on the dividing line between Lot Nos. 142 and 143; thence by the dividing line between Lot Nos. 142 and 143 North 80 degrees 27' 00" East, 218.21 feet to a concrete monument on line of land now or formerly J. Graham; thence along line of land now or formerly J. Graham South 0 degrees 41'30" East, 80.97 feet to an iron pin on the dividing line between Lot Nos. 141 and 142; thence by dividing line between Lot Nos. 141 and 142 South 80 degrees 27' 0" West, 205.74 feet to an iron pin where this dividing line intersects Chestnut Drive, a 50 foot right-of-way, the place of beginning.

BEING the same premises conveyed unto Kelly D. Chapman by deed Michelle Edinger, now known as Michelle Edinger Zanicky, dated June 6, 2001 and recorded in Butler County, PA an Instrument No. 200106070014669.

BCLJ: May 25, June 1 & 8, 2012

E.D. 2012-30133
C.P. 2012-20014
SHF.: 12001440

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of KIMBERLY R WERNER AND KENNETH G WERNER at the suit of BANK OF AMERICA N A, Being:-

All that certain piece, parcel or tract of land situate in Oakland Township, Butler County, Pennsylvania, being known and designated as Lot No. 2 of the Filgas Subdivision dated June 12, 1997 and prepared by William J. McGarvey, P.E. recorded herewith.

UNDER AND SUBJECT to a 60 foot building set back line along Center Drive and Love Road as shown on the recorded subdivision.

TITLE TO SAID PREMISES IS VESTED IN Kenneth G. Werner and Kimberly R. Werner, his wife, as tenants by the entireties, by Deed

from Everett A. Filgas and Christina E. Filgas, h/w, dated 09/29/1997, recorded 09/29/1997 in Book 2782, Page 954.

Tax Parcel No. 250-2F20-22HC

Premises being: 101 LOVE ROAD, CHICORA, PA 16025-3715

BCLJ: May 25, June 1 & 8, 2012

**E.D. 2012-30088
C.P. 2011-22496
SHF FILE: 12001105**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of SALLY A WOOD AND DAVID J WOOD at the suit of BANK OF AMERICA N A, Being:-

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

BEGINNING at a point on the Southerly line of Howard Street, a 40-foot right-of-way, said point being common with the Northwest corner of lot of land of now or formerly Michael J. Finan, and being the Northeast corner of the lot herein conveyed; thence South 0 degrees 30 minutes 40 seconds East along the Westerly line of land of now or formerly Michael J. Finan, 96.04 feet to a point on line of lands of now or formerly Gary A. Daugherty; thence South 87 degrees 49 minutes West along the Northerly line of lands of now or formerly Gary A. Daugherty, 32.0 feet to a point on the Easterly line of a 10-foot alley; thence North 0 degrees 31 minutes West along the Easterly line of a 10-foot alley, 96.50 feet to a point on the Southerly line of Howard Street; thence North 88 degrees 38 minutes East along the Southerly line of Howard Street, 32.0 feet to a point, the place of beginning.

HAVING thereon erected a dwelling house and being known as 323 Howard Street, Butler, PA, 16001.

TITLE TO SAID PREMISES IS VESTED IN David J. Wood and Sally A. Wood, h/w, as tenants by the entirety, by Deed from Ruth Ann Vensel, dated 05/25/2000, recorded 05/26/2000 in Instrument Number 200005260011839.

Tax Parcel No: 564-21-167-0000

Premises being: 323 HOWARD STREET, BUTLER, PA 16001-4418

BCLJ: May 25, June 1 & 8, 2012



BCBA Member News

Quarterly Meeting Wednesday June 13

**3:30 pm / Third Floor
~ Bar Office
201 S Main St.**

**The BCBA website contains
up-to-date information
about upcoming
meetings, events
and CLE seminars.**



**Visit us on the web
@**

butlercountypabar.org

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

**CIVIL ACTION-LAW
NO. 10-11544**

BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing LP,
Plaintiff

vs.

**Evelyn Geronzin, Thomas S. Johnson and
Lisa M. Johnson**, Defendants

NOTICE OF SALE OF REAL PROPERTY

To: Evelyn Geronzin and Lisa M. Johnson,
Defendants, whose last known address is
212 Chadwick Trail, Cranberry Township,
PA 16066.

Your house (real estate) at 212 Chadwick
Trail, Cranberry Township, PA 16066, is
scheduled to be sold at the Sheriff's Sale on
July 20, 2012 (postponed from May 18, 2012)
(postponed from March 16, 2012) at 10:00
a.m. in the Butler County Sheriff's office,
S. Main St., Center Stairwell, Butler PA, to
enforce the court judgment of \$333,385.31,
obtained by Plaintiff above (the mortgagee)
against you. If the sale is postponed, the
property will be relisted for the Next Available
Sale.

**PROPERTY DESCRIPTION: ALL THAT
CERTAIN lot or piece of ground situate
in the Township of Cranberry, County of
Butler and Commonwealth of Pennsylvania,
being lot No. 222 in the Cranberry Heights
P.R.D., Phase 2B, as same has been
recorded in the Recorder of Deeds Office
for Butler County on January 10, 2000, in
Plan Book Volume 229, Pages 50 through
52, inclusive. BEING KNOWN AS PARCEL
NUMBER: 130-S31-A222-0000. BEING
KNOWN AS 212 Chadwick trail, Cranberry
Township, PA 16066. PROPERTY ID
NO.: 130-S31-A222-0000. TITLE TO
SAID PREMISES IS VESTED IN EVELYN
GERONZIN, A SINGLE WOMAN, and
THOMAS S. JOHNSON AND LISA M.
JOHNSON, HUSBAND AND WIFE,
JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP BY DEED FROM THOMAS
S. JOHNSON AND LISA M. JOHNSON,
HUSBAND AND WIFE, DATED 6/26/2007
RECORDED 7/18/2007 INSTRUMENT NO.:
200707180018646.**

Udren Law Offices, P.C.
Attorneys for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.482.6900

BCLJ: May 25, 2012

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

**IN RE: J.A.M.
O.A. No. 20 of 2011**

**PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father

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

J.A.M. Date of Birth: 11/02/2010

The Court has set a hearing to consider
ending your rights/duties to your child. That
Hearing will be held in Courtroom Number
7 located at the Butler County Courthouse/
Government Center on the 19th day of June,
2012 at 9:30 a.m.

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

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

YOU CAN GET LEGAL HELP.

JUDITH MOSER, M.S.
 Register of Wills & Clerk of Orphans' Court
 Government/Judicial Center
 Butler, PA 16003-1208
 724.284-5348

BUTLER COUNTY ADMINISTRATOR'S
 OFFICE
 724.284.5200

BCLJ: May 25, 2012

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

In Re: U.S. Bank, National Association (Trustee for the Pennsylvania Housing Finance Agency Plaintiff,

vs.

John E. Bedner and Rachel L. Bedner,
 Defendants.

**COMPLAINT IN MORTGAGE
 FORECLOSURE**

CASE NO. 2011-11590

You have been named as Defendants in a civil action instituted by U.S. Bank, National Association et al. against you in this Court. This action has been instituted to foreclose on a Mortgage dated August 28, 2009, and recorded in the Recorder's Office of Butler County at Instrument No. 200908310020551 on August 31, 2009.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice 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 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.

LAWYER REFERRAL SERVICE:

Prothonotary of Butler County
 First Floor, County Courthouse
 300 South Main Street
 P.O. Box 1208
 Butler, PA 16003-1208
 724-284-5214

Attorney for Plaintiff:
 Louis P. Vitti, Esquire,
 Vitti and Vitti and Associates, P.C.,
 215 Fourth Ave., Pgh., PA 15222.
 (412) 281-1725.

BCLJ: May 25, 2012

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

**CIVIL DIVISION
 NO: AD 10-11587
 11-30372**

PNC BANK, National Association,
 s/b/m/t NATIONAL CITY BANK, Plaintiff,

v.

JOSEPH K. RAITH, Defendant.

Notice of Sheriff's Sale of Real Estate on July 20, 2012, at 10:00 AM in the Sheriff of Butler County, Butler County Courthouse, 1st Floor, Butler, PA 16003.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOSEPH K. RAITH OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER,

COMMONWEALTH OF PENNSYLVANIA.
HAVING ERECTED THEREON A
DWELLING KNOWN AND NUMBERED AS
653 WINDFIELD ROAD, CABOT, PA 16023.
DEED BOOK 2910, PAGE 267, PARCEL
NUMBER 320-1F73-14C.

PNC Bank, NA, s/b/m/t National City Bank
vs. Joseph K. Raith at Execution No. 11-
30372 in the amount of \$12,579.26.

Schedule of Distribution will be filed by the
Sheriff on the date specified by the Sheriff
no later than thirty (30) days from sale date.
Distributions will be made in accordance
with the schedule unless exceptions are
filed within ten (10) days of the filing of the
schedule.

Patrick Thomas Woodman, Esq.
1400 Koppers Building,
436 7th Avenue
Pittsburgh, PA 15219
(412) 434-7955

BCLJ: May 25, 2012

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

A.D. NO. 2012-10480

BRADLEY D. TICHE and MICHAEL JOSEPH
TICHE, Plaintiff,
v.

MARY LOUISE MCBRIDE, and her heirs,
KATHERINE M. NUGENT, BLANCHE M.
HERALD, MARGARET E. MCBRIDE,
LOUISE MCBRIDE, BERTILLE MCBRIDE, W.
CHARLES MCBRIDE, B.C. O'BRIEN, EMILY
O'BRIEN, ELSIE & HAROLD ELY,
DOROTHY MCBRIDE, ROBERT &
KATHERINE MCBRIDE;
J.C. GORMLEY, and his heirs, ALICE &
GEORGE SHANAHAN, PAUL &
ELIZABETH MUELLER, JAMES & NANCY
MUELLER; JOHN H. GORMLEY, and his
heirs, TILLIE GORMLEY, P.M. GORMLEY,
J.A. GORMLEY;
WILLIAM P. GORMLEY, and his heirs,
LETITIA G. GORMLEY, MARY AGNES
GORMLEY, MARGARET LOUISE
GORMLEY, MICHAEL JOHN GORMLEY;
FRANK P. GORMLEY, and his heirs,
MATHILDA & W.F. BOLING, CATHERINE
& S.R. RUGELEY, MARIE DILLARD,

FRANK GORMLEY, WILLIAM & MAE
GORMLEY, JAMES & MYRTLE GORMLEY,
JOHN & MARY GORMLEY, and any
unknown heirs, personal representatives,
successors and assigns, Defendants.

LEGAL NOTICE

TO: THE ABOVE-NAMED DEFENDANTS,
THEIR HEIRS, SUCCESSORS OR AS-
SIGNS, AND ALL OTHER INTERESTED
PARTIES WHO MAY CLAIM AN INTEREST
IN THE PROPERTY HEREIN DESCRIBED:

NOTICE IS HEREBY GIVEN that the Plaintiffs
have filed a Complaint to Quiet Title against
you concerning the following tract of land
situate in Venango Township, Butler County,
Pennsylvania:

ALL that certain tract of land and minerals
situate in Venango Township, Butler County,
Pennsylvania, being bounded and described
as follows:

BOUNDED on the North by lands formerly of
Michael Murrin, now Hindman; on the East by
lands of H. Altmyre, Shaffer and Church
Property; on the South by lands of McNamee,
Stewart and Vance; and on the West by lands
of O'Donnell, formerly, now Hindman, con-
taining two hundred thirty (230) acres, more
or less, and being known as the MICHAEL
GORMLEY HEIRS FARM.

BEING known and designated as Butler
County Tax Map and Parcel 300-2F36-11.

BEING the same premises conveyed unto
Michael Joseph Tiche, an undivided one-half
interest and Bradley D. Tiche and Patricia L.
Tiche, his Wife, an undivided one-half inter-
est, by deed of George Tiche dated March
24, 2009, and recorded in Butler County, PA
at Instrument No. 200903260005779 and the
undivided one-half interest of Bradley D. Tiche
and Patricia L. Tiche, his Wife was conveyed
unto Bradley D. Tiche by deed dated Septem-
ber 23, 2011, and recorded in Butler County, PA
at Instrument No. 201109270023302.

The Plaintiffs have brought an action to quiet
title to have declared in them an indefeasible
fee simple title to said tract of land. Unless
you answer said Complaint on or before the
20th day from the date of publication of this
advertisement, judgment will be taken against
you and, at the expiration of thirty (30) days
from the date of said judgment, you, your heirs,

executors, successors and assigns, shall be forever barred from asserting any right, title, interest, lien or claim in the premises inconsistent with the interest or claim of the Plaintiffs as set forth on this Complaint.

If you wish to defend, you must enter a written appearance personally or by an 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 relief requested by the Plaintiff. You may lose money, property or other rights important to you.

NOTICE

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

OFFICE OF THE PROTHONOTARY
Butler County Courthouse
Butler, Pennsylvania 16001
Telephone: (724) 285-4731

DILLON MCCANDLESS KING
COULTER & GRAHAM LLP
James P Coulter
Elizabeth A. Gribik
Attorneys for Plaintiff
128 West Cunningham St
Butler PA 16001
(724) 283-2200

BCLJ: May 25, 2012

COURT OF COMMON PLEAS BUTLER COUNTY

Number 10-11661
CIVIL ACTION LAW

BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP
v.

Donna J. Back

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Donna J. Back
P.O. Box 2045

Butler, Pennsylvania 16003

Your house (real estate) at 109 Bessemer Avenue, Lyndora, Pennsylvania 16045 is scheduled to be sold at Sheriff's Sale on July 20, 2012 at 10:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$47,133.61 obtained by BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY AND YOU HAVE OTHER
RIGHTS EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer

pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE
Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse
300 South Main Street
Butler, Pennsylvania 16003
(724) 284-5214

ASSOCIATION DE LICENCIADOS
Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse
300 South Main Street
Butler, Pennsylvania 16003

(724) 284-5214

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE -
ID # 16496

Attorneys for Plaintiff
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE
- ID # 34687
MARGARET GAIRO, ESQUIRE
- ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE
- ID # 28009
HEIDI R. SPIVAK, ESQUIRE
- ID # 74770
MARISA J. COHEN, ESQUIRE
- ID # 87830
KEVIN T. McQUAIL, ESQUIRE
- ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE
- ID # 309480
BRIAN T. LaMANNA, ESQUIRE
- ID # 310321

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

BCLJ: May 25, 2012

NOTICE OF CORPORATION DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **Holbein Enterprises, Inc.**, a Pennsylvania corporation, with an address at 447 West Sunbury Road, Butler, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

THOMAS J. MAY, ESQUIRE
Murrin, Taylor, Flach,
Gallagher & May
110 East Diamond Street
Butler, PA 16001

BCLJ: May 25, 2012

CORPORATION NOTICE

NOTICE is hereby given that on April 30, 2012, Articles of Incorporation were filed and approved by the Department of State of the Commonwealth of Pennsylvania for the purpose of obtaining a Certificate of Incorporation of a business corporation organized under the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, as amended. The name of the corporation is **US Aerial Video, Inc.**

William H. McNees, Jr., Esquire
McNees, Autenreith, Rackley & Walker
345 Commerce Street
Beaver, PA 15009

BCLJ: May 25, 2012

NOTICE

S & B Industrial Contracting, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Cercone, Erlain & Associates
564 Forbes Avenue
Suite 1100
Pittsburgh, PA 15219

BCLJ: May 25, 2012

NOTICE

The **Butler County-City Connoquenessing Creek Flood Control Authority**, whose registered office is 128 West Cunningham Street, Butler, Pennsylvania hereby gives notice that articles of amendment will be filed on or before May 31, 2012 with the Secretary of the Commonwealth as provided under the Pennsylvania Municipalities Authority Act section 5605. The amendment of the articles is to renew the certificate of authority for fifty years.

Michael Preston
Secretary

BCLJ: May 25, 2012

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that Joseph W Moser Sr has filed on April 12, 2012, in the Department of State in the Commonwealth of Pennsylvania, an application under the Fictitious Names Act, approved the 24th day of May, 1945, PL 967, as amended, 54 Pa.C.S. § 311 to conduct business under the name of **Moe's Smoked Meats and Deli.**

Joseph Moser
240 N Pike Road
Sarver PA 16229

BCLJ: May 25, 2012



We are grateful for the privilege of
serving the families and
businesses of Butler county
since 1892
and remain steadfast in
our commitment to serving you,
by promoting access to justice and
fostering professional excellence
and respect of the law.

The Butler County Bar Association

Your Credit Crunch Answer



Butler County Consumer Credit & Mortgage Foreclosure Diversion Program

Do you have consumer credit card bills that you can't pay?

Are you worried about residential mortgage foreclosure?

Help is available and, it is

free!

visit www.co.butler.pa.us for more information

Need a Lawyer?

The Butler County Bar Association (BCBA) provides a trusted resource for lawyer referral. The BCBA on-line, automated Lawyer Referral Service (LRS) can put *you* in touch with an attorney who can answer your legal questions.

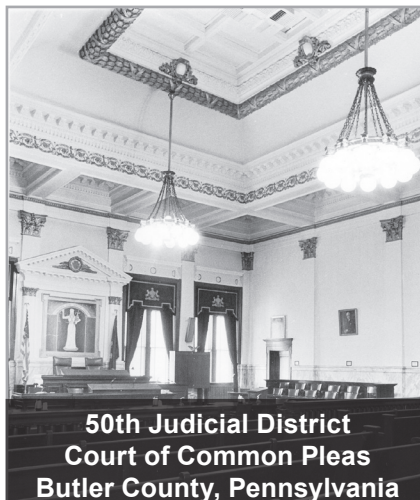
A free online service from the Butler County Bar Association, the automated Lawyer Referral Service is designed to assist members of our community by quickly and efficiently connecting you with the proper attorney or legal service. The lists are randomly ordered and allow you to search profiles of local lawyers, find website, e-mail, or phone information. Available, 24 hours a day.



**Call 724.841.0130 or visit us on the
web at www.butlercountypabar.org**



**For 120 years, the
Butler County Bar
Association has
provided legal and
community services.**



2012 Motion Court Calendar

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

MOTION COURT

Judge Doerr	Family	Tuesday	1:30 pm (1)
Judge Horan	Civil	Wednesday	9:00 am (4)
Judge Yeager	Civil	Thursday	9:00 am (3)
Judge Streib	Family	Thursday	1:30 pm (1)

- * Judge Streib's MOTION COURT for Thursday, May 24th, 2012 is cancelled.
- * Judge Streib's MOTION COURT for Thursday, June 7th, 2012 is cancelled.
- * Judge Yeager's MOTION COURT for Thursday, June 7th, 2012 is cancelled however Judge Yeager will hold MOTION COURT on Monday, June 11th, 2012 at 2:00 p.m.
- * Judge Streib's MOTION COURT for Thursday, June 14th, 2012 is cancelled.
- * Judge Yeager will hold MOTION COURT on Monday, June 18th, 2012 at 2:00 p.m.
- * Judge Horan's MOTION COURT for Wednesday, July 18th, 2012 is cancelled.
- * Judge Horan's MOTION COURT for Wednesday, July 25th, 2012 is cancelled.
- * Judge Yeager's MOTION COURT for Thursday, August 9th, 2012 is cancelled however Judge Yeager will hold MOTION COURT on Monday, August 13th, 2012 at 1:00 p.m.

Any EMERGENCY motions should be brought to Court Administration.

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

Court Holidays

May 28, 2012	Memorial Day
June 14, 2012	Flag Day
July 4, 2012	Independence Day
September 3, 2012	Labor Day
October 8, 2012	Columbus Day
November 12, 2012	Veterans' Day
November 22, 2012	Thanksgiving Day
November 23, 2012	Day After Thanksgiving
December 25, 2012	Christmas Day