

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: Chester W Bowser Sr

Late of: Washington Township PA
Executor: Barbara F Bowser
100 Blueberry Lane
Hilliards PA 16040
Attorney: Michael P Robb
Savinis Kane & Gallucci LLC
707 Grant St Suite 3626
Pittsburgh PA 15219

Estate of: Carolyn J Cajka

Late of: Butler Township PA
Executor: Linda Murrman
231 Oakvale Blvd
Butler PA 16001
Attorney: Eric D Levin
Rishor Simone
101 East Diamond St Suite 208
Butler PA 16001

Estate of: Elizabeth L Christy

Late of: Center Township PA
Executor: William P Dollman
158 Mizener Lane
Slippery Rock PA 16057
Attorney: Brian D Farrington Esquire
Lutz And Pawk
101 E Diamond St, Ste 102
Butler PA 16001

Estate of: Martha M Fair

Late of: Butler Township PA
Administrator: Patricia A Rodgers
102 Meadow Drive
Renfrew PA 16053
Attorney: David A Crissman
Montgomery Crissman Montgomery
and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: William Gumpfer

Late of: Butler PA
Administrator: Donna Gumpfer
111 Oakview Drive
Cranberry Twp PA 16066
Attorney: John A Halley
Myers Law Group
17025 Perry Highway
Warrendale PA 15086

**Estate of: Henry C Herchenroether Jr
a/k/a: Henry Carl Herchenroether Jr**

Late of: Cranberry Township PA
Executor: PNC Bank National Association
300 Fifth Avenue
Pt-ptwr-31-1
Pittsburgh PA 15222
Attorney: P Bowman Root IV
Sherrard German & Kelly PC
535 Smithfield Street Suite 300
Pittsburgh PA 15222

Estate of: John C McElhinny

Late of: Adams Township PA
Executor: David R McElhinny
Box 132
Mars PA 16046
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St Suite 1424
Pittsburgh PA 15219

**Estate of: Ronald W Osselborn Sr
a/k/a: Ronald W Osselborn**

Late of: Cranberry Township PA
Executor: Ronald W Osselborn Jr
132 Lakeside Drive
Evans City PA 16033
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

Estate of: Lucille E Smith

Late of: Center Township PA
Executor: John M Smith
103 Verndale Drive
Butler PA 16002
Executor: Janice M Groschen
34 Conejo Circle
Palm Desert CA 92260
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: John C Vecchi

Late of: Buffalo Township PA
Executor: John M Vecchi
112 High Point Drive
Sarver PA 16055
Attorney: R Jerry Little
601 Washington Avenue
Oakmont PA 15139

BCLJ: January 31 & February 7, 14, 2020

SECOND PUBLICATION

Estate of: Alice A Allenberg**a/k/a: Alice Allenberg**

Late of: Clinton Township PA
Executor: Charles H Allenberg
1313 Ewell Road
Virginia Beach VA 23455
Attorney: Robert D Spohn Esquire
277 West Main St
PO Box 551
Saxonburg PA 16056

Estate of: Susan G Anderson

Late of: Prospect PA
Executor: Jennifer S Michel
15 Sparks Lane
Grove City PA 15127
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

Estate of: John I Baird

Late of: Center Township PA
Executor: John I Baird II
113 Oakhill Drive
Slippery Rock PA 16057
Executor: Kathleen J Wilson
6451 Pepper Court
Erie PA 16505
Executor: Jacquelyn M Baird
3746 E Lake Road
Erie PA 16511
Attorney: Matthew T McCune
Conlon Tarker PC
108 E Diamond St
Butler PA 16001

Estate of: Peter D Carcaise

Late of: Cranberry Township PA
Administrator: Kristin Carcaise
121 Clearbrook Drive
Cranberry Twp PA 16066
Attorney: Ashley M Elias
Michael W Nallii PC
150 Pleasant Drive Suite 101
Aliquippa PA 15001

Estate of: Shirley A Davis

Late of: Chicora PA
Administrator C.T.A.: Louis Gordon Bassett
226 Church Street
PO Box 404
Petroia PA 16050
Attorney: James M Flaherty
PO Box 196
7128 US 322
Cranberry Twp PA 16319

Estate of: Ruth E Dunbar

Late of: Jackson Township PA
Administrator: Christy Sharp
931 Edgewood Dr
Mooresville In 46158
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

Estate of: William Taylor Groseclose

Late of: Zelienople PA
Executor: Sarah Bowlin
69 Catera Ct
Martinsburg WV 25403
Attorney: Benjamin W Urso
Zacharia & Brown
111 W McMurray Road
McMurray PA 15317

Estate of: Ralph Leroy Huffman

Late of: Forward Township PA
Executor: Sandra J Matuke
121 American Avenue
Butler PA 16001
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

Estate of: Helen G Knauer

Late of: Center Township PA
Executor: Robert B Knauer
257 Smith Road
Renfrew PA 16053
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

Estate of: Patricia M Lapa**a/k/a: Patricia M Straub**

Late of: Slippery Rock PA
Admr. D.B.N. C.T.A.: James Straub
223 East Avenue Apt 301
Greenville PA 16125
Attorney: Wade M Fisher Esq
Ekker Kuster McCall & Epstein LLP
68 Buhl Boulevard PO Box 91
Sharon PA 16146

Estate of: Anne Mary Lytle

Late of: Butler Township PA
Executor: Joseph Allen Lytle
816 Sunset Drive
Butler PA 16001
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

Estate of: Audrey M Moore

Late of: Summit Township PA
Executor: John A Moore
130 Tower View Drive
Butler PA 16002
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

Estate of: Albert H Rozic

Late of: Connoquenessing Township PA
Executor: Joseph L Hanchosky
919 Whitestown Road
Butler PA 16001
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: Betty J Shuler**a/k/a: Elizabeth J Shuler**

Late of: Summit Township PA
Executor: Tammy S Anthony
184 Rimp Road
Butler PA 16002
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001

Estate of: Kenneth E Shriver

Late of: Butler Township PA
Administrator C.T.A.: Kenneth C Shriver
485 South Eberhart Road
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Merton A Smith

Late of: Middlesex Township PA
Executor: David J Kuza
274 Magnolia Drive
Levittown PA 19054
Attorney: Russell C Miller
Auld Miller LLC
4767 William Flynn Hwy
Allison Park PA 15101

Estate of: Harry R Stadelmyer

Late of: Middlesex Township PA
Executor: Deborah A Stadelmyer
110 Monks Road
Valencia PA 16059

Estate of: David E Trombatt Sr

Late of: Butler PA
Administrator: Dom Trombatt Sr
104 Jersey Lane
Butler PA 16001
Attorney: Michael J Pater
Charleton Law
101 East Diamond Street Suite 202
Butler PA 16001

Estate of: Gregg Eugene Waters

Late of: Valencia PA
Executor: Willa Jo Waters
401 Timbercrest Trail
Valencia PA 16059
Attorney: Matthew M Mlecko
2661 Clearview Road Unit 8
Allison Park PA 15101

BCLJ: January 24, 31 & February 7, 2020

THIRD PUBLICATION**Estate of: William F Besselman III**

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

Estate of: Betty Jean Bianculli

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

Estate of: Judith A Bowser

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

Estate of: Linda Christner**a/k/a: Linda M Christner**

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

Estate of: Sandra J Day

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

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

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

Estate of: Barbara A. Evans

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

Estate of: Louis T Fornelli

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

Estate of: Donn Jeffrey Hogue

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

Estate of: Jean M Meatriss

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

**Estate of: Beryl J Obringer
a/k/a: Beryl Obringer**

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

Estate of: James D Wade

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

BCLJ: January 17, 24, 31, 2020

MORTGAGES

Recorded December 30, 2019 - January 3, 2020

Aguglia, Sela; Aguglia, Timothy W--
 PRINCETON FIN LLC--Cranberry Twp
 Sub/Condo:Forest Edge Ph 2B Lot:226
 Street:124 Morningside Drive Parcel:130-
 S43-A226:\$772,550.00

Anning, Amy M; Anning, Jonathan H--
 UNION HOME MTG CORP--Worth
 Twp Sub/Condo:Pheasant Ridge Ph 2
 Final Plan Lot:211 Street:211 Ringneck
 Meadow Dr Parcel:330-S1-D211
 Acre:1.339:\$302,080.00

Best, Linda M; Bilinsky, Thomas R--
 GROVE CITY AREA FED CRED UN-
 -Marion Twp Street:1043 Eau Claire
 Road:\$68,000.00

Bhatia, Saurabh--DOLLAR BK FED SAV
 BK--Cranberry Twp Sub/Condo:Meeder
 Plan Unit:263D Street:315 Parade St
 Parcel:130-S45-A263D:\$220,492.00

Bilger, Adam S; Bilger, Nancy M--
 PNC BK NATL ASSN--Cranberry Twp
 Street:214 Hampshire Dr Parcel:130-
 S23-B204:\$43,600.00

Book, Brandy L Aka; Book, Craig L; Schlichtkrull, Brandy L Aka--DOLLAR
 BK FED SAV BK--Muddycreek Twp
 Street:128 Kern Rd Parcel:240-4F94-
 36C:\$160,000.00

Boosel, Mark L--CITIZENS BK PA--Clay
 Twp Street:1207 W Sunbury Rd Parcel:080-
 2F57-11A Acre:5.04264:\$50,000.00

Boyalakuntla, Dhanunjay S; Tangirala, Bhargavi--NVR MTG FIN INC--Jackson
 Twp Sub/Condo:Jackson Trails Res Land
 Dev Lot:3 Street:104 James Patrick Place
 Parcel:180-S1-L3:\$156,733.00

Bradrick, Mary Suzanne; Bradrick, Sean--BANK ENGLAND--Butler
 City Ward:5 Street:225 W Fulton St
 Parcel:565-12-63:\$84,500.00

Brown, Lauren C; Brown, Matthew W--
 NORTHWEST BK--Middlesex Twp Sub/
 Condo:Lone Hickory Plan No 2 Lot:3
 Street:384 Glade Mill Rd Parcel:230-2F75-
 23D2 Acre:4.0:\$85,100.00

Cellar Door Brewing LLC; Lasher, John R Jr; Lasher, Laura Kay--FIRST
 COMMONWEALTH BK--Winfield Twp
 Sub/Condo:Rothen Plan Lot:1 Street:346
 North Pike Road Parcel:320-1F94-
 16C:\$164,000.00

Cellar Door Brewing LLC; Lasher, John R Jr; Lasher, Laura Kay--FIRST
 COMMONWEALTH BK--Winfield Twp
 Sub/Condo:Rothen Plan Lot:1 Street:346
 North Pike Road Parcel:320-1F94-
 16C:\$205,000.00

NOTICE OF TRUST

VIOLETTA COLLINS, Trustee of the **VIOLETTA COLLINS REVOCABLE TRUST** dated November 28, 2006, having passed away on October 26, 2019, late Butler Township, Butler County, Pennsylvania, deceased.

All persons having claims against the VIOLETTA COLLINS REVOCABLE TRUST dated November 28, 2006, will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

TED COLLINS, Successor Trustee
2163 Highland Drive
Butler, PA 16002

ROGER COLLINS, Successor Trustee
3584 Beck Road
Butler, PA 16002

BCLJ: January 31 & February 7, 14, 2020

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY
CIVIL ACTION – LAW**

United Security Financial Corp.
v.

Harry L. Alcorn Defendant(s)

Civil Action Number: 19-10941

TO: Harry L. Alcorn

You have been sued in mortgage foreclosure on premises: 2753 Oneida Valley Road, Parker, PA 16049 based on defaults since May 1, 2019. You owe \$171,940.11 plus interest.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE,

GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Butler County Prothonotary
300 S. Main Street
Butler, PA 16001
(724) 284-5214

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

BCLJ: January 31, 2020

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
BUTLER COUNTY
Number 2016-10392**

Branch Banking and Trust Company
v.

Aaron J. Leddon and Rhiannon Morin

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Rhiannon Morin

Your house (real estate) at 405 Sussex Drive, Cranberry Township, Pennsylvania 16066 is scheduled to be sold at Sheriff's Sale on March 20, 2020 at 11:00 a.m. at Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$121,375.37 obtained by Branch Banking and Trust Company against the above premises.

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 Branch Banking and Trust Company 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, LLC, 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, LLC, 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, LLC, 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
ASSOCIATION DE LICENCIADOS
Prothonotary
The Butler Co Prothonotary's Office
Butler County Courthouse
300 South Main Street
Butler, Pennsylvania 16001
(724) 284-5214

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400,
Phila., PA 19109, 215-790-1010

BCLJ: January 31, 2020

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

**IN RE: L.G.V.
O.A. No. 62 of 2019**

**PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child, L.G.V. - Date of Birth: January 2, 2014. The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 2nd day of March, 2020 at 10:30 A.M.

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

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

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

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724-284-5200

BCLJ: January 31, 2020

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S. Section 301 et. Seq. that a certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on 9/16/2019 for the conduct of a business in Butler County under the fictitious name of **Root & Bloom** with its principal place of business at 364 Reiber Road, Renfrew, PA 16053. The name and address of the person owning or interested in said business is Rachelle Reamer, 364 Reiber Road, Renfrew, PA 16053

BCLJ: January 31, 2020

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the Fictitious Name Act of the filing with the Pennsylvania Department of State, on November 9, 2018, an application for the conduct of a business under the fictitious name of "**Allure Mobile Beauty by De Novo**" with its principal place of business at 129 Mulone Drive, Sarver, PA 16055. The entity owning or interested in such business is De Novo Laser, LLC, a Pennsylvania limited liability company.

SAMUEL R. COURY
Attorney at Law
1725 Fifth Avenue
Arnold, PA 15068

BCLJ: January 31, 2020

NOTICE

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **KeyGrafix** with its principal office or place of business at 103 Victor Road, Butler, PA 16001. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Natalie Franko at the address provided above.

BCLJ: January 31, 2020

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about January 6, 2020, for:

IAABC Foundation

565 Callery Road
Cranberry Township, PA 16066

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

BCLJ: January 31, 2020

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY FEBRUARY 10, 2020, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
MAHOOD, Howard a/k/a Howard M. Mahood, a/k/a Howard Mahood	Martin, Sherry D. Warinner	12/30/19

NAME	GUARDIAN/TRUSTEE/POA	FILED
ANNANDALE CEMETERY ASSOCIATION TRUST FOR THE PERPETUAL CARE AND PRESERVATION OF BURIAL LOTS	PNC Bank, National Association, Trustee	12/13/2019

TRUST UNDER WILL OF RICHARD C. STEIN, DECEASED FOR SHIRLEY P. STEIN – FUND B	PNC Bank NA, Co-Trustee	12/23/2019
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BCLJ: January 31 & February 7, 2020

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 20th day of March 2020** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

Being known and designated as Parcel No. S21 C206.

Subject to matters as shown on the recorded Plan.

Subject to all coal, oil and gas and mineral

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

TITLE TO SAID PREMISES IS VESTED IN Peter A. Celender and Lynn M. Celender, H/W. by Deed from Timothy M. Wells and Amy W. Wells, H/W. Dated 10/22/1996.

Recorded 12/24/1996, in Book 2697, Page 503.

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

PROPERTY ID NUMBER: 565-24-70-0000

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

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

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

PROPERTY ID NUMBER: 565-22-190-0000

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

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

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

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

County, Pennsylvania.

Parcel No.: 490-S5-128-0000

BCLJ: January 17, 24, 31, 2020

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

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

PARCEL NO. 1

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

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

PARCELNO.2

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

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

BEING KNOWN AS: 409 HOUSTON AVENUE HARRISVILLE, PA 16038

PROPERTY ID: 430-S2-D15-0000

TITLE TO SAID PREMISIS IS VESTED IN

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

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

BEING PARCEL NUMBER: 370-S1-A7B-0000

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

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

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

Parcel No.: 564-11-156-0000

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

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

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

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

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

BCLJ: January 17, 24, 31, 2020

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

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

TAX I.D. #: 130 S3 A88

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

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

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

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

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

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

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

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

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

HAVING erected thereon a dwelling house with integral garage.

UNDER AND SUBJECT to any and all oil and

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

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

Tax Parcel: 130-S6-DA2-0000

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

BCLJ: January 17, 24, 31, 2020

E.D. 2019-30297

C.P. 2019-22102

ATTY KIMBERLY HONG

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

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

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

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

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

Parcel No.: A250/8

BCLJ: January 17, 24, 31, 2020

E.D. 2019-30309

C.P. 2019-22362

ATTY MICHAEL MCKEEVER

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

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

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

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

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

said alley on the South

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

PROPERTY ID NUMBER: 430-S2-C24

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

CONTAINING .25 acre.

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

16001

PROPERTY ID NUMBER: 563-8-9

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

PROPERTY ID NUMBER: 130-S12-B7

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

BCLJ: January 17, 24, 31, 2020

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

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

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

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

Having thereon erected a two story frame dwelling house.

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

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

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

Parcel No.: 563-6-214

BCLJ: January 17, 24, 31, 2020

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

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

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

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

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

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

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

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

BCLJ: January 17, 24, 31, 2020

Sheriff of Butler County, Michael T. Slupe