

**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: Virginia R Anguish**

Late of: Cranberry Township PA  
 Executor: Jill A Anguish  
 5301 Keystone Street  
 Pittsburgh PA 15201  
 Attorney: William E Goehring Esq  
 1207 Beechwood Boulevard  
 Pittsburgh PA 15206

**Estate of: Joan A Barford****a/k/a: Joan Alexandra Barford**

Late of: Cranberry Township PA  
 Executor: Peter Albert  
 310 Satinwood Lane  
 Greensburg PA 15601  
 Attorney: Kenneth Ficerai  
 Mears Smith Houser & Boyle PC  
 127 North Main Street  
 Greensburg PA 15601

**Estate of: Tamas Becse**

Late of: Cranberry Township PA  
 Administrator C.T.A.: Tatyana Becse  
 121 Stockton Ridge Unit 117  
 Cranberry Twp PA 16066  
 Attorney: Marcia L Depaula  
 Steptoe & Johnson PLLC  
 11 Grandview Circle Suite 200  
 Canonsburg PA 15317

**Estate of: Virginia L Chuba****a/k/a: Virginia Chuba**

Late of: Butler Township PA  
 Executor: Thomas J Chuba Jr  
 12618 Heritage Farm Lane  
 Oak Hill VA 20171  
 Attorney: William C Robinson Jr  
 Heninger & Robinson PC  
 6 West Diamond Street  
 Butler PA 16001

**Estate of: Richard A Gavula Sr**

Late of: Butler Township PA  
 Administrator: Richard A Gavula Jr  
 211 Willow Run Drive  
 Butler PA 16001  
 Administrator: Jennifer L Gavula Roush  
 142 Golfview Dr  
 Gibsonia PA 15044  
 Attorney: Kelton Merrill Burgess  
 Law Offices of Kelton M Burgess  
 1300 Fifth Avenue  
 Pittsburgh PA 15219

**Estate of: Mary Ann Green****a/k/a: Mary A Green**

Late of: Franklin Township PA  
 Administrator: Debra G Dixon  
 137 Hall Road  
 Slippery Rock PA 16057  
 Attorney: Thomas R Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

**Estate of: Randall L Haas****a/k/a: Randall Lee Haas**

Late of: Clinton Township PA  
 Executor: Sherry L Haas  
 317 Goldscheitter Road  
 Sarver PA 16055  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxonburg PA 16056

**Estate of: Karen E Hilliard**

Late of: Prospect PA  
 Administrator: Eric Hilliard  
 167 Church Street  
 Prospect PA 16052  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Charles A Martin**

Late of: Jefferson Township PA  
 Executor: Lisa L Giese  
 112 Martin Lane  
 Butler PA 16002  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Ronald A McCall**

Late of: Saxonburg PA  
Executor: Karen S Collins  
106 Rolling Mills Drive  
Valencia PA 16059  
Executor: Alicia M Roxbury  
294 Crown Hill Road  
Prospect PA 16052  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Helen McElhinny  
a/k/a: Helen Habay McElhinny**

Late of: Forward Township PA  
Executor: Michael N Carney  
205 Parkwyn St  
Elizabeth PA 15037  
Attorney: Kerry A Fraas  
1420 Fallen Timber Road Suite 100  
Elizabeth PA 15037

**Estate of: Rosemarie Brown Reubi  
a/k/a: Rosemarie B Reubi**

Late of: Zelenople PA  
Executor: John W Reubi  
554 Yellow Creek Road  
Harmony PA 16037  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Wayne Robert Thoma  
a/k/a: Wayne R Thoma**

Late of: Center Township PA  
Executor: Timothy R Thoma  
447 Marwood Road  
Cabot PA 16023  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Jack John Tarosky  
a/k/a: Jacob John Tarosky**

Late of: Jefferson Township PA  
Executor: Michael J Tarosky  
213 Roselle Dr  
Apollo PA 15613

**Estate of: David E Voelker**

Late of: Butler PA  
Executor: Deborah L Williams  
323 School Street  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Betty K Westerman  
a/k/a: Betty Kleeb Westerman**

Late of: Butler Township PA  
Executor: David L Westerman  
120 Springer Plan Road  
Freedom PA 15042  
Attorney: Michael D Gallagher  
Murrin Taylor & Gallagher  
100 East Diamond Street Suite 101  
Butler PA 16001

BCLJ: July 12, 19, 26, 2019

**SECOND PUBLICATION**

**Estate of: Claudia A Cunningham**

Late of: Cranberry Township PA  
Executor: Mark E Cunningham  
140 Kruest Drive  
Freedom PA 15042  
Attorney: Maryann Bozich DiLuigi  
506 S Main Street  
Suite 2201  
Zelenople PA 16063

**Estate of: Lois Finley  
a/k/a: Lois Ann Finley  
a/k/a: Lois A Finley**

Late of: Cabot PA  
Executor: David T Finley Jr  
8789 Terrace Dr  
Pittsburgh PA 15237

**Estate of: George H Fox**

Late of: Jefferson Township PA  
Executor: Beatrice S Wallace  
131 Carol Drive  
Saxonburg PA 16051  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
340 N. Main Street, Suite 103  
Butler PA 16001

**Estate of: Albert M Gladis**

Late of: Butler Township PA  
Executor: Juliann Sheptak  
116 Garden Grove Drive  
Butler PA 16002  
Attorney: Robert J Stock  
Stock & Patterson  
106 South Main St Suite 603  
Butler PA 16001

**Estate of: James J Kile**

Late of: Connoquenessing Township PA  
Executor: Kimberly A Rapsinski  
477 Old Plank Road  
Butler PA 16002  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery and Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Stephen D Lent**

Late of: Mars PA  
Administrator: Richard Lent  
4465 Outrigger Cr  
Huntington Beach CA 92649  
Attorney: Mark A Criss  
20436 Route 19  
Suite 620 #182  
Cranberry Twp PA 16066

**Estate of: Marilyn B Levin**

Late of: Butler Township PA  
Executor: Eric D Levin  
198 Beech Road  
Butler PA 16001

**Estate of: Mary Lou Matteau**

Late of: Seven Fields PA  
Executor: Donald J Matteau  
3896 Rivendale Road  
Denver NC 28037  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

**Estate of: William L Paulsen**

Late of: Saxonburg PA  
Executor: Michael S Lazaroff  
PO Box 216  
Saxonburg PA 16056  
Executor: Toni J Sasse  
200 Leasureville Road  
Cabot PA 16023  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

**Estate of: Joseph J Spisak**

Late of: Valencia PA  
Executor: Shirley Novak  
500 Grant Street Suite 2900  
Pittsburgh PA 15219  
Attorney: Shirley Novak  
500 Grant Street BNY Mellon Center  
Suite 2900  
Pittsburgh PA 15219

**Estate of: James A Wigton**

Late of: Butler Township PA  
Executor: Timothy J Wigton  
127 W Muntz Avenue  
Butler PA 16001  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

BCLJ: July 5, 12, 19, 2019

-----  
**THIRD PUBLICATION**

**Estate of: Mildred Marie Davis  
a/k/a: Mildred M Davis**

Late of: Worth Township PA  
Executor: Steven E Davis  
138 Pleasant Hill Road  
Harmony PA 16037  
Executor: Rebecca I Nogacek  
1022 West Park Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd Po Box 67  
Slippery Rock PA 16057

**Estate of: Wilda J Grabe**

Late of: Penn Township PA  
Executor: Richard J Grabe  
290 Pittsburgh Road  
Butler PA 16002  
Executor: Kay Small  
2511 Minton Drive  
Moon Township PA 15108  
Attorney: Scott E Kasbee  
Daniel and Kasbee  
999 West View Park Drive  
Pittsburgh PA 15229

**Estate of: Francis Ralph Horne****a/k/a: Francis R Horne**

Late of: Palm Beach City FL  
 Ancillary Executor: Robert J Emminger  
 312 Cherokee Drive  
 Butler PA 16001  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Carol A Morgus**

Late of: Center Township PA  
 Administrator C.T.A.: Timothy J Morgus  
 941 Mercer Road  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Albert J Naleppa**

Late of: Saxonburg PA  
 Executor: Margaret A Naleppa Prycl  
 519 Davis Avenue  
 Pittsburgh PA 15209  
 Attorney: Scott E Kasbee  
 Daniel And Kasbee  
 999 West View Park Drive  
 Pittsburgh PA 15229

**Estate of: Nancy A Penney**

Late of: Mars PA  
 Executor: Robert C Penney  
 1608 Dogwood Drive  
 Reading PA 19609  
 Attorney: Jay R Hagerman  
 Abernethy Hagerman Law, LLC  
 4499 Mount Royal Blvd  
 Allison Park PA 15101

**Estate of: Elizabeth B Senulis**

Late of: Jefferson Township PA  
 Executor: James H Limbaugh  
 4767 William Flynn Highway  
 Allison Park PA 15101  
 Attorney: Russell C Miller  
 Auld Miller LLC  
 4767 William Flynn Hwy  
 Allison Park PA 15101

BCLJ: June 28 &amp; July 5, 12, 2019

-----

**MORTGAGES**

Recorded June 10 - June 14, 2019

**Adams, Erin Elizabeth** --CITIZENS BK NA--Middlesex Twp Sub/Condo:Ferguson Heirs Plan Lot:12 Street:113 Dwellington Drive Parcel:230-S2-43E12:\$166,480.00

**Adams, Uber S** --ARMCO CRED UN--Butler Twp Sub/Condo:Courtyards @ Krendale Condo PI Unit:2206 Street:2206 Tudor Drive Parcel:056-17-3A2206:\$226,372.00

**Archer, Gary L ; Archer, Mary Kandice**-- ARMCO CRED UN--Butler City Street:108 Pine Street Parcel:565-22-55:\$50,000.00

**Archev, Kevin G**--ALLEGENT COMMUNITY FED CRED UN--Seven Fields Boro Sub/Condo:Castle Creek Ph 3 Lot:4 Unit:320 Street:118 Stoney Creek Court:\$30,000.00

**Baptiste, Jacquelyn R** --PNC BK NA-- Butler City Ward:5 Lot:10 Street:111 Cleveland St Parcel:565-22-227A:\$65,786.00

**Barnes, Bert T ; Barnes, Bert Timothy**-- FARMERS NATL BK EMLENTON--Butler City Ward:2 Street:341-343 E Locust Street Parcel:562-23-169:\$40,000.00

**BDS LLP, Bowser Richard ; Donnelly, Peter T ; Sullivan, Russell R**--FARMERS NATL BK EMLENTON--Butler Twp Ward:5 Street:201-203 Shady Avenue Parcel:055-28-B92:\$105,000.00

**Beckes, Thomas S** --UNITED WHOLESAL MTG-- Evans City Boro Sub/Condo:Wahl Plan Lot:55 Street:234 N Jackson St Parcel:400-S2-B57:\$271,700.00

**Bernaer, Samantha L Aka ; Silvis, Samantha L Aka**--CITIZENS BK NA-- Butler Twp Sub/Condo:Lyndora Land & Improvement Co Lot:108 Street:25 Butler Rd Parcel:052-37-A108:\$126,400.00

**Bertha, Renee ; Fox, Randy**--WEST PENN FIN SERV CTR INC-- Buffalo Twp Sub/Condo:Boehm Plan Lot:4 Street:212 Ekastown Road Parcel:040-S1-C3:\$173,600.00

**Bish, Brion K** --PNC BK NA--Butler City Ward:5 Sub/Condo:Reiber Plan Lot:2 Street:726 W Penn St Parcel:565-22-118:\$44,184.00

**Blauser, Cecil ; Blauser, Molly**-- QUICKEN LOANS INC--Concord Twp Street:728 Hooker Road Parcel:110-S1-A39:\$125,000.00

**Bricker, Carol A ; Bricker, Edward J**-- NEXTIER BK NA--Jackson Twp Sub/Condo:Peffer Sub Lot:1 Street:7965 Franklin Rd Parcel:180-4F50-17Aa:\$30,000.00

**Brown, Dean V ; Brown, Patricia L**-- PNC BK NATL ASSN--Oakland Twp Street:1373 Mahood Rd Parcel:250-2F24-

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

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

**IN THE MATTER OF: Ms.D. No. 19-40117**

Notice is hereby given that on, April 26, 2019, the Petition for Name Change was filed in the above-named Court, requesting an Order to change the name of Erin Calin Conley to **Erin Kaelin Conley**.

The Court has fixed the 8th day of August, 2019, at 12:45 p.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Thomas E. Breth, Esquire  
Dillon McCandless King  
Coulter & Graham, LLP  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: July 12, 2019

-----

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

**IN RE: D.L.F.**

**O.A. No. 47 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,

**D.L.F. - Date of Birth: May 1, 2013.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom # 1 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 18th day of September, 2019 at 9:00 A.M.

**IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE**

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

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

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

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724-284-5200

BCLJ: July 12, 2019

-----

**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN, that TDY Enterprises, LLC, of 349 Euclid Road, Butler Pennsylvania 16001, has filed on June 24, 2019, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa.C.S. Section 311), to conduct business under the name of **Euclid Mini Storage**.**

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

BCLJ: July 12, 2019

-----

**Certificate of Organization**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a limited liability company which has been organized under the provisions of the Limited Liability Law of 1994. The name of the limited liability company is **C&C Debris Removal, LLC**.

Dennis M. Sloan, Esquire,  
Sloan & Associates, P.C.,  
106 S. Main Street,  
Suite 305,  
Butler, PA 16001.

BCLJ: July 12, 2019

-----

**LEGAL NOTICE  
IN THE COURT OF COMMON  
PLEAS OF BUTLER COUNTY,  
PENNSYLVANIA NOTICE OF FILING  
OF PETITION FOR NAME CHANGE IN  
THE MATTER OF: Ms.D. 19-40144**

Notice is hereby given that, on May 20, 2019, the petition of Name Change was filed in the above named court, requesting an order to change the name of KANE DILLON CAMPBELL to **KANE SALVATORE DEROSE**. The court has fixed the 8th day of August, 2019, at 12:00 P.M., in Court Room number 3, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: July 12, 2019

-----

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

**IN THE MATTER OF: Ms.D. 19-40182**

Notice is hereby given that, June 27, 2019, the petition of Name Change was filed in the above-named court, requesting an order to change the name of Shane Christian Scisciani-Brown to **Shane Christian Brown**. The Court has fixed the 9th day of August, 2019, at 12PM , in Court Room number 3, Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: July 12, 2019

-----

**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 August 2019** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, October 18, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30133  
C.P. 2019-21088  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **LAYTH F. ABDELQADER AND LAYTH ABDELQADER** at the suit of UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE, Being:

ALL THAT CERTAIN condominium Unit in Cranberry Township, Butler County, Pennsylvania as more specifically shown and described in the Declaration of Condominium for Foxmoor Flats, a Condominium, dated November 17, 2003 and recorded November 25, 2003 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time to time, and as shown on Phase 2 Declaration Plan for Foxmoor Flats, a Condominium, dated September 29, 2005 and recorded October 24, 2005 in the Recorder of Deeds Office of Butler County, Pennsylvania as Instrument No. 200510240030727, at Plat Book 288 Pages 1-35, which condominium unit is more particularly described as:

Unit 133 in Building 11 in Foxmoor Flats IA, a Condominium.

TOGETHER WITH all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration

of Condominium, Article II, Section 2.2, and the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDER AND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the DEclaration of Condominium.

The Grantee, for Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed covenant and agree to pay such charges for the maintenances of, repairs to, replacements of and expenses in connection with the common elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S.A. 3101 et seq., and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed, and that this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN LAYTH ABDELQADER, by Deed from SANDRA K. TAYLOR, Dated 04/30/2018, Recorded 05/03/2018, Instrument No. 201805030008377.

Tax Parcel: 130-534-M133-0000

Premises Being: 1011 STOCKTON RIDGE, CRANBERRY TOWNSHIP, PA 16066-2238

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30150  
C.P. 2019-21218  
ATTY MARTHA VON ROSENTEIL**

Seized and taken in Execution as the property of **HENRY E. BARRON AND AUDREY M. BARRON** at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, Being:

ALL THAT CERTAIN tract of land in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Lot 226 in the Plan of Subdivision, Field Lake Estates Plan No.2, as recorded in the Recorder's Office of Butler County in Plan Book Volume 249, Page 8-10.

Being the same premises which Monterey



Development Associates, L.P. by Deed dated 8/12/2002 recorded 8/27/2002 in Deed Book as Instrument Number 200208270028750 conveyed unto Henry E. Barron and Audrey M. Barron, h/w.

IMPROVEMENTS: Residential dwelling

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30141  
C.P. 2019-21135  
ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of **JENNIFER CARR AND KAYLIE CARR** at the suit of PLANET HOME LENDING, LLC, Being:

PARCEL NO.: 210-S1-E7

ALL that certain lot or parcel of land situate in Marion Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 7 in the Annandale Plant Plan of Lots recorded in the Recorder's Office for Butler County, Pennsylvania, in Rack 30, page 48, and being also Lot No. 7 in Revision of Annandale Plant Plan of Lots recorded by the Seller in said Office in Rack 40, page 1.

Tax ID/Parcel No.: 210-S1-57-0000

TOGETHER with all and singular the ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantor in law, equity, or otherwise, howsoever of, in and to the same and every part thereof; excepting and reserving and under and subject as hereinbefore set forth and provided. Fee Simple Title Vested in Jerred M. Carr and Kaylie Carr, Husband and Wife by deed from Christine G. Dematteis, Married and Rickey E. McCandless, Married, dated 3/2/2018, recorded 3/7/2018, in the Butler County Clerk's Office in Deed Instrument No. 201803070004305.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30158  
C.P. 2019-21260  
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **RICHARD S. CUPPS AND JULIE L. CUPPS** at the suit of DIETECH FINANCIAL LLC Being:

ALL THAT certain piece, parcel or tract of land situate in Franklin Township, Butler County Pennsylvania, being known as Lot. No. 2 in the Purvis Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 153, page 157.

SUBJECT to the Road Maintenance Agreement dated July 29, 1993, and recorded in Record Book 2345, page 614.

BEING KNOWN AS: 116 WHITETAIL LANE, BUTLER PA 16001

PROPERTY ID: 170-3F80-29GB-0000

TITLE TO SAID PREMISIS IS VESTED IN RICHARD S. CUPPS; JULIE L. CUPPS BY DEED FROM THOMAS C. BRIDGES AND CHRISTINE A. BRIDGES, DATED 08/08/1995 RECORDED 08/09/1995 IN BOOK NO. 2548 PAGE 690

TO BE SOLD AS PROPERTY OF: RICHARD S. CUPPS; JULIE L. CUPPS

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30162  
C.P. 2019-21219  
ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of **SHEILA M CYPHER** at the suit of BANK OF AMERICA NA , Being:

TAX I.D. #: 060-S4-17-0000

ALL that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 2, (containing 0.52 acre and a dwelling house) in the Plan of Subdivision for R.W. McDonald and Sons dated April 14, 1992, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 155, Page 22.

Being known as: 431 SUNSET DRIVE, BUTLER, PENNSYLVANIA 16001.



Title to said premises is vested in Sheila M. Cypher by deed from Brenda M Wyatt dated December 16, 2005 and recorded December 19, 2005 in Instrument Number 200521190035991.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30157  
C.P. 2019-21259  
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **GOLDIE DEAL AND GOLDIE M. DEAL** at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY STRUCTURED TRUST I 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, Being:

ALL those certain lots of land situate in the Village of Lyndora, Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

On the North by an alley 100 feet, more or less; on the East by Lot No. 49, 110 feet, more or less, on the South by Francis Avenue, 100 feet, more or less, and on the West by Lot No. 146 in the same plan, 110 feet, more or less. Being Lot Nos. 47 and 48 in the Frank X. Kohler's Plan of Lots in said Township of Butler.

ALSO: Beginning at the Southeast corner of the lot herein conveyed, being the Northwest corner of intersection of Francis Avenue and Alton Street: thence in a Westerly direction along the North Side of Francis Avenue, 43 feet to the Southeast corner of Lot No. 48 in the same plan; thence in a Northerly direction by the lone of said Lot No. 48, 113.5 feet to an alley; thence along said alley in an Easterly direction, 10 feet to Alton Street: thence in a Southerly direction along the West side of Alton Street. 115.5 feet to a place of beginning. Being Lot No. 49 in the Frank X. Kohler's Plan of Lots in said Township of Butler.

BEING KNOWN AS: 501 MAIN STREET, LYNDORA PA 16045

PROPERTY ID: 052-29-A48

TITLE TO SAID PREMISIS IS VESTED IN VERNON L. DEAL AND GOLDIE DEAL A/K/A GOLDIE M. DEAL BY DEED FROM MARY KOSAR, WIDOW, BY KATHRYN MOON, HER ATTORNEY-IN-FACT, DATED

9/25/1995 RECORDED 10/16/1995 IN BOOK NO. 2567 PAGE 0896

VERNON L. DEAL DIED ON OR ABOUT DECEMBER 14, 2017. BY VIRTUE OF HIS DEATH, HIS OWNERSHIP INTEREST WAS AUTOMATICALLY VESTED IN GOLDIE DEAL A/K/A GOLDIE M. DEAL, THE SURVIVING TENANT BY ENTIRETY.

TO BE SOLD AS PROPERTY OF: GOLDIE DEAL A/K/A GOLDIE M. DEAL

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30119  
C.P. 2019-20930  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **SANDRA L. FALKNER** at the suit of DITECH FINANCIAL LLC., Being:

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

Beginning at a point on the edge of the right of way of Highway Route 228 in Buffalo Township, Butler County, Pennsylvania; thence South 2 degrees 23' 06" West along lands of Chinoski, a distance of 376.95 feet to a point at the intersection with lands of E. F. Kujawa; thence South 77 degrees 34' 05" West along lands of E. F. Kujawa, a distance of 201.80 feet to a point; thence North 25 degrees 00' West along lands of E. F. Kujawa, a distance of 227.63 feet to a point on the edge of the right of way of Highway Route 228; thence North 59 degrees 15' 39" East along the edge of the right of way of Highway Route 228, a distance of 120.53 feet to a point; thence North 53 degrees 27' 47" East along the same, a distance of 235.58 feet to a point, the place of beginning.

Containing 1.78 acres as per survey of T. G. Howard and Associates dated May, 1974.

TITLE TO SAID PREMISES IS VESTED IN Harold J. Falkner and Sandra L. Falkner, his wife., by Deed from Eugene F. Kujawa and Cecelia L. Kujawa, his wife, Dated 05/25/1974, Recorded 05/29/1974, in Book 989, Page 668.

HAROLD J. FALKNER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of HAROLD

J. FALKNER's death on or about 10/01/2008, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 040 1F75 A4A1A0000

Premises Being: 720 SARVER ROAD, SARVER, PA 16055

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30123  
C.P. 2019-20497  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **WALTER I. HIXON, HEIR, REBECCA HIXON, HEIR, KNOWN & UNKNOWN HEIRS DANA ALAN HIXON, KNOWN & UNKNOWN HEIRS DANA A. HIXON AND KNOWN & UNKNOWN HEIRS DANA HIXON** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:

All that certain piece and lot of land situate in Connoquenessing Township, County of Butler Pennsylvania, being known and designated as Lot No. 814 and Lot No. 815 in Connoquenessing Woodlands Plan No. 5, as recorded in Butler County in Rack File Section 29, Pages 19 A and B. Subject to all easements, restrictions, reservations, building lines as recorded in Butler County in Rack File 19A and 19B.

BEING known and numbered as 146 Blue Jay Drive, Connoquenessing, PA 16027.

BEING the same property conveyed to Dana Hixon, an Unmarried Woman who acquired title by virtue of a deed from Associates Financial Services Inc., dated November 15,2004, recorded January 13,2005, at Instrument Number 200501130001099, Butler County, Pennsylvania records.

Parcel No.: 120-S6-A814 120-S6-A815

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30136  
C.P. 2018-20841  
ATTY ROGER FAY**

Seized and taken in Execution as the property of **CAROL A. LANDGRAF** at the suit of BAYVIEW LAON SERVICING LLC, Being:

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

BEGINNING at a point in the center line of Hemlock Street, a 33 foot right of way where it intersects with the center line of Hillvue Drive, a 60 foot right of way, said point being the Northeast corner of the parcel herein described; thence along the center line of Hillvue Drive' South 3 degrees 00'00" West a distance of 160.00 feet to a point on lands of now or formerly Michael and Patricia Curcio, said point being the Southeast corner hereof; thence along lands of now or formerly Michael and Patricia Curcio, North 87 degrees 15'00" West a distance of 207.500 feet to a point on lands of now or formerly William S. Kunts and Amy S. Hooks, being the Southwest corner hereof; thence along lands of now or formerly William S. Kunts and Amy S. Hooks, North 3 degrees 00'00" East a distance of 160.00 feet to a point on the center line of Hemlock Drive, being the Northwest corner hereof, thence along the center line of Hemlock Drive, South 87 degrees 15'00" East a distance of 207.500 feet to a point, the place of beginning.

CONTAINING 0.762 of an acre and having thereon erected a dwelling house and garage.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposed only.

Title to said Premises vested in Carl C. Landgraf, Jr. and Carol A. Landgraf by Deed from Robert J. Fennick et al dated April 10, 2000 and recorded on April 11, 2000 in the Butler County Recorder of Deeds as Instrument No. 200004710007741.

The said Car. C. Landgraf, Jr. departed this life on December 20, 2015, whereupon, title vested in Carol A. Landgraf, his wife.

Being known as: 271 Hemlock Drive. Butler, PA 16001

Tax Parcel Number: 051-47-H29D-0000

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30131  
C.P. 2019-21086  
ATTY SCOTT DIETTERICK**

Seized and taken in Execution as the property of **DEBRA K. MATONAK AND DEBORAH K. MATONAK** at the suit of CL45 MW LOAN 1 LLC, Being:

Parcel 1:

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

BEGINNING at a point on the West side of North Main street where the Southern line of lot now or formerly of Peter Cummings intersects the same; thence in a Western direction by a line drawn through the center of a party wall common to the Cummings Building and the building on the lot hereby conveyed, a distance of 180 feet, more or less, to the Eastern line of Jackson Street; hence In a Southerly direction along the Eastern line of Jackson Street, 20 feet, more or less, to the Northern line of the lot now or formerly Nathan Segall; thence In an Eastern direction along the Northern line of lot now or formerly of Nathan Segall, 180 feet, more or less, to a point on the Western line of North Main Street; thence in a Northerly direction along the Eastern line of North Main Street, 20 feet or less, to the point of beginning, Having thereon erected a brick building and being known as 143 North Main Street, and also a two-story cement block building known as 143 North Jackson Street.

TOGETHER with the Southern half of the party wall on the Northern line of the property hereby conveyed as more specifically described in deed from David Walker, et ux, to Jacob Keck, record in Deed Book 21, Page 483.

BEING Tax Parcel 565 9 182 0000.

Property Address: 142 North Main Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior record instruments, deed or conveyances, and including right to receive rents therefrom.

Parcel 2:

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

BEGINNING at a point 118 feet Westwardly from the Southwest corner of North Main Street and West North Street; thence 61 feet, more or less, in a Westwardly direction to Jackson Street; thence South along Jackson Street, a distance of 80 feet, more or less, to line now or formerly of Peter Cummings; thence in an Eastwardly direction by a line parallel with West North Street a distance of 61 feet, more or less, to a point; thence in a Northerly direction parallel with Main Street, a distance of 80 feet, more or less, to the place of beginning. Having erected thereon a one-story brick garage building.

BEING Tax Parcel 565 9 179 A 0000.

Property Address: 111 West North Street, Butler, Pennsylvania 16001

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easments, conditions, exceptions, restrictions and reservation as exist by virtue of prior recorded instruments, deed or conveyances, and including right to receive rents therefrom.

BEING the same premises which Walter T. Matonak, Individually, by his Deed dated May 1, 2013 and recorded on May 8, 2013 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 201305080013297, granted and conveyed unto Dennis W. Matonak and Debra K. Matonak, his wife.

Dennis W. Matonak and Debra K. Matonak, his wife, are the record owners of the real property, however, Dennis W. Matonak is now deceased, and upon his death, all of his right, title and interest in the real property was conveyed to Debra K. Matonak by operation of law.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30151  
C.P. 2019-21232  
ATTY KENYA BATES**

Seized and taken in Execution as the property of **JAMES MCCUNE** at the suit of DITECH FINANCIAL LLC, Being:

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being Lot No. 115 in the Windward Heights Plan of Lots No. 4 as recorded January 16, 1969 in Rack File 58, page 11.

TITLE TO SAID PREMISES IS VESTED IN JAMES MCCUNE, by Deed from RICHARD A. DAY, EXECUTOR OF THE ESTATE OF BARBARA D. MARTIN, AKA BARBARA ELLEN KRINER AKA BARBARA D. KRINER, DECEASED, Dated 01/02/2018, Recorded 01/08/2018, Instrument No. 201801080000328.

Tax Parcel: 060-514-D115-0000

Premises Being: 115 LYN DALE DRIVE, BUTLER, PA 16001-1409

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30130  
C.P. 2019-21085  
ATTY SCOTT DIETTERICK**

Seized and taken in Execution as the property of **MILLER'S QUALITY MEATS LLC** at the suit of CL45 MW LOAN 1 LLC, Being:

ALL that certain piece, parcel, or tract of land situate in the Fifth (5th) Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right of way line of North Main Street of line of lands of now or formerly Mary Ziegler and the herein described tract; thence along line of lands of now or formerly Mary Ziegler, North 88° 04' West, a distance of 179.82 feet to the right of way line of Jackson Street; thence along the right of way line of Jackson Street, North 1° 51' East, a distance of 20.84 feet to line of lands of formerly J. Sarver, now or formerly Walter Matonak; thence along line of lands of formerly J. Sarver, now, or

formerly of Walter Matonak, and an existing party wall, South 87° 53' 40" East, a distance of 179.87 feet to the right of way line of North Main Street; thence along the right of way line of North Main Street, South 2° 00' West, a distance of 20.29 feet to a point, at the place of beginning.

Subject to any and all easements, party wall agreements, rights of way as the same may be and appear in prior instruments of record.

Parcel I.D.: 565-9-183-0000

BEING the same premises conveyed by Deed from Linda A. Cipolla and Melvin R. Snow, Wife and Husband, dated January 12, 2016 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on February 3, 2016, in Deed Instrument 201602030002277, unto Miller's Quality Meats, LLC.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30118  
C.P. 2019-20929  
ATTY LOUIS VITTI**

Seized and taken in Execution as the property of **JAMES ROLAND NOCK, JR AND MARLEE ELIZABETH MAUTHE** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

ON the West 133 feet, more or less, by Main Street; On the North 118 feet, more or less, by land of now or formerly Stanley Simpson, formerly A.E. Ellenberger; On the East 133 feet, by other lands now or formerly Scott; and on the South 118 feet, more or less by Washington Street.

Grantor gives and grants unto Grantee, his assigns, the right to run drains from the within conveyed property through other lands now or formerly of Edith M. Scott, which other lands be to the East of the within conveyed property.

Being designated as Parcel Number: 410-S1 -F1C

Being known and numbered as 103 North Fairview Main Street, Petrolia, PA 16050

Being the same property which Chad E. Mealy, an unmarried man and Miriam Mealy, an unmarried woman, by deed dated October 28, 2016 and recorded on November 2, 2016 at Instrument #201611020023080 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto James Roland Nock, Jr., an unmarried man and Marlee Elizabeth Mauthe, an unmarried woman, as joint tenants with rights of survivorship not as tenants in common.

BCLJ: July 12, 19, 26, 2019

**E.D. 2018-30265  
C.P. 2018-22139  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **THEODORE E. PFENNINGWERTH** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL THAT CERTAIN lot or plot of ground situate in Butler Township, Butler County, Pennsylvania, being further bounded and described as follows:

BEGINNING at a point 401.1 feet northeast of Morton Avenue, thence S. 84° 22' E. approximately one hundred sixty-seven feet (167 ft) along land of W.F. and Vera Walker; thence S. 6° 04' W. fifty feet (50 ft); thence N. 84° 22' W. approximately one hundred sixty-six feet (166 ft) along land of the grantors herein, to an unnamed street; thence N 5° 37' E. along same unnamed street fifty feet (50 ft) to a point, the place of beginning.

CONSISTING of forty (40) feet from the Southern end of Lot No. 3, and often (10) feet from the Northern end of Lot No 2, in the Quigley Plan of Lots, laid out by Lucas and Greenough, Engineers, dated February 25, 1947 recorded in Plan Book Volume 15 Page 1.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 111 GRAHAM ROAD BUTLER, PA 16001

TAX PARCEL NO. 051-39-K3-0000

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of

record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Frank Robert King a/k/a Frank R. King, by deed dated November 15, 2010 and recorded November 17, 2010 in Butler County Instrument No. 201011170027203, granted and conveyed unto Theodore E. Pfennigwerth.

TO BE SOLD AS THE PROPERTY OF THEODORE E. PFENNINGWERTH UNDER JUDGMENT NO. 2018 10786.

BCLJ: July 12, 19, 26, 2019

**E.D. 2017-30278  
C.P. 2017-21941  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **STACEY J. REYNOLDS** at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

BEGINNING at a point at the corner of Howard and North Cliff Streets; thence running East along said Howard Street a distance of 47.5 feet, more or less, to lot now or formerly of Oswald; thence running South along said lot now or formerly of Oswald a distance of 92.68 feet, more or less, to lot of formerly Blymiller, now or formerly Welsh; thence running West along lot now or formerly of Welsh, formerly Blymiller, a distance of 49.15 feet, more or less, to North Cliff Street, the southwest corner; thence running North along North Cliff Street a distance of 89.48 feet, more or less, to a point at the corner of Howard Street and North Cliff Street, the place of beginning.

HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS: 215 HOWARD STREET BUTLER, PA 16001.

TAX PARCEL NO. 564-11-160-0000

BEING THE SAME premises which Janice Louise Oberdorf, Executrix of the Estate of Andrew L. Gorencic, by deed dated May 18,2010 and recorded May 19, 2010, Butler County Instrument No. 201005190010641, granted and conveyed unto Stacey J. Reynolds.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF STACEY J. REYNOLDS UNDER BUTLER COUNTY JUDGMENT NO. 2017-10450

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30127**

**C.P. 2019-21065**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **LAURA A. CARLANTONIO AND RICHARD D. CARLANTONIO** at the suit of PINGORA LOAN SERVICING LLC, Being:

ALL that certain piece, parcel or tract of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, being known and designated as Lot No. 816 of the Poplar Forest Plan No. 8 of Howard E. Meyer, containing 0.740 acres and recorded in the Office of the Recorder of Deeds of Butler County, PA at Plan Book 238 Page 2

UNDER AND SUBJECT to all rights, restrictions, covenants, conditions, easements, grants, etc. as appear in prior instruments of record in the chain of title.

DEED BOOK: INSTRUMENT: 201407290017592

DEED PAGE: INSTRUMENT: 201407290017592

MUNICIPALITY: Borough of Slippery Rock

TAX PARCEL #: 510-S5-E816

PROPERTY ADDRESS: 119 Sassafras Drive Slippery Rock, PA 16057

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30148**

**C.P. 2019-21200**

**ATTY LOIS VITTI**

Seized and taken in Execution as the property of **ROBERT WILLIAM RULEY** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL THAT CERTAIN lot or tract of land situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Lot Line Revision for Dale A and JoAnn Blain and Anthony Everitt and Kriscinda Meadows, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 340, Page 32.

HAVING thereon erected a dwelling known and numbered as 351 West Sunbury Road, Butler, PA 16001.

BEING designated as Parcel Number: 060-2F63-1D

BEING the same property which Anthony Everitt and Kriscinda Meadows nka Kriscinda Everitt, Husband and Wife, by deed dated May 1,2015 and recorded on May 14,2015 at Instrument #201505140010206 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Robert William Ruley, unmarried, as sole owner.

BCLJ: July 12, 19, 26, 2019



**E.D. 2019-30128  
C.P. 2019-21066  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **AIMEE SANNER AND STEVEN S. TOTH, JR.** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Borough of Harrisville, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Prairie Street in said borough at the Northwest corner and extending Eastward along the south side of Prairie Street, a distance of 53 feet to a corner; thence South along land now or formerly of Porter, 135 feet, more or less, to a corner on line of land formerly of Wick heirs; thence West along said land of formerly Wick heirs, now or formerly of Fish, 53 feet to a corner; thence North along lot of formerly Shull, now or formerly of Ramely, a distance of 130 feet, more or less to the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 402 EAST PRAIRIE STREET HARRISVILLE, PA 16038

TAX PARCEL NO. 430-S2-A37

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Andy Priest, a/k/a Andrew Priest and Lisa Priest, husband and wife, granted and conveyed unto Aimee Sanners and Steven S. Toth, Jr., by deed dated April 21, 2015 and recorded on June 1, 2015 in Butler County Recorder of Deeds Office in Instrument No. 201505010009057

TO BE SOLD AS THE PROPERTY OF AIMEE SANNER AND STEVEN S. TOTH, JR. UNDER JUDGMENT NO. 2018-11103

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30147  
C.P. 2019-21199  
ATTY LOUIS VILLIT**

Seized and taken in Execution as the property of **DANA M. SLOMER** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

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

ON the North 86 % feet by Lot No. 11; on the East 3 5.85 feet by Monroe Street; on the South 88.97 feet by a ten foot alley; and on the West 35.48 feet by a 20 foot alley.

BEING Lot No. 12 in the Kidd Plan of Lots and having thereon erected a two-story frame dwelling known and numbered as 518 N. Monroe Street, Butler, PA 16001.

BEING designated as Parcel Number: 564-19-85

BEING the same property which Kurt L. Camden and Karen L. Camden, Husband and Wife, by deed dated May 27, 2005 and recorded on June 2, 2005 at Instrument #200506020013973 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Dana M. Slomer.

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30159  
C.P. 2019-21261  
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **STEPHEN SPEDALIERE, SCOTT A. VALENTINE, K. SCOTT VALENTINE AND SCOTT ALLEN VALENTINE** at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14, Being:

ALL that certain piece or lot of land situated on Elm Street in Slippery Rock Borough, Butler County, Pennsylvania, and having



erected thereon a two-story frame dwelling and being bounded and described as follows, to wit:

BEGINNING at a point on Elm Street 60 feet from line of lot now or formerly Jesse McConnell, thence by line of said Elm Street, in a Southerly direction 60 feet to line of lot of now or formerly Jesse McConnell; thence in a Westerly direction by line of lot of now or formerly Jesse McConnell, 59.09 feet to formerly Joseph Desso Heirs; thence by line of lands now or formerly Joseph Desso Heirs, 60 feet to line of Lands of now or formerly L.H. Bolton et ux; thence by line of lands now or formerly L.H. Bolton et ux. About 60 feet to place of beginning. Being part of Lot No. 27 in Plan of Lots surveyed by C.F.L. McQuiston for William S. Bingham and recorded in Butler County, Pennsylvania.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, 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: 326 ELM STREET, SLIPPERY ROCK PA 16057

PROPERTY ID: 510-53-13-000

TITLE TO SAID PREMISIS IS VESTED IN STEPHEN M. SPEDALIERE, AN UNMARRIED MAN, AND SCOTT A. VALENTINE, A MARRIED MAN, BY HIS ATTORNEY IN FACT/AGENT, STEPHEN M. SPEDALIERE, AS TENANTS IN COMMON BY DEED FROM JEROME S. HUBERMAN AND MARILYN HUBERMAN. HUSBAND AND WIFE, BY THEIR POWER OF ATTORNEY. AGENT BETH CAMPBELL DATED 8/20/2004 RECORDED 8/8/2004 IN INSTRUMENT NO. 200409080029575

TO BE SOLD AS PROPERTY OF: STEPHEN M. SPEDALIERE; SCOTT A. VALENTINE A/K/A SCOTT VALENTINE A/K/A SCOTT ALLEN VALENTINE

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30132  
C.P. 2019-21087  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JO ELLEN THOMAS AND JO E. THOMAS** at the suit of WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO FINANCIAL BANK, Being:

ALL that certain piece, parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Lot No. 7 in West's Clearview Acres Plan of Lots as recorded in the Recorder's Office of Butler County at Rack File Section 64, Page 12, and being more particularly bounded and described as follows, to wit:

BEGINNING at the southwest corner of the within described parcel, said point being the northwest corner of Lot No. 6 in said Plan of Lots, and being at the centerline of a 50-foot wide private road; thence along the centerline of said 50-foot wide private road, North 13° 03' East, a distance of 200 feet to a point on a lot now or formerly of Raymond C. Green, being known as Lot No. 8 in said Plan of Lots; thence along line of Lot No. 8 in said Plan, South 76° 57' East, a distance of 656.415 feet to a point on lands now or formerly of D. Rankin; thence along said lands, South 13°03' West, a distance of 200 feet to a point on Lot No. 6 in said Plan of Lots; thence along line of Lot No. 6 in said Plan, North 76° 57' West, a distance of 656.415 feet to a point, the place of beginning.

CONTAINING three (3) acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN JO ELLEN THOMAS, SINGLE, by Deed from CLAIR C. JAMISON AND JULIA A. JAMISON, HUSBAND AND WIFE, Dated 06/29/1994, Recorded 06/30/1994, in Book 2447, Page 36.

Tax Parcel: 300-S2-A7-0000

Premises Being: 145 TALL OAK LANE, BOYERS, PA 16020-2211

BCLJ: July 12, 19, 26, 2019

**E.D. 2019-30156  
C.P. 2018-20495  
ATTY MATTHEW MCDONNELL**

Seized and taken in Execution as the property of **UNKNOWN HEIRS, CARL THOMPSON DECEASED AND CARL THOMPSON JR DECEASED** at the suit of **BANK OF AMERICAN A., Being:**

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

BEGINNING at a point where the eastern right of way line of Township Road #522 intersects with the northern right of way line of Legislative Route #10070; thence in a Northeasterly direction along the northern right of way line of Legislative Route #10070. eighty (80) feet to a point on line of other lands of Darley Hovis; thence in a Northerly direction along line of other lands of Darley Hovis and parallel with the eastern right of way line of Township Road #522, five hundred forty-five (545) feet to a point on other lands of Darley Hovis; thence along line of other lands of Darley Hovis in a Westerly direction eighty (80) feet to a point on the Eastern right of way line of Township Road #522; thence in a Southerly direction along the eastern right of way line of Township Road #522, five hundred forty-five (545) feet to a point the place of beginning.

CONTAINING one (1) acre, more or less.

ALSO, all that certain piece, parcel of tract of land situate In Venango Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northern Right of Way line of Legislative Route #10070, the Southwest corner of the land hereby conveyed, the Southeast corner of other land of Carl Thompson, the Grantee; thence in a Northerly direction along Eastern line of said land of Guarantee a distance of 545 feet to a point; thence in a Northeasterly direction through Northern line of Right of Way of L.R.10070, a distance of 80 feet to a point; thence Southward through land of grantor and parallel to Eastern line of other land of Grantee a distance of 545 feet to Northern line of Right of Way L.R. 10070; thence Westward along said Northern line of Right of Way a distance of 80 feet to the place of beginning.

Both of the aforesaid described property being more particularly as described as follow:

BEGINNING at a point on the Eastern boundary of McJunkin Road, also known as T518, a 33' R.O.W.; thence continuing along the said roadway North 4° 47' East, a distance of 545 feet to a point on line of land of Conti; thence continuing along line of land of Conti, North 85° 31' 31" East, a distance of 160 feet to a point on line of land of now or formerly J.C.Thompson; thence continuing along line of land of Thompson South 4° 47' West a distance of 545 feet to a point, on the Northern boundary of Cemetery Road; thence continuing along Cemetery Road. South 85° 31' 31" West, a distance of 160 feet to a point, the place of beginning.

CONTAINING two acres, more or less, according to property survey of Hazlet, Pepling & Associates, Registered Engineers, dated January 20, 1995.

BEING THE SAME PREMISES which Carl Thompson, by Deed dated February 24,1997 and recorded February 25,1997 in the Office of the Recorder of Deeds in and for Bucks County in Deed Book Volume 2713, Page 354, granted and conveyed unto CARL THOMPSON and MARGARET M. THOMPSON, his wife.

And the said Margaret M. Thompson departed this life on March 27,2000. Title to the property passed to Carl Thompson by operation of law.

And the said Carl Thompson departed this life on August 31,2017

BEING KNOWN AS: 473 CEMETERY ROAD, BOYERS, PA 16020 PARCEL 0300-2F36-18A 0000

BCLJ: July 12, 19, 26, 2019

Sheriff of Butler County, Michael T. Slupe