



BUTLER COUNTY • PENNSYLVANIA

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Legal Journal

Vol. 28

January 24, 2020

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Designated as the Official Legal Periodical for Butler County, Pennsylvania

Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable William R. Shaffer, Administrative Judge

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

Honorable William C. Robinson Jr.

Butler County Bar Association

Daniel P Lynch, President

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Butler County Legal Journal

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PLEASE NOTE:

**Advertisements must be received by 12:00 PM
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CLE



UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at www.pbi.org.

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email info@butlerbar.org

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

- | | |
|--------------------------|--|
| February 5, 2020 | PBI: Estate and Elder Law Symposium
Butler County Bar Association
5 substantive credits, 1 ethics
Wed., February 5, 2020 9:00a-4:15p |
| February 7, 2020 | PBI: Sexual Assault Claims on the College Campus
Butler County Bar Association
2 substantive credits, 1 ethics
Fri., February 7, 2020 9:00a-12:15p |
| February 13, 2020 | PBI: Negotiating Software and Technology Contracts
Butler County Bar Association
4 substantive credits,
Thurs., February 13, 2020 12:00p-4:15p |
| February 19, 2020 | PBI: Mobile Productivity - Discovery and Safety
Butler County Bar Association
2 substantive credits, 1 ethics
Wed., February 19, 2020 9:00a-12:15p |
| February 20, 2020 | PBI: Leave Time in Pennsylvania
Butler County Bar Association
3 substantive credits,
Wed., February 20, 2020 9:00a-12:15p |
| March 2, 2020 | PBI: Parenting Coordination Update
Butler County Bar Association
4 substantive credits, 1 ethics
Mon., March 2, 2020 9:00a-3:15p |
| March 3, 2020 | PBI: E-Discovery Update
Butler County Bar Association
4 substantive credits,
Tues., March 3, 2020 9:00a-3:15p |

Please address all communications to:

Butler County Legal Journal

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

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ESTATE NOTICES

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

FIRST PUBLICATION

**Estate of: 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 Nalli 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

SECOND 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

THIRD PUBLICATION

Estate of: Patrick E Buzzard

Late of: Connoquenessing Township PA
Executor: Constance M Buzzard
106 Meadow Drive
Renfrew PA 16053
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

Estate of: Raymond V Marsico

Late of: Valencia PA
Executor: Cynthia L Boslet
3237 Hiltop Circle
Altoona PA 16601
Attorney: Jay R Hagerman
Abernethy & Hagerman, LLC
4499 Mount Royal Blvd
Allison Park PA 15101

Estate of: Allen W McClymonds**a/k/a: Allen White McClymonds**

Late of: Slippery Rock PA
Executor: Melissa H McClymonds
525 Kelly Blvd
Slippery Rock PA 16057
Attorney: Jack W Cline
Stranahan Stranahan Cline
101 South Pitt Street PO Box 206
Mercer PA 16137

**Estate of: Ralph W McCormick
a/k/a: Ralph McCormick**

Late of: Harmony PA
Executor: Suzanne H Urlacher
108 Parkway St
Zelienople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

Estate of: Hazel R Seman**a/k/a: Hazel Ruth Seman**

Late of: Cabot PA
Executor: Robert A Seman Sr
511 State Route 908 Ext
Tarentum PA 15084
Executor: Diane Cashdollar
133 May Drive
Saxonburg PA 16056
Attorney: Andrew M Menchyk Jr
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

BCLJ: January 10, 17, 24, 2020

MORTGAGES

Recorded December 23 - December 27, 2019

Adams, Francis R Jr; Adams, Lucas R-- FOXHILL MTG INC--Clearfield Twp Sub/Condo:Reed Plan Lot:5 Street:102 Reed Rd Parcel:090-S2-A5 Acre: .58:\$90,000.00

Ambrass, Deborah J; Ambrass, William D--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Cranberry Ests No 2 Lot:248 Street:160 McDonald Dr Parcel:130-S11-D248:\$150,000.00

Antonucci, Brian; Antonucci, Jacqueline--DOLLAR BK FED SAV BK--Cranberry Twp Sub/Condo:Woodlands Ph II Sec I Lot:129 Street:108 Emerald Court Parcel:130-S4-E129:\$218,000.00

Arnold, Michelle L--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Taylor Plan No 1 Lot:1 Street:7431 Franklin Rd Parcel:130-4F46-11E:\$405,000.00

Aulbach, James C; Taylor, Lesley J--NEXTIER BK NA--Cranberry Twp Sub/Condo:Urban Sub Lot:1 Street:6762 Old Mars Crider Rd Parcel:130-4F44-29:\$235,000.00

Bachman, Barbara J; Eng, Bruce N--NEXTIER BK NA--Fairview Boro Street:161 Washington St Parcel:410-S1-A18:\$100,000.00

Bachman, Betty L Aka; Pizor, Betty L Aka; Pizor, Thomas O--FIRST NATL BK PA--Butler Twp Sub/Condo:Brickie Plan Lot:7 Street:211 Meridian Rd Parcel:054-25-B7:\$97,600.00

Bagley, Christine S; Bagley, Melvin W III--FIRST NATL BK PA--Butler Twp Sub/Condo:Highfield Community Assn Plan Lot:3 Street:251 N Boundary St Parcel:055-27-D3:\$262,000.00

Barber Thompson Properties LLC--ARMCO CRED UN--Butler City Ward:2 Street:207 Kittanning St Parcel:562-41-2:\$118,933.70

Barbera, Katherine; Barbera, Stephen--STIFEL BK & TR--Cranberry Twp Sub/Condo:Cranberry Heights Prd Ph III Lot:343 Street:290 Cottingham Place Parcel:130-S31-A343:\$392,000.00

Becker, Adam; Becker, Megan--QUICKEN LOANS INC--Middlesex Twp Sub/Condo:Weatherburn Heights Ph 2 Lot:245 Street:3008 Pelican Dr Parcel:230-S16-E245:\$435,250.00

Blank, Benjamin Joseph; Blank, Katherine Sue--UNITED WHOLESale MTG--Jefferson Twp Sub/Condo:Whitaker Woodland Ests Lot:15 Street:129 Whitaker Rd Parcel:190-S6-Da15:\$227,272.00

Booth, Scott--PRINCETON FIN LLC--

Forward Twp Sub/Condo:Meadow Ridge Plan No 3 Lot:310 Street:107 Hare Court Parcel:160-S6-A310:\$289,000.00

Brown, Bruce--PNC BK NATL ASSN--Butler Twp Street:164 Heather Dr Parcel:054-25-E11:\$100,000.00

Brown, Dan; Brown, Jessica--FINANCE AMERICA MTG LLC--Adams Twp Sub/Condo:Taylor Sub Lot:1 Street:1620 Three Degree Road Parcel:010-3F68-35Aa:\$362,000.00

Campbell, Jill A; Campbell, Timothy G--DOLLAR BK FED SAV BK--Adams Twp Sub/Condo:Treesdale Audubon Hills Neighb Lot:10 Street:7001 Eagle Road Parcel:010-S12-A10:\$290,300.00

Christie, Kelly S--NEXTIER BK NA--Butler City Sub/Condo:Shakely Plan Lot:103 Street:432 Miller Ave Parcel:565-22-90:\$65,000.00

ClaypooleSofi, Misty L Aka; Sofi, Misty L Aka; Sofi, Steven W--ARMCO CRED UN--Washington Twp Street:153 Nagy Rd Parcel:310-2F32-32B:\$17,500.00

Collins, Heather F; Collins, Michael P--BAYER HERITAGE FCU--Buffalo Twp Sub/Condo:Beheld Plan Lot:10 Street:119 Crescent Hill Dr Parcel:040-S6-D10:\$120,000.00

Collins, John Aka; Collins, John P Aka; Collins, Rebecca H--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Manor Creek Farms Lot:203 Street:125 Bayberry Ln Parcel:130-S24-B203:\$57,610.00

Cook, Heather A; Cook, Joseph E--PNC BK NATL ASSN--Seven Fields Boro Street:818 Brookfield Dr Parcel:505-S4-A515:\$50,000.00

Cranberry Family Dentistry Pc; Cranberry Ventures Properties LLC--HUNTINGTON NATL BK--Cranberry Twp Street:9002 Marshall Rd Parcel:130-4F46-38D:\$590,023.80

Cranberry Venture Properties LLC; Rosenzweig, Brian Aka; Rosenzweig, Brian S Aka; Rosenzweig, Judith Aka; Rosenzweig, Judith E Aka--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Walden Pond Ph III Lot:5 Street:308 Serendipity Lane Parcel:130-4F46-56A5:\$1,465,539.00

Cranberry Ventures Properties LLC--HUNTINGTON NATL BK--Cranberry Twp Street:9002 Marshall Rd Parcel:130-4F46-38D:\$1,465,539.00

Cranberry Woods Apartments LLC--CBRE MULTIFAMILY CAP INC--Cranberry Twp Sub/Condo:Cranberry

- Woods Plan No 1 Rev Lot:450 Street:1000 Creekview Cir Parcel:130-4F44-36Ffa Acre:17.751:\$123,950,000.00
- Cygnus Real Est LLC**--FIRST COMMONWEALTH BK--Clinton Twp Sub/Condo:Victory Road Business Park Pla Lot:18 Parcel:100-2F08-14Jh:\$9,834,000.00
- Darrell, Nathan R**--UNITED WHOLESAL MTG--Connoquenessing Twp Sub/Condo:Fincher Sub Lot:2 Parcel:1203F47-12Dce Acre:.597:\$276,500.00
- Davis, Ashley M; Davis, William S Jr**--HUNTINGTON NATL BK--Adams Twp Sub/Condo:Enclave @ Champlain Place Lot:103 Street:916 Champlain Pl Parcel:010-3F66-59C103:\$415,013.00
- Dieckmann, Michael F; Dieckmann, Perri M**--QUICKEN LOANS INC--Butler Twp Sub/Condo:Woodbury Ests Plan No 2 Lot:34 Street:231 Havenhill Dr Parcel:056-20-G34:\$80,870.00
- Dinicola, Caroline A; Dinicola, Vincent P**--LOANDEPOT COM LLC--Cranberry Twp Sub/Condo:Havenwood Plan Lot:23 Street:213 Crescent Ct Parcel:130-S20-C23:\$363,200.00
- Duda, Lorrie A**--FARMERS BLDG & SAV BK--Seven Fields Boro Street:610 Cheshire Dr Parcel:505-S4-B822:\$294,000.00
- Dummer, Christen E; Dummer, Robert M**--CITIZENS BK NA--Cranberry Twp Sub/Condo:Creekwood Commons Lot:226 Street:920 Lynwood Ct Parcel:130-S16-B226D:\$142,590.00
- Eisenreich, James**--CITIZENS BK PA--Butler Twp Sub/Condo:Barickman Sub Lot:13 Street:130 Barrickman Dr Parcel:054-34-D13:\$185,000.00
- Evergreen Pgh LLC**--COREVEST AMERICAN FIN LENDER LLC--Evans City Boro Unit:1 Street:325 E Main St Parcel:400-S2-A41:\$979,500.00
- F B C Chemical Corp; Fbc Chemical Corp**--PNC BK NATL ASSN--Adams Twp Sub/Condo:Harland III Plan Aka Lot:2 Revised Parcel:010-3F66-40Aa Acre:5.06:\$9,789,916.69
- Fedele Properties LLC**--FARMERS NATL BK EMLENTON--Jackson Twp Sub/Condo:Jackson Trails Res Land Dev Lot:1 Street:100 James Patrick Place Parcel:180-S1-L1:\$240,352.00
- Fedele, Lois M; Hazen, Thomas F**--UNITED WHOLESAL MTG--Cranberry Twp Sub/Condo:Village Isleworth Unit:1012 Street:1012 Feltham Lane Parcel:130-S39-Aa/102:\$270,400.00
- Fend, Donna J; Fend, Gary L**--ARMCO CRED UN--Forward Twp Street:557 Old Rt 68 Parcel:160-3F74-18A2:\$50,000.00
- Friedt Holdings LLC**--FIRST COMMONWEALTH BK--Zelienople Boro Street:201 South Main Street Parcel:550-S2-Bg18:\$768,000.00
- GP LLC; Real Est Dev Assoc**--WASHINGTON FIN BK--Cranberry Twp Parcel:130-4F108-26Ag Acre:12.635:\$1,800,000.00
- Glassbrenner, Lori A; Stroia, Brian**--CITIZENS BK NA--Zelienople Boro Sub/Condo:Timberwood Plan Lot:1 Street:7 Timberbrook Drive Parcel:550-S4-B1:\$308,302.00
- Goldman, Daniel M; Goldman, Lisa P By P/A**--FIRST NATL BK PA--Penn Twp Street:119 Blazing Star Dr Parcel:270-S12-A71:\$150,000.00
- Gonzalesroberts, Daniel J; Gonzalesroberts, Mauricio A; Roberts, Daniel J Gonzalez; Roberts, Mauricio A Gonzalez**--PNC BK NATL ASSN--Cranberry Twp Street:133 Blue Ridge Dr Parcel:130-S20-B97:\$36,000.00
- Gottshall, Debora G**--CITIZENS BK PA--Penn Twp Street:202 Welsh Rd Parcel:270-2F73-38 Acre:16.951:\$200,000.00
- Hamder, Richard L**--QUICKEN LOANS INC--Butler City Ward:1 Sub/Condo:Reed & Wiegand Plan Lot:31 Street:205 Pleasantview Ave Parcel:561-37-266:\$50,000.00
- Hohmanvajda, Amy J; Vajda, Amy J Hohman; Vajda, Thomas A**--FIRST NATL BK PA--Franklin Twp Street:125 Franklin Oaks Dr Parcel:170-S5-A209:\$32,000.00
- Hruska, Cathy S; Hruska, Lawrence G**--HUNTINGTON NATL BK--Adams Twp Sub/Condo:Field Lake Ests Plan No 2 Lot:123 Street:1029 Sophia Ln Parcel:010-S15-B123:\$607,500.00
- Hutton Team LLC**--SYNOVUS BK--Cranberry Twp:\$1,785,000.00
- Hwang, Hyunyoung; Hwang, Kwang H**--WELLS FARGO BK NA--Cranberry Twp Sub/Condo:Marshall Woods Plan III Lot:372 Street:9281 Marshall Rd Parcel:130-S35-C372:\$190,000.00
- Keefer, Jeffrey; Murray, Nicole**--NORTHWEST BK--Forward Twp Sub/Condo:Meadow Ridge Plan No 1 Lot:110 Street:119 Williams Point Parcel:160-S6-A110:\$359,910.00
- Kroll, Karin L; Kroll, Ray Jr**--FIRST NATL BK PA--Connoquenessing Twp Street:101 Kroll Ln Parcel:120-3F47-17K:\$100,000.00
- Kutzko, Andrew J Jr; Kutzko, Tamara**--FREEDOM MTG CORP--Allegheny Twp:\$145,837.00
- Larimore, Donna Kay; Larimore,**

- Michael D--ARMCO CRED UN--**
Fairview Twp Street:153 Ridge Dr
Parcel:150-S4-10:\$100,000.00
- Lembo, Frank--NVR MTG FIN INC--**
Middlesex Twp Sub/Condo:Middlesex
Crossing Ph 3 Lot:7D Street:1058 Adair
Ave Parcel:230-S18-A7D:\$251,300.00
- M3 Home Solutions LLC; M3**
Home Solutions LLC--M&M RE
HOLDINGS LLC--Butler City Ward:4
Parcel:564-13-78:\$135,000.00
- Macurdy, Robert D--WASHINGTON FIN**
BK--Clinton Twp Street:454 Hy Vue Drive
Parcel:100-1F159-5G:\$210,000.00
- Malovich, David R Aka; Malovich, David R**
Sr Aka--FIRST COMMONWEALTH BK--
Butler City Ward:1 Street:119 Donaghy Ave
Parcel:561-27-209:\$28,400.00
- Marcoline, Alicia Jean; Marcoline,**
Jonathan Adam--UBS BK USA--Adams
Twp:\$1,190,000.00
- Marsh, Barbara L; Marsh, Charles H--**
PNC BK NATL ASSN--Cranberry Twp
Street:215 Meadowbrook Dr Parcel:130-
S20-A317:\$50,000.00
- Marzullo, Matthew; Marzullo, Patricia--**
FIRST COMMONWEALTH BK--Donegal
Twp Street:847 Gameland Rd Parcel:140-
S1-E3:\$100,000.00
- Mason, Donna Lee; Mason, Neale Scott--**
FIRST CHOICE MTG SERV INC--
Cranberry Twp Sub/Condo:Woodlands
Prd Lot:520 Street:101 Carriage Drive
Parcel:130-S13-C520:\$201,000.00
- McCarthy, Robin; Miller, Timothy**
W--BANK AMERICA NA--Clinton
Twp Sub/Condo:Mcanally Plan Lot:1
Street:213 Spring Valley Rd Parcel:100-
2F08-9:\$384,000.00
- McClure, Rebecca L--UNITED**
WHOLESALE MTG--Clinton
Twp:\$126,262.00
- Miano, Jennifer Lynne; Miano, Ronald**
L Jr--ICONIC MTG CORP--Center Twp
Sub/Condo:Westwood Manor Plan No 3
Lot:19 Street:140 Cornell Dr Parcel:060-
S16-C19:\$178,197.00
- Morrow, Bartley E; Morrow, Erika**
A--CITIZENS BK NA--Adams
Twp:\$176,000.00
- Myers, Laura E; Myers, Michael A--PNC**
BK NATL ASSN--Seven Fields Boro
Street:6763 Mars Crider Rd Parcel:505-
S4-A530:\$297,100.00
- Nalepa, John C; Nalepa, Karen E--**
PNC BK NATL ASSN--Brady Twp
Street:125 W Liberty Rd Parcel:030-3F86-
6Jn:\$100,000.00
- Pail, Edwin R; Pail, Melinda S--FIRST**
COMMONWEALTH BK--Middlesex Twp
Street:426 Overbrook Rd Parcel:230-
S13-A23:\$25,000.00
- Parrish, Bethany Aka; Parrish, Bethany T**
Aka; Parrish, John R--QUICKEN LOANS
INC--Cranberry Twp Sub/Condo:St
Leonards Woods Plan No 1 Ph Lot:65
Street:208 Saint Leonards Ln Parcel:130-
S21-B65:\$313,170.00
- Phillips, Monica C; Phillips, Rodney**
A--RELIANCE FIRST CAP LLC--Adams
Twp Sub/Condo:Treesdale Four Lakes
Neighorh Lot:835 Street:908 Big Bear
Court:\$469,000.00
- Pierro, Michael J; Pierro, Michelle L--**
HUNTINGTON NATL BK--Cranberry
Twp Sub/Condo:Lakevue Lot Line Rev
Lot:7 Street:213 Lakevue Dr Parcel:130-
S22-D7:\$484,350.00
- Pizzica, Erica--NVR MTG FIN INC--**
Cranberry Twp Sub/Condo:Park Place
Amendment No 36 Lot:6L B Street:133
Bucktail Drive Parcel:130-S31-
D6L:\$264,969.00
- Portman, Christopher D; Portman,**
Emilia Maryanna--PNC BK NA--Adams
Twp Sub/Condo:Amherst Village Ph 1
Lot:132 Street:117 Granite Ridge Circle
Parcel:010-S12-D132:\$360,000.00
- Portwood, Cory A; Shilling, Andrea M--**
GUARANTEED RATE AFFINITY LLC--
Adams Twp Sub/Condo:Still Meadow
Plan No 11 Lot:18 Street:101 Cloverdale
Dr Parcel:010-S7-E18:\$175,000.00
- Range Resources Corp--JPMORGAN**
CHASE BK NA--Buffalo Twp Parcel:100-
Sz-1:
- Rankin, Derek S--WEST PENN FIN**
SERV CTR INC--Butler Twp Street:448
Whitestown Road Parcel:056-27-
F33E:\$163,975.00
- Rapetti, Donna K; Rapetti, Paul E--**
FEDERATED MTG CORP--Jackson
Twp Sub/Condo:Abbey Woods Plan Ph
2 Lot:223A Street:170 Saint Ives Way
Parcel:180-S7-B223A:\$324,000.00
- Reiter, Janice E; Reiter, Kenneth A--**
ARMCO CRED UN--Butler Twp Ward:1
Street:297 Old Plank Rd Parcel:051-54-
27Ea:\$70,000.00
- Riemer, Colleen B; Riemer, John F Jr--**
AMERICAN FINANCING CORP--Adams
Twp:\$326,300.00
- Ritter, Daniel S--PNC BK NATL ASSN--**
Buffalo Twp Street:110 Wedgewood Dr
Parcel:040-1F77-10Dd:\$60,000.00
- Rodriguez, Kenya Josselyn Dubon;**
Rosales, Israel De Jesus Echeverria--
PRINCETON FIN LLC--Forward Twp Sub/
Condo:Meadow Ridge Plan No 3 Lot:322
Street:110 Foxtail Court Parcel:160-

S6-A322:\$272,863.00
Rummel, Beverly E; Rummel, Stephen P--CITIZENS BK PA--Buffalo Twp:\$100,000.00
Russell, James G; Russell, Linda M Wise; Wiserussell, Linda M--FEDERATED MTG CORP--Connoquenessing Twp Sub/Condo:Rolling Wood Addn No 1 Lot:8 Street:142 Winterwood Dr Parcel:120-S8-E8:\$145,000.00
Sanor, Lisa A--QUICKEN LAONS INC--Adams Twp Sub/Condo:Southern Valley Commons Resub Lot:28 Unit:D Street:112 Southern Valley Ct #28D Parcel:010-S12-B28D:\$189,850.00
Saxton Holdings LLC--LUCAS RICHARD J--Oakland Twp Parcel:250-1F147-19C-0011:\$280,000.00
Schnitski, Beverly; Schnitski, Dennis--QUICKEN LOANS INC--Franklin Twp Street:329 North Rd Parcel:170-3F82-38Aa Acre:2.0:\$171,627.00
Schott, Christopher Windsor; Schott, Nicole Megan--FREEDOM MTG CORP--Zelienople Boro Street:403 S Green Ln Parcel:550-S2-A240:\$172,500.00
Schultz, Emil O IV; Schultz, Kelsie--NORTHWEST BK--Middlesex Twp Sub/Condo:Weinstein Plan Lot:3 Street:Leslie Rd Parcel:230-S9-D1:\$360,800.00
Semler, Madison E; Shinsky, Connor D--WEST PENN FIN SERV CTR INC--Saxonburg Boro Sub/Condo:Green Acres Plan Lot:21 Street:304 Kaolin Drive Parcel:500-S1-B21:\$213,400.00
Senft, Lindsay H; Senft, Zachary J--FIRST NATL BK PA--Cranberry Twp:\$504,500.00
Shawnee Cranberry LLC--DELAWARE CROSSING LLC--Cranberry Twp Sub/Condo:Reserve @ Eagle Hill Prd Lot:101:\$392,500.00
Shriver, Jessica A; Shriver, Robert R--PNC BK NATL ASSN--Oakland Twp Street:194 Hoon Rd Parcel:250-2F20-7Bc:\$155,000.00
Signet Family Ltd Partnership; Swann LLC--DOLLAR BK FED SAV BK--Cranberry Twp Parcel:130-4F110-14D2:\$2,800,000.00
Skurka, Edward; Skurka, Valerie A--CITIZENS BK PA--Middlesex Twp Sub/Condo:Ferguson Plan Lot:15 Street:205 Homestead Dr Parcel:230-S2-43E15:\$74,000.00
Soldner, Joan L; Soldner, Stephen A--ARMCO CRED UN--Connoquenessing Twp Street:151 Whipporwill Rd Parcel:120-3F78-3Ac:\$33,000.00
Spithaler, Shawn M--QUICKEN LOANS INC--Butler Twp Ward:4 Sub/Condo:Dufford

Farm Lot:3 Street:282 Meridian Rd Parcel:054-33-60:\$168,367.00
Stone, Cynthia S; Stone, Edward P--USX FED CRED UN--Connoquenessing Twp Street:103 Fox Dr Parcel:120-S5-A1150:\$99,400.00
Thompson, Brian J; Thompson, Erin E By P/A--HOWARD HANNA MTG SERVS--Middlesex Twp Sub/Condo:Weatherburn Heights Prd Ph 2 Lot:258 Street:1005 Weatherburn Dr Parcel:230-S16-E258:\$372,000.00
Trembulak, Joshua E; Trembulak, Stephanie A--PNC BK NATL ASSN--Adams Twp Street:258 Tamarack Dr Parcel:010-3F66-A215:\$460,000.00
Voelp, George E III--DOLLAR BK FED SAV BK--Forward Twp Sub/Condo:Schwartz Plan Lot:8 Street:116 Charlotte Dr Parcel:160-S3-G8:\$60,000.00
Voelp, George E III--DOLLAR BK FED SAV BK--Forward Twp Sub/Condo:Schwartz Plan Lot:8 Street:116 Charlotte Drive Parcel:160-S3-G8:\$178,500.00
Workman, Marylou K--WELLS FARGO BK NA--Adams Twp:\$151,500.00
Zahorchak, M Quinn; Zahorchak, Marybeth--FIRST NATL BK PA--Cranberry Twp Street:305 Kerry Court Parcel:130-S8-E110:\$300,000.00
Zonts, Cynthia A; Zonts, Robert F--COMMUNITY BK--Jackson Twp Sub/Condo:Villas @ Spring Valley Condo Lot:806 Street:806 Spring Valley Drive Parcel:180-4F123-9Ja:\$322,808.00

SUITS

Week ending January 17, 2020

1st Name-Plaintiff

2nd Name-Defendant

Cameron, David; Cameron, Shayne vs. **EBG Properties**: Real Property-Other: Atty-None: 20-10018

Cavalry SPV I LLC as Assignee of Comenity Bank vs. **James W Simmons**: Contract-Debt Collection: Credit Card: Demetrios H Tsarouhis, Esq: 20-10021

Schulter, George vs. **North Pittsburgh Towing Inc**: Contract-Employment Dispute: Other: John Newborg, Esq: 20-10020

Premier Therapy LLC vs. **Saxony Health CTR; WCF/Saxony Health CTR LLC DBA Saxony Health CTR; Saxony2 LLC DBA Saxony Health CTR; Orchards of Saxonburg LLC**: Contract-Other: David Brown, Esq: 20-10019

JUDGMENTS

Week ending January 17, 2020

1st Name-Plaintiff

2nd Name-Defendant

Comwlth of PA Dept Rev vs. **Augustine, Richard B**: Commonwealth Tax Lien: \$3,034.36: Atty-None: 20-20029

Cavalry SPV I LLC vs. **Benninger, Nancy**: Judgment: \$4,026.49: David J Apothaker, Esq: 20-20048

Comwlth of PA Dept Rev vs. **Biedendbach, Robert A**: Commonwealth Tax Lien: \$1,267.71: Atty-None: 20-20011

Clerk of Courts vs. **Bonetti, Clinton Anthony Jr**: Judgment: \$2,103.00: Atty-None: 20-20054

American Express National Bank vs. **Boyer, Joseph**: Judgment: \$4,780.26: Ashwini Rojiwadia, Nash Boone & Michael R Lipinski, Esq: 20-20069

Clerk of Courts vs. **Brickley, David P Jr**: Judgment: \$2,200.25: Atty-None: 20-20055

Comwlth of PA Dept Rev vs. **Brown, Adam L**: Commonwealth Tax Lien: \$1,842.23: Atty-None: 20-20016

Comwlth of PA Dept Rev vs. **Chatta, Khalid P**: Commonwealth Tax Lien: \$5,900.44: Atty-None: 20-20037

Comwlth of PA Dept Rev vs. **Chilcott, Donald; Chilcott, Shirley**: Commonwealth Tax Lien: \$4,397.94: Atty-None: 20-20041

Comwlth of PA Dept Rev vs. **Cooksey, Justin W**: Commonwealth Tax Lien: \$2,389.77: Atty-None: 20-20026

Comwlth of PA Dept Rev vs. **Cotton, Sandy K**: Commonwealth Tax Lien: \$2,463.78: Atty-None: 20-20035

Cavalry SPV I LLC vs. **Crispin, Michelle L**: Judgment: \$1,848.64: David J Apothaker, Esq: 20-20070

Bank of America NA vs. **Delmaster, Jessica M**: Judgment: \$3,098.76: Frederic I Weinberg & Joel M Flink, Esq: 20-20045

Barclays Bank Delaware vs. **Desrosiers, Timothy**: Judgment: \$4,827.96: Frederic I Weinberg & Joel M Flink, Esq: 20-20047

Clerk of Courts vs. **Dischman, Jeremy Matthew**: Judgment: \$4,225.25: Atty-None: 20-20056

Comwlth of PA Dept Rev vs. **Double, Alicia R**: Commonwealth Tax Lien: \$1,354.99: Atty-None: 20-20042

Comwlth of PA Dept Rev vs. **Duck, Carolyn A**: Commonwealth Tax Lien: \$5,767,392.00: Atty-None: 20-20010

Comwlth of PA Dept Rev vs. **Eilenfeldt, Ray E Jr**: Commonwealth Tax Lien: \$5,587.23: Atty-None: 20-20051

Comwlth of PA Dept Rev vs. **Elkins, Eleanore**: Commonwealth Tax Lien: \$2,611.45: Atty-None: 20-20018

Comwlth of PA Dept Rev vs. **Ferraro, Donald R**: Commonwealth Tax Lien: \$8,786.66: Atty-None: 20-20019

Comwlth of PA Dept Rev vs. **Formaini, Natalie**: Commonwealth Tax Lien: \$12,795.01: Atty-None: 20-20020

Americredit Financial Services vs. **GM Financial; Leroy Brian**: Transcript: \$4,454.15: Frederic I Weinberg, Esq: 20-20052

Clerk of Courts vs. **Gold, William L**: Commonwealth Tax Lien: \$2,349.03: Atty-None: 20-20013

Clerk of Courts vs. **Green, Ashley Nicole**: Judgment: \$1,425.25: Atty-None: 20-20057

Clerk of Courts vs. **Harris, Jeffrey Lynn**: Judgment: \$1,145.25: Atty-None: 20-20058

Clerk of Courts vs. **Hepner, April Dawn**: Judgment: \$2,702.25: Atty-None: 20-20059

Comwlth of PA Dept Rev vs. **Hufnagel, Paul L**: Commonwealth Tax Lien: \$1,405.51: Atty-None: 20-20015

Clerk of Courts vs. **Hughes, Jeremy Christian**: Judgment: \$1,040.25: Atty-None: 20-20060

Comwlth of PA Dept Rev vs. **Johnson, Edward A; Johnson, Pamela G**: Commonwealth Tax Lien: \$1,561.27: Atty-None: 20-20043

Midland Funding LLC vs. **Kamel, Patricia**: Judgt/Non Pros: \$0.00: Atty-None: 20-20049

Dinnerbell Garage vs. **L&M Construction; Goeppfert, Leroy**: Transcript: \$1,814.51:

Atty-None: 20-20053
 Bank of America N A vs. **Landgraf, Carol**: Judgment: \$20,133.79: Frederic I Weinberg & Joel M Flink, Esq: 20-20046
 Comwlth of PA Dept Rev vs. **Lineberger, Kyong**: Commonwealth Tax Lien: \$1,378.15: Atty-None: 20-20031
 Comwlth of PA Dept Rev vs. **Lipscomb, David J; Lipscomb, Denis L**: Commonwealth Tax Lien: \$7,627.80: Atty-None: 20-20023
 Comwlth of PA Dept Rev vs. **Lisanti, Michael**: Commonwealth Tax Lien: \$1,230.43: Atty-None: 20-20027
 Comwlth of PA Dept Rev vs. **Litzenberg, Keith B**: Commonwealth Tax Lien: \$3,424.59: Atty-None: 20-20008
 Midland Funding LLC vs. **Long, Dayne**: Transcript: \$4,965.62: Arthur Lashin, Esq: 20-20065
 Clerk of Courts vs. **Lugo, Roy**: Judgment: \$1,262.50: Atty-None: 20-20061
 Comwlth of PA Dept Rev vs. **Lutz, Mark E**: Commonwealth Tax Lien: \$3,380.43: Atty-None: 20-20028
 Comwlth of PA Dept Rev vs. **Marcoz, Raymond Cory**: Commonwealth Tax Lien: \$3,500.40: Atty-None: 20-20009
 Comwlth of pA Dept Rev vs. **McGinley, Mark G**: Commonwealth Tax Lien: \$4,423.57: Atty-None: 20-20050
 Comwlth of PA Dept Rev vs. **McPharlin, Shelley**: Commonwealth Tax Lien: \$7,207.75: Atty-None: 20-20017
 Comwlth of PA Dept Rev vs. **Meals, Leighton**: Commonwealth Tax Lien: \$2,384.89: Atty-None: 20-20036
 Comwlth of PA Dept Rev vs. **Michael, Deborah S**: Commonwealth Tax Lien: \$1,048.13: Atty-None: 20-20021
 American Express National Bank vs. **Moriarty, Arlinda**: Judgment: \$6,301.46: Ashwini Rojiwadia & Nash Boone, Esq: 20-20072
 Comwlth of PA Dept Rev vs. **Mushinsky, Joseph F; Mushinsky, Michele M**: Commonwealth Tax Lien: \$1,649.30: Atty-None: 20-20038
 Comwlth of PA Dept Rev vs. **Orchards of Saxonburg**: Commonwealth Tax Lien: \$17,399.31: Atty-None: 20-20044
 Comwlth of PA Dept Rev vs. **Peluso, Raymond P**: Commonwealth Tax Lien: \$4,952.38: Atty-None: 20-20039
 Comwlth of PA Dept Rev vs. **Pisor, Robert G**: Commonwealth Tax Lien: \$5,023.61: Atty-None: 20-20012
 Clerk of Courts vs. **Ramsey, Ishemer Dwayne**: Judgment: \$6,288.04: Atty-None: 20-20062
 Comwlth of PA Dept Rev vs. **Ray, Davidlee**: Commonwealth Tax Lien: \$1,685.02: Atty-

None: 20-20014
 PNC Bk Natl Assn vs. **Reges, Douglas Heir ADMR**: Reges, James E Est by ADMR; Unknown Heirs/ADMRS of Estate James E Reges: Judgment: \$72,969.62: Manley Deas Kochalski LLC, Esq: 20-20066
 Comwlth of PA Dept Rev vs. **Rhame, John**: Commonwealth Tax Lien: \$5,244.48: Atty-None: 20-20032
 Comwlth of PA Dept Rev vs. **Rivera, Tima L**: Commonwealth Tax Lien: \$3,317.38: Atty-None: 20-20033
 Comwlth of PA Dept Rev vs. **Ruth, Deborah L**: Commonwealth Tax Lien: \$2,833.74: Atty-None: 20-20034
 Comwlth of PA Dept Rev vs. **Sallach, Arthur**: Commonwealth Tax Lien: \$1,079.84: Atty-None: 20-20040
 Comwlth of PA Dept Rev vs. **Scherer, Bradley A**: Commonwealth Tax Lien: \$3,409.19: Atty-None: 20-20024
 Clerk of Courts vs. **Schnur, Daniel A**: Judgment: \$1,018.25: Atty-None: 20-20063
 Bauer, Rose Ann; Sherwin, Rose Ann vs. **Sherwin, Stephen J**: Judgt/Amt-Determined: \$0.00: Adam G Anderson, Esq: 20-20068
 Discover Bank vs. **Shields, Jason R**: Judgment: \$18,694.41: Weltman Weisberg 7 Reis Co, Esq: 20-20067
 Midland Funding LLC vs. **Simpson, Barry**: Transcript: \$5,187.50: Daniel Santucci, Esq: 20-20073
 Comwlth of PA Dept Rev vs. **Spatig, Charles P**: Commonwealth Tax Lien: \$3,728.38: Atty-None: 20-20022
 Cavalry SPV I LLC vs. **Staub, Robert**: Judgment: \$6,755.74: David J Apothaker, Esq: 20-20071
 Neergaard, Evan; Neergaard, Ashley vs. **Three Storey Painting**: Transcript: \$770.00: Atty-None: 20-20074
 Comwlth of PA Dept Rev vs. **Vasquez, Cesar**: Commonwealth Tax Lien: \$6,750.29: Atty-None: 20-20025
 Fischer, Matthew E vs. **Vereb, Jean L Fontaine**: Judgment/Possession: \$0.00: Matthew E Fischer, Esq: 20-20064
 Comwlth of PA Dept Rev vs. **Zotter, Frank J**: Commonwealth Tax Lien: \$5,183.61: Atty-None: 20-20030

EXECUTIONS

Week ending January 17, 2020

1st Name-Plaintiff

2nd Name-Defendant

US Bank National Assn vs. **Banaszewski, William J; Banaszewski, W J**: Writ of Execution:20-30002

Fischer, Mathew E vs. **Vereb, Jean L Fontaine**: Writ of Possession:20-30001

DIVORCES

Week ending January 17, 2020

1st Name-Plaintiff

2nd Name-Defendant

Bauer, Timothy Dane II vs. **Bauer, Christine Marie**: Atty-None: 20-90020

Binus, Jesse Anthony vs. **Binus, Ashley Dawn**: Atty-None: 20-90018

Bowser, Jamie Lee vs. **Bowser, Jennifer Lee**: Atty-None: 20-90010

Cerra, Elizabeth Ann vs. **Cerra, Duane D**: Atty-None: 20-90019

Coble, Marla J vs. **Coble, Travis S**: Christine Gale, Esq: 20-90011

Nagy, Hillary A vs. **Nagy, Benjamin J**: Kenneth R Harris Jr, Esq: 20-90013

Whitesides, Sheila L vs. **Whitesides, Steven P**: Bruce S Gelman, Esq: 20-90008

Zellefrow, Margaret L vs. **Zellefrow, Herbert**: Kathryn J McGown, Esq: 20-90009

Marriage License Filings

Application Date: January 6, 2020 - January 10, 2020

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth

2020- 202000002 James Calvin Boltz and Ashley Mari Burger

2020- 202000005 Jenna Rene Samulewski and William Steven Morrison

2020- 202000008 Tyler Prentice Baptie and Marissa Nicolle Madison

2020- 202000003 Aamesh Acharya and Shawnya Lynn McMcasters

2020- 202000006 Kellie Christine Perna and Gary Jay Patz Jr

2020- 202000009 Ileana Serbanescu and Kenneth Raymond Long

2020- 202000004 Keith Walter Burka and Cloey Renee Wallace

2020- 202000007 Taylar Jade Gaines and Dillon Kane Wheeler

2020- 202000010 Yvonne Dee Fredley and Gregory Allan Michaels

**CHANGE OF NAME
IN THE COURT OF COMMON PLEAS
OF MONTGOMERY COUNTY
CIVIL ACTION-LAW**

NO. 2020-00230

NOTICE IS HEREBY GIVEN that the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of Evans, Mikel Hyung Gyu to **Han Mikel Hyung Gyu**.

The Court has fixed the 04 day of March, 2020 at 9:30 AM in Court Room No. 13, Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jack Shrum, PA
919 N. Market St., Ste 1410
Wilmington, DE, 19801
Phone number 302-543-7551

BCLJ: January 24, 2020

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
ORPHANS' COURT
O.A. NO. 73 OF 2019**

IN RE: Adoption of X.M.B.

**Petition for Involuntary
Termination of Parental Rights
NOTICE
[Sections 2503(b) & 2513(b)]**

TO: CURTIS COMPTON

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

X.M.B., Date of Birth: March 6, 2013

The Court has set a Hearing to consider ending your rights/duties to your child(ren) That hearing will be held in Courtroom 1, located in the Butler County Courthouse/ Government Center on the 11th day of March, 2020, at 9:00 a.m., before Judge Streib.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN

RETAINING RIGHTS TO YOUR CHILD(REN) AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD(REN). 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(REN) 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 Edwards, MA., 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 24, 2020

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
ORPHANS' COURT
O.A. NO. 73 OF 2019**

IN RE: Adoption of X.M.B.

**Petition for Involuntary
Termination of Parental Rights
NOTICE
[Sections 2503(b) & 2513(b)]**

TO: UNKNOWN FATHER

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

X.M.B., Date of Birth: March 6, 2013

The Court has set a Hearing to consider ending your rights/duties to your child(ren) That hearing will be held in Courtroom 1, located in the Butler County Courthouse/ Government Center on the 11th day of March, 2020, at 9:00 a.m., before Judge Streib.

IF YOU DO NOT APPEAR AT THIS

HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING RIGHTS TO YOUR CHILD(REN) AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD(REN). 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(REN) 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 Edwards, MA., 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 24, 2020

NOTICE

Notice is hereby given by **Offutt Energy Consultants, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: January 24, 2020

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

**IN RE: B.J.W.
O.A. No. 75 of 2019**

**ORDER OF TERMINATION
OF PARENTAL RIGHTS**

NOTICE OF APPEAL

To: Unknown Father

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child:

B.J.W. - Date of Birth: September 18th, 2014

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

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 24, 2020

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

**IN RE: M.E.W.
O.A. No. 76 of 2019**

**ORDER OF TERMINATION
OF PARENTAL RIGHTS****NOTICE OF APPEAL**

To: Unknown Father

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child:

M.E.W. - Date of Birth: May 7th , 2011

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

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 24, 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 **GLENDA 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

GLENDIA JEAN HITES, SINGLE PERSON BY DEED FROM GLENN A. LONG, JR. AND GLENDIA 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 COWALT, 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.

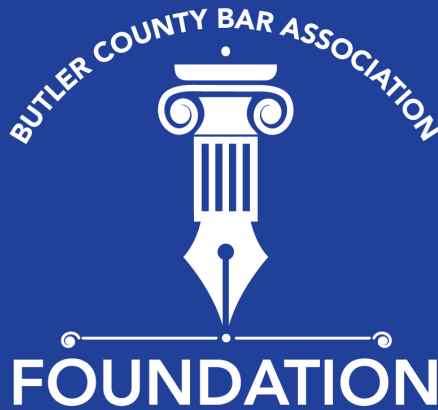
BEING KNOWN AND NUMBERED AS: 102 SMITH ROAD, RENFREW, PA 16053

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



*The Butler County Bar Association Foundation
is a 501(c)(3) charitable corporation.*

The members of the Butler County Bar Association established the Butler County Bar Foundation in 2015 to financially support the outstanding charitable works of countless individuals and organizations within Butler County. Individual members generously donate their time and legal services in numerous pro bono activities within the County. The Foundation is intended to provide the Bar Association and its members with another way to give back to the community.

Since its inception, the Foundation has awarded more than \$75,000 in grants to local organizations. These grant funds have been used to support community programs related to literacy, youth mentoring, victim support, specialized law enforcement resources and food banks.

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For More Information: info@butlerbar.org

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

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August 7

March 6

September 4

April 3

October 2

May 1

November 6

June 5

December 4

July 3

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The LRS does not employ lawyers, answer legal questions or give legal advice. We can refer you to a lawyer who may be able to assist you with your legal matter. LRS lawyers all reside or have an office in Butler County.

Lists of lawyers are maintained according to areas of law and geographic area. Referrals are made on a rotating basis. LRS does not direct, oversee or warrant the legal advice or representation provided by lawyers who accept referrals. LRS lawyers are in good standing with the bar, have no current disciplinary proceedings pending and carry legal malpractice insurance.

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