

## RECENT OPINION SUMMARIES

**LASAVAGE v. LIQUIFIX, INC., ET. AL.****A.D. 12-11027 (2015)**

It is fundamental contract law that one cannot breach a contract that one is not a party to. Moreover, it is well established agency law that an authorized agent for a disclosed principal is not liable on a contract between the principal and a third party unless the agent agrees with the third party to be liable.

**KNAPPENBERGER v. NEXTIER BANK****A.D. 13-11170 (2015)**

To survive a motion for summary judgment in an age discrimination case, the Plaintiff must first establish all elements of a prima facie age discrimination claim by showing that the plaintiff (i) belonged to a protected class, i.e., was at least 40 years of age; (ii) was qualified for the position; (iii) was dismissed despite being qualified; and (iv) suffered dismissal under circumstances giving rise to an inference of discrimination, such as the fact that the plaintiff was replaced by someone substantially younger or that she suffered dismissal despite the defendant's need for someone to perform the same work after plaintiff left.

**Please Note:** The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

**Butler County Legal Journal**

**240 South Main Street | Butler PA 16001 | p: 724.841.0130 | f:724.841.0132 |**

**BCLegalJournal@zoominternet.net**



**ESTATE NOTICES**

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

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**FIRST PUBLICATION****Estate of: Edward J Demarsh**

Late of: Cranberry Township PA  
Executor: Linda M DeMarsh  
508 Sunrise Drive  
Cranberry Twp PA 16066  
Attorney: Milford L McBride III  
McBride & McBride  
211 South Center Street  
Grove City PA 16127

**Estate of: Elizabeth Jane Duncan**

Late of: Clinton Township PA  
Executor: Judith A Snyder  
445 Deer Creek Road  
Saxonburg PA 16056  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: E Jean Elliott****a/k/a Esther Jean Elliott**

Late of: Butler PA  
Executor: Jacquelynn J Vidmar  
418 First St  
Butler PA 16001  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Barbara P Flinchbaugh**

Late of: Center Township PA  
Executor: James A Taylor  
110 East Diamond Street  
Butler PA 16001  
Attorney: Sean M Gallagher  
Murrin Taylor Flach Gallagher  
110 E Diamond Street  
Butler PA 16001

**Estate of: Lester B Greathouse****a/k/a: Lester Bob Greathouse**

Late of: Jackson Township PA

Executor: Pamela L Spickerman  
184 Jo Deener Road  
Zelenople PA 16063  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelenople PA 16063

**Estate of: John Kenneth Jenkins Jr**

Late of: Butler Township PA  
Administrator: Joseph Jenkins  
117 Wycliffe Way  
Butler PA 16001  
Attorney: Norman D Jaffe  
Jaffe & Kecskemethy PC  
101 East Diamond Street Suite 204  
Butler PA 16001

**Estate of: Lee Anna M Kennedy****a/k/a: Lee Anna Kennedy**

Late of: Jefferson Township PA  
Executor: Karl E Kennedy  
295 Sandy Hill Road  
Valencia PA 16059  
Attorney: Sean M Gallagher  
Murrin Taylor Flach Gallagher  
110 E Diamond Street  
Butler PA 16001

**Estate of: Virginia C McGuire**

Late of: Winfield Township PA  
Executor: Marjorie M Christy  
501 Columbus Way  
Saxonburg PA 16056  
Executor: Linda A McGuire  
3708 Morgan Drive  
Weirton WV 26062  
Attorney: No Attorney On Record

**Estate of: Mary L Napoletan**

Late of: Summit Township PA  
Executor: Anthony P Napoletan  
510 Bullcreek Road  
Butler PA 16002  
Attorney: Joseph E Kubit  
Montgomery Crissman  
Montgomery Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Bill N Roomeliotis****a/k/a: Bill Nicholas Roomeliotis**

Late of: Cranberry Township PA  
Executor: Frances C Roomeliotis New  
8610 Nissen Drive  
Fairview PA 16415  
Attorney: Frances A McCormick  
Knox McLaughlin Gornall & Sennett PC  
120 West Tenth Street  
Erie PA 16501

**Estate of: Mary Ann Weleski**

Late of: Jefferson Township PA  
Executor: Roseann W Rybicki  
128 Heather Lane  
Kittanning PA 16201  
Attorney: Pamela H Walters  
POB 654  
277 Main Street  
Saxonburg PA 16056

**Estate of: Sylvia J Wigton**

Late of: Butler PA  
Executor: Luanne Russell  
530 N Main Street Apt 604  
Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

**Estate of: Lenita Ann Wissinger****a/k/a: Lenita A Wissinger**

Late of: Winfield Township PA  
Administrator: Sherry Rae Wissinger  
717 R Bear Creek Road  
Cabot PA 16023  
Attorney: Sheryle L Long  
Schenck & Long  
610 North Main Street  
Butler PA 16001

**Estate of: Daniel Zivkovich**

Late of: Connoquenessing PA  
Executor: Patricia L Cipriano  
5024 Avenue B  
Torrance CA 90505  
Attorney: Craig E Wynn  
Herskovitz And Wynn PC  
2002 McMinn Street  
Aliquippa PA 15001

BCLJ: July 31, August 7 & 14, 2015

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**SECOND PUBLICATION**

**Estate of: Dorothy M Allen**

Late of: Butler Township PA  
Executor: Lori J McDonnell  
244 Cumberland Drive  
Seven Fields PA 16046  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Edwina Double****a/k/a: Edwina J Double**

Late of: Clay Township PA  
Executor: John E Kuhn

834 Mahood Road  
West Sunbury PA 16061  
Attorney: Robert D Spohn  
277 West Main St POB 551  
Saxonburg PA 16056-0551

**Estate of: Phyllis J Jespersen**

Late of: Forward Township PA  
Executor: David Jespersen  
221 Browns Mill Road  
Evans City PA 16033  
Attorney: Michael P Robb  
Savinis Damico & Kane LLC  
707 Grant St Suite 3626  
Pittsburgh PA 15219

**Estate of: Nancy Thomas Mickle****a/k/a: Nancy Mickle****a/k/a: Nancy T Mickle**

Late of: Clay Township PA  
Executor: Katherine L Mickle  
276 Bruin Road  
Petroia PA 16050  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Florence A Mittereder**

Late of: Valencia PA  
Executor: Joseph T Donnelly  
322 Schlag Court  
Pittsburgh PA 15237  
Attorney: Ted Tishman  
Leech Tishman Fuscaldo & Lampl LLC  
525 William Penn Place 28th Floor  
Pittsburgh PA 15219

**Estate of: Bertha Salony****a/k/a: Bertha A Salony****a/k/a: Bertha Agnes Salony**

Late of: Butler Township PA  
Executor: Mary Frances Salony  
131 Whitestown Road  
Lyndora PA 16045  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Jeanne L Schlicht**

Late of: Center Township PA  
Executor: Peter F Schlicht  
519 Centennial Ave  
Sewickley PA 15143  
Attorney: Rosalie P Wisotzki  
310 Grant Street Suite 1109  
Pittsburgh PA 15219

**Estate of: Kathi D Sliker****a/k/a: Kathi Diane Sliker**

Late of: Prospect PA  
Executor: Victoria Lynn Sliker  
108 Harper Avenue  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Albert Michael Solensky**

Late of: Butler Township PA  
Executor: David M Solensky  
5145 Rosewood Creek Drive  
Pace FL 32571  
Attorney: Richard E Goldinger  
212 West Diamond St  
Butler PA 16001

**Estate of: C William Worley****a/k/a: Clarence William Worley**

Late of: Center Township PA  
Executor: Nancy J Vogel  
3511 Woodlake Drive  
Allison Park PA 15101  
Attorney: Katrine M Erie  
Erie Law Offices PC  
316 West Jefferson Street  
Butler PA 16001

BCLJ: July 24, 31 & August 7, 2015

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**THIRD PUBLICATION****Estate of: Cecelia M Angelilli**

Late of: Mahoning County OH  
Administrator: Vince Angelilli  
2047 Knollwood Drive  
Poland OH 44514  
Attorney: Brenda K McBride  
McBride & McBride PC  
211 S Center Street  
Grove City PA 16127

**Estate of: Barry Neil Atkinson**

Late of: Buffalo Township PA  
Executor: Jacob Neil Atkinson  
3502 Marge Drive  
Pittsburgh PA 15234  
Attorney: Michael J D'Amico  
Savinis D'Amico & Kane LLC  
707 Grant Street Suite 3626  
Pittsburgh PA 15219

**Estate of: Velma Jean Cochrane**

Late of: Butler Township PA  
Executor: Gail J McCance  
118 Duncan Drive  
Butler PA 16001  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Raymond L Covert**

Late of: East Butler PA  
Administrator: Laura L Carlson  
POB 166  
East Butler PA 16029  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Chelsea L Craig****a/k/a: Chelsy Lynn Craig****a/k/a: Chelsey L Craig**

Late of: Slippery Rock Township PA  
Admr dbn cta: Tara Hiles  
114 Fairview Road  
Petroia PA 16050  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Nadine A Harding**

Late of: Clay Township PA  
Executor: John P Harding  
122 Dingel Rd  
West Sunbury PA 16061  
Attorney: No Attorney On Record

**Estate of: Lucille Leona Lutz**

Late of: Jackson Township PA  
Executor: Sandra L Kriebel  
8904 Horseshoe Drive  
Erie PA 16510  
Attorney: Joseph M Walsh III  
Shapira Hutzelman Smith & Walsh  
305 West Sixth Street  
Erie PA 16507

**Estate of: Nancy L Mangieri**

Late of: Cranberry Township PA  
 Executor: Jayne Miller  
 2016 Buckingham Dr  
 Mars PA 16046  
 Executor: Richard N Mangieri  
 418 W Ingomar Road  
 Pittsburgh PA 15237  
 Attorney: Kassie R Gusarenko  
 Myers Law Group LLC  
 17025 Perry Highway  
 Warrendale PA 15086

**Estate of: Marguerite R Miller**

Late of: Zelienople PA  
 Executor: Thomas Drobycki  
 5 Wynnecliffe Drive  
 Carnegie PA 15106  
 Attorney: Christopher M Swart  
 1151 Old Freeport Road  
 Pittsburgh PA 15238

**Estate of: George V Volker**

Late of: Lancaster Township PA  
 Executor: George M Volker  
 5355 Lexington Circle  
 Lumberton TX 77657  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063

BCLJ: July 17, 24 & 31, 2015

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**MORTGAGES**

July 13 - 17, 2015

**A3S Properties LLC, et al**-First Natl Bk of  
 Pa-Cranberry Twp.-\$169,875.00

**Anderson, Andrew T., et ux**-CBC Natl Bk,  
 et al-Butler Twp.-\$144,337.00

**Anderson, Rouena N.**-Dollar Bk Fed Sav  
 Bk-Butler City-\$60,000.00

**Arbour, Mitchell L.**-PNC Bk Natl Assn-Butler  
 Twp.-\$50,000.00

**Baker, Glenn Daniel, et ux**-First Natl Bk of  
 Pa-Muddycreek Twp.-\$83,700.00

**Baker, Kenneth M., et al**-Riverset Cred Un-  
 Cranberry Twp.-\$30,000.00

**Baldauf, Thomas, et ux**-Bank of America  
 NA-Lancaster Twp.-\$267,500.00

**Barber, Gregory R., et al**-Howard Hanna Mtg  
 Servs, et al-Cranberry Twp.-\$174,900.00

**Barry, Katelyn**-American Fin Resources Inc,  
 et al-Marion Twp.-\$83,333.00

**Batista, Ernest A., et al**-PNC Bk Natl Assn-  
 Seven Fields Borough-\$225,000.00

**Bigenho, Gabriella A.**-Howard Hanna Mtg  
 Servs, et al-Butler Twp.-\$165,938.00

**Bilowich, Shirley A.**-Citizens Bk of Pa-  
 Center Twp.-\$120,000.00

**Bittner, Leonard A., et al**-PNC Bk Natl Assn-  
 Adams Twp.-\$100,000.00

**Bonetti, Curtis B., et ux**-Fifth Third Bank-  
 Forward Twp.-\$25,000.00

**Bovan, Randal M., et ux**-Quicken Loans Inc,  
 et al-Cranberry Twp.-\$104,825.00

**Brandon, Lewis D., et ux**-First Natl Bk of Pa-  
 Slippery Rock Borough-\$5,000.00

**Brennan Builders Inc.**-Dollar Bk Fed Sav  
 Bk-Adams Twp.-\$12,000,000.00

**Breski, Peter J., et al**-PNC Bk Natl Assn-  
 Cranberry Twp.-\$50,000.00

**Carousel Holdings LLC, et al**-First Natl Bk of  
 Pa-Zelienople Borough-\$136,000.00

**Carrel, Jerry L, II, et ux**-Wyndham, Capital  
 m+Mtg Inc-Adams Twp.-\$235,500.00

**Chastney, David J., et ux**-First Natl Bk of Pa-  
 Seven Fields Borough-\$120,000.00

**Christy, Norma J.**-Redevelopment Auth City  
 of Butler-Butler City, Wd. 1-\$8,210.00

**Cook, Joseph E., et ux**-Howard  
 Hanna Mtg Servs, et al-Seven Fields  
 Borough-\$310,500.00

**Cooper, Christopher S., et al**-Butler Armco  
 Emp Cred Un-Clay Twp.-\$119,000.00

**Costa, Joseph F., et al**-PNC Bk Natl Assn-  
 Adams Twp.-\$214,000.00

**Cotugno, Christopher, et al**-PNC Bk Natl  
 Assn-Seven Fields Borough-\$184,193.19

**Cotugno, Christopher, et al**-PNC Bk Natl  
 Assn-Seven Fields Borough-\$75,000.00

**Cress, Ronald A., et al**-Dollar Bk Fed Sav  
 Bk-Adams Twp.-\$260,000.00

**Cross, Shawn M., et al**-First Commonwealth  
 Bk, et al-Cranberry Twp.-\$226,800.00

**Curtis, Adam E., et ux**-Pennsylvania  
 Equity Resources Inc, et al-Butler Twp.-  
 \$199,192.00

**Darkey, Robert E., Jr., Trs., et al**-Citibank  
 NA, et al-Lancaster Twp.-\$267,000.00

**Davies, Tracey**-Quicken Loans Inc, et al-  
 Cranberry Twp.-\$73,400.00

**Distefano, Anthony R.**-RBS Citizens NA-  
 Summit Twp.-\$118,750.00

**Dorsch, Kellen L., et al**-Sail Mtg Corp, et  
 al-Cranberry Twp.-\$152,192.00

**Duncan, Mark A., et ux**-First Natl Bk of Pa-  
 Worth Twp.-\$190,000.00

**Eidenshink, Robert F., et al**-Northwest Sav  
 Bk-Adams Twp.-\$120,000.00

**Eiler, Michael J., et ux**-First Natl Bk of Pa-  
 Washington Twp.-\$125,000.00

**Erskine, Wesley A., Jr., et ux**-Freedom Mtg  
 Corp, et al-Cranberry Twp.-\$223,083.00

**Faybik, James P., et al**-Dollar Bk Fed Sav  
 Bk-Winfield Twp.-\$238,464.00

**Fey, Ralph A., et al**-Allegheny Valley Bk of  
 Pittsburgh-Buffalo Twp.-\$20,296.60

Midland Funding LLC vs. **Susan Kogler**:  
Transcript: \$1422.63: Arthur Lashin, Esq.:  
15-21150

United Guaranty Residential Insurance  
Company of North America vs. **Matthew  
M. Leinenbach and Dara I. Leinenbach**:  
Judgment: \$10000.00: Demetrios H.  
Tsarouhis, Esq.: 15-21163

Capital One Bank (USA) N.A. vs. **Jennifer L.  
Lightcap**: Transcript: \$1728.52: Michael F.  
Ratchford, Esq.: 15-21165

Transam Trucking Inc. vs. **Brittany  
McCormick and Teresa McCormick**:  
Judgment: \$7169.64: Karl R. Hildabrand,  
Esq.: 15-21157

LVNV Funding LLC vs. **Brandon R. Morgan**:  
Transcript: \$874.73: Michael F. Ratchford,  
Esq.: 15-21164

Midland Funding LLC vs. **Dolores Shay**:  
Transcript: \$3269.45: Daniel Santucci, Esq.:  
15-21152

Tri-County Industries, Inc. vs. **Todd Smith**:  
Transcript: \$365.00: Atty - None: 15-21155

Discover Bank vs. **Earl J. Steighner, Jr.**:  
Judgment: \$1780.29: David J. Apothaker,  
Esq.: 15-21162

Velocity Investments LLC vs. **Larry Thomas**:  
Transcript: \$2432.07: Michael F. Ratchford,  
Esq.: 15-21149

U.S. Bank National Association vs. **United  
States of America**: Judgment - No Amount:  
Phelan Hallinan Diamond & Jones, LLP:  
15-21153

Ameriserv Trust & Finance Service Company  
Trustee vs. **VA Butler Partners Co. LLC**:  
Complaint - Confession: \$9010243.10:  
Michael A. Shiner, Esq.: 15-21166

Vans Sporting Goods vs. **David Lee Weston**:  
Transcript: \$260.00: Atty - None: 15-21161

#### EXECUTIONS

Week ending July 24, 2015

1st Name-Plaintiff  
2nd Name-Defendant

Wells Fargo Bank, N.A. vs. **Dale A. Croft and  
Deborah K. Croft**: 15-30181

LSF9 Master Participation Trust vs. **Julia A.  
Kummer**: 15-30182

Capital One Bank (USA) N.A. vs. **Derek  
Nelson and PNC Banka, Garnishee**:  
15-30183

#### DIVORCES

Week ending July 24, 2015

1st Name-Plaintiff  
2nd Name-Defendant

Mary French vs. **Timothy French**: Jennifer S.  
Dickquist, Esq.: 15-90495

Sharon M. McFadden vs. **John W. Gaines**:  
Ashley L. Folio, Esq.: 15-90501

Judy A. Gorniak vs. **Eric E. Gorniak**: John T.  
Haller, Jr., Esq.: 15-90500

Aaron Blackburn Hughes vs. **Laura Elizabeth  
Hughes**: Elaine Generelli, Esq.: 15-90488

Christina Jackson vs. **Neal Jackson**: Joseph  
J. Nash, Esq.: 15-90490

Linda B. Parrish vs. **Nicholas J. Parrish**:  
Atty - None: 15-90492

Anthony J. Rosso vs. **Michele D. Rosso**: Cori  
S. Dunn, Esq.: 15-90494

Brandon M. So vs. **Lynnae M. So**: Norman D.  
Jaffe, Esq.: 15-90493

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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
MSD. NO. 15-40138**

#### NOTICE

**IN RE: KRISTY LYNN NELSON** On behalf of  
**JOSEPH D. MARTELLO, a Minor**

NOTICE IS HEREBY GIVEN that the Court has fixed August 26, 2015, at 10:00 A.M., in Courtroom No.4, in the Butler County Government and Judicial Center, Butler, Pennsylvania, as the time and place for hearing on a Petition for Name Change of Joseph D. Martello, a minor, by Kristy Lynn Nelson, his mother. She seeks a Decree changing the name from **Joseph D. Martello to Joseph D. Nelson**. All interested parties may appear to show cause why the Petition should not be granted.

DELTA LAW GRP, LLC  
Brian D. Walters, Esquire  
One Oxford Centre  
301 Grant Street  
Suite 4300  
Pittsburgh, PA 15219  
412-349-0938

BCLJ: July 31, 2015

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
MSD. NO. 15-40122**

**NOTICE**

**IN RE: NAME CHANGE OF Levi Joseph Pfister, A Minor child, by Carrie Lynn Pfister and Simon E. Pfister**

NOTICE IS HEREBY GIVEN that the Court has fixed August 19, 2015, at 10:00 A.M., in Courtroom No. 4, in the Butler County Government and Judicial Center, Butler, Pennsylvania, as the time and place for hearing on a Petition for Change of Name of Levi Joseph Pfister, A Minor child, by Carrie Lynn Pfister and Simon E. Pfister, his parents. They seek a Decree changing the name from **Levi Joseph Pfister to Levi Erich Pfister**. All interested parties may appear to show cause why the Petition should not be granted.

Michael E. Waltman Esquire  
Meyer Darragh Buckler Bebenek & Eck  
US Steel Tower  
600 Grant Street, Suite 4850  
Pittsburgh, PA 15219

BCLJ: July 31, 2015

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Van George Galan, LLC** and it was organized effective July 9, 2015.

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

BCLJ: July 31, 2015

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Beulah Oil & Gas, LLC** and it was organized effective January 2, 2015.

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

BCLJ: July 31, 2015

**CERTIFICATE OF ORGANIZATION  
DOMESTIC LIMITED  
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 1994. The name of the Limited Liability Company is **RUKAS DEVELOPMENT, LLC**.

Michael J Pater, Esquire  
101 East Diamond Street, Suite 202  
Butler, Pennsylvania 16001

BCLJ: July 31, 2015

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Dissolution were filed with the Department of State of the Commonwealth of Pennsylvania on July 6, 2015 with respect to a Business Corporation which was formed under the provisions of the Business Corporation Law, 15 Pa C.S. 1306 BCL 1988. The name of the company being dissolved is **PEBBA INCORPORATED**.

Christine J. Minor, Agent  
2300 Noblestown Rd, 2nd Floor  
Pittsburgh, PA 15205

BCLJ: July 31, 2015

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Monday, August 10, 2015 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
MACDONALD, Elta Romaine.....	Nancy J. Blewett.....	06/25/15
METZ, Janet Louise.....	Barbara S. Wenzelburger .....	06/16/15
WALLACE, Esther Jean .....	Russell C. Miller.....	06/24/15

BCLJ: July 31 & August 7, 2015

Looking for the right attorney  
for your business or personal matter?  
**We Can Help!**



Please visit our online,  
automated Lawyer  
Referral Service at  
[www.butlercountypabar.org](http://www.butlercountypabar.org)

Or call  
724.841.0130



**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 18th day of September 2015** 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 16, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30133  
C.P. 2015-20621  
SHF FILE: 15001607**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JACK L ANDRE at the suit of BANK OF AMERICA, N.A., Being:

ALL THAT CERTAIN piece, parcel or tract of land situate partly in Clay Township and partly in Cherry Township, respectively, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Township Road T-416, said point being a distance of 150.62 feet from the intersection of the center line of said Township Road T-416 and the center line of Township Road T-418 and on line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 65 degrees 04 minutes West, a distance of 889.0 feet to line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 59 degrees 13 minutes West, a distance of 420.6 feet to a point; thence South 31 degrees 59 minutes East, a distance of 269.78 feet to a point; thence South 35 degrees 04 minutes East, a distance of 126.54 feet to a point; thence South 46 degrees 47 minutes West, a distance of 420.87 feet to a point on line of lands of now or formerly Keddie; thence, along line of lands

of now or formerly Keddie, South 42 degrees 15 minutes East, a distance of 160.0 feet; thence, South 50 degrees 23 minutes East, a distance of 529.25 feet to the center line of Township Road T-416; thence along the center line of Township Road T-416, the following courses and distances; North 78 degrees 48 minutes East, a distance of 121.0 feet; North 57 degrees 01 minutes East, a distance of 181.0 feet; North 47 degrees 33 minutes East, a distance of 239 feet; and North 55 degrees 43 minutes East, a distance of 359.02 feet to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack L. Andre, unmarried and Leslie Andre, married (father and son), as joint tenants with right of survivorship, not as tenants in common, by Deed from Melvin G. Sheerbaum and Heidi M. Sheerbaum, h/w, dated 10/31/2006, recorded 11/06/2006 in Instrument Number 200611060028262.

By virtue of the death of LESLIE A. ANDRE on 12/22/2008, Defendant became sole owner of the mortgaged premises as surviving tenant by the entireties or surviving joint tenant with right of survivorship.

Tax Parcel: 070-3F35-B6A-0000

Premises Being: 89 Pipestem Road, Slippery Rock, PA 16057-2005

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30154  
C.P. 2015-20990  
SHF FILE: 15001594**

**ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of JOHN R ARMAGOST, JR at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, Being:

ALL those certain pieces, parcels or lots of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

FIRST PARCEL: BEGINNING at the Southwest corner of a post on Limberg Street; thence North 02 degrees 45 minutes 00 seconds East a distance of 80.00 feet along a 15-foot unopened alley to a post; thence South 87 degrees 07 minutes 30 seconds East along Lot No. 26 a distance of 77.23 feet to a post on a 30-foot unopened Street; thence South 06

degrees 30 minutes 00 seconds West along said 30-foot unopened street, a distance of 80.00 feet to a post on Limberg Street; thence North 87 degrees 15 minutes 00 seconds West a distance of 72.00 feet to a point, the place of beginning. BEING Lots Nos. 35 and 36 in the Cochran and Whitmire Plan of Lots as recorded at Rack File 5 Page 4.

HAVING thereon erected a dwelling house and garage.

SECOND PARCEL: BEGINNING at the Southwest corner at a point on a 15-foot unopened alley; thence North 02 degrees 45 minutes 00 seconds East a distance of 40.00 feet along said 15-foot unopened alley to a post; thence South 87 degrees 04 minutes 00 seconds East a distance of 79.85 feet along Lot No. 23 to a post; thence South 06 degrees 30 minutes 00 seconds West along a 30-foot unopened street a distance of 40.00 feet to a post; thence North 87 degrees 07 minutes 30 seconds West a distance of 77.23 feet along Lot No. 35 to a post, the place of beginning. BEING Lot No. 26 in the Cochran and Whitmire Plan of Lots as recorded at Rack File 5 Page 4.

BEING THE SAME PREMISES which John R. Armagost, Jr., unmarried and Brenda L. Armagost, married now known as Brenda L. Snyder, by Deed dated May 21, 2004 and recorded in the Office of the Recorder of Deeds of Butler County on May 26, 2004, at Instrument Number 200405260016982, granted and conveyed unto John R. Armagost, Jr.

Parcel #053-16-C26

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30150**  
**C.P. 2015-20980**  
**SHF FILE: 15001592**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of BERNIECE E BAILEY at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN parcel of land situated in the First Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded on the North by lot of now or formerly Joseph Laurent; on the East by lot of now or formerly Bartoli; on the South by Hickory Street; and on the West by low of now or formerly Scouteguazza.

HAVING a frontage of forty (40) feet on Hickory Street and extending back in a northerly direction, maintaining the same width, a distance of one hundred (100) feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 315 HICKORY STREET BUTLER, PA 16001

TAX PARCEL NO. 561-37-42

BEING THE SAME premises which Steven R. Bergbigler by Deed dated 05/27/10 and recorded 06/02/10 in Butler County Instrument #201006020011684, granted and conveyed unto Berniece E. Bailey.

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

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30108**  
**C.P. 2015-20686**  
**SHF FILE: 15001617**

**ATTY KERI EBECK**

Seized and taken in Execution as the property of WENDY BELLO AND LEONARD BELLO at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

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

BEGINNING at a point in the center line of a 40 foot road in the H. B. Callahan Plan of Lots, said point being the Southwest corner of the lot hereby conveyed; thence North 1 deg. 13' East along the Eastern line of Lot No. 11, in said Plan of Lots, 225 feet to a point on the Southern line of lands of Miller; thence South 89 deg. 56' East along the Southern line of lands of Miller, 100 feet to a point; thence South 1 deg. 13' West along the Western line of Lot No. 13 in said Plan of Lots, 225 feet to a point in the center of a 40 foot road; thence North 89 deg. 56' West along the center line of said 40 foot road; 100 feet to a point, the place of beginning.

BEING Lot No. 12 in the H. B. Callahan Plan of Lots as surveyed by W. D. Greenough and

recorded in Butler County Rack File No. 10, Page 24.

BEING the same premises which Charles LeRoy Mesner, Jr. and Karen Ann Mesner, Husband and Wife, by Deed dated July 25, 2001, and recorded on August 1, 2001 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200108010021133, granted and conveyed unto Wendy Bello and Leonard Bello, Wife and Husband.

Being Parcel Number: 060-S3-B12-0000

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30102**  
**C.P. 2015-20443**  
**SHF FILE: 15001602**

**ATTY BRETT SOLOMON**

Seized and taken in Execution as the property of JOSHUA LEWIS BLASH AND UNITED STATES OF AMERICA at the suit of FIRST COMMONWEALTH BANK, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being specifically described as Lot No. 18 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder's Office of Butler County, Pennsylvania, on the 20th day of December, 1996 at Plan Book Volume 198, Pages 36-38.

UNDER AND SUBJECT TO prior grants and reservations of coal and mining rights and oil and gas leases, to the Declaration of Covenants, Conditions and Restrictions governing Grandshire Homeowner's Association and Open Space recorded in the Recorder of Deeds Office of Butler County, Pennsylvania in Record Book Volume 2696, Page 625, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions governing Grandshire Homeowner's Association and Open Space recorded in said Recorder's Office in Record Book 2756, page 591, to rights-of-way, easements and other matters and restrictions as of record and to matters appearing on any recorded plan of record or appearing upon an inspection of the property.

BEING KNOWN AS 712 East Farms Drive, Cranberry Township, Pennsylvania.

UNDER AND SUBJECT TO and EXCEPTING AND RESERVING upon Grantor, and its successors and assigns, easements for the road, sewers and public utilities as the same are not located and/or as shown on the recorded plan.

UNDER AND SUBJECT TO exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the record of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

BEING the same premises granted and conveyed unto Derek B. Blash and Joshua Lewis Blash, as joint tenants with rights of survivorship, by Deed of Derek B. Blash dated December 27, 2011 and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on January 3, 2012 at Instrument No. 201201030000063, Derek B. Blash being the widower of Marsha L. Blash who died on March 23, 2011. Derek B. Blash died on January 30, 2012, title thereby vesting in Joshua Lewis Blash by due process of law.

BUTLER COUNTY ID. NO 130-S24-D18-0000;  
MAP NO. S24; PARCEL NO. D18

BCLJ: July 17, 24 & 31, 2015

**E.D. 2014-30010**  
**C.P. 2014-20132**  
**SHF FILE: 15001608**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TIMOTHY A COLEMAN at the suit of BRANCH BANKING & TRUST CO, Being:

ALL that certain lot or piece situated in Adams Township, Butler County, Pennsylvania being Lot No. 42 in Treesdale-Audubon Hills Phases HI & IV Plan of record in the Butler county Recorder of Deeds Office in Plan Book Volume 186, pages 46-48 ('the Plan').

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Coleman, by Deed from Heurich Construction, Inc., dated 10/28/1998, recorded 11/02/1998 in Book 2929, Page 413.

Tax Parcel: 010-S12-A42-0000

Premises Being: 8004 Finch Road, Gibsonia, PA 15044-6153

BCLJ: July 17, 24 & 31, 2015

**E.D. 20 15-30129**  
**C.P. 20 15-20657**  
**SHF FILE: 15001632**

**ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of CHARLES R DARRELL AND JEANNE L DARRELL at the suit of BANK OF NEW YORK MELLON, Being:

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

Being Lot #2 in the Jones/Jordon plan of Lots, as recorded in Butler County plan Book 252, Page 7, recorded June 3, 2002 as instrument number 200206030018910.

Containing 1. 742 acres as set forth on said plan.

Having thereon erected a house and a 1970 Dorchester Mobile Home permanently affixed to real property.

Under and subject to a twenty-five foot building line as set forth on said plan.

Under and subject to the twenty-foot sanitary sewer line easement as set forth on said plan.

Title to said Premises vested in Charles R. Darrell and Jeanne L. Darrell, husband and wife by Deed from Samuel David Jones and Michelle Jones, husband and wife and Beverly Susan Jordan a married person dated 06/12/03 and recorded on 06/24/03 in the Butler County Recorder of Deeds instrument# 200306240027490.

BEING KNOWN AS 55 Dodds Ave, Valencia, PA 16059

TAX MAP NO: 520-S1-A5-22

BCLJ: July 17, 24 & 31, 2015

**E.D. 2012-30111**  
**C.P. 2011-20403**  
**SHF FILE: 15001600**

**ATTY DANIEL SCHMIEG**

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

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

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

Tax Parcel: 230-S1-12A57-0000

Premises Being: 104 Maple Drive, Valencia, PA 16059-2410

BCLJ: July 17, 24 & 31, 2015

**E.D. 2012-30381**  
**C.P. 2012-21681**  
**SHF FILE: 15001604**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of LISA A DAVIDSON at the suit of WELLS FARGO BANK, NA, Being:

All that certain parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 3-C-B in Amended Parcel3-C, Glen Eden Phase III-C Multi-Family Site Subdivision recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 176, page 23.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Davidson, by Deed from William E. Deist, unmarried, dated 03/22/2002, recorded 03/25/2002 in Instrument Number 200203250010307.

Tax Parcel: 130S 18F3B

Premises Being: 898 Sunset Circle, Cranberry Township, PA 16066-6751

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30107  
C.P. 2015-20356  
SHF FILE: 15001601**

**ATTY SCOTT DIETTERICK**

Seized and taken in Execution as the property of ERICKA GERUN AND STEVEN GERUN at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

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

BEGINNING AT A POINT AT THE INTERSECTION OF A TOWNSHIP ROAD AND A TWENTY(20) FOOT PRIVATE ROAD; THENCE ALONG SAID TOWNSHIP ROAD IN A NORTHERLY DIRECTION A DISTANCE OF ONE HUNDRED SIXTY-TWO (162) FEET, MORE OR LESS, TO A POINT ON LINE OF LANDS NOW OR LATE OF R. V. VOGHT; THENCE ALONG SAID LANDS OF R. V. VOGHT IN AN EASTERLY DIRECTION A DISTANCE OF ONE HUNDRED FORTY-EIGHT (148) FEET, MORE OR LESS, TO A POINT ON LINE OF LANDS NOW OR LATE OF COVERT; THENCE ALONG LINE OF LANDS OF COVERT IN A SOUTHERLY DIRECTION A DISTANCE OF ONE HUNDRED SIXTY-TWO (162) FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED TWENTY (20) FOOT PRIVATE ROAD; THENCE IN A WESTERLY DIRECTION ALONG SAID PRIVATE ROAD, A DISTANCE OF ONE HUNDRED FORTY-EIGHT (148) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

Tax ID No ..: 130-4F46-3B-0000

Address: 9114 Marshall Road, Cranberry, PA 16066.

BEING the same premises which Dolores F. Whallin by her POA William J. Feineigle, by Deed dated July 7, 2005 and recorded July 12, 2005 in and for Butler County, Pennsylvania, Instrument Number 200507120018281, granted and conveyed unto Steve Gerun and Ericka Gerun, husband and wife.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30143  
C.P. 2015-20972  
SHF FILE: 15001624**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of DAVID GEYER AND TAMMY L GEYER at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a steel peg the Northwest corner of the land herein described; thence in an Easterly direction along the line of land of France Walters, et ux., a distance of 80 feet to a steel pin on the Western side of a 20 foot driveway, the property of John Peter Rapp; thence in a Southerly direction along the Western line of the said 20 foot driveway, a distance of 150 feet to a steel pin on other land of John Peter Rapp; thence in a Westerly direction along other lands of John Peter Rapp, a distance of 80 feet to a steel pin on the line of the land of Anthony Thomas; thence in a Northerly direction along the line of lands of Anthony Thomas, a distance of 150 feet to a steel pin, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 110 CHERRY LANE SAXONBURG, PA 16056

TAX PARCEL NO. 100-S1-18B

BEING THE SAME premises which Brian Peglowski and Kristen Peglowski, husband and wife, by Deed dated 04/22/13 and recorded 04/24/13 in Butler County Instrument No. 201304240011735, granted and conveyed unto David Geyer and Tammy L. Geyer, husband and wife.

UNDER AND SUBJECT to Private Road Maintenance Affidavit as recorded 04/24/13 in Butler County Instrument No. 2013042400737.

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

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30127**  
**C.P. 2015-20935**  
**SHF FILE: 15001620**

**ATTY BRADLEY OSBORNE**

Seized and taken in Execution as the property of JEREMY K GREINER at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, 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. 469 in the Fernway Plan No. 2, Section B, as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File Section 22, page 24.

BEING THE SAME PREMISES which Jeffrey Mark Shoup, Executor of the Estate of Donna J. Shoup a/k/a Donna Joan James a/k/a Donna James Shoup, Deceased, by Deed dated 9/25/2006 and recorded 9/28/2006 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200609280024959, granted and conveyed unto Jeremy K. Freiner, unmarried.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30141**  
**C.P. 2015-20970**  
**SHF FILE: 15001623**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of SONJA N GUNTRUM at the suit of US BANK NATL ASSN, Being:

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

**PARCEL 1**

Beginning at a point in the center of a street known as Freedom Road at the Southeast corner of Lot No.4 in the same plan, owned by Alfred Brooks, thence along the center of Freedom Road North 82 degrees 53 minutes East 102.0 feet to a point in the center of said road. The Southwest corner of Lot No. 2 owned by Campbell; thence along Lot No. 2 owned by Campbell, North 2 degrees 48 minutes West 154.66 feet to line of lands of Shook; thence along line of lands of Shook, South 86 degrees 41 minutes West 103.0 feet to a point on line of lands of Shook, being the

northwest corner of the lot hereby conveyed; thence along lands of Shook and Brooks first above referred to, South 3 degrees 15 minutes East 161.42 feet to a point in the center of Freedom Road, the place of beginning. Being Lot 2-A in the Lot Plan survey for Steve Vargo made by Lucas Engineering Company, July 1, 1957.

Subject to the restrictions, reservations and building regulations as set forth in DB 851, page 561.

**PARCEL2**

Beginning at a point on the Northwest corner of the grantees present property and lands of Snyder, thence North 3 degrees 15 minutes West, a distance of 110.35 feet to an iron pin on lands of Blain; thence by lands of Blain North 86 degrees 41 minutes East, a distance of 103.86 feet to a point; thence by other lands of grantors, South 2 degrees 48 minutes East, a distance of 110.35 feet to the Northwest corner of the Grantees present property; thence by same South 86 degrees 41 minutes West, a distance of 103 feet to the place of beginning.

Containing .631 acres.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 106 FREEDOM ROAD BUTLER, PA 16001

TAX PARCEL NO. 060-S14-A2A

BEING THE SAME premises which Jean A. Cizmek, unmarried, by Shellie A. McTighe, her Attorney-in-Fact, by deed dated 8/30/10 and recorded 9/15/10, Butler County, Instrument No. 201009150020880, granted and conveyed unto Sonja N. Guntrum.

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

BCLJ: July 17, 24 & 31, 2015



**E.D. 2015-30122**  
**C.P. 2015-20808**  
**SHF FILE: 15001633**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of LONNIE J HARRIS AND KATHLEEN L HARRIS at the suit of WELLS FARGO BANK, NA, Being:

ALL THAT CERTAIN piece, parcel or lot of ground situate in the Village of Meridian, Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the Northern line of a thirty-three foot street, known as Rish Avenue intersects the Eastern line of a twenty-foot alley, adjacent to the Butler Township School property; THENCE North 0 degree 27 minutes East along the Eastern line of said twenty-foot alley, a distance of 333 feet to a point; THENCE North 86 degrees 08 minutes East along the Southern line of another twenty-foot alley, a distance of 152 feet to a point; THENCE South 0 degree 27 minutes West along lot of Forsythe and now or formerly Stevenson, a distance of 318.6 feet to a point on the Northern line of Rish Avenue; THENCE South 80 degrees 32 minutes West along the Northern line of said Rish Avenue, a distance of 152 feet to the point, the place of beginning.

The said premises are also described as follows in accordance with survey of Richard G. Bach and Assoc, P.E. dated December 3, 1987, being drawing No. 10-234.

BEGINNING at a point where the Northern line of a thirty-three foot street, known as Rish Avenue where it intersects the Eastern line of a twenty-foot alley, adjacent to the Butler Township School property; THENCE North 0 degree 27 minutes East along the Eastern line of said twenty-foot alley, a distance of 333 feet to a point; THENCE North 86 degrees 08 minutes East along the Southern line of another twenty-foot alley, a distance of 152 feet to a point; THENCE South 0 degree 27 minutes West along lot now or formerly of G. E. Culbertson, P. K. Kirkwood and J. Nemeth, a distance of 324.03 feet to a point on the Northern line of Rish Avenue; THENCE South 82 degrees 46 minutes 45 seconds West along the Northern line of said Rish Avenue, a distance of 152.94 feet to the point, the place of beginning.

LESS AND EXCEPTING ALL THAT CERTAIN piece or parcel of land conveyed unto James J. McElhaney and Jacqueline J. McElhaney, his wife as set forth in Deed Book 2525 Page 462 and conveyed in Deed Book 2761 Page 737.

TITLE TO SAID PREMISES IS VESTED IN Lonnie J. Harris and Kathleen L. Harris, his wife, by Deed from Patricia L. Butler, a widow, dated 10/27/2006, recorded 11/03/2006 in Instrument Number 200611030028138.

Tax Parcel: 054-26-77-0000

Premises Being: 130 Sparks Avenue, Butler, PA 16001-2868

BCLJ: July 17, 24 & 31, 2015

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**E.D. 2013-30041**  
**C.P. 2011-20776**  
**SHF FILE: 15001585**

**ATTY DANIEL BIRSIC**

Seized and taken in Execution as the property of VICTOR G KENNEDY AND GEORGE VICTOR KENNEDY at the suit of NEXTIER BANK, NA, Being:

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

COMMENCING at a post on New Castle Street, adjoining lot now or formerly David Boreland 160 feet to an alley; thence west along same alley 50 feet to lot of formerly J. Davis, now or formerly Charles Neigh, formerly J. Davis, 160 feet to New Castle Street; thence east along said New Castle Street 50 feet to place of beginning and having thereon erected a two-story frame dwelling house.

SAID property being known as 624 New Castle Street a/k/a 624 West New Castle Street, Butler, Pennsylvania 16001.

TAX Parcel# 565-24-158-0000.

BEING the same premises which the Secretary of Veterans Affairs by Deed dated January 7, 2005 and recorded on May 25, 2005 in the Office of the Recorder of Deeds of Butler County at Instrument No. 200505250013209, granted and conveyed unto Defendant.

BCLJ: July 17, 24 & 31, 2015

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**E.D. 2012-30047  
C.P. 2010-22161  
SHF FILE: 15001619**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TEDDIE J KRAJEWSKI AND BOBBI J KRAJEWSKI at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY Being:

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

Beginning at a point on the center line of T-548 also known as the Hughes Road; thence along the lands now or formerly of Carl E. Pranevich, North 17 degrees 24 minutes 3 seconds West, a distance of 166.75 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence along the lands now or formerly of S. Vogel, South 83 degrees 49 minutes 56 seconds East, a distance of 223.04 feet to a point along the center line of T-548; thence along said center line North 48 degrees 57 minutes 4 seconds East, a distance of 51.43 feet to another point along said center line; thence continuing along said center line North 54 degrees 17 minutes 27 seconds East, a distance of 86.78 feet to another point along said center line; thence continuing along said center line North 56 degrees 19 minutes 58 seconds West, a distance of 36.54 feet to a point being the place of beginning. Containing 1.00 acres strict measure as per the survey of Olsen, Zarnich, and Seybert, Inc. dated February 9, 1983.

TITLE TO SAID PREMISES IS VESTED IN Teddie J. Krajewski and Bobbi J. Krajewski, h/w, by Deed from Dolores E. Hughes, dated 08/01/2005, recorded 08/18/2005 in Instrument Number 200508180022610.

Tax Parcel: 300-3F14-24B-0000

Premises Being: 170 Hughes Road, Hilliards, PA 16040-1512

BCLJ: July 17, 24 & 31, 2015

**E.D. 2013-30275  
C.P. 2013-21576  
SHF FILE: 15001596**

**ATTY SALVATORE FILIPPELLO**

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

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

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

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

DEED BOOK: Instrument#200108090022030

DEED PAGE: Instrument#200108090022030

MUNICIPALITY: Township of Butler

TAX PARCEL#: 053-16-A16-0000

PROPERTY ADDRESS: 134 Harrison Avenue  
Butler, PA 16001

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30148  
C.P. 2015-20658  
SHF FILE: 15001628**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of THOMAS S MCINTYRE AND LISA A MCINTYRE at the suit of CITIZENS BK-PA Being:

ALL THAT CERTAIN piece, parcel of Lot of land situate in the Township of Connoquenessing,



County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 3 9 of the Westernman Estates Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 182, Pages 33, 34 and 35.

BEING KNOWN AS: 102 Sahara Drive, Renfrew, PA 16053

BEING THE SAME PREMISES which Woodbrook Builders, Inc., by Deed dated 5/22/1997 and recorded 5/27/1997 in the office of the Recorder of Deeds in and for Butler County in Deed Book 2741, Page 122, granted and conveyed unto Thomas A. McIntyre and Lisa A. McIntyre, husband and wife.

PARCEL NO.: 120-S7-C39

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30114  
C.P. 2015-20789  
SHF FILE: 15001635**

**ATTY KERI EBECK**

Seized and taken in Execution as the property of RALPH E NIEDERLANDER, JR AND ALISON A NIEDERLANDER at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

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

BEGINNING at a point on the center line of Route T-590 (Protzman Road) on line of land of Russell H. Kurtz; thence North 0 degrees 03' 10" East a distance of 140.17 feet to a point on the center line of Valley View Drive; thence North 83 deg. 36' 50" East along Valley View Drive T-860 290.10 feet to an iron pin on line of land of F. Swidzinski; thence South 02 deg. 28' 20" East a distance of 167.07 feet to an iron pin on line of land of F. Swidzinski; thence South 88 deg. 55' 40" West along line of land of R. Kurtz distance of 295.69 feet to an iron pin, the place of beginning and being known as Lot 1-B in the Killian Subdivision recorded October 9, 1996 in Plan Book Volume 196, Page 46.

BEING designated as Parcel ID No. 290-2F16-12 in the Deed Registry Office of Butler County, Pennsylvania.

SUBJECT to rights of way, easements,

restrictions, reservations and exceptions as set forth in/prior instruments of record.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

BEING the same premises which Sandra L. Killian, unmarried, by Deed dated September 29, 2000, and recorded on October 3, 2000 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200010030023443, granted and conveyed unto Ralph E. Niederlander Jr. and Alison A. Niederlander, husband and wife, as Tenants by the Entireties and not as Tenants in Common.

Being Parcel Number: 290-2F16-12

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30142  
C.P. 2015-20971  
SHF FILE: 15001622**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of GRETLE E NIGHTINGALE at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN lot of land situate in the First Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pin on the East side of Fairview Avenue one hundred seventy five (175) feet South from the South line of Center Avenue; thence Southward along Fairview Avenue, forty five (45) feet to a pin; thence Eastward along line of land formerly of L. P. Walker and Mary D. Walker, ninety two (92) feet five (5) inches, more or less, to a pin on line of land now or formerly of the heirs of J. F. Moore; thence Northward along said line of land of heirs of J. F. Moore, forty five (45) feet to a pin; thence Westward along line of land formerly of L. P. Walker and Mary D. Walker, ninety two (92) feet five (5) inches, more or less, to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 119 FAIRVIEW AVENUE BUTLER, PA 16001

TAX PARCEL NO. 561-27-176-0000

BEING THE SAME premises which Martha A. Marzullo by Deed dated 06/25/10 and

recorded 07/01/10 in Butler County Instrument #201007010014424, granted and conveyed unto Gretel E. Nightingale.

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

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30149  
C.P. 2015-20978  
SHF FILE: 15001631**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of TINA M PAUL AND JEROME W PAUL at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point in the center of Denny Road where the western line of a 33 foot road intersects the same being northeastern corner of the within described lot; thence South 15 degrees 51 minutes West 107.77 feet; thence South 10 degrees 11 minutes West 86.70 feet; South 8 degrees 13 minutes West 79.27 feet to the northern line of a 40 foot road; thence North 84 degrees 21 minutes West 110 feet, along the northern line of said 40 foot road, to the eastern line of Lot No.2 in the Chanadet Plan of Lots; thence North 11 degrees 51 minutes East 273.28 feet, along the eastern line of Lot No.2, to a point in the center line of Denny Road, to the place of BEGINNING.

BEING Lot No.1 in the Chanadet Plan of Lots as surveyed by L.C.D. Greenough in June 1950.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 106 CHAN MOWR DRIVE VALENCIA, PA 16059

TAX PARCEL NO. 230-S2-43C1-0000

BEING THE SAME premises which Kristen Ann Best et al by deed dated 03/30/12 and recorded 04/04/12 in Butler County Instrument #201204040009222. granted and conveyed unto Tina M. Paul and Jerome W. Paul, wife and husband.

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

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30153  
C.P. 2015-20984  
SHF FILE: 15001627**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of FLORENCE M PEGHER AND ROBERT C PEGHER at the suit of PNC BANK NATL ASSN, Being:

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

COMMENCING at a point in the center line of TR-356 (Freeport Road), at a point in common to lands of now or formerly Steighner, said point being the Northwest corner of the premises herein described; thence along the center line of Freeport Road, the following two courses and distances: South 54 degrees 15' 20" East a distance of 57.570 feet to a point thence South 57 degrees 11' 40" East a distance 93.150 feet to a point on line of lands of now or formerly Christian and Missionary Alliance Church; thence by line of same, the following three courses and distances: South 31 degrees 33' 31" West a distance of 188.670 feet to a point; thence South 60 degrees 24' 26" West a distance of 49.680 feet to a point; thence North 54 degrees 15' 20" West a distance of 11.500 feet to a point; thence continuing by line of lands of now or formerly Christian and Missionary Alliance Church, South 17 degrees 58' 00" West a distance of 26.820 feet to an iron pin on line of lands of now or formerly Steighner; thence by line of same, North 57 degrees 11' 40" West a distance of 126.870 feet to an iron pin; thence continuing by lands of now or formerly Steighner, North 32 degrees 45' 00" East a distance of 260.940 feet to a point in the center line of Freeport Road, the place of beginning. SAID description is in accordance with a survey of Survey Associates dated May 19, 1999.

BEING the same premises conveyed to Robert C. Pegher and Florence M. Peg her, his wife, by deed made by Carol L Shawgo dated

April 30, 2002 recorded herewith.

BEING KNOWN AS: 514 Freeport Rd, Butler,  
PA 16002

PROPERTY ID NO.: 190-1F153-4BA

TITLE TO SAID PREMISES IS VESTED IN  
ROBERT C. PEGHER AND FLORENCE  
M. PEGHER, HIS WIFE BY DEED FROM  
CAROL L. SHAWGO, UNMARRIED DATED  
04/30/2002 RECORDED 05/01/2002 IN  
DEED BOOK Instrument#200205010015077.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30140**  
**C.P. 2015-20969**  
**SHF FILE: 15001595**

**ATTY VICTORIA CHEN**

Seized and taken in Execution as the property  
of AMY PETERS at the suit of NATIONSTAR  
MORTGAGE LLC, Being:

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

BEGINNING at the Northwest Corner of the  
lot herein described, on the South side of East  
Penn Street, at an alley immediately West of  
Elm Street; thence along the South side of said  
East Penn Street Eastwardly a distance of 3  
5 feet to Lot of Alice M. Collins; thence South  
by the same 66.2 feet to a stone; thence in an  
Easterly direction 3.25 feet to a stone; thence  
South by said Alice M. Collins Lot, parallel and  
distant 2 feet Easterly form a brick stable on  
said Lot erected 22.8 feet to a stone on line  
of land of Anthony Shroup; thence by same  
in a Westerly direction 3 8.25 feet to the alley  
aforesaid; thence by the Easterly line of same  
in a Northerly direction 89 feet to the place of  
beginning.

DEED BOOK: INSTRUMENT  
#200610260027385  
DEED PAGE: INSTRUMENT  
#200610260027385  
MUNICIPALITY: City of Butler  
TAX PARCEL#: 564-21-225

PROPERTY ADDRESS: 331 East Penn Street  
Butler, PA 16001

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30121**  
**C.P. 2015-20892**  
**SHF FILE: 15001634**

**ATTY MARK UDREN**

Seized and taken in Execution as the property  
of DONALD PHILPOT, DONALD E PHILPOT,  
ROBERT PHILPOT HEIR, PATRICIA L  
PHILPOT, AND KNOWN & UNKNOWN  
HEIRS at the suit of DEUTSCHE BK NATL  
TRUST CO, Being:

ALL that certain piece or parcel of round  
situated in Washington Township, Butler  
County, Commonwealth of Pennsylvania,  
being more particularly bounded and  
described as follows, to wit:

BEGINNING at the northeast corner of the  
tract herein described, said point being in the  
center line of State Highway Route Number  
10069, and which beginning point is also the  
northeast corner of land of Joseph G. LaBoon,  
et ux, thence from said beginning point South  
124' 20" West along line of lands of Joseph  
G. LaBoon, et ux') a distance of five hundred  
sixty-seven and twenty-one hundredths  
(567.21) feet to a point on line of lands of now  
or formerly Catherine F. Dobenspeck; thence  
North 7135' West along line of lands of now or  
formerly Catherine F. Dobenspeck, a distance  
of one hundred seventy three (173) feet to a  
point on line of lands of formerly grantors,  
now Falko; thence North 3 58' 40" East along  
line of lands of now Falko, a distance of five  
hundred seventy-one and fifty-one hundredths  
(571.51) feet to a point in the center of the  
public highway known as Legislative Route No.  
10069; thence South 67 21' 30" East along the  
center line of said State Highway a distance  
of one hundred fifty (150) feet to a point in the  
center of the same at the place of beginning.

DESCRIPTION prepared in accordance  
with survey of William J. Lucas, registered  
Surveyor, dated August 8, 1967. SUBJECT  
to the reservations, restrictions, exemptions,  
easements, building lines and conditions  
as set forth in prior instruments of record in  
chain of title.

BEING KNOWN AS: 2234 Branchton Road,  
Hilliards, PA 16040

PROPERTY ID NO.: 310-3F14-11A

TITLE TO SAID PREMISES IS VESTED IN  
Donald E. Philpot BY DEED FROM Susan  
M. Philpot DATED 05/30/2000 RECORDED

05/31/2000 IN DEED BOOK Instrument  
Number: 200005310012117.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30135**  
**C.P. 2015-20823**  
**SHF FILE: 15001606**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of NORINE L PROKOP AND KEVIN J PROKOP at the suit of WELLS FARGO BANK, N.A., Being:

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

BEGINNING at a point on the Southerly side of West Penn Street Extension, on line diving lands of Bollinger and the property herein described; thence along line of lands of Bollinger, South 48° 58' West one hundred twenty-four and fifty hundredths (124.50) feet to a point on the Northerly side of Austin Drive; thence along the Northerly side of Austin Drive, North 31° 45' 30" West one hundred fifty-one and ninety-eight hundredths (151.98) feet to a point on other lands of Pillow; thence North 48° 58' East one hundred (100) feet to a point on the Southerly line of West Penn Street Extension; thence along the Southerly line of West Penn Street Extension, South 41° 02' East one hundred fifty (150) feet to a point, the place of beginning.

Being Lots No.4 and No.5, Tract C of the Graham-Pillow Division No.4, also known as the Fritz Farm division. Also being Map No. 44 and Parcel 75C. HAVING ERECTED thereon a dwelling known as 1022 West Penn Street Extension, Butler, Pennsylvania 16001. Title to said premises is vested in Kevin J. Prokop and Norine L. Prokop, by Deed from Dominick R. Labella, Executor of the Estate of Mary F. Smaretsky dated April 9, 2010 and recorded May 5, 2010 in Instrument Number 201005050009419.

TAX I.D. #: 565-44-75C

Being known as: 1022 WEST PENN STREET EXTENSION, BUTLER, PENNSYLVANIA 16001.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30115**  
**C.P. 2015-20734**  
**SHF FILE: 15001615**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of SHELLY RAYNOVICH at the suit of VILLAGE CAPITAL & INVESTMENT, LLC, Being:

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

BEGINNING at a point in the center of a hard-surfaced road known as Center Street, said point being at the Northeast corner of Lot of now or formerly Jeanne Wadsworth and the Southeast corner of the lot herein described; thence in a Western direction along the North line of land of now or formerly Jeanne Wadsworth, a distance of 360 feet to a point in the center of an alley; thence in a Northerly direction along the center of said alley, a distance of 230 feet to a point at the Southwest corner of Lot of now or formerly Scott; thence in an Easterly direction along the Southern line of lot of now or formerly Scott, a distance of 360 feet to a point in the center of the above-mentioned Center Street; thence in a Southerly direction along the center of said Center Street, a distance of 230 feet to a point, the place of beginning.

Being the same property or a portion of the same property conveyed to Shelly A. Raynovich by Instrument dated May 31, 2007 from Nancy A. Swaja, individually and as Executrix of the Estate of Josephine S. Swai aka Josephine Swai aka Josephine Swaja, deceased and Carol S. Evans filed on June 04, 2007 as Document Number 200706040013S94 in the Butler County records.

Commonly known as: 4145 Cypress Street, Butler, PA 16001 Pure! Number: 054 34 9

TAX I.D. #: 054-34-9

Being known as: 4145 CYPRESS STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Shelly A. Raynovich, a single individual by deed from Nancy A. Swaja, individually and Executrix of the Estate of Josephine S. Swai a/k/a

Josephine Swai a/k/a Josephine Swaja, Deceased, and Carol S. Evans, individually dated May 31, 2007 and recorded June 4, 2007 in Instrument Number 200706040013894.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30119**  
**C.P. 2015-20821**  
**SHFFILE: 1500119**

**ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of JEFFREY REID at the suit of TAMMAC HOLDINGS CORPORATION, Being:

ALL that certain piece, parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being Lot No. 4 in West's Clearview Acres Plan of Lots as recorded in the Office of Recorder of Deeds of Butler County at Rack File Section 64, Page 12.

BEING Designated as Map No. 300-S2-A4

BEING known as 102 Tall Oak Lane, Boyers, PA 16020 and including the 76' x 31' Colony Mobile Home, Serial # SC18265AB

Under and Subject to conditions, covenants, easements, reservations, restrictions and rights-of-way as recorded in prior instruments of record.

FEE SIMPLE TITLE vested in Jeffrey Reid, by deed from, Leroy N. Leibold and Helen Leibold, his wife, as tenants by the entireties and not as tenants in common, an undivided 14 interest, and Mary Jane Kurta and Thomas S. Kurta, her husband, an undivided V\* interest, all as joint tenants with right of survivorship and not as tenants in common, dated 10/7/2003, recorded 10/14/2003, in the Butler County Recorder of deeds in Instrument No. 200310140046508.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30117**  
**C.P. 2015-20804**  
**SHF FILE: 15001618**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of JAMEY LEE SCARBOROUGH at the suit of QUICKEN LOANS INC, Being:

ALL THAT CERTAIN lot or piece of land situate

in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, said parcel being the southern one-half of Lot No. 66 as laid out for Oesterling Plan of Lots and recorded in the Recorder of Deeds of Butler County, said lot being bounded and described as follows:

BOUNDED on the North by the northern one-half of Lot No. 66 for a distance of 139- 1/2 feet; on the East by Milton Street for a distance of 28-1/2 feet; on the South by Lot No. 65 for a distance of 139-1/2 feet; and on the West by an alley for a distance of 28 feet.

DEED BOOK: Instrument# 201306250018491

DEED PAGE: Instrument# 201306250018491

MUNICIPALITY: Borough of Zelienople

TAX PARCEL: 550-S2-AC30

PROPERTY ADDRESS: 137 North Milton Street Zelienople, PA 16063

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30155**  
**C.P. 2015-20992**  
**SHF FILE: 15001593**

**ATTY ADAM KAYES**

Seized and taken in Execution as the property of JOHN H STIEHLER at the suit of HSBC BANK USA, NA, Being:

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

BEGINNING at a point located as follows:

BEGINNING at a point at the intersection of Township Road 692 known locally as Beech Road at the intersection of T -625; thence in a general easterly direction along the center line of T -625 a distance of 1,848.00 feet more or less, to a point thence in a generally northerly direction along the center line of the John E. Stiehler private drive, a distance of 565 feet to a point, the true place of beginning; thence from said true place of beginning, said point being the southwest corner of the tract herein conveyed; thence North 4° 27' West along the center line of said private drive a distance of 193.60 feet to a point; thence the following courses and distances along other lands of

the grantors herein; South 85° East a distance of 231.80 feet; South 6° 10' West a distance of 192.80 feet; North 85° West a distance of 179.40 feet to a point, the place of beginning. Containing 952 acres, more or less, as per survey of Louis Trout, dated July 13, 1974. That Grantors extend to the grantee, his heirs and assigns the free right of ingress, egress and regress over and along that certain private road extending to Township Road T -625. The cost of maintenance of said private road to be shared by all adjoining land owners.

BEING KNOWN AS: 113 Stiehler Lane, Karns City, PA 16041

PROPERTY ID NO.: 150-F112-7 A

TITLE TO SAID PREMISES IS VESTED IN John Herbert Stiehler and Kathryn Anne Stiehler, his wife, as tenants by the entireties with rights of survivorship BY DEED FROM John Herbert Stiehler and Kathryn Anne Stiehler, his wife DATED 09/11/1975 RECORDED 09/11/1975 IN DEED BOOK 1012 PAGE 218.

BCLJ: July 17, 24 & 31, 2015

**E.D. 2015-30109  
C.P. 2015-20687  
SHF FILE: 15001612**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JEREMY TUBBS at the suit of WELLS FARGO BANK, NA, Being:

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

BEGINNING at a point in the center line of Old Route 8 where the Center line of a 40-foot road intersects the same; thence South 48 degrees 05 minutes East, along the center line of Old Route 8, 88.46 feet thence South 46 degrees 09 minutes East, along the center line of Old Route 8, 146.30 feet to a point; thence North 01 degrees 13 minutes East, along the Western lines of Lots Nos. 1 and 8 in the H. B. Callahan Plan of Lots, 245.17 feet to a point on the center line of a 40-foot road; thence along the center line of said 40-foot road the following courses and distances; North 89 degrees 56 minutes West, 70 feet; South 64 degrees 18 minutes West, 45.71 feet; South 49 degrees 31 minutes West, 42.70 feet; South

41 degrees 53 minutes West, 50 feet to a point in the center line of Old Route 8 the place of beginning.

BEING Lot No. 9 in the H. B. Callahan Plan of Lots as surveyed by W. D. Greenough and recorded February 28, 1952 in the Recorder's Office in and for Butler County, Pennsylvania in Rack File 10, Page 24.

SUBJECT TO the restrictions set forth in Articles of Agreement made by H. B. Callahan and Laure E. Callahan, his wife, recorded in the Recorder's Office in and for Butler County in Deed Book 622, Page 336.

TITLE TO SAID PREMISES IS VESTED IN Jeremy Tubbs, a married person, by Deed from William S. O'Donnell and Susan E. O'Donnell, h/w, dated 08/30/2013, recorded 09/05/2013 in Instrument Number 201309050025800.

Tax Parcel: 060-S3-B9-0000

Premises Being: 100 Shanahan Road, Butler, PA 16001-1318

BCLJ: July 17, 24 & 31, 2015

**E.D. 2012-30186  
C.P. 2012-21117  
SHF FILE: 15001621**

**ATTY STEVEN EISENBERG**

Seized and taken in Execution as the property of BARBARA D VALASEK at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

ALL THAT CERTAIN parcel of land situated in the Township of Buffalo, Butler County, Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of a 33 foot public road known as T-671, being the Northwest corner of Lot 17 of the Mellon Grove Plan of lots and the northwest corner of the Lot herein described; thence South 3° 22' west along line of lot 17 in the same Plan of Lots, a distance of 220 feet to a point on line of property of now or formerly John Balicki, et ux; thence south 86° 20' east along line of now or formerly John Balicki, et ux, a distance of 80 feet to a point being the southwestern corner of Lot 19 in the same Plan of Lots; thence north 3°22' east along line of Lot 19 in the same Plan of Lots, a distance of 220 feet to a point in the center of a 33 foot public road known as

route T- 671; thence north 86° 20' west along the center line of said lot a distance of 80 feet to a point, the place of beginning.

PARCEL NO. 40-S7-E18

Premises being: 114 Grimm Road, Sarver, PA 16055

BEING the same premises which Jennie H. Jones Vrabel, Rebecca Marie Brownlee and Douglas E. Brownlee, her husband, Roberta Lynn Stasiak and Allen Gerald Stasiak, her husband, Regina Louise Johnson and Danny R. Johnson, her husband , and Michael Lawrence Vrabel, by General Warranty Deed dated September 21, 2005 and recorded October 19, 2005 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 200510190030160, granted and conveyed unto Barbara D. Valasek.

BCLJ: July 17, 24 & 31, 2015

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**E.D. 2015-30152**  
**C.P. 2015-20981**  
**SHF FILE: 15001625**

**ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of KENNETH G WERNER AND KIMBERLY R WERNER at the suit of GREEN TREE SERVICING LLC, Being:

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

DEED BOOK: 2782

DEED PAGE: 954

MUNICIPALITY: Oakland Township

TAX PARCEL#: 250-2F20-22HC-0000

PROPERTY ADDRESS: 101 Love Road  
Chicora, PA 16025

BCLJ: July 17, 24 & 31, 2015

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Sheriff of Butler County, Michael T Slupe