

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: Yoshi Flowers****a/k/a: Yoshiko Flowers**

Late of: Slippery Rock Township PA
Executor: Kimiko Hunt
728 Keister Road
Slippery Rock PA 16057
Attorney: Brenda K McBride
McBride & McBride PC
211 S Center Street
Grove City PA

Estate of: Dorothy M Kingsley

Late of: Butler Township PA
Executor: Patrick F Kingsley
346 Bonniebrook Road
Butler PA 16002
Executor: Michael W Kingsley
12108 Hidden Brook Terrace
North Potomac MD 20878
Attorney: Mark C Coulson
Williams Coulson
One Gateway Center 16th Fl
420 Fort Duquesne Blvd
Pittsburgh PA 15222

Estate of: Mary L Kopchak

Late of: Adams Township PA
Executor: Daniel J Kopchak
508 Potomac Court
Gibsonia PA 15044
Attorney: James M Herb
464 Perry Highway
Pittsburgh PA 15229

Estate of: Irene Mosby

Late of: Concord Township PA
Admr DBNCTA: Janet Gibson
8893 Frankstown Road
Pittsburgh PA 15235
Admr. DBN CTA: Geneva Mosby
2428 Hampton Estates Drive
Marietta GA 30008
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Theresa G Rothrauff

Late of: Adams Township PA
Executor: Paul Thomas Rothrauff
201 Gillespie Drive Apt 21306
Franklin TN 37067
Attorney: Jonathan G Babyak
Campbell & Levine LLC
310 Grant St Suite 1700
Pittsburgh PA 15219

Estate of: Helen L Smeltzer

Late of: Jefferson Township PA
Administrator: Donald A Smeltzer
574 Freeport Road
Butler PA 16002
Attorney: Robert D Spohn
277 West Main Street
POB 551
Saxonburg PA 16056-0551

Estate of: Ellen Louise Smith

Late of: Oak Creek City
Milwaukee County WI
Executor: Rickard O Smith
8820 South 15th Avenue
Oak Creek WI 53154
Attorney: Michael D Gallagher
Murrin Taylor Flack Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Stella Swope

Late of: Washington Township PA
Admr CTA: Donald L Swope
130 Swope Road
West Sunbury PA 16061
Attorney: Patrick V Hammonds
Dillon McCandless King
Coulter & Graham LLP
128 W Cunningham St
Butler PA 16001

Estate of: Rachel E Weldon

Late of: Clay Township PA
Executor: Robert C Atkinson
479 West Sunbury Road
Butler PA 16001
Attorney: Michael S Lazaroff
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

BCLJ: April 4, 11 & 18, 2014

SECOND PUBLICATION**Estate of: Sophie Derwin**

Late of: Butler Township PA
 Administrator: Michael Lukon
 8419 Classique Avenue
 Las Vegas NV 89178
 Attorney: Chester B Scholl Jr
 Fruit Dill Goodwin & Scholl
 32 Shenango Ave
 POB 673
 Sharon PA 16146

Estate of: W Gregg Kerr**a/k/a: William Gregg Kerr Jr**

Late of: Clinton Township PA
 Executor: Douglas Gregg Kerr
 132 Coal Hollow Road
 Sarver PA 16055
 Executor: Brian Keith Kerr
 7500 Henrietta Street
 Pittsburgh PA 15218
 Attorney: Raymond C Vogliano
 Eckert Seamans Cherin & Mellott LLC
 600 Grant St 44th Floor
 Pittsburgh PA 15219

Estate of: Edward G Koegler Sr

Late of: Zelienople PA
 Executor: Edward G Koegler Jr
 211 Woodcroft Road
 Baden PA 15005
 Executor: Sandra Lee Milo
 327 E Spring St
 Zelienople PA 16063
 Attorney: Wesley F Hamilton
 208 South Main Street
 Zelienople PA 16063

Estate of: Hugh E McCormick

Late of: Butler Township PA
 Executor: Carol D Green
 104 W Muntz Ave
 Butler PA 16001
 Attorney: Robert J Stock
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

Estate of: Dixie E McKnight

Late of: Marion Township PA
 Administrator: Mindy S McKnight
 937 Cemetery Road
 Boyers PA 16020
 Administrator: Ryan S McKnight
 937 Cemetery Road
 Boyers PA 16020
 Administrator: Adam W McKnight
 937 Cemetery Road

Boyers PA 16020

Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Mabel Irene Zimmerman

Late of: Jackson Township PA
 Administrator: Karen I Greenawalt
 290 Lindsay Road
 Zelienople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

BCLJ: March 28, April 4 & 11, 2014

THIRD PUBLICATION**Estate of: Harold R Beazell Jr****a/k/a: Harold Rhinehart Beazell Jr**

Late of: Adams Township PA
 Executor: Cynthia A Beazell Krchnavy
 114 Crestwood Dr
 Sarver PA 16055
 Executor: Marcia Beazell Scott
 6407 Tupelo Rd
 Allentown PA 18104
 Attorney: Laurel Hartshorn
 254 W Main St
 POB 553
 Saxonburg PA 16056

Estate of: Agnes Mary Black

Late of: Butler Township PA
 Administrator: Mareena J Krauchuk
 13 High Street
 Lyndora PA 16045
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

Estate of: Samuel Costa

Late of: Butler Township PA
 Executor: Larry A Thompson
 961 Oneida Valley Road
 Butler PA 16001
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

Estate of: Harry D Cotten**a/k/a: Harry Cotten****a/k/a: Harry David Cotten**

Late of: Franklin Township PA

Executor: Sandy K Cotten

7332 Country Club Road

Butler PA 16001

Attorney: Leo M Stepanian Sr

Stepanian & Menchuk LLP

222 South Main St

Butler PA 16001

Estate of: Paul J Haluck

Late of: Zelienople PA

Administrator: Karen Elizabeth Haluck

114 N Green Lane

Zelienople PA 16063

Attorney: Arthur L Schwarzwaelder

Schwarzwaelder Law Offices PC

429 Forbes Avenue Suite 901

Pittsburgh PA 15219

Estate of: Bernard S Hudak Jr

Late of: Butler PA

Administrator: Walter A Hudak

224 Orchard Lane

Butler PA 16001

Administrator: Elaine M Wogan

102 Fared Drive

Butler PA 16001

Attorney: Robert J Stock

Stock & Patterson

PNC Bank Bldg Suite 603

106 South Main St

Butler PA 16001

Estate of: Stephen S Jurysta

Late of: Butler PA

Administrator CTA: Charlene M Jurysta

114 Whitetail Lane

Butler PA 16001

Attorney: William D Kemper

209 Diamond Street West

Butler PA 16001

Estate of: Patrick J W McGuire

Late of: Middlesex Township PA

Administrator: Patrick J McGuire

401 Twin Willows Lane

Valencia PA 16059

Attorney: Nora Gieg Chatha

Tucker Arensberg PC

1500 One PPG Place

Pittsburgh PA 15222

Estate of: Nathalie E Monk**a/k/a: Nathalie Elizabeth Monk**

Late of: Muddycreek Township PA

Executor: Rory D Monk

151 Robin Drive

Barto PA 19504

Attorney: David A Crissman

Montgomery Crissman

Montgomery & Kubit LLP

518 North Main Street

Butler PA 16001

Estate of: Alice Lee Paul

Late of: Zelienople PA

Executor: William Craig Paul

217 Woodhaven Drive

Seven Fields PA 16046

Attorney: Philip P Lope

Lope Casker & Casker

207 East Grandview Avenue

Zelienople PA 16063

Estate of: John Edward Rote Jr**a/k/a: John E Rote Jr**

Late of: Donegal Township PA

Administrator CTA: Katherine E Rote Turner

105 E Danville Rd

Chicora PA 16025

Administrator CTA: John Edward Rote III

5359 Middlebury Ct

Sheffield Lake OH 44054

Attorney: James P Coulter

Dillon McCandless King

Coulter & Graham LLP

128 West Cunningham Street

Butler PA 16001

Estate of: Margaret K Schuler

Late of: Adams Township Pa

Executor: Kristine E Schuler

602 Route 228

Mars PA 16046

Executor: Kevin S Schuler

600 Route 228

Mars PA 16046

Attorney: Robert J Winters

Goehring Rutter & Boehm

2100 Georgetowne Dr Suite 300

Sewickley PA 15143

Estate of: Alida M Travers

Late of: Zelienople PA

Executor: Alida E Masyada

148 Wolfe Run Rd

POB 2226

Cranberry Twp PA 16066

Attorney: None

Estate of: Dolores J Vissari

Late of: Butler PA
 Executor: Donna J Mikula
 102 Bedford Ct
 Butler PA 16001
 Executor: John N Vissari
 525 Fifth St
 Butler PA 16001
 Executor: Susan M Vissari
 810 East Brady Street
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Jason Allen Wagner

Late of: Clinton Township Pa
 Administrator: Angela McCune
 165 McKay Rd
 Saxonburg PA 16056
 Attorney: None

BCLJ: March 21, 28 & April 4, 2014

MORTGAGES

March 17 - 21, 2014

Ackelson, James S., III, et ux-Allegheny
 Valley Bk Pittsburgh-Cranberry Twp.-
 \$102,400.00

Anderson, Matthew, et al-Butler Armco Emp
 Cred Un-Center Twp.-\$19,650.00

Barbish, Mark W., et ux-Northwest Sav Bk
 Middlesex Twp.-\$328,300.00

Bernd, Michael E.-Huntington Natl Bk
 Jackson Twp.-\$212,000.00

Bishop, Thomas, et al-PNC Bk Natl Assn-
 Prospect Borough-\$40,000.00

Bishop, Thomas, et al-PNC Bk Natl Assn-
 Prospect Borough-\$82,722.68

Blevins, Scott M., et al-Citizens Bk of Pa-
 Cranberry Twp.-\$26,900.00

Blom, Joshua, et al-Wells Fargo Bk NA-
 Harrisville Borough-\$67,750.00

Bothell, Richard I., et ux-Union Home Mtg
 Corp, et al-Center Twp.-\$132,551.00

Bouse, Adam Michael, et ux-Mortgage
 Research Ctr LLC, dba, et al-Butler Twp.-
 \$130,055.00

Bowers, Michelle R., aka McGrath-Allegent
 Community Fed Cred Un-Center Twp.-
 \$15,000.00

Brinker, Jacquelyn S.-First Commonwealth
 Bk-Adams Twp.-\$124,000.00

Brinkley, Chad E., et ux-USX Fed Cred Un-
 Cranberry Twp.-\$174,000.00

Brownlee, Kathleen A.-Plaza Home Mtg Inc,

et al-Butler Twp.-\$115,371.00

Butera, Louis R., et al-First Natl Bk of Pa-
 Buffalo Twp.-\$95,000.00

Carden, Charles F., et ux-Huntington Natl
 Bk-Donnegal Twp.-\$108,000.00

Cardinal, Keith J., et ux-Citibank NA, et al-
 Zelenople Borough-\$142,293.00

Carney, Carson T., et ux-First Natl Bk of Pa-
 Cranberry Twp.-\$100,000.00

Clerici, Frederick G., et ux-Huntington Natl
 Bk, et al-Adams Twp.-\$450,000.00

Crawford, Rebecca J.-First Niagara Bk NA-
 Butler City, Wd. 1-\$50,000.00

Daubenspeck, Curtis W., et ux-Nationstar
 Mtg LLC, dba, et al-Butler Twp., Wd.
 1-\$105,100.00

Davis, Lewis G., et ux-First Natl Bk of Pa-
 Clay Twp.-\$59,819.55

Davis, Shawn T., et ux-Chevron Fed Cred
 Un-Adams Twp.-\$384,800.00

Decker, Doug, et ux-NVR Mtg Fin Inc, et al-
 Cranberry Twp.-\$474,890.00

Dellen, George V., Jr., et al-Butler Armco
 Emp Cred Un-Fairview Twp.-\$25,000.00

Doz, Matthew, et ux-Huntington Natl Bk-
 Adams Twp.-\$84,000.00

Dudak, Stephen J., et ux-Huntington Natl
 Bk-Cranberry Twp.-\$264,973.90

Dudak, Stephen J., et ux-Huntington Natl
 Bk-Cranberry Twp.-\$30,595.00

Duncan, Christopher, III, et ux-USX Fed
 Cred Un-Jackson Twp.-\$156,000.00

Duncan, Christopher, III, et ux-USX Fed
 Cred Un-Jackson Twp.-\$19,500.00

Dunphy, Brandon, et ux-PNC Mtg, aka-
 Cranberry Twp.-\$142,800.00

Edwards, Ian, et al-PNC Bk Natl Assn-
 Cranberry Twp.-\$30,000.00

Fay, Robert B., Jr.-Brentwood Bank-Adams
 Twp.-\$900,000.00

Fish, William T., et ux-Dollar Bk Fed Sav
 Bk-Cranberry Twp.-\$87,000.00

Frund, Alexandra K., et al-Dollar Bk Fed
 Sav Bk-Seven Fields Borough-\$133,000.00

Fuechslin, Robert E., et al-Mars Natl Bk-
 Cranberry Twp.-\$80,000.00

Garbutt, Ronald Glenn, et ux-WesBanco Bk
 Inc-Adams Twp.-\$392,000.00

Gariot, Michael J., et al-Northwest Sav Bk-
 Penn Twp.-\$123,000.00

Garito, Michael J., et al-Northwest Sav Bk-
 Penn Twp.-\$417,000.00

Geibel, Craig A., et al-Butler Armco Emp
 Cred Un-Butler Twp., Wd. 6-\$40,000.00

Graham, Alyssa Nicole, et al- Bank of
 England, et al-Butler Twp.-\$98,188.00

Gray, Thomas, et al-Mars Natl Bk-Adams
 Twp.-\$72,000.00

Grossman, Matthew C., et al-First Natl Bk
 of Pa-Clay Twp.-\$63,200.00

DIVORCES

Week ending March 28, 2014

1st Name-Plaintiff

2nd Name-Defendant

Brenda L. Claypoole vs. **Dennis L. Claypoole**,
Sr.: Kathryn Linn-Stephenson, Esq.: 14-
90200

Terry L. Elder vs. **Sandy J. Elder:** Leland C.
Clerk, Esq.: 14-90193

Susan C. Maley vs. **Emmitt E. Maley:** William
C. Robinson, Jr., Esq.: 14-90194

Joseph A. Everetts vs. **Virginia A. Pisor:**
Nathan D. Lyle, Esq.: 14-90202

Sharon R. Raypush vs. **Frank J. Raypush:**
Elizabeth A. Smith, Esq.: 14-90203

Ryan M. Smaretsky and Meredyth A. Casey
Smaretsky: Melanie Shannon Rothery, Esq.:
14-90192

Joshua J. Rider vs. **Anza L. Smith:** R. Bruce
Ralston, Esq.: 14-90201

**NOTICE OF HEARING ON PETITION TO
CONFIRM CONSENT TO ADOPTION
AND TERMINATE PARENTAL RIGHTS**

**IN THE ORPHANS' COURT DIVISION OF
THE COURT OF COMMON PLEAS OF
ALLEGHENY COUNTY, PENNSYLVANIA.**

No. A-14-13

**In Re: Adoption of Baby Boy Hurrelbrink,
a minor,**

**To: Unknown Father of Baby Boy
Hurrelbrink, who was born on March
6, 2013, in Butler, Butler County,
Pennsylvania.**

A Petition has been filed asking the Court to put an end to all rights you have to the child, Baby Boy Hurrelbrink and to confirm the Consent to Adoption of Angela Louise Hurrelbrink, mother of Baby Boy Hurrelbrink. The Court has set a hearing to consider ending your and Mother's rights to the child, Baby Boy Hurrelbrink. That hearing will be held in Orphans' Court, 1700 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania, 15219 on WEDNESDAY, April 30, 2014, at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights and Mother's rights to the child may be ended by the Court without your being present. You have the 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 a lawyer, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, please advise the office of that when you telephone or visit.

LAWYER REFERRAL SERVICE, The
Allegheny County Bar Association, 11th Floor,
Koppers Building, 436 7th Avenue, Pittsburgh,
PA 15219 (412) 261-5555

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your caseworker at Catholic Charities, 212 9th Street, Pittsburgh, PA 15222, (412) 325-6748, or your attorney, if you have one.

MARY K. McDONALD, Esquire,
Attorney for Petitioner
1111 Oliver Building
535 Smithfield Street
Pittsburgh, Pennsylvania 15222
(412) 471-9900.

BCLJ: March 28, April 4 & 11, 2014

**IN THE UNITED STATES BANKRUPTCY
COURT FOR THE WESTERN
DISTRICT OF PENNSYLVANIA**

**Case No. 11-25985 TPA
Chapter 11
Related Document No. 2-1**

**Adversary Case No. 14-2046
Hearing: 04/24/14 @ 2:30 p.m.
Answer Due: 04/04/14**

**IN RE: Frank L. Pascoe and Belinda L.
Pascoe, Debtors,**

Frank L. Pascoe and Belinda L. Pascoe.,
Plaintiffs,

VS.

**EM Energy Pennsylvania, LLC and Craig
& Judith Maret, Defendants.**

**NOTICE OF HEARING ON COMPLAINT
FOR AUTHORITY TO ENTER INTO AN
OIL & GAS LEASE. NUNC PRO TUNC**

**To the creditors and parties in interest of
the above named Debtor:**

NOTICE IS HEREBY GIVEN THAT Frank and Belinda Pascoe have filed a Complaint for Authority to Enter Into an Oil & Gas Lease, Nunc Pro Tunc the following property:

The lease for their 1/2 interest of Oil and Gas rights in 315 acres of undeveloped real estate at Eau Clair, Allegheny Township, Butler County, Pennsylvania to EM Energy Pennsylvania, LLC, 50 Abele Road, Suite 1005, Bridgeville, PA 15017, for \$472,620.00 according to the terms set forth in the Motion for Sale.

On or before April 4, 2014, and April 9, 2014, for the United States, any Objections to the sale shall be filed with the U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, with a copy served on all interested parties.

A hearing is scheduled April 24, 2014, at 2:30 P.M., before Judge Thomas P. Agresti in Courtroom "C", 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, at which time higher/better offers will be considered and Objections to said sale will be heard.

Terms of Bidding

The terms of this offer are that the bidder is making a bid to lease the debtor's Oil & Gas rights in the 315 acres of undeveloped real estate at Eau Clair, Allegheny Township, Butler County, Pennsylvania.

The Co Owners signed the lease with EM Energy Pennsylvania, LLC in 2013. The Debtors make no warranty as to the rights of the co-owners and whether EM Energy Pennsylvania, LLC is able to enforce the lease against Craig & Judith Maret,

The 315 acres being leased is part of an entire cell of more than 600 acres. Any party who makes a higher offer may not have access to the balance of the cell already under lease to EM Energy Pennsylvania, L.L.C.

This Bankruptcy Court will expose the lease to Higher and Better Offers. Any third party may make a higher offer. The procedure in this action will require any party who wants to make an offer:

A. By no later than 24 hours prior to the sale; any prospective bidder must show proof of funds that demonstrates the ability to consummate any higher offer immediately;

B. Make an offer that is at least an overbid of 10% higher than the bid of EM Energy Pennsylvania, L.L.C as to the initial payment and as to the royalties to be paid under the lease.

There is no warranty that the bidder will have the rights to the co-owners' interest. A bidder may make an offer to lease the entire Oil & Gas rights of the 315 acres; but the debtors make no warranties as to the enforceability as to the co owner. This lease will be Free and Clear of any liens or any claims of any creditors or claims of any parties in interest in the Frank & Belinda Pascoe Bankruptcy, except the lease will still obligate the lessee to pay any royalties required under the lease.

Date of Notice: March 12, 2014

Arrangements for inspection prior to said sale hearing may be made with:

Donald R. Calaiaro, Esquire PA ID#27538
gcalaiaro@calalarocorbett.com
CALAIARO VALENCIK
428 Forbes Avenue, Suite 900
Pittsburgh, PA 15219
(412) 232-0930

BCLJ: April 4, 2014

**COURT OF COMMON PLEAS
BUTLER COUNTY**

No.: 13-10306

CitiFinancial Services, Inc. f/k/a Commercial
Credit Plan Consumer Discount Company, a
Pennsylvania Corporation, Plaintiff,

VS.

**Rita M Bowser and William Bowser a/k/a
William B. Bowser, Defendants.**

TO: Rita M. Bowser

**TYPE OF ACTION: CIVIL
ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE**

**Premises subject to foreclosure: RD 1 Box
1485 a/k/a 304 Thompson Town Road, West
Sunbury, PA 16061**

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE
A LAWYER, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE ABLE
TO PROVIDE YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.

Butler County Notice to Defend
Butler County Courthouse
PO Box 1208

S. Main Street
Butler, PA 16003
724-284-5214

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 203145
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

File number: 88.26440

BCLJ: April 4, 2014

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NO. AD 12-11021**

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, SUCCESSOR IN INTEREST
BY PURCHASE FROM THE FEDERAL
DEPOSIT INSURANCE CORPORATION
AS RECEIVER OF WASHINGTON
MUTUAL BANK FORMERLY KNOWN AS
WASHINGTON MUTUAL BANK, FA

VS.

**MICHAEL J. LANG and CHRISTINE M.
LANG**

NOTICE TO: MICHAEL J. LANG

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

Being Premises: 107 MOHAWK DRIVE,
SARVER, PA 16055-1807

Being in BUFFALO TOWNSHIP, County of
BUTLER, Commonwealth of Pennsylvania,
40-S14-B114-0000

Improvements consist of residential property.

Sold as the property of MICHAEL J. LANG
and CHRISTINE M. LANG

Your house (real estate) at 107 MOHAWK
DRIVE, SARVER, PA 16055-1807 is
scheduled to be sold at the Sheriff's Sale on
05/17/2014 at 11:00 AM, at the BUTLER County
Courthouse, Butler County Courthouse, P.O.
Box 1208, Butler, PA 16003, to enforce the
Court Judgment of \$285,610.59 obtained
by, JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, SUCCESSOR IN INTEREST
BY PURCHASE FROM THE FEDERAL

DEPOSIT INSURANCE CORPORATION
AS RECEIVER OF WASHINGTON
MUTUAL BANK FORMERLY KNOWN AS
WASHINGTON MUTUAL BANK, FA (the
mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

PH FS#732772

BCLJ: April 4, 2014

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for
Registration of Fictitious Name was filed in the
Commonwealth of Pennsylvania on February
27, 2014 for **Revive Chiropractic** located
at 257 Mercer Street Harmony, PA 16037.
The name and address of each individual
interested in the business is Brandon Aucker
257 Mercer Street Harmony, PA 16037. This
was filed in accordance with 54 PaC.S. 311.

Burton D. Morris, Esq.
PennCorp Servicegroup, Inc.
P.O. Box 1210
600 North Second Street
Harrisburg, PA 17108-1210

BCLJ: April 4, 2014

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, accoprding to law, and will be presented to Court for confirmation and allowances on **Monday, April 14, 2014 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BELL, Pamela Jo.....	Gwilym A. Price, III.....	02/27/14
BENSON, Helen E.....	Ronald J. Karenbauer.....	02/19/14
CORNETTI, Brian C.	Valerie J. Cornetti.....	01/31/14
HAMBLEN, Carol J.	David Hamblen and Bruce D. Hamblen	03/03/14
HERBENICK, Mary S.	Michael Sheptak.....	02/24/14
GRYSTAR, Edward.....	Carole Fudoli	02/24/14
KOCHANOWICZ, John E.	Michael C. Long	02/20/14
KUDAMIK, Helen E.....	Joanne E. Vaughan.....	02/18/14
LAGUT, Danial P. a/k/a LAGUT, Daniel P.	Michael Hasenflu.....	03/03/14
LEHNERD, Shirley H.	Jean Hall.....	02/26/14
PARKINSON, Felicia D.	Linda L. Walters.....	02/28/14
PUDINA, James F.	Linda Pudina Fox and James F. Pudina, Jr.	02/11/14

NAME	GUARDIAN/TRUSTEE/POA	FILED
MACLEOD, Katharine B.	Nancy J. Blewett.....	02/28/14
MCCLURE, Patricia E.....	Brian E. Scott	02/25/14
OWENS, Dolores	Gwilym A. Price, III.....	02/04/14
RAYMOND D. and	Candace R. Johnson and ARLENE M. RENSEL TRUST.....	02/28/14

BCLJ: April 4 & 11, 2014

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 16th day of May 2014** 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, June 13, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2009-30223
C.P. 2009-21222
SHF FILE: 14000322**

ATTY MICHAEL CLARK

Seized and taken in Execution as the property of MICHELE ACKERMAN AND FLORANCE BATALIK at the suit of BANK OF AMERICA NA, Being:

ALL that certain lot or parcel of ground situated in Cranberry Township, Butler County, Pennsylvania being Lot No. 3-F-R in the Deer Run PUD Phase II, Section III, Lot 3 as recorded in Plan Book Volume 172, Page 11, in the Recorder's Office of Butler County.

UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc. as continued 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.

PARCEL No. 130-S11-H3F. BEING THE SAME PREMISES which Maronda Homes, Inc., by Deed dated July 31, 2006 and recorded August 1, 2006, in the Office for the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200608010019560, granted and conveyed unto the Florence Batalik and Michele Ackerman, in fee.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30016
C.P. 2013-22279
SHF FILE: 14000336**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of LAURA R AYOUB AND LAURA R PIERCE at the suit of PHH MORTGAGE CORPORATION, Being:

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

BEGINNING at a point in the center line of Route T-646 where the same is intersected by the Southern line of lands of now or formerly Gary D. Rider, which beginning point is the Northeast corner of the lot herein described; thence from said beginning point and continuing along the center line of Route T-646, South 15 degrees 12 minutes East, a distance of 157.18 feet to a point; thence continuing along the center line of Route T-646, South 16 degrees 32 minutes East, a distance of 25.00 feet to a point on line of lands of now or formerly F. M. Rider; thence continuing along line of same, North 86 degrees 06 minutes West, a distance of 549.02 feet to a point on the Eastern line of lands of now or formerly F. F. Pavelek; thence continuing along the Eastern line of lands of now or formerly F. F. Pavelek; North 0 degree 21 minutes West, a distance of 172.43 feet to a point on the Southern line of lands of now or formerly Gary D. Rider; thence continuing along line of same, South 86 degrees 6 minutes East, a distance of 501.64 feet to a point in the center line of Route T-646, the place of beginning.

BEING 2.07 acres as per survey of R. B. Shannon and Associates, Inc., dated May 31, 1982.

TITLE TO SAID PREMISES IS VESTED IN Laura R. Ayoub, by Deed from Joseph M. Hamilton, Jr. and C. Diane Hamilton, h/w, dated 12/27/2006, recorded 12/27/2006 in Instrument Number 200612270032578.

Tax Parcel: 110-3F06-23F-0000

Premises Being: 122 RIDER ROAD, CHICORA, PA 16025-4120

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30020
C.P. 2013-22001
SHF FILE: 14000341

ATTY KRISTINE M ANTHOU

Seized and taken in Execution as the property of LEO A BELENIS AND COLLEEN A BELENIS at the suit of DOLLAR BANK FEDERAL SAVINGS BANK, 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. 112 in the Cranberry Estates Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 70, page 13.

BEING designated as Tax Parcel I.D. No. 130-S11-D112.

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

BEING THE SAME PREMISES which Martha Lynn Ferry and Ronald R. Ferry, Wife and Husband, by Deed dated July 11, 1997 and recorded in the Office of the Recorder of Deeds of Butler County on July 17, 1997, in Deed Book Volume 2759, Page 0355, granted and conveyed unto Leo A. Belenis and Colleen A. Belenis.

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30003
C.P. 2014-20036
SHF FILE: 14000320

ATTY JILL JENKINS

Seized and taken in Execution as the property of CHAWAN D BIGGS AND CHERYL L BIGGS at the suit of JPMORGAN CHASE BANK NA, Being:

ALL that certain lot or piece of ground situate in the Borough of Evans City, (formerly Evansburg Borough), County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

On the North 137.5 feet by Wahl Street, on the East 43.9 feet by an alley, on the South 128.25 feet by lot now or formerly of Textor; on the West 45 feet by Franklin Street, being Lot X in the Martin Wahl Plan of Lots of Evansburg

Borough.

THE above mentioned property being more fully described as follows:

BEGINNING at a point on Franklin Street, a/k/a RT. 528, a 60 foot wide roadway as currently located at a point common to line of land now or formerly of Textor; thence along said dividing line, North 70 degrees 23 minutes 19 seconds West, a distance of 139.96 feet to an existing pipe; thence along the Westerly line of an unnamed alley, as currently located, North 17 degrees 53 minutes 54 seconds West, a distance of 44.68 feet to a point on the Southerly line of Waldron Street, formerly Wahl Street, a forty (40) foot roadway, as currently located; thence along the Southerly line of Waldron Street, as currently located; thence along the Southerly line of Waldron Street, as currently located South 78 degree 34 minutes 14 seconds West, a distance of 149.99 feet to a point on Franklin Street, as currently located, at the place of beginning.

DEED BOOK: Instrument#201011180027395

DEED PAGE: Instrument#201011180027395

MUNICIPALITY: Borough of Evans City

TAX PARCEL #: 400-S2-BX-0000

PROPERTY ADDRESS: 222 Franklin Road
Evans City, P A 16033

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30019
C.P. 2014-20002
SHF FILE: 14000333

ATTY JOHN KOLESNIK

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

ALL THAT CERTAIN PIECE, PARCEL OR Lot OF LAND SITUATE IN THE BOROUGH OF CHICORA, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE EDGE OF A PUBLIC ALLEY, SAID POINT BEING THE Northwest CORNER OF THE Lot BEING CONVEYED AND PROCEEDING IN AN Easterly DIRECTION ALONG LINE OF LANDS OF PAUL MCGINNIS, A DISTANCE

OF 178 FEET, MORE OR LESS, TO A POINT AT LINE OF LANDS OF JOSEPH MORROW, THENCE South ALONG LINE OF LANDS OF JOSEPH MORROW, A DISTANCE OF 30 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SAME COURSE THROUGH THE SAME TRACT OF WHICH THIS IS APART, A DISTANCE OF 133 FEET, MORE OR LESS TO A POINT AT THE PROPERTY LINE OF RALPH SWARTZLANDER; THENCE West ALONG THE LINE OF LANDS OF RALPH SWARTZLANDER, A DISTANCE OF 120 FEET TO A POINT AT THE EDGE OF THE ALLEY; THENCE PROCEEDING IN A Northerly DIRECTION ALONG THE EDGE OF THE ALLEY. A DISTANCE OF 193 FEET, MORE OR LESS, TO A POINT, SAID BEING THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE.

BEING TAX PARCEL ID NO. 460-S 1E-14D

PARCEL NO. S1-E-14D

TITLE TO SAID PREMISES IS VESTED IN TITLE TO SAID PREMISES IS VESTED IN Daniel Burns, by Deed from JPMorgan Chase Bank, as Trustee for Equity One ABS, Inc., Mortgage Pass through Certificates Series 2000-1, dated 12/30/2003, recorded 0113012004 in Instrument Number 200401300003247.

Tax Parcel: 460-S1-E14D-0000

Premises Being: 109 NORTH STREET, CHICORA, PA 16025

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30010
C.P. 2014-20132
SHF FILE: 14000334

ATTY ADAM DAVIS

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 of ground situated in Adams Township, Butler County, Pennsylvania being Lot No. 42 in Treesdale-Audubon Hills Phases in & IV Plan of record in the Butler County Recorder of Deeds Office in Plan Book Volume 188, Pages 46-48 ('the Plan').

UNDERANDSUBJECTTO any and all building restrictions, building lines, easements, rights-of-way, estates, covenants, reservations, exceptions and conditions now of record, apparent on the above described property or shown on the Plan.

ALSO UNDER AND SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for Treesdale, of record in the Butler County Recorder of Deeds Office in Record Book Volume 1980, Page 251, as the same may be supplemented or amended prior to the date hereof.

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: March 28, April 4 & 11, 2014

E.D. 2014-30007
C.P. 2013-22318
SHF FILE: 14000327

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of ROBERT D CRISPEN and DANA R CRISPEN at the suit of PINTA LLC, Being:

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

BEGINNING at a point, the Northwest corner of the within described lot and the Northeast corner of Lot of Arthur C. and Martha H. Bell, on the South side of improved road leading from Petrolia to Queenstown; thence South 2° West, 125 feet along land of now or formerly Arthur C. Bell; thence 88° East, 100 feet more or less, to West line of the Crawford Plan of Lots; thence along the West line of the Crawford Plan of Lots in a Northerly direction, 125 feet more or less; thence along the public road on the North line of the Sharkley tract of land, North 88° West, 100 feet to the place of BEGINNING.

BEING KNOWN AS: 202 Main Hill Road, Petrolia, PA 16050 a/k/a Karns City, PA 16041

BEING THE SAME PREMISES which William W. Crispen, widower, by Deed dated 09/21/1994 and recorded 09/21/1994 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2470, Page 339, granted and conveyed unto Robert D. Crispen and Dana R. Crispen, his wife.

PARCEL NO.: 150-S3-D14

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30014
C.P. 2013-22260
SHF FILE: 14000330**

ATTY JOHN KOLESNIK

Seized and taken in Execution as the property of BETTY M GRAHAM at the suit of BANK OF AMERICA NA, Being:

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

FIRST: Beginning at a point on the West side of the Meridian Road, said point being the Northeast corner of the land of John L. Ray, and the Southeast corner of the lot herein described; thence North along the West side of the Meridian Road 80.5 feet to a point on line of lands of John R. Scott, et ux; thence West along the South line of lands of John R. Scott, et ux, a distance of 32.78 rods to a point on line of lands now or formerly of Xylphia Cain, et al; thence along line of lands now or formerly of Xylphia Cain, et al, 80.5 feet to a point on line of lands of John L. Ray; thence East along the North line of lands of John L. Ray 32.78 rods to a point on the Meridian Road, the place of beginning. Containing one acre of land, more or less, and having thereon erected two frame dwelling houses and garage.

SECOND: Beginning at a point at the intersection of the lot now or formerly of Lamont Shields and the East side of a proposed 33 foot road, said road being the first road West of the Meridian Road being the southwest corner of the herein conveyed, and being 435 feet more or less north of the Reiber Road; thence East along line of lot of shields, a distance of 253.92 feet to a point on line of other lands of formerly Xylphia Cain, et al thence North along other lands as above described 80.5 feet to a point on line of lands of John R. Scott; thence West along line of Lands of John R. Scott, a distance of 253 feet, more

or less, to a point on the 33 foot road; thence South along said 33 foot road 80.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul L. Graham and Betty M. Graham, his wife, by Deed from William J. Hamm and Margaret A. Hamm, his wife, dated 08/17/1971, recorded 08/18/1971 in Book 937, Page 934.

Tax Parcel: 054-41-30-0000

Premises Being: 542 MERIDIAN ROAD, RENFREW, PA 16053-9616

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30024
C.P. 2014-20085
SHF FILE: 14000353**

ATTY MARC C WEISBERG

Seized and taken in Execution as the property of GEORGE GRAHAM ADMR AND VICTORIA C MALVAROSE EST BY ADMR at the suit of BANK OF NEW YORK MELLON, Being:

ALL that lot of land situate in Butler Township, Butler County, Pennsylvania, being bounded as follows:

BEGINNING at an iron pin in the center line of Old Route 8, also known as the Old Plank Road, at line of lands of now or formerly B. Nickel, being the Northeast corner of the lot herein described; thence along the center line of said Old Route 8, also known as the Old Plank Road, south 9 degrees, 24' West 96.92 feet to a point at the North line of Lot No.2 in the Garden Grove Plan of Lots; thence along the North line of Lots No.2 in said Plan, North 87 degrees 1' West 236.49 feet to a point at the East line of Lot No.3 in said Plan; thence along the East line of Lot No.3 in said plan, North 2 degrees 59' East 98.63 feet to a point at land of now or formerly B. Nickel; thence along lands of now or formerly B. Nickel, South 86 degrees 20' 30" East 247.36 feet to an iron pin in the center line of Old Rout 8, also known as Old Plank Road, the place of beginning.

BEING Lot No.1 in the Garden Grove Plan of Lots as recorded in Butler County, Pennsylvania, in Rack File Section 3, page 25.

SUBJECT to coal and mining rights, easements, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as

the same may appear in prior instruments of record and on the aforesaid recorded plan.

TAXI.D.#:51-61-D1

Being known as: 354 OLD PLANK ROAD, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Philip J. Malvarose and Victoria C. Malvarose from Thomas J. Abels and Dorothy M. Abels, his wife dated May 31, 2001 and recorded June 4, 2001 in Instrument # 200106040014052.

The said Philip J. Malvarose departed this life on 12/13/2006. Thus vesting property to Victoria C. Malvarose by operation of law.

The said Victoria C. Malvarose departed this life on 1/22/2007. Thus conveying property to George Graham, Administrator of the Estate of Victoria C. Malvarose, Deceased Mortgagor and Real Owner.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30018
C.P. 2013-21321
SHF FILE: 14000343**

ATTY MARC C WEISBERG

Seized and taken in Execution as the property of EVELYN G HARTER, KENNETH R LADREW, RUTH ANN LADREW, AND RUTH ANN CABLE at the suit of JPMORGAN CHASE BANK, NA, Being:

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

BEGINNING at the Southeastern corner of the tract herein described at a point in the center of Ferris and West Sunbury Road, said point being a distance of 310 feet, more or less, North of the intersection of the Hillards and Anandale Road with the Ferris and West Sunbury Road; thence North 81 degrees 30 minutes West along land now or formerly of J.C. Graham and Dessie L. Graham 606 feet, more or less, to a point at lands now or formerly of Snyder; thence North 2 degrees 30 minutes East along lands now or formerly of Snyder 819 feet, more or less, to a point at land now or formerly of Duffy; thence South 88 degrees East 796 feet, more or less, along lands now or formerly of Duffy to a point in the center of the Ferris and West Sunbury Road;

thence South 18 degrees West 675 feet, more or less, along the center of said road to a point; thence South 3 degrees West along the center of said road 160 feet, more or less, to a point, the place of beginning.

TAXLD.#:310-S1-C1

Being known as: 118 KOHLMAYER ROAD, HILLIARDS, PENNSYLVANIA 16040.

Title to said premises is vested in Evelyn G. Harter, single, Kenneth R. Ladrew and Ruth Ann Ladrew, his wife by deed from EVELYN G. HARTER, single dated September 26, 2007 and recorded October 16, 2007 in Instrument #200710160026864.

BCLJ: March 28, April 4 & 11, 2014

**E.D. 2014-30026
C.P. 2014-20294
SHF FILE: 14000350**

ATTY MICHAEL SLOAT

Seized and taken in Execution as the property of EVAN L JACK at the suit of FARMERS NATIONAL BANK OF EMLENTON, Being:

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

LOT NO. 1:

BEGINNING at a point on the westerly side of Margaret Avenue at the dividing line between property of now or formerly Geraldine M. Jack and property now or formerly of J.L. Alvin; thence along the Westerly side of Margaret Avenue, South 37° 43' 12" West, 57.32 feet to a point on the Northerly side of Boundary Alley, being the TRUE PLACE OF BEGINNING; thence along the Northerly side of Boundary Alley, North 71° 30'00" East, 90 feet, more or less, to the dividing line between Forward Township and Evans City Borough; thence along said dividing line, South 4° 30' 00" West, 20 feet to a point on the dividing line between Forward Township and Evans City Borough; thence along said dividing line, South 71° 30' 00" East, a distance of 78.75 feet, more or less, to a point on the Westerly side of Margaret Street; thence along the Westerly side of Margaret Street, North 37° 43' 12" East, 20 feet to the point at the true place of beginning.

LOT NO. 2:

BEGINNING at a point on Margaret Avenue, said point being common to Lot Nos. 57 and 58 in the Evans City Extended Plan of Lots, of record in Plan Book "A", Page 78; thence along line of Lot No. 58, North 52° 32' West, 145 feet to Butler Alley; thence along Butler Alley, North 37° 28' East, 20 feet to a point; thence through Lot No. 57, South 52° 32' East, 145 feet to Margaret Avenue; thence along Margaret Avenue, South 37° 28' West, 20 feet to a point at the place of beginning and being the southerly one-half of Lot No. 57 in the aforesaid plan of lots.

BEING the same premises conveyed by Geraldine M. Jack and Homer F. Jack to Evan L. Jack by Deed dated September 29, 2007 and recorded in Butler County at Instrument Number 200710040025917, under date of October 4, 2007 and being Butler County Tax Assessment #160-S2-57A.

AND

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

BEGINNING at a point on the westerly side of Margaret Avenue at the dividing line between Lot Nos. 57 and 58; thence along the westerly side of Margaret Avenue, South 37° 28' West, 37.30 feet to a point on Boundary Street; thence along Boundary Street, North 71 ° 30' West, 153.32 feet to Butler Alley; thence along Butler Alley, North 37° 28' East, 87.13 feet to a point on a line dividing Lot Nos. 58 and 57; thence along said last mentioned dividing line, South 52° 32' East, 145 feet to Margaret Avenue, at the place of beginning.

Being Lot No. 58 in the Wahl Plan of Lots being known as Evans City Extended Plan of record in Plan Book A, Page 78.

BEING the same premises conveyed by Geraldine M. Jack to Evan L. Jack by Deed dated June 28, 2005 and recorded in Butler County at Instrument Number 200610250027288, under date of October 25, 2006 and being Butler County Tax Assessment #160-S2-58.

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30021
C.P. 2014-20232
SHF FILE: 14000335

ATTY ADAM DAVID

Seized and taken in Execution as the property of BETTY L JESSOP at the suit of PHH MORTGAGE CORPORATION, Being:

All that certain property situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 591 in the Connoquenessing Woodlands, Unit # 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 45, page 1.

Second Described:

All that certain property situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 590 in the Connoquenessing Woodlands, Unit # 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 45, page 1.

Subject to the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

Having erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Betty L. Jessop, a single woman, by Deed from Laurie L. O'Brien, a single woman, dated 03/28/2008, recorded 04/03/2008 in Instrument Number 200804030007001.

Tax Parcel No.1: 120-S4-A590-0000 Tax Parcel No.2: 120-S4-A591-0000

Premises Being: 210 HOOT OWL ROAD, EVANS CITY, PA 16033-4314

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30025
C.P. 2014-20125
SHF FILE: 14000354

ATTY AMY MOLLOY

Seized and taken in Execution as the property of THOMAS W LEHNERD at the suit of SRU FEDERAL CREDIT UNION, Being:

ALL that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Second Ward of the City of Butler, County of Butler, and State of Pennsylvania, bounded and described as follows:

ON the North on hundred sixty (160) feet by property known as Silk Mill Property; on the East thirty (30) feet by Second Street; on the South one hundred sixty (160) feet by lot now or formerly of Mary Roon; and on the West thirty (30) feet by an alley, known as 212 Second Street.

BEING the same premises conveyed to Thomas W. Lehnerd by Deed of William A. Lehnerd dated December 19, 2000 and recorded December 21, 2000 at Instrument No. 200012210030329 in the Butler County Recorder of Deeds Office.

PROPERTY ADDRESS: 212 Second Street, Butler, PA 16001

BUTLER CO. PARCEL NUMBER: 562-43-30-0000

BCLJ: March 28, April 4 & 11, 2014

E.D. 2012-30385
C.P. 2012-21129
SHF FILE: 14000385

ATTY ASHLEIGH MARIN

Seized and taken in Execution as the property of GINA MACKAY AND KEVIN MACKAY at the suit of BANK OF NEW YORK MELLON, Being:

ALL THAT CERTAIN OR PIECE OF GROUND SITUATE IN THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, PENNSYLVANIA BEING PART OF THE LOTS NO. 17 AND 18 IN THE BINGHAM PLAN OF LOTS LAID OUT IN THE SAID BOROUGH AND OF RECORD IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN DEED BOOK 150, PAGE 504, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 17 IN THE AFORESAID PLAN OF LOTS AT THE INTERSECTION OF MAPLE STREET (FORMERLY ELGIN AVENUE), AND COOPER; THENCE IN A NORTHERLY DIRECTION ALONG MAPLE STREET ONE HUNDRED (100) FEET TO THE NORTHWEST CORNER OF THE

LOT NO. 18 IN THE AFORESAID PLAN OF LOTS; THENCE IN AN EASTERLY DIRECTION ALONG LOT NO. 19 SIXTY-FIVE (65) FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG A LOT NOW OR FORMERLY CLINTON P. WEST, SAID LINE BEING PARALLEL TO MAPLE STREET. ONE HUNDRED (100) FEET TO A POINT ON COOPER STREET; THENCE IN A WESTERLY DIRECTION ALONG COOPER STREET (65) FEET TO THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO, NEVERTHELESS, ALL CONVEYANCES, EXCEPTIONS, RESTRICTIONS AND CONDITIONS, WHICH ARE CONTAINED IN PRIOR DEEDS OR THEIR INSTRUMENT OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

TAX ID NO. : 510-S-2-169

ADDRESS: 203 EAST COOPER STREET, SLIPPERY ROCK, PA 16057.

BEING THE SAME PREMISES WHICH MARIAN JANE FULTON, A SINGLE PERSON, BY DEED DATED JUNE 13, 2005 AND RECORDED JULY 5, 2005 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT #200507050017537, GRANTED AND CONVEYED UNTO KEVIN MACKAY AND GINA MACKAY, HUSBAND AND WIFE

BCLJ: March 28, April 4 & 11, 2014

E.D. 2009-30507
C.P. 2009-23019
SHF FILE: 14000326

ATTY ALAN MINATO

Seized and taken in Execution as the property of ALLEN MCCLYMONDS AND SELENA MCCLYMONDS at the suit of BENEFICIAL CONS DISC CO, Being:

Beginning at a point on the northerly line of Whitestown Road at line of land conveyed to H. L. Brown, which point is distant 400 feet along the said line of Whitestown Road from the southeasterly corner of land of E. Rapp;

thence from said point of beginning along the line of land of H.L. Brown, North 2 degrees 30 minutes East a distance of 300 feet to a point; thence along line of lands of N. Caldwell, South 87 degrees 30 minutes East a distance of 100 feet to a point; thence continuing along same, South 2 degrees 30 minutes West a distance of 300 feet to a point; thence along the northerly line of Whitestown Road, North 87 degrees 30 minutes West a distance of 100 feet to a point, the place of beginning, as per survey of Greenough, McMahon a Greenough, Inc. Engineers and surveyors made for Harry McClymonds, August 7, 1958, Having thereon erected a one story canyon stone dwelling.

BEING the some premises as became vested in the Grantor herein by deed of James C. Minton and Ann M. Minton, deed dated 9/16/58 and recorded 9/17/58 in the Recorder's Office of Butler County.

The said Harry E. McClymonds departed this life on 1/15/1985, thereby vesting all his right, title and Interest in said property to his wife, Mary Lou McClymonds.

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

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

THIS DEED IS BETWEEN MOTHER TO HER SON AND HIS WIFE AND IS THEREFORE EXEMPT FROM TRANSFER TAXES.

BEING KNOWN AS: 448 Whitestown Road, Butler, PA 16001

PROPERTY ID NO.: 27F33E

TITLE TO SAID PREMISES IS VESTED IN ALLEN MCCLYMONDS AND SELENA MCCLYMONDS, HUSBAND AND WIFE BY DEED FROM MARY LOU MCCLYMONDS, WIDOW DATED 10/29/1999 RECORDED 11/02/1999 IN DEED BOOK 199911020031207

BCLJ: March 28, April 4 & 11, 2014

E.D. 2009-30176
C.P. 2009-20617
SHF FILE: 14000351

ATTY JAY JONES

Seized and taken in Execution as the property of JEFFREY A MCCONNELL AND AMANDA MCCONNELL at the suit of CITIMORTGAGE INC, Being:

ALL THAT CERTAIN lot of land situate in the Borough of West Sunbury, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the Southwestern corner of the within described property, said point being on the center line of a 60-foot street known as State Street and intersecting with an alley; thence North 11 degrees 13 minutes 21 seconds East, 211.731 feet along said alley to a point at the intersection with another alley; thence South 78 degrees 46 minutes 39 seconds East, 284.967 feet along said alley and property of West Sunbury United Presbyterian Church to a point on the center line of State Street; thence South 39 degrees 07 minutes 27 seconds West, 113.57 feet along center line of State Street (a dirt and gravel road) to a point; thence along said State Street by a curve to the right, having a radius of 210.985 feet to an arc measuring 233.02 feet to a point; thence continuing along State Street, North 77 degrees 35 minutes 48 seconds West, 41.023 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. McConnell and Amanda McConnell, h/w, by Deed from Jeffrey A. McConnell, married, dated 08/16/2005, recorded 09/01/2005 in Instrument Number 200509010024445.

Tax Parcel: 540-S1 -E1 5-0000

Premises Being: 211 EAST STATE STREET, WEST SUNBURY, PA 16061-3131

BCLJ: March 28, April 4 & 11, 2014

E.D. 2013-30397
C.P. 2013-22384
SHF FILE: 14000324

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of CHRISTIAN A MUELLER at the suit of

OCWEN LOAN SERVICING LLC, Being:

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

ON THE North, one hundred ten (110) feet by lot now or formerly of Paul E. Cronenwett et ux.; on the East sixty-five (65) feet by north Washington Street; on the south one hundred ten (110) feet by an alley; and on the West sixty-five (65) feet by lot now or formerly of Paul E. Cronenwett et ux.

DEED BOOK: 200908260020143

DEED PAGE: 200908260020143

MUNICIPALITY: City of Butler

TAX PARCEL #: 565-11-22A

PROPERTY ADDRESS: 510 North Washington Street Butler, PA 16001

BCLJ: March 28, April 4 & 11, 2014

E.D. 2013-30172
C.P. 2012-21718
SHF FILE: 14000342

ATTY JAIME ACKERMAN

Seized and taken in Execution as the property of ROBERT L PELKEY AND KATHLEEN M PELKEY at the suit of FIRST HORIZON HOME LOANS, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MUDDYCREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT IB IN SEAN E. BROWN AND ROBERT PELKEY PLAN AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 281, PAGE 19.

TOGETHER WITH THE PERPETUAL RIGHT TO USE A PRIVATE ROAD 50 FEET IN WIDTH AND KNOWN AS BROWN LANE IN COMMON WITH THE OWNERS OF LOT 1 A, AS THE SAME IS SHOWN ON THE AFOREMENTIONED SEAN E. BROWN AND ROBERT PELKEY PLAN OF LOTS. SAID PRIVATE ROAD RUNS FROM LEVIS ROAD (T -314) TO LOT IB, THE PROPERTY GRANTED HEREIN.

TAX ID NO : 240-4FI33-1AB

ADDRESS: 203 LEVIS ROAD, PORTERSVILLE, PA 16051.

BEING THE SAME PREMISES WHICH SEAN E. BROWN AND LISAA. BROWN, HUSBAND AND WIFE, AND ROBERT L. PELKEY AND KATHLEEN M. PELKEY, HUSBAND AND WIFE, BY DEED DATED AUGUST 27, 2010 AND RECORDED AUGUST 31, 2010 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, AS INSTRUMENT NUMBER 201008310019385, GRANTED AND CONVEYED UNTO ROBERT L. PELKEY AND KATHLEEN M. PELKEY, HUSBAND AND WIFE.

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30030
C.P. 2014-20329
SHF FILE: 14000436

ATTY MARK UDREN

Seized and taken in Execution as the property of PAUL PRITCHARD, PAUL M PRITCHARD AND RHONDA PRITCHARD at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF PETROLIA IN THE COUNTY OF BUTLER, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 08/03/2004 AND RECORDED 08/11/2004 AS INSTRUMENT NUMBER 200408110026405 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: LOT: BLOCK: ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF FAIRVIEW, BUTLER COUNTY, PENNSYLVANIA, AND BEING IDENTIFIED AS TAX PARCEL NO. S1-E6-0000 ON THE TAS MAPS, PREPARED AND MAINTAINED IN THE OFFICE OF THE CHIEF ASSESSOR OF THE SAID COUNTY OF BUTLER PARCEL NO ..S1-E6-0000

BEING KNOWN AS: 105 South Fairview Main Street, Petrolia, PA16050 PROPERTY ID NO.: S1-E6-0000

TITLE TO SAID PREMISES IS VESTED IN Paul M. Pritchard and Rhonda Pritchard, his wife BY DEED FROM W.R Capenos,

unmarried DATED 08/03/2004 RECORDED
08/11/2004 IN DEED BOOK Instrument
Number: 200408110026405

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30006
C.P. 2013-22379
SHF FILE: 14000328

ATTY MARC C WEISBERG

Seized and taken in Execution as the property
of PHYLLIS S RANDOLPH at the suit of
NATIONSTAR MORTGAGE LLC, Being:

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. 332 in the
Fernway Plan No.2 Section B as recorded in
the Recorder's Office of Butler County in rack
File Section 22, Page 24.

TAX I.D.#: 130-55-A332

Being known as: 2639 ROCHESTER ROAD,
CRANBERRY TWP, PENNSYLVANIA 16066.

Title to said premises is vested in Phyllis S.
Randolph by deed from Prindle Construction,
LLC dated March 29, 2005 and recorded March
31, 2006 in Instrument 200503310007219.

BCLJ: March 28, April 4 & 11, 2014

E.D. 2013-30098
C.P. 2013-20499
SHF FILE: 14000332

ATTY JOHN KOLESNIK

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

ALL THAT CERTAIN piece, parcel or tract
of land situate in Jefferson township, Butler
county, Pennsylvania, bounded and described
as follows:

BEGINNING at a point in the center line of
township road T-579, also known as Burtner
road, said point being common to line of lands
now or formerly of T.M. Ferraro and H. H.
Turner; thence south 25 degrees 41 minutes
20 seconds east along line of lands now or
formerly of Ferraro and Turner, a distance
of 329.15 feet to a point thence south 23
degrees 25 minutes 20 seconds east along

line of lands now or formerly of H. H. Thomas
and H. H. Turner, a distance of 203.075 feet
to a point at the true place of beginning, said
point being the northwest corner of the tract
herein described; thence south 23 degrees 25
minutes 20 seconds east along line of lands
now or formerly of H. H. Turner, a distance of
203.075 feet to a point, said being common
to line of lands now or formerly of R. Grelling,
and said point being the southwest corner of
the tract herein described; thence north 59
degrees 49 minutes 44 seconds east along
line of lands now or formerly of R. Grelling, a
distance of 212.56 feet to a point, said being
common to line of lands now or formerly of M.
R. Beggs, and said point being the southeast
corner of the tract herein described; thence
north 23 degrees 24 minutes west along
line of lands now or formerly of M. R. Beggs,
a distance of 199.505 feet to a point; said
point being common to line of lands, now
or formerly of M. M Thomas, and said point
being the northeast corner of the tract herein
described; thence south 60 degrees 47
minutes 10 seconds west along line of lands
now or formerly of M. N. Thomas, a distance of
212.25 feet to a point at the place of beginning.
TOGETHER with the free and unlimited use,
liberty and privileges of passage in and along
a certain right-of-way granted to Michael N.
Thomas, et ux., and Gary Wissinger, et ux.,
from Thomas N. Perrace dated may 2, 1981
and recorded in the butler county recorder's
office in deed book vol. 1116 page 156.

AND together with the free and unlimited
use, liberty and privileges of passage in and
along a certain right-of-way granted to Gary
Wissinger, et ux., from Michael N. Thomas,
at UX., dated. May 2, 1981 and recorded in
the Butler County recorder's office in deed
book vol. 1132 page 194. AND together with
a disclaimer from M. M Thomas and Betty J.
Thomas, his wife, for themselves, their heirs
and assigns, in which they disclaim and accept
full responsibility for septic system on the land
owned by them and over which the right-of-
way granted to Gary Wissinger, et UX., and
in which they release Jefferson township, its
officers, employees, their heirs, successors
and assigns, from any liability should said
septic system malfunction. TOGETHER with
the right and duties of the parties of the first
part as set forth in the private maintenance
agreement as recorded immediately prior to
this deed.

TITLE TO SAID PREMISES IS VESTED
IN David Robinette, by Deed from David
Robinette and Marcia S. Robinette, h/w,

dated 10/22/2008, recorded 11/04/2008 in
Instrument Number 20081104002 - 1631.

Tax Parcel: 190-1F155-3C4A-0000

Premises Being: 113 BETTY LANE, BUTLER,
PA 16002-0911

BCLJ: March 28, April 4 & 11, 2014

E.D. 2013-30396
C.P. 2013-22383
SHF FILE: 14000323

ATTY SALVATORE FILIPPELLO

Seized and taken in Execution as the property
of TAMMY RODNICKI AND TIMOTHY M
RODNICKI at the suit of JPMORGAN CHASE
BANK NA, Being:

ALL THOSE CERTAIN pieces, parcels, or
lots of land situate in the Venango Township,
Butler County, Pennsylvania, bounded and
described as follows, to-wit:

FIRST PARCEL:

BEGINNING at the Southeast corner of this
lot and a public highway, at an iron peg, West
200 feet to an iron peg; thence North 100 feet
to an iron peg; thence East 200 feet to a public
highway; thence South 100 feet to the point of
BEGINNING.

SECOND PARCEL:

BEGINNING at a stake at the Northwest
corner of now or formerly W. L. Shaner; thence
East 200 feet to Rt. 38; thence South 110 feet
to now or formerly of Blaine Wilson line; thence
West 200 feet along now or formerly of Blaine
Wilson line 200 feet to land of now or formerly
T. A. Blair; thence North 110 feet to the place
of BEGINNING.

DEED BOOK: Instrument #201001210001491

DEED PAGE: Instrument #201001210001491

MUNICIPALITY: Township of Venango

TAX PARCEL #: 300-3F16-34F-0000

PROPERTY ADDRESS: 3089 Oneida Valley
Road Hilliards, PA 16040

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30023
C.P. 2014-20270
SHF FILE: 14000337

ATTY TROY FREEDMAN

Seized and taken in Execution as the property
of SCHONDA L SARVER AND EDWARD L
SARVER, JR at the suit of WELLS FARGO
BANK NATIONAL ASSOCIATION, Being:

Parcel A:

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

On the North fifty-eight and seventy-six
hundredths (58.76) feet by land of Atlantic
Refining Company; on the East one hundred
fifty-six (156) feet by lands of Sadlak; on the
South forty-eight (48) feet by Alpha Way; and
on the West one hundred eighty-three (183)
feet by Walker Way.

Parcel B:

ALL THAT CERTAIN piece, parcel, or tract
of land situate in the First Ward of the City
of Butler, County of Butler, Commonwealth
of Pennsylvania, being the Southerly portion
of Lot No. 70 in the William S. Boyd's plan
of Springdale, as recorded in Plan Book A,
Page 21, said parcel or tract of land hereby
conveyed being more particularly bounded
and described as follows:

Commencing at the Southwest Corner of
the lot hereby conveyed, said corner being
also the Southeast corner of Lot No. 69 in
the aforesaid William S. Boyd Plan, now or
formerly of Ella Stewart; thence Northwardly
along line of lot of Ella Stewart one hundred
fifty-six (156) feet, more or less, to line of lot
of the Atlantic Refining Company; thence South
63 degrees 41 minutes East a distance of
sixty and five hundredths (60.05) feet to the
Northeast corner hereof at line of Lot No. 71
in the aforesaid plan; thence South along the
dividing line between Lots No. 71 and No. 70 of
the said plan a distance of one hundred thirty-
nine (139) feet, more or less, to the Southeast
corner hereof on Alpha Way; thence West
along Alpha Way a distance of forty-eight
(48), more or less, to the Southwest corner
hereof, at the place of beginning, the premises
herein described and hereby conveyed being
the Southern portion of a larger lot known as

Lot No. 70 in the William S. Boyd plan of lots.

PARCEL NO. 561-27-181-000

BEING KNOWN AS 326 112 Center Avenue,
Butler, PA 16001

BEING the same premises which Donald F. Wolfe and Valarie J. Wolfe, his wife, by Deed dated November 24, 2004 and recorded December 22, 2004 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 200412220040065, granted and conveyed unto Edward L. Sarver, Jr. and Schonda L. Sarver.

BCLJ: March 28, April 4 & 11, 2014

E.D. 2005-30232
C.P. 2005-21042
SHF FILE: 14000325

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of REBECCA K THRONE at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

TAX I.D.#: 564-21-235

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

BOUNDED on the North by lot of now or formerly Edward L. Raben; bounded on the East by lots of now or formerly R.M. McFarlace; and bounded on the West by Elm Street. The aforesaid lot having a frontage of 30 feet 4 inches on Elm Street and extending back by parallel lines, a distance of 95 feet 10 inches.

THIS CONVEYANCE IS MADE SUBJECT to coal, oil, gas, mineral and mining rights and privileges incident to the mining of coal heretofore conveyed of record.

FURTHER SUBJECT to all restrictions, reservations, rights-of-way, easements for public utilities and buildings line(s) as may be shown on the recorded plan in prior instruments of record.

Being known as: 231 NORTH ELM STREET,
BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Rebecca K.

Throne by deed from Rebecca A. McKeenan n/k/a Rebecca A. Bowser and David M. Bower, as joint tenants with the rights of survivorship and not tenants in common, dated January 22, 2004 and recorded January 27, 2004 in Instrument No. 200401270002747.

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30027
C.P. 2014-20295
SHF FILE: 14000349

ATTY CHRISTINA VIOLA

Seized and taken in Execution as the property of DEWEY EDWARD TURNER, DEWEY E TURNER, NANCY KRISTINE TURNER AND NANCY K TURNER at the suit of BENEFICIAL CONS DISC CO, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in Allegheny Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a point in the center line of the Eau Claire - - Emlenton Public Road known as Route #38, at line of lands now or formerly of R. H. Pearce, said point being the Southwest corner hereof; thence North 0° 25' East, three hundred forty seven and four tenths (347.4) feet along lands of R. H. Pearce; thence North 89° 42' East, one hundred eighteen and seven tenths (118.7) feet along lands of R. H. Pearce to a point; thence North 2° 18' East, seven hundred thirty-one and two tenths (731.2) feet along lands of R. H. Pearce to a point; thence North 78° 53' East, seventy five (75) feet to a point; thence South 87° 42' East, one hundred sixty (160) feet to a point, being the North east corner hereof; thence South 0° 43' West, nine hundred forty eight and seven tenths (948.7) feet along line of lands of E. L. Gamer to a point in the center line of the Eau Claire - -Emlenton Public Road; thence South 68° 45' West, four hundred (400) feet along the center line of the said Road to a point, the place of beginning. Containing 6.51 acres as per survey of J. Howard Forbes, R.S. dated May 27, 1960. Having thereon erected a 1 Vi story frame dwelling house, frame bam and outbuildings.

This conveyance is made by first parties and accepted by second parties herein, subject to any and all valid existing oil and gas leases.

BEING the same premises which Robert H. Pearce and Shirley L. Pearce, husband

and wife, by Deed dated May 20, 2005, and recorded May 20, 2005, in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 200505200012845, granted and conveyed unto Dewey Edward Turner and Nancy Kristine Turner, husband and wife, in fee.

PARCEL 20-1F45-13BA

BCLJ: March 28, April 4 & 11, 2014

E.D. 2014-30029
C.P. 2014-20328
SHF FILE: 14000435

ATTY MARTHA EVON ROSENSTEIL

Seized and taken in Execution as the property of PAUL WAGNER AND MELONY WAGNER at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

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

Beginning at a point in the centerline of Sunbury Road, T-625, a thirty three (33) foot right of way, said point being the northwest corner of Lot 2 of the Edward Alan and Stacy A. Miller Lot Line Revision as recorded in Plan Book 252 Page 33, and also being common to lands of now or formerly B.L. Fleeger, thence along the centerline of Sunbury Road, South 85° 18' 00" East a distance of 303.91 feet to a point; thence by lands of now or formerly E. A Miller, being Lot 1 of Plan Book 252 page 33, South 14° 31' 20' , West a distance of 172.99 feet to a point; then along Petrolia Street, an unopened forty (40) foot right of way, North 67° 10' 00" West a distance of 288.74 to a point; thence by lands of now or formerly B.L. Fleeger, North 04° 42' 00" East a distance of 80.60 feet to the point of beginning.

Said parcel containing 0.848 acre and being Lot 2 of the Edward Alan and Stacy A. Miller Lot Line Revision as recorded in Plan Book 252 Page 33 and also per survey of Lands Surveyors, Inc. dated March 26, 2013

Subject to any and all existing rights of way and easements of record.

BEING PART OF THE SAME PREMISES which Barbara Miller, individual, granted and conveyed unto Paul J. Wagner and Melony A. Wagner, husband and wife, by

Deed dated January 21, 2004 and recorded January 27, 2004 in Butler County Instrument #200401270002727.

IMPROVEMENTS: Residential dwelling

BCLJ: March 28, April 4 & 11, 2014

Sheriff Michael T Slupe
Butler County, Pennsylvania