

**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: John Martin Beyer Jr**

Late of: Clinton Township PA  
Administrator: Patricia A Neubert  
435 Cherry Valley Road  
Saxonburg PA 16056  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Janet J Garrett****a/k/a: Janet Jean Garrett**

Late of: Prospect PA  
Executor: Shirley Garrett  
1528 Harbor Edinburg Rd  
Edinburg PA 16116  
Executor: Linda Hogue  
331 Hunt Rd  
New Castle PA 16101  
Attorney: Robert D Clark  
201 North Market Street  
New Wilmington PA 16142

**Estate of: Margie A Kretzler****a/k/a: Margie Ann Kretzler**

Late of: Clearfield Township PA  
Executor: Margaret Wearing  
616 Brownsdale Road  
Renfrew PA 16053  
Attorney: Jay R Hagerman  
Abernethy & Hagerman Law, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

**Estate of: Kathy E Mercurio**

Late of: Hilliards PA  
Administrator: Michael D Burgoon  
531 Halston Rd  
West Sunbury PA 16061  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Doris L Murray****a/k/a: Doris Loretta Murray**

Late of: Zelienople PA  
Executor: Timothy F Murray  
4654 Scarlet Oak Place  
Allison Park PA 15101  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Frank Richard Pinto****a/k/a: Frank R Pinto**

Late of: Butler Township PA  
Executor: John M Pinto  
1041 Springfield Court  
Renfrew PA 16053  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: James Leslie Pizor****a/k/a: James L Pizor**

Late of: Mercer Township PA  
Executor: Robert L Pizor  
351 Browntown Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Richard W Pott**

Late of: Adams Township PA  
Executor: Meg L Burkardt  
647 Allegheny Avenue  
Oakmont PA 15139  
Attorney: Meg L Burkardt  
647 Allegheny Ave  
Suite 100  
Oakmont PA 15139

**Estate of: Margaret M Reuning**

Late of: Penn Township PA  
Executor: Suzanne R Thrower  
287 Green Manor Drive  
Butler PA 16002  
Attorney: Michael K Parrish Esq  
Goehring Rutter and Boehm  
2100 Georgetown Drive Suite 300  
Sewickley PA 15143

**Estate of: Peter Solobay**

Late of: Concord Township PA  
Executor: Margaret E Solobay  
411 Hooker Road  
West Sunbury PA 16061  
Executor: First Commonwealth Bank Trust  
437 Grant Street  
Pittsburgh PA 15219  
Attorney: Nicole L Phatak  
Cohen and Grigsby PC  
625 Liberty Ave  
Pittsburgh PA 15222

**Estate of: Esther C Waldron****a/k/a: Esther Catherine Waldron****a/k/a: Esther Waldron**

Late of: Jefferson Township PA  
Executor: Margaret Waldron  
201 Monroe Road  
Sarver PA 16055  
Executor: Kenneth Waldron  
119 Woodhaven Drive  
Sarver PA 16055  
Attorney: Andrea Lyn Boyle  
Boyle and Price  
129 South McKean St  
Butler PA 16001

**Estate of: Richard J Weiland**

Late of: Connoquenessing PA  
Executor: Catherine S Kugel  
210 Rader School Road  
Renfrew PA 16053  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Gertrude F Zima**

Late of: Butler Township PA  
Executor: Sandra Marie Parker  
505 Ringold Street  
Phoenixville PA 19460  
Attorney: David A Crissman  
Montgomery Crissman Montgomery and  
Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: February 1, 8, 15, 2019

**SECOND PUBLICATION****Estate of: Dorothy H Brown****a/k/a: Dorothy Hope Brown**

Late of: Zelienople PA  
Executor: Diana G Zoelle  
209 Wahl Ave  
Evans City PA 16033  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Henry F Hildebrandt Sr****a/k/a: Henry Ford Hildebrandt Sr**

Late of: Slippery Rock Township PA  
Admr. D.B.N. C.T.A.: Darla J Hancher  
101 N Green Ln  
Zelienople PA 16063  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Betty Ann Hill****a/k/a: Betty A Hill**

Late of: Butler Township PA  
Executor: Barbara Ann Sloan  
290 Thrush Drive  
Hummelstown PA 17036  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Audrey M Sherman**

Late of: Zelienople PA  
Executor: Edward L Sherman  
5 McCoid Dr  
Zelienople PA 16063  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: January 25 &amp; February 1, 8 , 2019

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**THIRD PUBLICATION****Estate of: Caroline A Bayless**

Late of: Butler PA  
Executor: Karen L Sychak  
166 Bryson Road  
Butler PA 16001  
Attorney: Cynthia Sychak-Berry  
620 Karrastyn Court  
Gibsonia PA 15044

**Estate of: Robert Clarence Carson****a/k/a: Robert C Carson**

Late of: Butler PA  
Administrator: Elaine Carson  
266 Wolford Road  
West Sunbury PA 16061  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Betty H Hart****a/k/a: Betty Hart**

Late of: Zelienople PA  
Executor: Randall L Hart  
300 Walnut Street  
Zelienople PA 16063  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Richard M Klesius**

Late of: Cranberry Township PA  
Executor: Michael Klesius  
698 Brooke Court  
Pewaukee WI 53072  
Attorney: Michael K Parrish Esq  
Goehring Rutter and Boehm  
2100 Georgetown Drive Suite 300  
Sewickley PA 15143

**Estate of: John R Novosel****a/k/a: John Novosel**

Late of: Butler Township PA  
Executor: Juliana Morris  
120 43rd Street  
Pittsburgh PA 15201  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery and Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Marlene Jane Smith****a/k/a: Marlene J Smith**

Late of: Cranberry Township PA  
Executor: David J Smith  
604 Toftree Drive  
Cranberry Township PA 16066  
Attorney: William H Humphries III  
244 Blvd of The Allies  
Pittsburgh PA 15222

**Estate of: Nancy Stahl**

Late of: Jackson Township PA  
Executor: Jeffrey Stahl  
138 Gristmill Ln  
Zelienople PA 16063

**Estate of: Sally A Vargo****a/k/a: Sally Vargo**

Late of: Cranberry Township PA  
Executor: Adrian A Vargo  
729 Sunset Circle  
Cranberry Twp PA 16066  
Attorney: John M Schaffranek  
Gilliand Vanasdale  
Sinatra Law Office LLC  
1667 Route 228 Suite 300  
Cranberry Twp PA 16066

**Estate of: Catherine M Walsh**

Late of: Cranberry Township PA  
Executor: Maribeth McLaughlin  
704 Saxony Drive  
Seven Fields PA 16046  
Attorney: Robert S Markovitz  
Markovitz & Germinaro  
1001 East Entry Drive Ste 100  
Pittsburgh PA 15216

BCLJ: January 18, 25 & February 1, 2019

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**ESTATE NOTICE**

George W. Blashford, Jr., Trustee of the **George W. Blashford and Thelma r. Blashford Revocable Trust** u/a/d January 16, 1996, the undersigned who requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to JAY R. HAGERMAN, ESQUIRE or George W. Blashford, Jr. c/o THE LAW OFFICE OF ABERNETHY & HAGERMAN, LLC., 4499 Mt. Royal Blvd., Allison Park, PA 15101.

BCLJ: February 1, 8, 15, 2019

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**TRUST NOTICE**

**THE MARK FLEEGER AND RUTH A. FLEEGER REVOCABLE LIVING TRUST AGREEMENT, dated July 24, 1998, late of Center Township, Butler County, Pennsylvania.**

The Joint Successor Trustees named below hereby gives notice that Mark Fleeger, Settlor of The Mark Fleeger and Ruth A. Fleeger Revocable Living Trust Agreement, dated July 24, 1998, died on March 6, 2008, and Ruth A. Fleeger, Settlor of The Mark Fleeger and Ruth A. Fleeger Revocable Living Trust Agreement, dated July 24, 1998, died on August 23, 2018. All persons having claims against the Trust or Mark Fleeger or Ruth A. Fleeger will present them for payment, duly authenticated, without delay; and those indebted thereto, will please make immediate payment to:

Gary M. Fleeger and Mary Beth Fleeger,  
Joint Successor Trustees

304 Timber Ridge Road Marysville,  
Pennsylvania 17053

ATTORNEY MICHAEL J. PATER  
101 East Diamond Street,  
Suite 202  
Butler, PA 16001

BCLJ: February 1, 8, 15, 2019

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**In the Court of Common Pleas of  
Butler County, Pennsylvania.  
No. 2015-10795**

In Re: U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff, vs

**Andrew J. Woods and All Other Heirs of Richard J. Woods, Jr., Deceased, known or unknown, Defendants.**

**COMPLAINT IN MORTGAGE  
FORECLOSURE  
CASE NO. 2015-10795**

You have been named as Defendants in a civil action instituted by U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to a Trust Indenture dated as of April 1, 1982) against you in this Court. This action has been instituted to foreclose on a Mortgage dated March 14, 2005, and recorded in the Recorder's Office of Butler County at Instrument No. 200503160006254 on March 16, 2005.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and 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 NOTICE 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 CO PROTHONOTARY'S OFFICE  
300 SOUTH MAIN STREET  
BUTLER, PA 16001  
724-284-5214

THE BUTLER CO BAR ASSOCIATION  
240 SOUTH MAIN STREET  
BUTLER, PA 16001  
724-841-0130

Attorney for Plaintiff: Lois M. Vitti, Esquire,  
Vitti Law Group, Inc.  
(fka Vitti & Vitti & Associates, P.C.),  
333 Allegheny Avenue, Suite 303,  
Oakmont, PA 15139.  
(412) 281-1725.

BCLJ: February 1, 2019

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
A.D. No. 18-11069  
C.P. No. 19-20184**

BONNIE J. HAYES, Plaintiff,  
vs.

**O.M. MILLER, a/k/a ORRIE M. MILLER, and  
BARBARA MILLER, his wife, their heirs,  
unknown heirs, personal representatives,  
administrators, executors, successors  
and assigns; CLARK W. WEITZEL,  
a/k/a CLARK W. WHITESELL, a/k/a  
"WHITESELL", a/k/a "WEITZEL",  
WHITESELL, individually, WEITZEL,  
individually, their heirs, unknown heirs,  
personal representatives, administrators,  
executors, successors and assigns,  
and all persons, firms or associations  
claiming right, title, or interest from  
or under all of the above Defendants,  
Defendants.**

**ORDER OF COURT**

AND NOW, this 16th day of January, 2019, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no Answer having been made by the Defendants for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiffs and pursuant to Pa. R.C.P. 1066, IT IS HEREBY ORDERED that a judgment by default be entered against the Defendants, O.M. Miller, a/k/a Orrie M. Miller, and Barbara Miller, his wife, their heirs, unknown heirs, personal representatives, administrators, executors, successors and

assigns; Clark W. Weitzel, a/k/a Clark W. Whitesell, a/k/a "Whitesell", a/k/a "Weitzel; Whitesell, individually, Weitzel, individually, their heirs, unknown heirs, personal representatives, administrators, executors, successors and assigns, and all persons, firms or associations claiming right, title, or interest from or under all of the above Defendants, directing that the Defendants, and any persons claiming under them, be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

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

BEGINNING at a point in the center of Swamp Run Road (T-832) at the intersection with lands of now or formerly S. McCandless, then South 82° 13' 35" East along the center of Swamp Run Road, a distance of 50.21 feet to a point, then South 13° 04' 21" West along lands of now or formerly Robert F. Hayes, et ux., a distance of 339.23 feet to a point on lands of now or formerly S. McCandless; thence North 72° 19' 50" West along lands of now or formerly S. McCandless, a distance of 50.16 feet to a point on lands of now or formerly S. McCandless, then North 13° 04' 21" East along lands of now or formerly S. McCandless a distance of 347.15 feet to a point, the place of beginning. Containing .40 acres as per Survey of W.J. McGarvey P.E. dated July 7, 1995, recorded at Plan Book 187, Page 13.

Unless the Defendants shall file an Action in Ejectment against the Plaintiff, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Butler Eagle once in the Butler County Legal Journal, once in The Palm Beach Post, and once in the Palm Beach Daily Business Review, the Prothonotary shall, upon Praecept of the Plaintiffs, enter a final judgment against the Defendants.

BY THE COURT:  
Dr. S. Michael Yeager J.

BCLJ: February 1, 2019

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

**IN RE: L.F.K.**

**O.A. No. 49 of 2018  
NOTICE OF ADOPTION**

To: Unknown Father

You are hereby notified that the Judge has ORDERED and DECREED that an evidentiary Hearing on the Petition for Adoption of the above captioned ADOPTEE is set in Courtroom # 1 for the 8th day of February, 2019 at 11:30 AM.

**L.F.K. - Date of Birth: October 14, 2017**

Contact one of the offices set forth below with questions regarding this matter.

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: February 1, 2019  
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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
IN RE: A.M.P.**

**O.A. No. 61 of 2018**

**PETITION FOR INVOLUNTARY  
TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

To: Unknown Father

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

**A.M.P. Date of Birth: 05/31/2015**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 1 located at the Butler County Courthouse/ Government Center on the 17th day of April, 2019 at 9:00 a.m.

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

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

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans'  
Court Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: February 1, 2019  
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**NOTICE OF NAME CHANGE**  
**In the Court of Common Pleas, Butler**  
**County, Pennsylvania, MD 18-40335**

NOTICE IS HEREBY GIVEN that a Petition for Change of Name was filed with the Prothonotary on December 4, 2018, by Petitioner, Lydia Rose Garvin, in the above-named Court, praying for a decree to change her name to **Lydia Rose Bouch**. The Court has fixed March 6, 2019, at 10:00 a.m., in Courtroom Number 5 of the Butler County Government Center, in Butler, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

Jeffrey M. Thompson, Esq.  
220 S. Main St., Ste 203  
Butler, PA 16001  
(724) 841-0184

BCLJ: February 1, 2019

**CERTIFICATE OF ORGANIZATION**  
**LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on December 28, 2018, for a Limited Liability Company formed under the Pennsylvania Uniform Limited Liability Company Act of 2016. The name of the company is **Fire and Iron MC Station342, LLC**.

Wesley F. Hamilton, Esquire  
208 S. Main Street  
Zelienople, PA 16063  
(724) 452-7776

BCLJ: February 1, 2019

**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 2016, as amended. The name of the Limited Liability Company is **Newman Holdings, LLC**. Newman Holdings, LLC's initial registered office is located at 308 Solomon Court, Zelienople, Butler County, Pennsylvania 16063.

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

BCLJ: February 1, 2019

**NOTICE**

Notice is hereby given that a Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. S 8811 et seq., and any successor statute, as amended from time to time. The name of the Fictitious Name is **Reilly Dental**.

Gary T. Vanasdale, Esquire;  
Gilliland Vanasdale Sinatra Law Office, LLC,  
1667 Route 228, Suite 300,  
Cranberry Township, PA 16066.

BCLJ: February 1, 2019

**FICTITIOUS NAME REGISTRATION**

An application for registration of the fictitious name **White Feather Wellness**, 1056 Three Degree Rd, Butler, PA 16002 has been filed in the Department of State at Harrisburg, PA, File Date 08/19/2016 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Jenna Cornelius, 1056 Three Degree Rd, Butler, PA 16002.

BCLJ: February 1, 2019

**REGISTER'S NOTICE**

I, SARAH E. EDWARDS, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/ Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY FEBRUARY 11, 2019**, at 1:30 PM (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
<b>FEHSKENS, Leonard G.</b>	Winifred F. Labrecque	12/31/18
<b>LONGWELL, Carl Reid</b> a/k/a Carl Longwell a/k/a C. Reid Longwell	Susan Elizabeth Elko	12/31/18
<b>NEWCOME, Bonita K.</b>	Cheryl A. Schultz	12/28/18
<b>SPISAK, John Edwin</b> a/k/a John E. Spisak	Dillan L. Spisak	12/28/18
<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
<b>TOMKO, Ethan Baillie, a minor</b>	First Commonwealth Bank, Guardian	12/20/18
<b>TRUST UNDER WILL OF</b> <b>WILLIAM E. RINEHART DATED</b> <b>JANUARY 15, 2014 F/B/O</b> <b>KATHERINE G. RINEHART</b>	PNC Bank, N.A. and David W. Rinehart, Co-Trustees	12/24/18

BCLJ: February 1, 8, 2019

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**2019 INACTIVE LIST FOR****JUDGE YEAGER****MARCH 05, 2019****10:00 AM COURTROOM NO. 3**

**In the Court of Common Pleas  
of Butler County of Butler  
Commonwealth of Pennsylvania**

**NOTICE OF PROPOSED  
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

**The Statement of Intention to Proceed should be filed on or before February 26, 2019 with the Prothonotary of the Court at:**

Prothonotary's Office  
PO Box 1208  
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON MARCH 05, 2019 AT 10:00AM IN CR 3, BUTLER COUNTY GOVERNMENT CENTER.**

BY THE COURT

1st Name-Plaintiff  
2nd Name-Defendant

**06-11646**

DR. MICHAEL C. STASCHACK AND,  
LESLIE A. STASCHACK,  
vs.

**LIBERTY HOMES INC AND ACTION HOME SALES, AND SUE ANN OTTOVIANI AND SUE ANN OTTOVIANI, EXECUTRIX OF THE ESTATE OF ANDREW OTTOVIANI I/T/A ACTION HOME SALES AND WILLIAM TRIPPLETT L/T TRIPPLETT ESCAVATING AND RICKS MOBLIE HOME SALE INC T/A RICK'S MOBILE HOME SERVICE**

**12-11325**

ACAPITA EDUCATION FINANCE CORPORATION,  
vs.

**THOMAS D. REED, ALLAN L. REED, MAUREEN F. REED, JOINTLY AND SEVERALLY**

**13-11039**

VITRAN EXPRESS, INC.  
vs.

**DARREL HARRIS****14-10188**

HOWARD CORE COMPANY, LLC,  
vs.

**SHELLY MCPHARLIN, AS AN INDIVIDUAL AND D/B/A MCPHARLIN GUITAR & VIOLIN AND MCPHARLIN MUSIC SHOP, MCPHARLIN GUITAR & VIOLIN, AND MCPHARLIN MUSIC SHOP**

**14-10997**

DAVID HERMAN  
vs.

**JENNIFER ENGLERT, ENGLERT INTERIOR DESIGNS COMPANY, JAMES ENGLERT, AND ARCH CRAFTSMAN CONSTRUCTION COMPANY**

**15-10039**

CACH, LLC  
vs.

**GEORGE FOWLER****15-10074**

CACH, LLC  
vs.

**JEREMI G BRINK****15-10079**

WELLS FARGO BANK, NA  
vs.

**JAMES S. GRASSI; TAMARA L. GRASSI;****15-10334**

RUK PROPERTIES, LLC  
vs.

**KATERA'S KOVE, INC.****15-10868**

CACH, LLC  
vs.

**NATHAN E MECHLING & MELISSA B MECHLING**

**16-10076**

ANTHONY GAGLIARDI

vs.

**JUSTIN OLSEN & MEGAN OLSEN****16-10315**

OLD PLANK ESTATES

vs.

**AMANDA CONNERS****16-10377**

LEEANNA F. JOHNSTON,

vs.

**COURTNEY A. WICK,****16-10404**

LAWRENCE R. STIEFEL,

vs.

**DEPARTMENT OF BUTLER COUNTY  
PRISON OF PENNSYLVANIA,  
GOVERNMENT UNIT, CPT. RYCHORWICZ,  
C/O. BARTLETTE AND C/O. SCULLIO,****16-10450**SLIPPERY ROCK CAMPGROUND  
ASSOCIATION, A PENNSYLVANIA  
NON-PROFIT CORPORATION,

vs.

**DELORES WOOD**BCLJ: February 1, 2019  
-----**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of March 2019** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, April 12, 2019 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: January 18, 25 &amp; February 1, 2019

**E.D. 2018-30267****C.P. 2018-22189****ATTY ABIGAIL BRUNNER**

Seized and taken in Execution as the property of SHANE R. ALBERT at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:-

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

BEGINNING at a point on Metzger Avenue, said point being the Southwest Corner of Lot No. 228 in the Cottage Hill Land Company Plan of Lots; thence along Metzger Avenue in a Western direction 40 feet to a point on the Eastern line of Lot No. 226 in said Plan; thence in a Northern direction along the Eastern line of Lot No. 226, 112 feet to a point on a 20-foot alley; thence in an Easterly direction along said alley 40 feet to a point on the Western line of Lot No. 228 in said Plan; thence in a Southern direction along the Western line of Lot No. 228, 112 feet to a point on Metzger Avenue, the place of beginning.

BEING Lot No. 227 in the Cottage Hill Land Company Plan of Lots recorded at Plan Book Volume A Page 16, now Rack File Section 1 Page 16.

TITLE TO SAID PREMISES IS VESTED IN SHANE R. ALBERT, by Deed from JOYCE SCHNUR EXECUTRIX OF THE ESTATE OF CAROLYN M. DURCI, DECEASED, Dated 02/16/2012, Recorded 03/14/2012, Instrument No. 201203140007177.

Tax Parcel: 051-39-P227, 051-39-P277

Premises Being: 110 EAST METZGER AVENUE, BUTLER, PA 16001-3317

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30271  
C.P. 2018-22249  
ATTY LEON HALLER**

Seized and taken in Execution as the property of CHARLES K. BARTLEY, III at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL that certain piece, parcel or lot of land situate in the Borough of West Sunbury, Butler County, and Commonwealth of Pennsylvania, being Lot No. 10 and being known as Parcel ID # 540-S1-A1 in the County of Butler, Pennsylvania.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 102 MAIN STREET WEST SUNBURY, PA 16061

TAX PARCEL NO. 540-S1-A1

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

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

BEING THE SAME premises which George Zeitz, et ux, by deed dated October 26, 2010 and recorded December 1, 2010, Butler County Instrument No. 201012010028441, granted and conveyed unto Charles K. Bartley, III.

TO BE SOLD AS THE PROPERTY OF CHARLES K. BARTLEY, III UNDER JUDGMENT NO. 2018- 10737.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30266  
C.P. 2018-22188  
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of DOUGLAS A. CIHONSKI AND TERESA WILSON at the suit of M&T BANK, Being:-

ALL that certain piece, parcel or tract of land lying, being and situate in the Borough of Harrisville, Butler County, Pennsylvania, being known and designated as Lot 11 in the Plan of Subdivision, Phase 2, For Mershimer Sales. Inc. as recorded in the Office of the Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

Beginning at a point, said point being the Northeast corner of said Lot 11; thence from said beginning point South 05 Degrees 15 minutes 00 seconds West, a distance of 270.00 feet to a point; thence North 41 Degrees 48 minutes 48 seconds West, a distance of 188.00 feet to a point; thence North 13 Degrees 56 minutes 33 seconds West, a distance of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arch distance of 75.00 feet to a point; thence South 67 Degrees 17 minutes 48 seconds East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less.

Being one (1) of the lots which were conveyed unto Andrew P. Ottoviani and Lester S. Becker. as copartners trading as O & B Real Estate Development, by "Deed" of Cranberry Hill properties, Inc. dated July 26, 1999, and recorded in the Office of the Butler County, Pennsylvania Recorder on July 26, 1999, at Record Book 3031, Page 11.

DEED BOOK: Instrument Number 200201290003431

DEED PAGE: Instrument Number 200201290003431

MUNICIPALITY: Borough of Harrisville

TAX PARCEL#: 430-S2-A23W

PROPERTY ADDRESS: 265 East Washington Street Harrisville, PA 16038

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30263  
C.P. 2018-22137  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of WILLIAM A. DRISCOLL at the suit of PENNYMAC LOAN SERVICES, LLC, 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. 336 in the Timberline Plan of lots No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 169, pages 33-34.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM A. DRISCOLL, MARRIED, by Deed from DENNIS W. LEININGER, JR. AND KIMBERLY A. LEININGER, HUSBAND AND WIFE, Dated 04/04/2016, Recorded 04/15/2016, Instrument No. 201604150006979.

Tax Parcel: 130-S14-A336-0000

Premises Being: 717 KILBUCK DRIVE, CRANBERRY TOWNSHIP, PA 16066-6840

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30258  
C.P. 2018-22023  
ATTY GARY DARR**

Seized and taken in Execution as the property of QUINTEN J. FAIR EXTRX, DIANA L. FAIR EST BY EXTRX, DIANA LINDA CAMPBELL FAIR EST BY EXTRX AND BUTLER COUNTY HUMANE SOCIETY INC. at the suit of FIRST COMMONWEALTH BANK, Being:-

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

ON the North by Butler and New Castle Street, or public road; on the East by an alley; on the South by Cherry Alley; and on the West by Extension Street; having a frontage of one hundred twenty (120) feet on Butler and New Castle Street, or public

road, and extending back at the same width a distance of one hundred twenty (120) feet to Cherry Alley.

HAVING erected thereon a two-story dwelling house known as 360 Main Street, Prospect, Pennsylvania 16052 and designated as Parcel No. 490-SS-85-0000.

BEING the same premises which The Estate of Janet Campbell, also known as Janet Jane Irene Wilson Campbell, by her Executrix, Diana Linda Campbell Fair, by Deed dated February 11, 2000, and recorded with the Recorder of Deeds Office of Butler County, Pennsylvania on April 12, 2000 at Instrument No. 200004120007936, granted and conveyed unto Diana Linda Campbell Fair. On March 14, 2018, Diana Linda Campbell Fair died. On April 2, 2018, a Petition for Probate was filed with the Butler County Register of Wills at File No. 10-18-0271 and Quinten J. Fair was appointed Executor of the Estate of Diana Linda Campbell Fair.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30308  
C.P. 2018-22610  
ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of LARRY R. GALLAGHER HEIR, ANN L. GALLAGHER EST, LOUISE GALLAGHER, LOUISE A. GALLAGHER, LOUIS A. GALLAGHER SMITH DECEASED, AND UNKNOWN HEIRS at the suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Being:-

ALL THAT CERTAIN lot or parcel of land situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, being an unnumbered lot shown as 2.870 acres remnant on the John J. and Donna J. Orsini-Ann L. Gallagher Lot Line Revision Plan as recorded March 30, 1998 in Plan Book 211, at Page 44.

PARCEL NO. 270-2F96-27-0000

BEING KNOWN AS 124 Dodds Road, Butler, PA 16002

BEING A PORTION OF THE SAME PREMISES which Kenneth C. Sultzbach, by Deed dated October 21, 1975 and recorded

December 30, 1975, in the Office for the Recorder of Deeds in and for the County of Butler, in Deed Book 1017, Page 365, granted and conveyed unto Ann L. Gallagher a/k/a Louise Gallagher, in fee.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30281  
C.P. 2018-22308  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of KAREN E. HASWELL, RICH D. HASWELL AND GLORIA A. YAPLE at the suit of VANDERBILT MORTGAGE AND FINANCE, INC., Being:-

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

BEGINNING at a point on the South side of a 60-foot right of way, known as Eau Claire Street, and said point being 60 feet from the corner of said Eau Claire Street and Second Street; thence from said point along the 60- foot right of way known as Eau Claire Street, North 75 degrees 30 minutes East, 50 feet to a point on the line of land of now or formerly R. L. Christy; thence along land of now or formerly R. L. Christy, South 14 degrees 30 minutes East, 50 feet to an iron pipe on line of land of now or formerly Eury; thence along land of now or formerly Eury, South 75 degrees 30 minutes West, 50 feet to an iron pin on line of land of now or formerly Roland E. Muchicko; thence along line of land of now or formerly Muchicko, North 14 degrees 30 minutes West 50 feet to a point, the place of beginning.

DEED BOOK: Instrument Number 201407280017456

DEED PAGE: Instrument Number 201407280017456

MUNICIPALITY: City of Butler

TAX PARCEL#: 562-43-36-0000

PROPERTY ADDRESS: 405 Eau Claire Street Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-302 86  
C.P. 2018-22353  
ATTY REBECCA SOLARZ**

Seized and taken in Execution as the property of DENNIS J. HAWK, JR. at the suit of DITECH FINANCIAL LLC, Being:-

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

Beginning at the Southeast corner of the within described premises, said point being the intersection of the West right-of-way line of First Street, a Sixty (60) foot right-of-way and North right-of-way line of Locust Street, a Twenty (20) foot right-of-way; thence from said place of beginning along the North right-of-way line of Locust Street, South 75 degrees 33 minutes 40 seconds West a distance of 125.50 feet to a point; thence continuing by same, North 86 degrees 25 minutes 37 seconds West, a distance of 26.94 feet to a point on the East right-of-way line of a Twenty (20) foot alley; thence along the East right-of-way line of said Twenty (20) foot alley, North 14 degrees 03 minutes 20 seconds West, a distance of 31.66 feet to a point at line of lands of now or formerly Loyal M. McDonald; thence along line of lands of now or formerly McDonald North 75 degrees 33 minutes 40 seconds East, a distance of 150.43 feet to a point on the West right-of-way line of First Street; thence along the West right-of-way line of said First Street, South 15 degrees 07 minutes 40 seconds East, a distance of 40.00 feet to a point at the place of beginning.

DEED BOOK: Instrument Number 200507080017926

DEEDPAGE: Instrument Number 200507080017926

MUNICIPALITY: City of Butler

TAX PARCEL#: 562-23-136-0000

PROPERTY ADDRESS: 216 1st Street Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30273**  
**C.P. 2018-22026**  
**ATTY ROGER FAY**

Seized and taken in Execution as the property of DANIEL S. HODGKISS AND DANIEL HODGKISS at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE2, Being:-

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

BEGINNING at a point at the intersection in or near the center line of legislative Route 10061, of line of lands now or formerly RM. Byers, and the herein described tract; thence along or near the center line of Legislative Route 10061, South 61° 30' 50" East, a distance of 363.00 feet to line of lands of now or formerly Emma Sherrick; thence, along line of lands of now or formerly Emma Sherrick and in and along Township Route T-712, respectively, South 37° 13' 10" West, a distance of 1,024.65 feet to a line of lands now or formerly Emma Sherrick thence along line of lands of now or formerly Emma Sherrick, South 31° 33' 50" West a distance of 278.06 feet to line of lands of now or formerly James Mettica; thence along line of lands of now or formerly James Mettica, North 57° 28' 20" West, a distance of 344.05 feet to line of lands now or formerly L.B. Casey; thence along line of lands of now or formerly L.B. Casey and RM. Byers, respectively North 35° 16' 50" East, a distance of 1,275.10 feet to a point, the place of beginning.

Title to said Premises vested in Daniel S. Hodgkiss by Deed from Daniel Hodgkiss and Andrea J. Hodgkiss dated January 10, 2003 and recorded on January 17, 2003 in the Butler County Recorder of Deeds as Instrument No. 200301170002172.

Being known as: 114 Troutman Road, Karns City, PA 16041 Tax Parcel Number: 110-1F110-A3

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30280**  
**C.P. 2018-22025**  
**ATTY ROGER FAY**

Seized and taken in Execution as the property of REX A. HUSELTON AND CONNIE E. HUSELTON at the suit of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4, Being:-

All that certain lot or parcel of ground situate in the Village of North Washington, Washington Township, Butler County, Commonwealth of Pennsylvania, bounded described as follows:

Beginning at the Northwest corner at a post at lot of lands of formerly Margaret Murtland, now Mrs. James Barr; thence East 60 feet to a post by the North Washington-West Sunbury Public Road; thence South 210 feet to a post and an alley running between lands of formerly T. P. Mifflin, now Edward Rasp and town lots, by lot of formerly Jane E. Moore, now Ralph Campbell: thence West 60 feet to a post at lot of formerly Margaret Murtland, now Mrs. James Barr, by aforesaid alley; thence North 210 feet to a post, the place of beginning by lot of lands of formerly Margaret Murtland, now Mrs. James Barr. Having thereon erected a frame dwelling house and other outbuildings.

Title to said Premises vested in Rex A. Huselton & Connie E. Huselton by Deed from Rex A. Huselton dated May 9, 2005 and recorded on July 18, 2006 in the Butler County Recorder of Deeds as Instrument No. 200607180018016.

Being known as: 864 North Washington Road, North Washington, PA 16048

Tax Parcel Number: 310-S1-A7-0000

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30291****C.P. 2018-22479****ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of SALLY FLINT KING at the suit of JPMORGAN CHASE 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 bounded and described as follows:

BEING known and designated as Lot A in the property Subdivision for Joseph A. and Audrey E. Zito which subdivision is of record in the Recorder's Office of Butler County, Pennsylvania, in Rack File 76, Page 6.

Parcel No.230-S13-BA-00000

Property Address (for informational purposes only): 432 Leslie Road, Valencia, PA

BEING THE SAME PREMISES which August A. Guzzie, Jr. and Mary Elizabeth Guzzie, husband and wife, by Deed dated 6/15/2012 and recorded 6/18/2012 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument 201206180017137, granted and conveyed unto Sally Flint King.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30292****C.P. 2018-22480****ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of CAITLIN M. LARKIN AND WILLIAM R. LARKIN at the suit of FIRST GUARANTY MORTGAGE CORPORATION, Being:-

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

BEGINNETH at a point on the Eastern line of Walker Avenue, said point being the Northwest corner of the parcel herein described and common to the Southwest corner of land now or formerly Reynolds; thence by Walker Avenue, South 4 degrees 25 minutes 00 seconds West, 40 feet to a point, the Northwest corner of Lot No. 2 in the

Molley Plan; thence by Lot No. 2 and Lot No. 1, North 85 degrees 35 minutes 00 seconds East, 125 feet to a point on the Western line of Cherry Way; thence by same, North 4 degrees 25 minutes 00 seconds East, 40 feet to a point, the corner of lands of now or formerly Reynolds; thence by now or formerly Reynolds, South 85 degrees 35 minutes 00 seconds West, 125 feet to a point, the place of beginning.

DEED BOOK: Instrument Number 201406230013928

DEED PAGE: Instrument Number 201406230013928

MUNICIPALITY: City of Butler

TAX PARCEL#: 561-3-107

PROPERTY ADDRESS: 313 Walker Avenue Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30309****C.P. 2018-22611****ATTY RICHARD SQUIRE**

Seized and taken in Execution as the property of PAUL R. LEWIN at the suit of LSF10 MASTER PARTICIPATION TRUST, 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. 391 in the Fornway Plan No. 2, Section B, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File Section 22, Page 24.

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

HAVING erected a dwelling house known as 391 Dover Road a/k/a 391 Dover Drive, Cranberry Township, PA 16066

PARCEL NO. 130-SS-A-391

BEING THE SAME PREMISES which Carl Leonberger and Evalyn Ruth Leonberger, husband and wife, by Deed dated September 30, 1969 and recorded October 2, 1969, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 910,



Page 812, granted and conveyed unto Paul R. Lewin and Marion J. Lewin, husband and wife, in fee.

AND THE SAID Marion J. Lewin, hereby departed this life on or about September 11, 2007, thereby vesting title solely in her husband Paul R. Lewin.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30264**

**C.P. 2018-22138**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of SHANNON MCCREARY, SHANNON M. MCCREARY, AND TIMOTHY C. MCCREARY at the suit of SUNTRUST MORTGAGE, Being:-

ALL THAT CERTAIN lot or tract of land, situate in the Township of Brady, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 210, as shown on a certain Plan entitled Butterfield Acres, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 239, Pages 19-20.

Being the same premises conveyed to Timothy C. McCreary and Shannon McCreary, husband and wife, by deed of Kenneth Everhart and Amy Everhart, husband and wife, dated and recorded on even date herewith.

Said premises being known as 646 Muddycreek Drive, Slippery Rock, PA 16057. District/Map/Parcel No. : 030-3F86-6JY

TITLE TO SAID PREMISES IS VESTED IN Shannon McCreary and Timothy C. McCreary, w/h, as tenants by the entirety, by Deed from Kenneth Everhart and Amy Everhart, h/w, Dated 09/16/2016, Recorded 09/20/2016, Instrument No. 201609200019359.

Tax Parcel: 030-3F86-6JY-0000

Premises Being: 646 MUDDY CREEK DRIVE, A/K/A 646 MUDDYCREEK DRIVE, SLIPPERY ROCK, PA 16057-5316

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30274**

**C.P. 2018-22256**

**ATTY GARY DARR**

Seized and taken in Execution as the property of ROBERT J. MERTEN. SR. at the suit of NORTHWEST BANK, Being:-  
PARCEL 1:

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, Pennsylvania, being described as follows:

All that certain lot known as Lot No. 612 in the Connoquenessing Woodlands Plan No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, on July 22, 1965, in Plat or Plan Book Volume 45. Page 1.

Being a lot of ground measuring, at 90 degree angles, approximately 70 feet by 125 feet.

Tax ID No.: 120-S4-A612

Being the same property commonly known as 209 Hoot Owl Road. Evans City, PA 16033, which includes a mobile home which is are permanently affixed to the real property.

Being the same property which Scott A. Kaltenbach and Judy A Beames n/k/a Judy A. Kaltenbach, husband and wife as joint tenants with right of survivorship, by Deed dated August 24, 2007, and recorded in the Recorder's Office of Butler County, Pennsylvania on August 30, 2007, at Instrument Number 200708300022790, granted and conveyed unto Robert J. Merten, Sr. as a married man.

PARCEL 2:

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, Pennsylvania, being described as follows:

All that certain lot known as Lot No. 621 in the Connoquenessing Woodlands Plan No. 3, as recorded in the Recorder's Office of Butler County, Pennsylvania, on July 22, 1965, in Plat or Plan Book Volume 45, Page 1.

Tax ID No.: 120-S4-A621

Being the same property commonly known as Racoon Road, Evans City, PA 16033, being a vacant lot.



Being the same property which Scott A. Kaltenbach, by Deed dated August 24, 2007, and recorded in the Recorder's Office of Butler County, Pennsylvania, on August 30, 2007, at Instrument Number 200708300022791, granted and conveyed unto Robert J. Merten, Sr. as a married man.

**PARCEL 3:**

All that certain lot or piece of ground situate in Summit Township, Butler County, Pennsylvania, being described as follows:

Beginning at a point in the center line of the Chicora Road and in the center line of the intersection of a 40 foot street specified in survey laid out in Greenough & Greenough, Inc., dated August, 1950, for Grossman Heirs in Summit Township, Butler County, Pennsylvania; thence South 2 degrees T West, a distance of 331.08 feet along the center line of said 40 foot street to a point; thence South 86 degrees 94' East, a distance of 333.34 feet along line of other property of the Grantors herein and said line traveling through a party wall in a duplex building erected on said property to a point on lands now or formerly of Theodore Schenck; thence South 1 degree 33' West, a distance of 40.50 feet to a point on property of now or formerly Hetrick; thence North 86 degrees 54' West, a distance of 334.14 feet along line of property of now or formerly Hetrick to a point in the center of a 40 foot street; thence South 2 degrees 7' West, a distance of 40.50 feet to a point, the place of beginning.

Tax ID No.: 290-S1-A16B1

Being the same property commonly known as 111 McClellan Drive, Butler, PA 16001, having a residential dwelling located thereon.

Being the same property which Butler Consumer Discount Company, by Deed dated August 24, 2007, and recorded in the Recorder's Office of Butler County, Pennsylvania, on August 30, 2007, at Instrument Number 200708300022792, granted and conveyed unto Robert J. Merten. Sr. as a married man.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30268**

**C.P. 2018-22195**

**ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of JILL MILLIGAN at the suit of WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2, Being:-

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

BEGINNING at the Southwest corner of the wagon shed; thence North a distance of 216 feet to a point; thence East, a distance of 140 feet to a point; thence South a distance of 216 feet to a point; thence West a distance of 140 feet to a point, at the place of beginning.

BEING KNOWN AS PARCEL NUMBER 090 1F17 12A

BEING KNOWN AS: 954 CLEARFIELD ROAD FENELTON (CLEARFIELD TOWNSHIP), PA 16034 PROPERTY ID: 090 1F17 12A

TITLE TO SAID PREMISIS IS VESTED IN JILL MILLIGAN BY DEED FROM MARK T. REEDER AND JANET E. WIDENHOFER NIKIA AS JANET E. REEDER, DATED 10/21/2004 RECORDED 11/01/2004 IN BOOK NO. N/A PAGE N/A INSTRUMENT NO. 200411010034836

TO BE SOLD AS PROPERTY OF: JILL MILLIGAN

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30198  
C.P. 2018-21195  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of TIMOTHY MICHAEL O'SHEA AND LORI JO O'SHEA at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, being known and described as Lot No. 47 in the Woodbine Estates Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 141. Pages 1 and 2.

TITLE TO SAID PREMISES IS VESTED IN Timothy Michael O'Shea and Lori Jo O'Shea. his wife, by Deed from Maronda Homes. Inc.. Dated 06/21/1993, Recorded 06/23/1993, in Book 2330, Page 605.

Tax Parcel: 130-S23-A47-0000

Premises Being: 183 WOODBINE DRIVE. CRANBERRY TOWNSHIP, PA 16066-3213

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30276  
C.P. 2018-22259  
ATTY NORA VIGGIANO**

Seized and taken in Execution as the property of TERRY RINERE at the suit of NATIONSTAR MORTGAGE LLC, Being:-

All that certain lot, tract of land, parcel, piece of ground with buildings and improvements thereon erected, situate in Cranberry Township, Butler County, Pennsylvania, being known and designated as Lot No. 93 in the Fernway Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File 10, Pages 29A and 29B.

UNDER AND SUBJECT to grants of mineral rights, rights of way, building and use restrictions, easements, covenants, and conditions as set forth in prior instruments of record.

DEEDBOOK: Instrument #201007020014573

DEEDPAGE: Instrument #201007020014573

MUNICIPALITY: Cranberry Township

TAX PARCEL#: 130-S3-A93-0000

PROPERTY ADDRESS: 415 Sussex Drive Cranberry Township, PA 16066

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30297  
C.P. 2018-22384  
ATTY MATTHEW MARSHALL**

Seized and taken in Execution as the property of WILLIAM J. ROSE at the suit of ARMCO CREDIT UNION, Being:-

ALL that certain lot or piece of ground situate in the Township of Parker, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a spike in the center of an improved public road leading from North Washington to Fairview, Commonwealth of Pennsylvania, and known as Legislative Route 10075, said point being on line now or formerly of Laird Irwin and being a Northwest corner, thence along the center of said public road, South 66° 30 feet East, a distance of 132.10 feet to a spike corner at the other land now or formerly of Gordon S. Bachman; thence leaving said road through land now or formerly of Gordon S. Bachman of which is a part, South 23 degrees 30 feet West, a distance of 410.30 feet to an iron pin corner on line of land now or formerly of Laird Irwin and common to other land now or formerly of Gordon S. Bachman and herein described tract; thence by land now or formerly of Laird Irwin North 5° 1 foot, 40 inches East, a distance of 432.68 feet to spike corner in center of aforesaid public road, the place of beginning.

TAX ID/ PARCEL NO. 260-1F55-2CA.

BEING the same property which Glenn V. Wilson and Donna J. Wilson, husband and wife, by Deed dated November 29, 2007 granted and conveyed to William J. Rose, unmarried, recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 200712050030857

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30275****C.P. 2018-22257****ATTY MATTHEW MCDONNELL**

Seized and taken in Execution as the property of DAVID W. SCHIBLER at the suit of U.S. BANK TRUST AS TRUSTEE OF THE AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+ C/O SN SERVICING CORPORATION, Being:-

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

BEGINNING at the southwest corner on a public street, running along said street North thirty five (35) feet, to Lot No. 55 belonging to now or formerly Wareham; thence along said Lot East fifty (50) feet, to land now or formerly of S.R. Stoughton, single; thence along said land of S.R. Stoughton, South thirty five (35) feet to Lot No. 37; thence along Lot No. 37, fifty (50) feet to the place of beginning.

Being Lot No. 56 in the S.R. Stoughton Plan of Lots of Stoughton's Beach, Slippery Rock Township, Butler County, Pennsylvania, as laid out by J.H. Forbes, licensed engineer.

ALSO, all that certain piece, parcel or tract of land situate in Slippery Rock Township, Butler County, Pennsylvania,, bounded and described as follows:

BEGINNING at an iron pin on line of property now or formerly of H.R. Stoughton and R. Huey and the former first party herein, thence South 84 degrees 07' East, a distance of three hundred eighty-two and forty seven hundredths (382.47') feet to a pin; thence North five degrees 53' East, a distance of eighty three and fifty seven hundredths (83.57') feet to a point on the North side of a twenty foot right of way on line of property now or formerly of L. Rasch; thence South 84 degrees 07' East, a distance of fifty three and six hundredths (53.06) feet along the northern side of said twenty foot right of way to a pin, being the southwest corner of the property now or formerly of Kramer; thence North nine degrees 40' 50" West, a distance of one hundred ninety two and seventy seven hundredths (192.77) feet along line of property now or formerly of Rasch, Dase, Talak, Muller, Kema, and Boehm, to a point, being the southwest corner of the parcel herein conveyed; thence Norm nine degrees

40' 50" West, a distance of thirty five feet along line of other property now or formerly of first party herein to a point on line of property now or formerly of McPherson; thence North 80 degrees 19' 10" East\* a distance of thirty five feet along line of property now or formerly of first party to a point on line of property now or formerly of Yurkut; thence South 80 degrees 19' 10" East, a distance of one hundred twenty five feet along line of property now or formerly of Yurkut to a point, the place of beginning.

BEING KNOWN AS: 242 STOUGHTON BEACH ROAD, SLIPPERY ROCK, PA 16057

BEING THE SAME PREMISES which John W. Novak and Kathleen B. Novak, husband and wife, by Deed dated October 16, 2003 and recorded October 22, 2003 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument #200310220048189, granted and conveyed unto DAVID W. SCHIBLER and SUSAN E. SCHIBLER, husband and wife.

And the said Susan E. Schibler departed this life on January 6, 2013. Title to the property passed to David W. Schibler by operation of law.

PARCEL NO.: 280-S7-A56-0000

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30293****C.P. 2018-22490****ATTY ROBERT WILLIAMS**

Seized and taken in Execution as the property of MARGARET E. SMITH, UNKNOWN HEIRS OF RALPH S. SMITH, RALPH S. SMITH ESTATE AND UNITED STATES at the suit of FEDERAL NATL MORTGAGE ASSN, Being:-

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

BEGINNING at a point, which point is the Northeast corner of the tract herein conveyed and common to the Southeast corner of lands now or formerly of J. A. Delaney; thence continuing along Franklin Street a 60-foot right-of-way, South 02 degrees 46 minutes 00 seconds West a distance of 31.94 feet to an iron pin at the intersection of Howard Street, a 40-foot right-of-way;

thence continuing along Howard Street, South 89 degrees 34 minutes 00 seconds West a distance of 50.00 feet to an iron pin at lands now or formerly of H. J. Steighner; thence continuing along the same, North 00 degrees 45 minutes 00 seconds East a distance of 35.00 feet to an iron pin at lands now or formerly of J.A. Delaney; thence continuing along the same, South 86 degrees 57 minutes 07 seconds East a distance of 51.15 feet to an iron pin, being the place of beginning.

DEED BOOK: INSTRUMENT#  
200201100001190

DEED PAGE: INSTRUMENT#  
200201100001190

MUNICIPALITY: City of Butler

TAX PARCEL#: S64-11-152-0000

PROPERTY ADDRESS: 424 Franklin Street  
Butler, PA 16001

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30307**  
**C.P. 2018-22607**  
**ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of WILLIAM H. THOMPSON. III at the suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Being:-

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

Beginning at a point in the center of Route 10079 where line of lands now or formerly of Idella Hutchison Heirs intersects the center line of said road: thence along the center line of said road in a westerly direction, a distance of 490 feet to a point in the center of said road, which point is the northeast corner of the properly herein described: thence in a southerly direction along other lands of the within grantors, being a line running at right angles with the center line of said road, a distance of 148 feet to a point: thence by a line running parallel with the center line of Route 10079 in a westerly direction along other lands of the within grantors, a distance of 148 feet to a point: thence by line parallel with the eastern boundary line of the within described lot in a northerly direction along

other lands of the within grantors, a distance of 148 feet to a point in the center of Route 10079: thence in an easterly direction along the center line of said road, a distance 148 feet to a point, the place of beginning.

AND

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

Beginning at the northwest corner of the herein described tract and the northeast corner of the land of Russell G. Cratty and Sonja M. Cratty, said corner being in the center of State Route 1004, which leads from Bruin to North Washington: thence by the center of said road, North 86 degrees 44 minutes 50 seconds East, for 58.00 feet to a corner nail common to tract "E" of subdivision plan: thence through land of Frank E. Gould and by tract "E" of plan. South 3 degrees 57 minutes 40 seconds West for 148.00 feet to a corner iron pin common to tract "E": thence through land of Frank E. Gould. South 86 degrees 44 minutes 50 seconds West for 58.00 feet a corner iron pin common to land of Russell G. Cratty; thence by land of Russell G. Cratty. North 5 degrees 57 minutes 40 seconds East for 148.00 feet to corner nail in place of beginning. Known as Tract "D" of subdivision plan recorded November 7, 1991 in Plan Book 150, page 20 and 21.

AND

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

Beginning at the northeast corner of the herein tract described and the existing northwest corner of land of Russell G. Cratty and Sonja M. Cratty, said corner being in the center of State Route 1004, which leads from Bruin to North Washington: thence by land of Resell G. Cratty, South 3 degrees 57 minutes 40 seconds West for 148.00 feet to a corner iron pin common to land of Russell G. Cratty; thence through land of Frank E. Gould and Mabel S. Gould of which this is a part. North 86 degrees 02 minutes 20 seconds West for 29.75 feet to corner iron pin; thence through same, North 03 degrees 57 minutes 40 seconds East for 151.89 feet to a corner nail in the center of State Route

1004: thence South 78 degrees 37 minutes 45 seconds East to the place of beginning, a distance of 30 feet. Known as Tract "C" of subdivision plan recorded November 7, 1991 in Plan Book 150. Page 20 and 21.

Being designated as Tax Parcel Number: 310 1F114 A7A

For Informational purposes only: 610 Bruin Road, Petrolia, PA 16050

Being the same premises which Sonja M. Cratty a/k/a Sonja Marie Cratty, unmarried, by Deed dated March 29, 2012 and recorded April 9, 2012 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania, in Instrument Number 201204090009453, granted and conveyed unto William H. Thompson, III, in fee.

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30285**

**C.P. 2018-22334**

**ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of LORING O. TRUMBO DEC UNKNOWN HEIRS AND MONICA E. TRUMBO IND & HEIR at the suit of FINANCE OF AMERICA REVERSE LLC, Being:-

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

BEGINNING at a point in the center line of State Route 4012 at a point common to the Southwest corner of the property herein described and the Southeast corner of lands now or formerly of Roy C. Raida; thence along land now or formerly of Raida and Harry G. Texler, North 17 degrees 49 minutes 54 seconds East, 198.85 feet to an iron pipe; thence along lands now or formerly of Texler, South 76 degrees 23 minutes 44 seconds East, 392.84 feet to a 20 foot tree with wire; thence along lands now or formerly of Sunbeam Coal Co., Inc. South 2 degrees 24 minutes 24 seconds West, 185.54 feet to a point in the center line of State Route 4012; thence along said center line, North 78 degrees 30 minutes 0 seconds West, 443.82 feet to a point, the place of beginning.

CONTAINING 1.83 acres in accordance with a survey by Zanick and Seybert, Inc. dated July 25, 1989. Subject to the requirement of

erection and maintenance of a wire fence as recited at Deed Book Volume 1102 page 349. Subject to any and all adjacent rights of way and easements of record.

TOGETHER with a 15 foot right of way as set forth in Deed Book Volume 603, page 109 and Deed Book Volume 1102, page 349.

DEED BOOK: 2124

DEED PAGE: 0315

MUNICIPALITY: Township of Marion

TAX PARCEL#: 210-S1-A1-0000

PROPERTY ADDRESS: 907 Cemetery Road Hilliards, PA 16040

BCLJ: January 18, 25 & February 1, 2019

**E.D. 2018-30290**

**C.P. 2018-22474**

**ATTY KENYA BATES**

Seized and taken in Execution as the property of CARRIE-ANNE R. VANDEVORT, CARL J. SMITH AND MARSHA R. SMITH at the suit of PENNYMAC LOAN SERVICING, LLC, Being:-

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

BEGINNING at a point, said point being the Southeast corner of the tract herein described, said point being common to the North line of La-Ray Drive and line of Lots Nos. 81 and 82; thence by the North line of La-Ray Drive, South 85 degrees 34 minutes 37 seconds West, a distance of 100.00 feet to a point on line of Lot No. 83; thence continuing by the same North 4 degrees 25 minutes 23 seconds West, a distance of 145.00 feet to a point on line of other lands of Blain; thence continuing by the same North 85 degrees 34 minutes 37 seconds East, a distance of 100.00 feet to a point on line of Lot No. 81; thence continuing by the same North 4 degrees 25 minutes 23 seconds East, a distance of 145.00 feet to a point on the North line of La-Ray Drive, the place of beginning.

Being Lot No. 82 in the Windward Heights Plan No. 4 as recorded in Rack File Section 58, Page 11. Being known as TAX PARCEL

NO. 60-S14-D82

TITLE TO SAID PREMISES IS VESTED IN Carrie-Anne R. Vandevort, married and Carl J. Smith and Marsha R. Smith, h/w, as Joint Tenants with the Right of Survivorship not as Tenants in Common, by Deed from Theodore D. Stecko and Charlotte F. Stecko, Co-Trustees of the Theodore D. Stecko and Charlotte F. Stecko Living Trust Dated September 7th 2001, Dated 06/24/2013, Recorded 06/26/2013, Instrument No. 201306260018638.

Tax Parcel: 060-S14-D82-0000

Premises Being: 239 LA RAY DRIVE,  
BUTLER, PA 16001

BCLJ: January 18, 25 & February 1, 2019

Sheriff of Butler County, Michael T. Slupe