

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: Mildred E Bell
a/k/a: Mildred Elizabeth Bell**

Late of: Harrisville PA
Administrator: Loretta J Bell
1563 Lee Lane
Grove City PA 16127
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippery Rock PA 16057

Estate of: Tina L Blakley

Late of: Butler Township PA
Executor: Linda R Schoettker
100 Dogwood Lane
Connoquenessing PA 16027
Attorney: Dennis W McCurdy Esq
539 Main Street
Harmony PA 16037

Estate of: Helen M Franz

Late of: Zelienople PA
Executor: Susan M Gold
280 Woodbine Lane
Mars PA 16046
Executor: William A Franz Jr
67 Tanager Court
Chillicothe OH 45601
Attorney: Darla J Hancher
101 North Green Lane
Zelienople PA 16063

Estate of: Patricia Faith Grant**a/k/a: Patricia Grant**

Late of: Zelienople PA
Executor: David G Grant
27533 Northeast 140th Court
Duvall Wa 98019
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Minerva Elizabeth Jones**a/k/a: Minerva Jones****a/k/a: M Elizabeth Jones**

Late of: Butler Township PA
Executor: Timothy Robert Jones
225 Clark Avenue
Butler PA 16002
Attorney: Robert F Hawk
POB 862
Butler PA 16003-0862

Estate of: Marjorie H Roberts

Late of: Adams Township PA
Executor: Karen Banks
POB 107
Mars PA 16046
Attorney: Cori S Dunn
506 S Main St Suite 2201
Zelienople PA 16063

Estate of: Dorothy M Stanley**a/k/a: Dorothy Mae Stanley**

Late of: Butler Township PA
Executor: Cara J Flinger
130 Ragan Road
Prospect PA 16052
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Diane R Steigerwaldt

Late of: Cranberry Township PA
Executor: James J Steigerwaldt
506 Quail Drive
Cranberry Twp PA 16066
Attorney: Dorothy J Petrancosta
POB 423
Glenshaw PA 15116

Estate of: Elizabeth G Zimmerman**a/k/a: Elizabeth M Zimmerman**

Late of: Zelienople PA
Executor: Robert F Zimmerman
173 Fanker Rd
Harmony PA 16037
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

BCLJ: Oct 12, 19 & 26, 2012

SECOND PUBLICATION**Estate of: Thomas Edward Agostino**

Late of: West Liberty PA
Administrator: Debra Hertzog
494 Keister Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippery Rock PA 16057

Estate of: Patricia Louise Campbell

Late of: Oakland Township PA
Administrator: David F Watson
506 Luvon Court
Mount Juliet TN 37122
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Wilbur Lewis Christie**a/k/a: Wilbur L Christie**

Late of: East Butler PA
Administrator: Donald R Weaver Sr
109 Youkers Road
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: William Geary Everett**a/k/a: William G Everett**

Late of: Cranberry Township PA
Executor: Louis Lind
1152 South Negley Avenue
Pittsburgh PA 15217
Attorney: Keith H West
Thorp Reed & Armstrong LLP
One Oxford Centre
301 Grant St 14th Fl
Pittsburgh PA 15219-1425

Estate of: Helen S Heasley**a/k/a: Helen Grace Heasley**

Late of: Butler Township PA
Executor: Wade J Heasley Jr
875 Mercer Road
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: James Paul Henschel**a/k/a: James P Henschel**

Late of: Winfield Township PA
Executor: Janet L Ewing
127 Crisswell Road
Butler PA 16002
Executor: Dorothy H Walker
1005 Dallas Avenue
Natrona Heights PA 15065
Attorney: None

Estate of: Ida Blanche Jakovac**a/k/a: Ida B Jakovac**

Late of: Saxonburg PA
Executor: Terence J Jakovac
4195 Woodland Road
Butler PA 16002
Attorney: William D Kemper
209 Diamond Street West
Butler PA 16001

Estate of: Dolores Lucille Kloby

Late of: Connoquenessing PA
Administrator: Karen Hursh
121 Timberlee Drive
Evans City PA 16033
Attorney: Laurel Hartshorn
254 W Main St
POB 553
Saxonburg PA 16056

Estate of: Ruth M McAndrew

Late of: Butler PA
Executor: Donald J Stutz
145 S Duffy Road
Butler PA 16001
Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Mary M Schwab

Late of: Adams Township PA
Executor: Polly A Furlong
73 Pickett Road
Dover PA 17315
Executor: Leslie A Lawther
108 Allemande Lane
Valencia PA 16059
Attorney: Douglas E Weinrich PC
107 Irvine Street
POB 810
Mars PA 16046

Estate of: Josephine Varano

Late of: Butler Township PA
Executor: Mary Ann Henry
373 Unionville Road
Butler PA 16001

Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Hailey Elizabeth Weiland

a/k/a: Hailey E Weiland

a/k/a: Hailey Weiland

Late of: Prospect PA
Administrator D.B.N.: Jon Weiland
5012 W Colonial Dr
Tampa FL 33611
Attorney: Mark C Joseph
801 Vinial St Suite 350
Pittsburgh PA 15212

BCLJ: Oct 5, 12 & 19, 2012

THIRD PUBLICATION

Estate of: Norman Baker

Late of: Butler PA
Administrator: Harry Richard
POB 311
Avonmore PA 15618
Attorney: Jephthah M Orstein
Ainsman Levine Drexler LLC
310 Grant Street Suite 1500
Pittsburgh PA 15219

Estate of: Martha J Cleland

Late of: Zelienople PA
Executor: David C Leslie MD
2262 S Main Street Extension
Washington PA 15301
Attorney: Thomas O Vreeland
Bassi Breeland & Associates PC
62 East Wheeling Street
Washington PA 15301-4804

Estate of: Gregory J Durochia

Late of: Jefferson Township PA
Administrator: Donald R Durochia
894 Riviera Road
Emlenton PA 16373
Administrator: David A Lavrich
1051 Elicker Road
New Kensington PA 15068
Attorney: Lawrence P Lutz
Lutz & Pawk LLP
101 East Diamond St Suite 102
Butler PA 16001
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Lloyd L Harbison

Late of: Clinton Township PA
Executor: Elaine K Rickard
314 Freeport Road
Saxonburg PA 16056
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: William F Hollefreund

Late of: Penn Township PA
Executor: Thomas W Hollefreund
16 Old Plank Rd
Butler PA 16001
Attorney: William D Kemper
209 Diamond Street West
Butler PA 16001

Estate of: Jeanne S Heid

Late of: Jefferson Township PA
Executor: Marjorie H Erickson
302 Primrose Drive
Sarver PA 16055
Attorney: Charles J Jacques Iii
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

Estate of: Flora M Jones

Late of: Worth Township PA
Executor: Richard A Jones
2815 Shawhan Ave
Pittsburgh PA 15226
Attorney: Elizabeth Williams
108 Lexington Avenue
Aspinwall PA 15215

Estate of: James M McCormick

Late of: Zelienople PA
Executor: James Druschel
500 Center Street
Zelienople PA 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Jeanne S Reitmeyer

Late of: Butler PA
Executor: William Joseph Dempsey III
9760 Downing Place
North Huntingdon PA 15642
Attorney: None

Estate of: Russell Rosenberger
a/k/a: Russell J Rosenberger
 Late of: Cranberry Township PA
 Executor: Russell Joseph Rosenberger Jr
 126 Southern Valley Court
 Mars PA 16046
 Attorney: Lisa M Henry
 110 East Diamond Street
 Butler PA 16001

Estate of: Thomas A Shorts
 Late of: Penn Township PA
 Executor: Tammi Rossi
 502 Bull Creek Road
 Butler PA 16002
 Attorney: Pamela H Walters
 277 Main Street POB 654
 Saxtonburg PA 16056

Estate of: Anthony T Skender
a/k/a: Anthony T Skender Sr
 Late of: Cranberry Township PA
 Executor: Anthony T Skender Jr
 2659 Revenwood Court
 Wexford PA 15090
 Attorney: Charles B Hadad
 FGSM PC
 428 Blvd of the Allies
 Pittsburgh PA 15219

BCLJ: Sept. 28, Oct. 5 & 12, 2012

MORTGAGES

September 17-21, 2012

Agnew, Melissa A. - S&T Bank - Adams Twp. - \$280,000.00
Allen, John M., Jr., et al - Elderton State Bk - Winfield Twp. - \$50,000.00
Alviano, Darin D., et al - Dollar Bk Fed Sav Bk - Buffalo Twp. - \$30,000.00
Ando, Robert M., Jr., et al - Citizens Bk of Pa - Middlesex Twp. - \$50,000.00
Ardell, E. Kenneth, et ux - JPMorgan Chase Bk NA - Center Twp. - \$127,846.00
Aubrey, John, et al - Citizens Bk of Pa - Butler Twp. - \$182,000.00
Augustine, Christopher J., by P/A, et ux - North American Sav Bk FSB, et al - Cranberry Twp. - \$239,500.00
Balla, Donald L., Jr., et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$276,000.00
Balla, Donald L., Jr., et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$96,000.00
Banfield, Bryan R., et al - Dollar Bk Fed Sav Bk - Middlesex Twp. - \$200,306.95

Barnett, Richard D., et ux - New Penn Fin LLC, et al - Clearfield Twp. - \$155,200.00
Barnhart, Timothy J., et al - Pittsburgh Central Fed Cred Un - Cranberry Twp. - \$22,000.00
Barr, Gregory D., et ux - First Natl Bk of Pa - Worth Twp. - \$344,250.00
Barr, James L., et ux - Butler Armco Emp Cred Un - Center Twp. - \$180,000.00
Bell, Brian - Quicken Loans Inc, et al - Cranberry Twp. - \$281,325.00
Bemis, Robert A., et al - Dollar Bk Fed Sav Bk - Adams Twp. - \$25,224.45
Best, William J. - First Natl Bk of Pa - Franklin Twp. - \$40,000.00
Bickley, Mary C. - Dollar Bk Fed Sav Bk - Jackson Twp. - \$35,000.00
Bise, Christopher G. - Fifth Third Mtg Co - Cranberry Twp. - \$149,200.00
Bookwalter, Todd E., et ux - Omega Fin Servs Inc, et al - Cranberry Twp. - \$293,000.00
Bowser, Michael J., et al - Butler Armco Emp Cred Un - Slippery Rock Twp. - \$43,570.00
Bowser, Timothy D., et al - Farmers Natl Bk of Emlenton - Fairview Twp. - \$106,000.00
Branch, Patrick I., et al - First Niagara Bk NA, et al - Adams Twp. - \$417,000.00
Brethauer, W. Kirk, et ux - First Natl Bk of Pa - Muddycreek Twp. - \$47,000.00
Brown, David M., et ux - First Natl Bk of Pa, et al - Clay Twp. - \$226,000.00
Bulvin, Brad A., et al - Wells Fargo Bk NA - Forward Twp. - \$232,000.00
Bungar, Daniel W., et ux - Fidelity Bk Pasb - Lancaster Twp. - \$20,000.00
Burcham, Grant E., et ux - Federated Mtg Corp, et al - Cranberry Twp. - \$250,000.00
Bushee, Steven M., et ux - Northwest Sav Bk - Seven Fields Borough - \$280,000.00
Cargill, Charles T., et ux - Welcome Home Fin LP, et al - Cranberry Twp. - \$280,000.00
Chew, Shiang-Yee, et al - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$249,000.00
Chiario, Richard, et ux - ESB Bank - Cranberry Twp. - \$150,000.00
Ciz, Joseph A., Jr., et al - Dollar Bk Fed Sav Bk - Adams Twp. - \$10,000.00
Collins, Matthew J., et ux - Dollar Bk Fed Sav Bk - Oakland Twp. - \$200,000.00
Colteryahn, Scott H. - First Natl Bk of Pa - Connoquenessing Twp. - \$10,567.00
Cratty, Daniel K., et al - Farmers Natl Bk of Emlenton - Mercer Twp. - \$128,000.00
Crawford, Adam C., et ux - PHH Home Loans LLC, dba, et al - Donegal Twp. - \$235,554.00
Cupec, Joseph J., et al - Butler Armco Emp

Midland Funding LLC vs.. **Mathilda Wallenbrock**: Transcript: \$2799.71: Atty – None: 12-21886
 Clerk of Courts vs.. **Lester P. Weiss**: Judgment: \$2200.00: Atty – None: 12-21835
 Asset Acceptance LLC vs.. **Michelle M. Womer**: Transcript: \$4977.97: Atty – None: 12-21851
 Discover Bank vs.. **Eric A. Young**: Judgment: \$6009.36: William T. Molczan, Esq.
 William J. Kielty vs.. **John Ziegler**: Transcript: \$2460.00: Atty – None: 12-21856

EXECUTIONS

Week ending October 5, 2012

1st Name-Plaintiff
 2nd Name-Defendant

Reinhart Foodservice, LLC vs.. **Mary McCracken, We Got This Concessions and First Commonwealth Bank, Garnishee**: 12-30321

DIVORCES

Week ending October 5, 2012

1 st Name-Plaintiff
 2nd Name-Defendant

Robert E. Hertweck vs.. **Mary K. Hertweck**: Maria A. Imbarlina, Esq.: 12-90648
 Lorena A. Hines vs.. **Randall S. Hines**: Jeffrey P. Myers, Esq.: 12-90653
 Christine M. Jenkins vs.. **John K. Jenkins, IV**: Cathy S. Boyer, Esq.: 12-90647
 Kenneth R. Kelley vs.. **Kathy A. Kelley**: Susan B. Lope, Esq.: 12-90650
 Tammy Sue Kinzel vs.. **Frederic Joseph Kinzel**: Allen L. Palmer, Esq.: 12-90646
 Andrea Maschak vs.. **Jonathan Maschak**: Michael P. Zunder, Esq.: 12-90651
 Carl L. Schaeffer vs.. **Russell C. Schaeffer**: Maryann Bozich Diluigi, Esq.: 12-90655
 Joya J. Talhouk vs.. **Duane K. Talhouk**: Mark A. Criss, Esq.: 12-90652

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 November 2012** 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 December 14, 2012 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30262
C.P.2012-21052
SHF.: 12002750

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of RANDY ACE AND DEANNA ACE at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

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

BEGINNING at a point on the Southern right of way line of Sumner Avenue, a 50 foot right of way, said point being the Northeast corner of the parcel herein described and common to the Northwest corner of Lot No. 35 thence by Lot No. 35 South 16 degrees 58 minutes 00 seconds East 125.83 feet to a point on the Northern right of way line of a 20 foot alley; thence by same, south 65 degrees 05 minutes 00 seconds West, 38.50 feet to a point, the Southeast corner of Lot No. 33; thence by Lot No. 33; North 17 degrees 13 minutes 00 seconds West, 130.00 feet to a point on the Southern right of way line of Sumner Avenue; thence by same, North 72 degrees 05 minutes 00 seconds East, 38.77 feet to a point, the

place of beginning.

This description is prepared in accordance with the survey of Bock and Clark, dated July 2, 1996. UNDER and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Randy Ace and Deanna Ace, husband and wife deeded by Tracy N. Hanford n/k/a Tracy N. Neff and Scott Neff, wife and husband, dated 06/09/06, recorded 6118/06, instrument 20060615014568.

Tax Parcel No. 561-3-202-0000

Premises being: 115 SUMNER AVENUE, BUTLER, PA 16001-6344

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30272
C.P. 2012-21543
SHF.: 12002797

ATTY KIM HONG

Seized and taken in Execution as the property of ADAMS DEVELOPMENT GROUP at the suit of 84 FINANCIAL, LP, fka HARDY CREDIT CO, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, Butler County, Pennsylvania, being known and designated as Lot 9 in the Adams Woods Plan No.2 a/k/a Huch Farm Lane, Mars, PA 16046, as recorded in Plan Book Volume 178, Pages 34 and 35.

Being Map S10, Parcel A9, previously part of Map 3F68, Parcel 11.

Being part of the same premises conveyed to Adams Development Group, by Deed of Hardy Credit Co., dated July 20, 2006, and recorded July 21, 2006 at Instrument No. 200607210018461.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30284
C.P. 2012-20846
SHF.: 12002817

ATTY MARK WEISBERG

Seized and taken in Execution as the property of JEFFREY P ARMSTRONG, JEFFREY PETER ARMSTRONG, KITTY E ARMSTRONG AND KITTY ELLEN ARMSTRONG at the suit of BANK OF AMERICA, NA, Being:

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

BEGINNING at a point on the Northerly line of East Fulton Street, a '40-foot right-of-way, said point being the Southwesterly corner of the parcel herein described; thence North 24° 15' 00" West along land of now or formerly w* M, Hulton, Jr., a distance of 106.58 feet to a point; thence North 65° 32' 53" East along lands of now or formerly Dominic E, Codispot, a distance of 51.66 feet to a point; thence South 24° 15' 00" East along a retaining wall along Summit Street, a distance of 106.58 feet to a point; thence South 65° 32' 53" West, a distance of 51.66 feet to a point, the place of beginning.

CONTAINING 5,505.71 square feet and having thereon erected a dwelling house and being known as 524 East Fulton Street, Butler, Pennsylvania 16001

TAX ID.#: 564-21-26

Being known as: 524 EAST FULTON STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Jeffrey P. Annstrong and Kitty E. Annstrong, his wife, by deed from Gary A. Weidner and Janette Weidner, his wife dated January 27, 2006 and recorded January 27, 2006 as Instrument 200601270002087.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30273**C.P.2012-21544****SHF.: 12002796****ATTY GARY DARR**

Seized and taken in Execution as the property of THOMAS C BARTHEL at the suit of FIRST COMMONWEALTH BANK, Being:

ALL the right, title, interest and claim of: Thomas C. Barthel, of, in and to:

ALL THAT CERTAIN lot or piece of ground situate in Middlesex Township, County of Butler and Commonwealth of Pennsylvania being Parcel No.3 in the Hay Subdivision No.1 as the same is recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 103, page 22.

UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, building line and use restrictions, easements, rights of way, etc., as contained in the record chain of title, or as may be visible, or in place, on the premises.

HAVING thereon erected a dwelling known as 185 Alderson Road, Saxonburg, Pennsylvania 16056 and designated as Tax Parcel No. 230-2F75-9D.

SUBJECT to a building line along Township Road T-484 as shown on the recorded Subdivision.

BEING the same property which Katherine J. Bowman, now by marriage Katherine J. Barthel and Thomas C. Barthel, her husband, by Deed dated October 1, 1996, and recorded in the Recorder's Office of Butler County, Pennsylvania on October 4, 1996 in Deed Book Volume 2674, page 026, granted and conveyed unto Thomas C. Barthel and Katherine J. Barthel, husband and wife.

On or about August 19, 2009, Katherine J. Barthel died. By operation of law Thomas C. Barthel became the sole real owner of the property.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D.2012-30287**C.P.2012-20965****SHF.: 12002818****ATTY PATRICK J WESNER**

Seized and taken in Execution as the property of AMY B BODEMA AND RUSSELL E BODEMA at the suit of CITIBANK NA, Being:

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

BEGINNING at a point on the North ninety (90) feet by Lot No. 49 in the same plan; On the East, thirty (30) feet by Third Avenue; on the South ninety (90) feet by Lot 47 in the same plan; and on the West, thirty (30) feet by an alley.

BEING Loy No. 48 in the Schenck-Marshall Plan of Lots as recorded in Butler County Pennsylvania in Plan Book 2, page 12 and;

BEING known as 116 Third Avenue, Butler, PA 16001 Tax Parcel Number: 563-24-327

Title to said Premises vested in Russell E. Bodema and Amy B. Bodema, his wife by Deed from Russell E. Bodema and Amy B. Bodema, his wife, fka Amy B. Duncan dated June 1, 1999 and recorded on June 11, 1999 in the Butler County Recorder of Deeds in Book 3014, Page 636.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30271**C.P.2012-20962****SHF.: 12002804****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DOUGLAS W BONNETT at the suit of U S BANK NATIONAL ASSOCIATION, Being:

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

BEGINNING at a point in the center line of a 33-foot right of way being known as Township Road T-652, said point being common to the

Southwest corner of land now or formerly of Montgomery, and said point being the Southeast corner of the tract herein described; thence North 89 degrees 37 minutes West, along the center line of said 33-foot right of way, a distance of 150.00 feet to a point, said point being common to the Southeast corner of Lot No.2 of the Carroll Gray Subdivision, and said point being the Southeast corner of Lot No.2 of the Carroll Gray Subdivision, and said point being the Southwest corner of the tract herein described; thence leaving the said right of way center line, North 10 degrees 13 minutes East, along the easterly line of Lot No.2 in said subdivision, and through lands of the Grantors herein, a distance of 295.00 feet to a point, said point being common to other lands of the Grantors herein, and said point being the Northwest corner of the tract herein described; thence South 85 degrees 37 minutes East through lands of the Grantors herein, a distance of 150.00 feet to a point, said point being common to line of lands now or formerly of Montgomery, and said point being the Northeast corner of the tract herein described; thence South 10 degrees 13 minutes West along the line of lands now or formerly of Montgomery, a distance of 295.00 feet to a point at the place of beginning.

BEING Lot No. 1 in the Carroll Gray Subdivision as recorded in the Butler County Recorder's Office in Rack File 77, page 41.

SUBJECT to the following restrictions and covenants:

- a. Not more than one dwelling to an acre.
- b. No subdivision of the property for a period of 10 years from date of July 12, 1979.
- c. All buildings must be at least 100 feet from the road and at least 10 feet from the lot sidelines.
- d. No billboards shall be erected, and there shall be no commercial buildings, establishments or business of any kind thereon.
- e. No basement, foundation or garage dwelling shall be permitted.

ALSO SUBJECT to a 50-foot building line, as shown on the recorded plan.

SUBJECT to a right of way for Electric Transmission System from Thomas W. Barcikowski and Michaellette Barcikowski, his wife, to West Perm Power Co. dated September 27, 1979

and recorded in Deed Book Volume 1103, page 196.

SUBJECT to the reservations, restrictions, limitations and conditions as same appear in prior deeds of record.

TITLE TO SAID PREMISES IS VESTED IN Douglas W. Bonnett, married, by Deed from Alice G. Frank, widow, dated 05/20/2003, recorded 05/21/2003 in Instrument Number 200305210021639.

Tax Parcel No. 040-S2-F1-0000

Premises being: 105 STEPP ROAD, SARVER, PA 16055-9322

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D.2012-30239

C.P.2012-21289

SHF.: 12002546

ATTY TERRANCE MCCABE

Seized and taken in Execution as the property of JAMES A BUCKO, JR, at the suit of BANK OF AMERICA, Being:

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

BEGINNING at a point in the center of a thirty- three foot street a line of Wiegman, staid point being the northwest corner of the lot herein conveyed; thence along line of lands of Wiegman North 89° East, three hundred ninety-four {394} feet to a point on line of lot Number 9 in the same plan; thence along line of lot Number 9, South 1° East, 93.50 feet to line of Lot Number 7 in same plan, thence along line of Lot No.7, South 89° West, three hundred fifty-five and ninety-one hundredths {355.91} feet to a point in the center of a thirty-three foot street; thence along the center line of said street, North 23° 10' West, one hundred and ninety-six hundredths feet to the place of beginning. And being Lot Number 8 in Walter Horst's portion of a plan of lots laid out for A.J. Schmidt and Walter Horst by L.C.D. Gre-enough, Registered Engineer in April, 1950,

ALSO ALL that lot of land situate in Penn township, Butler County, Pennsylvania being bounded and described as follows:

BEGINNING at a point, said point being north-east corner of the lot of now of for.merly Calvin K. Hogg, et. ux., and the southeast corner of the lot now owned by grantees herein; thence in a northerly direction along lot of Fischer, a distance of 93.5 feet to a point on line of lot of now or for.merly of Luther Ahner; thence in an easterly direction by said line, a distance of 193.34 feet more or less to a point at other lands of grantors; thence in a southerly directions along said lands 93.5 feet to a point at other lands of grantors herein; thence in a westerly direction through the lands Of grant-ors herein, 193.34 feet more or less to a point, the place of beginning.

TAX I.D. #: 270-54-8 and 270-54-3

Being known as: 128 COUNTRY CLUB HEIGHTS, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in James A. Bucko, Jr., an unmarried man by deed from June J. Fischer, unmarried dated December 7, 2007 and recorded January 4, 2008 as Instru-ment Number 200801040000244.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

**E.D.2012-30261
C.P.2012-20976
SHF.: 12002749**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of CONNIE S CODISPOT, CONNIE MOR-GAN CODISPOT, CONNIE R CODISPOT, MICHAEL R CODISPOT, JR AND MICHAEL A CODISPOT at the suit of PHH MORTGAGE CORPORATION, Being:

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County, Pennsylvania, bounded and described in accordance with survey of Lucas Engineer-ing Company & Associates dated February 9,1987, as follows:

BEGINNING at the intersection of the North line of Elizabeth Street with the West line of Aiken Avenue, said point being the Southeast corner of the within described parcel; thence along the North line of Elizabeth Street, South 87 degrees 30 minutes West 258.91 feet to a point on the East right-of-way line of a 40-foot

unopened street; thence along the same, North 2 degrees 30 minutes West 128.78 feet to a point on the South right-of-way line of Butler Street; thence along same North 47 degrees 30 minutes East 323.94 feet to a point at the intersection of the South line of Butler Street with the West line of Aiken Avenue; thence along the West line of Aiken Avenue, South 2 degrees 30 minutes East a distance of 336.11 feet to a point, the place of beginning.

SUBJECT to prior conveyances, grants, leases exceptions or reservations of coal, oil and gas and minerals and mining rights ap-purtenant thereto; rights-of-way, easements, covenants and restrictions as the same may appear in record.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Codispot, Jr. and Connie S. Codispot, h/w, by Deed from Julie M. Bohin and James L. Bohin, her husband, dated 04/17/1997, recorded 0411711997 in Book 2728, Page 937.

Tax Parcel No. 052-36-FI-0000

Premises being: 201 COLLEEN STREET, BUTLER, PA 16001-3173

BCLJ: Sept, 28 & Oct. 5, 12, 2012

**E.D. 2012-30282
C.P.2012-21564
SHF.: 12002820**

ATTY MARK J UDREN

Seized and taken in Execution as the property of RICHARD A CORBETT AND SUSAN K CORBETT at the suit of PNC BANK NATL ASSN, Being:

ALL THAT CERTAIN condominium unit situate in Adams Township, Butler County, Pennsylv-ania, being Unit No. 2704 in ADAMS CROSS-ING AT AMBASSADOR, A CONDOMINIUM, the Declaration of Condominium thereof being recorded in the Office of the Recorder of Deeds of Butler County Pennsylvania at Instrument No. 20061030002757B and the Plats and Plans thereof being recorded in Plan Book 296, pages 41 to 45,

BEING Tax District Map and Parcel No. 010-S4-D2704 in the Deed Registry Office of Butler County, Pennsylvania.

BEING the same premises conveyed to Richard A. Corbett and Susan K. Corbett, husband and wife by Deed of Ambassador Acquisition & Development, LLC, a Pennsylvania limited liability company recorded on even date herewith,

BEING KNOWN AS: 2704 Ambassador Lane, Valencia, PA 16059

PROPERTY ID NO.: S4 D2704

TITLE TO SAID PREMISES IS VESTED IN RICHARD A. CORBETT AND SUSAN K. CORBETT, HUSBAND AND WIFE BY DEED FROM AMBASSADOR ACQUISITION & DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY DATED 10/31/2007 RECORDED 11/05/2007 IN DEED BOOK Instrument #200711050028530.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

**E.D. 2012-30286
C.P.2012-21565
SHF.: 12002824**

ATTY MARK J UDREN

Seized and taken in Execution as the property of RAECHEL C DEVINNEY AND BRIAN J DEVINNEY at the suit of OCWEN LOAN SERVICING LLC, Being:

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being designated as Lot No. 022 on the Jester Venture, L.P., Briar Creek Plan of Subdivision, as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, on the 27th day of November, 2002, at Plan Book Volume 257, pages 018-023.

Under and subject to all coal and mining rights, rights of way, building and use restrictions, easements and covenants and the rights of others therein, as set forth in prior instruments of record.

Under and subject to all matters, conditions and restrictions shown on the aforescribed Briar Creek Subdivision Plan.

Under and subject to the Declaration of Covenants, Conditions and Restrictions of Briar Creek, a Planned Community, recorded in

the Office of the Recorder of Deeds of Butler County in 200211270040235, as it may from time to time to be amended.

Parcel No. 130 S33B22

BEING KNOWN AS: 200 Tyler Drive, Cranberry Township, PA 16066

PROPERTY ID NO.: 130-S33-B22-000

TITLE TO SAID PREMISES IS VESTED IN BRIAN J. DEVINNEY & RAECHEL C. DEVINNEY, AS HUSBAND & WIFE BY DEED FROM MARONDA HOMES, INC. DATED 09/30/2004 RECORDED 10/22/2004 IN DEED BOOK Instrument #200410220034044.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

**E.D. 2012-30240
C.P.2012-21859
SHF.: 12002545**

ATTY TERRANCE MCCABE

Seized and taken in Execution as the property of TAMMY L DORENKAMP AND STEVEN A DORENKAMP at the suit of S BANK NATIONAL ASSOCIATION, Being:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND BEING THE EASTERLY PART OF LOT NO: 363 IN THE LYNDORA LAND AND IMPROVEMENT COMPANY'S PLAN OF LOTS, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN OLD PLAN BOOK 2, AT PAGE 1, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF BESSEMER AVENUE AT ITS INTERSECTION WITH THE WESTERLY LINE OF PACIFIC STREET; THENCE along the northerly line of Bessemer Avenue, North 87 112 degrees West; 22 feet to a point on the southerly line of the westerly part of Lot No. 363 owned now or formerly by Pistroski; THENCE ALONG THE EASTERLY LINE OF THE WESTERLY PART OF LOT NO. 363, NORTH 2 1/2 DEGREES EAST, 110 FEET TO A POINT ON THE SOUTHERLY LINE OF A 16 FOOT ALLEY THENCE ALONG THE SOUTHERLY LINE OF SAID ALLEY SOUTH 87 1/2 DEGREES EAST, 22 FEET TO A POINT ON THE WESTERLY LINE OF

PACIFIC STREET THENCE ALONG THE WESTERLY LINE OF PACIFIC STREET, SOUTH 2 1/2 DEGREES WEST, 110 FEET TO A POINT, THE PLACE OF BEGINNING. HAVING ERECTED THEREON A TWO STORY DOUBLE DWELLING HOUSE. ADDRESS: 403 BESSEMER AVE; LYNDORA, PA 16045

PARCEL ID NO.: 052-37-A363B

TAX I.D. #: 052-37-A-363B

Being known as: 403 BESSEMER AVENUE, LYNDORA, PENNSYLVANIA 16045.

TAX MAP OR Title to said premises is vested in Tammy L. Dorenkamp and Steven A. Dorenkamp by deed from Donna Prokopchak and Donald E. Prokopchak, her husband dated November 7, 1997 and recorded November 10, 1997 in Deed Book 2798, Page 107.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30274
C.P.2012-20977
SHF.: 12002789

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JAMES L FRANK at the suit of BANK OF AMERICA NA, Being:

ALL that certain piece, parcel or lot of land situate in the Borough of Prospect, Butler County, Pennsylvania, being Imown and designing as Lot 'c' in the Heaton Plan No.2 as recorded in the Recorder's Office of Butler County, PA, at Plan Book ___, Page ___ and being more particularly bounded and described as follows in accordance with Certification Survey of R. B. Shannon & Associates, Inc. dated April 15, 1998;

COMMENCING at a point on the Westerly line of S. R. 528 (Franklin Road) at a point in common to lands of now or formerly Ziegler, said point being the Northeast corner of the premises herein described; thence along the Westerly line of S.R. 528 (Franklin Road) South 21 degrees 38 minutes 33 seconds East a distance of 223.57 feet to a point on lands of now or formerly Miller; thence by line of same South 75 degrees 36 minutes 17 seconds West a distance of 295.27 feet to a point on line of Lot 'D' of the Heaton Plan No.2; thence

by line of same North 15 degrees 22 minutes 18 seconds West a distance of 241.89 feet to a point on lands of now or formerly Ziegler; thence by line of same North 79 degrees 50 minutes 19 seconds East a distance of 271.93 feet to a point, the place of beginning.

SUBJECT to a 40-foot building set back line as set forth on the recorded Plan.

SUBJECT to prior conveyances, grants, leases, exceptions or reservations of coal, oil, and gas and minerals and mining rights appurtenant thereto; rights-of-way, easements, covenants and restrictions as the same may appear of record.

TITLE TO SAID PREMISES IS Vested by Warranty Deed, dated 04/20/1998, given by Robert R. Heaton, straw party pursuant to Straw party agreement dated January 23, 1998 to James L Frank and Paula Jean Frank, husband and wife, as tenants by the entirety and recorded 4/20/1998 in Book 851 Page 444 Instrument # 199804200009772.

PAULA JEAN FRANK was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PAULA JEAN FRANK'S death on or about 02/02/2005, her ownership interest was automatically vested in JAMES L FRANK, the surviving tenant by the entirety.

Tax Parcel No. 490-81-27

Premises being: 144 NORTH FRANKLIN STREET, PROSPECT, PA 16052-3106

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30230
C.P.2012-21915
SHF.: 12002655

ATTY ROBERT MURPHY

Seized and taken in Execution as the property of GRACE BAY LIMITED PARTNERSHIP at the suit of S & T BANK, Being:

ALL THAT CERTAIN lot or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Unit No.9, as shown on a certain plan entitled Chatham Court- P.R.D. Revision No. 2, as recorded in the Office of the Recorder of Deeds of Butler County, Penn-

sylvania in Plan Book Volume 317, Pages 7-8, which lot is the same as designated in the Declaration of Planned Community recorded in Instrument No. 201002260004071 and any and all subsequent amendments thereto.

BEING designated in the Department of Real Estate of Allegheny County, Pennsylvania, as Block and Lot No. 010- 3FS7-A8/9.

BEING municipally known and numbered as 117 Chancellor Court, Mars, PA 16046.

BEING PART OF the same premises which Nancy A. Walters-Wolfe flk/a Nancy A. Walters and William Wolfe, husband and wife, by Deed dated 09-14-07 and recorded 09-17-07 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 200709170024231, granted and conveyed unto Grace Bay Limited Partnership, a Pennsylvania Limited Partnership

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30276
C.P.2012-21349
SHF.: 12002792

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of JOHN P HAGGERTY AND JOHN HAGGERTY at the suit of CITIMORTGAGE INC, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 11A in the Brookside Village in the Adams Ridge Phase I Plan of Lots, as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 166, pages 3 through 7.

BEING KNOWN AS: 124 Brookhaven Boulevard, Mars, PA 16046

TAX PARCEL #10-S9-A11

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30270
C.P.2012-21053
SHF.: 12002802

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of SHERRY M HASER, SHERRY M LEITEM, AND JOSEPH D HASER at the suit of WELLS FARGO BANK, NA, Being: ALL THAT certain piece, parcel or lot of land situate in Marion Township, Butler County, Pennsylvania, bounded and described as follows: COMMENCING at a point in the center line of S. R. 308, a thirty-three (33) foot right-of-way, at a point in common to line of lands of now or formerly of F.E. Roxberry, said point being the Northeast corner of the property herein described; thence along the center line of S.R. 308, South 11 degrees 18 minutes 50 seconds West, a distance of 445.44 feet to a point; thence by line crossing Old Route 308 (T -649) by lands now or formerly of Marion Township, South 82 degrees 53 minutes 00 seconds West, a distance of 358.00 feet to a point on line of lands of now or formerly of R. Beran; thence by line of same, North 22 degrees 48 minutes 50 seconds East, a distance of 479.28 feet to a point on line of lands of now or formerly of R. Double; thence by line of same, South 86 degrees 56 minutes 20 seconds East, a distance of 101.07 feet to a point; thence continuing along line of lands of now or formerly R. Double, North 2 degrees 01 minutes 00 seconds West, a distance of 59.77 feet to a point on line of lands now or formerly of Roxberry; thence by line of same, South 84 degrees 34 minutes 50 seconds East, a distance of 158.86 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph D. Haser and Sherry M. Haser, h/w, by Deed from Joseph D. Haser and Sherry Leitem, n/k/a Sherry M. Haser, h/w, dated 04/20/2000, recorded 04/24/2000 in Instrument Number 200004240008994.

Tax Parcel No. 210-2F49-4AA-0000

Premises being: 2377 WEST SUNBURY ROAD, AIKIA RD#1 BOX#1, BOYERS, PA 16020-1723

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30268**C.P.2012-21514****SHF.: 12002774****ATTY LEON HALLER**

Seized and taken in Execution as the property of CHARLES HEAGGEANS, NICOLE M JAKSEC AND NICOLE M HEAGGANS at the suit of U S BANK NATIONAL ASSOCIATION, Being:

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

BEGINNING at a point on Federal Street at corner of lot formerly of Emily M. Negley; thence Northward along said lot formerly of Emily M. Negley, and formerly of John M. Negley, 80 feet, more or less, to lot now or formerly of J. W. Hutchinson; thence Eastward along said lot now or formerly of J. W. Hutchinson; thence Eastward along said lot now or formerly of J. W. Hutchinson, 30 feet, strict measure, to lot now or formerly of H. A. Stauffer; thence Southward along said lot now or formerly of H. A. Stauffer; 80 feet, more or less, to Federal Street; thence Westward along Federal Street 30 feet strict measure to the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 208 FEDERAL STREET BUTLER, P A 16001

PARCEL NO. 565 - 11-50-0000

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

BEING THE SAME PREMISES WHICH Thomas A. Lasky and Karen Lasky, husband and wife, by deed dated 10/20/10 and recorded 10/22/10 in Butler County Instrument No. 2010-10220024681, granted and conveyed unto Charles Heaggeans and Nicole M. Jaksec, husband and wife. (Nicole M. Jaksec is a/k/a Nicole M. Heaggeans).

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30257**C.P.2012-21342****SHF.: 12002715****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of LIONEL HELGERT, ALVERTA HELGERT AND TRACY HELGERT at the suit of WELLS FARGO BANK, NA, Being:

ALL THA T CERTAIN lot or piece of ground situate in the township of Buffalo, county of Butler, commonwealth of Pennsylvania, being lot no. 112 in the Ridgeview estates plan of lots, as the same is recorded in the recorder of deeds office of Butler County, Pennsylvania, in plan book volume 264, at page 38.

UNDER & SUBJECT TO any and all covenants, conditions, restrictions, by-laws, all coal and mining rights, oil and gas leases, easements, rights of way, as may be shown on the recorded plan or contained in prior instruments of record, or as may become recorded and/or amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Alverta Helgert, unmarried and Lionel Helgert and Tracy Helgert, as h/w, as joint tenants with the right of survivorship, by Deed from Maronda Homes, Inc., dated 04/25/2007, recorded 06/01/2007 in Instrument Number 200706010013765.

Tax Parcel No. 040-S14-B112-0000

Premises being: 105 PASTURE CROSSING DRIVE, SARVER, PA 16055-1811

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30288**C.P.2012-21204****SHF.: 12002828****ATTY BARBARA FEIN**

Seized and taken in Execution as the property of MICHAEL R HINES AND JANET L HINES at the suit of EQUICREDIT CORP-AMERICA, Being:

ALL THAT CERTAIN piece, parcel, or lot of land situate in Clay Township, Butler County Pennsylvania, being Imown and designated as Lot 4 of the Lester R. Hall and Margaret P. Hall

Plan of Subdivision recorded in the Recorder's office of Butler County, Pennsylvania at Plan Book 180 Page 6 containing 1.14 acres.

BEING the same premises which Lester T. Hall, by Deed dated April 16, 1997 and recorded on August 22, 1997, in Butler County Record Book 2771, at Page 875 granted and conveyed to Michael R. Hines and Janet L. Mines, husband and wife

PARCEL NUMBER: 080-3F37-151-0000

BEING Known as 304 Claytonia Road

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D.2010-30238
C.P.2010-21393
SHF.: 12002587

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of DORETTE K HOLSINGER AND DAVID A DEFONDE at the suit of US BANK NATL ASSN, Being:

All that certain property in Forward Township, Country of Butler and Commonwealth of Pennsylvania, being more fully described as follows:

Beginning at a point in the centerline of L. R. 10014 (deed states L. R 100014) (33 foot right of way-paved 16 feet); thence South 69 degrees 03 minutes West along lands of now formerly John Hoover 385.30 feet to a point on lands now or formerly Charles Rasp: thence North 01 degree 00 minutes East a distance of 552 feet to a point in the centerline of Legislative Route 10014; thence along the centerline of said Legislative Route 10014 South 40 degrees 13 minutes East a distance of 542.40 feet to a point, being the point of beginning.

Parcel No. 160-4F29-25

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30227
C.P.2012-21270
SHF.: 12002319

ATTY UDREN LAW OFFICE

Seized and taken in Execution as the property of JANET M JOHNSON, JOHN JOHNSON, JOAN LOWE at the suit of ONE WEST BANK, FSB, Being:

All that certain property situated in the TOWNSHIP OF CRANBERRY in the county of BUTLER, and the Commonwealth of PENNSYLVANIA, being described as follows:

PARCEL 130-S1S-D335 and being more fully described in a deed dated 03/05/1997, and recorded 04/17/1997, among the land records of the county and state set forth above, in Deed Book 2728, page 653.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 335 IN PHASE III OF THE CROSSINGS PLANNED RESIDENTIAL DEVELOPMENT AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE PLAN 125, PAGE 20.

UNDER AND SUBJECT TO ALL RESERVATIONS, EXCEPTIONS, RESTRICTIONS EASEMENTS, RIGHTS OF WAY AND OTHER INSTRUMENTS OF RECORD, INCLUDING WITHOUT LIMITATION THE DECLARATION AND ESTABLISHMENT OF CONDITIONS, RESERVATIONS AND RESTRICTIONS OF CRANBERRY CROSSINGS DEVELOPMENT GROUP DATED APRIL 25, 1987 AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN DEED BOOK VOLUME 1343, PAGE 693.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AND NUMBERED AS 163 CROSSING RIDGE TRAIL, CRANBERRY, PA 16066.

SUBJECT TO AND TOGETHER WITH ANY AND ALL OIL AND GAS LEASES, THE SALE OF COAL AND MINING RIGHTS AND ALL RIGHTS RELATING THERETO, BUILDING LINES, RIGHTS-OF-WAY, ZONING REGULATIONS, BUILDING RESTRICTIONS, RESERVATIONS, RESTRICTIVE COVENANTS, EASEMENTS, RIGHTS AND OBLIGATIONS, ENCROACHMENTS, ASSOCIATION FEES AN IOR DUES, IF ANY, ETC., AS THE SAME

MAY BE CONTAINED IN PRIOR INSTRUMENTS OF RECORD, SET FORTH IN THE RECORDED PLAN AND/OR AS SHOWN ON A SURVEY OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THE DONALD R. MCCANN AND ROSEMARIE MCCANN TRUST BY DEED FROM DONALD R. MCCANN AND ROSEMARIE MCCANN HUSBAND AND WIFE RECORDED 04/17/1997 IN DEED BOOK 2728 PAGE 653, IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA.

BEING KNOWN AS: 163 Crossing Ridge Trail, Cranberry Township, PA 16066

PROPERTY ID NO.: 130-S19-D335

TITLE TO SAID PREMISES IS VESTED IN Joan Lowe and John D. Johnson and Janet M Johnson, husband and wife BY DEED FROM Donald McCann and Rosemarie McCann, husband and wife DATED 08/31/2006 RECORDED 09/11/2006 IN DEED BOOK Instrument # 200609110023289.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30265
C.P. 2012-20260
SHF.: 12002752

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of SVETLANA KOVALEV AND YURIY KOVALEV at the suit of JPMORGAN CHASE BANK, NA, Being:

ALL THAT CERTAIN Lot OR PARCEL OF GROUND SITUATE IN CRANBERRY TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA BEING Lot NUMBER 262 IN THE MARSHALL WOODS Plan, PHASE II, WHICH IS RECORDED IN RECORDER'S OFFICE OF BUTLER COUNTY IN Plan BOOK VOLUME 267, PAGES 1-8.

UNDER and subject to building lines and other restrictions as appear on the plan of record, restrictive covenants, easements, rights of way, and all other matters of record appearing prior hereto.

TITLE TO SAID PREMISES IS VESTED IN

Yuriy Kovalev and Svetlana Kovalev, as h/w, by Deed from Maronda Homes, Inc., a Corporation, dated 10/31/2005, recorded 11/07/2005 in Instrument Number 200511070032159.

Tax Parcel No. 130-S35-B262-0000

Premises being: 9327 NORTH MARSHALL ROAD, A/K/A 9327 MARSHALL ROAD NORTH, CRANBERRY TOWNSHIP, PA 16066-2859

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30241
C.P. 2012-21429
SHF.: 12002586

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of STEPHEN J KOZAR, JR at the suit of JPM-ORGAN CHASE BANK, NA, Being:

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

BEGINNING at the post at the northwest corner on the East side of Main Street, thence by lands of Joseph Cashdollar, eastward 12-feet to a post on the West side of an alley; thence southward by said alley 30 feet to a post at the northeast corner of land of R. E. Williams; thence Westward by lands of said R. J. Williams 120 feet to a post on the East side of Main Street; thence northward by said Main Street 30 feet to the place of beginning.

BEING Tax District Map and Parcel No. 350-S2-A28 in the Deed Registry Office of Butler County, Pennsylvania.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30267**C.P.2012-20980****SHF.: 12002754****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DOUGLAS J LANG AND ROYCE E LANG at the suit of CITIMORTGAGE INC, 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. 245 in the Fernway Plan as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29a and 29b.

HAVING erected thereon a dwelling house.

SUBJECT to rights of way for utility and pipe lines, oil and gas rights and leases, and other rights of way, reservations and restrictions as set forth in prior instruments of record and affect the premises above described.

SUBJECT to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

SUBJECT to a 50 foot building line from the front line of said lot.

TITLE TO SAID PREMISES IS VESTED IN Douglas J. Lang and Royce E. Lang, his wife, by Deed from Daniel A. Rogers and Eva J. Rogers, his wife, dated 10/08/1984, recorded 04/08/1985 in Book 1224, Page 211.

Tax Parcel No. 130-S3-A245-0000

Premises being: 108 CHADBORNE COURT, CRANBERRY TOWNSHIP, PA 16066-4310

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30232**C.P.2012-21321****SHF.: 12002544****ATTY LOUIS VITTI**

Seized and taken in Execution as the property of GALE MCCLAIN, JR AND DONNA MCCLAIN at the suit of STATE FARM BANK F S B, Being:

All that certain parcel of land situate in clay Township, Butler County, Pennsylvania known as Lot#3 of the John O. and Laura M. Beam subdivision recorded on Plan Book 251, page 2, in Butler County, Pennsylvania and being more particularly described as follows:

Beginning in the Southwesterly most corner of the tract to be herein described; thence North 0° 55'28" East a distance of 450.01' along line of lands of now or formerly M. Hecht to a fixed iron pin; thence South 88°37'30" east a distance of 1215.02' along line of lands of now or formerly B. Barger, D.A. Claypool and D.J. Thomas to a point in the center line of Hill Lane, a 20' foot private right of way; thence South 1° 00'46" west a distance of 250.00' along the center line of Hill Lane, a 20' foot private right of way; thence south 70°59' 57 "west a distance of 574.43' along line of land of Lot#2 in the same subdivision; thence North 88°37'30" West a distance 674.57' along line of land of Lot#2 in same subdivision to a point, the same point being the place of beginning, said tract of land labeled Lot no. 3 containing 11.31 acres pursuant to a survey subdivision of Michael R. Messina dated March 12,2002 and recorded in the Butler County, Pennsylvania at Plan Book 251, page 2.

Being part of the same property conveyed to John Orville Beam and Laura M. Beam, his wife by deed of Mary Jeanne Klein, dated October 23,1972 and recorded in the Butler County Office of the Recorder of Deeds at Deed Book 958, page 643.

Subject to restrictions, reservation, easements, covenants, oil, gas or mineral rights of record, if any.

Having erected thereon a dwelling known as 118 Hill Lane, West Sunbury, PA 16061

Parcel # 080-2f12-2c-0000 Being the same premises of John Orville Beam and his wife Laura M. Beam by their deed dated 04/30/2002 and recorded on 5/22/02 in the Recorder of Deeds Office of Butler County, Pennsylvania in Instrument # 200205220017730

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D.2010-30239**C.P.2010-21296****SHF.: 12002819****ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of JAMES SEAMUS MCGOWAN AND ERIN RAE MCGOWAN at the suit of CHASE HOME FINANCE LLC, Being:

ALL that certain lot or piece of ground situate in the Township of Forward, County of Butler and Commonwealth of Pennsylvania being designated as Lot Number 107 in the Meadow Ridge Plan No.1 as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 275, pages 36 and 37.

DESIGNATED as TAX PARCEL # 160-S6-A107

HAVING erected thereon a dwelling house known as 113 Williams Point Evans City PA 16033

UNDER AND SUBJECT to all easements, rights of ways, encumbrances, restrictions, leases and/or other matters contained in prior instruments recorded and/or unrecorded.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions recorded in the Recorders Office of Butler County Pennsylvania in Instrument Number 200406080018675.

BEING THE SAME PREMISES which Heartland Homes, Inc., a Pennsylvania Corporation, by Deed dated November 15, 2007 and recorded in the Office of the Recorder of Deeds of Butler County on January 9, 2008, at Instrument Number 200801090000564, granted and conveyed unto James Seamus McGowan and Erin Rae McGowan.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30269**C.P.2012-21257****SHF.: 12002793****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JILL L MORRISON AND SCOTT A MORRISON at the suit of PNMAC MORTGAGE CO LLC, Being:

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

BEGINNING at the southeast corner of the within described tract at a hub on Hillside Drive, said point being the southwest corner of Lot No. 49 in the same plan of lots; thence along Hillside Drive, South 69 degrees 34 minutes West a distance of 70.00 feet to a point and hub; thence along the Easterly line of Lot No. 47 in the same plan, North 20 degrees 25 minutes West distance of 104.00 feet to an iron pipe; thence along Lot No. 54 in the same Plan, North 69 degrees 34 minutes East a distance of 70.00 feet to an iron pipe; thence along the Westerly line of Lot No. 49, South 20 degrees 25 minutes East a distance of 104.00 to a point, the place of beginning.

SUBJECT to prior conveyances, grants, leases, exceptions or reservations, of coal, oil and gas and minerals and mining rights appurtenant thereto; rights-of-way, easements, covenants and restrictions as the same may appear of record.

TITLE TO SAID PREMISES IS VESTED IN Scott A. Morrison and Jill L. Morrison, h/w, as tenants by the entirety, by Deed from George Basilone and Roberta M. Basilone, h/w, dated 01/27/2001, recorded 02/06/2001 in Instrument Number 200102060002654.

Tax Parcel No. 550-S6-F48-0000

Premises being: 208 HILLSIDE DRIVE, ZELIENOPLE, PA 16063-1418

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30280**C.P.2012-21562****SHF.: 12002822****ATTY MARK J UDREN**

Seized and taken in Execution as the property of KATHLEEN M MURPHY AND JAMES D ROGERS at the suit of PNC BANK NATL ASSN, Being:

ALL that certain piece, parcel or tract of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, bounded and

described as follows:

COMMENCING at a point on the East line of North Chestnut Street, said point being the Northwest corner of the parcel herein described and common to lands of now or formerly R. Terwilliger; thence along lands of now or formerly R. Terwilliger, South 85 degrees 09' 30" East a distance of 100.00 feet to a point, being the Northeast corner hereof; thence South 04 degrees 50' 30" West a distance of 31.00 feet to a point, being the Southeast corner of the parcel herein described and common to lands of now or formerly D. Schmidt; thence along lands of now or formerly D. Schmidt, North 85 degrees 09' 30" West a distance of 100.00 feet to the point, being the Southwest corner hereof; thence along the East line of North Chestnut Street, North 04 degrees 50' 30" East a distance of 31.00 feet to a point, the place of beginning.

BEING part of the same premises conveyed unto the mortgagors herein by Deed of Richard D. Terwilliger and Nancy Mae Terwilliger, his wife, dated December 6, 1996, and recorded herewith.

BEING KNOWN AS: 313 North Chestnut Street, Butler, PA 16001

PROPERTY ID NO.: 10-94

TITLE TO SAID PREMISES IS VESTED IN JAMES D. ROGERS AND KATHLEEN M. MURPHY, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM RICHARD D. TERWILLIGER AND NANCY MAE TERWILLIGER, HIS DATED 12/06/1996 RECORDED 12/06/1996 IN DEED BOOK 2692 PAGE 0426.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30256
C.P. 2012-21485
SHF.: 12002718

ATTY MARK UDREN

Seized and taken in Execution as the property of DIANA L NEGLEY AND CRAIG A NEGLEY at the suit of PNC BANK NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Josephine Boebm Plan of lots, being Lots Nos. 207 and 208, situated in Buffalo

Township, Butler County, Commonwealth of Pennsylvania, recorded in the Recorder's Office the 24th day of September, 1943, in Rack File Section No. 15, page 4, and being more fully described by metes and bounds in Deed at Instrument No. 2000062200142S6.

BEING designated as Map & Parcel No. 040 S 1 C2070000.

BEING the same premises which Louis McCowry and Carol McCowry, by their deed dated January 7, 1998 and recorded on June 22, 2000 at Instrument No. 200006220014286, granted and conveyed to Craig A. Negley, Sr.

BEING KNOWN AS: 110 Meadow Street, Sarver, PA 16055

PROPERTY ID NO.: 040- SI-C207

TITLE TO SAID PREMISES IS VESTED IN Craig A. Negley, Sr. BY DEED FROM Craig A. Negley, Sr. and Diana L. Negley, husband and wife DATED 12/10/2006 RECORDED 12/14/2006 IN DEED BOOK Instrument #200612140031503.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30204
C.P. 2012-20990
SHF.: 12002219

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JEFFREY S POLLOCK at the suit of BANK OF NEW YORK, Being:

All that certain piece, parcel, or tract of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, and being more fully described and bounded as follows: Said lot being part of Lot No.2 of the Frank Morris Plan of Lots as shown at Deed Book No. 123, Page 500, and beginning at a point on the north side of Cleveland Street at the southwest corner hereof and being the east line of lands of now or formerly Carl C. Henry; thence along Henry, nor or formerly B.F. Graham, north a distance of 120 feet, more or less, to line of lands of now or formerly B.F. Graham; thence along lands of Graham, formerly part of Lot No.2 in the Frank Morris Plan of Lots, in an eastwardly direction, 40 feet, more or less, to lands of D. Markiw, formerly Hanna J. Lowden;

thence along lands of Markiw, south 120 feet, more or less, to a point on the northwardly right of way line of Cleveland Street; thence along Cleveland Street in a westwardly direction 47 feet, more or less, to a point, the place of beginning.

TAX ID. #: 565-22-208

Being known as: 221 CLEVELAND STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Jeffrey S. Pollock by deed from Shirley A. McWilliams, widow dated November 13, 1997 and recorded November 25, 1997 in Deed Book 2803, Page 313.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30259
C.P. 2012-20968
SHF.: 12002747

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of THOMAS ARTHUR ROWDEN AND THOMAS A ROWDEN at the suit of BANK OF NEW YORK MELLON, Being:

All that certain lot or piece of ground situate in Adams Township, Butler County, Commonwealth of Pennsylvania being Lot No. 1 in the Rouda/Gamber/Ehrhardt/Lathrop/Pritchard Plan of Lots, said plan being a subdivision of Lot No.1 of the E.T. Thieleman Estate Plan No.5 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 232, page 28.

Containing 2.140 acres.

UNDER AND SUBJECT TO covenants, conditions, and restrictions as set forth in Restrictive Covenants and Affirmative Agreement recorded in the Butler County Recorder of Deeds Office on August 8, 2000 at Instrument No. 18427.

FURTHER UNDER SUBJECT TO covenants, conditions, restrictions, easements, rights of ways, oil and gas leases and coal and mining rights as set forth in prior instruments of record.

Being the same property commonly known as:

335 Myoma Road, Mars, Pennsylvania 16046

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Rowden, by Deed from Lori Rowden, married, previously known as Lori Rouda, dated 10/31/2000, recorded 10/31/2000 Instrument # 200010310025866.

Tax Parcel No.10-4F33-25L

Premises being: 355 MYOMA ROAD, MARS, PA 16046

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30281
C.P. 2012-21563
SHF.: 12002821

ATTY MARK J UDREN

Seized and taken in Execution as the property of ANTHONY J SCHAFFNER AND TRACY C SCHAFFNER at the suit of HOUSEHOLD FIN CONS DISC CO, Being:

All that certain piece parcel, or tract of land situate in the Township of Clay, County of Butler Commonwealth of Pennsylvania, being known as tat Number 2 in the Poglio Subdivision as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 97, Page 42.

BEGINNING at a point the Northwest corner of the parcel herein described and being common to the southwest corner of Lot: Number 2 in the center line of T-416; thence by Lot No.2 South 74° 45' 50" East 377.1 feet to an iron pin on the line of land of now or formerly Catenese; thence by same South 2° 24' 40" East 226.07 feet to an iron pin at the corner of Lot No.4; thence by Lot No. 4 end the center line of a 40 foot private drive North 70° 23' 50" West 462.36 feet to a point in the center line of T-416; thence by sane the following two courses and distances: North 22° 48' 20" East 122.67 feet; thence North 14° 14' East 60.07 feet to a point, the place of beginning,

CONTAINING 1.90 acres.

SUBJECT to the building set back lines, conditions and restrictions set forth for the recorded plan.

BEING KNOWN AS: 367 Shroyer Mill Road,

(Clay Township) Butler, PA 16001

PROPERTY ID NO: 3F37-44A3

TITLE TO SAID PREMISES IS VESTED IN ANTHONY J. SCHAFFNER AND TRACY C. SCHAFFNER, HIS WIFE BY DEED FROM CARMINE FOGLIO AND BERNADINE FOGLIO, HIS WIFE AND ALPHONSE FOGLIO AND BETTY LOUISE FOGLIO, HIS WIFE, AND DINO HORWITZ DATED 06/18/99 RECORDED 06/18/99 IN DEED BOOK 3 016 PAGE 954.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30260

C.P.2012-21340

SHF.: 12002748

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JESSICA SHEDIO at the suit of NATION-STAR MORTGAGE LLC, Being:

ALL those certain lots of ground situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

First: Lots 566 and 567 in the Marshall Plan bounded on the North 50 feet by formerly Pierce Avenue, now Lewis Avenue; on the East 110 feet, more or less, by an alley; on the South 69.5 feet by Lot No. 568 in the same plan; on the West 110 feet by Spring Street.

Second: Lots Nos. 116,117 and part of 115 in the Marshall Plan bounded on the North 86.4 feet by formerly Pierce Avenue, now Lewis Avenue; on the East 96 feet by formerly Pierce Avenue, now Lewis Avenue; on the South 100 feet by Lot No. 114 in the same plan; on the West 110 feet, more or less, by an alley. This being all of Lots 117 and 116 and the western part of Lot No. 115. The eastern part of Lot No. 115 being occupied by the public road and what is known as formerly Pierce Avenue, now Lewis Avenue.

TITLE TO SAID PREMISES IS VESTED IN JESSICA SHEDIO, by Deed from WALTER A. SMOLEN, dated 02/14/02, recorded 02/15/02, Instrument 200202150005810.

Tax Parcel No. 052-29-H117-0000

Premises being: 197 WHITESTOWN ROAD, LYNDORA, PA 16045-1509
BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30275

C.P.20109-23179

SHF.: 12002791

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of MARK R SIMPSON at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

BEGINNING at a point or corner of lands now or formerly of H. J. Ifft Heirs or on public road known as the road leading from the Franklin Road to Peffers Bridge or lower Harmony Road; thence from said point in a westerly direction along said road to a peach tree and stake; cornering with lands now or formerly of Kretzler; thence in a southerly direction along lands now or formerly of Kretzler, a distance of 500 feet, more or less, to a corner marked by a stake; thence in a westerly direction along lands now or formerly of Kretzler, in rear of Kretzler Buildings, a distance of 300 feet, more or less, to a corner marked by a stake; thence in a southerly direction along lands now or formerly of Kretzler to the southerly line of the tract of land known now or formerly as the Hiram Knox lands to a corner marked by a stake; thence in an easterly direction along lands now or formerly of Knox and Heim Heirs to lands now or formerly of H. J. Ifft Heirs; thence in a northerly direction along lands now or formerly of H. J. Ifft Heirs to the place of beginning.

TOGETHER with the free and uninterrupted use liberty and privilege of and passage in and along a certain private passage way 50 foot in width from the Easterly portion of the herein conveyed tract along the Southern line of lands now or formerly of Thomas Hanna and Alberta Hanna and the Northerly line of lands now or formerly of E. K. Ifft to Township Road T -332, for the said grantees, their heirs and assigns forever.

EXCEPTING THEREFROM property as described in deed from Thomas Hanna and Alberta L. Hanna, his wife to Ronald R Buzza and Emily S. Buzza, his wife, dated October 17,1970 and recorded in Deed Book Volume

926, Page 1, described as follows:

All that certain lot, piece or parcel of land situate in the Township of Jackson, County of Butler and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Route T -322 at Southeasterly corner of property now or formerly of T. Feh!; thence along said center line of said Route T-322, South 16 degrees 04 minutes East, a distance of 130.50 feet to a point; thence continuing along said centerline, South 18 degrees 47 minutes 40 seconds East, a distance of 78.50 feet to a point; thence by a line through other land now or formerly of Thomas Hanna, et ux., South 69 degrees 0 minute 20 seconds West, a distance of 208.77 feet to an iron pin; thence continuing through other land now or formerly of Thomas Hanna, et ux., North 10 degrees 0 minute 04 seconds West, a distance of 139.52 feet to a point on line of land now or formerly of T. Feh!; thence along said last mentioned line, North 49 degrees 0 minute East, a distance of 209 feet to the point at the place of beginning in the center line of Route T -322.

EXCEPTING THEREFROM property as described in deed from Thomas Hanna and Alberta Hanna, his wife to Edward J. Miskevich, JR and Charlene C. Miskevich, dated October 10,1977 and recorded in Deed Book Volume 1053, Page 827, as described as follows:

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

BEGINNING at a point on line of lands now or formerly of Rengers and Ifft said point being the Southwest corner of the tract herein described; thence along line of lands now or formerly of Rengers North 1 degree 29 minutes 20 seconds East a distance of 135.00 feet to a point; thence South 85 degrees 27 minutes East a distance of 235.93 feet to a point; thence South 53 degrees 27 minutes East a distance of 131.04 feet to a point; thence South 18 degrees 45 minutes East a distance of 71.17 feet to a point; thence North 85 degrees 27 minutes West a distance of 368 feet to a point at the place of beginning.

EXCEPTING THEREFROM property as described in deed from Alberta L. Hanna, widow to Emily S. Buzza and Ronald R. Buzza, dated May 18,2000 and recorded May 19,2000 at

fustrument Number 200005190011143, as described as follows:

ALL that certain piece, parcel or tract of land situate in Jackson Township, Butler County, Pennsylvania known as Parcel 'A' in the Thomas and Alberta L. Hanna Plan of Subdivision of record in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 161, Page 42.

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.

TITLE TO SAID PREMISES IS VESTED IN Mark R. Simpson, a single man, by Deed from Alberta L. Hanna, an unmarried widow, dated 06/29/2007, recorded 07/03/2007 in Instrument Number 200707030017205.

Tax Parcel No. 180-4F52-15G-000

Premises being: 470 TEXTOR HILL ROAD, EVANS CITY, PA 16033-3232

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30258

C.P.2012-21490

SHF.: 12002755

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of PAUL A SPILSBURY at the suit of PNC BANK NATL ASSN, 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. 136 in the Fern way Plan as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29A and 29B.

SUBJECT to a 50-foot building line from the front line of said lot.

SUBJECT to rights-of-way for utility and pipe lines, oil and gas rights and leases, and other rights-of-way, reservations and restrictions as set forth in prior instruments of record and affecting the premises above described.

SUBJECT also to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

TOGETHER with all and singular ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainder, rents, issues and profits thereof; and also all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity, or otherwise, howsoever, of, in. to or out of the same.

HAVING ERECTED THEREON a dwelling known as 262 Sherwood Drive, Cranberry Township, Butler County, Pennsylvania.

BEING the same property granted and conveyed unto Paul A. Spilsbury by Deed of Whitney I. Spilsbury, Executor of the Estate of Whitney R. Spilsbury, a/k/a Whitney R. Spilsbury, Jr., deceased, dated April 25, 2001, and recorded in the Office of the Recorder of Deeds of Cranberry Township, Pennsylvania on May 3, 2001 at Instrument Number 200105030010533.

Butler County Tax Parcel No. 130-S3-A136

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30254
C.P.2012-21480
SHF.: 12002713

ATTY LOUIS VITTI

Seized and taken in Execution as the property of BRANDON STOCKDALE at the suit of US BANK NATIONAL ASSOCIATION, Being:

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

BEGINNING at a point on the Western line of Third Street, said point being the Southeast corner of the property herein conveyed and common to the Northeast corner of Lot 181; thence by Lot 181, South 62° 45' 50" West, 147.01 feet to a point on the Eastern line of a 16 foot brick alley; thence by said alley, North 25°

28' 27" West, 50 feet to a point the Southwest corner of Lot 179; thence by Lot 179, North 62° 45' 18" East, 145.82 feet to a point on the Western line of Third Street; thence by same, South 26° 50' 55" East, 50 feet to a point, the place of beginning.

BEING Lot No. 180 in the East Oakland Plan recorded at Plan Book 2, Page 8.

THIS description is prepared in accordance with the survey of John E. Dusheck, Surveyor, dated March 27, 1996.

Tax ID/Parcel No. 564-19-206-0000.

Having erected thereon a dwelling known as 566 Third Street, Butler, Pennsylvania 16001.

Being the same premises which Barry L. Laube and Bethany Laube, husband and wife, by deed dated 11/30/09 and recorded on 12/03/09 in the Recorder of Deeds Office of Butler County, Pennsylvania in Instrument No. 200912030028300, granted and conveyed unto Brandon Stockdale.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D.2010-30199
C.P.2010-20109
SHF.: 12002794

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of KATHLEEN TAYLOR at the suit of BANK OF NEW YORK MELLON, Being:

All that certain lot or tract of ground in Clinton Township, County of Butler and Commonwealth of Pennsylvania, being Lot No. 6 in the Lester Grooms Subdivision Plan of record in the Recorder of Deeds Office of Butler County in Rack File 65, Page 26, being more particularly described as follows, to-wit:

Beginning at a point on the dividing line between Lots Nos. 1 and 6 in said Plan, at its intersection with the center line of a State Road designated T -228 in said Plan; thence North 1 degree 43 minutes 19 seconds East along said dividing line 311.82 feet to a point on the dividing line of Lot 2; thence North 88 degrees 16 minutes 41 seconds West, along the line of Lot No.2, 140.93 feet to the dividing line between Lots Nos. 6 and 7; thence South

1 degree 43 minutes 19 seconds West, along said dividing line 310.89 feet to a point in the center line of State Road designated T-228; thence South 88 degrees 54 minutes 41 seconds East, along said center line, 89.97 feet to a point; thence South 86 degrees 06 minutes 59 seconds East, 51 feet to the point and place of beginning. Containing 1.00 acres.

SUBJECT TO the right of way and easement of the road or highway designated T-228 in the aforesaid recorded Plan of record in Rack File 65, page 26.

EXCEPTING AND RESERVING and subject to prior reservations of coal, mining and mineral rights, easements and rights of way as they appear of record in prior deeds and instruments in the chain of title as of record. SUBJECT also to the restrictions as set forth in Deed Book Volume 1003, page 121.

TITLE TO SAID PREMISES IS Vested by Warranty Deed, dated 01/08/2004, given by Floyd L. Dobson Executor under the Last Will and Testament of Charles W. Smith to Richard D. Taylor and Kathleen Taylor, husband and wife, their heirs and assigns forever and recorded 1/13/2004 Instrument # 200401130001376

By virtue of the death of Richard D. Taylor on 11/10/07, Kathleen Taylor became the sole owner of the premises as surviving joint tenant with the right of survivorship.

Tax Parcel No. 100S2C6

Premises being: 881 EKASTOWN ROAD, SAXONBURG, PA 16056-9444

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30328
C.P.2011-22164
SHF.: 12002654

ATTY DAVID RAPHAEL

Seized and taken in Execution as the property of TIMOTHY S THOMPSON at the suit of HUNTINGTON NATIONAL BANK, Being:

SEIZED and taken in execution as the property of Timothy S. Thompson, at the suit of The Huntington National Bank vs. Timothy S. Thompson, being:

ALL that certain lot or piece of ground situate in the Township of Washington, County of Butler and Commonwealth of Pennsylvania.

HAVING erected thereon a dwelling house known as 1452 Branchton Road, Hilliards, PA 16040.

BEING designated as Map and Parcel Number 310-2F32-19A-0000

BEING the same property which Louise Sherman, a widow, by Deed dated May 12, 2008 and recorded in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200805130010645, granted and conveyed unto Timothy S. Thompson.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30277
C.P.2012-21551
SHF.: 12002788

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of JOAN L TOSTO AND SAMUEL F TOSTO at the suit of CITIMORTGAGE INC, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in Perm Township, Butler County, Pennsylvania, known and designated as Lot No. 16 in the Winter Lake Estates Plan of Lots of record in the Recorder's Office of Butler County, Pennsylvania, at Rack File 64, page 7. Said lot bounded and described as follows, to-wit:

BEGINNING at a point on line of Lakeview Drive, a 50-foot right of way in said Plan, said point adjacent to line of Lot No. 17 in the same plan; thence by line of Lot No. 17 in the same plan, North 66° 36' West, a distance of 276.49 feet to an existing hub on line of lands of now or formerly Heitzer; thence by line of lands of now or formerly Heitzer, South 3° 39' West, a distance of 195.26 feet to an existing hub on line of Lot No. 15 in the same plan; thence by line of Lot No. 15 in the same plan, South 86° 21' East, a distance of 250.00 feet to an iron pin on line of the aforesaid Lakeview Drive; thence by line of Lakeview Drive, North 3° 39' East, a distance of 43.00 feet to a point of line of the same; thence by the same, by a curve having a radius of 174.10 feet, a distance of 60.01 feet to a point on line of Lot No. 17 in the

same plan, the place of BEGINNING.

BEING KNOWN AS: 1249 Lake Vue Drive,
Butler, PA 16002

TAX PARCEL #270-S10-C16

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30283
C.P.2011-21765
SHF.: 12002816

ATTY MARK J UDREN

Seized and taken in Execution as the property
of KIRK WATSON AND HEATHER WATSON
at the suit of BANK OF AMERICA, NA, Being:

All that certain lot or piece of ground situate in
the Township of Butler, County of Butler and
Commonwealth of Pennsylvania, being known
as Lot No. 24 in the Deshon Manor Plan, as
recorded in the Recorder's Office of Butler
County, Pennsylvania in Rack File 14, Page 2.

TO HAVE AND TO HOLD the same to and
for the use of the said Grantee, their heirs and
assigns forever, and the Grantor for their heirs
and assigns hereby covenants and agrees that
they will generally warrant title to the property
hereby conveyed.

BEING KNOWN AS PARCEL NUMBER:
056-19-A24-0000

PREMISES: 304 EVANS CITY ROAD, BUT-
LER, PA 16001-2736

BEING KNOWN AS: 304 Evans City Road,
Butler, PA 16001

PROPERTY ID NO.: 056-19-A24-0000

TITLE TO SAID PREMISES IS VESTED IN
Kirk Watson and Heather Watson h/w BY
DEED FROM Stephen X. Krivanek and Col-
leen M. Krivanek, Ww DATED 11113/2006
RECORDED 12/06/2006 IN DEED BOOK
Instrument No.: 200612060030868.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30245
C.P.2012-21445
SHF.: 12002604

ATTY JAMES F GRENN

Seized and taken in Execution as the property
of RAYMOND A WATSON at the suit of FIRST
NATL BK-PA, Being:

ALL that certain tract of land situate in Con-
cord Township and partly in Clay Township,
Butler County, Pennsylvania, bounded and
described as follows:

BEGINNING at a point in the center line of
Gilbert Road (T502); thence South 87 degrees
01 minutes 40 seconds West, a distance of 730
feet to a point; thence North 35 degrees 26
minutes 00 seconds East a distance of 125.06
feet to a point on the dividing line between lot
number 5 and 6 of the Vidic Plan of Lots num-
ber 1; thence North 35 degrees 26 minutes 00
seconds East a distance of 125.06 feet to a
point; thence North 87 degrees 01 minutes 40
seconds East a distance of 742.62 feet along
line of lands of Schandelmeyer to a point in
the center line of Gilbert Road (T502); thence
south 35 degrees 26 minutes 00 seconds West
a distance of 125.06 feet along said center
line to a point on the dividing line between
lots number 5 and 6 of the Vidic Plan of Lots
number 1; thence South 35 degrees 26 min-
utes 00 seconds West along said center line
a distance of 40 feet to a point on said center
line; thence South 40 degrees 08 minutes 30
seconds West a distance of 82.49 feet along
said center line to a point thence South 51 de-
grees 51 minutes 45 seconds West, a distance
of 10.3 feet to a point the place of beginning.

Being lot number 5 in the Vidic Plan of Lots
number 1, containing 1.671 acres and lot
number 6 in the Vidic Plan of Lots number
1, containing 1.663 acres, as per Survey of
MAPS dated 9-4-96.

BEING the same property which Douglas
E. Vidic and Eileen Vidic, husband and wife,
granted and conveyed to Raymond A. Watson,
by Deed dated August 28, 2000 and recorded
September 18, 2000, in the Recorder of Deeds
Office, Butler County, Pennsylvania in Instru-
ment Number 200009180021915.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30266**C.P.2012-21121****SHF.: 12002753****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of VAN B WEBER, III EXTR AND JESSIE MARIE WEBER EST BY EXTR at the suit of WELLS FARGO BANK, NA, Being:

ALL that piece, parcel or lot of ground situate in Jefferson Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Butler-Saxonburg Road, said point being 292.32 feet from the intersection of a line of Cupos and Ed Cochran, with said road, said intersection point being the northwest corner of a plan of lots laid out by Gahagan and recorded in the Recorder's Office in and for Butler County in Plan Book B, page 60, thence East along said road, 166.68 feet to lands of Reinhold; thence South along Reinhold on the line between Lots Nos. 11 and 12 in said plan, 217.8 feet to a point on the North side of a 33 foot street in said plan; thence along North side of said 33 foot street, 330 feet to a point on the line of lands of Seider; thence South along the line of Seider, 251.48 feet to a point; thence East, 100 feet to a point on the line of lands of Wagner; thence South along lands of Wagner, to line of lands of Ed Graff and Myers Heirs; thence North 88 degrees 50 minutes West along Ed Graff and Myers Heirs to a point on line of lands of Ed Cochran; thence North 380 feet, more or less, to a point common with Cochran, Giles and Gahagan; thence along line of Giles in a northerly direction 475 feet, more or less, to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Van B. Weber, Jr., and Jessie Marie Weber, his wife, their heirs and assigns deeded by Lawrence Morgret, widower, dated 12/11/46, recorded 12/12/46, in book 562, page 191.

VAN B. WEBER, JR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of VAN B. WEBER, JR's death on or about 05/02/1971, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor JESSIE MARIE WEBER died on 04/20/2011, leaving a Will dated 07/10/2007. Letters Testamentary were granted to VAN B. WEBER, III on 05/10/2011 in BUTLER COUNTY, No. 10-11-0391.

Decedent's surviving heir(s) at law and next-of-kin is SHARON 1. WEBER. By executed waiver(s), SHARON 1. WEBER waived her right to be named as a defendant in the foreclosure action.

Tax Parcel No. 190-S2-C4J-0000

Premises being: 1114 SAXONBURG ROAD, SAXONBURG, PA 16056-8524

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D. 2012-30264**C.P.2012-21327****SHF.: 12002751****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of SALLY A WELLING at the suit of JPMORGAN CHASE BANK NATL ASSN: Being:

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

To arrive at the true point of beginning, begin at a point on the Saxonburg Road and on the dividing line between the property now or formerly of Howard J. Painter, et ux., the property now or late of John I. Zimmerman, et ux., (said deed being recorded in Butler County in Deed Book Volume 505, Page 291), said point also being on the corner of the land now or formerly of W. R. McCullough and the land now or formerly of John C. Mitchell; thence through a lane, North 58 degrees 20 minutes East and continuing along the northerly line of a forty (40) foot street, a distance of one thousand three hundred sixty and sixty-one hundredths (1,360.61) feet to a point; thence South 40 degrees 48 minutes East, a distance of forty and fifty-one hundredths (40.51) feet across the width of said forty (40) foot street to a point; thence along the last mentioned course, a distance of two hundred (200) feet to a point, being the true point of beginning of the within described tract; thence South 40 degrees 48 minutes East, a distance of one hundred fifty (150) feet to a point; thence South 49 degrees 12 minutes West, a distance of three hundred (300) feet to a point on the line of a fifty (50) foot street; thence along the line of said fifty (50) foot street to a point on the line now or formerly of Kramer; thence North 49

degrees 12 minutes East, a distance of three hundred (300) feet to a point at the true place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John J. Welling, who errantly took previous title as John A. Welling and Sally A. Welling, h/w, by Deed from John J. Welling and Sally A. Welling, h/w, dated 02/20/2008, recorded 03/25/2008 in Instrument Number 200803250006029.

By virtue of death of JOHN J. WELLING on 12/16/09, Sally A. Welling became sole owner of the mortgaged premises as surviving tenant by the entireties.

Tax Parcel No. 040-1F79-14NB-0000

Premises being: 105 KAMER STREET, SARVER, PA 16055-9420

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D.2010-30306
C.P.2010-21657
SHF.: 12002652

ATTY GARY E MCCAFFERTY

Seized and taken in Execution as the property of LORI WILES AND MARK WILES at the suit of JPMORGAN CHASE BANK, NA, Being:

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

Beginning at a point on the center line of a concrete road known as Highway Route 422, at line of lands now or formerly of Leo J O'Neil; thence North 28 degrees 40' East along line of lands now or formerly of Leg J. O'Neil, a distance of 230.00 feet to a point; thence South 67 degrees 26' East along other lands now or formerly Bergbigler, a distance of 148.25 feet to a point; thence South 28 degrees 40' West along other lands now or formerly Bergbigler, a distance of 220.00 feet to a point on the center line of aforesaid Route 422; thence North 73 degrees 18' West, along the center line a distance of 95.00 feet to a point; thence North 67 degrees 44' West along the center line, a distance of 55.00 feet to a point, the place of beginning.

DEED BOOK: Instrument #200301100001068

DEED PAGE: Instrument #200301100001068

MUNICIPALITY: TOWNSHIP OF SUMMIT

TAXPARCEL#: 290-1F102-17G1 PROPERTY

ADDRESS: 2131 Old Route 422 East Butler, PA 16002

BEING the same premises Federal National Mortgage Association Charter Act by Deed dated 9/26/2002 and recorded 1/10/2003 in Instrument #200301100001068 granted and conveyed unto Mark Wiles.

BCLJ: Sept, 28 & Oct. 5, 12, 2012

E.D.2010-30275
C.P.2010-21544
SHF.: 12002088

ATTY DAVID FEIN

Seized and taken in Execution as the property of ROBERT P ZWIGART at the suit of BANK OF AMERICA NA, Being:

ALL THAT CERTAIN lot, piece, or parcel of ground situate in the Township of Middlesex, County of Butler and the Commonwealth of Pennsylvania being known and designated as Lots Numbered 7 and 8 in the Flanigan Plan of Lots No.1 as recorded in the Recorder's Office of Butler County, Pennsylvania, at Rack File No. 15, page 8.

DEED BOOK: Instrument #:200806190013705

DEED PAGE: Instrument #:200806190013705

MUNCTPALITY: TOWNSHIP OF MIDDLESEX

TAXPARCEL#: 230-S6-13A7

PROPERTY ADDRESS: 101 Murray Drive Valencia, PA 16059 Being the same premises by deed dated 06/09/2008, given by Robert P. Zwigart and Denise J. Zwigart, husband and wife to Robert P. Zwigart and recorded 06/19/2008 in INSTRUMENT #200806190013705

BCLJ: Sept, 28 & Oct. 5, 12, 2012

**NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW**

NO. AD-11-11318

OneWest Bank, FSB,
Plaintiff,

Vs.

**Janet M. Johnson, John D. Johnson
and Joan Lowe,
Defendants.**

NOTICE OF SALE OF REAL PROPERTY

To: Joan Lowe, Defendant, whose last known address is 163 Crossing Ridge Trail, Cranberry Township, PA 16066.

Your house (real estate) at 163 Crossing Ridge Trail, Cranberry Township, PA 16066, is scheduled to be sold at the Sheriff's Sale on November 16, 2012 at 10:00 a.m. in the Butler County Courthouse, Center Stairwell, South Main Street, Butler PA 16001, to enforce the court judgment of \$248,155.36, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION: All that certain property situated in the TOWNSHIP OF CRANBERRY in the county of BUTLER, and in the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 130-S19-D335 and being more fully described in a deed dated 03/05/1997, and recorded 04/17/1997, among the land records of the county and state set forth above, in Deed Book 2728, page 653.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 335 IN PHASE III OF THE CROSSINGS PLANNED RESIDENTIAL DEVELOPMENT AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE PLAN 125, PAGE 20.

UNDER AND SUBJECT TO ALL RESERVATIONS, EXCEPTIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY AND OTHER INSTRUMENTS OF RECORD, INCLUDING WITHOUT LIMITATION THE DECLARATION AND ESTABLISHMENT OF CONDITIONS RESERVATIONS AND RESTRICTIONS

OF CRANBERRY CROSSINGS DEVELOPMENT GROUP DATED APRIL 25, 1987 AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN DEED BOOK VOLUME 1343, PAGE 693. HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AND NUMBERED AS 163 CROSSING RIDGE TRAIL, CRANBERRY, PA 16066. SUBJECT TO AND TOGETHER WITH ANY AND ALL OIL AND GAS LEASES, THE SALE OF COAL AND MINING RIGHTS AND ALL RIGHTS RELATING THERETO, BUILDING LINES, RIGHTS-OF-WAY, ZONING REGULATIONS, BUILDING RESTRICTIONS, RESERVATIONS, RESTRICTIVE COVENANTS, EASEMENTS, RIGHTS AND OBLIGATIONS, ENCROACHMENTS, ASSOCIATION FEES AND/OR DUES, IF ANY, ETC., AS THE SAME MAY BE CONTAINED IN PRIOR INSTRUMENTS OF RECORD, SET FORTH IN THE RECORDED PLAN AND/OR AS SHOWN ON A SURVEY OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THE DONALD R. McCANN AND ROSEMARIE McCANN TRUST BE DEED FROM DONALD R. McCANN AND ROSEMARIE McCANN HUSBAND AND WIFE RECORDED 04/17/1997 IN DEED BOOK 2728 PAGE 653, IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA. BEING KNOWN AS: 163 Crossing Ridge Trail, Cranberry Township, PA 16066.

PROPERTY ID NO.: 130-S19-D335. TITLE TO SAID PREMISES IS VESTED IN Joan Lowe and John D. Johnson and Janet M. Johnson, husband and wife BY DEED FROM Donald McCann and Rosemarie McCann, husband and wife DATED 08/31/2006 RECORDED 09/11/2006 IN DEED BOOK Instrument #200609110023289.

Udren Law Offices, P.C., Attorneys for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.482.6900

BCLJ: Oct. 12, 2012

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

IN RE: SALE OF UNREDEEMED
PROPERTY BY BUTLER COUNTY
TAX CLAIM BUREAU

Ms.D. No. 12 - 40213

NOTICE OF PRIVATE JUDICIAL SALE

**TO: BUTLER COUNTY, CLEARFIELD
TOWNSHIP, BUTLER AREA SCHOOL
DISTRICT, CHARLES D. GEHM and
CHRIS GEHM, a/k/a CHRISTINE GEHM,
and BENEFICIAL CDC d/b/a BENEFICIAL
MORTGAGE COMPANY OF PENNSYL-
VANIA, their heirs, assigns, devisees,
personal representatives, and to all other
interested parties:**

You are given notice that Larry G. Rettig and Carol A. Rettig have submitted a bid to the Butler County Tax Claim Bureau in the sum of Two Hundred Dollars (\$200.00) property located in the Village of Fenelton, Clearfield Township, Butler County, Pennsylvania bounded and described as follows:

BEGINNING at a point on the Millerstown Public Road; thence running East along the south line of lot, now or formerly owned by Earl Swartzlander and W.K. Smith, 150 feet to a post; thence South along lands of W.S. Fennell Heirs, sixty (60) feet to a post; thence West along lands of James Coyle, one hundred fifty (150) feet to the Millerstown Road; thence North along the Millerstown Road, sixty (60) feet to the place of beginning.

HAVING THEREON ERECTED a two story frame dwelling house and outbuildings.

MAP AND PARCEL NO. 090-S1-B21.
PROPERTY ADDRESS: 808 Clearfield
Fenelton PA 16034

Title is presently vested in the Butler County Tax Claim Bureau by virtue of various and sundry tax sales.

You are also given notice that the Butler County Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell this property to Larry G. Rettig and Carol A. Rettig for the sum of Two Hundred Dollars (\$200.00).

The above property was sold at Tax Claim Sale for delinquent taxes against Charles D. Gehm and Chris Gehm, his wife, a/k/a Christine Gehm.

A hearing on the Petition for leave to sell this property will be held by the Court on November 13, 2012, at 11:00 o'clock A.M. in Court Room No. 3 of the Butler County Government-

Judicial Center, Butler PA 16001..

JOHN C. DAVEY, ESQ.
129 South McKean Street
Butler, PA 16001

BCLJ: October 12, 2012

**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 September 19, 2012, for a Limited Liability Company formed under the Limited Liability Company Law of 1994. The name of the Company is **Jose Elizarraras LLC**.

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT, L.L.P.
David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: Oct. 12, 2012
