

**ESTATE NOTICES**

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

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**FIRST PUBLICATION**

**Estate of: Philip J Codispot**

Late of: Harrisville PA  
 Administrator: Carol Codispot  
 432 W Prairie Street  
 Harrisville PA 16038  
 Attorney: Edward Leymarie Jr  
 Leymarie Clark Long PC  
 423 Sixth Street  
 Ellwood City PA 16117

**Estate of: Anthony Joseph Dellach III**

**a/k/a: Anthony J Dellach III**  
 Late of: Buffalo Township PA  
 Administrator: Darla L Dellach  
 604 Sarver Road  
 Sarver PA 16055  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Virginia A Goettler**

**a/k/a: Virginia Goettler**  
 Late of: Butler PA  
 Executor: Timothy S Goettler  
 3004 West Grove Place  
 Gibsonia PA 15044  
 Attorney: Brandon A Betts  
 Meyer Unkovic Scott LLP  
 535 Smithfield Street Suite 1300  
 Pittsburgh PA 15222

**Estate of: Margaret Barbara Goldinger**

**a/k/a: Margaret B Goldinger**  
 Late of: Jefferson Township PA  
 Executor: Sandra Lee Pflueger  
 723 N Pike Road  
 Cabot PA 16023  
 Attorney: James H Limbaugh  
 Auld Miller LLC  
 4767 William Flynn Highway  
 Allison Park PA 15101

**Estate of: Robert Hudeck**

**a/k/a: Robert A Hudeck Jr**  
 Late of: Penn Township PA  
 Administrator: Lori A Hudeck  
 164 Oak Ridge Drive  
 Butler PA 16002  
 Attorney: Gene G Dimeo  
 Dimeo Law Group LLC  
 120 Fourth St  
 Ellwood City PA 16117

**Estate of: George Wilbert Lesnett**

**a/k/a: George W Lesnett**  
 Late of: Muddycreek Township PA  
 Administrator: Debbie J Cearfoss  
 413 Hansen Avenue  
 Ellwood City PA 16117  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057

**Estate of: Carol Ann Mashuda**

**a/k/a: Carol A Mashuda**  
 Late of: Butler PA  
 Executor: Raphael V Mashuda  
 117 Blossom Drive  
 Butler PA 16001  
 Attorney: Matthew E Fischer  
 114 West Cunningham Street  
 Butler PA 16001

**Estate of: Kathryn Sue Rottman**

**a/k/a: K Sue Rottman**  
**a/k/a: Kathryn S Rottman**  
 Late of: Butler Township PA  
 Executor: Carol Byers  
 105 Wood Street  
 Butler PA 16001  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Francis L Streitman**

Late of: Jefferson Township PA  
 Executor: Robert Streitman  
 205 Simon Drive  
 Butler PA 16002  
 Executor: Francis L Streitman  
 1880 Jeanine Way  
 Hellertown PA 18055

**Estate of: Susan E Taimuty**

Late of: Muddycreek Township PA  
 Administrator: Janel C Meier  
 121 Sechan Road  
 Prospect PA 16052  
 Attorney: Ross M Thompson  
 Thompson Law LLC  
 PO Box 304  
 Slippery Rock PA 16057

**Estate of: Steve Zavacky Jr**

Late of: Penn Township PA  
 Admr. D.B.N. C.T.A.:  
 Patrick Vincent Cahill  
 4503 Corte Suave  
 Oceanside Ca 92056  
 Attorney: Gwilym A Price III  
 129 South McKean St  
 Butler PA 16001

BCLJ: November 1, 8, 15, 2019

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**SECOND PUBLICATION**

**Estate of: Jacqueline D Bush**

Late of: Mars PA  
 Executor: Robin L Myerski  
 130 Silver Creek Drive  
 Mars PA 16046  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Jacquelyn E Burdett**

Late of: Butler PA  
 Executor: Michael E Burdett  
 677 Bullcreek Road  
 Butler PA 16002  
 Executor: Renee J Bercury  
 205 Rhoer Road  
 Slippery Rock PA 16057  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Margery R Faux**

Late of:  
 Tulsa County Oklahoma  
 Ancillary Ancillary Executor:  
 Timothy N Faux  
 10609 East 3rd Street  
 Tulsa OK 74128  
 Attorney: Leo M Stepaniak II  
 Stepaniak & Menchyk LLP  
 222 South Main St  
 Butler PA 16001

**Estate of: Thomas L Fix  
a/k/a: Thomas L Fix Sr**

Late of: Butler PA  
 Executor: Theresa A Boehm  
 147 N Jamestown Road  
 Coraopolis PA 15108  
 Executor: Thomas L Fix Jr  
 321 W New Castle Street  
 Butler PA 16001  
 Executor: Debra M Fix  
 335 N Sixth Avenue  
 Butler PA 16001

**Estate of: Shirley A Funk**

Late of: Jackson Township PA  
 Executor: Lisa Jennings  
 234 Rock Lake Drive  
 Zelenople PA 16063  
 Attorney: Scott E Kasbee  
 Scott Kasbee Law, PLLC  
 3371 Babcock Boulevard  
 Pittsburgh PA 15237

**Estate of: Pauline Virginia Hughes****a/k/a: Pauline V Hughes****a/k/a: Pauline F Hughes**

Late of: Zelenople PA  
 Executor: Jeffrey F Pendel  
 157 Cornelius Road  
 Portersville PA 16051  
 Attorney: John M Schaffranek  
 Gilliland Vanasdale Sinatra Law Office, LLC  
 1667 Route 228, Suite 300  
 Cranberry Twp PA 16066

**Estate of: Kathleen D Kelley**

Late of: Jefferson Township PA  
 Executor: Brandon D Kale  
 169 Ohara Road  
 Saxonburg PA 16056

**Estate of: Shirley A Kuras**

Late of: Kent County, Delaware  
 Ancillary Ancillary Executor:  
 Brenda A Bowman  
 423 Sarver Road  
 Sarver PA 16055  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchyk LLP  
 222 South Main St  
 Butler PA 16001

**Estate of: Richard J McHale**

**a/k/a: Richard James McHale Jr**  
 Late of: Muddycreek Township PA  
 Executor: Michael S McHale  
 145 North Franklin Street  
 Prospect PA 16052  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Paul E Miller**

Late of: Oakland Township PA  
 Executor: Brenda Sue Wolfe  
 720 Sunset Circle  
 Cranberry Twp PA 16066  
 Attorney: Michael S Butler Esquire  
 Heritage Elder Law  
 & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001

**Estate of: Elizabeth F Ott**

Late of: Valencia PA  
 Executor: Kenneth G Ott  
 213 Chearney Road  
 Acme PA 15610  
 Attorney: David G. Petonic  
 314 C Porter Avenue  
 Scottsdale PA 15683

**Estate of: Barbara A Perfater**

Late of: Cranberry Township PA  
 Executor: Betsy Downing  
 559 Vineland Road  
 Bay Village OH 44140  
 Executor: Cathy Kinsella  
 3513 Regent Court  
 Allentown PA 18103

**Estate of: L Elizabeth Rhule**

**a/k/a: Lola E Rhule**

Late of: Cranberry Township PA  
 Executor: Kevin G Rhule  
 849 Oak Road  
 Bradfordwoods PA 15015  
 Executor: Kimberlee J Rhule  
 2952a Grouse Ridge  
 Wexford PA 15090  
 Attorney: Raymond P Parker  
 Williams Coulson  
 One Gateway Center  
 16th Floor 420 Ft Duquesne Blvd  
 Pittsburgh PA 15222

**Estate of: Barbara H Stevens**

Late of: Valencia PA  
 Executor: Glenn J Stevens  
 121 Maier Lane  
 West Sunbury PA 16061  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Mary Ann Stokey**

**a/k/a: Mary**

Late of: Jackson Township PA  
 Administrator C.T.A.:  
 Robert Gerard Rengers  
 2602 Panama City  
 Panama City FL 32405-4425  
 Attorney: Claire Johnson Saenz LLC  
 Olds Russ Saenz Marquette & Peace LLC  
 1000 Brooktree Rd Suite 209  
 Wexford PA 15090

**Estate of: Suzanne Swartout**

Late of: Connoquenessing Township PA  
 Administrator: Thomas W Swartout  
 203 Greenwood Drive  
 Wexford PA 15090  
 Attorney: Michael K Parrish Esq  
 Goehring Rutter Boehm  
 2100 Georgetown Drive Suite 300  
 Sewickley PA 15143

**Estate of: Kellie Jean Tankersley-Phillips**

Late of: Slippery Rock Township PA  
 Administrator: Richard Phillips Jr  
 162 Weathervane Drive  
 Slippery Rock PA 16057  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

**Estate of: Joyce C Voland**

Late of: Center Township PA  
 Executor: Carl L Voland  
 401 Dogwood Drive  
 Butler PA 16001  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxenburg PA 16056

**Estate of: Lillian C Walker**

Late of: Adams Township PA  
 Executor: Lori A Zwigart  
 308 Leslie Road  
 Valencia PA 16059  
 Executor: Deanna L Nuss  
 100 Hill Lane  
 Valencia PA 16059  
 Executor: Thomas A Walker  
 6203 Old Route 8 North  
 Butler PA 16002

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**THIRD PUBLICATION**

**Estate of: Laura M Adams**

Late of: Clearfield Township PA  
 Administrator: Mark D Adams  
 569 Fenelton Road  
 Fenelton PA 16034  
 Attorney: Andrew M Menchyk Jr  
 Stepanian & Menchyk LLP  
 222 South Main Street  
 Butler PA 16001

**Estate of: Francis J Caricato**

Late of: Valencia PA  
 Executor: Lori Hinson  
 314 Heather Hill Drive  
 Gibsonia PA 15044

**Estate of: Betty R Cashdollar****a/k/a: Betty Ruth Cashdollar**

Late of: Adams Township PA  
 Executor: June I Whitlinger  
 2990 Spruce Lane  
 Allison Park PA 15101  
 Attorney: Russell C Miller  
 Auld Miller LLC  
 4767 William Flynn Hwy  
 Allison Park PA 15101

**Estate of: Robert G Dorsch**

Late of: Lancaster Township PA  
 Executor: Claire G Dorsch  
 132 Saltworks Road  
 Harmony PA 16037  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

**Estate of: Elizabeth Douglas Gilliland****a/k/a: Elizabeth D Gilliland**

Late of: Adams Township PA  
 Executor: Aligned Partners Trust Company  
 707 Grant Street  
 2800 Gulf Tower  
 Pittsburgh PA 15219  
 Attorney: Joseph Cafaro Jr  
 205 McKnight Park Drive  
 Pittsburgh PA 15237

**Estate of: Bernice L Hook**

Late of: Jefferson Township PA  
 Administrator C.T.A.: Kathy Shell  
 3630 Preakness Court  
 Roanoke VA 24012  
 Attorney: James H Limbaugh  
 Auld Miller LLC  
 4767 William Flynn Highway  
 Allison Park PA 15101

**Estate of: Olga M Johns****a/k/a: Olga Mary Johns**

Late of: Winfield Township PA  
 Executor: Randy D Johns  
 381 Fosters Mills Road  
 Cowansville PA 16218  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxenburg PA 16056

**Estate of: Carey W Lindsay****a/k/a: Carey William Lindsay**

Late of: Penn Township PA  
 Administrator: Sherry Ann Lindsay  
 103 Mountain Laurel Drive  
 Butler PA 16002  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Elizabeth M McKinney**

Late of: Adams Township PA  
 Executor: Allyson Quinn Ashley  
 3915 Millcreek Drive  
 Annandale VA 22003  
 Attorney: Branden A Fulciniti  
 Jones Gregg Creehan & Gerace LLP  
 411 Seventh Avenue Suite 1200  
 Pittsburgh PA 15219

**Estate of: James R Opalko  
a/k/a: James Opalko**

Late of: Slippery Rock PA  
 Executor: Darlene Opalko  
 199 Forrest Drive  
 Fombell PA 16123  
 Attorney: Christopher J Reese  
 Lope Casker & Casker  
 207 E Grandview Avenue  
 Zelienople PA 16063

**Estate of: Raymond Leo Stierer  
a/k/a: Raymond L Stierer**

Late of: Center Township PA  
 Executor: Raymond C Stierer  
 142 Deer Valley Drive  
 Sewickley PA 15143  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Charles D Vantine Sr**

Late of: Clinton Township PA  
 Executor: Kristiane R Vantine  
 234 Bear Creek Road  
 Sarver PA 16055  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchyk LLP  
 222 South Main St  
 Butler PA 16001

**Estate of: June Lee Walowen  
a/k/a: June L Walowen**

Late of: Butler Township PA  
 Executor: Andrew M Walowen  
 103 Highfield Road  
 Butler PA 16001  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Edward Joseph Yager**

Late of: Cranberry Township PA  
 Executor: Kenneth E Yager  
 2434 Twelve Oaks Drive  
 Hermitage PA 16148  
 Attorney: David E Henderson  
 2109 Wilmington Road  
 New Castle PA 16105

**Estate of: Hilda M Zorb  
a/k/a: Hilda M Keck**

Late of: Butler PA  
 Executor: Gary Keck  
 5274 Tractor Ln  
 Fairfax VA 22030  
 Attorney: Ross M Thompson  
 Thompson Law LLC  
 PO Box 304  
 Slippery Rock PA 16057

BCLJ: October 18, 25 & November 1, 2019

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**NOTICE OF HEARING**

A Petition for Reinstatement to the active practice of law has been filed by **James Francis Donohue** and will be the subject of a hearing on December 18, 2019 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District IV Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 437 Grant St., Frick Building Ste. 1300, Pittsburgh, Pennsylvania 15219, phone number (412) 565-3173, on or before December 4, 2019.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

BCLJ: November 1, 2019

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

**IN RE CHANGE OF NAME OF  
MARA HAYNIE**

**MSD No. 19-40310**

**LEGAL NOTICE**

Notice is hereby given that on October 16, 2019, the Petition of Mara Haynie was filed in the above-named Court requesting a Decree to change the petitioner's name to **Mara Linaberger**.

The Court has fixed December 30, 2019, at 2:00p.m., in Court Room 3 of the Butler County Courthouse, Butler, Pennsylvania as the time and place for hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Leland C. Clark, Esq.  
138 E. Jefferson St., Suite 4  
Butler, PA 16001

BCLJ: November 1, 2019

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
M.S.D. 19-40313**

**IN THE MATTER OF:  
PETITION FOR CHANGE OF NAME  
OF AARON MICHAEL EALY**

**NOTICE**

NOTICE is hereby given that on October 21, 2019, the Petition of Aaron Michael Ealy was filed in the Court of Common Pleas of Butler County, Pennsylvania, requesting an Order to change his name to **Aaron Michael Beachem**.

The Court has fixed the 23rd day of December, 2019 at 11:30 a.m. in Court Room Number 3 of the Butler County Government Center, Butler, Pennsylvania, as the time and place for Hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Michael E. Jewart, Esquire  
ZUNDER AND ASSOCIATES, P.C.  
130 East Jefferson Street  
Butler, PA 16001  
724-285-4786

BCLJ: November 1, 2019

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
NOTICE OF FILING OF PETITION  
FOR NAME CHANGE**

Notice is hereby given that, on August 19, 2019, the petition of Diana Volkar for Change of Name of Ariana Lyn Volkar, a minor, was filed in the above-named court, requesting an order to change the name of Ariana Lyn Volkar to **Arie Lyn Volkar** The Court has fixed the 30th day of December, 2019, at 1:00 p.m., in Courtroom 3, Butler County Court House, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: November 1, 2019

**NOTICE 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, for a limited liability company which has been formed under the Limited Liability Company Act of 2016. The name of the limited liability company is **Krazy Krackers Construction, LLC**.

Witherel & Associates Attorney(s),  
966 Perry Highway,  
Pittsburgh, Pennsylvania, 15237.

BCLJ: November 1, 2019

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**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, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Nulen Lauden LLC** with a registered address of 206 South Duffy Road, Butler, Pennsylvania 16001

**MONTGOMERY, CRISSMAN,  
MONTGOMERY, KUBIT, L.L.P.**

David A. Crissman, Esquire  
518 North Main Street  
Butler, PA 16001  
(724) 285-4776

BCLJ: November 1, 2019

**NOTICE OF FILING FICTITIOUS NAME**

NOTICE is hereby given that Williams Land Management, LLC of Parker, Pennsylvania, did on July 22, 2019 file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an application under the Fictitious Names Act May 24, 1945, P.L. 967, as amended, to conduct business under the name of "**West End Tire & Service**", the business to be carried on at 459 West Cunningham Street, Butler, Pennsylvania, 16001-5457.

**RISHOR SIMONE**  
Attorneys at Law  
101 East Diamond Street Suite 208  
Butler, PA 16001  
(724) 283-7215

BCLJ: November 1, 2019

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**NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that JEFF BEEBE 224 JEFFERSON LANE CRANBERRY TWP PA 16066 has filed on OCTOBER 11, 2019 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **PRO MARKETING & SALES** the business to be carried on at 224 JEFFERSON LANE CRANBERRY TWP. PA 16066

BCLJ: November 1, 2019

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 17th day of January 2020** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, February 14, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30240  
C.P. 2019-21840  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **LUKE W. AARON** at the suit of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, Being:

ALL that certain lot or ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 26 in the Femway Plan as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File Section 10, Pages 29A and 29B.

UNDER and Subject To Reservations, Restrictions, Easements and Rights Of Way As Recorded In Prior Instruments of Record.

BEING KNOWN AS: 286 SHERWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16066

PROPERTY ID NUMBER: 130 S3 A26 0000 BEING THE SAME PREMISES WHICH WILLIAM E. MARKER AND ROBERTA A. MARKER, HUSBAND AND WIFE BY DEED DATED 8/31/2004 AND RECORDED 9/3/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/ PAGE 200409030029059, GRANTED AND CONVEYED UNTO LUKE W. AARON.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30216  
C.P. 2019-21103  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **ROBERT S. ANDREWS, JR, ROBERT S. ANDREWS, AMY JO ANDREWS AND AMY J ANDREWS** at the suit of **PLAZA HOME MORTGAGE, INC.**, Being:

ALL that certain parcel of land situate in Cranberry Township, Butler County, Pennsylvania, being Parcel B in the Raymond D. McCleary Subdivision Plan dated May 28, 2008, and recorded in the Recorder's Office of Butler County in Plan Volume 309 Page 36. The said Parcel B upon the recording hereof shall become part of Lot 6 Revised in the Walden Pond Plan heretofore of record.

Subject to the Right of Way of the New York State Natural Gas Corporation as shown on said Plan.

This conveyance includes the premises which are the subject of the Confirmation and Ratification of Easement and Maintenance Agreement and Right of First Refusal between the Grantors and the Grantees dated May 17, 2004, recorded in the Recorders Office of Butler County on January 6, 2005, at Instrument #20050106000406, and it extinguishes said Agreement.

TITLE TO SAID PREMISES IS VESTED IN **ROBERT S. ANDREWS, JR. AND AMY JO ANDREWS, HUSBAND AND WIFE**, by Deed from **WALDEN POND DEVELOPMENT, INC**, Dated 08/06/2004, Recorded 08/26/2004, Instrument No. 200408260028117.

TITLE TO SAID PREMISES IS VESTED IN **Robert S. Andrews, Jr. and Amy Jo Andrews, husband and wife**, by Deed from **Raymond D. McCleary and Linda E. McCleary, Husband And Wife**, Dated 02/28/2009, Recorded 03/19/2009, Instrument No. 200903190005109.

Tax Parcel: 130-4F46-56H

Premises Being: 26 BURKE ROAD, CRANBERRY TWP, PA 16066-3904

BCLJ: November 1, 8, 15, 2019



**E.D. 2019-30231  
C.P. 2019-21787  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **TABITHA M. CAIN** at the suit of CALIBER HOME LOANS INC Being:

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

BEGINNING at a point at the Northwest corner of Lot #6 in the Levi M. Rose Plan of Lots, said point being formed by the intersection of the dividing line between Lots 5 and 6 of said plan with the South line of a 20 foot alley; thence along the South line of a 20 foot alley North 85° 45' East a distance of 66.00 feet to a point; thence along the dividing line between Lots 6 and 7 in said plan, South 3° 00' East a distance of 196.45 feet to a point on L.R. 10044; thence South 84° 15' West a distance of 66.00 feet to a point on L.R. 10044; thence along the dividing line between Lots 5 and 6 in the aforementioned plan, North 3° 00' West a distance of 197.90 feet to a point, being the place of beginning. Being Lot No. 6 on the Unrecorded Plan of Lots as laid out by Levi M. Rose.

TITLE TO SAID PREMISES IS VESTED IN TABITHA M. CAIN, UNMARRIED, by Deed from J. SCOTT SHOEMAKER AND JOYCE E. SHOEMAKER, HUSBAND AND WIFE, Dated 09/10/2013, Recorded 09/18/2013, Instrument No. 201309180027272.

Tax Parcel: 370-S1-A42-0000

Premises Being: 119 HARMONY STREET, CONNOQUENESSING, PA 16027

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30262  
C.P. 2019-21955  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **DUSTIN J. CALDWELL AND JUDITH A. CALDWELL** at the suit of WELLS FARGO BANK NA, Being:

ALL that certain lot or piece of ground situate in the Township of Muddy creek, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 1 in the Ellen Durnell Subdivision recorded in the Recorder's Office of Butler County PA at Rack File 151 page 41.

SUBJECT to restrictions contained in deed dated January 30, 1992 and recorded at Record Book 1954 page 193.

HAVING erected thereon a dwelling known as 143 Pleasant Valley Road, Portersville PA 16051.

TITLE TO SAID PREMISES IS VESTED IN Dustin J. Caldwell and Judith A. Caldwell, h/w, by Deed from Loyal J. McCormick, Jr. and Marcia A. McCormick, h/w, Dated 06/14/2006, Recorded 06/16/2006, Instrument No. 200606160014800.

Tax Parcel: 240-4F92-30

Premises Being: 143 PLEASANT VALLEY ROAD, PORTERSVILLE, PA 16051-2015

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30228  
C.P. 2019-21782  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **CAROLE E. COLE, CAROLE COLE, DONALD H. COLE, AND DONALD COLE** at the suit of WELLS FARGO BANK N A, Being:

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

Beginning at a point at the intersection of Beaver Street, a 50 foot right of way, and a 16 foot alley, and being the Northwest corner of the property herein being conveyed; thence along the Southern line of said 16 foot alley, South 83 degrees 39' East, 160.00 feet to a

point on the Western side of a 16 foot alley intersecting with the aforesaid 16 foot alley; thence along the Western side of said 16 foot alley, South 6 degrees 54' 30" West, 120.00 feet to a point; thence continuing along said alley, South 83 degrees 38' East, 16.00 feet to a point on the Western side of said 16 foot alley; thence along the Western side of said 16 foot alley; South 6 degrees 54' 30" West, 60.00 feet to a point on the Northern side of a 16 foot alley intersecting with the aforesaid 16 foot alley; thence along the Northern side of said 16 foot alley intersecting with the aforesaid 16 foot alley; thence along the Northern side of said 16 foot alley, North 83 degrees 38' West 176.00 feet to a point on the Eastern side of Beaver Street; thence along the Eastern side of said Beaver Street, North 6 degrees 54' 30" East, 180.00 feet to a point, the place of beginning. Containing 0.68 acres and having thereon erected a one-story stucco dwelling house as shown by survey of R.B. Shannon and Associates, Inc., Consulting Engineers, dated October 28, 1980.

TITLE TO SAID PREMISES IS VESTED IN DONALD H. COLE AND CAROLE E. COLE, H/W, by Deed from CINDY L. BROWN, UNMARRIED, Dated 10/31/2003, Recorded 11/17/2003, Instrument No. 200311170051595.

Tax Parcel: 540 S1 B11

Premises Being: 127 BEAVER AVENUE, WEST SUNBURY, PA 16061-3115

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30269**  
**C.P. 2019-21969**  
**ATTY TROY FREEDMAN**

Seized and taken in Execution as the property of **NICOLE L. CLAYPOOLE AND TRAVIS L. CLAYPOOLE** at the suit of LAKEVIEW LOAN SERVICING, LLC, Being:

ALL that certain piece, parcel or lot of land situate in the First Ward, City of Butler, Butler County, Pennsylvania, known as Lot 114 in the Cottage Hill Land Company Plan of Lots recorded in Rack File 1, Page 16, and being more particularly bounded and described as follows:

On the North by Christie Avenue; on the East by Lot No. 115; on the South by an alley of now or formerly Jahngig; and on the West by

Lot No. 113.

Being Lot No. 114 in the College Hill Land Company Plan of Lots and fronting forty (40) feet on Christie Avenue and extending South one hundred twelve (112) feet to a 20 foot alley or land now or formerly of Jahngig.

Also known as Parcel Number 561-1-162-0000

Being known as 207 East Christie Avenue, Butler, PA 16001

BEING the same premises which Matthew A. Sespico and Stacie D. Sespico, husband and wife, by Deed dated June 04, 2015 and recorded in the Office of Recorder of Deeds of Butler County on June 17, 2015 at Instrument No. 201506170012914 granted and conveyed unto Nicole L. Claypoole and Travis L. Claypoole, husband and wife.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30238**  
**C.P. 2019-21805**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of **AMY L. CORNELIUS AND JOSHUA R. CORNELIUS** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain piece parcel of tract of land, situate in Venango Township, Butler County, Pennsylvania, designated as Lot No. 2 of the Wood Subdivision No. 2, being a division of Parcel A of the George Wood Subdivision No. 1 (Plan Book 166, page 01), being further bounded and described as follows:

BEGINNING at a point being the southwest corner of the herein described tract, said point being in the centerline of Wood Road (T-548); thence traveling through a set iron pin, North 03 degrees 00 minutes 47 seconds East, a distance of 1,404.79 feet to a set iron pin; thence South 86 degrees 19 minutes 34 seconds East, a distance of 405.00 feet along lands of now or formerly Samuel L. Shepcke to a point marked by a set iron pin; thence South 03 degrees 00 minutes 47 seconds West, a distance of 1,179.43 feet through a set iron pin to a point on the centerline of Woods Road (T-548); thence along said centerline, North 59 degrees 31 minutes 22 seconds West, a distance of 456.41 feet to a point, the place of beginning.

The Woods Subdivision No.2 is recorded at Plan Book 242, page 42.

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

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 147 WOODS ROAD PARKER, PA 16049

PARCEL NO: 300-1F118-B3B-0000

BEING THE SAME PREMISES WHICH Richard H. Staugh, by deed dated October 1, 2014 and recorded October 3, 2014, Butler County Instrument No. 201410030023737, granted and conveyed unto Joshua R. Cornelius and Amy L. Cornelius.

TO BE SOLD AS THE PROPERTY OF AMY L. CORNELIUS AND JOSHUA R. CORNELIUS ON JUDGMENT NO. No. 2019-10231

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30266  
C.P. 2019-21969  
ATTY JESSICA MANIS**

Seized and taken in Execution as the property of **BRANDI RAQUEL COYLE** at the suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Being:

All that certain lot of land situate in the Fourth Ward of the City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

Bounded on the North by East Penn Street; on the East by lot of Irvin Braun; on the South by lot of Luther M. Bush and on the West by an alley, having a frontage of forty five (45) feet on East Penn Street and extending back, in parallel lines, preserving the same width, a distance of sixty five (65) feet, more

or less, and having thereon erected a frame dwelling house.

The improvements thereon being known as 217 East Penn Street, Butler, Pennsylvania 16001.

Parcel No.: 564-11-183-0000

BEING the same premises which Nancy J. Blewett, Executrix of the Estate of Elta Romaine MacDonald a/k/a E. Romaine MacDonald, deceased by Deed dated September 26, 2014 and recorded in the Office of Recorder of Deeds of Butler County on September 26, 2014 at Instrument No. 201409260023242 granted and conveyed unto Brandi Raquel Coyle.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30280  
C.P. 2019-22011  
ATTY RACHEL BRODER**

Seized and taken in Execution as the property of **CRANBERRY WOODS HOTEL ASSOCIATES, LP** at the suit of DEUTCH BANK TRUST COMPANY AMERICAS, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF GS MORTGAGE SECURITES CORPORATION II, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-GC18, Being:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF CRANBERRY TOWNSHIP, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING PARCEL "A" IN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 322, PAGES 50-52, AND BEING FURTHER DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD (S.R. 3021) HAVING A VARIABLE WIDTH RIGHT OF WAY AND A COMMON CORNER OF LANDS OF PARCEL "A" WITHIN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN

AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 322, PAGES 50-52, AND LOT NO. 1 WITHIN THE MASON PLAN OF LOTS AS RECORDED IN PLAN BOOK VOLUME 68, PAGE 26 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF FRANKLIN ROAD (S.R. 3021) AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 739.02' AND AN ARC LENGTH OF 201.28' TO A POINT; THENCE S 58° 35'49" E A DISTANCE OF 30.00' TO A POINT; THENCE BY AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 769.02' AND AN ARC LENGTH OF 13.07' TO A POINT; THENCE S 32° 22' 36" W A DISTANCE OF 136.08' TO A POINT; THENCE S 57° 37' 24" E A DISTANCE OF 20.00' TO A POINT; THENCE S 32° 22' 36" W A DISTANCE OF 33.37' TO A POINT; THENCE BY AN ARC OF A CIRCLE DEFLECTING TO THE LEFT HAVING A RADIUS OF 317.97' AND AN ARC LENGTH OF 61.15' TO A POINT BEING THE NORTHERLY RIGHT OF WAY LINE OF LONGTREE WAY HAVING A RIGHT OF WAY WIDTH OF 60' WITHIN THE VILLAGE OF CRANBERRY WOODS-PHASE 1 PLAN; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF LONGTREE WAY BY AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 69.33' AND AN ARC LENGTH OF 75.95' TO A POINT; THENCE N 80° 47' 38" W A DISTANCE OF 3.60' TO A POINT; THENCE BY AN ARC OF A CIRCLE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 220.00' AND AN ARC LENGTH OF 58.67' TO A POINT; THENCE N 65° 30' 49" W A DISTANCE OF 162.13' TO A POINT BEING A COMMON COMER OF PARCEL "A" AND PARCEL "B" WITHIN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN; THENCE ALONG THE COMMON LINE OF LANDS OF PARCEL "A" AND PARCEL "B" N 24° 29' 11" E A DISTANCE OF 239.30' TO A POINT; THENCE N 88° 02' 57" W A DISTANCE OF 17.08' TO A POINT BEING A COMMON COMER OF PARCEL "A" AND PARCEL "E" WITHIN THE VILLAGE OF CRANBERRY WOODS - PHASE 1 PLAN; THENCE ALONG THE COMMON LINE OF LANDS OF PARCEL "A" AND PARCEL "E" N 01° 57'03" E A DISTANCE OF 124.00' TO A POINT; THENCE S 88° 02' 57" E A DISTANCE OF 77.57' TO A POINT; THENCE N 03° 22'00" E A DISTANCE OF 23.52' TO A POINT BEING A COMMON CORNER

OF LANDS OF PARCEL "A" AND LOT NO. 1 WITHIN THE MASON PLAN OF LOTS; THENCE ALONG THE COMMON LINE OF LANDS OF PARCEL "A" AND LOT NO. 1 S 890 38' 26" E A DISTANCE OF 271.80' TO A POINT BEING THE POINT OF BEGINNING.

BEING PART OF BLOCK AND LOT NO. 130-4F44-35A IN THE DEED REGISTRY OFFICE OF BUTLER COUNTY.

TOGETHER WITH BENEFICIAL RIGHTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE OF CRANBERRY WOODS, A PLANNED COMMUNITY, RECORDED APRIL 6, 2011 AT INSTRUMENT NO. 201104060008488.

APN: 130-4F44-35AE-0000

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30241**  
**C.P. 2019-21620**  
**ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **BONNIE EASTERBROOK, BONNIE P. THIESSEN, BONNIE P. EASTERBROOK, MICHAEL EASTERBROOK, MICHAEL DEAN EASTERBROOK, AND MICHAEL D EASTERBROOK** at the suit of PNC BANK, NATIONAL ASSOCIATION, Being:

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

Beginning at the southeast corner of the lot herein conveyed, said point being common to the west line of Amherst Drive and the line of Lots Nos. 25 and 26; thence along the line of Lot No. 26, South 52° 30' West, a distance of 167.05 feet to a point on the line of Lot No. 37; thence along the line of Lots Nos 37 and 38, North 37° 30' West, a distance of 102.00 feet to a point on the line of Lot No. 24; thence along the line of Lot No. 24, North 67° 39' East a distance of 147.33 feet to a point on the West line of Amherst Drive; thence along the West line of said Amherst Drive by a curve to the left having a radius of 50.00 feet, an arc distance of 44.00 feet to a point; thence continuing along the same by a curve to the right having a radius of 32.99 feet, an arc distance of 26.30 feet to a point the place of beginning. And being Lot No. 25 in the Westwood Manor Plan of Lots, plan

number three, as recorded in Butler County Recorder's Office, in Rack File Section 60, page 28.

BEING known and numbered as 113 Amherst Drive, Butler, PA 16001.

Being the same property conveyed to Michael Dean Easterbrook, a single person who acquired title by virtue of a deed from Bonnie P. Thieseen (formerly Bonnie P. Easterbrook) and Michael Dean Easterbrook, a married couple, dated October 17,2012, recorded September 10,2013, at Instrument Number 201309100026275, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-S16-C25-0000

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30268  
C.P. 2019-21974  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **GERALDINE L. FRANCONI AND LOUIS P. FRANCONI** at the suit of MTGLQ INVESTORS L P, Being:

ALL that certain piece, parcel or lot of land situate in Middlesex Township, Butler County, Pennsylvania, being known and designated as Lot No. 2 in the Tisdale Subdivision Plan recording in the Recorder's Office of Butler County, PA in Plan Book Volume 89, page 26, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly side line of a public road, known as Leslie Road, also known as L.R. 10017, where the same is intersected by the line dividing Lot No. 1 and Lot No. 2 in said plan, said point of beginning being the northwest corner of the lot herein described; thence from said point of beginning and continuing along the side line of Leslie Road, South 79 degrees 33 minutes 20 seconds East, a distance of 510.53 feet to an iron pin, being the line dividing the within described lot and property now or formerly of M. Leslie; thence continuing along last mentioned dividing line South 00 degrees 19 minutes 30 seconds East, a distance of 274.61 feet to an iron pin on line of land of now or formerly M. Leslie and line of Lot No. 1 in the Tisdale Subdivision Plan; thence along line of Lot No. 1 and the lot herein described, North 79 degrees 33 minutes 20 seconds West, a

distance of 552.56 feet to an iron pin; thence from said iron pin along other lands of Lot No. 1 in the Tisdale Subdivision Plan, North 09 degrees 40 minutes East, a distance of 270.40 feet to an iron pin on the Southerly side of Leslie Road at the place of beginning.

Containing 3.298 acres per survey of North Hills Engineering Co. dated October 12, 1981.

Subject to a fifty (50) foot building line along Leslie Road, also known as L.R. 10017.

Also Subject to a twenty (20) foot drainage easement running across the southeast corner of the within described lot.

The improvements thereon being known as 152 Leslie Road, Valencia, Pennsylvania -16059.

BEING KNOWN AS: 152 LESLIE ROAD, VALENCIA, PA 16059

PROPERTY ID NUMBER: 230-2F90-40A-0000

BEING THE SAME PREMISES WHICH GERALDINE L. TISDALE N/K/A GERALDINE L. FRANCONI AND LOUIS P. FRANCONI, JR., HUSBAND AND WIFE BY DEED DATED 12/20/2002 AND RECORDED 1/3/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/PAGE INST NO: 200301030000227, GRANTED AND CONVEYED UNTO GERALDINE L. TISDALE N/K/A GERALDINE L. FRANCONI AND LOUIS P. FRANCONI, JR., HUSBAND AND WIFE.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30254  
C.P. 2019-21738  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **ROBERT D. GREEN, JR. AND STEPHANIE M. GREEN** at the suit of **NATIONSTAR MORTGAGE D/B/A MR. COOPER**, Being:

ALL THAT CERTAIN lot or tract of land situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 1 (3.65 acres) as shown on a certain plan entitled Plan of Subdivision for Estate of Raymond Edward Laurent, as recorded in the Office of the Recorder of Deeds at Butler County, Pennsylvania in Plan Book 356, Page 37.

EXCEPTING THEREFROM title to all oil, gas, natural gas, hydrocarbons, and all of the shale(s) in which such oil, gas(es) or other hydrocarbons ay exist or from which such oil, gas, natural gas, or other hydrocarbons may emanate or be produced. This exception and reservation is intended to include all oil(s), gas(es) and other hydrocarbons of all natures and descriptions whatsoever, and all formations and horizons of all natures or descriptions whatsoever in which oil(s) or gas(es) may exist, or from which such oil(s), gas(es) or other hydrocarbons may emanate or be produced by any technology whether now known or hereafter developed in and under and that may be produced from the lands described herein, (collectively referred to herein as the "Oil and Gas").

This conveyance is made subject to any right now existing in favor of any lessee or its assigns under any valid and subsisting oil and/or gas leases on any of the lands. Notwithstanding the forgoing, this Deed shall not serve to or be deemed a ratification or reviver of any previously granted oil and gas lease on the lands which is no longer valid, in force and effect. Grantors, or their successors and assigns, shall have receive, and enjoy all bonuses, rents, royalties, and other benefits which may accrue to the Oil and Gas interests excepted and reserved by this Deed. Title to the Oil and Gas has been conveyed to Donna Best, et al, by deed from the Estate of Raymond E. Laurent recorded in Butler County, Pennsylvania in Instrument No. 201510220023430.

PARCEL NO. 270-2F71-13-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 455 Crisswell Road, Butler, PA 16002

BEING THE SAME PREMISES which Donna Best and Karen Wcislek, Co-Executrixes of the Estate of Raymond E. Laurent, a/k/a Raymond Edward Laurent, deceased, by Deed dated November 22,2016 and recorded December 15, 2016 in the Office of the Recorder of Deeds in and for the County of Butler as Instrument Number 201612150026450, granted and conveyed unto Robert D. Green, Jr. and Stephanie N. Green, husband and wife, in fee.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30265  
C.P. 2019-21968  
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **KERRIE A. HARDT AND KEVIN S. HARDT** at the suit of **WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-9TT**, Being:

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

Bounded on the North by a public street; on the East by Railroad Street; on the South by lot formerly of Samuel Staples; and on the West by lands formerly of Samuel Staples, fronting 80 feet on Railroad Street and extending back 100 feet.

Parcel No: 350-S2-C1-0000

BEING known as 198 Railroad Street, Callery, PA 16024

BEING the same premises which Michael A. Cain, an unmarried man, by Deed dated August 17, 2004 and recorded in the Office of Recorder of Deeds of Butler County on September 28, 2004 at Instrument N 200409280031514 granted and conveyed unto Kevin S. Hardt and Kerrie Hardt, husband and wife, their heirs and assigns.

BCLJ: November 1, 8, 15, 2019



**E.D. 2019-30273  
C.P. 2019-22009  
ATTY BRIAN LAMANNA**

Seized and taken in Execution as the property of **JEAN M. HEADLEY** at the suit of **PLAZA HOME MORTGAGE, INC.**, Being:

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as: follows, to-wit;

BEGINNING at the Easternmost corner of the tract herein described at the intersection of the respective center lines of Township Road T-364 known as Nursery Road and LR 10140, known as Constitution Avenue; thence by the centerline of Constitution Avenue, North 84 degrees 33' 30" West, 318.23 feet to line of other lands or now or formerly Schubert, thence by said other lands of now or formerly Schubert, South 11 degrees 42' 30" East, 240.05 feet to the center line of Nursery Road aforementioned; thence by said center line North 52 degrees 36' 40" East, 337.41 feet to the place of beginning.

CONTAINING 0.838 acres according to survey of Charles L. Fair, II.

BEING THE SAME PREMISES AS Glenn Thompson, Jr., Administrator of the Estate of Glenn R. Thompson, by Deed dated January 12, 2018, and recorded on January 22, 2018, by the Butler County Recorder of Deeds as Instrument No. 201801220001246, granted and conveyed unto Jean M. Headley, an Individual.

BEING KNOWN AND NUMBERED AS 102 Nursery Road, Renfrew, PA 16053.

TAX PARCEL NO. 120-3F74-A4DA-0000.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30277  
C.P. 2019-21890  
ATTY JOSEPH RIGS**

Seized and taken in Execution as the property of **SUSAN M. JOHNS ADMRX, BRUCE J. HEMPHILL EST BY ADMRX, BRUCE JAMES HEMPHILL EST BY ADMRX** at the suit of **REVERSE MORTGAGE FUNDING LLC**, Being:

TAX I.D. #: 040-1F90-A8A-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE IN BUFFALO TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SAXONBURG-TARENTUM ROAD AT THE PROPERTY LINE NOW OR FORMERLY OF GEORGE SHANER, AND EXTENDING SOUTHWARDLY ALONG THE SAID SAXONBURG-TARENTUM ROAD 130 FEET TO A POINT; THENCE WEST 660 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF BLAIR W. ELLIOT AND GLADYS R. ELLIOT, HIS WIFE, TO A POINT; THENCE NORTH 130 FEET TO THE PROPERTY LINE NOW OR FORMERLY OF GEORGE SHANER; THENCE EAST 660 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF THE SAID GEORGE SHANER TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 202 HOWES RUN ROAD, SARVER, PENNSYLVANIA 16055.

TITLE TO SAID PREMISES IS VESTED IN BRUCE J. HEMPHILL A/K/A BRUCE JAMES HEMPHILL BY DEED FROM HELEN I. HEMPHILL, A WIDOW DATED JUNE 17, 1998 AND RECORDED JUNE 26, 1998 IN DEED BOOK 2879, PAGE 419 INSTRUMENT NUMBER 199806260017575. THE SAID BRUCE J. HEMPHILL A/K/A BRUCE JAMES HEMPHILL DIED ON FEBRUARY 18, 2019. ON APRIL 17, 2019, LETTERS OF ADMINISTRATION WERE GRANTED TO SUSAN M. JOHNS, NOMINATING AND APPOINTING HER AS THE ADMINISTRATRIX OF THE ESTATE OF BRUCE J. HEMPHILL A/K/A BRUCE JAMES HEMPHILL.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30282  
C.P. 2019-22034  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **WAYNE B. HERSHBERGER, WAYNE HERSBERGER, JANENE M. KIELEK AND JANENE HERSHBERGER** at the suit of WELLS FARGO BANK, NA, Being:

All that certain lot or piece of ground situate in Lyndora in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 102 in the Lyndora Land and Improvement Company's Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 1, page 5, (erroneously stated as Plan Book Volume 2, page 1, in prior deed), being bounded and described as follows:

Beginning at a point on the Northerly line of Butler Avenue at its intersection with the Westerly line of Weir Street; thence along the Westerly line of Weir Street, North 43° West 110 feet to a point on the Southerly line of a 16 foot alley; thence along the Southerly line of said alley, South 47° West 50 feet to a point at the Northeast corner of Lot No. 101; thence along the Easterly line of Lot No. 101, South 43° East 110 feet to a point on the Northerly line of Butler Avenue; thence along the Northerly line of said Avenue North 47° East 50 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN WAYNE B. HERSHBERGER AND JANENE M. KIELEK, by Deed from ANNA BOROS, WIDOW, Dated 03/29/1996, Recorded 04/01/1996, in Book 2612, Page 418.

Tax Parcel: 052-37-A102-0000

Premises Being: 121 COLLEEN STREET, BUTLER TWP, PA 16001

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30278  
C.P. 2019-21726  
ATTY JILL FEIN**

Seized and taken in Execution as the property of **RANDY W. HULVER** at the suit of CARRINGTON MORTGAGE SERVICES LLC, Being:

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

BEGINNING at a point in the center line of T-492, Middle Trail, said point being the Southwest corner of the parcel herein described and common to the Southeast corner of Lot No. 39; thence by Lot 39, North 0 degrees 14' 30" West, 220 feet to a point, the Southwest corner of Lot 41; thence by Lot 41, North 89 degrees 45' 30" East, 110 feet to a point, the Northwest corner of Lot 43; thence by Lot 43, South 00 degrees 14' 30" East, 220 feet to a point in the center of T-492; thence by same, South 89 degrees 45, 30" West, 130 feet to a point, the place of beginning.

BEING all of Lot 40 and 5 feet of the Eastern line of Lot 39 in the Steppland Plan No. 2, as recorded in Plan Book 14, Page 18

SUBJECT to a building set back line of 80 feet and a 15 foot easement, the center line of which is the Eastern property line of Lot 40.

Tax ID/Parcel No. 270-S5-A40.

Being the same premises which Harvey W. Hulver, Jr., by Deed dated June 5, 2009 and recorded in the Office of the Recorder of Deeds of Butler County on June 5, 2009 granted and conveyed to Randy W. Hulver.

BCLJ: November 1, 8, 15, 2019



**E.D. 2019-30267  
C.P. 2019-21764  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **GARY D. KISER AND DARLENE J. KISER** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 95 of the Woodbury Estates Plan No. 4 as recorded in the Recorder's Office of Butler County on November 12, 1968, in Plan Back File 58, Page 4.

HAVING ERECTED thereon a dwelling house.

SUBJECT TO a 25 foot building line along Havenhill Drive as shown on said plan.

SUBJECT TO the exceptions, restrictions and reservations as set forth in prior instruments of record as they may affect the subject property.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 226 Havenhill Road a/k/a 226 Havenhill Drive, Butler, Pennsylvania 16001

Parcel #056-20-J95-0000

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30235  
C.P. 2019-21797  
ATTY SHANNEY MYERS**

Seized and taken in Execution as the property of **JAMES K. LAUTENBACHER, JAMES LAUTENBACHER, SUSAN L. LAUTENBACHER AND SUSAN LAUTENBACHER** at the suit of WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-C, ASSET-BACKED CERTIFICATES, SERIES 2000-C, Being:

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book Volume 115, page 26.

Having erected thereon a dwelling known as 463 Monmouth Drive, Mars, Pennsylvania.

SUBJECT to coal and mining rights and all rights relating thereto; rights-of-way, building and use restrictions, easements and covenants and the rights of others therein, as set forth on the recorded plan and in any other prior instruments of record and any covenants and conditions as set forth in the Declaration and By-Laws above recited.

BEING KNOWN AS: 463 MONMOUTH DRIVE, CRANBERRY TOWNSHIP PA 16066

PROPERTY ID: 130-S19-A245-0000

TITLE TO SAID PREMISIS IS VESTED IN JAMES K LAUTENBACHER AND SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER, HUSBAND AND WIFE BY DEED FROM RAYMOND H. SMITH JR. AND MARY JO SMITH, HIS WIFE, DATED 08/18/1988 RECORDED 08/29/1988 IN BOOK NO. 1420 PAGE 0284

TO BE SOLD AS PROPERTY OF: JAMES K. LAUTENBACHER A/KA JAMES LAUTENBACHER; SUSAN L. LAUTENBACHER A/K/A SUSAN LAUTENBACHER

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30255  
C.P. 2019-21894  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **WAYNE S. MCCLYMONDS AND SUZANNE MCCLYMONDS** at the suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Being:

ALL THAT CERTAIN parcel of land in Township of Butler, Butler County, Commonwealth of PA, as more fully described in Book 985 Page 929 ID# 051-62-07 being known and designated as Lot No. 7 Hampton Court Plan of Lots, filed in Rack File 52, Page 22 and being more particularly described as a metes and bounds property.

PARCEL # 051 62 D7 0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 150 Hampton Court, Butler, PA 16001

BEING THE SAME PREMISES which Dennis M. Grasso and Cynthia R. Grasso, his wife, by Deed dated March 11, 1974 and recorded March 18,1974 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Book 985, Page 929, granted and conveyed unto Wayne S. McClymonds and Suzanne C. McClymonds, his wife, in fee

BCLJ: November 1, 8, 15, 2019

**E.D. 2018-30032  
C.P. 2017-21862  
ATTY LAUREN L. SCHULER**

Seized and taken in Execution as the property of **THERESA A. MCCORKLE AND CHARLES D. MCCORKLE** at the suit of BANK OF NEW YORK MELLON, Being:

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

Beginning at a point in the center of a 33 foot right-of-way known as T-552 and also known as Knoch Road at the Southeast corner of land of now or formerly of Jeffery J. Krstonich, et ux.; thence South 89° 37' 22" West along land now or formerly of Jeffrey J. Krstonich, et ux., 1818.7 feet to a point of a land of now o formerly S.H. Marshall; thence South 00° 27' 20" East along land now or formerly S.H. Marshall, 657.02 feet to a point at land now or formerly D.J. Placquadio, Jr., thence south 89° 53'50" West along land now or formerly D.J. Placquadio Jr.. 663 feet to a point on land of Parcel D1 in the Henry J. Miller and Alberta K. Miller Subdivision; thence North 00° 27' 20" West through lands of which this is a part along Parcels D1 and C1 in the aforementioned Subdivision of 612.57 feet to a point; thence North 89° 37' 22" East through lands of which this is a part along Parcel C1 in the aforementioned Subdivision 1155.88 feet to a point in the center of T-552: thence North 0° 26' 10" West along the center line of T-552 50 feet to a point, being the place of the beginning.

Containing 11.37 acres as per survey of Olsen, Zarnick and Seybert, Inc. dated April 5, 1984, and being Parcel E in the Henry J. Miller and Alberta K. Miller Subdivision recorded in Rack File 100, Page 15.

BEING THE SAME PREMISES which Henry J. Miller and Alberta K. Miller, husband and wife, by Deed dated July 20, 2984 and recorded on July 30, 1984, in the Butler County Recorder of Deeds Office at Deed Book Volume 1197 at Page 527, granted and conveyed unto Charles D. McCorkle and Theresa A. McCorkle, husband and wife.

Being Known as 181 Knoch Road, Saxonburg, PA 16056

Parcel I.D. No. 100-1F159-11K

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30274  
C.P. 2019-22010  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **VIRGINIA M. NOSSE** at the suit of NATIONSTAR MORTGAGE D/B/A MR. COOPER, Being:

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

COMMENCING on the East side of North Monroe Street at a point 80 feet South of the intersection of East Penn Street and North Monroe Streets; thence in an Eastern direction along other lands of now or formerly John E. Sarver, et ux., et al., 110 feet to a point on an alley, said point being 80 feet South of East Penn Street; thence in a Southerly direction along said allay, 40 feet to a point; thence in a Westerly direction along other lands of now or formerly John E. Sarver, et ux., et al., 110 feet to North Monroe Street; thence in a Northerly direction along said North Monroe Street, 40 feet to place of beginning, Being the Southern 10 feet of Lot No. 12 and the Northern 30 feet of Lot No. 11 in the John Berg, Sr. Heirs Plan of Lots, recorded at Rack Section 1, Page 10;

THE above described property being more particularly bounded and described in accordance with a survey of Zarnick & Seybert, Inc. dated July 12, 1986, as follows:

BEGINNING at a point on the east side of North Monroe Street said point being South 3 degrees 35' 0" West a distance of 80 feet from the Southern line of East Penn Street; thence South 64 degrees 9'

15" East a distance of 110 feet along lands of now or formerly J. DePaolis to a point on an alley; thence South 3 degrees 45' 0" West a distance of 40 feet along said alley to a point on lands now or formerly of M. Randolph; thence North 84 degrees 9' 15" West a distance of 110 feet along lands now or formerly of M. Randolph to a point on North Monroe Street; thence North 3 degrees 45' 0" East along North Monroe Street a distance of 40 feet to a point on lands now or formerly of J. DePaolis the place a beginning. Containing 4397.06 square feet.

HAVING erected thereon a 2 1/2 story brick dwelling house and block garage.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 227 North Monroe Street, Butler PA 16001

Parcel #564-21-248-0000

BEING THE SAME PREMISES which Jean E. Meals, unmarried, by Deed dated October 15, 1996 and recorded October 21, 1996, in Book 2678, page 657 Instrument #199610210025100 in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Virginia M. Nosse, unmarried, in fee.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30236  
C.P. 2019-21716  
ATTY KENYA BATES**

Seized and taken in Execution as the property of **UNKNOWN HEIRS OF GEORGE H. RAMSEY AND GEORGE H. RAMSEY UNKNOWN HEIRS** at the suit of BANK OF AMERICA, N A, Being:

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

BEGINNING at a northeast corner or land of John Riley; thence southward along land of said John Riley a distance of 110 feet, more or less, to a point; thence westward through land of the grantors herein named a distance of 198 feet, more or less, to a point; thence continuing through land of the grantors northward a distance of 110 feet, more or less, to a point; thence continuing through land of the grantors eastward a distance of 198 feet, more or less, to the

place of beginning.

TITLE TO SAID PREMISES IS VESTED IN GEORGE H. RAMSEY, by Deed from GEORGE H. RAMSEY AND VIRGINIA A. RAMSEY, BY GEORGE H. RAMSEY, AGENT, Dated 09/07/2010, Recorded 09/08/2010, Instrument No. 201009080020223.

Mortgagor GEORGE H. RAMSEY died on 10/25/2018, and upon information and belief, his surviving heirs are MICHELLE MILLER, GEORGE RAMSEY, GREG RAMSEY, MELINDA SCHULTHEIS, and NATALIE TERWILLIGER. By executed waivers, MICHELLE MILLER, GEORGE RAMSEY, GREG RAMSEY, MELINDA SCHULTHEIS, and NATALIE TERWILLIGER waived their right to be named as defendants in the foreclosure action.

Tax Parcel: 140-1F63-9C-000

Premises Being: 117 WALTMAN LANE, FENELTON, PA 16034

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30229  
C.P. 2019-21783  
ATTY MICHAEL MCKEEVER**

Seized and taken in Execution as the property of **NICHOLAS D. SCOTT AND WHITNEY M. SCOTT** at the suit of PENNYMAC LOAN SERVICES LLC, Being:

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

COMMENCING at an iron pipe on the Northerly line of Rural Drive, a 40 foot right-of-way, at a point in common to lands of now or formerly Kirby, said point being the Southeast corner of the premises herein described; thence along the Northerly line of Rural Drive, North 52 degrees 06 minutes 00 seconds West a distance of 69.11 feet to an iron pin on lands of now or formerly Smith; thence by line of same North 37 degrees 54 minutes 00 seconds East a distance of 315.0 feet to an iron pin on lands of now or formerly Dugan; thence by line of same South 52 degrees 06 minutes 00 seconds East a distance of 69.11 feet to an iron pin on lands of now or formerly Miller; thence by line of same and by line of lands of now or

formerly Kirby, South 37 degrees 54 minutes 00 seconds West a distance of 315.0 feet to a point, the place of BEGINNING. Said description is in accordance with survey of R. B. Shannon and Associates, Inc. dated October 21,1997.

BEING KNOWN AS: 114 RURAL DRIVE, BUTLER, PA 16001

PROPERTY ID NUMBER: 056-12-F41A-0000

BEING THE SAME PREMISES WHICH MARK A. HOFFER AND DANIELLE A. HOFFER FORMERLY KNOWN AS DANIELLE A. RUMBAUGH, HIS WIFE BY DEED DATED 10/28/2016 AND RECORDED 11/1/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER 201611010022911, GRANTED AND CONVEYED UNTO NICHOLAS D. SCOTT AND WHITNEY M. SCOTT, HIS WIFE.

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-3000  
C.P. 2019-21804  
ATTY LEE MONTGOMERY**

Seized and taken in Execution as the property of **LISA C. SMITH** at the suit of **MARGARET A. SINIBALDI**, Being:

ALL that certain lot of land in the George H. Dick Farm Plan of Lots situates in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway known as New Route #422 at its intersection with the east line of Lot #8, in the said plan and being the Southwest corner of lot hereby conveyed; thence along line of Lot #8, North 3° 37' East a distance of two hundred sixty-seven and sixty seven hundredths (267.67) feet to a point on other lands, now or formerly of George H. Dick and Ruth Kennedy Dick, his wife; thence along other lands now or formerly of George H. Dick and Ruth Kennedy Dick, his wife, South 49° 39' East a distance of two hundred three and eight hundredths (203.08) feet to a point on line of Lot #11 the same plan; thence along line of Lot #11 in the same plan, South 3° 37' West a distance of two hundred sixty-seven and sixty feet to a pint on the center of New Route #422; thence along the center of New Route #422, North 49° 39' West a distance

of two hundred three and eight hundredths (203.08) feet to a point in the center of said highway, the place of beginning and being Lots #9 and #10 in the said plan, Parcel Number 170-3F80-19E

BEING the same premises conveyed to Michael N. Sinibaldi and Margaret A. Sinibaldi, husband and wife, by Deed of Edward L. Miller, dated May 16, 1986, and recorded in the Office of the recorder of Deeds of Butler County, Pennsylvania on May 16, 1986, at Record Volume 1278, page 533. The said Michael N. Sinibaldi departed this life on July 15, 2016 thereby vesting title to the within described property in Margaret A. Sinibaldi, by operation of law.

UNDER AND SUBJECT to a drainage easement dated September 23, 2009 and recorded at Instrument No. 20090930002317 and an Easement Agreement dated October 23, 2015 and not recorded but a Memorandum of the Easement was recorded June 8, 2016 at Instrument Number 2016060800011289

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30267  
C.P. 2018-20233  
ATTY BERNADETTE IRACE**

Seized and taken in Execution as the property of **T.R. STARMACK AND JEANNE V. STARMACK** at the suit of **WELLS FARGO BANK NA**, Being:

All that certain lot of ground situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at the Southeasterly corner thereof, being a post at the corner of Homewood Avenue and an alley; thence running Westwardly a distance of thirty-two (32) feet; thence Northward Sixty-two (62) feet along lot now or formerly of W.B. McGeary and Mary E. McGeary, his wife; thence Eastward Thirty-two (32) feet to an alley; Sixty-two (62) feet to the place of beginning, having a brick dwelling house thereon erected.

BEING known and numbered as 120 Goldwood Avenue, Butler, PA 16001 >>

BEING the same property conveyed to T. R. Starmack and Jeanne V. Starmack who acquired title by virtue of a deed

from Wachovia Bank, NA, FKA First Union National Bank, as Trustee of the Amortizing Residential Collateral Trust, Series 2000-BC2, Without Recourse, by its Attorney-in-Fact, Option One Mortgage Corporation, by Deborah J. Watson, Assistant Secretary, dated October 10, 2003, recorded November 4, 2003, at Instrument Number 200311040049990, Butler County, Pennsylvania records.

Parcel No.: 563-24-226-0000

BCLJ: November 1, 8, 15, 2019

**E.D. 2019-30230  
C.P. 2019-21786  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **JOANNE P. WEIGAND** at the suit of **SPECIALIZED LOAN SERVICING LLC**, Being:

ALL that certain parcel of land situate in Cranberry Township, Butler county, Pennsylvania, being Unit 406-D in Revised Glen Eden - Phase IV-A Multi-Family Site Subdivision recorded at Plan Book Volume 177, Page 42 in the office of the Recorder of Deeds for Butler County, more particularly described as follows:

BEGINNING at a point on the northerly Right-of-Way Line of Sunset Circle, 50 feet wide, at the line dividing Unites 406-C and 406-D in the aforementioned plan, said point being distant long said right-of-way line North 51° 10'00" East, 95.72 feet from the line dividing Lots 5 and 6; thence along said unit dividing line and partly through a party wall, North 38° 50' West a distance of 110.00 feet to the line of a Future Glen Eden Phase; thence along said line, North 51° 10'00" East a distance of 24.38 feet to the line dividing Units 406-D and 406 E; thence along said dividing line and partly through a party wall, South 38° 50' East a distance of 110.00 feet to the northerly line of Sunset Circle, aforementioned; thence along said line, south 51° 10'00" West a distance of 24.38 feet to the place of beginning;

CONTAINING an area of 2,682 square feet.

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

premises.

SUBJECT to all exceptions, restrictions, covenants, conditions, easements, rights of way and oil and gas leases, all if any, as set forth in prior instruments of record and on the recorded plan.

BEING bound and subject to those Covenants of record in Deed Book Volume 1178, Page 265.

SUBJECT to the Declaration of Covenants, Conditions, and Restrictions as are recorded in Deed Book, Volume 1173, Page 65, the By-Laws thereunder, and all that may follow from them.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 775 Sunset Circle, Cranberry Township, PA 16066. Parcel# 130-S23-D6D

BCLJ: November 1, 8, 15, 2019

Sheriff of Butler County, Michael T. Slupe