

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: Marian B Bartman
a/k/a: Marian Bartman**

Late of: Jefferson Township PA
Executor: Robert Lynn Bartman
POB 530310
Henderson NY 89053-0310
Attorney: Dorothy J Petrancosta
POB 423
Glenshaw PA 15116

Estate of: Marilyn Jane Bieber

Late of: Harmony PA
Executor: Brian D Bieber
2109 Prospect Road
Prospect PA 16052
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippery Rock PA 16057

Estate of: Zygmunt S Bombalski

Late of: Jefferson Township PA
Executor: Daniel J Bombalski
220 Hutchinson Ave Apt 8B
Canonsburg PA 15317
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Elizabeth R Jaecklein

Late of: Zelienople PA
Executor: William J Jaecklein
500 Trinity Lane North #8307
Saint Petersburg FL 33716
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Lewis Kaye

Late of: Cranberry Township PA
Administrator cta.: Gregory D Gerlach Esq
445 Ft Pitt Blvd Suite 200

Pittsburgh PA 15219
Attorney: Harvey E Robins
Brennan Robins & Daley PC
445 Ft Pitt Blvd Ste 200
Pittsburgh PA 15219

Estate of: Regina Malinoski

Late of: Buffalo Township PA
Executor: James Thaddeus Malinoski
111 Knollwood Dr
Sarver PA 16055
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Sandra E Martin

a/k/a: Sandra Martin
Late of: Harrisville PA
Administrator: Darlene M Ryan
40 McKrell Rd #401
Russellton PA 15076
Attorney: David A Regoli
4431 William Penn Highway Ste 2
Murrysville PA 15668

Estate of: Judith M Montag

Late of: Oakland Township PA
Executor: Robert G Montag
179 Shearer Road
Chicora PA 16025
Attorney: Murray Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Anna Raymer Quirin

a/k/a: Ann Raymer Quirin
Late of: Valencia PA
Executor: Terry L Raymer
4052 Circle Drive
Bakerstown PA 15007
Attorney: Rebecca A Auld
Abernethy Auld & Young PC
4499 Mt Royal Blvd
Allison Park PA 15101

Estate of: Agnes G Schneider

Late of: Winfield Township PA
Executor: Jerry L Schneider
4000 Ivy Lane
Kitty Hawk NC 27949
Attorney: None

Estate of: Sherwood A Soose

Late of: Clay Township PA
Executor: Sherridyn Pistorius
225 Catalpa Road
Chicora PA 16025
Attorney: Gwilym A Price III

129 South McKean St
Butler PA 16001-6029

Estate of: James P Sullivan

Late of: Donegal Township PA
Administrator: Rosalind G Sullivan
360 W Danville Road
POB 30
Chicora PA 16025
Attorney: Kathleen Marie Charlton
Charlton And Charlton Inc
617 South Pike Road
Sarver PA 16055

Estate of: Eleanor A Weinheimer

Late of: Zelenople PA
Executor: Darla J Hancher
101 N Green Lane
Zelenople PA 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

Estate of: Elizabeth Baun Willison**a/k/a: Elizabeth B Willison**

Late of: Cranberry Township PA
Executor: John C Baun
4956 Wexford Run Road
Bradford Woods PA 15015
Attorney: Rebecca A Auld
Abernethy Auld & Young PC
4499 Mt Royal Blvd
Allison Park PA 15101

BCLJ: October 4, 11 & 18, 2013

SECOND PUBLICATION

Estate of: David Russell Adkins

Late of: Winfield Township PA
Administrator: Monica Campagna
268 West Water Street
Slippery Rock PA 16057
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: William F Ashe

Late of: Logan County OH
Ancillary Executor: David W Ashe
323 Sarver Rd
Sarver PA 16055
Ancillary Executor: Cathy L Bergbigler
323 Sarver Rd
Sarver PA 16055
Attorney: Anthony R Fantini

Fantini Law Firm PC
661 Andersen Dr
7 Foster Plaza Suite 220
Pittsburgh PA 15220

Estate of: Robert C Byers

Late of: Fairview Township PA
Executor: Michael C Byers
100 Byers Lane
Karns City PA 16041
Attorney: Scott W Schreffler
Lynn King & Schreffler PC
606 Main St
POB 99
Emmlenton PA 16373

Estate of: Gregory J Durochia

Late of: Jefferson Township PA
Administrator dbn: Dorothy J Petrancosta
209 W Diamond Street
Butler PA 16001
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
Attorney: Dorothy J Petrancosta
POB 423
Glenshaw PA 15116

Estate of: John M Duster Sr

Late of: Penn Township PA
Executor: John M Duster Jr
171 Crisswell Road
Butler PA 16002
Attorney: David A Crissman
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Richard S Elardo

Late of: Butler Township PA
Executor: Tana Lee A Gayhart
227 Meridian Rd
Butler PA 16001
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKain St
Butler PA 16001

Estate of: Mark A Gadd**a/k/a: Mark Alan Gadd**

Late of: Evans City PA
Executor: Deborah L Mancino
90 Buckhill Road
Pittsburgh PA 15237

Attorney: David W Tyree
3371 Babcock Bldg
Pittsburgh PA 15237

Estate of: Carmen J Gaito

Late of: Mars PA
Executor: Dorothy J Gaito
344 W Arch Street
Mars PA 16046
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Violet R Galey

Late of: Jefferson Township PA
Executor: Thomas S Galey
822 Mt Pleasant Road
Mars PA 16046
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

Estate of: David Henderson

Late of: Valencia PA
Executor: Susan Parisi
1025 New Castle Street
Butler PA 16001
Attorney: Dorothy J Petrancosta
Po Box 423
Glenshaw PA 15116

Estate of: George C Longwell

Late of: Center Township PA
Executor: Ellen Johnson
2018 Roaring Creek Drive
Aurora IL 60503
Attorney: Bridget C Sereday
Lutz & Pawk
101 E Diamond St
Morgan Center Suite 102
Butler PA 16001

Estate of: Arline R Mandas

a/k/a: Arline Mandas

Late of: Slippery Rock PA
Executor: Marilyn M Martin
354 Creek Drive
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippery Rock PA 16057

Estate of: Dorothy S Marburger

a/k/a: Dorothy Leota Marburger

Late of: Forward Township PA
Executor: Rebecca D Rengers
440 Textor Hill Road

Evans City PA 16033
Attorney: Michael D Gallagher
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Robert A Taylor

a/k/a: Robert Taylor

Late of: Summit Township PA
Executor: Barbara Joyce Kudamik
568 Carbon Center Road
Butler PA 16002
Attorney: Robert D Spohn
277 Main Street
POB 551
Saxonburg PA 16056-0551

BCLJ: September 27, October 4 & 11, 2013

THIRD PUBLICATION

Estate of: Wilma H Banfield

Late of: Middlesex Township PA
Executor: Bryan R Banfield
103 Kelly Drive
Valencia PA 16059
Attorney: Maryann Bozich Diluigi
107 Irvine Street POB 426
Mars PA 16046

Estate of: Charles E Bell

Late of: Center Township PA
Administrator D.B.N.: Alan W Bell
392 Airport Road
Worthington PA 16262
Attorney: Thomas J May
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Dorothy Ann Bell

Late of: Center Township PA
Administrator: Alan W Bell
392 Airport Road
Worthington PA 16262
Attorney: Thomas J May
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Margaret M Benek

a/k/a: Margaret Benek

Late of: Conneaut, Ashtabula County, OH
Administrator: Carlton E Benek
5100 Middle Road
Conneaut OH 44030
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippery Rock PA 16057

Estate of: Gloria C Farinelli

Late of: Lancaster Township PA
 Executor: Shirley A Fichter
 1537 Mars Evans City Road
 Evans City PA 16033
 Executor: Evelyn R Stephens
 109 Warner Lane
 Harmony PA 16037
 Attorney: Wesley F Hamilton
 208 South Main Street
 Zelienople PA 16063

Estate of: Mark Edward Gable**a/k/a: Mark E Gable**

Late of: Zelienople PA
 Executor: Michele Gable Napoli
 1001 Beacon Hill Drive
 Cranberry Township PA 16066
 Attorney: John T Richards III
 Richards & Richards LLP
 16020 Perry Highway
 Warrendale PA 15086

Estate of: Martha A Marzullo**a/k/a: Martha F Marzullo**

Late of: Connoquenessing Township PA
 Executor: Janet Marzullo
 3081 Kensington Court
 Renfrew PA 16053
 Attorney: Thomas J May
 Murrin Taylor Flach Gallagher & May
 110 East Diamond Street
 Butler PA 16001

Estate of: Dale John Newton

Late of: Zelienople PA
 Executor: Janice A Marshall
 286 Woodbridge Lane
 Portersville PA 16051
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117

Estate of: John Ostovich

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

Estate of: Phyllis A Schraf

Late of: Center Township PA
 Executor: Lynn Schraf
 3344 Perrysville Avenue
 Pittsburgh PA 15214
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Joyce C Smith

Late of: Zelienople PA
 Administrator: Bridget C Sereday
 101 East Diamond St Suite 102
 Butler PA 16001
 Attorney: Lawrence P Lutz
 Lutz & Pawk
 101 E Diamond St Suite 102
 Butler PA 16001

BCLJ: September 20, 27 & October 4, 2013

MORTGAGES

September 16 - 20, 2013

Anger, Jason K., et al-Sail Mtg Corp, et al-
 Butler Twp.-\$126,900.00

Arbes, Colin C., et al-First Natl Bk of Pa-
 Cranberry Twp.-\$25,000.00

Armstrong, Margo E., aka, by P/A-U.S. Mtg
 Network, et al-Adams Twp.-\$178,080.00

Bailey, Heath L.-Premier Home Mtg Inc, et
 al-Washington Twp.-\$91,326.00

Baker, Kenneth R., et ux-First Commonwealth
 Bk-Lancaster Twp.-\$39,600.00

Bellevue Trust, by Trs., et al-ESB Bank-
 Cranberry Twp.-\$468,800.00

Benaquista, Louis D., et ux-Huntington Natl
 Bk-Cranberry Twp.-\$106,224.48

Benaquista, Louis D., et ux-Huntington Natl
 Bk-Cranberry Twp.-\$140,000.00

Black, Kevin J., et ux-Huntington Natl Bk-
 Chicora Borough-\$34,600.00

Buckman, John M., et al-Citizens Bk of Pa-
 Seven Fields Borough-\$169,000.00

Buckman, John M., et al-Citizens Bk of Pa-
 Seven Fields Borough-\$80,000.00

Burg, Charles, Jr., et ux-ESB Bank-
 Cranberry Twp.-\$277,600.00

Cain, Tabitha M.-Flagstar Bk FSB, et al-
 Connoquenessing Boro.-\$81,496.00

Cannon, William E., et ux-Dollar Bk Fed Sav
 Bk-Clinton Twp.-\$120,000.00

Carmack, William A.-PNC Bk Natl Assn-
 Butler Twp.-\$12,000.00

Carothers, Alan Don, et ux-PNC Mtg, aka-
 Franklin Twp.-\$161,505.00

Carrico, Michael L., et al-PNC Mtg, aka-

and **PNC Bank, Garnishee:** 13-30303
 Wells Fargo Bank, N.A. vs. **James K. Lautenbacher and Susan L. Lautenbacher:** 13-30306
 Discover Bank vs. **Tanya R. Nagel aka Tanya Aylsworth and PNC Bank, Garnishee:** 13-30302

DIVORCES

Week ending September 27, 2013

1 st Name-Plaintiff
 2nd Name-Defendant

Jonna M. Ammon vs. **Robert E. Ammon, Jr.:**
 Gerri V. Paulisick, Esq.: 13-90640
 Wayne A. Barry vs. **Kayla T. Barry:** Joseph
 J. Nash, Esq.: 13-90629
 Jennifer M. Kress Bish vs. **Timothy J. Bish:**
 Jennifer R. Linn, Esq.: 13-90648
 David J. Collwell vs. **Dayna L. Collwell:**
 Samantha M. Moyer, Esq.: 13-90638
 John D. Gaito vs. **Jennifer L. Gaito:** Ashley
 L. Folio, Esq.: 13-90644
 Leeann Harold vs. **Robert E. Harold:** Atty -
 None: 13-90636
 Jared Clifton Lampus vs. **Jamie Lynn Lampus:**
 Gail E. Suhr, Esq.: 13-90635
 Randy L. McElravy, Jr. vs. **Patty K. Miller McElravy:**
 Susan B. Lope, Esq.: 13-90634
 Robert F. Negley, Jr. vs. **Sara L. Negley:**
 Matthew E. Fischer, Esq.: 13-90630
 Ashley E. Vinton vs. **Jeremy Vinton:** Gerri V.
 Paulisick, Esq.: 13-90641

NOTICE OF VOLUNTARY DISSOLUTION BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN BY **Ciafre's Runway Restaurant, Inc.**, a Pennsylvania Business Corporation, that said Corporation is winding up its affairs in the manner prescribed by the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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

BCLJ: October 4, 2013

LEGAL NOTICE

PLEASE TAKE NOTICE that effective immediately, the Sheriff of Butler County shall assess the following fees:

a. Seventy-Five (\$75.00) Dollars per Defendant, per address within Butler County.

b. Forty-Two (\$42.00) Dollars for first Defendant, Twenty-Four (\$24.00) Dollars for each additional Defendant to deputize one county, if additional counties add Nine (\$9.00) Dollars per county.

c. Increase of fifty dollars in the fee for Personal Property Executions from Two Hundred Fifty (\$250.00) Dollars to Three Hundred (\$300.00) Dollars.

Michael T. Slupe,
 Butler County Sheriff

Thomas W. King, III, Esq.
 Andrea C. Parenti, Esq.
 Solicitor to the Sheriff of Butler County
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler, P A 16001
 Telephone: 724/283-2200

BCLJ: October 4, 2013

SUSPENSION

Notice is hereby given that **Courtney Ann Menon** of Butler County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 21, 2013, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective September 20, 2013 for Compliance Group 2.

Suzanne E. Price
 Attorney Registrar
 The Disciplinary Board of the
 Supreme Court of Pennsylvania

BCLJ: October 4, 2013

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

**CIVIL DIVISION
MSD. No. 13-40142**

IN RE: THOMAS R. BARNETT, Petitioner

**TO: DANIEL HOVIS, his executors,
administrators, representatives, heirs,
successors and assigns**

**NOTICE OF PETITION TO
DETERMINE ABANDONMENT OF
A MANUFACTURED HOME**

You are hereby notified that the Petitioner has filed a Petition to Determine Abandonment of a Manufactured Home regarding your abandonment of a manufactured home on the property of the Petitioner, at the above number and term on June 18, 2013. The said manufactured home is known as a 1995 Champion, with a Vehicle Identification Number of 071880C2394.

You are hereby notified to plead to the above-referenced Petition on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within thirty (30) days from the entry of said judgment by default you commence an action in ejectment against the Petitioner, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Petitioner.

You are further notified that a Rule to Show Cause has been issued against you to show cause why the manufactured home should not be declared abandoned under 68 P.S. §398.10.1.

This Rule is returnable and to be heard on the 4th day of November, 2013 at 11:30 o'clock a.m., in Courtroom No. 4 of the Butler County Courthouse before Judge Marilyn J. Horan.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR

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

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

Glenna A. Walters, Prothonotary
Butler County Courthouse
Butler, PA 16001
(724) 284-5214

Thomas J. May, Esquire
Attorney for Petitioner
MURRIN, TAYLOR, FLACH,
GALLGHER & MAY
110 East Diamond Street
Butler, PA 16001

BCLJ: October 4, 2013

NOTICE OF ADMINISTRATIVE

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

No, MsD No. 13-40220

**In re petition of Evelyn Alexandra Marx
Zermeno for change of name to Evelyn
Alexandra Marx**

CHANGE OF NAME

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 4th day of December 2013 at 10:00 a.m. as the time and Court Room 4, Butler County Courthouse, Butler, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Alexander K Castrodale, Esq.
Attorney for Petitioner
Cohen & Grigsby, P.C, Attys.
625 Liberty Avenue
Pittsburgh, PA 15222
(412)297-4712

BCLJ: October 4, 2013

**BANKRUPTCY SALE
October 22, 2013**

In re: JEANNETTE CARRERO

Case No: 13-21789-CMB

Property to be Sold:

502 Negley Avenue
Butler, PA 19031

For More Information:

Jim Keffalas
(724) 586-2222 or
www.pawb.uscourts.gov/easi.htm

BCLJ: October 4, 2013

**COURT OF COMMON PLEAS
BUTLER COUNTY
CIVIL ACTION LAW
Number AD12-10264**

Wells Fargo Bank, N.A., as Trustee for Option
One Mortgage Loan Trust 2005-3, Asset-
Backed Certificates, Series 2005-3

V.

Michael A. Gass and Samantha S. Petruso

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

**To: Michael A. Gass
1483 Branchton Road
Hilliards, Pennsylvania 16040**

**Samantha S. Petruso
1483 Branchton Road
Hilliards, Pennsylvania 16040**

Your house (real estate) at 1483 Branchton Road, Hilliards, Pennsylvania 16040 is scheduled to be sold at Sheriff's Sale on November 15, 2013 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$190,646.21 obtained by Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-3, Asset-Backed Certificates, Series 2005-3 against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-3, Asset-

Backed Certificates, Series 2005-3 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY AND YOU HAVE OTHER
RIGHTS EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this

schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE
Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse
300 South Main Street
Butler, Pennsylvania 16003
(724) 284-5214

ASSOCIATION DE LICENCIADOS
Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse
300 South Main Street
Butler, Pennsylvania 16003
(724) 284-5214

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 Attorneys for Plaintiff
MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 KEVIN T. McQUAIL, ESQUIRE - ID # 307169 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LaMANN, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

BCLJ: October 4, 2013

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MSD. No. 13-40232**

**IN RE: Consolidated Return of the Butler
County Tax Claim Bureau Sale of 2011
Delinquent Taxes Tax Sale Held in the
Year 2013**

ORDER OF COURT

AND NOW, this 20th day of September, 2013, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act and after due consideration thereof, the Consolidated Return and the Sale so made are hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in the newspaper of general circulation and in the Butler County Legal Journal, stating that the Consolidated Return of the Bureau with respect to the Sale for taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi of the Consolidated Return, otherwise the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section 5860.607(c).

Any monies received through the aforesaid Sale shall be paid over by the Bureau as follows:

1. The costs of the Sale and the proceedings upon which it is made,
2. The tax liens of the Commonwealth.
3. The respective taxing districts in proportion to the taxes due them.
4. The taxing districts or municipal authorities for satisfaction of municipal claims,
5. Mortgage and other lien holders in order of their priority for satisfaction of mortgages and liens as they may appear of record.
6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

BCLJ: October 4, 2013

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Tuesday, October 15, 2013 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
AUSTIN, John T., Sr.	John T. Austin, Jr.	08/29/13
BEATTY, Cecil L.	Joseph M. Beatty and Kathy L. Beatty	08/27/13
FILLHART, Katherine S	Randy Fillhart	08/29/13
FRADENBURGH, Joyce Elaine. ...	Alan W. Fradenburgh	08/30/13
JEEVES, Michael Denis	Douglas Jeeves	08/27/13
KUCIAK, Ronald J.	Marie Schnur	08/30/13
MCELROY, Helen Theresa	Lee Ann Kusick	08/29/13
MCKINNIS, Gertrude R	Walter D. McKinnis	09/03/13
MILLER, Richard C.	Gary L Miller	08/22/13
SITARIK, Thomas H	Patricia A. Sitarik	08/30/13
VAN COTT, Harold P	Anne C. Van Cott and Laurent B. Van Cott	08/30/13
WATTS, Mary K.	Mary Jo Shankle	08/30/13

NAME	GUARDIAN/TRUSTEE/POA	FILED
CIMPERMAN, Anthony	Brian Scott	08/26/13
COSCIA, Alexander	Brian Scott	08/09/13
COSCIA, Viola T	Brian Scott	08/09/13
SCHWANE, Robert B.	PNC Bank	08/01/13

BCLJ: October 4 & 11, 2013

SHERIFF'S SALES

By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on Friday, the 15th day of November 2013 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, December 13, 2013 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30250
C.P. 2013-21456
SHF.: 13002248

ATTY LEON HALLER

Seized and taken in Execution as the property of MICHAEL A BANDI AND BRIANNA S WISSINGER at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point in the centerline of State Route 228, said point being the northwest corner of the herein described land and the northeast corner of land formerly of Richard Rodgers, now land of L. Booher; thence along the centerline of the highway South 89 degrees 30 minutes East 195 feet to a point; thence along land formerly of Samuel Hesselgesser, now land of Skillen, South 1 degree 00 minutes West 560.94 feet to a point; thence along land now or formerly of Albert Roecik North 82 degrees 40 minutes West 196.18 feet to a point; thence along land of Booher North 1 degree 00 minutes East 537.60 feet to the place of BEGINNING. Containing 2.5 acres, more or less.

More correctly described as follows:

BEGINNING at a point in the centerline of State Route 228, said point being the northwest corner of the herein described land and common to land of L. Booher; thence along said centerline by a curve to the left having a radius of 2976.70 feet, a distance of 195.29 feet to a point; thence along land of D. Bastin South 01 degree 00 minutes 00 seconds West 519.78 feet through an iron pin to an iron pin; thence along land of J. Clovicko North 82 degrees 40 minutes 00 seconds West 196.19 feet to a pipe; thence along land of L. Booher North 01 degree 00 minutes 00 seconds East 488.01 feet through a pipe to the place of BEGINNING. Containing 2.258 acres, as per survey dated November 12, 2001 of Stanley D. Graff, R.P.L.S.

PARCEL NO. 320-1F09-25C

BEING KNOWN AND NUMBERED AS: 866 SARVER ROAD, SARVER, PA 16055

BEING THE SAME PREMISES WHICH Jason W. Pflugh and Elizabeth R. Pflugh by deed dated 08/21/09 and recorded 08/25/09 in Butler County Instrument No. 2009-08250020001, granted and conveyed unto Michael A. Bandi, single and Brianna S. Wissinger, single, as joint tenants with the right of survivorship.

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

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30195
C.P. 2013-20821
SHF.: 13002268

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of LINDA K BEE at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

ON the North by Powder Mill Public Road; on the East, South and West by land of formerly C.A. McKinney Heirs, now H.B. McKinney, and more particularly bounded and described

as follows:

BEGINNING at a stone in the public road at the corner made by the within described premises, the lands formerly of C. A. McKinney Heirs, now H. B. McKinney, and lands now or formerly of Zeigler and Dambach; thence by land of formerly C. A. McKinney Heirs, now H. B. McKinney, South 1 degree West, 10 perches; thence by same land North 89 degrees East, sixteen (16) perches; by the same land, North 1 degree East, ten (10) perches to a stone in the public road; thence along and near the center of said road, South 89 degrees West, 16 perches to the place of beginning (the last named boundary having been described in the deed of W. P. Kinsey, et ux, to E. M. Saylor, as being South 89 degrees East, 16 perches to the place of beginning, but which description of 'East' is apparently a typographical error, else this lot which is rectangular in shape would not be closed at the North side thereof)

TITLE TO SAID PREMISES IS VESTED IN Linda K. Bee, an unmarried individual, by Deed from Billy W. Marticorena and Jane C. Marticorena, h/w, dated 07/03/2007, recorded 07/10/2007 in Instrument Number 200707100017812.

Tax Parcel: 370-S2-D23-0000

Premises Being: 218 CONSTITUTION AVENUE, CONNOQUENESSING, PA 16027

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30248
C.P. 2013-21081
SHF.: 13002280

ATTY PATRICK WESNER

Seized and taken in Execution as the property of DOUGLAS A BOLLMAN AND DYAN R BOLLMAN at the suit of BANK OF NEW YORK MELLON, Being:

All that certain piece, parcel or lot of ground situate in the Village of Meridian, Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the Northwest corner of the lot herein described in the center of the Meridian Road at the Intersection of Grandview Avenue and the Meridian Road; thence along the center line of Grandview Avenue, South 89 degrees East 142.1 feet

to a point; thence along line of lands now or formerly of Dorahimer, South 1 degrees 42 minutes West 124.46 feet to a point which point in the Northeast corner of the lot now or formerly of Ruth Brown Fohl; thence along line said low now or formerly of Ruth Brown Fohl; North 89 degrees West 142.1 feet to a point in the center of Meridian Road, thence along the center line of Meridian Road, North 1 degrees 42 minutes East, 124.46 feet to a point, the place of beginning, and having thereon erected a frame dwelling house.

Title to said Premises vested in Douglas A. Bollman and Dyan R. Bollman, his wife by Deed from Patricia M. Shedio and John H. Shedio, her husband dated 3/14/1990 and recorded on 3/14/1990 in the Butler County Recorder of Deeds in Book 1546, Page 0233.

Being known as 271 Meridian Road, Butler, PA 16001 Tax Parcel

Number: 54-33-104

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30268
C.P. 2011-20984
SHF.: 13002395

ATTY THOMAS MAY

Seized and taken in Execution as the property of BARRY BOWSER AND MELISSA BOWSER at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

On the north by line of lands of now or formerly heirs of S. Emery; On the east by Main Street; On the south by line of lands now or formerly Robert Storey; and, On the west by a street or alley.

Fronting 60 feet on Main Street, and extending back therefore in a westward direction by parallel lines, a distance of 180 feet, more or less, to said street or alley.

340S1E500000110

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30259**C.P. 2013-21480****SHF.: 13002258****ATTY MARK J UDREN**

Seized and taken in Execution as the property of GARY BRAUN AND LAUREL BRAUN at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF ADAMS IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 09/30/2005 AND RECORDED 11/08/2005, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED INSTRUMENT: 200511080032463. ADDRESS: 1061 BOMAR CT.: MARS, PA 160463046 TAX MAP OR PARCEL ID NO.: 010S16-B106A

BEING KNOWN AS: 1061 Bomar Court, Township Of Adams, Mars, PA 16046

PROPERTY ID NO.: 010S16-B106A

TITLE TO SAID PREMISES IS VESTED IN Gary and Laurel Braun, husband and wife BY DEED FROM Series D Marketing LLC, A Pennsylvania limited liability Company DATED 09/30/2005 RECORDED 11/08/2005 IN DEED BOOK Instrument Number: 200511080032463.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30204**C.P. 2013-20685****SHF.: 13002274****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of ELSIE R BUFFINGTON at the suit of WELLS FARGO BANK NA, Being:

ALL that certain lot or piece of ground situate in the Township of Summit, County of Butler and Commonwealth of Pennsylvania, being known as Lot Number 2 in the Elsie R. Buffington Plan of Subdivision as recorded in the Recorder's Office of said Butler County Pennsylvania in Plan Book Volume 320, page 44.

TITLE TO SAID PREMISES IS VESTED IN Elsie R. Buffington, by and through her power of attorney, Lee Cichoski, an

individual, by Deed from Elsie R. Buffington, by and through her power of attorney, Lee Cichoski, an individual, dated 09/03/2010, recorded 09/21/2010 in Instrument Number 201009210021423.

Tax Parcel: 290-2F18-1SB-0000
Premises Being: 124 TOWER VIEW DRIVE, BUTLER, PA 16002-1090

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30235**C.P. 2013-21314****SHF.: 13002290****ATTY LOUIS P VITTI**

Seized and taken in Execution as the property of BRIAN D CRAWFORD AND MISTY A CRAWFORD at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point in the center of Old State Highway Route 422 on the West line of lands of now or formerly of Paul Stanisauskis; thence along the center line of Old State Highway Route 422, North 84° 18' West a distance of 258.34 feet to a point; thence along lands now or formerly of Orie A. Miller, et UX., on the line of a wild Cherry Tree, North 4° 47' East, a distance of 340.00 feet to a stake; thence along lands now or formerly of Ode A. Miller, et UX, South 84° 18' East, a distance of 250.96 feet to a stake; thence along lands now or formerly of P. Stanisauskis, South 9° 53' 15" East, a distance of 259.74 feet to the place of beginning.

HAVING erected thereon a dwelling known as 2815 Old Route 422 East, Fenelton, PA 16034.

PARCEL NO. 090-1F67-13B.

BEING the same premises which Melinda Irene Bemben now known as Mlinda Irene Miller and Jason P. Miller, husband by Deed dated 08/30/2005 and recorded 08/31/2005 in the Recorder's Office of Butler County, Pennsylvania, Instrument No. 200508310024340, granted and conveyed unto Brian D. Crawford and Misty A. Crawford, husband and wife.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30232**C.P. 2013-21299****SHF.: 13002260****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of SANDFORD J FRISHKORN AND LYNNE E FRISHKORN at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

BEGINNING at a point at the north side of Center Street and at lands of Brenckle, said point being the southeast corner of the tract herein described; Thence South 81 degrees 45 minutes West along the north side of said Center Street 108.89 feet to a point at lands of Myers; Thence North 12 degrees 7 minutes West along said lands 153.04 feet to a point; Thence South 81 degrees 45 minutes West along lands of Myers 5.12 feet; Thence North 8 degrees 27 minutes West 45 feet along said lands of Myers and along and excluding a disputed 10 foot portion of an alleged roadway to a point at other lands of Jennetta Freeman, now Jennetta Weyman and Newton Weyman, her husband; Thence South 81 degrees 45 minutes West along said lands 60 feet to a point along lands of Schantz; Thence North 8 degrees 27 minutes West, along said lands 57 feet more or less to a point at lands of Brenckle; Thence North 75 degrees 39 minutes East along said lands of Brenckle 142 feet to a point at other lands of Brenckle; Thence South 17 degrees 32 minutes East 273.44 feet to a point, the place of beginning.

Containing 1 acre of land, more or less.

Excluding however from the aforesaid tract a disputed tract of land 10 feet by 60 feet which is referred to in this description.

Being also described as follows in accordance with survey made by Jack A. Ringeisen, R.S.:

BEGINNING at a point in the center line of Center Road said point being the Southeast corner of said tract conveyed; Thence South 81 degrees 45 minutes West a distance of 109.59 feet to a point in the roadway of Center Avenue; Thence along lands now or formerly of Meyers North 12 degrees 07 minutes West 153.04 feet to a point; Thence South 81

degrees 45 minutes West a distance of 5.12 feet to a point; Thence North 8 degrees 27 minutes West a distance of 45 feet to a point; Thence South 81 degrees 45 minutes West a distance of 60 feet to a stake; Thence North 8 degrees 53 minutes 40 seconds West a distance of 58.90 feet to a point; Thence by line of land now or formerly of Umbel North 80 degrees 9 minutes 30 seconds East a distance of 142.77 feet to a point; Thence South 17 degrees 39 minutes East 264.10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandford J. Frishkorn and Lynne E. Frishkorn, h/w, by Deed from H.T. Novak and Margo M. Novak, h/w, dated 10/15/1979, recorded 10/19/1979 in Book 1103, Page 227.

Tax Parcel: 180-4F102-13D-0000

Premises Being: 609 CENTER STREET, ZELIENOPLE, P A 16063-1204

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30216**C.P. 2013-20308****SHF.: 13002272****ATTY ANDREW MARKOWITZ**

Seized and taken in Execution as the property of MICHAEL A GASS AND SAMANTHA S PETRUSO at the suit of WELLS FARGO BANK N A, Being:

ALL THAT CERTAIN piece or Parcel or lot of land situate in Washington Township, Butler County, Pennsylvania, being known as Lot No.1 in the Gill Subdivision No.1 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in the Plan Book Volume 179, page 29 on December 5, 1994 as per survey of William J. Mc Garvey, P.E. dated August 30 1994.

TAX I.D. #: 310-02F32-000009BA-0000

Being known as: 1483 BRANCHTON ROAD, HILLIARDS, PENNSYLVANIA 16040.

Title to said premises is vested in Michael A. Gass and Samantha S. Petruso by deed from Mark E. Shultz and Kimberly S. Schultz (fka Kimberly S. Yeager) dated February 25, 2005 and recorded May 26, 2005.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30246**C.P. 2013-21413****SHF.: 13002278****ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of GEORGE E HAUCK at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that certain lot or parcel of land formerly in Summit Township and now in the Borough of East Butler, Butler County, Commonwealth of Pennsylvania, and being part of Lot Nos. 914 and 915 in the Plan of Lots laid out by the Butler Land & Improvement Company, and is bounded and described as follows:

BEGINNING at a point on the Southerly line of a 40-foot right of way known as Randolph Avenue, said point also being the Northwest corner of the herein described lot; thence along the Southerly line of a 40-foot right of way known as Randolph Avenue South 52° 00' East, a distance of 26.61 feet to a point; thence along Lot No. 914 of the same plan South 38° 00' West, a distance of 120.00 feet to a point; thence along the Northerly line of a 20-foot alloy North 52° 00' West, a distance of 26.67 feet to a point; thence along Lot No. 915 of the same plan North 38° 00' East, a distance of 120.00 feet to a point at the place of beginning. Being the Western one half of Lot No. 914 and the Eastern one half of Lot No. 915 of the East Butler Land and Improvement Company, per survey of Wayne R Cypher, Registered Engineer, dated August 29, 1977.

Tax ID/ Parcel No. 380-S2-A914

Having thereon erected a dwelling house and being known as 905 Randolph Avenue, East Butler, PA 16029.

BEING the same premises which Shane M. Spinneweber and Shelly A. Spinneweber, by Deed dated November 30, 2010 and recorded in the Butler County Recorder of Deeds Office on December 01, 2010 as Deed Instrument #201012010028414, granted and conveyed unto George E. Hauck, unmarried.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30260**C.P. 2013-21481****SHF.: 13002257****ATTY MARK J UDREN**

Seized and taken in Execution as the property of CHARLES L JORDAN at the suit of WELLS FARGO BANK N A, Being:

ALL that certain piece or parcel of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 21 and five feet of Lot No. 20 off the west side of the Graham Terrace Plan, recorded in the recorder's office of Butler County, Pennsylvania at Plan Book Volume 3, Page 64, bounded and described as follows, to-wit:

BEGINNING at a point on the Plank Road at the dividing line between Lots No. 21 and 22, being the northwest corner of the property herein conveyed; thence southwest along Lot No. 22, South 25° West, a distance of 170 feet to an alley; thence southeast along said alley, South 64° 30' East, a distance of 45 feet to a point; thence northeast through Lot No. 20 owned by Margaret A. Brown, North 25° East, a distance of 170 feet to the Plank Road; thence northwest along the said Plank Road, North 64° 30' West, a distance of 45 feet to a point, the place of beginning.

PARCEL TWO: All that piece or parcel of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania being part of Lots No. 16 and 17 in the Graham Terrace Plan recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book Volume 3, page 64, bounded and described as follows, to-wit:

BEGINNING at a point on the easterly line of Walter Street, 40" wide, said point being the southeasterly corner of the property herein described and said point being on the dividing line between property herein described and property now or formerly of R.A. Moculski; thence along the dividing line between property herein described and property now or formerly of R.A. Moculski, North 25° West, a distance of 80.00 feet to a point on an unimproved alley, 10" wide; thence along the southerly line of said unimproved alley. North 64° 30' West, a distance of 65.00 feet to a point; thence South 25° a distance of 60.00 to a point on said Walter Street; thence in a southeasterly direction along Walter Street, South 47° 26' 28" West, a distance of 68.17" to a point at the place of beginning.

TAX PARCEL: 51-38-D16.

BEING the same property conveyed to CHARLES L. JORDAN, unmarried, the mortgagors herein, by virtue of a deed from KATHERINE M. CHILCOTT and RONALD L. ERICKSON, Co-Executors of the Estate of CARL F. ERICKSON. Deceased, date November 17, 2006 and recorded simultaneously herewith.

BEING KNOWN AS: 52 Old Plank Road, Butler, PA 16001 PROPERTY ID NO.: 051-38-D16

TITLE TO SAID PREMISES IS VESTED IN Charles L. Jordan, unmarried BY DEED FROM Katherine M. Chilcott and Ronald L. Erickson, Co-Executors of the Estate of Carl F. Erickson, deceased DATED 11/17/2006 RECORDED 11/21/2006 IN DEED BOOK Instrument#: 200611210029619.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30003
C.P. 2012-22107
SHF.: 13002254

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of MICHAEL LANG AND CHRISTINE M LANG 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, Commonwealth of Pennsylvania, being Lot No. 114 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 Michael J. Lang and Christine M. Lang, as, h/w, by Deed from Maronda Homes, Inc., a Corporation Organized and Existing under the laws of Pennsylvania, dated 04/28/2006, recorded 05/02/2006 in Instrument Number 200605020010308.

Tax Parcel: 40-S14-B114-0000

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

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30217
C.P. 2013-21253
SHF.: 13002263

ATTY MARK J UDREN

Seized and taken in Execution as the property of KARRYLYN LOWER, KARRYLYN M LOWER, FRANK E LOWER, II DECD, UNKNOWN HEIRS at the suit of MTGLQ INVESTORS L P, Being:

All that certain lot of ground situate in the Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows: Commencing at the Southeast corner of the lot about to be described at the intersection of an alley, now Reo Way and Spruce Street; thence West along the North side of Spruce Street 55 feet to line of lot now or formerly heirs of Elizabeth Alice Turner; thence in a Northerly direction along line of lot of now or formerly Elizabeth Alice Turner, by a line parallel with the alley, now Reo Way; on the East 55 feet to lot of now or formerly Annie McCrea; thence in an Easterly direction along lot of now or formerly Annie McCrea 55 feet to said alley, now Reo Way; thence in a Southerly direction 55 feet along said alley, now Reo Way, to Spruce Street, the place of beginning and having a two story frame dwelling house thereon erected. ParcelTax I.D Number: 562-45-79.

BEING KNOWN AS: 410 Spruce Street, Butler, PA 16001

PROPERTY ID NO.: 562-45-79

TITLE TO SAID PREMISES IS VESTED IN Frank E. Lower, II And Karrylyn M. Lower BY DEED FROM Donna M. Weaver DATED 07/24/1998 RECORDED 07/24/1998 IN DEED BOOK 2890 PAGE 850.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30218**C.P. 2013-21083****SHF.: 13002265****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of GEORGE D MCCANCH, SR, GEORGE MCCANCH, BEVERLEY J MCCANCH, AND BEVERLEY MCCANCH at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

All those certain lots of ground situated in the Village of Marwood, formerly Delano, Winfield Township, Butler County, Pennsylvania, being bounded and described as follows, to-wit:

On the North by Locust Street; On the East by Rail Road Street; On the South by Peach Alley; and on the West by Center Alley.

Having a frontage along the South side of Locust Street 130 feet, from Rail Road Street to Center Avenue, being Lots Nos. 24, 25, 26 as per survey of George C. Pillow, C.E., dated October 14, 1901.

TITLE TO SAID PREMISES IS VESTED IN George McCanch and Beverley McCanch, his wife, by Deed from McCurdy M. Cypher and Pearl V. Cypher, his wife, dated 11/17/1978, recorded 01/04/1979 in Book 1085, Page 167.

Tax Parcel: 320-S4-A17A-0000

Premises Being: 626 RAILROAD STREET, CABOT, PA 16023-2310

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30251**C.P. 2013-21249****SHF.: 13002293****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of SHARON LOUISE MESISCA, SHARON L MESISCA, NICHOLAS A MESISCA AND NICHOLAS ANTHONY MESISCA at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or parcel of ground situate in BOROUGH OF SEVEN FIELDS, County of Butler and Commonwealth of Pennsylvania, being Lot No. 434 in the COLONIAL HEIGHTS PLAN OF LOTS PHASE III of record in the Recorder's Office of Butler County in PLAN BOOK VOLUME

161, PAGE 28, 29 AND 30. Said Lot No. 434 is now known as 434-R in the Colonial Heights III Revised, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 176, page 43.

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

TITLE TO SAID PREMISES IS VESTED IN Nicholas Anthony Mesisca and Sharon Louise Mesisca, h/w, by Deed from Paul M. Angresano and Victoria H. Angresano, h/w, dated 03/15/1996, recorded 03/20/1996 in Book 2608, Page 392.

Tax Parcel: 505-S3-B434-0000

Premises Being: 825 WELLINGTON DRIVE, MARS, P A 16046-8029

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30258**C.P. 2013-21477****SHF.: 13002256****ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of TROY A MORRISSEY AND DENISE M MORRISSEY at the suit of PNC BANK NATL ASSN, Being:

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County, Pennsylvania, being known and designated as Lot 2 of the Robert W. Fend Plan of Subdivision recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 79, Page 7 and being more specifically bounded and described as follows:

COMMENCING at a point in the center line of Crisswell Road, a 33 foot right-of-way at a point in common to lands of now or formerly Merkel, said point being the southeast corner of the premises herein described; thence along the center line of Crisswell Road the following two (2) courses and distances: North 57 degrees 05 minutes west, a distance of 101.47 feet to a point; thence North 49 degrees 34 minutes West, a distance of 30.35 feet to a point on remaining lands of grantors; thence by line of same North 26 degrees 47 minutes East, a distance of 350.55 feet to an iron pin on line lands now or formerly of DiCuccio; thence by line of same South 59 degrees 18 minutes 30 seconds East, a distance of 62.46 feet to

an iron pin on line of lands now or formerly of Merkel; thence by line of same South 16 degrees 53 minutes West, a distance of 369.90 feet to a point, the place of beginning.

BEING KNOWN as 119 Crisswell Road, Butler, Pennsylvania.

BEING the same premises granted and conveyed unto Troy A. Morrissey and Denise M. Morrissey, husband and wife, by Deed of Kenneth J. Winters and Donna Winters, husband and wife, dated January 22, 2002, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on January 24, 2002 at Instrument Number 200201240002907.

BUTLER COUNTY TAX PARCEL I.D. NO. 51-46-11AA.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30220
C.P. 2013-21257
SHF.: 13002261

ATTY SALVATORE FILIPELLO

Seized and taken in Execution as the property of KATHLEEN A NEWMAN at the suit of BANK OF AMERICA NA, Being:

ALL THAT CERTAIN lot of ground situate in the Township of Jackson, County of Butler and Commonwealth of Pennsylvania being Lot No. 98 in the Rock Lake North Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Record Book Volume 138, pages 24-26 and the Rock Lake North of Lots Amendment No.2, as recorded in the Recorder's Office of Butler County in Plan Rack 167, pages 34-36.

The Grantees, for and on behalf of themselves, their heirs and assigns, by the acceptance of this Deed, covenant and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time in accordance with the Declaration of Covenants, Conditions and Restrictions of Rock Lake North, Article IV, Section E, and further covenant and agree that the lot conveyed by this Deed shall be subject to a charge for all amounts so assessed. This covenant shall run with and being the land hereby conveyed and ail subsequent owners thereof.

UNDER AND SUBJECT to any and all building restrictions, building lines, easements, rights of way, estates, covenants, reservations, exceptions and conditions contained in prior instruments of record, or apparent from an inspection of the above described property, or shown on the recorded plan.

TAXPARCFX: 180-S7-A98

DEED BOOK: INSTRUMENT
 #200705110011847

DEED PAGE: INSTRUMENT
 #200705110011847

MUNICIPALITY: TOWNSHIP OF JACKSON

TAX PARCEL #: 180-S7-A98

PROPERTY ADDRESS: 250 Rock Lake Drive
 Zelenople, P A 16063

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30239
C.P. 2013-21261
SHF.: 13002241

ATTY SALVATORE FILIPELLO

Seized and taken in Execution as the property of TRAVIS C OFTEDAL AND CONNIE L OFTEDAL at the suit of BANK OF AMERICA NA, Being:

All those certain three pieces, parcels or lots of land situate in the Borough of Mars, County of Butler and Commonwealth of Pennsylvania, being Lot Nos. 178,179 and 180 in the Sarah Jane Crow Plan of Lots, bounced and described as follows, to-wit:

BEGINNING at the point of Intersection of the easterly side of Pine Street with the dividing line between Lots Nos. 177 and 178 in the Sarah Jane Crow Plan of Lots; thence along said last mentioned dividing line. North 87° 30' 00" a distance of 130.00 feet to a point on the line dividing Lot Nos. 178,179 and 180, and Lot Nos. 221, 222 and 223 in the said plan; thence along said last mentioned dividing liner South 02° 30' 00" East, a distance of 114.00 feet to a point on the line dividing Lot Nos 180 and 181 in the said plan; thence along said last mentioned dividing line, South 87° 30' 00" West, a distance of 130.00 feet, to a point on the easterly side of Pine Street; thence North 02 30' 00" West along the easterly side of Pine Street a distance of 114.00 feet to the point at

the place of beginning.

Being 450-51-3179

DEED BOOK: #200106120015182

DEED PAGE: #200106120015182

MUNICIPALITY: BOROUGH OF MARS

TAX PARCEL #: 450-S1-B179

PROPERTY ADDRESS: 711 Pine Street
Mars, PA 16046

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30257
C.P. 2013-20617
SHF.: 13002285

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of ALAN MICHAEL PALERMO AND BARBARA J PALERMO at the suit of U S BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or parcel of ground situate in Cranberry Township, County of Butler and Commonwealth of Pennsylvania, being Lot No.4 in the Manor Line Plan of Lots of record in the Recorder's Office of Butler County, in Plan Rack No. 58, Page 8.

BEING KNOWN AS: 106 Bucks Road, Cranberry Township, PA 16066

BEING THE SAME PREMISES which Michael S. Lysko and Erin K. Lysko, by Deed dated June 28, 2002 and recorded July 8, 2002 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument Number 200207080023070 granted and conveyed unto Alan Michael Palermo and Barbara J. Palermo

PARCEL NO.: 130-S6-B4

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30201
C.P. 2013-20935
SHF.: 13002266

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of LEONARD M PINTELL, II at the suit of WELLS FARGO BANK, NA, Being:
ALL THAT CERTAIN lot or piece of ground situate in City of BUTLER (WARD 1), County of Butler, and Commonwealth of Pennsylvania, being part of Lot No. 559 in W.S. Boyd's Plan of Springdale as recorded in the Recorder's office of said county in Plan Book Volume 2, at Page 1. Being more particularly bounded and described as follows:

BEGINNING at a point on the southern line of McLain Avenue, said point being the Northwesterly corner of the parcel herein described; thence along the southern line of McLain Avenue, North 69 degrees 06 minutes 40 seconds East a distance of 40 feet to a point in Grant Avenue, said point being the Northeasterly corner of the parcel herein described; thence along Grant Avenue, South 21 degrees 30 minutes East a distance of 82.0 feet to a point on lands of now or formerly K. A. Powell; thence along lands of now or formerly K. A. Powell, South 68 degrees 30 minutes West a distance of 40.0 feet to a point on Lot No. 558; thence along Lot No. 558, North 21 degrees 30 minutes West a distance of 82.4 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Leonard M. Pintell, II, by Deed from Tammy J. Pintell, dated 08/13/2007, recorded 08/20/2007 in Instrument Number 200708200021797.

Tax Parcel: 561-27-78-0000

Premises Being: 234 MCCLAIN AVENUE, BUTLER, PA 16001-6141

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30240
C.P. 2013-21086
SHF.: 13002238

ATTY MARK J UDREN

Seized and taken in Execution as the property of RICHARD J PIROCH at the suit of BANK OF AMERICA NA, Being:

ALL that certain piece, parcel or lot of land situate in Westwood Manor Plan of Lots,

Butler Township, Butler County, Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at a point at the Northwest corner of the lot herein conveyed, at the South side of a 40 foot street, said point being common with the Northeast corner of Lot No. 81 in said plan; thence South 1 degree 29' East along the Eastern line of Lot No. 81 in said plan, a distance of 200 feet to line of lands now or formerly Eli Oesterling Heirs; thence North 89 degrees 44' East, a long said Oesterling Heirs, a distance of 100 feet to a point, the Southeast corner of the lot being conveyed, being common with the Southwest corner of Lot No. 79, in said plan; thence North 1 degrees 29' West along the Western line of lot No. 79 a distance of 200 feet to a point on the South side of the aforementioned 40 foot street; thence South 89 degrees 44' West along the South side of said 40 foot street; a distance of 100 feet to a point, the place of beginning,

AND being Lot No. 80 in the Westwood Manor Plan of Lots laid out for Donald H. Waite, by Greenough, McMahon & Greenough, Inc., May, 1959, and recorded in Hack File 30, Page 1.

THIS conveyance is made under and subject to all building restrictions of record.

BEING KNOWN AND DESIGNATED as Parcel No. 3-A80 in the Deed Registry Office of Butler County, more commonly known as 174 Westwood Manor.

BEING the same premises which Robb E. Ritenour and Tracey M. Ritenour, his wife by Deed dated August 30, 1996 and recorded September 3, 1996 in Butler County Deed Book 2663 Page S01 granted and conveyed unto Richard J. Piroch and Laura L. Piroch, his wife, in fee.

BEING KNOWN AS: 174 Westwood Manor, Butler, PA 16001 PROPERTY ID NO.: 056-3- A80-0000

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. PIROCH BY DEED FROM RICHARD J. PIROCH AND LAURA L. PIROCH, HIS WIFE DATED 12/06/2010 RECORDED 12/10/2010 IN DEED BOOK Instrument #201012100029199.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30242

C.P. 2013-21378

SHF.: 13002289

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of JEFFREY S POLLOCK AND CHERYL A MCWILLIAMS at the suit of BANK OF-NEW YORK MELLON, Being:

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

Beginning at a point, said point being the Southeast corner of the tract herein described, said point being common to the North line of a 40-foot street and line of Lot Nos. 59 and 60, thence by the North line of said 40 foot street South 89° 44' West, a distance of 99.98 feet to a point on line of Lot No. 58; thence continuing by the same, North 1° 29' West, a distance of 213.09 feet to a point on line of Lot No. 50; thence continuing by the same, North 88° 46' East, a distance of 99.95 feet to a point on Line of Lot No. 60; thence continuing by the same, South 1° 29' East, a distance of 214.75 feet to a point on the North line of a 40-foot street, the place of beginning. Being Lot No. 59 in the Westwood Manor Plan of Lots as recorded November 16, 1960, at Rack File Section 30, page 1.

Map Number 056-3A59

BEING the same premises which Antionette Kiefer a/k/a Antionette M. Kiefer, a single woman, by Deed dated October 14, 2005 and recorded October 24, 2005 in the Office of the Recorder of Deeds in and for Butler County as instrument no 200510240030711, granted and conveyed unto Jeffrey S. Pollock, a single man and Cheryl A. McWilliams, a single woman.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2006-30070

C.P. 2006-20307

SHF.: 13002244

ATTY MARK J UDREN

Seized and taken in Execution as the property of JAMES H PRESTON, JR AND LISA S PRESTON at the suit of JPMORGAN CHASE BANK, NA, Being:

BEGINNING at a point in the center line of

Route T-761 at a point adjoining lands of C.N. Stephenson; thence along said center line of Route T-761, South 21 degrees 50" 45" East, a distance of 292.93 feet to a point in the center line of said road; thence leaving said public road, South 4 degrees 14" 30" East, a distance of 171.00 feet to an existing hub on line of lands now or formerly C. Neigh; thence along line of lands of same, South 78 degrees 13" 10" West a distance of 176.00 feet to an existing hub at the corner of lands of K. McGrady; thence along same, North 6 degrees 42" 36" East a distance of 293.88 feet to a monument; thence along lands of C.N. Stephenson, North 4 degrees 42" 36" East a distance of 122.35 feet to a monument, thence along same, North 4 degrees 39" 50" East, a distance of 64.85 feet to a point, the place of beginning.

BEING KNOWN AS: 576 Keck Road, Butler, PA 16002

PROPERTY ID NO.: 90-1F-102-B21E

TITLE TO SAID PREMISES IS VESTED IN James H. Preston, Jr. and Lisa S. Preston, his wife BY DEED FROM Carol S. McCue DATED 08/03/1995 RECORDED 08/04/1995 IN DEED BOOK 2547 PAGE 0098.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30231
C.P. 2013-21290
SHF.: 13002259

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of BRUCE A RAISLEY at the suit of HOUSEHOLD FINANCE CONS DISC CO, Being:

ALL THAT CERTAIN lot or piece of ground situate in Muddycreek Township, County of Butler and Commonwealth of Pennsylvania, being Lot No.9 in the Moraine Estates Plan of Lots as recorded in the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 60, page 21.

ALSO, all those three certain lots of land situate in Muddycreek Township, Butler County, Commonwealth of Pennsylvania, being Lots 6, 7 and 8 in the Moraine Estate Plan of Lots recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Rack File 60, page 21.

TAX PARCEL: 240-S1-B9

SUBJECT to a 60 foot building line from the center line of Township Road T-340.

BUILDING restrictions in this plan forbid installation of Mobile Homes or Trailers.

SUBJECT to all covenants, conditions, restrictions, easements and rights of ways as contained in prior instruments of record in the chain of life.

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

BEING the same premises which David F. Runkle and Christine N. Runkle, Husband and Wife, by Deed dated June 28, 2006 and recorded July 3, 2006 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 200607030016606, granted and conveyed unto Bruce A. Raisley, Unmarried, in fee.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30051
C.P. 2013-20290
SHF.: 13002275

ATTY MARK J UDREN

Seized and taken in Execution as the property of JOSEPH K RAITH at the suit of PNC BANK NATL ASSN, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE AT A LARGE WHITE OAK TREE ON THE WEST SIDE OF THE MACADAM ROAD LEADING FROM CABOT TO WEST WINFIELD; THENCE ALONG THE WEST SIDE OF SAID ROAD NORTH 40° 22' EAST A DISTANCE OF 194 FEET; THENCE ALONG OTHER LANDS OF NOW OR FORMERLY MRS. MAE SASSE IN A WESTERLY DIRECTION A DISTANCE OF 156 FEET, MORE OR LESS, TO A POINT IN THE LINE BETWEEN LANDS OF NOW OR FORMERLY MRS. MAE SASSE AND LANDS OF NOW OR FORMERLY JAMES BLACKBALL, FORMERLY KENNETH WALTEBAUGH; THENCE ALONG LANDS OF NOW OR FORMERLY JAMES BLACKBALL SOUTH 40° 22' WEST A

DISTANCE OF 84 FEET TO A CORNER OF LANDS OF NOW OR FORMERLY MAE SASSE AND JAMES BLACKBALL; THENCE ALONG LANDS OF NOW OR FORMERLY JAMES BLACKBALL SOUTH 25° 38' EAST, A DISTANCE OF 147.77 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF ACRE, MORE OR LESS.

BEING KNOWN AS: 653 Windfield Road, Cabot, PA 16023

PROPERTY ID NO.: 320-1F73-14C
TITLE TO SAID PREMISES IS VESTED IN Joseph K. Raith BY DEED FROM Joseph K. Raith and Hayley J. Raith, his wife DATED 06/08/1998 RECORDED 09/14/1998 IN DEED BOOK 2910 PAGE 267.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30254
C.P. 2013-21308
SHF.: 13002283

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of EDWARD RICE, JR AND CAROL RICE at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL that certain lot of land lying and being situate in Jackson Township, Butler County, Pennsylvania, being known as Lot No.2 in the D.R. Majors Plan of Lots, as recorded at Plan Book 89, page 7, being more particularly described as follows:

BEGINNING at a point on the center line of a private right of way as shown on the aforementioned plan, said point being formed by the intersection of the said center line with the western boundary of property of now or formerly DeWayne R. Majors, et ux.; thence North along land now or formerly of Mashuda Corporation, 28 degrees 18 minutes 10 seconds East a distance of 182.50 feet to a point; thence along land now or formerly of Perry, South 71 degrees 12 minutes East a distance of 227.97 feet to a point; thence along Lot No.9 in the aforementioned plan, South 23 degrees 25 minutes East a distance of 194.43 feet to a point on the aforementioned private right of way; thence along said center line North 68 degrees 5 minutes West a distance of 236.80 feet to a point, being the place of beginning.

TITLE TO SAID PREMISES IS VESTED

IN Edward Rice, Jr. and Carol Rice, h/w by Joanne M. Ray, an unmarried woman, dated 12/23/2004, recorded 09/21/2005 Instrument # 200509210027079

Tax Parcel: 180-4F100-3F2-0000
Premises Being: 146 EMMA LANE, HARMONY, PA 16037-9236

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30207
C.P. 2012-22176
SHF.: 13002273

ATTY JAMIE ACKERMAN

Seized and taken in Execution as the property of CHRISTINA M ROCCIA at the suit of WELLS FARGO BANK NA, Being:

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

ON the North 23 feet by formerly West Clay Street, now West Brady Street; on the East 120 feet by lot now or formerly of Theodore L. Schenck; on the South 23 feet by lot now or formerly of L. C. Wick; and on the West 120 feet by lot of formerly Theodore L. Schenck, now William Leith, Sr. Heirs.

HAVING thereon erected a two-story frame dwelling house and being known as 519 West Brady Street., Butler, PA, 16001.

Being Lot No.4 in the Theodore Schenck sub-division of Lots #47,49 and 51 of the Louise Mitchell Brown plan of lots marked #4 in the plan of sub-division, and being the third lot West of the street dividing the Mitchell and Klinger plan of lots, the Northeast corner of said lot being 43 feet West of said aforementioned street. For Plot see Plan Book No.2 page 61.

Tax ID No .. : 565-10-155A-0000

BEING the same premises which Rosemarie McGrady Shirk, Executrix of the Estate of Carl J. McGrady a/k/a Carl J. McGrady, Sr., by Deed dated July 29, 2008 and recorded August 25, 2008 in and for Butler County, Pennsylvania, in Deed Book Volume, Page Instrument #200808250019529, granted and conveyed unto Christina M. Roccia.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2012-30342**C.P. 2012-21997****SHF.: 13002255****ATTY LOUIS P VITTI**

Seized and taken in Execution as the property of CAROL ROSE at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point being the Southeasterly corner of the subject property, said point being North of an existing driveway and being a point in common to lands of now or formerly of V. F. Codispot; thence South 78 degrees 30 minutes West a distance of 80.00 feet to a point; thence North 12 degrees 30 minutes West a distance of 40.00 feet to a point, being a point being in common with lands now or formerly D. V. Marshall; thence North 78 degrees 30 minutes East a distance of 80.00 feet along line of lands of now or formerly D.V. Marshall to a point; thence South 12 degrees 30 minutes East, 40.00 feet along line of lands of now or formerly V. F. Codispot to a point, being the place of beginning.

HAVING erected thereon a dwelling known as 201 Third Street, Butler, PA 16001.

PARCEL NO.43-158.

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.

BEING the same premises which Colby L. Kaylor, unmarried, by Deed dated 8/06/1999 and recorded 8/10/1999 in the Recorder's Office of Butler County, Pennsylvania, Deed Book Volume 3036, page 495, Instrument No. 022375, granted and conveyed unto Carol S. Rose.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30238**C.P. 2013-21331****SHF.: 13002240****ATTY MARK J UDREN**

Seized and taken in Execution as the property of SCOTT R RUETSCHI AND SHERRY L RUETSCHI at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

ALL THAT CERTAIN PLACE, PARCEL OR TRACT OF LAND SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING KNOWN AS LOT NO.4 IN THE GREENWOODS IV SUBDIVISION PLAN OF LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY IN PLAN BOOK VOLUME 219, PAGE 4 AND BEING PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF LANDS HEREIN DESCRIBED WHERE THE SAME IS INTERSECTED BY LOT NO.3 IN PLAN AFORESAID AND ON THE CENTERLINE OF SANIGA ROAD, T-535, THENCE ALONG THE CENTERLINE OF SANIGA ROAD, T-535, THE FOLLOWING COURSES AND DISTANCES; NORTH 50 DEGREES 58' 10" EAST, A DISTANCE 46.65 FEET TO A POINT; THENCE NORTH 57 DEGREES 29' 00" EAST, A DISTANCE OF 85.58 FEET TO A POINT; THENCE NORTH 76 DEGREES 09' 08" EAST, A DISTANCE OF 91.29 FEET TO A POINT; THENCE NORTH 85 DEGREES 19' 59" EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE ALONG THE DIVIDING LINE BETWEEN LOT 4 AND LOT 5 IN PLAN AFORESAID, SOUTH 14 DEGREES 23' 13" EAST, A DISTANCE OF 957.68 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF LANDS OF NOW OR FORMERLY KIM ACRES PLAN OF LOTS, NORTH 89° 58' 11" WEST, A DISTANCE OF 220.00 FEET TO A POINT; THENCE ALONG THE DIVIDING LINE BETWEEN LOT 4 AND LOT 3 IN PLAN AFORESAID, NORTH 26 DEGREES 58' 31" WEST, A DISTANCE OF 913.40 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AS: 185 Sanigia Street, Slippery Rock, PA 16057

PROPERTY ID NO.: 280-3F33-A3

TITLE TO SAID PREMISES IS VESTED IN Scott R Ruetschi and Sherry L. Ruetschi,

his wife, their heirs, successors and assigns
BY DEED FROM James A. Green and
Nancy A. Green, his wife DATED 01/14/1999
RECORDED 01/22/1999 IN DEED BOOK
2960 PAGE 309.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30214
C.P. 2013-20822
SHF.: 13002291

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property
of JACK R RUSSELL, JACK R RUSSELL, JR
AND STEPHANIE RUSSELL at the suit of
BANK OF AMERICA NA, Being:

ALL THAT CERTAIN lot or piece of ground,
situate in the Township of Clay, Butler County,
Commonwealth of Pennsylvania, bounded
and described as follows;

BEGINNING AT a point in the center of the
Queen Junction Road; thence North 22
degrees 36 minutes West 334.76 feet along
the center of said Queen Junction Road a/k/a
Beaver Dam Road to a point; thence South 85
degrees 30 minutes East 544.33 feet along
land now or formerly of Harry Brown to land
now or formerly of S.C. Miller Heirs; thence
South 09 degrees 38 minutes West along land
now or formerly of S. C. Miller Heirs 297.49 feet
to a point where land now or formerly of B. C.
Saddler, et al., meets land now or formerly of
S. C. Miller Heirs; thence North 85 degrees 30
seconds West along lands of B. C. Saddler, et
al., 361.93 feet to a point in the center of the
Queen Junction Road, the place of beginning.

UNDER AND SUBJECT TO, nevertheless,
all conveyances, exceptions, restrictions and
conditions, which are contained in prior deeds
or other instruments of record in Butler County,
Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN
Patrick S. Leighton, single individual, by Deed
from D.F.C. Associates, Inc., a Pennsylvania
corporation, dated 04/28/1995, recorded
05/01/1995 in Book 616, Page 926.

Tax Parcel: 080-2F108-A25B-0000

Premises Being: 115 BEAVER DAM ROAD,
BUTLER, PA 16001-0137

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30256
C.P. 2013-21468
SHF.: 13002284

ATTY MARK J UDREN

Seized and taken in Execution as the
property of PETER SEBOCK AND UNITED
STATES OF AMERICA at the suit of MTGLQ
INVESTORS LP, Being:

ALL THAT CERTAIN lot or piece of ground
situate in the Township of Butler, County of
Butler and Commonwealth of Pennsylvania,
being Lot No. 72 in the Dutchtown Village Plan
of Lots No.2, as recorded in the Recorder's
Office of said County in Plan Book 72, Page
37.

TITLE TO SAID PREMISES IS VESTED
IN Peter Sebock, by Deed from Cody
L. McCaulley, an unmarried man, dated
12/22/2006, recorded 12/27/2006 in
Instrument Number 200612270032496.

Tax Parcel No. 051-54-C72-0000

Premises being: 119 WINDMILL ROAD,
BUTLER, PA 16002-7561

BEING KNOWN AS: 119 Windmill Road,
Butler, PA 16001

PROPERTY ID NO.: 51-54-C72

TITLE TO SAID PREMISES IS VESTED
IN Peter Sebock BY DEED FROM Cody
L. McCaulley, an unmarried man DATED
12/22/2006 RECORDED 12/27/2006 IN
DEED BOOK Instrument #200612270032496.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30262
C.P. 2013-21507
SHF.: 13002390

ATTY DAVID RAPHAEL

Seized and taken in Execution as the property
of JOSEPH M SERVENTI, JR at the suit of
NORTHWEST SAVINGS BANK, Being:

Seized and taken in execution as the property
of Joseph M. Serventi, Jr. a/k/a Joseph
Serventi, at the suit of Northwest Savings
Bank, being:

ALL that certain lot or piece of ground situate
in the Third Ward of the City of Butler, County

of Butler and Commonwealth of Pennsylvania.

HAVING erected thereon a dwelling house known as 329 Hazel Avenue, Butler, P A 16001.

BEING designated as Map and Parcel Number 563-6-12-0000.

BEING the same property which Frank Bruno, Jr., Executor of the estate of Inez N. Bruno, by Deed dated September 24, 2003 and recorded in the Recorder's Office of Butler County, Pennsylvania in Instrument Number 200309250043810, granted and conveyed unto Joseph M. Serventi, Jr. and Gloria J. Serventi, son and mother, as joint tenants with right of survivorship.

BCLJ: September 27, October 4 & 11, 2013

E.D. 2012-30114
C.P. 2012-20494
SHF.: 13002269

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of ROSS B SEROLD, JILL SEROLD AND JILL A SEROLD at the suit of WELLS FARGO BANK NA, Being:

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 70 in the John Quincy Adams Estates plan of Lots as recorded in the Office of the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 222, Page 21.

EXCEPTING and reserving therefrom and thereout all common facilities, common spaces and any and all roadways and streets laid out in the John Quincy Adams Estates Plan of Lots.

UNDER and subject to the Protective covenants, Conditions, and Restrictions for John Quincy Adams P.R.D. recorded May 3, 1999 in Deed Book Volume 2997, Page 1041. First Amendment to the Protective Covenants, Conditions, and Restrictions for John Quincy Adams P.R.D., recorded October 9, 2001 in Instrument Number 20110090028332. Second Amendment to Protective Covenants, Conditions, and Restrictions for John Quincy Adams P.R.D., recorded August 9, 2005 in Instrument Number 200509140026102 and any supplements or amendments thereto.

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.

TITLE TO SAID PREMISES IS VESTED IN Ross B. Serold and Jill A. Serold, h/w, by Deed from RCS & S.L.P., a Pennsylvania limited partnership, dated 10/24/2007, recorded 11/19/2007 in Instrument Number 200711190029564.

Tax Parcel: 010-S15-A70-0000

Premises Being: 1787 CONSTITUTION BOULEVARD, VALENCIA, P A 16059-3905

BCLJ: September 27, October 4 & 11, 2013

E.D. 2012-30260
C.P. 2012-21340
SHF.: 13002245

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JESSICA SHEDIO at the suit of NATIONSTAR 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: September 27, October 4 & 11, 2013

E.D. 2013-30253
C.P. 2013-20804
SHF.: 13002246

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property
of RALPH S SMITH, MARGARET E SMITH,
AND UNITED STATES OF AMERICA at the
suit of BANK OF AMERICA NA, Being:

ALL THAT certain piece, parcel and lot of
land situate in the Fourth Ward, City of Butler,
Butler County, Pennsylvania, bounded and
described as follows, to-wit:

BEGINNING at a point on the West side
of Oak Street, 48 feet Northward from the
intersection of Penn and Oak Streets, the
Southeast corner of the lot hereby conveyed;
thence Northwardly along the West line of
Oak Street, 40 feet to a corner of Lot No. 23
in the same plan of lots; thence Westwardly
along the South line of Lot No. 23 owned by
J. M. Byers, 110 feet to a 20-foot alley; thence
Southwardly along the East line of said alley,
40 feet to the Northwest corner of Lot No. 21
in the same plan; thence Eastwardly along
the North line of Lot No. 21 owned now or
formerly by DeArme, 110 feet to Oak Street,
the place of beginning. Being Lot No. 22 in the
plan of lots laid out for the John Berg Heirs in
the Fourth Ward of said City of Butler, said lot
having thereon erected a brick dwelling house
and garage.

BEING Tax Map 21, Parcel 208.

TITLE TO SAID PREMISES IS VESTED
IN Ralph S. Smith, by Deed from Jeffrey A.
Hoch, Executor of the Estate of Sylvia A.
Hoch and Jeffrey A. Hoch, Administrator,
D.B.N., C.T.A. of the Estate of Vincent A.
Hoch, dated 07/11/2003, recorded 07/24/2003
in Instrument Number 200307240032604.

Tax Parcel: 564-21-208-0000

Premises Being: 145 OAK STREET, BUTLER,
PA 16001-4509

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30193
C.P. 2013-20715
SHF.: 13002270

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property
of DONALD H VOLKMAN at the suit of BANK
OF AMERICA NA, Being:

ALL that certain plot of ground situate in
the Township of Forward, County of Butler
and Commonwealth of Pennsylvania, more
particularly described as follows:

BEGINNING on the northeast side of a 40
foot private road at the northeasterly corner
of property deeded by North Allegheny Land
Company to Matthew W. Hawthorne, et. ux.;
thence along the northeasterly side of said
40 foot private road, known as Serenity Lane,
North 73 degrees 37 minutes 30 seconds
West, a distance of 225 feet to the center of
a public road known as Johns School Road;
thence along the center of said Johns School
Road, the following courses and distances:
South 70 degrees 07 minutes 08 seconds
West, a distance of 102.15 feet to a point;
thence South 73 degrees 57 minutes 16
seconds West, a distance of 289.38 feet to a
point; thence South 73 degrees 57 minutes
16 seconds West, a distance of 26.50 feet
to a point on the middle of a private right-of-
way; thence South 15 degrees 02 minutes 22
seconds East, a distance of 63.40 feet to a
point; thence South 34 degrees 47 minutes
50 seconds East, a distance of 120.97 feet to
a point; thence North 58 degrees 51 minutes
00 second East, a distance of 10.02 feet to a
point; thence North 67 degrees 44 minutes 00
second East, a distance of 563.60 feet to the
northeasterly side of the above-mentioned 40
foot private road, at the point, being the place
of beginning.

Containing 1.777 acres.

SUBJECT to a right of way forty (40) feet wide,
in common with others, for ingress, egress
and regress, a portion of the northeasterly
line of which forms the easterly boundary
of the property herein described, the above
mentioned forty (40) foot right of way being
more particularly described in a deed to L. R.
Higbee dated June 29, 1940 and recorded in
Deed Book Volume 504, Page 76.

SUBJECT to an oil line right of way over and
within the above-described premises.

SUBJECT to a fifty (50) foot building line.

TITLE TO SAID PREMISES IS VESTED IN Donald H. Volkman, married, by Deed from James Rock, unmarried, dated 09/20/2005, recorded 09/21/2005 in Instrument Number 200509210027111.

Tax Parcel: 160-3F70-9AI-0000

Premises Being: 202 JOHNS SCHOOL ROAD, A/K/A 202 JOHN SCHOOL ROAD, RENFREW, PA 16053-8720

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30252

C.P. 2013-21286

SHF.: 13002281

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of GEORGE C WEBER AND MARY B WEBER at the suit of BANK OF AMERICA NA, Being:

ALL THAT CERTAIN piece or parcel of ground situate in the fourth ward, city of Butler, county of Butler, commonwealth of Pennsylvania, bounded and described as follows: on the north, ninety (90) feet by lot no. 71 of the east Oakland plan of lots; on the east, forty (40) feet by Oak street; on the south, ninety (90) feet by lot no. 73 in the same plan; and on the west, forty (40) feet by an alley, being lot no. 72 of the east Oakland plan of lots as recorded in plan book 2, page 50 of the recorder's office in and for Butler county, Pennsylvania, and having erected thereon a two story frame dwelling.

SUBJECT to easements, restrictions, and reservations of record.

TITLE TO SAID PREMISES IS VESTED IN George C. Weber & Mary B. Weber, h/w given by Diane Cottone, a single person, dated 10/07/2004, recorded 10/20/2004 Instrument # 200410200033724.

Tax Parcel: 564-19-90

Premises Being: 315 OAK STREET, BUTLER, PA 16001-4513

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30237

C.P. 2013-21320

SHF.: 13002286

ATTY JILL JENKINS

Seized and taken in Execution as the property of COLLEEN WIEMANN, GERALD WIEMANN, AND UNITED STATES OF AMERICA at the suit of PNC MORTGAGE, Being:

All that certain piece, parcel or lot of land situate in the Cranberry Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 7 in the Washington Farm Plan of Lots, Phase One, recorded at Plan Book Volume 279, Page 2.

Tax ID Parcel No. 130-S36-87

DEED BOOK: Instrument #200708170021590

DEED PAGE: Instrument #200708170021590

MUNICIPALITY: CRANBERRY TOWNSHIP

TAX PARCEL #: 130-S36-B7-000

PROPERTY ADDRESS: 110 Saige Court Cranberry Township, PA 16066

BCLJ: September 27, October 4 & 11, 2013

E.D. 2013-30245

C.P. 2013-21287

SHF.: 13002288

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of DANIEL A YODER AND MARANDA J YODER at the suit of BANK OF NEW YORK MELLON TRUST CO, Being:

ALL that certain lot of land situate in Lyndora, Butler Township, Butler County, Pennsylvania, known as Lot 282 of the Lyndora Land and improvement Company Plan of Lots recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book 5, Page 1, and being more fully bounded and described as follows:

BEGINNING at a point on the southerly line of Penn Avenue at its intersection with the easterly line of Pacific Street; thence along the southerly line of said Penn Avenue, South 87 degrees 00 minute 00 second East, fifty (50.00) feet to a point at the Northwest corner

of Lot 283; thence along the westerly line said Lot 283, South 2.50 degrees 00 minute 00 second West, one hundred ten (110.00) feet to a point on the northerly line of a 16.00 foot alley; thence along the northerly line of said alley, North 87 degrees 00 minute 00 second West, fifty (50.00) feet to a point at the intersection of said alley with the easterly line of Pacific Street; thence along the easterly line of Pacific Street, North 2.50 degrees 00 minute 00 second East, one hundred ten (110.00) feet to a point, the place of beginning.

EXCEPTING AND RESERVING THEREFROM all the coal, oil, gas and any and all other minerals in or under the above described tract, together with the right to mine and take away the same in such manner, however, as not to injure or damage the surface of said land.

TITLE TO SAID PREMISES IS VESTED IN Daniel A. Yoder, Jr. & Miranda J. Yoder, h/w given by Irene G. Twerdok, widow, dated 05/26/2006, recorded 06/01/2006 Instrument # 20060601001324I.

Tax Parcel: 052-37-A282-0000

Premises Being: 318 PENN AVENUE,
LYNDORA, PA 16045-1058

BCLJ: September 27, October 4 & 11, 2013

Sheriff Michael T. Slupe
Butler County, Pennsylvania



The Butler County Bar Association is now accepting nominations for the 2014 Board of Directors. Four seats are up for election. Each Board Member serves a two-year term. To be eligible, candidates must live or have their primary office in the Butler County.

Slate of Officers:

President: David Montgomery
Vice-President: Elizabeth Smith
Secretary: Michael Gallagher
Treasurer: Michael Pater

The following individuals have been nominated by the Nominating Committee and/or have asked for their names to be placed on the ballot:

Board of Directors:

Karen Berg
Kelley Harley
Michael Lazaroff
Susan Lope

Other nominations can be made from the floor at the quarterly meeting.

Any active Butler County Attorney, in good standing, and a member of the BCBA can self-nominate by contacting Karen Berg or Mike Hnath or by calling the office at 724.841.0130.
