

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: Denny S Easley**

Late of: Cabot PA
Executor: James W Easley
287 Ave C Apt 1A
New York NY 10009
Attorney: Frank Allan Wolfe
930 Fifth Avenue
Ford City PA 16226

Estate of: Lois Opal King**a/k/a: Lois O King**

Late of: Donegal Township PA
Executor: John C King
209 Zion Church Rd
Chicora PA 16025
Attorney: Michael J Pater
101 East Diamond Street Suite 202
Butler PA 16001

Estate of: Dorothy L Garvin

Late of: Winfield Township PA
Executor: Gloria Miner
1136 Saxonburg Road
Saxonburg PA 16056
Attorney: Thomas J May
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Mary Jane Clarke

Late of: Adams Township PA
Executor: Michael J Clarke
113 Winston Way
Oxford PA 19363
Attorney: Regis C Welsh Jr
The Gamma Bldg Suite 115
4068 Mt Royal Blvd
Allison Park PA 15101

Estate of: David A Brothers

Late of: Butler PA
Executor: Leslie Dianne Brothers
781 New Castle Rd

Butler PA 16001

Attorney: Norman D Jaffe
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

Estate of: Mary M Bauer

Late of: Center Township PA
Executor: Patricia A Dittman
306 Chicora Rd
Butler PA 16001
Executor: John E Bauer
807 Allison Drive
Industry PA 15052
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Lillian Hodder

Late of: Cranberry Township PA
Administrator: Patricia Hodder
1692 Garvin Road
Cranberry Twp PA 16066
Attorney: Judith A Lehnowsky
820 Evergreen Avenue
Pittsburgh PA 15209

Estate of: Jeffrey D Fagley**a/k/a: Jeffrey Dean Fagley**

Late of: Franklin Township PA
Executor: Paul Fagley
781 Old Rte 422 West
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Anne Tinch

Late of: Butler PA
Executor: Gregory Tinch
456 South Duffy Road
Butler PA 16001
Attorney: William C Robinson Jr
6 West Diamond Street
Butler PA 16001

Estate of: Gary L Pfeifer

Late of: Franklin Township PA
Executor: Judith Pfeifer
3093 Kensington Court
Renfrew PA 16053
Attorney: Charles F Flach III
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Francis L Sutherland

Late of: Mercer Township PA
 Executor: Linda Stuchal
 311 Browntown Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Boulevard PO Box 67
 Slippery Rock PA 16057

Estate of: June M Schneider

Late of: Zelienople PA
 Executor: Jerry R Hogenmiller
 1853 Taper Drive
 Pittsburgh PA 15241
 Attorney: Glenn H Gillette
 Thomson Rhodes & Cowie PC
 1010 Two Chatham Ctr
 Pittsburgh PA 15219

Estate of: Cecil L Beatty

Late of: Eau Claire PA
 Executor: Joseph M Beatty
 105 E Sunrise Circle
 Butler PA 16001
 Executor: Kathy L Beatty
 117 Mayfield Ave
 Butler PA 16001
 Attorney: Charles Timothy Shaffer
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: Sept. 23, 30 & October 7, 2011

SECOND PUBLICATION

Estate of: Josephine A Brockman

Late of: Adams Township PA
 Executor: James L Boice
 642 Lancaster Road
 Fombell PA 16123
 Executor: Susan Boice
 642 Lancaster Road
 Fombell PA 16123
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

Estate of: Michael R Garvey

Late of: Adams Township PA
 Executor: Rita F Garvey
 1062 Bomar Court
 Mars PA 16046
 Executor: Michele A Garvey

555 Fort Washington Ave Apt 2F
 New York NY 10033
 Executor: Maureen F Garvey
 782 Santa Ray Avenue
 Oakland CA 94610
 Attorney: Maureen P Gluntz
 647 Allegheny Avenue Suite 100
 Oakmont PA 15139

**Estate of: Richard Leroy Druschel
aka: Richard L Druschel**

Late of: Lancaster Township PA
 Executor: Richard L Druschel Jr
 138 Burton Drive
 Slippery Rock PA 16057
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

Estate of: Richard J Barancho

Late of: Cranberry Township PA
 Administrator: Julie Barancho
 309 Locust Lane
 Cranberry Twp PA 16066
 Attorney: Alan H Perer
 Swensen Perer & Kontos
 One Oxford Centre Suite 2501
 Pittsburgh PA 15219

Estate of: Margaret E Cipra

Late of: Adams Township PA
 Executor: Margaret Ann Hanlon
 115 Williams Lane
 Mars PA 16046
 Attorney: Christopher M Abernethy
 Abernethy Auld & Young PC
 4499 Mt Royal Boulevard
 Allison Park PA 15101

Estate of: Russell G Cratty

Late of: Washington Township PA
 Executor: Sonja M Cratty
 610 Bruin Road
 Petrolia PA 16050
 Attorney: Scott W Schreffler
 606 Main Street PO Box 99
 Emlenton PA 16373

Estate of: Donna K Ord

Late of: Slippery Rock PA
 Executor: Robert F Ord
 322 Creek Road
 Volant PA 16156
 Attorney: Scott W Schreffler
 606 Main Street PO Box 99
 Emlenton PA 16373

Estate of: Alan W Stephenson

Late of: Summit Township PA

Executor: Patricia A Murdick
104A Grossman Drive
Butler PA 16001
Attorney: John J Morgan
115 South Washington Street
Butler PA 16001

Estate of: Ellen Brown Hill

Late of: Adams Township PA
Administrator: Deanna M Panza
1144 Branchton Road
West Sunbury PA 16061
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: Sept. 16, 23, & 30, 2011

THIRD PUBLICATION

**Estate of: Margaret H McMillion
aka: Margaret Jane McMillion**

Late of: Cranberry Township PA
Administrator C.T.A.: John L McMillion
837 Gloucester Drive
Huron OH 44859
Attorney: George A Verlihay
2242 Darlington Road Suite 4
Beaver Falls PA 15010

Estate of: Eleanor G Master

Late of: Venango Township PA
Executor: Cynthia L Cullen
PO Box 239
Emlenton PA 16373
Executor: Shari L McCall
PO Box 302
Eau Claire PA 16030
Attorney: Terry R Heeter
Kooman Heeter and Gulnac PC
Marianne Prof Ctr POB 700
Clarion PA 16214

Estate of: Donald H Michael

Late of: Connoquenessing Township PA
Administrator: Carol L Michael
1034 Evans City Road
Renfrew PA 16053
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

Estate of: Rebecca D Henry

Late of: Butler PA
Executor: Julie R Bemben
336 N Bluff Street
Butler PA 16001
Attorney: Marion Laffey Ferry
127 South McKean Street
Butler PA 16001

Estate of: Joseph F Maxin

Late of: Zelenople PA
Executor: Joan M Dux
9601 Bush Hill Terrace
Gaithersburg MD 20882
Attorney: John S Morrow Jr
Julian Gray Associates
1187 Thorn Run Ext Suite 400
Moon Township PA 15108

Estate of: Rose Ann Zelno

aka: Roseann Zelno

Late of: Slippery Rock PA
Executor: Jacqueline Bergman
911 Green Knob Mnt Rd
Boone NC 28607
Executor: Wendelyn McConnell
1390 Bownington View
Acworth GA 30144
Attorney: Joseph J Nash
The Nash Law Office
PO Box 673 131 Franklin St
Slippery Rock PA 16057

Estate of: Joseph R Escher

Late of: Butler PA
Executor: Catherine A Martin
213 Cottage Hill Avenue
Butler PA 16001
Attorney: Robert J Stock
PNC Bank Building Suite 603
106 South Main Street
Butler PA 16001

BCLJ: Sept.9, 16 & 23, 2011

MORTGAGES

August 29-September 2, 2011

1-st name-Mortgagor

2nd name-Mortgagee

Acquavita, Joseph L., et ux - Bank of
America NA - Butler Twp. - \$76,000.00

Allen, Brian A., et ux - Omega Fin Servs Inc,
et al - Cranberry Twp. - \$256,500.00

Allen, Scott F., et al - PNC Bk Natl Assn -
Harmony Borough - \$162,697.00

EXECUTIONS

Week ending September 16, 2011

1 st Name-Plaintiff

2nd Name-Defendant

GMAC LLC vs. **Todd M. Friez & Farmers National Bank of Emlenton, Garnishee:** 11-30319;

HSBC Bank Nevada NA vs. **Tammie M. Koscinski & PNC Bank, Garnishee:** 11-30320;

Green Tree Consumer Discount Co. vs. **Kenneth D. Meredith & Olive L. Meredith:** 11-30322;

ESB Bank vs. **Kevin W. Roy & Alexis C. Roy:** 11-30318;

Sunray Electric Supply Co. vs. **Villi Electrical Group Inc., Vincent D. Villi, Sr. & Fauss-Dynamic, LLC, Garnishee:** 11-30321;

DIVORCES

Week ending September 16, 2011

1 st Name-Plaintiff

2nd Name-Defendant

Timothy Russell Barnhart vs. **JoDale Anne Barnhart:** Gail E. Suhr, Esq.: 11-90643;

Marilyn S. Dawson vs. **Mark W. Dawson:** Marcus B. Schneider, Esq.: 11-90637;

Thomas J. Neigh vs. **Christine M. Neigh:** Norman D. Jaffe, Esq.: 11-90642;

Jessica S. Ristity vs. **Daniel L. Ristity:** Susan B. Lope, Esq.: 11-90644;

Ruth M. Robinson vs. **Christopher L. Robinson:** Robert D. Spohn, Esq.: 11-90638;

Kristin R. Shabro vs. **Travis J. Shabro:** Maria A. Imbarlina, Esq.: 11-90651

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: Consolidated Return of the
Butler County Tax Claim Bureau
Sale of 2009 Delinquent taxes

Type of Pleading:
Tax Sale Held in the Year 2011
MsD. No. 11-40215

ORDER OF COURT

AND NOW, this 15th day of September, 2011, 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: September 23, 2011

In The Court of Common Pleas of
Butler County Commonwealth of PA

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 230.2(f) of the PA Rules of Civil Procedure, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

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

The Statement of Intention to proceed should be filed on or before **September 29, 2011** with the Prothonotary of the Court at:

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

**IF YOU FAIL TO FILE THE REQUIRED
STATEMENT OF INTENTION TO PROCEED,
THE CASE WILL BE TERMINATED AT THE
CALL OF THE LIST ON October 6, 2011
at 9:30 am in Courtroom No. 3, Butler
County Government Center before Judge
S. Michael Yeager**

2002-10209
BESSEMER AND LAKE ERIE RAILROAD
COMPANY
VS.
ROLAND TOKARSKI

2003-10612
FRANKLIN HOMES, A PENNSYLVANIA
PARTNERSHIP
VS.
CLIFFORD BELL AND BRENDA BELL, HUSBAND AND WIFE

2004-10911
DANIEL R. IHLENFELD
VS.
GARY R. WIENZIERYL AND MARILYN J. STAHL, REALTOR

2004-11010
GREAT RIVER GROUP, INC. D/B/A TOKOYO EXPRESS
VS.
CA CO LAM AND MAN ZHUO LIN

2005-10788
IRIS S. HUMPHREYS
VS.
TRAVIS CROFT

2005-11219
JULEK STEVEN DEC AND ADAM KARP
VS.
POLCRAFT, U.S.A. LIMITED LIABILITY COMPANY, JOHN GLOMB, DAVID J. RICH, JOHN W. GIVENS, JOSEPH J. GRADWELL AND SHAUN PAINTER

2005-11360
MARJORIE A. WUTHRICK
VS.
ASSOCIATION OF PENNSYLVANIA STATE COLLEGES & UNIVERSITY FACULTIES, A/K/A APSCUP, AN UNINCORPORATED ORPROFESSIONAL ASSOCIATION, SLIPPERY ROCK UNIVERSITY, A MEMBER OF THE PA STATE SYSEM OF HIGHER EDUCATION, THE PENNSYLVANIA STATE SYSTEM OF HIGHER EDUCATION, A PUBLIC CORPORATION AND AGENCY OF THE COMMONWEALTH OF PA, JACE CONDRAVY, INDIVIDUALLY, AND AS PRESIDENT OF SLIPPERY ROCK UNIVERSITY APSCUP

2005-11361
TILLY WALLENBROCK
VS.
JUDY RODEMOYER AND
NORTHWOOD REALTY SERVICES

2006-10149
ALBERT WOLF AND MARY WOLF, HIS WIFE
VS.
TOD AND MELISSA WIRTZ

2006-10251
DERIK D. STEWART
VS.
MARGARET VOREL, ELIZABETH LA-
PORTE AND DANIEL AND PHYLLIS LA-
PORTE

2006-10302
KIM RONCE SHAFFER, D.D.S.
VS.
DAVID WOOD, VARSHA MEHTA. M.D., M.B.A.; ANNE M. MIKOLAJCZAK, R.N. LINDA THOMPSON; AND TRACY BOYLE

2006-10428
RICHARD J. BALLARD, JR. AND
ROSE M. BALLARD, HIS WIFE
VS.
DAVID R. WAMPLER AND ERIN R. WAMPLER, HIS WIFE, T/D/B/A D&R BUILDERS

2006-10761
W. D. ANDREWS & ASSOCIATES, INC.,
A PENNSYLVANIA CORPORATION
VS.

WILLIAM D. ANDREWS, an individual

2006-11086

150 MAIN, LP

VS.

H. EDWARD CORBAN, LAWRENCE LEWIS,
BRIAN FOLK, AND FRED WELTON, INDI-
VIDUALLY, AND D/B/A ROCK'S HOUSE, INC.

2006-11122

THOMAS FRITERS AND C. R. SEQUETE,
TRADING AS PRESTIGE PROPERTY

VS.

RUSSELL LAWTON AND BERTHA
LAWTON, HIS WIFE

2006-11274

FIRST COMMONWEALTH BANK

VS.

HARRY C. LANTZ, JR. AND KIMBERLY A.
LANTZ

2006-11418

DAVID FELLER AND LAURYE FELLER,
T/D/B/A SUNSET HILLS FARM ALPACAS

VS.

CHARLES BIRKEMEIER AND THERESA
BIRKEMEIER, T/D/B/A THE CRIA BARN AT
CRANBERRY CREEK

2006-11512

US BANK, N.A.

VS.

CHARLES J. YACONO, JR.

2006-11584

WILLIAM AFFRICA, T/D/B/A WILLIAM
AFFRICA CONSTRUCITON

VS.

MARCIA HOMER

2006-11813

SUSAN D. DALCAMO F/K/A SUSAN D.
BEATTY

VS.

THE CIT GROUP/CONSUMER FINANCE,
INC.

2006-11839

DONALD CRAIG AND THERESA
CRAIG, HUSBAND AND WIFE

VS.

UNKNOWN HEIRS OF THE ESTATES OF
MARY AYRES RHOADS, DECEASED 1928

2007-10136

VOGEL DISPOSAL SERVICE, INC.

VS.

HI-TOPS PA INC/HAROLD ROTHSTEIN

2007-10493

SAFE AUTO INSURANCE COMPANY

VS.

DONALD M. ANDREWS, ADMINISTRATOR
OF THE ESTATE OF BENJAMIN M.
ANDREWS, AND DEVIN M. BYERS

2007-10727

HARCO NATIONAL INSURANCE COMPANY

VS.

E. H. TRANSPORT, INC., EJUB GRCIC,
KENNETH E. KERR, SR. AND CATHY L.
KERR, AS CO-ADMINISTRATORS OF
THE ESTATES OF KENNETH E. KERR, JR.,
JANET A. KERR, KATHLEEN A. KERR,
KENNETH E. KERR, III AND ALESSANDRA
SHAUNA HALL

2007-10773

ATLANTIC CREDIT & FINANCE, INC.

VS.

JEFFREY E. COUSINS

2007-10892

ATLANTIC CREDIT & FINANCE, INC.

VS.

ROBERT C. EVANS

2007-10953

NCO PORTFOLIO MANAGEMENT

VS.

PAUL F. BIENEMANN

2007-10984

HUDSON & KEYSE LLC

VS.

ROCCO D. NOCERA

2007-11343

PROFESSIONAL TOUCH, LLC

VS.

EQUINE FORMS, INC.

2007-11693

RAYMOND HUDIC

VS.

FREDERICK A. SERRATORE

2007-11738

GREEN LAND DEVELOPMENT
COMPANY, INC., JOHN P. SMITH

AND CHARLENE L. BYERS

VS.

LENNY PORTER AND CATHERINE N.
PORTER, HIS WIFE

2007-11850

NATIONWIDE MUTUAL FIRE

INSURANCE COMPANY

VS.

RICHARD MOSES, DOROTHY MOSES,
CHARLES MOSES, NED KERR,
PAWLOWICZ DENTISTRY, LTD, F/K/A
JOHN S. PAWLOWICZ, JR., D.D.S. &
ASSOCIATES, CAN CLAIMPLUS AND
ALEX KRAUCHEK

2007-11943

FRANKLIN CREDIT MANAGEMENT CORP.
VS.
MARTIN O. ROETHLEIN AND JODI L.
ROETHLEIN

2007-12002

CACH, LLC
VS.
ROBERT R. BRASH

2007-12005

CACV OF COLORADO, LLC
VS.
JUDITH GERMANI

2007-12018

PHIL HAY & SONS, INC.
VS.
LAND ESCAPES, INC. A/K/A LAND
ESCAPES LANDSCAPE DESIGN-BUILD-
MAINTENANCE, INC.

2007-12055

ATLANTIC CREDIT & FINANCE, INC.
VS.
MATTHEW W. BOYLE, JR.

2007-12125

MICKY'S TATTOOING, INC.
VS.
VICKI SCHELLER, INDIVIDUALLY AND
D/B/A STEEL CITY INK, AND DEVIN HIG-
GINS

2008-10026

CAVALARY PORTFOLIO SERVICES, LLC
VS.
CATHLEEN L. UNIATOWSKI

2008-10258

WELLS FARGO BANK, N.A.
VS.
JOHN D. DOUGHERTY

2008-10263

STEVEN BERGBIGLER
VS.
BRYAN HILLIARD AL

2008-10342

DONALD C. PEIFFER, JR. AND
LINDA A. PEIFFER, HIS WIFE

VS.

LUCILLE TURNER, FRANCIS HARBISON,
DANIEL GLENN HARBISON, DEAN
HARBISON, AND THEIR EXECUTORS,
ADMINISTRATORS, HEIRS, SUCCESSORS
AND ASSIGNS; DOLORES DIMARIA

2008-10521

LVNV FUNDING LLC
VS.
PATRICIA M. YOUNG

2008-10577

FORD MOTOR CREDIT COMPANY
VS.
PGH DISH STORE LLC, FUNMILAYO BELLO

2008-10630

CIITBANK (SOUTH DAKOTA), N.A.
VS.
ROBERT B. OLSON, D/B/A
SPECIAL OCCASION FLORALS

2008-10751

GARY GEIGER
VS.
HAROLD POPLE AND MARTHA POPLE

2008-10766

VENTURI STAFFING PARTNERS
VS.
TITAN STRUCTURAL, LLC

2008-10969

JOHN MORROW AND MARTHA
MORROW, HUSBAND AND WIFE
VS.
KARA LANE, AN INDIVIDUAL

2008-11072

CITIMORTGAGE, INC.
VS.
LUELLA A. FRAIN AND OCCUPANTS

2008-11114

EAGLE PROPERTIES, INC.
VS.
DANA S. PRITTS

2008-11173

ATLANTIC CREDIT & FINANCE, INC.
VS.
JOSEPH M. URLACHER

2008-11235

CAVALRY PORTFOLIO SERVICES, LLC
VS.
MARK G. OSWALD

2008-11285

SOUTH BUTLER COUNTY SCHOOL
DISTRICT

VS.

SOUTH BUTLER COUNTY EDUCATIONAL
SUPPORT PERSONNEL ASSOCIATION/
PSEA

2008-11308

LVNV FUNDING, LLC

VS.

PHILLIP T. ENGLISH

2008-11511

U. S. BANK NATIONAL ASSOCIATION

VS.

PETER CELENDER AND LYNN CELENDER
A/K/A LYNN M. CELENDER

2008-11572

VOGEL DISPOSAL

VS.

BEV DANIELS

2008-11580

BELINDA MCDEAVITT, INDIVIDUALL AND
AS TRUSTEE AD LITEM ON BEHALF OF
THE ESTATE OF ALYSSA MCDEAVITT

VS.

RICHARD LEE MCDEAVITT AND
MICHAEL FOULK

2008-11607

WORLD WAR II U. S. AMERICAN MER-
CHANT MARINES, HERBERT W. WELLMAN,
EDMUND B. KINTER, WALTER LUIKHART,
PRESIDENT AND THE BUTLER/LAW-
RENCE COUNTY CHAPTER OF WORLD
WAR II MERCHANT MARINERS

VS.

GLEN BIRCH, COMMANDER AND AMERI-
CAN LEGION POST 117 BUTLER COUNTY
COMMISSIONERS AND BUTLER COUNTY,
DALE PINKERTON JAMES KENNEDY,
JAMES LOKHAISER JOHN CYPRIAN,
CHAIRMAN OF WORLD WAR II COM-
MITTEE AND WORLD WAR II MEMORIAL
COMMITTEE

2008-11616

CLINTON O. FAIR

VS.

JACOB DRESSLER

2008-11619

WASHINGTON MUTUAL BANK F/K/A
WASHINGTON BANK, FA

VS.

TANYA L. LYONS NKA TANYA ARLOTT
THOMAS ARLOTT

2008-11667

UNIFUND CCR PARTNERS

VS.

BARBARA A. LOHR

2008-11739

GREENPOINT MORTGAGE FUNDING, INC.

VS.

JEAN GILBERTSON

2008-11754

WEST PENN POWER COMPANY, T/D/B/A
ALLEGHENY POWER, A PENNSYLVANIA
CORPORATION

VS.

FAUST TRANSPORT, INC., A PENNSYLV-
ANIA CORPORATION AND RICKI WICKIZER,
AN INDIVIDUAL

2008-11761

BANK OF NEW YORK

VS.

MARY B. ANTONUCCI
GARY M. ANTONUCCI

2008-11763

SYSCO FOOD SERVICES OF
PITTSBURGH, INC.

VS.

BILJANA'S, INC., D/B/A D'AVONZO'S ITAL-
IAN GRILLE AND CARMON D'AVONZO, AN
INDIVIDUAL

2008-11782

JAMES ROUDEBUSH

VS.

LISA A. DITTMAN

2008-11785

TREE ISLAND WIRE (USA), INC.

VS.

ISM ACQUISITION CORPORATION AND
AIR NAIL COMPANY, INC.

2008-11786

GARDNER STEEL CORPORATION

VS.

TITAN STRUCTURAL, LLC

2008-11814

ASSET ACCEPTANCE LLC

VS.

LANA B. TICHE

2008-11815

ASSET ACCEPTANCE LLC

VS.

JON DOYLE SOMERVILLE

2008-11825

WELLS FARGO BANK, N.A.

VS.

FREDERICK L. LOVE, JODI LOVE

UNITED STATES OF AMERICA

2008-11913

DAVID M. HOOD

VS.

UPS STORE #1600

2008-11986

PENNSYLVANIA AMERICAN WATER

COMPANY

VS.

TINA GIBSON

2008-11991

CARDSERVICE INTERNATIONAL

VS.

PALTIMUM ENTERTAINMENT & TRAVEL

LLC, A LIMITED LIABILITY COMPANY

2008-12013

BANK OF NEW YORK, AS TRUSTEE, ON

BEHALF OF THE CERTIFICATEHOLDERS

CWABS INC., ALTERNATIVE LOAN TRUST

2004-15, MORTGAGE PASS THROUGH

CERTIFICATES, SERIES 2004-15

VS.

BARRY J. LUCAS and TARA LUCAS

2008-12034

COLLINS FINANCIAL SERVICE S, INC.

CIT BANK DELL PREFERRED ACCOUNT

VS.

MELISSA RUSSI

2008-12035

COLINS FINANCIAL SERVICES INC AS

ASSIGNEE OF FIRST NORTH AMERICAN

NATIONAL BANK – CIRCUIT CITY

VS.

DANIEL WIDMAIER

2008-12079

MICHELLE M ZANG

VS.

JOHN TOMKO, CHRISTINIA CLOHERTY

2008-12081

SYSCO FOOD SERVICES OF PITTSBURGH,

LLC,

VS.

JOSEPH CORE AND MICHAEL CORE, A

GENERAL PARTNERSHIP, D/B/A BACK-

WOODS GRILL, AND JOSEPH CORE AND

MICHAEL CORE, INDIVIDUALS,

2008-12086

CAPITAL ONE BANK USA NA

VS.

JOSEPH M URLACHER

2008-12087

CAPITAL ONE BANK USA NA

VS.

KENNETH P GOLIAT

2008-12089

CAPITAL ONE BANK USA NA

VS.

JOSEPH M URLACHER

2008-12124

GREEN TREE CONSUMER DISCOUNT

COMPANY, AS AGENT AND SERVICER

FOR GREENPOINT CREDIT LLC

VS.

GEORGE B. EMERICK AND MARTHA J.

EMERICK

2008-12133

CURTIS J. FRAMPTON AND SUZANNE

FRAMPTON

VS.

WELLS FARGO BANK, N.A.

2008-12210

IRONTRAC, LLC A/D/B/A R&P REAL ES-

TATE

VS.

SUSAN MITCHELL AND SHAUN P. MITCH-

ELL AND TIMOTHY E. MITCHELL, JR.

2008-12260

JAWN FUNYAK AND JOSEF A. FUNYAK

D/B/A FUNYAK LAWN & LANDSCAPE

MANAGEMENT

VS.

CHRISTOPHER E. FRANK AND G. BRUCE

CRUM, INDIVIDUALLY AND D/B/A ADAMS

DEVELOPMENT GROUP

2008-12271

MICHELLE ZANG

VS.

JOHN A TOMKO AND CHRISTINIA CLO-

HERTY

2008-12277

HOSPITALITY FURNISHINGS AND DESIGN,

INC.,

VS.

SACHIDANAND LLC, D/B/A COMFORT SUITE

SOUTHINGTON AND SUPER 8 HOTEL

2008-12279

GREEN TREE CONSUMER DISCOUNT

COMPANY

VS.

JAMES R. ROSS AND DEBRA L. ROSS

2008-12291

COUNTRYWIDE HOME LOANS, INC

VS.

GORDON B. THOMAS AND CATHERINE A THOMAS

2008-12309

JOHN MORROW

VS.

KEVIN LUBAWSKI

2008-12314

IDT CARMEL, INC. AS ASSIGNEE OF CITIBANK –HOME DEPOT

VS.

ADAM BARTMAN

2008-12334

COMMONWEALTH FINANCIAL SYSTEMS, INC

VS.

LIZABETH A BECKER

2008-12346

J.J. KENNEDY, INC.

VS.

CUSTOM WORKS PAINTING, LLC; AND KENNETH R. WROBLEWSKI, JR., AN INDIVIDUAL

2008-12354

R.E. CRAWFORD CONSTRUCTION, INC.,

VS.

APPLESPRINGS, INC.

2008-12384

ALTANTIC CREDIT & FINANCE INC. AS-SIGNEE FROM CAPITAL ONE

VS.

MAUREEN Z. ENGLISH

2008-12435

COUNTRYWIDE HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS INC.

VS.

BRIAN R. KERSTEN A/K/A BRIAN KERSTEN AND OCCUPANTS

2008-12453

DISCOVER BANK

VS.

NEIL F. FOLMER

2008-12464

PATRICK AND CAROL MOORE, HUSBAND AND WIFE

VS.

MARK A. WHITE D/B/A PITTSBURGH STEEL BUILDINGS AND MARK WHITE CONSTRUCTION

2008-12473

CLEARVIEW MALL ASSOCIATES, BY J.J. GUMBERG CO., AGENT

VS.

PHOTE ABC, INC., D/B/A ABC PHOTO AND VIDEO

2008-12521

COMMONWEALTH FINANCIAL SYSTEMS INC. ASSIGNEE OF UNIFUND CCR PARTNERS, ASSIGNEE OF CITIBANK SOUTH DAKOTA, N.A.

VS.

BARBARA J. REISS

2008-12535

ASSET ACCEPTANCE LLC, AS ASSIGNEE OF HSBC CONSUMER LENDING (USA)

VS.

JANET WESLEY

2009-10002

MIDLAND FUNDING LLC ASSIGNEE OF BENEFICIAL

VS.

KATHLEEN HUTCHISON

2009-10005

KAREN L. DIEHL

VS.

JAMES W. BOYD

2009-10008

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-4

VS.

MICHAEL P WOODS AND HOLLY R SLEE

2009-10029

CACH, LLC

VS.

FRANK E SZABO JR

2009-10030

CACH, LLC

VS.

HEATHER KOELLIKER

2009-10074

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-HE1

VS.

HEIDI E MENZI JASON LEE MENZI AND

OCCUPANTS

2009-10075

ARROW FINANCIAL SERVICES, LLC
VS.
KENNETH D VOGEL

2009-10101

BANK OF AMERICA, N.A. SUCCESSOR TO
FLEET NATIONAL BANK
VS.
ALL STAR ALARMS, INC. AND GARY SHIN-
GLEDECKER

2009-10109

YOU SELL PROPERTIES, LLC
VS.
KEYSTONE CONCRETE CONSTRUCTION,
INC.

2009-10142

INTERNATIONAL STAPLE AND MACHINE
COMPANY, A PENNSYLVANIA CORPORA-
TION
VS.
SB WIRE, LP, A PENNSYLVANIA LIMITED
PARTNERSHIP, AND ENTERPRISE BANK

2009-10143

AMERICAN GENERAL FINANCE, INC., SUC-
CESSOR IN INTEREST TO AMERICAN GEN-
ERAL CONSUMER DISCOUNT COMPANY,
VS.
DEBRA REA

2009-10161

CITIMORTGAGE, INC.
VS.
RONALD KEITH GROSSMAN LISA K.
GROSSMAN A/K/A LISA L. GROSSMAN

2009-10172

JAMES G. THOMAS
VS.
ROBIN A. CURTIS

2009-10285

VICTOR G. KENNEDY
VS.
STEVEN BURBIDGE

2009-10317

CITIZENS BANK OF PENNSYLVANIA
VS.
JOHN A. SPAGNOLO

2009-10318

CITIZENS BANK OF PENNSYLVANIA
VS.
STEPHEN TRUCHAN

2009-10406

PAPER PRODUCTS COMPANY, INC.,
VS.
PAMELA M. DAZEN DBA INNOVATIVE
CLEANING SOLUTIONS

2009-10418

TARA RICHARDS
VS.
JAMES FAZIO

2009-10422

JOYCE EALY
VS.
KURT L. CAMDEN AND KAREN L. CAMDEN

2009-10449

DIRECT COLLECT, INC. ASSIGNEE OF
HOUSEHOLD BANK/ HSBC A.K.A. HSBC
VS.
NOELLE R. MAIN

2009-10498

ANDREW GARRIS
VS.
CASEY SANDUSKY

2009-10506

NORTHWEST SAVINGS BANK
VS.
MARSDEN W LINDER

2009-10531

LEZZER LUMBER, INC.
VS.
JOY D. DICKEY

2009-10544

GREEN TREE CONSUMER DISCOUNT
COMPANY,
VS.
AMY J. REGALSKI

2009-10570

LVNV FUNDING LLC
VS.
PAMELA E TRAUGOTT

2009-10578

JANE L. CLEAR
VS.
PAUL LICHTENBERGER AND SUSAN
LICHTENBERGER A/K/A SUSAN CLEAR

2009-10579

G/E/ RICHARDS GRAPHIC SUPPLIES
MIDWEST, INC.,
VS.
CUSTOMER PRINTING, INC., T/D/B/A
PEGASUS PRINTING GROUP

2009-10622

FIA CARD SERVICES, N.A.

VS.

JOSHUA W. BURR, AN INDIVIDUAL

2009-10634

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA

VS.

TODD R. SPERKSKI, BARRIE D. SPERSKI

2009-10690

CAPITAL ONE BANK (USA), N.A., SUCCESSOR IN INTEREST TO CAPITAL ONE BANK

VS.

CHRISTOPHER M STANFORD

2009-10730

DISCOVER BANK

VS.

MARLENE A BARRETT, ERIKA L JARRETT

2009-10780

ASSET ACCEPTANCE AS ASSIGNEE OF CITIBANK

VS.

COLLEEN M COULTER

2009-10781

SALLIE MAE, INC. AS ADMINISTRATOR AND AGENT FOR SLM PRIV CREDIT STUDENT LOAN TRUST

VS.

MELANIE M MCGREW

2009-10792

CLEARVIEW MALL ASSOCIATES, BY J.J. GUMBERG CO., AGENT

VS.

EATERIES, INC. D/B/A GARFIELD'S

2009-10793

WELLS FARGO BANK, N.A. AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2004-OP1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-OP1

VS.

MIGUEL JORDAN AND OCCUPANTS

2009-10811

LVNV FUNDING, LLC ASSIGNEE OF SEARS

VS.

MARK KENNEDY

2009-10922

ARROW FINANCIAL SERVICES, LLC ASSIGNEE OF CARE CREDIT COSMETICS

VS.

HILLARI CHEETHAM

2009-10928

CAROL J YOUNG

VS.

EDWARD GULICK AND DARLENE GULICK D/B/A SAXONBURG MHC,

2009-10932

GE MONEY BANK ISSUER OF THE SAM'S CLUB CREDIT CARD

VS.

MARILOU MICHAELS

2009-10974

DISCOVER BANK

VS.

MARK T. OLESNEVICH

2009-11090

COMMONWEALTH FINANCIAL SYSTEMS, INC

VS.

PETER I HESS

2009-11122

UNIVERSAL SCAFFOLD SYSTEMS, INC., A PENNSYLVANIA CORPORATION

VS.

MAXX MASONRY, INC.,

2009-11128

BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.

VS.

CHRISTINE SANDERSON, TROY BELLIS

2009-11129

WELLS FARGO BANK, NA

VS.

JOSEPH J. RITSON, PATRICIA D. RITSON

2009-11156

MANHEIM AUTOMOTIVE FINANCIAL SERVICES, INC., A DELAWARE CORPORATION

VS.

WILMER R. BEST, INDIVIDUALLY, AND GEORGIA R. BEST, INDIVIDUALLY

2009-11244

CHASE HOME FINANCE LLC

VS.

WILBUR C. VOGLEY, GAIL M. VOGLEY

2009-11249

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS

SUCCESSOR BY MERGER TO LASALLE
BANK, N.A. AS TRUSTEE FOR THE MLMI
TRUST SERIES 2007-HE1

VS.

RICHARD KROHE AND CAROL KROHE

2009-11250

ARROW FINANCIAL SERVICES, LLC AS-
SIGNEE OF CARE CREDIT

VS.

APRIL TRIESCHOCK

2009-11285

CAPITAL ONE BANK (USA), N.A.

VS.

JILL A. WEATHERFORD

2009-11286

COLORADO CAPITAL INVESTMENTS, INC.
AS ASSIGNEE OF US BANK NATIONAL
ASSOCIATION, ND

VS.

CANDACE CLOUSE

2009-11296

GRACE BAY LIMITED PARTNERSHIP, A
PENNSYLVANIA LIMITED PARTNERSHIP,
VS.

SHAWN PANARO AND MARY JO PANARO,
HUSBAND AND WIFE

2009-11350

BENEFICIAL CONSUMER DISCOUNT COM-
PANY D/B/A BENEFICIAL MORTGAGE CO
OF PENNSYLVANIA

VS.

JOHN A. BUNYAN, JONI L. BUNYAN

2009-11376

RONALD A. MARKOVICH, JR.

VS.

LORI CONLEY

2009-11418

DISCOVER BSNK

VS.

JUNE REDDICK

2009-11426

DENISE V. MOESTA

VS.

DANIEL GORDON

2009-11440

BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL MORTGAGE
COMPANY OF PENNSYLVANIA

VS.

DALE R. EATON AND TERESA EATON

2009-11467

MIDLAND FUNDING LLC ASSIGNEE OF
CITIBANK

VS.

DANIEL L MITCHELL

2009-11473

LTD ACQUISITION, LLC

VS.

THOMAS S. CRANMER

2009-11474

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR SOUND-
VIEW HOME LOAN TRUST 2005-4, ASSET-
BACKED CERTIFICATES, SERIES 2005-4
VS.

MICHAEL P WOODS AND HOLLY R SLEE

2009-11496

TARGET NATIONAL BANK

VS.

ELIZABETH H. DONNELLAN

2009-11497

ARROW FINANCIAL SERVICES, LLC AS-
SIGNEE OF WASHINGTON MUTUAL BANK
VS.

ADAM L. BREZINSKI

2009-11498

LVNV FUNDING, LLC ASSIGNEE OF
CITIBANK

VS.

LAWRENCE BERG

2009-11513

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR MORGAN
STANLEY ABS CAPITAL I INC. TRUST
2004-NC6, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-NC6
VS.

SHAWN M BURNS

2009-11607

BUTLER COUNTY SEWAGE ASSOCIATION
AS AUTHORIZED AGENT FOR MARION
TOWNSHIP, BUTLER COUNTY
VS.

JOHN C. KAY AND KATHLEEN E. KAY

2009-11678

ARROW FINANCIAL SERVICES, LLC AS-
SIGNEE OF WASHINGTON MUTUAL BANK
VS.

AMANDA KAISER

BCLJ: September 16 & 23, 2011

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 18th day of NOVEMBER, 2011 at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on December 16, 2011 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

E.D. 2011-30246

C.P. 2011-21305

SHF FILE: 11002587

Seized and taken in Execution as the property of ADAMS DEVELOPMENT GROUP at the suit of HOME SAVINGS & LOAN CO - YOUNGSTOWN OH, Being:-

ALL that certain parcel of land situate in Adams Township, Butler County, Pennsylvania being further described to wit:

BEGINNING at a point on the centerline of Three Degree Road at the line of lands now or formerly of K. Shoemaker, thence by said lands now or formerly of K. Shoemaker and lands now or formerly of E. Brown North 89 degrees 28 minutes 12 seconds East a distance of 1141.31 feet to a point on the centerline of Ridge Road; thence by said centerline of Ridge road, land now or formerly of T.J.L. Enterprises, and land now or formerly of D. Geyer North 01 degrees 12 minutes 56 seconds West a distance of 1185.96 feet to a point on the line of lands now or formerly of R.W. Geyer; thence by said lands now or formerly of R.W. Geyer South 89 degrees 25 minutes 00 seconds West a distance of 618.24 feet to a point on the centerline of Three Degree Road; thence by said centerline of Three Degree Road the following courses and distances: South 21 degrees 15 minutes 40 seconds West a distance of 1028.93 feet to a point; thence by the same by the arc of a circle deflecting to the right in a southwesterly

direction having a radius of 1,000.00 feet an arc distance of 200.37 feet to a point; thence by the same South 32 degrees 44 minutes 30 seconds West a distance of 62.80 feet to a point the place of beginning.

CONTAINING 23.5297 acres more or less.
Parcel No.: 010 S11 DA

Property Address: 117 Ridge Road, Valencia PA 16059

Prior Deed Ref.: Instrument Nos 200410200033720 and 200111160032869

Atty Wade T Doerr

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30136

C.P. 2011-20634

SHF FILE: 11002640

Seized and taken in Execution as the property of MARK C BARNES AND KATHERINE M BARNES at the suit of WELLS FARGO BK N A, Being:-

Legal Description

ALL that certain lot or piece of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Lot No. 893 in the Northridge Estates Plan of Lots Phase III, as recorded in the Butler County, Pennsylvania, in Plan Book Volume 226, pages 43-48.

HAVING erected thereon a dwelling known as 509 Dorchester Drive.

BEING designated as Tax Map ID No. 505-S4-B893 in the Deed Registry Office of Butler County, Pennsylvania.

UNDER AND SUBJECT to building set back line, sanitary sewer easements and other easements as shown on the recorded plan, all prior grants and reservations of coal, oil, gas and mining rights, and all covenants, conditions and restrictions as may appear in prior instruments of record.

UNDER AND SUBJECT FURTHER to the protective covenants of the Northridge Estates Phase III recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 3064, page 292.

THE GRANTEES, by acceptance of this deed, hereby agree for themselves, their heirs, suc-

cessors and assigns, to accept membership in and to join the Northridge Estates Home-owners Association at may be created in whole or part for the care and maintenance of common areas within the Northridge Estates Plan of Lots Phase III in the Borough of Seven Fields as more fully described in Protective Covenants of the Northridge Estate Plan of Lots Phase III recorded in the Butler County Recorder's Office, Record Book Volume 3064, page 292. This covenant shall bind the Grantees and their successors in title and shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN Mark C. Barnes and Katherine M. Barnes, h/w by Deed from Raymond Rupp and Karen L Rupp, h/w, dated 07/27/2001, recorded 08/01/2001 in Instrument Number 200108010021080.

Tax Parcel No.: 505-S4-B893-0000

Premises being: 509 Dorchester Drive, Seven Fields, PA 16046-4705.

Atty Allison F Wells
BCLJ: September 23, 30 & October 7, 2011

E.D. 2009-30261

C.P. 2009-21318

SHF FILE: 11002564

Seized and taken in Execution as the property of RAY BAUM AND RAYMOND F BAUM, JR at the suit of PNC BK NATL ASSN, Being:-

All that certain piece, parcel, or lot of land situate in the First Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows. to wit:

On the North by property formerly of R.E . Bowen, now John Tack; on the East by Walker Avenue; on the South by an alley known as Plum Way; and on the West by an alley, said property fronting 40 feet on Walker Avenue and extending back by parallel lines 110 feet to the above mentioned alley and being known as Lot No. 102 in Mrs. Kackey's Plan of Lots as laid out in the City of Butler, Butler County, Pennsylvania, said Lot having thereon erected a two-story frame dwelling house.

Tax Identification Number Map 3, Parcel 96.
Parcel Number: 561-3-96.

Under and subject to any existing covenants, easements, encroachments, conditions, restrictions and agreements affecting this property.

BEING the same property which Fannie Mae by Deed dated July 29, 2005 and recorded on August 4 , 2005 in the Office of the Recorder of Deeds of Butler County in instrument number 200508040021140 granted and conveyed unto Raymond F. Baum, Jr.

HAVING erected thereon a dwelling known as 306 Walker Avenue, Butler, PA 16001

BUTLER COUNTY TAX PARCEL ID. NO.
561-3-96

Atty Brett A Solomon
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30277

C.P. 2011-21822

SHF.: 11002888

Seized and taken in Execution as the property of THOMAS G BIRCKBICHLER, MARY E BIRCKBICHLER, DAVID L BIRCKBICHLER HEIR, AND HOWARD BARNES HEIR at the suit of US BANK NATL ASSN, Being:-

All that certain piece, parcel or tract of land situate in formerly Borough of Millerstown, now Chicora Borough, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake on Green Street, on lands formerly of Henry Stahl, now Waltman; thence running southward along Green Street, a distance of 50 feet more or less, to water Street; thence running westward along Water Street, a distance of 112 feet strict measure, to lands of now or formerly Vensel; thence running Northward along the said lands of Vensel, a distance of 60 feet, more or less, to a stake on line of lands of Waltman; thence running Eastward along lands of Waltman, a distance of 119 feet strict measure to the place of beginning; having thereon located a two-story frame dwelling house.

Being the same premises conveyed unto grantors herein at Deed Book // //

BEING known as: 112 Lower Green Street, Chicora PA 16025

Property ID No: 460-S3-L18

Title to said property is vested in Thomas G. Birckbichler, Jr and Mary B. Birckbichler, his wife by deed from Dolores K. Daugherty, a widow, now Dolores K. Butler, a married woman dated 6/30/87 recorded 6/30/87 in

Deed Book 1353, Page 199.

Atty Paige M Bellino

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30214

C.P. 2011-21415

SHF FILE: 11002548

Seized and taken in Execution as the property of STEVEN C BRADEN AND ROBIN L BRADEN at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:-

Exhibit "A"

LEGAL DESCRIPTION

All that certain lot of land situate in Butler Township, Butler County, Pennsylvania, being known and designated as Lot no. 6 in the Belle-vue plan of lots as surveyed for Lottie B. Weisenstein, said Plan being recorded in Plan Book A, Page 130, Rack File 7, Page 11. Tax ID No. : 56-5-A6

Address: 116 Harper Avenue, Butler, PA 16001.

Being the same premises which Robin Braden, married, by deed dated December 30, 2009 and recorded December 30, 2009 in and for Butler County, Pennsylvania, Instrument no. 200912300030265, granted and conveyed unto Steven C. Braden, married.

Atty Joel A Ackerman

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30213

C.P. 2011-20981

SHF FILE: 11002549

Seized and taken in Execution as the property of TIMOTHY A BRIDGES, NADINE BRIDGES, AND NADINE TOTH at the suit of WELLS FARGO BANK N A, Being:-

ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No.4 in Marland Plan I Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 115, page 37.

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

Also, under and subject to a grinder pump easement agreement with Breakneck Creek

Regional Authority recorded I 011612009 in Instrument Number 200910160024556.

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Bridges and Nadine Toth, both unmarried, as joint tenants with right of survivorship, not as tenants in common, by Deed from Gerald Wiemann and Colleen Elanora Wiemann, h/w, dated 03/31/2006, recorded 04/06/2006 in Instrument Number 200604060007786.

Tax Parcel No. 010-3FS7-A6CA4-0000

Premises being; 115 DAVIDSON ROAD, MARS, PA 16046-3103

Atty Daniel G Schmieg

BCLJ: September 23, 30 & October 7, 2011

ED. 2011-30247

C.P. 2011-21019

SHF FILE: 11002618

Seized and taken in Execution as the property of RONALD D BRUECKMAN AND PATRICIA A BRUECKMAN at the suit of CITIMORTGAGE INC, Being:-

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

BEGINNING at a point on the south line of North Ridge Drive, on line of a 5.701 acre tract owned by John A. Mazar, being the Northeast corner of the lot herein described; thence South 21° 54' 30" East along line of said 5.701 acre tract, a distance of 264.73 feet to a point on line of lands of now or formerly Orville Clair Shannon; thence South 81° 40' 05" West along line of said tract, a distance of 290 feet to a point; thence North 25° 28' 10" East along line of lands of John A. Mazar, a distance of 309.76 feet to a point on the South line of North Ridge Drive; thence in an Easterly direction by a curve to the left having a radius of 50 feet along the South line of mid North Ridge Drive, a distance of 58.88 feet to a point at the place of beginning. Containing 1.013 acres as per survey of Charles L. Fair, II, dated August 22, 1975, and revised January 3, 1980.

BEING part of a larger tract of land deeded to the grantor herein by deed from Joy S. Mazar, recorded in Deed Book 1066, Page 986.

TOGETHER with and subject to grant of right

of way and maintenance agreement to be recorded herewith.

Title to said premises is vested in Ronald D Brueckman and Patricia A Brueckman, his wife, by Deed from Frank Menchyk and Elaine Menchyk, his wife, dated 02/07/1986, recorded 02/13/1986 in Book 1265, page 30.

Tax Parcel No.: 120-3F45-20GD-0000

Premises being: 121 North Ridge Drive, Butler PA 16001-8724.

Atty Daniel G Schmieg
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30238

C.P. 2011-21160

SHF FILE: 11002536

Seized and taken in Execution as the property of EUGENE F CITRONE AND SHIRLEY D CITRONE at the suit of PNC BANK NATL ASSN, Being:-

ALL that certain piece, parcel or tract of land situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being Lot No. Thirty-two (32) in the Canterbury Heights Plan No. 5 as recorded in Rack File 65 page 24.

BEING part of the same property conveyed to VEI1, Inc. by deed from Francis A. Fitzgerald, widow, dated December 15, 1969 and recorded in Deed Book 913 page 860.

Being Parcel No. 130-S9-B-32

Being the same premises which VEM Inc by Deed dated May 17, 1976, and recorded May 18 in the Office of the Recorder of Deeds in and for the County of Butler, Deed Book 1023, Page 750 granted and conveyed Eugene F Citrone and Shirley D Citrone, his wife, in fee

Atty Patrick T Woodman
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30270

C.P. 2011-20460

SHF.: 11002889

Seized and taken in Execution as the property of DANIEL E CLEVER at the suit of BANK OF NEW YORK MELLON, Being:-

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

BEGINNING at the south side of Seneca Drive in the same plan; thence along the south side of Seneca Drive, North 52 degrees 26 minutes 30 seconds East, a distance of 75 feet to a point on the dividing line between lots 33 and 34; thence South 37 degrees 33 minutes 30 seconds East along the dividing line between Lots 33 and 34, a distance of 160 feet to a point; thence South S2 degrees 26 minutes 30 seconds West, a distance of 75 feet to a point on the dividing line between Lots 34 and 35; thence North 37 degrees 33 minutes 30 seconds East along the dividing line between Lots No. 34 and 35, a distance of 160 feet to the place of beginning.

SUBJECT to a 5-foot easement along the east side of Lot 34.

BEING Lot No. 341n the Campbell Acres Plan of Lots as recorded in Butler County, Pennsylvania, in Rack 14, Page 13.

SUBJECT to the following restrictions covering Campbell Acres:

1. No dwelling shall be erected at a construction of less than \$8,000.
2. No commercial building shall be erected on said lots.
3. No more than one dwelling shall be erected on each lot.
4. No other buildings except garages of conventional type and design not to exceed to a two-car garage shall be erected on said lots.
5. No obnoxious practices amounting to a nuisance shall be carried on said lots.
6. No temporary dwellings shall be erected on said described lots.

Being known as 151 SENECA DRIVE BUTLER PENNSYLVANIA 16001.

Title to said premises is vested in Daniel E Clever by deed from John D. Curzi and Cynthia J. Curzi dated February 7, 2004 and recorded February 8, 2004 in Deed Book Instrument Number 200402098004214.

Atty Edward D Conway
BCLJ: September 23, 30 & October 7, 2011

E.D. 2008-30294

C.P. 2008-21192

SHF.: 11002941

Seized and taken in Execution as the property of JAMES A COGLEY at the suit of BANK OF AMERICA NA, Being:-

ALL those certain piece, parcels or lots of land situate in Slippery Rock Township, Butler County, Pennsylvania being known and designated as Lots G12, G15, G17, G13, G14, and G16 of Etna Springs Summer Homes Plan of Lots as recorded at Rack File Section 9, Page 19.

COMMENCING at a point on the Westerly line of PA Route 173 at its intersection of the Southerly line of Etna Road (formerly Lincoln Street) a 40-foot right-of-way, said point being the Northeast corner of the premises herein described; thence along said Westerly line of PA Route 173 South 25 degrees 39' 0" East, a distance of 90.35 feet to an iron pin; thence by line of lands now or formerly Pfeifer, South 64 degrees 21' 0" West, a distance of 120.0 feet to a point on lands now or formerly Rea; thence by line of same North 25 degrees 39' 0" West, a distance of 7.47 feet to an iron pin; thence continuing by lands of now or formerly Samuel R. Rea, South 85 degrees 05' 00" West, a distance of 252.63 feet to a point on the Easterly line of Homewood Avenue, a 40-foot right-of-way (unopened); thence by line of same North 04 degrees 55' 0" West, a distance of 120.0 feet to an iron pin on the Southerly line of Etna Road; thence by line of same North 85 degrees 05' 00" East, a distance 335.51 feet to a point on the Westerly line of PA Route 173, the place of beginning. Containing 0.945 acres and being designated as Lots 133, 135, 137, 139, and 141 of the Etna Mineral Springs Park Plan of Lots as recorded at Plan Book 9, Page 20.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

Title to said premises is vested in James A Cogley, an unmarried man, by Deed from Richard L. Gray and Nancy J. Gray, h/w dated 04/16/2007, recorded 04/23/2007 in Deed Mortgage Inst# 200704230009718.

Tax Parcel No 280-S6-G14-0000

Premises 104 Etna Road, Slippery Rock PA 16057

Atty Daniel G Schmieg
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30275
C.P. 2011-21636
SHF.: 11002895

Seized and taken in Execution as the property of KENNETH J DENZER, SR AND MARY DENZER at the suit of BAC HOME LOANS SERVICING LP, Being:-

Legal Description
Tax ID = 060-2F104-13G

ALL that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, being Parcel D in the R.N. Herold Estate Plan No.2 as recorded in the Recorder's office of Butler County, Pennsylvania, at Plan Book Volume 221, page 33.

CONTAINING 6.795 acres per survey of S.B. Graff Professional Surveying dated February 5, 1999.

SUBJECT to a 25 foot right of way and 50 foot building restriction line.

Being known as 450 North Duffy Road, Butler Pennsylvania 16001.

Title to said premises is vested in Kenneth J. Denzer, Sr and Mary Denzer by Deed from Bud N. Herold and Melania M. Herold dated May 16, 2007 and recorded June 11, 2007 in Deed Book Instrument No. 200706110011725.

Atty Edward D Conway
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30218
C.P. 2011-21419
SHF FILE: 11002547

Seized and taken in Execution as the property of JOHN D DOUGHERTY, KATHLEEN A DOUGHERTY, AND UNITED STATES OF AMERICA at the suit of US BANK NATL ASSN, Being:-

Exhibit "A"
LEGAL DESCRIPTION

All that certain piece. Parcel or lot of land situate in the third ward of the city of Butler, Butler County, Pennsylvania, bounded and described as follows;

Beginning at a point on the west r/w of north Washington Street which point is the south-east corner of lot A; thence N 00 degrees 27' 31" East along the r/w of Washington street a distance of 48.10 feet to a point; thence n 119 degrees 32' 23" West a distance of 80.32 feet to a point; thence S 00 degrees 01' 33" East a distance of 10.00 feet; thence N 89

degrees 32° 23' West a distance of 35.00 feet to a point; thence 00 degrees 01' 33" East a distance of 43.73 feet; thence N 87 degrees 39' 17" East a distance of 114.99 feet to the point of beginning.

Containing .126 acres as per survey #5618-1 by W.J. McGarvey dated 11/13/03 and Recorded in PB PG //

Being known as: 308-310 South Washington St., Butler, PA 16001

Tax ID No: 563-7-190

BEING the same premises, which KATHLEEN O. DOUGHERTY, WIDOW, by Deed dated March S, 2004 and recorded March 10, 2004 in and for Butler County, Pennsylvania, in Deed Book Volume Instrument# 200403100007398, Page, granted and conveyed unto Kathleen O. Dougherty and John D. Dougherty.

Atty Ashleigh Levy
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30297
C.P. 2011-21560
SHF.: 11002933

Seized and taken in Execution as the property of TREVOR DUNLAP, TREVOR LEE DUNLAP, AMANDA R CALLEN, AND AMANDA RAE DUNLAP at the suit of PHH MORTGAGE CORPORATION, Being:-

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

BEGINNING at a point on the Northeasterly corner of land herein described said point being at intersection of an alley and line of lands of now or formerly M. Work; thence along said lands of now or formerly of Work, South 67° 10' 00" East, a distance of 180.00 feet to a point on Main Street; thence along Main Street, South 23° 20' 00" West, a distance of 60.00 feet to a point on line of lands of now or formerly of R. Parker; thence along line of lands of now or formerly Parker, North 67° 10' 00" West, a distance of 180.00 feet to a point on line of alley; thence along said alley North 23° 20' 00" East a distance of 60.00 feet to a point at the place of beginning.

Title to said premises is vested in Trevor Dunlap and Amanda R. Dunlap, h/w, as

tenants by the entirety, by Deed from Trevor Dunlap and Amanda R. Dunlap, h/w and a/k/a Amanda R Callen dated 10/02/2007, recorded 10/09/2007 in Instrument Number 200710090026288.

Tax Parcel No. 410-S1-C8-0000

Premises being: 134 South Fairview Main Street, Petrolia PA 16050-9503

Atty Melissa J Scheiner
BCLJ: September 23, 30 & October 7, 2011

E.D. 2009-30097
C.P. 2009-20445
SHF FILE: 11002539

Seized and taken in Execution as the property of VINCENT A EVANS at the suit of DEUTSCHE BANK NATL TRUST CO, Being:-

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

BEGINNING at a point in the center of Kohler Avenue Extension and the northeast corner of the lot to be conveyed and being also the northwest corner of lot now or formerly owned by V. Krepenovich, thence along lot now or formerly of V. Krepenovich, South 4° 59' West, 271.37 feet to a point on the Old Harmony Shortline right of way thence along said Right of Way, North 67° 45' 50" West, a distance of 75 feet to a point at the southeast corner of lot now or formerly of Mary Zmijowski, thence along lot now or formerly of Mary Zmijowski, North 4° 06' 10" East, 267 feet to a point in the center of Kohler Avenue Extension, thence along the center of Kohler Avenue Extension, South 71° 45' East 77.80 feet to the northwest corner, of the place of beginning as per survey of Greenough, McMahon & Greenough made November 10, 1958, for Myron Zmijowski.

HAVING erected thereon a dwelling house known as 558 Kohler Avenue.

BEING designated as Parcel I.D. 28E3B.

SUBJECT TO coal and mining rights, oil and gas leases, reservations, restrictions, easements and rights of ways as recorded in prior instruments of record.

Being known as 558 Kohler Avenue, Butler PA 16001

Property ID: 28E3B

Title to said premises is vested in Vincent A Evans by deed from Myron James Zmijowski, Jr, Executor of the Estate of Myron J Zmijowski, Sr dated 11/30/1999 recorded 1/3/2000 Instrument Number 200001030000117.

Atty Lorraine G Doyle

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30272

C.P. 2011-21600

SHF.: 11002891

Seized and taken in Execution as the property of KAREN L FROST at the suit of M & T BANK, Being:-

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

BEGINNING at a point at the southeasterly side of Seneca Drive, at the dividing line between lots 59 and 60; said point being the northeast corner of the tract herein described; thence south 37 degrees 33 minutes 30 seconds east along the dividing line between lots 59 and 60, 160 feet to a point at lot 69; thence south 52 degrees 26 minutes 30 second west along Lot 69, 75 feet to a point at lot 56; thence north 37 degrees 33 minutes 30 seconds west along the dividing line between lots 56 and 59, 160 feet to a point at Seneca Drive; thence in a northeastern direction along Seneca Drive 75 feet to a point, the place of beginning.

Being known as 112 Seneca Drive, Butler PA 16001

Title to said premises is vested in Karen L. Frost by deed from Merle F. McAnallen and Cheryl M. McAnallen dated January 22. 1999 and recorded January 25, 1999 in Deed Book 2961, Page 29.

Atty Edward D Conway

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30268

C.P. 2011-21786

SHF.: 11002855

Seized and taken in Execution as the property of RONALD T GRACE SR at the suit of US BANK NATIONAL ASSOCIATION, Being:-

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land situate in Center Township, County of Butler and Commonwealth of Pennsylvania, being Lot No. 109 in the Margate Manor Plan No.1 as revised and as recorded in the Recorder's Office of Butler County, Pennsylvania at Rack File Section 62, page 17. In Instrument number 200202260006794.

Deed Book: Instrument #200502010002595
Deed Page: Instrument#200502010002595
Municipality: Center Township

Tax Parcel# 060-S17-A109

Property Address: 116 Margate Drive Butler PA 16001

Atty David Fein

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30300

C.P. 2011-21844

SHF.: 11002923

Seized and taken in Execution as the property of ELIZABETH M HARE SLEVINSKI at the suit of BAC HOME LOANS SERVICING LP, Being:-

Exhibit A

All that certain lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania being Lot No 301 in the Ekin Plan of Lots No 3 as recorded on March 21, 1984 in Plan Book Volume 98, Page 30.

Being further designated as Tax ID No 230-2F92-49F301

Being known as 189 Browns Hill Road Valencia PA 16059

Property ID 230-2F92-49F301

Title to said premises is vested in Elizabeth M Hare Slevinski a married woman by Deed from Thomas A Sleviski and Elizabeth M Hare Sleviski husband and wife dated 01/02/2008 recorded 01/04/2008 Instrument Number 200801040000277.

Atty Alan Minato

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30294

C.P. 2011-21573

SHF. : 11002932

Seized and taken in Execution as the property of DARLENE J HOFFMAN, DARLENE J SCHROEDER, AND DARLENE SCHROEDER at the suit of NATIONS TAR MORTGAGE LLC, Being:-

ALL that certain lot or piece of ground situate in Adams Township, County of Butler and Commonwealth of Pennsylvania, being Unit No. 103, upon which is erected a unit in the condominium created under the laws of the Commonwealth of Pennsylvania, known as "Northglen Condominium", as shown on the Declaration Plan recorded in the Recorder's Office of Butler County, Pennsylvania at Plan Book Volume 257, page 45.

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

SUBJECT to the following condominium documents' of record: BY-LAWS recorded in the Recorder's Office of Butler County, Pennsylvania in Instrument Number 200210280036205.

DECLARATION OF CONDOMINIUM recorded in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200210280036206.

Title to said premises is vested in Darlene Schroeder an unmarried woman by deed from Mark Reinstadtler an unmarried man dated 01/27/2006, recorded 02/03/2006 in Instrument Number 200602030002611.

Tax Parcel 010-S11-BB103-0000

Premise being: 103 Northglen Court Gibsonia PA 15044-8050.

Atty Melissa J Scheiner
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30273
C.P. 2011-21153
SHF.: 11002893

Seized and taken in Execution as the property of WENDY HOFFMAN at the suit of HSBC MORTGAGE SERVICES, INC, Being:-

EXHIBIT A

All that certain piece, parcel or lot of land situate in the Borough of Zelienople, Butler County, Pennsylvania, being known and designated as lot no. 39 in the Timberbrook Plan of Lots, as recorded in the recorder's office

of Butler County Pennsylvania, in plan book volume 81, pages 45-48.

Subject to protective covenants and use restrictions dated August 18 1980, and recorded in the Recorder's Office of Butler County, Pennsylvania, at deed book 1113, page 274.

Title to said premises is vested in Wendy Hoffman by Deed from Land Holdings Corp of PA a Pennsylvania Corporation dated February 20, 2001 and recorded February 22, 2001 in Deed Book Instrument 2001022220009760.

Atty Marc S Weisberg
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30296
C.P. 2011-21461
SHF.: 11002940

Seized and taken in Execution as the property of STEW ART BLAKE HOWELL, JR AND DANIELLE LYNN HOWELL at the suit of PHH MORTGAGE CORPORATION, Being:-

Legal Description

ALL that certain piece, parcel or lot of land situate in the Township of Slippery Rock, Butler County, Pennsylvania, being know as Lot No. 8 of the Applewood Meadows Phase VI Plan of Lots recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 266, Page 5.

Containing .5752 acres.

Subject to building set back lines, drainage easements, sewer easements, utility easements and other conditions and restrictions shown on the recorded plan and as more specifically set forth in the deed from G.L. McKnight Inc to Bercury Homes limited dated August 28, 2003 and recorded at Instrument Number 200308290039524.

This lot contains federally regulated wetlands. Any disturbances of these wetlands including the discharge of dredged or fill material into these wetlands may require a Department of the Army permit pursuant to Section 404 of the Clean Water Act. Additional information may be obtained by contacting the appropriate Corps District.

Title to said premises is vested in Stewart Blake Howell Jr and Danielle Lynn Howell h/w by Deed from Bercury Homes, LTD a Pennsylvania limited partnership dated 05/04/2007 and recorded in the Recorder's Office of

Butler County, Pennsylvania at Instrument Number 200705080011501

Tax Parcel ID 280-S13-A8-0000

Premises being: 102 Kahbab Trail Slippery Rock PA 16057-2946.

Atty Melissa J Scheiner
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30237
C.P. 2011-21514
SHFILE: 11002538

Seized and taken in Execution as the property of CHAD J HUTSCHISON at the suit of PNC BANK NATL ASSN, Being:-

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

BEGINNING at a point on the North side of Pillow Street, said point being the Southeast corner of the lot herein conveyed and which point is situate a distance of 77.73 feet West of the intersection of Pillow Street and Mulberry Street; thence in a Western direction along the North line of Pillow Street, a distance of 35 feet to a point on line other lot of land of Eleanor Duffy Graham and LeMoyne R. Graham, her husband; thence in a Northerly direction along line of said other lot of land of Eleanor Duffy Graham and LeMoyne R. Graham, her husband, a distance of 95.40 feet, more or less, to a point on line of lot of land of Rock; thence in an Eastern direction along line of said lot of land of Rock, a distance of 36.20 feet to a point on line of other lot of land of Eleanor Duffy Graham and LeMoyne R. Graham, her husband; thence in a Southern direction along line of said other lot of Eleanor Duffy Graham and LeMoyne R. Graham, her husband, a distance of 105.70 feet, more or less, to a point on the Northern line of Pillow Street, the place of beginning.

There is included in this description an unopened 10 foot alley at the extreme Northern edge of the within described lot and by this conveyance the parties of the first part grant and convey unto the parties of the second part, their heirs and assigns, all their right, title and interest in and to said unopened alley.

Having thereon erected a frame dwelling known as 506 Fairground Hill Butler PA 16001

Parcel No. 563-40-69A

Being the same premises which John R Presco, executor of the Estate of Anna Presco, deceased by their deed dated 5/25/07 and recorded 5/30/2007 in the recorded of Deeds Office of Butler County Pennsylvania in Instrument Number 200705300013656 granted and conveyed unto Chad J Hutchison.

Atty Lois M Vitti
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30292
C.P. 2011-21745
SHF.: 11002929

Seized and taken in Execution as the property of ERICH J HUY at the suit of BANK OF AMERICA NA, Being:-

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

ON the North by lands now or formerly of Rape; on the East by Old Route 19; on the South by Interstate Highway 79; and on the West by lands of now or formerly Rape and Price. Containing approximately 9-3/4 acres. Title to said premises in Erich J Huy a single man by Deed from John H. Huey and Jackaline T. Huey, his wife dated 11/25/1987, and recorded 11/27/1987 in Book 1376 Page 779

Tax Parcel 180-4F104-4C-0000

Premises being: 120 Tollgate Road Zelienople PA 16063-2920.

Atty Allison F Wells
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30271
C.P. 2011-21625
SHF.: 11002890

Seized and taken in Execution as the property of BRET G IANNOTTI at the suit of BANK OF NEW YORK MELLON, Being:-

ALL that certain piece, parcel or tract of land situate in the City of Butler, Ward 3 Butler County, Pennsylvania, being Lot No. 101 in the John R. Cavanaugh Plan of Lots, recorded in the Recorder's Office in and for Butler County, Pennsylvania, in Dbv 185, Pg 497 Being More Fully Bounded and Described as follows:

On the North 25 feet by Lot No. 42 in the same plan; on the East 72.88 feet by Lot No. 100 in the same plan; on the South 25 feet by Virginia Avenue and on the West 72.98 feet by Lot No. 102 in Same Plan.

Being known as 518 Virginia Avenue Butler County Pennsylvania

Title to said premises is vested in Bret G Iannotti by deed from Daniel C Weidenhof Jr and Patricia Weidenhof dated December 31, 2003 and recorded January 7, 2004 in Deed Book Instrument 200401070000534.

Atty Marc S Weisberg
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011 -30293
C.P. 2011-21556
SHF.: 11002939

Seized and taken in Execution as the property of DONALD LEROY COULOMBE AND NANCY LYNN COULOMBE at the suit of CITIMORTGAGE INC, Being:-

ALL those certain pieces, parcels or tracts of land situate, lying and being in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows; to-wit:

PARCEL NO. 1:

BEGINNING at a point and stake, on the line of lands now or formerly of Sam A. Ruggiero, et ux; and line of lands now or formerly of Matthew F. Kirsopp, et al., said point being the Southeast corner of the Tract herein described; thence North 88° 41' West, 390 feet along line of other lands now or formerly of Matthew F. Kirsopp, et al, to a point and stake on line of lands now or formerly of Anthony Vice, et ux; thence North 0° 56' 15" East, 250 feet along line of lands now or formerly of Anthony Vice, et ux, to a point; thence by other lands now or formerly of Arthur Millet, et ux. South 88° 41' East, 390 feet to a point; thence by lands now or formerly of Miller, South 0° 56' 15" West, 250 feet to the place of beginning.

Containing 1-1/3 acres, more or less.

PARCEL NO.2:

BEGINNING AT A POINT IN THE CENTER OF Pennsylvania Highway No 10098 and on line of Tract No.1, now or formerly of Sam A. Ruggiero, said point being the southeast corner of the tract herein described; thence North 88° 28' West, 390 feet along the cen-

ter of said Highway No. 10098 to a point on line of Tract No.3, now or formerly owned by Anthony Vice; thence North 0° 56' 15" East, 556.45 feet along line of Tract No. 3 to a point and stake; thence South 88° 41' East, 390 feet to line of Tract No.1; thence South 0° 56' 15" West, 557.92 feet along line of Tract No.1 to the place of beginning.

BEING Tract No.2 as surveyed by Greenough-McMahon & Greenough, Inc., Surveyors, Butler Pennsylvania, 1952, and containing 5 acres, more or less.

Property Parcel Number 120-4F23-24F & 120-4F23-24F1

Title to said premises is vested in Donald Leroy Coulombe and Nancy Lynn Coulombe, his wife by Deed from Audrey M. Kirsopp, a widow dated 03/11/2005 recorded 03/30/2005 in Instrument Number 200503300007499.

Tax Parcel No. Parcel Number 120-4F23-24F-0000 & 120-4F23-24F1-0000

Premises being: 199 Harmony Road a/k/a 199 Lower Harmony Road.

Atty Melissa J Scheiner
BCLJ: September 23, 30 & October 7, 2011

E. D. 2011-30264
C.P. 2011-21634
SHF. : 11002856

Seized and taken in Execution as the property of LARRY D MONTGOMERY at the suit of SPRINGLEAF FINANCIAL SERVICES OF PENNSYLVANIA, INC, Being:-

ALL THAT CERTAIN piece or parcel of land lying in the Township of Jefferson. County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the center of the Butler and Saxonburg Road, thence North 85° West 225.5 feet to land now or late of August Baer; thence by the same South 7° 38' East 131.35 feet; thence by lands now or late of Peter Ohl's heirs and Rudert; North 87° 12' West 1557.55 feet to lands now or late of William Rudert; thence North 4° 28' East 706.02 feet; continuing by the same South 87° 32' East 587.3 feet; thence by land now or late of Bauer's Heirs, South 2° 28' West 396 feet; thence by the same South 87° 32' East 906.85

feet to a point in the center of the Butler and Saxonburg Public Road; thence by said public road South 50° 5' East 304.4 feet to the place of beginning.

CONTAINING 16 acres and 24.97 perches.

EXCEPTING an outsale, which includes a 50 foot right of way conveyed from John Paul Frazier and Pearl O. Frazier, his wife, to Theodore A. Leggens and Linda M. Leggens, his wife by deed dated August 31, 1973 and recorded in Butler County Deed Book Volume 977 page 702, being more particularly bounded and described as follows:

BEGINNING at an iron pin which is located on the Southerly side of a 50 foot right of way leading through property of Grantors from Route 308, said pin being located North 86° 15' 30" West, 221.22 feet along the Northern line of lot of now or formerly F. H. Textor from the center line of said Route 308; thence from said place of beginning, South 6° 43' 30" East, 146.64 feet along property now or formerly of F. H. Textor to an iron pin; thence south 86° 41' 5" West, (inadvertently described as East in Deed recorded in Butler County Deed Book Volume 977 page 702), along property now or formerly the Green Acres Plan of Lots, 302.99 feet to a point; thence North 3° 18' 55" East, through property now or formerly of Frazier 195.11 feet to a point on the Southerly side of the aforesaid 50 foot right of way; thence South 55° 4' 00" East, 93.96 feet along the Southerly side of the right of way; thence continuing along the Southerly side of the right of way, South 86° 15' 30" East, 197.43 feet to an iron pin, the place of beginning.

TOGETHER with a right of way for ingress, egress and regress as the same now exists as well through, over and across a 50 foot right of way extending from Route 308 on the East to the lands herein conveyed and adjoining lands herein conveyed on the North, said 50 foot right of way to serve the premises herein conveyed jointly with other lands abutting thereon.

EXCEPTING AND RESERVING HEREOUT AND HEREFROM all those certain lots or pieces of ground situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania being know and numbered as Lot Nos. 1,2, 3, and 4 in the Mineral Springs Estates Plan of Lots as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 200, page 29 and as set forth in Deed from the Grantors herein to Edward M. Flick

and Darrell W. Patterson dated June 3, 1997 and to be recorded in the Recorder's Office of Butler County, Pennsylvania.

The remaining acreage after the above described outsales which is being conveyed by this Deed is 12.60 acres, more or less.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING Parcel NO. 190-IFI57-17D.

Title is vested in Larry D. Montgomery by Deed from Larry D. Montgomery and Sara C. Montgomery, his wife, dated 6/3/1997 and recorded 6/19/1997 in Record Book 2750, Page 515.

Improvements: Single Family two story dwelling.

Atty Craig H Fox
BCLJ: September 23, 30 & October 7, 2011

E.D. 2008-30494

C.P. 2008-21892

SHF FILE: 11002680s

Seized and taken in Execution as the property of MICHAEL L MOTTER at the suit of WELLS FARGO BK N A, 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. 12 in the Kendalwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File No. 66, page 27.

DESIGNATED as Parcel No. WDI-61-H-12 in the Deed Registry Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling house known as 123 Crosslands Road, Butler, Pennsylvania 16001.

SUBJECT TO all covenants, conditions, restrictions, easements, and rights of way as contained in prior instruments of record in the chain of title.

Title to said premises is vested in Michael L Motter, unmarried by Deed from Lawrence Pesce and Christina Pesce, h/w, dated 09/18/2003, recorded 09/29/2003 in Instrument No. 200309290044100.

Tax Parcel No. 051-61-H12-0000

Premises being 123 Crossland a/k/a 123 Crosslands Road Butler PA

Atty Daniel G Schmieg
BCLJ: September 23, 30 & October 7, 2011

ED. 2010-30170
C.P. 2010-20877
SHF.: 11002916

Seized and taken in Execution as the property of BRETT QUICKLE at the suit of BAC HOME LOANS SERVICING L P, Being:-

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

Beginning at a point in the centerline of Magill Road T-330 and corner of land now or formerly of W. N. Heinlein, thence with line of said W. N. Heinlein North 48° 30' 00" West 264.38 feet to a point on line of land now or formerly of Zelenople Greenhouse Co., thence with line of said Zelenople Greenhouse Co. North 60° 34' 00" East 105.80 feet to a point on line of land now or formerly of R. A. McCracken and T. L. McCracken; thence with line of said R. A. McCracken and T.L. McCracken South 48° 30' 30" East 234.41 feet to a point in the centerline of Magill Road T -330; thence with the centerline of Magill Road T -330 the following three courses, South 46° 19' 53" West, 40.90 feet, South 43° 22' 19" West 49.52 feet, and South 38° 42' 29" West 9.76 feet to the point of beginning. This description prepared in accordance with the survey of Cheryl A. Hughes, P.L.S., dated March 14, 1994.

Being known as 216 Magill Road, Jackson Township PA 16063 a/k/a Zelenople PA 16063

Being the same premises which Robert J Klein and Esther J Klein husband and wife by Deed dated January 16, 2007 and recorded January 23, 2007 in the office of the Recorder of Deeds of Butler County Pennsylvania in Instrument No 200701230001784 granted and conveyed unto Brett Quickle.

BEING KNOWN AS PARCEL NUMBER:
180-4F102-16F-0000

Atty Gregory Javardian
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30219
C.P. 2011 -21420
SHF.: 11002544

Seized and taken in Execution as the property of PATRICIA A RACINE AND WILLIAM L RACINE at the suit of MANUFACTURERS & TRADERS TR CO, Being:-

Exhibit "A"
LEGAL DESCRIPTION

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania being part of Lot 8 in the Woodlands Estates Park Plan as recorded in the Recorder's Office of Butler County in Rack File 63, Page 25, bounded and described as follows:

BEGINNING at a point on the westerly line of Bellwood Court at the dividing line between Parcel "U" and the northerly line of a parking area: thence from said point of beginning along the northerly line of the parking area S 52 degrees 02 minutes W a distance of 57.22 feet to a point on the dividing line between units 3024 and 3025; thence thru Parcel "U" dividing the party wall between units 3024 and 3025 N 37 degrees 58 minutes W a distance of 85.80 feet to a point on the northerly line of Parkwood Drive; thence along the southerly line of Parkwood Drive by the arc of a circle curving to the left in a northeasterly direction having a radius of 1625.00 feet for an arc distance of 29.30 feet; thence continuing by the arc of a circle curving to the right in a northeasterly direction having a radius of 25.00 for an arc distance of 39.11 feet to a point on the westerly line of Bellwood Court; thence along the westerly line of Bellwood Court by the arc of a circle curving to the right in a southerly direction having a radius of 295.00 feet for an arc distance of 67.08 feet to the point and place of beginning.

Tax ID No 130-S4-CU3024

Address: 301 Bellwood Court Cranberry Twp
PA 16066

Being the same premises which Shelley D Racine by Deed dated May 22, 1990 and recorded August 31, 1990 in and for Butler County, Pennsylvania In Deed Book Volume 1645, Page 0239 granted and conveyed to William L Racine.

Atty Joel A Ackerman
BCLJ: September 23, 30 & October 7, 2011

E.D. 2009-30366
C.P. 2008-21974
SHF.: 11002943

Seized and taken in Execution as the property of GARY E RANKIN, GARY EUGENE RANKIN, AND NADINE J RANKIN at the suit of BANK OF NEW YORK, Being:-

Legal Description

All that certain lot of land lying and being situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 504 in the Adams Ridge Phase II Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 172, Pages 45 and 46.

Subject to a 40 foot building line along Holly Court.

Subject to the Adams Ridge Declaration of Covenants, Conditions and Restriction as the same are recorded in the Office of the Recorder of Deeds of Butler County at Record Book Volume 2369, Page 651.

Subject to the Adams Ridge Construction and Use Covenants as the same are recorded in the Office of the Recorder of Deeds of Butler County at Record Book Volume 2433, Page 43.

Subject to First Amendment of Declarations of Covenants, Conditions and Restrictions as recorded in the Office of the Recorder of Deeds of Butler County at Record Book Volume 2433, Page 40.

Subject to Second Amendment of Declarations of Covenants, Conditions and Restrictions as recorded in the Office of the Recorder of Deeds of Butler County at Record Book Volume 2463, Page 355.

Title to said premises is vested in Gary E. Rankin and Nadine J Rankin, h/w by Warranty Deed from Washington Homes, Inc., dated 04/30/1996 and recorded 5/2/1996 in Deed Book Volume 2623, at page 0170 Instrument Number 009655.

Tax Parcel No. 010-S9-E504-0000

Premises being: 566 Hollycourt Mars PA 16046-3926

Atty Daniel G Sschmieg
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30281
C.P. 2011-21638
SHF.: 11002914

Seized and taken in Execution as the property of NICHOLAS B REGES AND PAMELA PORTER at the suit of CHASE HOME FINANCE LLC, Being:-

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

BOUNDED on the West by S.R. 1017; on the North by property this date distributed to Randon S. Miller by Executor's Deed; on the East by lands of Yeager; and on the South by lands of Yeager fronting 270 feet, more or less, on said S.R. 1017, and extending Eastwardly, preserving the same width, a distance of 355 feet, more or less.

Designated as Parcel No. 110-3F06-45.

Being known as 719 7 Hills Road Chicora PA 16025

Title to said premises is vested in Nicholas B Reges and Pamela Porter by Deed from Chrissie E Kelly and Nicholas Reges a/k/a Nicholas B Reges both single as joint tenants with the right of survivorship dated September 11, 2007.

Atty Margaret Gairo
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30274
C.P. 2011-21153
SHF.: 11002894

Seized and taken in Execution as the property of TINA MARIE ROCKENSTEIN HEIR, LISA A LOMBARDO HEIR, DIANNE ROCKEN-

STEIN DECD, AND UNKNOWN SURVIVING HEIRS OF DIANNE ROCKENSTEIN at the suit of FLAGSTAR BANK FSB, Being:-

ALL THAT certain piece, parcel or lot of land situate in Butler Township, Butler County, Pennsylvania, the same being bounded and described as follows.

BEGINNING at a point on the eastern line of Linsdale Drive, said point being also the dividing line between Lots Numbered 6 and 9 in the hereinafter named plan; thence South 89 degrees 17 minutes East along the south line of said Lot No.6, a distance of 151.24 feet to a point, being the north east corner of lot herein conveyed; thence South 0 degrees 43 minutes West along the east line of lot herein conveyed, a distance of 80 feet to a point; thence North 89 degrees 17 minutes West along the north line of lot. No. 10 in same plan, a distance of 151.24 feet to a point at the east line of Linsdale Drive; thence North 0 degrees 43 minutes East along the east line of Linsdale drive a distance of 80 feet to a point, the place of beginning.

BEING Lot No, 9 in the Linsdale Plan of Lots, Linsdale Drive, Butler Township, Butler County, Pennsylvania, as recorded in Book 13, Page 24.

Being known as 115 Linsdale Drive Butler Pennsylvania 16001.

Title to said premises is vested in Tina Marie Rockenstein known surviving heir of Dianne Rockenstein deceased Mortgagor and Real Owner Lisa A Lombardo known surviving heir of Dianne Rockenstein, deceased Mortgagor and Real Owner and known surviving heirs of Dianne Rockenstein, deceased Mortgagor and Real Owner by Donald L Todd and Jean M Todd dated July 29 1976 and recorded August 2 1976 in Deed Book 1028, Page 158.

Atty Edward D Conway
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30290
C.P. 2011 -21744
SHF.: 11002925

Seized and taken in Execution as the property of RAYMOND K RUTH AND SHERRIL RUTH at the suit of BANK OF AMERICA NA, Being:-

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

Lot. No.4 in the Walnut Ridge Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 147, Page 13.

Subject to a 50-foot building line as shown on the recorded plan and to the rights of way and easements as set forth in instruments of record.

Title to said premises is vested in Raymond K Ruth and Sherri L Ruth h/w by Deed from Gregory M. Makozy and Maria Makozy h/w dated 8/16/2007 recorded 8/20/2007 in Instrument Number 200708200021830

Tax Parcel No. 010-S6-D4-0000

Premises being 115 Sturbridge Lane Evans City PA 16063

Atty Allison F Wells
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011 -30298
C.P. 2011-21706
SHF.: 11002931

Seized and taken in Execution as the property of KHADIR SALAMA AND TINA M SALAMA at the suit of BANK OF NEW YORK MELLON, Being:-

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

BEGINNING at the Northwest corner at a point on Brady Street; thence East along said street 50 feet to a point; thence South along the lands of now or formerly Mrs. Mary McCrea 130 feet, more or less, to a point on line of Lot No. 13, now or formerly owned by W.S. McCrea; thence West along said Lot No. 13, to a point on an alley 55 feet, more or less; thence along said alley Northward 100 feet, more or less, to the place of beginning.

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

Title to said premises is vested in Khadir Salama and Tina M. Salama, h/w by Deed from American General Consumer Discout Company dated 01/14/2003, recorded 01/22/2003 in Instrument Number 200301220002700

Tax I.D. Parcel No. 562-21-259-0000

Premises being: 617 EAST BRADY STREET,
BUTLER, PA 16001.

Atty Allison F Wells

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30289

C.P. 2011-21756

SHF.: 11002924

Seized and taken in Execution as the property of JAMES V SCHAFFNER at the suit of BANK OF AMERICA NA, Being:-

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

BEGINNING at a point on the North line of Seneca Drive, a 50-foot Street in the hereinafter named Plan and common to Lots 23 and 24 in the same Plan; thence North 01 degree 02 minutes East along the dividing line between said two Lots, 132.32 feet to a point on the North line of said Lot; thence along the North line of said Lot, South 89 degrees 15 minutes East, a distance of 140.0 feet to a point on Lot No. 25 in said Plan, South 26 degrees 42 minutes West, a distance of 166.85 feet to a point on the North line of Seneca Drive; thence along the North line of Seneca Drive, being a curve to the Left, having a radius of 150 feet and having an arc distance of 70.69 feet to a point, the place of beginning. BEING Lot No. 24 in the Campbell Acres Plan, Butler Township, dated April, 1950, as recorded in Rack File 14, Page 13.

HAVING thereon erected a dwelling house.

Title to said premises is vested in James V Schaffner and Elizabeth J Schaffner, his wife as tenants by the entirety with right of survivorship by Deed from George C Fohl and Kathleen G Fohl his wife dated 1/13/1986 recorded 1/13/1986 in Book 1261, page 1014. By virtue of the death of Elizabeth J Schaffner on 11/8/2009 the said James V Schaffner became sole owner of the premises as surviving tenant by the entireties.

Tax Parcel No. 056-4-B24-0000

Premises being: 127 SENECA DRIVE. BUTLER PA 16001-7419

Atty Melissa J Scheiner

BCLJ: September 23, 30 & October 7, 2011

E.D. 2007-30498

C.P. 2007-22133

SHF.: 11002546

Seized and taken in Execution as the property of MARY M SCHMITZ at the suit of GMAC MORTGAGE, LLC, Being:-

ALL that piece or parcel of land situate in the Borough of Zelienople, County of Butler, Commonwealth of Pennsylvania, known as Lot No. 10 in the Fairview Heights Plan of Lots as recorded in Butler County Deed Book Volume 637, pages 1 and 2, bounded and described as follows:

BEGINNING at the point of intersection of the north line of Maria Lane with the dividing line between Lots No. 10 and 11 in said Plan; thence North 7 degrees 47 minutes West by the last mentioned dividing line, a distance of 110.67 feet to a point: thence South 85 degrees 07 minutes West, a distance of 70 feet to a point on the dividing line between Lots No. 9 and 10 in said Plan; thence South 7 degrees 47 minutes East by the last mentioned dividing line, a distance of 110.67 feet to a point on the north line of Maria Lane; thence North 85 degrees 07 minutes East by the north line of Maria Lane, a distance of 70 feet to the place of beginning.

HAVING thereon erected a one story frame dwelling house and one car garage.

Title to said premises is vested in Edward G Schmitz and Mary M Schmitz his wife by Deed from Sidney W Schiever, Executor of the Estate of Gladys K Schiever, deceased dated 1/3/1991 recorded 02/01/1991 in Deed Book 1719, Page 231. And by virtue of the death of Edward G Schmitz on 12/21/04, sole ownership became vested in Mary M. Schmitz

Tax Parcel No 550-S5-F10

Premises being: 120 Maria Lane, Zelienople PA 16063

Atty Daniel G Schmieg

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30291

C.P. 2011-21629

SHF.: 11002928

Seized and taken in Execution as the property of PETER SEBOCK at the suit of MTGLQ INVESTORS L P, 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 20061220032496.

Tax Parcel No.: 051-S54- C72-0000.

Premises being: 119 Windmill Road Butler PA 16002-7561

Atty Melissa J Scheiner
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30228
C.P. 2011-21185
SHF.: 11002543

Seized and taken in Execution as the property of WILLIAM JOHN SNYDER at the suit of FV-1 INC, Being:-

ALL that certain lot, piece, or parcel of land known as Lot No.9, situate in the Township of Marion, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, the southwest corner of the land herein described, said iron pin being located on the Northerly right of way line of Hilliards Branch of the Bessemer & Lake Erie Railroad Company, a distance of 163.7 feet in an Easterly direction as measured along said right of way line, from an iron pin located at the intersection of said right of way and the division line between lands now or formerly of C. Martorelli and lands now or formerly of Mariano Calderoni; thence in a Northerly and crossing Legislative Route 10070, North 11° 23' East, 178.0 feet to a point in the center of Slippery Rock Creek; thence following the center of said Creek and lands now or formerly of Fidele Ponton, South 53° 38' East, 61.6 feet to a point; thence leaving said Creek along the division line between the lands herein described and lands now or formerly of Raniero Duronio, et ux., and again crossing Legislative Route 10070, South 11° 23' West, 152.0 feet to an iron pin on the Northerly right of way of the above mentioned railroad; thence by the Northerly right of way line, which is 30 feet Northerly from and paral-

lel to the center line of said road, North 78° 37' West, 55.8 feet to an iron pin, the place of beginning.

Containing approximately 0.211 of an acre and having thereon erected a two story frame house and certain frame outbuildings.

Title to said premises is vested in William John Snyder by Deed from Kenneth F Neubert and Virginia L Neubert his wife dated 11/24/1997 recorded 12/08/1997 in Deed Book 2807, Page 151.

Tax Parcel No. 210-S1-D2-0000

Premise being: 1061 Boyers Road, Boyers PA 16020-1605

Atty Allison F Wells
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011 -30261
C.P. 2011-21425
SHF. : 11002857

Seized and taken in Execution as the property of PAUL A SPILSBURY at the suit of CITIMORTGAGE INC, Being:-

All That Certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 136 in the Fernway Plan as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29A and 29B.

Being known as 262 Sherwood rive Cranberry Township PA 16066-4364

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

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

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

Being the same premises which Whitney I Spilsbury, Executor of the Estate of Whitney R. Spilsbury a/k/a Whitney R Spilsbury Jr deceased by Indenture dated April 25, 2001 and recorded May 3, 2001 in the Office of the Recorder of Deeds in and for Butler County in

Instrument Number 200105030010533 grated and conveyed unto Paul A Spilsbury.

Parcel Number 130-S3-A136-0000

Atty Gregory Javardian

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011 -30295

C.P. 2011-21498

SHF.: 11002926

Seized and taken in Execution as the property of MICHELLE L WALKER at the suit of CITIMORTGAGE INC, Being:-

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

BEGINNING at a point on the Westerly side of the Butler-Freeport Road, 60 feet wide, a distance of 475 feet northwardly from the line of lands now or formerly of Neubert; thence at a right angle to said Butler-Freeport Road, South 77° 48' West, a distance of 300 feet to a point; thence parallel to the Butler-Freeport Road, North 12° 12' East, a distance of 75 feet to a point; thence along other land formerly of Webster Hinnau and land of Riemer, North 77° 48' East, a distance of 300 feet to the aforesaid Butler-Freeport Road; thence along same, South 12° 12' West, a distance of 75 feet to the place of beginning.

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

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, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and, all laws, ordinances and regulations relating to subdivisions.

Title to said premises in Michele L Walker unmarried by Deed from Timothy Alan Gray and Patti Gray h/w dated 03/30/2007 recorded 04/04/2007 in Instrument Number 200704040007950.

Tax Parcel No. 190-1F96-1011-000

Premises being: 724 North Pike Road, Cabot PA 16023-2222

Atty Allison F Wells

BCLJ: September 23, 30 & October 7, 2011

E.D. 2010-30036

C.P. 2009-23454

SHF.: 11002915

Seized and taken in Execution as the property of JON WARD at the suit of BAC HOME LOANS SERVICING LP, Being:-

Tax ID. Numbers: 130-S2-D1-0000, 130-S2-D1A-0000 and 130-S2-D2-0000.

All that certain piece, parcel or tract of land situated in Cranberry Township, Butler County, Pennsylvania, bounded and described as follows, excepting and reserving the oil royalty from oil well located on land herein conveyed:

Beginning at a point in the center of Peters Road and four hundred (400) feet West of the Peters line at the western boundary line of lands now or formerly of Ramaley; thence two hundred (200) feet West along the center line of Peters Road to a point in the center line of said road; thence in a southerly direction through lands now or formerly of Goehring, one thousand eighty-nine (1089) feet to a pin on lands now or formerly of Goehring; thence East through lands now or formerly of Goehring, two hundred (200) feet to lands now or formerly of Ramaley; thence North along lands now or formerly of Ramaley, one thousand eighty-nine (1089) feet to the place of beginning.

Being known as 8608 Peters Road Cranberry Township Pennsylvania 16066

Title to said premises is vested in Jon Ward by deed from Robert J Martin and Diane M Martin, husband and wife dated July 24, 2006 and recorded July 27, 2006 as Instrument Number 200607270019078.

Atty Terrence J McCabe

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30299

C.P. 2011-21637

SHF.: 11002927

Seized and taken In Execution as the property of LISA M WEBER at the suit of WELLS FARGO BANK, NA, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Chicora, County of Butler, and Commonwealth of Pennsylvania,

bounded and described as follows, to-wit:

BEGINNING at the North right of way line of Central Avenue, a 50 foot wide public street, said point being at the intersection of the South line of lands of Methodist Church with the North line of lands of the within described parcel; thence along the South line of lands of said Methodist Church, North 45° 00' East, a distance of 101.70 feet to a point; thence continuing along line of lands of said Methodist Church, North 45° West, a distance of 94.0 feet to a hub; thence continuing along the same North 45° East, a distance of 30 feet to a hub at lands of Berteotti; thence along said lands also lands of J. Ratigan, South 45° 00' East, a distance of 124 feet to a hub at lands, now or formerly, of A. Adams; thence along lands, now or formerly, of A. Adams, South 45° 00' West, a distance of 131.70 feet to a point all the North right of way line of Central Avenue; thence along the North right of way line of Central Avenue, North 45° West, a distance of 30 feet to a point, the place of beginning.

UNDER and subject to all reservations, restrictions, easements and rights of way as shown in prior instruments of record.

Title to said premises is vested in Lisa M Weber married by Deed from Arthur F Weidenhof and Lutie M Claeen, h/w dated 10/23/1997 recorded 10/29/1997 in Book 2794, Page 79.

Tax Parcel No. 460-S1-D17-0000

Premises being: 117 Central Avenue, Chicora, PA 16025

Atty Joshua I Goldman
BCLJ: September 23, 30 & October 7, 2011

E.D. 2008-30590
C.P. 2008-22997
SHF.: 11002942

Seized and taken in Execution as the property of DAVID L YOCKEY, JR AND JULIE A YOCKEY at the suit of WELLS FARGO BK N A, Being:-

ALL that certain lot, piece or parcel of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the center of SR 2015, now known as Monroe Road, which point is the southwest corner of the tract herein conveyed and common to land now or

formerly of Viola Kallner; thence continuing through the center line of SR 2015, North 26° 24' 00" East, a distance of 300.00 feet to a point; thence continuing further through SR 2015, North 26° 05' 00" East, a distance of 40.00 feet to a point which intersects with T-652, now known as Stepp Road; thence continuing through T-652, North 79° 05' 00" East, a distance of 308.44 feet to a point; thence, South 19° 50' 00" West, a distance of 117.66 feet to a point; thence, South 86° 40' 00" East, a distance of 9.00 feet to a point common to the Lee & Nancy Summers Subdivision, of record in Plan Book Volume 69, Page 44; thence continuing along the dividing line between the tract herein conveyed and the Lee & Nancy Summers Subdivision, South 26° 24' 00" West, a distance of 300.00 feet to a point common to land now or formerly of Viola Kallner; thence continuing along the dividing line between the tract herein conveyed and land now or formerly of Viola Kallner, North 86° 40' 00" West, a distance of 290.00 feet to a point on the center line of SR 2015, at the place of beginning.
Containing 2.32 acres.

THIS DESCRIPTION is in accordance with Plan of Survey of S.D. Graff, dated May 16, 2000, which includes the statement: "This tax parcel is to also include any claim to properties that may lay north of Stepp Road adjacent to tract 2 as shown herein and acquired by separate transaction."

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, association fees and/or dues, if any, etc, as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

Title to said premises is vested in David L. Yockey Jr and Julie A Yockey, h/w by Deed from Mary Ann Houck and David C. Panko, each unmarried dated 08/17/2004 recorded 08/18/2004 in Instrument Number 200408180027128.

Tax Parcel No.: 040-1F07-4EA -0000
Premises being: 353 Monroe Road Sarver
PA 16055-9325

Atty Daniel G Schmieg
BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30232**C.P. 2011 -21162****SHF.: 11002542**

Seized and taken in Execution as the property of KEVIN G ZANG AND MICHELLE M ZANG at the suit of AURORA LOAN SERVICES, LLC, Being:-

ALL those certain lots of land situate in the Third Ward, City of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 74 in the Boman Thomas Plan of Butler Heights, as recorded in Plan Book 4, Page 1S, and New Plan Book B, Page 25, being bounded and described as follows:

PARCEL 1

ON the North 30 feet by Holcombe Avenue; on the East, 95 feet by Lot No. 73 in the same plan; on the South, 30 feet by lands formerly of Mrs. Ann Edwards and on the West, 95 feet by Lot No. 75 in the same plan.

PARCEL 2

BEGINNING at the Southeast corner of Lawton and Holcombe Avenues in said Plan; thence East 30 feet along Holcombe Avenue to Lot No. 74; thence South along Lot No. 74, 95 feet to five foot reserve; thence West along said reserve, 30 feet to Lawton Avenue; thence South along Lawton Avenue, 95 feet to the place of beginning.

HAVING erected thereon a dwelling known and numbered as 123 Holcombe Avenue, Butler, Pennsylvania.

BEING further designated as Tax Parcel No. 563-4-96.

PARCEL 3

BEGINNING at a point at the intersection of the East right-of-way line of Lawton Avenue and the Southerly line of Lot No. 75 in the Butler Heights Plan of Lots; thence South 53 degrees 46 minutes East along the South line of Lot No. 75, a distance of 6.40 feet to a point, the place of beginning, said point being the Northwest corner hereof; thence South 6 degrees 14 minutes West, a distance of 7.73 feet to a point, the Southwest corner; thence south 83 degrees 46 minutes East, a distance of 23.17 feet to a point, the Southwest corner; thence North 6 degrees 14 minutes East, a distance of 7.73 feet to a point, the Northeast corner; thence North 83 degrees 46 minutes West, a distance of 23.17 feet to a point, the place of beginning.

SUBJECT to coal and mining rights, ease-

ments, rights-of-way, oil and gas leases, covenants, conditions, restrictions, etc., as the same may appear in prior instruments of record and on the aforesaid recorded plan.

SAID PARCELS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED PER THE SURVEY OF LAND SURVEYORS, INC., DATED JANUARY 17, 1992.

BEGINNING at a point at the intersection of Lawton Avenue and Holcombe Avenue; thence along the Southern side of Holcombe Avenue, South 83 degrees 46 minutes 00 second East, a distance of 60.00 feet to a point on line lands of now or formerly H. J & C Leseman; thence along line of lands of now or formerly H. J. & C. Leseman, South 6 degrees 14 minutes 00 second West, a distance of 100.00 feet to a point on line of lands of now or formerly Greenview Gardens Associates; thence along the lands of now or formerly Greenview Gardens Associates the following courses and distances: North 83 degrees 46 minutes 00 second West, a distance of 30.43 feet; South 6 degrees 14 minutes 00 second West, a distance of 7.73 feet; thence North 83 degrees 46 minutes 00 second West, a distance of 23.17 feet; thence North 6 degrees 14 minutes 00 second East, a distance of 7.73 feet to a point; thence North 83 degrees 46 minutes 00 second West, a distance of 6.40 feet to a point on the Eastern side of Lawton Avenue; thence along the Eastern side of Lawton Avenue, North 6 degrees 14 minutes 00 second East, a distance of 100 feet to a point, the place of beginning.

Title to said premises is vested in Kevin G Zang and Michelle M Zang, h/w, by Deed from Michele L Peterman, f/k/a Michele L. Zang dated 02/0102006 recorded 02/06/2006 in Instrument Number 20060206002789.

Tax Parcel No. 563-4-96-0000

Premises being: 123 Holcomb Avenue, Butler, Pennsylvania.

Atty William E Miller

BCLJ: September 23, 30 & October 7, 2011

E.D. 2011-30234**C.P. 2011-21510****SHF.: 11002541**

Seized and taken in Execution as the property of KEVIN G ZANG AND MICHELLE M ZANG at the suit of ONEWEST BANK, FSB, Being:-

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

BEGINNING at a post at the intersection of the south side of Cherry Street with the east side of an alley, that being the northwest corner of the lot herein described; thence in an easterly direction along Cherry Street, 70 feet, more or less, to the center of a private alley; thence in a southerly direction along said private alley, 80 feet to a point; thence in a westerly direction along lands of now or formerly James McLaughlin, 70 feet, more or less, to an alley; thence in a northerly direction along said alley, 80 feet to a post, the place of beginning, having a frame dwelling thereon erected.

BEING part of the same premises conveyed by Richard A. Fudoli, married, to Anthony R. Fudoli and Sharon Fudoli, husband and wife, by his Deed dated June 16, 2005 and recorded June 17, 2005 in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument No. 200506170015800.

Being known and numbered as 411 Cherry Street, Butler Pennsylvania.

Being further designated as Tax Parcel No. 562-45-81.

Being known as: 411 Cherry Street, Butler, Pennsylvania.

Property ID No.: 562-45-81-0000

Title to said premises is vested in Kevin G Zang and Michelle M Zang, h/w by Deed from Anthony R Fudoli and Sharon Fudoli, h/w dated 8/22/07 recorded 8/24/07 Instrument Number 200708240022225.

Atty Heather Riloff

BCLJ: September 23, 30 & October 7, 2011

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Conway Minerals, Inc.**

Lawrence D Brudy & Associates, Inc
2500 Brooktree Road, Suite 301
Wexford, PA 15090

BCLJ: September 23, 2011

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on April 21, 2011 for **The Heartkeeper** located at 484 S Eberhart Rd Butler P A 16001. The name and address of each individual interested in the business is Tina M Bodkin 484 S Eberhart Rd Butler PA 16001. This was filed in accordance with 54 Pa.C.S. 311.

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

BCLJ: September 23, 2011

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on April 22, 2011 for **Cugini Consulting** located at 103 Blue Ridge Drive Cranberry Township PA 16066. The name and address of each individual interested in the business is John Edward Szurley 103 Blue Ridge Drive Cranberry Township PA 16066. This was filed in accordance with 54 Pa.C.S. 311.

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BCLJ: September 23, 2011