

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: Richard R Bowser**

Late of: Buffalo Township PA
Executor: Jamie A Bushman
104 Stobert Lane
Natrona Heights PA 15065
Attorney: William T Woncheck Jr
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Jessica M Forsythe

Late of: Butler Township PA
Executor: Richard H Forsythe
119 Greenwood Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: David W Hupp

Late of: Winfield Township PA
Administrator: Davlin D Smith
331 Winfield Road
Cabot PA 16023
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Eugenia King

Late of: Butler Township PA
Administrator: Manuela King
51 Upland Ave
Mill Valley CA 94941
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Edward J Kuntz Sr

Late of: Adams Township PA
Executor: Edward J Kuntz Jr
208 S Braddock Avenue Apt 1
Pittsburgh PA 15221

Attorney: Ashley E Sharek
Gilliland Vanasdale Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

Estate of: Donley Albert Martin

Late of: Summit Township PA
Executor: Dawna L Rhodaberger
627 Herman Road
Butler PA 16002
Attorney: NONE

Estate of: Zelda B Yori

Late of: Butler Township PA
Executor: Vicki S Stevick
147 Eagle Mill Road
Butler PA 16001
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Mickey J Young

Late of: Oakland Township PA
Administrator: Dennis D Young
1022 Oneida Valley Road
Chicora PA 16025
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: August 1, 8 & 15, 2014

SECOND PUBLICATION**Estate of: Mary Jane Brandon**

Late of: Slippery Rock Township PA
Executor: Tina Michele Brandon DeMarco
610 New Castle Road
Slippery Rock PA 16057
Attorney: Timothy L McNickle
209 West Pine Street
Grove City PA 16127

Estate of: Verda M Connor**a/k/a: Verda Hankey**

Late of: Clearfield Township PA
Executor: Peter E Connor
1184 Herman Rd
Butler PA 16002
Attorney: Matthew T McCune
Conlon Tarker PC
108 E Diamond St
Butler PA 16001

Estate of: Dorothy E Cribbs

Late of: Winfield Township PA
Executor: Christine C Mulligan
4411 Lakewood Drive
Warrenton VA 20187
Attorney: Laurel Hartshorn
254 W Main St
POB 553
Saxonburg PA 16056

Estate of: John C Frankenstein

Late of: Zelienople PA
Executor: Wayne D Frankenstein
305 Linden Street
Zelienople PA 16063
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople PA 16063

Estate of: Francis H Gehenio

Late of: Buffalo Township PA
Executor: Regina Gehenio
4138 Falcon Rd Apt 2
Waldorf MD 20603
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

**Estate of: Robert M Lindner
a/k/a: Robert Milton Lindner**

Late of: Mercer Township PA
Executor: George E Lindner Jr
146 Manor Road
Cranberry Township PA 16066
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople PA 16063

Estate of: Donald L Mershimer

Late of: Slippery Rock Township PA
Executor: Karen M Bellinger
6532 Moss Creek Circle
Indianapolis IN 46237-2900
Attorney: Lee A Montgomery
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Dorothy A Miller

Late of: Jackson Township PA
Executor: Carole Jean Weber
221 Rock Lake Drive
Zelienople PA 16063
Attorney: Robert C Tourek
2559 Brandt School Road Suite 202
Wexford PA 15090

Estate of: Roberta M Mockenhaupt

Late of: Cranberry Township PA
Executor: Richard C Mockenhaupt
269 Norman Drive
Cranberry Twp PA 16066
Attorney: Eileen Conway Iorio
Eckert Seamans Cherin & Mellot LLC
600 Grant St 44th Floor
Pittsburgh PA 15219

Estate of: Marie T Quinn

Late of: Cranberry Township PA
Administrator: Frances Q Peach
144 Langham Drive
Hookstown PA 15050
Attorney: Thomas A McCaffrey
Zacharia & Brown
111 W McMurray Road
McMurray PA 15317

Estate of: Ruth A Stockert

Late of: Middlesex Township PA
Executor: Cynthia M Brack
701 Doe Ridge
Cranberry Twp PA 16066
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Marjorie W Theys**a/k/a: Marjorie Theys**

Late of: Cranberry Township PA
Executor: Jeffri Theys
107 Berkeley Road
Pittsburgh PA 15237
Attorney: Charles B Hadad
Feldstein Grinberg Lang & McKee PC
428 Blvd of the Allies Suite 600
Pittsburgh PA 15219

Estate of: John Raymond Thompson**a/k/a: John R Thompson**

Late of: Saxonburg PA
Executor: Susan D Beale
601 Freeport Road
Freeport PA 16229
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Lawrence Charles Ulrich**a/k/a: Lawrence C Ulrich**

Late of: Butler PA
Administrator: Daniel T Ulrich
22 Leon Road
Pittsburgh PA 15220
Attorney: Thomas G Michalek
4 West Manilla Avenue
Pittsburgh PA 15220

BCLJ: July 25, August 1 & 8, 2014

THIRD PUBLICATION

Estate of: Naomi I Cockroft

Late of: Oakland Township PA
Executor: Leonard A Cockroft
17528 Bakersville Road
Boonsboro MD 21713
Executor: Frank M Cockroft Jr
134 Grandview Lane
Butler PA 16001
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Jean A Cox

Late of: Hillsborough County Tampa Florida
Ancillary Executor: Jeffrey Preston Cox
4605 S Hesperides Street
Tampa FL 33611
Attorney: Timothy W Silbaugh
Heck Silbaugh
1421 Pittsburgh Road Suite 200
Valencia PA 16059

Estate of: Hoyt E Cox Jr**a/k/a: Hoyt E Cox**

Late of: Hillsborough County Tampa Florida
Executor: Jeffrey Preston Cox
4605 S Hesperides Street
Tampa FL 33611
Attorney: Timothy W Silbaugh
Heck Silbaugh
1421 Pittsburgh Road Suite 200
Valencia PA 16059

Estate of: Margaret B Daum

Late of: Center Township PA
Executor: John C Daum
109 Walker Dr
Butler PA 16001
Executor: Margaret Mary Vorel
792 Mercer Rd
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Madeline C Freehling

Late of: Saxonburg PA
Executor: Donald W Freehling Jr
775 Mercer Road
Butler PA 16001
Executor: Donna L Kocon
225 Driftwood Dr
Saxonburg PA 16056
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Barbara L Lambermont

Late of: Butler Township PA
Executor: Brian S Lambermont
108 Willow Dr
Butler PA 16002
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Dolores M Maletta**a/k/a: Delores M Maletta**

Late of: Saxonburg PA
Executor: Sharon J Twentier
110 McClellan Drive
Butler PA 16001
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Margaret Mehler

Late of: Middlesex Township PA
Executor: Margaret Hensley
214 Davidson Road
Mars PA 16046
Attorney: John E Quinn
Portnoy & Quinn LLC
3 Gateway Center Suite 2325
Pittsburgh PA 15222

Estate of: Irving A Offstein**a/k/a: Al Offstein**

Late of: Cranberry Township PA
Executor: Alan B Offstein
124 Arbutus Lane
Butler PA 16001
Attorney: Alan H Finegold
4612 Bayard Street
Pittsburgh PA 15213

Estate of: Robert Eugene Parks**a/k/a: Robert E Parks Sr****a/k/a: Robert E Parks**

Late of: Center Township PA
 Administrator: Judith Ann Parks
 359 Byers Road
 West Sunbury PA 16061
 Attorney: Dorothy J Petrancosta
 POB 423
 Glenshaw PA 15116

Estate of: Alice R Perry**a/k/a: Alice Rebecca Perry**

Late of: Oakland Township PA
 Executor: Grace Marie Valunsky
 112 North Butler Church Road
 Chicora PA 16025
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Sherry A Renfrew

Late of: Jefferson Township PA
 Executor: Marcia A Foertsch
 141 Webster Drive
 Pittsburgh PA 15235
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: July 18, 25 & August 1, 2014

MORTGAGES

July 7 - 11, 2014

Adamski, Stanley J., et al-PNC Bk Natl Assn-Middlesex Twp.-\$109,843.66

Alvarado, Raymond P., et ux-Union Home Mtg Corp, et al-Franklin Twp.-\$206,300.00

Ashead, Brian, et ux-Citibank NA, et al-Seven Fields Borough-\$275,000.00

Babcock, Jeffrey J., et ux-Huntington Natl Bk-Cranberry Twp.-\$250,000.00

Baird, Victoria E.-PNC Bk Natl Assn-Center Twp.-\$125,000.00

Barkus, Andrew, et al-Residential Mtg Servs Inc, et al-Cranberry Twp.-\$225,735.00

Barron, Jacqueline A.-Bank of England, et al-Center Twp.-\$70,716.00

Benjamin, Adam T., et ux-United Wholesale Mtg, et al-Center Twp.-\$207,500.00

Bennett, Stacey A.-Stonegate Mtg Corp, et al-Buffalo Twp.-\$132,692.00

Berger, Douglas D.-PNC Bk Natl Assn-Seven Fields Borough-\$55,000.00

Bobko, Paul A., et al-PNC Mtg, aka-Adams Twp.-\$324,000.00

Brecht, Fay A., fna Bollinger, et al-PNC Bk Natl Assn-Cranberry Twp.-\$251,601.00

Brecht, Fay A., fna Bollinger, et al-PNC Bk Natl Assn-Cranberry Twp.-\$25,000.00

Buchinski, Thomas M., et ux-Huntington Natl Bk-Cranberry Twp.-\$244,000.00

Bupp, Michael C., et ux-B. Scott Seidler-Franklin Twp.-\$25,000.00

Burke, Linda R.-PNC Bk Natl Assn-Middlesex Twp.-\$50,000.00

Butterfield, Allen, et al-PNC Bk Natl Assn-Cranberry Twp.-\$130,000.00

Buzzelli, Robert C., et ux-S&T Bank-Adams Twp.-\$500,000.00

Carkeek, Sharon M.-Mars Natl Bk-Adams Twp.-\$35,000.00

Clark, Jason K., et ux-Quicken Loans Inc, et al-Cranberry Twp.-\$265,500.00

Cranmer, Clifford Lee-Charleroi Fed Sav Bk-Concord Twp.-\$105,000.00

Crisci, Bonnie E.-First Commonwealth Bk-Center Twp.-\$146,400.00

Crisci, Bonnie E.-First Commonwealth Bk-Center Twp.-\$18,000.00

Devine, Cynthia A., et al-Dollar Bk Fed Sav Bk-Butler Twp.-\$12,297.95

DiChiazza, Michael P., et ux-Nextier Bk NA-Cranberry Twp.-\$55,325.34

DiSalvo, Anthony, et al-Northwest Sav Bk-Lancaster Twp.-\$42,300.00

Donatelli, Randall J., et ux-WesBanco Bank Inc, et al-Zelienople Borough-\$81,000.00

Dougherty, Sally Ruth-Butler Armco Emp Cred Un-Buffalo Twp.-\$10,000.00

Dunham, Jon, et ux-Dollar Bk Fed Sav Bk-Adams Twp.-\$150,000.00

Eighmey, Keith-Wells Fargo Bk NA-Slippery Rock Twp.-\$180,405.00

Everly, Michael C., et ux-Wells Fargo Bk NA-Winfield Twp.-\$185,250.00

Fetsko, John D., et ux-WesBanco Bank Inc-Adams Twp.-\$100,000.00

Fink, Robert V., et ux-Dollar Bk Fed Sav Bk-Butler Twp., Wd. 1-\$25,000.00

Fish, Kevin, et al-Citizens Bk of Pa-Buffalo Twp., et al-\$100,000.00

Fogle, Albert R., et ux-West Penn Fin Serv Ctr Inc, et al-Buffalo Twp.-\$369,900.00

Forsythe, Victoria L.-RBS Citizens NA-Cranberry Twp.-\$123,400.00

Fouche, Joseph S.-Morgan Stanley Private Bk Natl Assn, et al-Cranberry Twp.-\$481,500.00

French, Robert P., et ux-Princeton Fin LLC-Cranberry Twp.-\$125,000.00

Garvey, Brandon C., et ux-Wells Fargo Bk NA-Clearfield Twp.-\$85,500.00

Gilliam, Danny L., et ux-Quicken Loans Inc,

Transcript: \$2701.77: Atty - None: 14-21300
Commonwealth of PA - Dept Rev vs **Randy L. Schmoll**: Lien: \$1491.37: Atty - None: 14-21294

LVNV Funding LLC vs **Walter Shankle**: Transcript: \$886.78: David J. Apothaker, Esq.: 14-21286

LVNV Funding LLC vs **Jolene R. Simons**: Transcript: \$3921.61: Atty - None: 14-21289
Bank of New York Mellon Trust Company, N.A. vs **David Smith**: Judgment/Premises: \$188514.26: Phelan Hallinan, LLP: 14-21309

Commonwealth of PA - Dept Rev vs **Specialty Motorworks Company**: Lien: \$834.71: Atty - None: 14-21293

Commonwealth of PA - UCF vs **Suburban Propane LP**: Lien: \$11221.61: Atty - None: 14-21299

Commonwealth of PA - Dept Rev vs **Edward B. Sulkoske, Jr.**: Lien: \$5989.69: Atty - None: 14-21291

Commonwealth of PA - Dept Rev vs **Michael A. Walker and Crystal Walker**: Lien: \$2040.57: Atty - None: 14-21303

Adams Ridge Homeowners Association vs **Ronald W. Zangaro and Kaci A. Zangaro**: Exemplification: \$7166.28: Rogers S. Matthews, Esq.: 14-21307

EXECUTIONS

Week ending July 25 2014

1st Name-Plaintiff

2nd Name-Defendant

Discover Bank vs **Donald W. Bertozzi and Citizens Bank, Garnishee**: 14-30221
JMMMPCC Company vs **Melissa Conerty**: 14-30216

Columbia Gas of Pennsylvania vs **Fleming-Walker Inc.**: 14-30218

PNC Bank National Association vs **Foy LLC**: 14-30215

Midland Funding LLC vs **Melissa Meredith and Citizens Bank, Garnishee**: 14-30217

Discover Bank vs **Paul D. Miller and Northwest Savings Bank, Garnishee**: 14-30219

Discover Bank vs **Terry Stephenson and Nextier Bank, Garnishee**: 14-30220

Adams Ridge Homeowners Association vs **Ronald W. Zangaro and Kaci A. Zangaro**: 14-30222

DIVORCES

Week ending July 25, 2014

1st Name-Plaintiff

2nd Name-Defendant

Ralph C. Baker vs **Carol A. Baker**: Sarah G. Hancher, Esq.: 14-90469

Jennifer N. Geibel vs **Eric L. Geibel**: Lori K. Doerr, Esq.: 14-90463

Jason E. Irwin vs **Christina L. Irwin**: H. William White, III, Esq.: 14-90478

Carol P. Raisley vs **Randall L. Raisley**: Gerri V. Paulisick, Esq.: 14-90472

Chelsie Marie Rendall vs **John Thane Rendall**: Joseph J. Nash, Esq.: 14-90474

Christine S. Ekas vs **Daniel S. Stainer**: Norman D. Jaffe, Esq.: 14-90475

Jamie L. Thompson vs **Jason P. Thompson**: Jennifer L. Gilliland Vanasdale, Esq.: 14-90471

Doreen J. Young vs **Gregory R. Young**: Gerri V. Paulisick, Esq.: 14-90473

NOTICE OF TRUST

RE: Declaration of Trust of Wayne A. Mahaffy and Kathryn K. Mahaffy

Notice is hereby given that Cristine Graham is the Trustee of the above-named Trust. All persons indebted to Wayne A. Mahaffy are requested to make payment and all those having claims against Wayne A. Mahaffy are directed to present the same without delay to;

Declaration of Trust of Wayne A. Mahaffy and Kathryn K. Mahaffy
Cristine Graham, Trustee
81102 Lost Valley Drive
Mars, PA 16046

Douglas E. Weinrich
Attorney
P.O. Box #810
Mars, PA 16046

BCLJ: August 1, 8 & 15, 2014

NOTICE OF TRUST**RE: The Frank M. Cockroft and Naomi I. Cockroft Revocable Living Trust**

Notice is hereby given that Frank M. Cockroft, Jr. and Leonard A. Cockroft are the Co-Trustees of the above-named Trust. All persons indebted to Frank M. Cockroft and Naomi I. Cockroft are requested to make payment and all those having claims against Frank M. Cockroft and Naomi I. Cockroft are directed to present the same without delay to:

The Frank M. Cockroft and Naomi I. Cockroft Revocable Living Trust
c/o Frank M. Cockroft, Jr., Co-Trustee
134 Grandview Lane
Butler, PA 16001

The Frank M. Cockroft and Naomi I. Cockroft Revocable Living Trust
c/o Leonard A. Cockroft, Co-Trustee
17528 Bakersville Road
Boonsboro, MD 21713

Ronald W. Coyer, Esquire
S.R. LAW, LLC
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: July 18, 25 & August 1, 2014

**BUTLER COUNTY COURT
OF COMMON PLEAS
NUMBER: 14-10128**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Village Capital & Investment, LLC, Plaintiff
V.

Shelly A. Raynovich, Defendant

TO: Shelly A. Raynovich. Premises subject to foreclosure: 4145 Cypress Street, Butler, Pennsylvania 16001.

NOTICE

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

do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Glenna M. Walters, Prothonotary
Butler County Courthouse
First Floor, County Courthouse
300 South Main Street, Butler, PA 16001
(724) 284-5214.

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109
215-790-1010

BCLJ: August 1, 2014

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 10-11475**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Green Tree Servicing LLC, Plaintiff
VS.

John T. Helsel, Last Record Owner, Christi K. Helsel, Known Heir of John T. Helsel, Jennifer Gray, Known Heir of John T. Helsel and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under John T. Helsel, Last Record Owner, Defendants

TO: John T. Helsel, Last Record Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under John T. Helsel, Last Record Owner, Defendant(s), whose last known addresses are 427 Great Belt Road, Butler, PA 16002; 675 Walton Avenue, #3B, Bronx, NY 10451 and 729 5th Avenue, Helena, MT 59601.

**AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Green Tree Servicing LLC, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Butler County, Pennsylvania, docketed to NO. 10-11475,

wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 427 Great Belt Road, Butler, PA 16002, whereupon your property would be sold by the Sheriff of Butler County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE

Glenna M. Walters, Prothonotary
Butler County Courthouse
Butler, PA 16001
724.284.5214.

Udren Law Offices, P.C.
Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400.

BCLJ: August 1, 2014

CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved effective for the 15th day of May, 2014, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Limited Liability Company which has been organized under the 15 Pa.C.S. Section 8913 of the Statutes of the Commonwealth of Pennsylvania. The name of the Domestic Limited Liability Company is **BULLDOG IRON ERECTIONS LLC**, having it's registered office located at 131 Oakwood Road, Boyers, Butler County, Pennsylvania 16020.

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

BCLJ: August 1, 2014

NOTICE OF FILING

NOTICE is hereby given that Kestner Wood Products, Inc. of 330 Levis Road, Portersville, Pennsylvania 16051, did on the 14th day of July, 2014, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an application under the Fictitious Names Act approved the 16th day of December, 1982, P.L. 1309, (54 Pa. C.S.A. Section 311), to conduct business under the name of **WoodWalls**.

Steven T. Casker, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: August 1, 2014

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Monday, August 11, 2014 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BARNHART, Maria A.	Maria Hetrick Stewart	06/30/14
BROAD, William H.	Samuel D. Broad	06/16/14
HOCKENBERRY, Jane A.	Stephen Lucas	06/09/14
WALTMAN, Vernon F.	F. Arthur Rauschenberger, III	06/27/14
NAME	GUARDIAN/TRUSTEE/POA	FILED
FORSYTHE, Helen Nixon	PNC Bank	06/27/14
HELEN NIXON FORSYTHE TRUST		
LECLERE, Helen Trow	PNC Bank	06/27/14
HELEN TROW LECLERE REVOCABLE TRUST		
MISCOE, Jean		
JEAN MISCOE TRUST	Ameriserv Trust and Financial Services Company	06/04/14

BCLJ: August 1 & 8, 2014

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 19th day of September 2014** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, October 17, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30158
C.P. 2014-21044
SHF FILE: 14001498**

ATTY MARK UDREN

Seized and taken in Execution as the property of STEVEN ASHBAUGH, STEVEN E ASHBAUGH AND VANETTE R ASHBAUGH at the suit of PNC BANK N A, Being:

ALL THAT CERTAIN LOT OR PARCEI OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 49 IN THE PHIL DAUBENSPECK PLAN OF LOTS AS LAID OUT BY GEORGE C. PILLOW, ESQUIRE, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST AT THE NORTHWEST CORNER OF SAID LOT; THENCE IN AN EASTERLY DIRECTION ALONG SOUTH STREET 40 FEET TO AN ALLEY; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID ALLEY 125 FEET, MORE OR LESS, TO CENTER AVENUE, THENCE IN A NORTHWESTERLY DIRECTION ALONG CENTER AVENUE 42.06 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 112 FEET TO THE PLACE OF

BEGINNING.

THIS LEGAL DESCRIPTION IS IN ACCORDANCE WITH A SURVEY PREPARED BY TIMOTHY ROBERT MILLER, REGISTERED SURVEYOR, DATED NOVEMBER 19, 1996.

BEING KNOWN AS: 629 Center Avenue, Butler, PA 16001

PROPERTY ID NO.: 561-37-132-0000

TITLE TO SAID PREMISES IS VESTED IN STEVEN E. ASHBAUGH AND VANETTE R ASHBAUGH, HUSBAND AND WIFE BY DEED FROM ANISSA L. COULTER AND RONALD S. COULTER, HER HUSBAND DATED 11/03/1996 RECORDED 12/06/1996 INDEED BOOK 2692 PAGE 374.

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2009-30139
C.P. 2009-30427
SHF FILE: 14001368**

ATTY MARK UDREN

Seized and taken in Execution as the property of DOUGLAS R BALLIET at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point in the middle of the Marwood Public Road a/k/a T-846, said point being the corner of lands now or formerly A. Hook, and the said Marwood Public Road; thence continuing along the Marwood Public Road, South 86° IT 38° West, a distance of 140.25 feet to a point; thence continuing along line of lands now or formerly J.T. Simon, North 3° 06" 01" East, a distance of 216.49 feet to a point; thence continuing along line of other lands of said now or formerly J.T. Simon, North 87° 05" 20" East, a distance of 140.08 feet to a point; thence continuing along line of lands now or formerly A. Hook, the grantor herein, South 3° 06" 01" West, a distance of 214.94 feet to a point in the center of title Marwood Public Road a/k/a T-846, the place of beginning. This description was made in accordance with a survey performed by John E. Dusheck, surveyor, dated August

25, 1998. COMMONLY known as Parcel No. 320-1F96-20F

BEING KNOWN AS: 171 Marwood Road, Cabot, PA 16023

PROPERTY ID NO.: 320-1F96-20F-0000

TITLE TO SAID PREMISES IS VESTED IN Douglas R Balliet BY DEED FROM Chad E. Slaughenhaupt and Oleva R Slaughenhaupt DATED 08/31/2004 RECORDED 09/02/2004 IN DEED BOOK No. 200409020028837.

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30138
C.P. 2014-20853
SHF FILE: 14001370**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of JAMES S BURNS, JAMES SCOTT BURNS, ERIN K BURNS, AND ERIN KELLY BURNS at the suit of PNC BANK NATL ASSN, Being:

PARCEL ONE:

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County, Pennsylvania, being known and designated as Lots 20 and 21 in the Limberg Plan of Lots, as revised and recorded at Rack File 2, Page 5, bounded and described as follows:

BEGINNING at a point on the Northerly line of East Brady Street, a 50-foot right-of-way, said point being the Southwest corner of the lot herein described and common to the Southeast corner of Lot No. 19, now or formerly of J. Dellano; thence North 20 degrees 27 minutes 20 seconds West along the Easterly line of Lot No. 19, a distance of 128.19 feet to a point on the Southerly line of a 20-foot alley; thence by same and along the Northerly line of Lot No. 20 and 21, North 68 degrees 58 minutes East, a distance of 100.00 feet to a point at the Northwest corner of Lot No. 22, now or formerly of J. A. Hamilton; thence by the Westerly line of same, South 20 degrees 23 minutes East, a distance of 134.96 feet to a point on the Northerly line of Brady Street; thence by same, South 72 degrees 51 minutes West, a distance of 100.00 feet to a point, the place of beginning.

HAVING thereon erected a one and one-half story brick dwelling house.

PARCEL TWO:

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

ON the North fifty (50) feet by an alley;

ON the East, one hundred twenty-five (125) feet by Lot No. 23 in the same Plan of Lots.

ON the South, fifty (50) feet by East Brady Street Extension;

ON the West, one hundred twenty-five (125) feet by Lot No. 21, of now or formerly Stroble.

BEING Lot No. 22 in the T.G. Limberg Amended Plan of Lots, recorded in Butler County in Plan Book 'A', page 24.

Parcel No.1:

TITLE TO SAID PREMISES IS VESTED IN James S. Burns and Erin K. Burns, his wife, as tenants by the entireties, by Deed from Walter A. Burns and Ann L. Burns, his wife, dated 08/29/1991, recorded 08/29/1991 in Book 1847, Page 61.

Tax Parcel: 053-24-A20-0000

Parcel No.2:

TITLE TO SAID PREMISES IS VESTED IN James S. Burns and Erin K. Burns, his wife, by Deed from Tom M. Holman and K. Christine Holman, his wife, dated 11/13/1997, recorded 11/19/1997 in Book 2801, Page 398. Tax Parcel: 053-24-A22-0000

Premises Being: 1016 East Brady Street and 1020 East Brady Street Butler, PA 16001-2008

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30143
C.P. 2014-20948
SHF FILE: 14001388**

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of CHRISTOPHER J CANCELLA at the suit of WELLS FARGO BANK, NA, Being:

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

BEGINNING at a point at the intersection of the North line of Front Street and the West line of Lot No. 58 in the McCollough Addition to Millerstown Borough Plan of Lots, now or formerly owned by P.C. Farnen, said point being the Southeast corner of the herein described tract of land; thence North 40 degrees West along the North line of Front Street a distance of 75 feet to a point, the Southwest corner hereof; thence North 50 degrees East along line of lands now or formerly of P.G. Frederick Company or Grace E. Frederick a distance of 100 feet to the South line of a 16-foot alley, the Northwest corner hereof; thence South 40 degrees East along the South line of said alley a distance of 75 feet to a point, the Northeast corner hereof; thence South 50 degrees West along line of Lot No. 58, now or formerly owned by P.C. Farnen, a distance of 100 feet to a point, the place of beginning.

HAVING thereon erected a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Cancilla, by Deed from Betty B. Kelly, a widow, dated 03/29/2004, recorded 04/13/2004 in Instrument Number 200404130011236.

Tax Parcel: 460-S 1-C28-0000

Premises Being: 123 Front Street Chicora, PA 16025

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30125
C.P. 2014-20856
SHF FILE: 14001366

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of DEBORAH L CONTI at the suit of PHH MORTGAGE CORPORATION, Being:

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

Beginning on the Easterly right of way line of North McKean Street, a 60 foot right of way, said point being common with the intersection of Park Street, a 12 foot right of way, and being the Northwesterly corner of within described lot; thence along Park Street, South 89 degrees 43 minutes 34

seconds East, 120 feet to a point on the Northwesterly corner of lands now or formerly of 1. Erdos Trustees, et al.; thence along lands of Erdos and McCall, South 00 degree 10 minutes 00 second West, 50 feet to a point on the Northerly line of lands now or formerly of E. S. Schaffner, Jr.; thence along Schaffner, North 89 degrees 43 minutes 34 seconds West, 120 feet to a point on the Easterly right of way line of North McKean Street; thence by same, North 00 degree 10 minutes 00 second East, 50 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah L. Conti, a single person, by Deed from David E. Dorcy and Carol E. Dorcy, h/w, dated 11/30/2005, recorded 12/06/2005 in Instrument Number 200512060034930.

Tax Parcel: 564-9-60-0000

Premises Being: 315 North McKean Street Butler, PA 16001-4912

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30126
C.P. 2014-20858
SHF FILE: 14001367

ATTY LOUIS P VITTI

Seized and taken in Execution as the property of MICHAEL COX AND SANDRA L COX at the suit of US BANK NATL ASSN, Being:

ALL that certain lot of land situate in the Township of Summit, County of Butler and Commonwealth of Pennsylvania, being known as Lot no. 53 and the Southern 112, or the Southern portion, of Lot No. 54 in the Dr. R.J. Grossman Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume A, Page 114 and being more particularly bounded and described as follows, to-wit:

COMMENCING at a point in the center line of the Butler-Chicora Highway at line of Lot #52 in the Plan of Lots hereinafter mentioned, the Southwest corner hereof; thence along line of Lot #52 in said Plan, South 74° 39' East, 186.4 feet to a point, the Southeast corner hereof, at line of lands of now or formerly of Edward Bowser and Ruth Bowser, his wife; thence along line of said lands of now or formerly of Edward Bowser and Ruth Bowser, his wife, North 28° 30' East, 90 feet to a

point, the Northeast corner hereof; thence in a Northwesterly direction through Lot No. 54 in said Plan, 186.4 feet, more or less, to a point in the center line of the Butler-Chicora Highway, the Northwest corner hereof; thence in a Southwesterly direction along the center line of said Highway, 105 feet to a point, the place of beginning.

HAVING erected thereon a dwelling known as 242 Chicora Road, Butler, PA 16001.

PARCEL NO. 290-S1-B53.

BEING the same premises which Monique T. Mack, single, by Deed dated 10/19/2011 and recorded 10/20/2011 in the Recorder's Office of Butler County, Pennsylvania, Instrument No. 201110200025609, granted and conveyed unto Michael Cox and Sandra L. Cox, husband and wife.

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30148
C.P. 2013-21279
SHF FILE: 14001455

ATTY DENISE CARLON

Seized and taken in Execution as the property of DWAYNE A JORDAN AND BEVERLY A JORDAN at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN CRANBERRY TOWNSHIP, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING LOT NO. 3 1N THE MANOR LINE PLAN OF LOTS AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN RACK NO. 58, PAGE 8.

SUBJECT TO THE SAME BUILDING AND USE RESTRICTIONS AS SET FORTH IN THE AGREEMENT BETWEEN VIRGINIA MANOR TROTWOOD CORP. AND ALL PURCHASERS OF LOTS IN THE MANOR LINE PLAN OF LOTS AS RECORDED IN BUTLER COUNTY, PENNSYLVANIA. SUBJECT TO COAL AN MINING RIGHTS, EASEMENTS, 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.
 TAX ID NO.: 130-S6-B3

ADDRESS: 104 BUCKS ROAD, CRANBERRY, PA 16066.

BEING THE SAME PREMISES WHICH JOHN M. STEINMILLER AND CHERIE S. STEINMILLER, HUSBAND AND WIFE, BY DEED DATED MAY 5, 2006 AND RECORDED MAY 8, 2006 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, AS INSTRUMENT #20060508001 0870, GRANTED AND CONVEYED UNTO DWAYNE A. JORDAN AND BEVERLY A. JORDAN, AS JOINT TENANTS.

BCLJ: July 25, August 1 & 8, 2014

E.D. 2009-30350
C.P. 2009-21539
SHF FILE: 14001255

ATTY MARGARET GAIRO

Seized and taken in Execution as the property of KENNETH M ERRINGTON at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

TAX I.D. #: 564-21-210-0000

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

BEGINNING at the Southeast corner of the lot hereby conveyed at the intersection of Oak and Penn Street; thence in a westerly direction along East Penn Street, 65 feet to lot now or formerly of Clyde L. Young; thence Northwardly along line of said Lot, 37 feet, more or less, to Lot formerly of the First United Presbyterian Congregation, now or formerly of the First United Presbyterian Congregation, now or formerly owned by Adelphus A. Hoch, Jr., heris, 64.5 feet to Oak Street; thence Southwardly along West line of Oak Street, 48 feet to North line of Penn Street, the place of beginning.

Being known as: 141 OAK STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Kenneth M. Errington by deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated October 26, 2005 and recorded January 26, 2006 in.

BCLJ: July 25, August 1 & 8, 2014

E.D. 2013-30216
C.P. 2014-20308
SHF FILE: 14001256

ATTY ANDREW MARKOWITZ

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

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

TOGETHER WITH all rights and privileges and UNDERAND SUBJECT to the covenants, easements, restrictions, reservations and conditions of record.

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

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

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

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30149
C.P. 2013-22380
SHF FILE: 14001456

ATTY ASHLEIGH MARIN

Seized and taken in Execution as the property of MARK GRAHAM at the suit of WELLS FARGO BANK, NA, Being:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING LOT NO. 222 IN THE CREEKWOOD COMMONS PLAN NO. 2, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, IN RACK BOOK 85, PAGE 16.

Tax 10 No.: 130-S16-B222
 Address: 825 Woodhollow Drive, Cranberry Township, PA 16066.

BEING the same premises which William F. Barron and Deborah A. Barron, husband and wife, by Deed dated June 20, 2005 and recorded June 21, 2005 in and for Butler County, Pennsylvania, as Instrument # 200506210016101, granted and conveyed unto Mark C. Graham, unmarried.

BCLJ: July 25, August 1 & 8, 2014

E.D. 2009-30054
C.P. 2009-20044
SHF FILE: 14001582

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of COURTNEY HOWER AND ZOOMER GROUP, LLC at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

PARCEL NO. 1

ALL THAT CERTAIN lot or piece of ground situate in Slippery Rock Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 10 in the Highland Realty Company Plan of Lots as recorded in the Office of the Recorder of Deeds, Butler County, Pennsylvania, in Plan Book Volume 5, page 13.

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground situate in Slippery Rock Borough, County of Butler, Commonwealth of Pennsylvania, being part of Lot No. 8 in the Highland Realty Company Plan of Lots as recorded in the Office of the Recorder of Deeds, Butler County, Pennsylvania, in Plan Book Volume 5, page 13.

TITLE TO SAID PREMISES IS VESTED IN Zoomer Group, LLC, a Pennsylvania Limited Liability Company, by Deed from Courtney Hower, unmarried, dated 08/28/2007, recorded 10/27/2007 in Instrument Number 200710170026988.

Tax Parcel: 510-S2-179

Premises Being: 310 Center Street Slippery Rock, PA 16057-1203

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2012-30047
C.P. 2012-22161
SHF FILE: 14001583**

ATTY EMILY PHELAN

Seized and taken in Execution as the property of TEDDIE J KRAJEWSKI AND BOBBI J KRAJEWSKI at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

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

Beginning at a point on the center line of T-548 also known as the Hughes Road; thence along the lands now or formerly of Carl E. Pranevich, North 17 degrees 24 minutes 3 seconds West, a distance of 166.75 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence along the lands now or formerly of S. Vogel, South 83 degrees 49 minutes 56 seconds East, a distance of 223.04 feet to a point along the center line of T-548; thence along said center line North 48 degrees 57 minutes 4 seconds East, a distance of 51.43 feet to another point along said center line; thence continuing along said center line North 54 degrees 17 minutes 27 seconds East, a distance of 86.78 feet to another point along said center line; thence continuing along said center line North 56 degrees 19 minutes 58 seconds West, a distance of 36.54 feet to a point being the place of beginning. Containing 1.00 acres strict measure as per the survey of Olsen, Zarnich, and Seybert, Inc. dated February 1983.

Also being known as Tax Parcel # 300-3F14-24B

Having erected a dwelling known as 170 Hughes Road Hilliards P A. 16040

TITLE TO SAID PREMISES IS VESTED IN Teddie J. Krajewski and Bobbi J. Krajewski, h/w, by Deed from Dolores E. Hughes, dated 08/01/2005, recorded 08/18/2005 in Instrument Number 200508180022610.

Tax Parcel: 300-3F14-24B-0000

Premises Being: 170 Hughes Road Hilliards, PA 16040-1512

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30173
C.P. 2014-21116
SHF FILE: 14001590**

ATTY JILL JENKINS

Seized and taken in Execution as the property of DANIEL R KUNSELMAN at the suit of GREEN TREE SERVICING, LLC, Being:

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

BEGINNING at a point on the Northerly line of Grohman Avenue on line dividing the land herein conveyed from lands conveyed to Wonderely; thence along line of land of Wonderely, North 2 Degrees 37 Minutes West, 302.55 feet to a point on line of lot No. 46, North 82 Degrees 14 Minutes East 70.31 feet to a point on line of lands now or formerly of Steinheiser; thence along said line, south 2 Degrees 37 Minutes East 308.85 feet to a point on the Northerly line of Grohman Avenue; thence along the Northerly line of Grohman Avenue, South 87 degrees 23 Minutes West 70.00 feet to a point, the place of beginning.

BEING Tax Map and Parcel No. S3-A40 in the Deed Registry office of Butler County, Pennsylvania,

DEED BOOK: Instrument # 201002260004087

DEED PAGE: Instrument#201002260004087

MUNICIPALITY: Summit Township

TAX PARCEL#: 290-S3-A40

PROPERTY ADDRESS: 114 Grohman Road Butler, PA 16002

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30172
C.P. 2014-21115
SHF FILE: 14001591**

ATTY JONATHAN LOB

Seized and taken in Execution as the property of RICKY L KUNTZ, II, JENNIFER LYNNE CREVAR, AND JENNIFER L KUNTZ at the suit of WELLS FARGO BANK, NA, Being:

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

BEGINNING at a point on the Southern line of Federal Street, a 20-foot right-of-way, said point being the Northeast corner of the parcel herein described as common to lands of now or formerly E. Everton; thence along lands of now or formerly E. Everton, South 02 degrees 31 minutes 27 seconds East, a distance of 90.71 feet to a point on lands of now or formerly R. Smith; thence along lands of now or formerly R. Smith, North 89 degrees 56 minutes 00 second West, a distance of 40.00 feet to a point on lands of now or formerly M. Fort; thence along lands of now or formerly M. Fort, North 02 degrees 31 minutes 27 seconds West, a distance of 90.71 feet to a point on the Southern line of Federal Street, a 20-foot right-of-way; thence along the Southern line of Federal Street, South 89 degrees 55 minutes 49 seconds East, a distance of 40.00 feet to a point, the place of beginning. Containing 3634.41 square feet and having thereon erected a dwelling house and garage.

TITLE TO SAID PREMISES IS VESTED IN Ricky L. Kuntz, E and Jennifer Lynne Crevar, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Mario J. Plekker and Elizabeth Ann Plekker, h/w, dated 05/24/2004, recorded 05/28/2004 in Instrument Number 200405280017413.

Tax Parcel: 565-12-241-0000

Premises Being: 321 Federal Street Butler, PA 16001-4234

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30146
C.P. 2014-20559
SHF FILE: 14001387**

ATTY LOUIS P VITTI

Seized and taken in Execution as the property of BRIAN J KYLE, SHEILA A KYLE, ERIC J KYLE, AND NICHOLAS S SCHUCHMAN at the suit of US BANK NATL ASSN, Being:

ALL that certain lot of ground situate in the Borough of West Sunbury, County of Butler, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the corner of Main Street and Church Street; thence along a narrow tract of land known as the Diamond, lying between Church Street and the property herein described, South 86 1/40 East, 160 feet to a point; thence North 3 3/40 East along East Street, or an alley, 60 feet to a point; thence North 86 1/40 West along land formerly of Campbell or Pryor, and now or formerly of Paul Duffy, 160 feet; thence South 3 3/40 West along Main Street 60 feet to the place of beginning.

HAVING erected thereon a dwelling known as 121 Main Street, West Sunbury, PA 16061.

PARCEL NO. 540-S1-F1.

BEING the same premises which Anthony A. Amendolea and Irene A. Amendolea, husband and wife, by Deed dated 6/30/2010 and recorded 7/01/2010 in the Recorder's Office of Butler County, Pennsylvania, Instrument No. 201007010014411, granted and conveyed unto Shirley A. Schuchman, single.

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30141
C.P. 2014-20941
SHF FILE: 14001369**

ATTY SALVATORE FILIPPELLO

Seized and taken in Execution as the property of MARILOU LEVIER AND JOSEPH M LEVIER at the suit of PNC BANK NATL ASSN, Being:

ALL that certain piece or parcel of land situate in Butler City, Butler County, Pennsylvania,

bounded and described as follows:

BEGINNING at a point on the Southern line of Howard Street, said point; being the Northwest corner of the parcel herein described and common to lands of now or formerly H. R. Fulton, Sr.; thence along the Southern line of Howard Street, North 89 degrees 30 degrees 00 seconds East a distance of 30.00 feet to a point, being the Northeast corner of the parcel herein described and common to parcel A; thence along Parcel A, the following two courses and distances; South 02 degrees 50 minutes 08 seconds West a distance of 57.37 feet to a point; thence North 89 degrees 21 minutes 30 seconds East a distance of 42.96 feet to a point on lands of now or formerly F. Dalcamo; thence along lands of now or formerly F. Dalcamo and now or formerly R. Natili, South 02 degrees 50 minutes 08 seconds west a distance of 81.77 feet to a point on lands of now or formerly R. A. Michael; thence along lands of now or formerly R. A. Michael, now or formerly C. Zelepos and now or formerly A. A. Dean, et. al., South 89 degrees 30 seconds 00 minutes west a distance of 73 .00 feet to a point on lands of now or formerly H. R. Fulton, Sr. and being the Southwest corner hereof; thence along lands of now or formerly H. R. Fulton, Sr., North 02 degrees 50 seconds 08 minutes East a distance of 140.00 feet to a point, the place of beginning. BEING Parcel B and Parcel A-1 (to be conveyed to and combined with Parcel B) in the Plan of Subdivision for Beatrice L. Steighner as recorded in Plan Book Volume 140, page 30.

Being Tax Map and Parcel No SI 1-164 in the Deed Registry Office of Butler County, Pennsylvania.

DEED BOOK: 200508050021324

DEED PAGE: 200508050021324

MUNCIPAL1TY: Butler City

TAX PARCEL #: 564-11-164-0000

PROPERTY ADDRESS: 227 Howard Street
Butler, PA 16001

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30184
C.P. 2014-21037
SHF FILE: 14001636

ATTY KIRSTEN PENN

Seized and taken in Execution as the property of TOMMEE W MOFFATT at the suit of NEXTIER BANK, NA, Being:

ALL that certain piece, parcel or tract of ground situate in Muddycreek Township, County of Butler, Commonwealth of Pennsylvania, being bounded and described in accordance with a survey of R.B. Shannon & Associates, Inc., dated August 8, 1988 as follows:

BEGINNING at a point, said point being the Intersection of the north right of way line of Bauder Mill Road also known as Township Road T-336 and the center line of Township Road T-312; thence from the said point along the north right of way line of Bauder Mill Road also known as T-336 the following courses and distances: North 29° 05' West a distance of 22.42 feet to a point; thence North 49° 58' West a distance of 24.22 feet to a point; thence North 59° 11' West a distance of 31.05 feet to a point; thence North 64° 01' West a distance of 132.00 feet to a point; thence North 60° 27' West a distance of 225.35 feet to a point; thence North 60° 27' West a distance of 175.00 feet to a point, said point being the place of beginning of the hereinafter described parcel of land, being the southwest corner thereof; thence from said place of beginning along lands of now or formerly Curry Coal Co., North 26° 33' East a distance of 265.00 feet to an existing iron pin; thence continuing along lands of Curry Coal Co., South 60° 27' East a distance of 175.00 feet to a point; thence continuing along Curry Coal Co., South 26° 33' West a distance of 265.00 feet to a point on the north right of way line of Bauder Mill Road, also known as Township Road T-336; thence along said north right of way line North 60° 27' West a distance of 175.00 feet to a point at the place of beginning.

HAVING thereon erected a 24x40 double-wide mobile home and detached 24.3x26.8 2-stall garage being known and numbered as 260 Bauder Mill Road, Harmony, PA 16037.

BEING Tax I.D. No. 240-4F133-3C.

BEING the same property conveyed from Tommee W. Moffat and Patricia C.

Moffatt, parties of the first part by Deed dated September 5, 2001, and recorded in the Recorder's Office of Butler County, Pennsylvania on September 19, 2001 at Instrument No. 200109190026336, granted and conveyed unto Tommee W. Moffatt.

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30136
C.P. 2014-20923
SHF FILE: 14001372**

ATTY JENNIFER FRECHIE

Seized and taken in Execution as the property of TIMOTHY J MCNAUGHTON AND RENE M SCHRECKENGOST at the suit of PNC BANK NATL ASSN, Being:

All That Certain Lot of Land Situate in the Borough of Bruin, Butler County, Pennsylvania, Bounded and Described As Follows:

Beginning at an Iron Pin On Main Street; Thence Along Lands Now or Formerly of M. E. Church And Big Bear Creek; Thence Along Big Bear Creek To A Post; Thence Along Lands Now Or Formerly Of W. H. Edmonds To A Stone Post on Main Street; Thence Along Said Street, 60 Feet To The Place Of Beginning, Continuing The Same Width From Main Street To The Creek.

DEED BOOK: INSTRUMENT
#200605190012056

DEED PAGE: INSTRUMENT
#200605190012056

MUNICIPALITY: BOROUGH OF BRUIN

TAX PARCEL#: 340-SI-A40

PROPERTY ADDRESS: 117 Main Street
Bruin, PA 16022

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30175
C.P. 2014-21140
SHF FILE: 14001634**

ATTY WILLIAM MODER

Seized and taken in Execution as the property of DODIE A. O'DONNELL, DODIE ANN O'DONNELL, CHRISTOPHER P. FOSS AND CHRISTOPHER PAUL FOSS at the suit of FIRST NATL BK-PA, Being:

ALL THAT CERTAIN piece or parcel of land situate in Slippery Rock Township, Butler County, Pennsylvania, being part of Lot No. 74 of the Applewood Meadows Phase V Plan of Lots recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book 200, Page 32 and being known as Lot No.2 of the Plan of Subdivision of G.L. McKnight, Inc., recorded in Plan Book 239, Page 6, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the center line of State Route 173, said point being the northeast corner of Lot No.3 in said plan; Thence along the center line of State Route 173, South 41°45' 00" East, a distance of 109.53 feet to a point; Thence along Lot No.1, South 48° 15' 00" West, a distance of 230 feet to a point; Thence along Lot 54, North 41°45' 00" West, a distance of 110 feet to a point; Thence along Lot No.3, North 48°22' 00" East, a distance of 230 feet to a point on the center line of State Route 173, which point is the place of beginning. Containing .580 acres.

BEING AND INTENDED TO BE the same land conveyed to Christopher Paul Foss and Dodie Ann O'Donnell, husband and wife, by Deed of Christopher Paul Foss and Dodie Ann O'Donnell, husband and wife, dated April 14, 2007, and recorded April 18, 2007, in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 200704180009353.

SUBJECT to a 50 foot building line along State Route 173, a 20 foot sanitary sewer easement extending in a northwesterly direction along the east side, a 20 foot drainage easement along the east side, and a 10 foot drainage easement along the west side, all as shown on the recorded subdivision plan.

THIS CONVEYANCE is SUBJECT to the easements and restrictions shown on said

Plan, and to the following restrictions which shall run with the land until January 1, 2025:

1. Except with the written approval of G.L. McKnight, Inc., no dwelling shall be constructed on the above-described land that shall have an enclosed "living" area of less than 1,600 square feet.

2. No building shall be erected or placed on this land until the building plans, specifications and plot plans showing the driveway, style of mailbox post and building location have been approved in writing by G.L. McKnight, Inc. The building must state the siding material to be used and show brick to grade.

3. No building shall be constructed less than twenty (20) feet from the side property line of the land herein conveyed.

4. Mailbox post construction must be 4 x 4 wood.

5. This conveyance is made subject to such utility reservations, drainage easements and any other easements and other restrictions as are shown on the plan.

6. No trailer, mobile home, pole building, basement, tent, shed or garage shall be used as a residence, either temporary or permanently, nor shall any structure of a temporary character be used as a residence.

7. No building shall be erected of asphalt or sheet asbestos siding or of uncovered concrete block, nor shall any cement block used in the foundation be visible above ground level.

8. No dwelling shall exceed two and one-half (2 1/2) stories in height above street ground level and no garage be erected housing more than three automobiles.

9. No lot may be subdivided if the subdivision results in decreasing the resulting lot frontage of the parcel of land upon which a single home is to be erected.

10. No lot or portion thereof shall be used as a storage or dumping ground for rubbish, trash, garbage or unused building materials. All incinerating or other equipment used for storage or disposal of such material shall be kept in a clean and sanitary condition. No abandoned or junked automobile or vehicle shall occupy any portion of the land herein

conveyed.

11. Not more than a single dwelling shall be placed or erected on said parcel of land.

12. There shall be no college student housing, dormitory housing, or fraternity housing erected on said parcel.

13. Any detached garage or outbuilding shall be of the same exterior construction as the dwelling and shall be no larger than 50% of the dwelling's square feet of living area.

14. No building or structure shall be erected or used for any commercial or industrial purpose.

15. Except for dogs and cats, no domestic animals of any kind shall be kept on this land. All pets shall be properly housed and restrained at all times.

16. No commercial vehicle weighing in excess of 12,000 pounds, G.V.W., shall be permitted to remain upon any part of the land herein conveyed except for the time necessary to complete a local delivery.

17. No wire or chain link fence may be erected or maintained on the land herein conveyed except that with the written approval of G.L. McKnight, Inc., a pet kennel of such construction having a maximum size of 8 feet by 8 feet by 6 feet may be erected and maintained on the land. Also, wood fencing may be placed on the land with the written approval of G.L. McKnight, Inc. However, any wood fencing must conform with the architectural design of the dwelling and its landscaping.

18. Unless any dwelling or other building erected on the land is architecturally designed for a "no overhang" construction, a minimum of twelve inches of roof overhang shall be constructed on any dwelling or other building.

19. No television satellite dish or similar type antenna shall be placed on the premises.

20. No "above ground" swimming pool shall be erected or placed on the land herein conveyed.

21. The owner of a vacant lot or lots shall maintain the land area in a neat and sanitary condition and so long as the lot remains vacant shall have the grass mowed at least

twice a year.

22. Not more than fifty percent of the trees growing on any lot at the time of conveyance shall be cut down or removed from the lot without the written permission of G. L. McKnight, Inc.

23. Recreational vehicles, camping trailers and boats shall not be parked outdoors on any lot for more than thirty (30) days.

PARCEL IDENTIFICATION NUMBER:
280-S13-A74A.

BCLJ: July 25, August 1 & 8, 2014

E.D. 2009-30391
C.P. 2009-22193
SHF FILE: 14001457

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of ROBERT OSSELBORN AND JULIE A KRZEMINSKI at the suit of JPMORGAN CHASE BANK, NA, Being:

ALL that certain lot or piece of ground situate in the Township of Forward, County of Butler and Commonwealth of Pennsylvania begin Lot No. 4 in the Property Line Revision for Marc A. Fort Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 239, page 36.

UNDER AND SUBJECT to reservations and restrictions as shown on prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Robert Osselborn and Julie A. Krzeminski, h/w, by Deed from Prudential Relocation, Inc., a Colorado Corporation, dated 06/26/2008, recorded 08/26/2008 in Instrument Number 200808260019581.

Tax Parcel: 160-3F53-A16B-0000

Premises Being: 1101 THREE DEGREE ROAD, BUTLER, PA 16002-7903

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30122
C.P. 2014-20817
SHF FILE: 14001253

ATTY ADAM DAVIS

Seized and taken in Execution as the property of MARY ELLEN RAPE, MARY ELLEN MALONE AND MARY E RAPE at the suit of WELLS FARGO BANK, NA, Being:

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

BEGINNING at a point at the intersection of the east line of High Street and the north line of Culvert Street; thence north along the east line of High Street, 64.50 feet to a point, the place of beginning of the within described tract of land, said point being the southwest corner; thence north along the east side of High Street, 50.00 feet to a point, the northwest corner; thence east along the south line of lot of now or formerly L. Hollerman, 204.00 feet to a point, the northeast corner; thence south along the west line of lot of now or formerly H.E. Williams, 50.00 feet (by line parallel to the east line of High Street) to a point, the southeast corner; thence west, 204.00 feet (by a line parallel to the north line hereof), 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 Mary Ellen Malone, unmarried, by Deed from Judith T. Hupp, fka, Judith T. Borem and Thomas Hupp, w/h, dated 07/19/2001, recorded 07/24/2001 in Instrument Number 200107240020074.

Tax Parcel: 550-S2-BP9A-0000

Premises Being: 316 S High St Zelienople, PA 16063-1328

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-3017
C.P. 2014-20958
SHF FILE: 14001391

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of CHRIS RHODES at the suit of CITIMORTGAGE INC, Being:

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

Beginning at a steel stake located at the Western edge of a 40-foot right-of-way known as Pennsylvania State Highway No. 268, said point being the Southeast corner of the lot herein described as proceeding North 4 degrees 30 minutes West along said highway, a distance of 200 feet to a steel stake; thence South 85 degrees 30 minutes West along line of land now or formerly of James E. Walker, et al., a distance of 160 feet to a steel stake; thence South 4 degrees 30 minutes East along line of lands now or formerly of James E. Walker, et al., a distance of 200 feet to a steel stake; thence North 85 degrees 30 minutes East along line of lands now or formerly of James E. Walker, et al., a distance of 160 feet to a steel stake, said point being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Chris Rhodes, by Deed from Brandon B. Jones and Brandy L. Jones, dated 08/14/2008, recorded 08/25/2008 in Instrument Number 200808250019430.

Tax Parcel: 260-1F29-15B-0000

Premises Being: 1870 Kittanning Pike Petrolia, PA 16050-2318

BCLJ: July 25, August 1 & 8, 2014

E.D. 2013-30254
C.P. 2013-21308
SHF FILE: 14001402

ATTY JOSEPH DEBARBERIE

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

ALL that certain lot of land lying and being situate in Jackson Township, Butler County,

Pennsylvania, being known as Lot No. 2 in the D.R. Majors Plan of Lots, as recorded at Plan Book 89, page 7, being more particularly described as follows:

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

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

Tax Parcel: 180-4F100-3F2-0000

Premises Being: 146 Emma Lane Harmony, PA 16037-9236

BCLJ: July 25, August 1 & 8, 2014

E.D. 2011-30298
C.P. 2011-21706
SHF FILE: 14001250

ATTY MARK UDREN

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.

BEING KNOWN AS: 617 East Brady Street, Butler, PA 16001

PROPERTY ID NO.: 56-2-21-259

TITLE TO SAID PREMISES IS VESTED IN Khadir Salama and Tina M. Salama, husband and wife BY DEED FROM American General Consumer Discount Company, a Corporation DATED 01/14/2003 RECORDED 01/22/2003 IN DEED BOOK Instrument#200301220002700.

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30177
C.P. 2014-20942
SHF FILE: 14001632**

ATTY EMILY PHELAN

Seized and taken in Execution as the property of ANITA C SMITH at the suit of FIRST MERIT MORTGAGE CORPORATION, Being:

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

BEGINNING at the southwest corner of the tract herein described at a point in the center of the state highway known as route #8, which said point, by distance, 802 feet, and by direction, north 5 degrees 39 minutes east from a point which is the intersection of the center line of a township road known as the McCalmont road, and a state highway known as route#8, said point being the northwest corner of lands this day conveyed by the grantors to Crowe; thence north 5 degrees 39 minutes east along the center line of the state highway known as #8, 62 feet to a point; thence north 88 degrees 13 minutes east along lands of formerly Fiedler, now Wonderly, 334.65 feet to a point in the west side of a 40-foot Unopened street; thence south 5 degrees 39 minutes west along the west side of said 40-foot Unopened street, 62 feet to a point adjoining lands this day

conveyed by the grantors to Edward W. Crowe, Et Ux; thence south 88 degrees 13 minutes west along the north line of property this day conveyed by the grantors to Edward W Crowe, Et Ux., 353.65 feet to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anita C. Smith, unmarried, by Deed from Patricia G. Began, widow, dated 06/07/2005, recorded 06/17/2005 in Instrument Number 200506170015782.

Tax Parcel: 051-60-A8A-0000

Premises Being: 101 Ravenhurst Lane Butler, PA 16001-3879

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30165
C.P. 2014-21086
SHF FILE: 14001580**

ATTY MARK UDREN

Seized and taken in Execution as the property of ALEX E SPEER AND DOLORES C SPEER at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE FOURTH WARD, CITY OF BUTLER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN LINE OF FRANKLIN STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON TO THE SOUTHWEST CORNER OF LOT NOW OR FORMERLY OF J.D. PHILLIPS; THENCE BY FRANKLIN STREET, SOUTH 6A° 45' 30" WEST, 45.34 FEET TO A POINT THE NORTHEAST CORNER OF LOT NOW OR FORMERLY OF E. SPINNEWEBER; THENCE BY SPINNEWEBER, NORTH 83A° 8' 45A" WEST, 98 FEET TO A POINT THE SOUTHEAST CORNER OF LOT OF NOW OR FORMERLY J. POWELL; THENCE BY POWELL, NORTH 6A° 45A° 30" EAST, 44.87 FEET TO A POINT THE SOUTHWEST CORNER OF LOT OF NOW OR FORMERLY J.D. PHILLIPS, SOUTH 83A°25' 00" EAST, 98 FEET TO A POINT, THE PLACE OF BEGINNING. BEING KNOWN AS PARCEL HUMBER

5649-124 AS DESCRIBED IN MORTGAGE INSTRUMENT# 200802130002842.

BEING KNOWN AS: 224-226 Franklin Street, Butler, PA 16001

PROPERTY ID NO.: 564-9-124-0000

TITLE TO SAID PREMISES IS VESTED IN ALEX E. SPEER AND DELORES C. SPEER, HUSBAND AND WIFE BY DEED FROM CHRISTOPHER S. PORCH DATED 01/23/2002 RECORDED 02/01/2002 IN DEED BOOK Instrument #200202010004019.

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30119
C.P. 2014-20778
SHF FILE: 14001254**

ATTY JENNIFER FRECHIE

Seized and taken in Execution as the property of PETER J SUSTAR at the suit of BANK OF NEW YORK MELLON, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point on the east side of the Butler-Herman paved road, 418.5 feet southward from the south corner of the intersection of said road and the "Protzman Road", thence by lands now or formerly of Coal Run Coal and Coke Company, a corporation, North 73 degrees 15 feet East, 181.4 feet, more or less, to a point on the line of right-of-way of Pennsylvania Railroad, thence along said right-of-way, South 32 degrees 20 feet 30 inch East, 215.04 feet to a point; thence by lands or formerly of Coal Run Coal and Coke Company, a corporation, South 73 degrees 15 inches West, 239.2 feet to point on the eastern side of said Butler-Herman Road; thence along said road, North 16 degrees 45 inches west, 207.13 feet to the place of beginning.

DEED BOOK: 200501030000121

DEED PAGE: 200501030000121

MUNICIPALITY: TOWNSHIP OF SUMMIT

TAX PARCEL#: 290-2F16-29F

PROPERTY ADDRESS: 411 Herman Road Butler, PA 16001

BCLJ: July 25, August 1 & 8, 2014

**E.D. 2014-30142
C.P. 2014-20947
SHF FILE: 14001390**

ATTY CHRISTINA VIOLA

Seized and taken in Execution as the property of GEORGE L TREICH AND DEBORAH TREICH at the suit of HSBC BANK USA NA, Being:

All that certain lot situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in Lot Line Revision for Wayne Floyd Pflueger and Sandra Pflueger as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 155, Page 33.

Being known and designated as Map and Parcel Number 1F96 ION and more commonly known as numbered as 725 North Pike Road, Cabot, Pennsylvania.

This document does 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 owner or owners of such coal may have the complete legal right to remove all of such coal and in the 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. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

BEING the same premises which Alphonso Jackson, Secretary of Housing and Urban Development, by Deed dated August 12, 2005, and recorded August 31, 2005, in the Butler County Recorder of Deeds as Instrument No. 200508310024327, granted and conveyed unto George L. Treich and Deborah E. Treich, husband and wife, in fee.

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30130
C.P. 2012-20162
SHF FILE: 14001373

ATTY PRESTON JAQUISH

Seized and taken in Execution as the property of KEVIN L TURNER at the suit of FIRST COMMONWEALTH BANK, Being:

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

BEGINNING at a point in the center of Cabot-West Winfield Public Road and 194 feet east of the lands now or formerly Geo. H. Bicker farm, and being the Southeast corner or place of beginning. On the South, along the center of aforesaid Road and other lands now or formerly Andrew Lang, a distance of one hundred ninety-four (194) feet to a peg. On the West, along lands of now or formerly Geo. H. Bicker, a distance of three hundred fifty-seven (357) feet to a peg. On the North and East along other lands of now or formerly Andrew Lang, to the place of beginning, being triangular in shape and on the North side of said road.

HAVING thereon erected a dwelling house and garage designated as 853 Winfield Road, Cabot, PA 16023.

TAX I.D. NO. 320-1F73-6A

BEING the same property conveyed by deed from Edward Johnson, Executor under the Last Will and Testament of Joseph E. Johnson, dated October 25, 2000, and recorded in the Butler County Recorder of Deeds Office at Instrument No. 200010300025682, granted and conveyed unto Kevin L. Turner and Staci J. Turner, his wife (Deceased).

BCLJ: July 25, August 1 & 8, 2014

E.D. 2014-30171
C.P. 2014-20718
SHF FILE: 14001588

ATTY GARY SANDERSON

Seized and taken in Execution as the property of WEST JEFFERSON AUTO PARTS, INC at the suit of ANNA MAE PATTERSON, Being:

TRACT 1:

FIRST: Beginning at a point on West Jefferson Street at an alley; thence extending West along said West Jefferson Street fifty (50) feet to line of lot of William J. Deakyne; thence in a Southerly direction along line of lot of said William J. Deakyne, one hundred thirty (130) feet to a point; thence in an Easterly direction by a line parallel with said West Jefferson Street, fifty (50) feet to said alley; thence in a Northerly direction along said alley, one hundred thirty (130) feet to West Jefferson Street, the place of beginning. Subject, however, to any and all building restrictions contained in that certain deed from Mary E. Vogeley, et al., to W.F. Braun, dated February 18, 1896, and recorded in Butler County Deed Book 162, page 3.

SECOND: On the North, fifty (50) feet by lot of formerly Blanch Dight, now Wallace McKitten, above described; on the East forty-four (44) feet, more or less, by an alley now known as Wagner Avenue; on the South Fifty (50) feet by an alley no known as Birch Street; and on the West, forty-five (45) feet, more or less, by lot formerly Aaron Blighley, now William Deakyne. Said lots having been originally Lot No.1 in the Plan of Lots of the Heirs of William Vogeley, Deceased, as mentioned in survey laid out by George C. Pillow, Civil Engineer, in plan recorded in Deed Book 158, page 500. There being erected on both of said lots a one-story concrete block building. BEING designated as Parcel No. 563-8-22.

TRACT 2:

ALL that certain lot of ground situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded on the North by West Jefferson Street and fronting thereon fifty (50) feet; on the east by lot of John C. Dight, formerly W.C. Cameron, Jr., and W.C. Cameron, Jr., being Lot No.1 in the Vogeley Plan of Lots, which is recorded in Butler County in Deed Book 158, page 500; on the South fifty (50) feet by an alley; and on the West by Lot No.3 in said Plan, now owned by H.A. Kitchen; the east line thereof being 174 feet and 2 inches in length and the West line of 173 feet 9 inches in length, and being Lot No.2 in the Vogeley Plan of Lots. BEING designated as Parcel No. 538-8-21.

BCLJ: July 25, August 1 & 8, 2014

Sheriff Michael T Slupe
Butler County, Pennsylvania