

**ESTATE NOTICES**

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

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**FIRST PUBLICATION****Estate of: Larry V Bell**

Late of: Butler PA  
Administrator: Lisa R Bell  
158 Moraine Drive  
Portersville PA 16051  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Leonard D Bell****a/k/a: Leonard Dean Bell**

Late of: Oakland Township PA  
Executor: Grace M Bell  
129 Whitmire Road  
West Sunbury PA 16061  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Gloria M Broskey****a/k/a: Gloria Mae Broskey**

Late of: Penn Township PA  
Executor: Mary Anne Leicher  
4174 Woodland Road  
Butler PA 16002  
Attorney: Paula J Willyard  
1219 Cornplanter Road  
Cabot PA 16023

**Estate of: Julia M Conner****a/k/a: Julia Connor****a/k/a: Julie Conner**

Late of: Butler PA  
Administrator: William H Conner Jr  
324 Orchid Lane  
Slippery Rock PA 16057  
Administrator: Loretta A Crawford  
318 American Avenue  
Butler PA 16001

Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Chelsy Lynn Craig**

Late of: Slippery Rock Township PA  
Administrator: Tara Hiles  
114 Fairview Road  
Petrolia PA 16050  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: William John Kradel**

Late of: Butler Township PA  
Executor: James W Kradel  
POB 298 North Water St  
Knoxville PA 16928  
Executor: Gary L Kradel  
374 Eagle Mill Road  
Butler PA 16001  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Uwe J Luschkowski****a/k/a: Joseph Luschkowski**

Late of: Cranberry Township PA  
Administrator: Monika McCormick  
102 Opal Court  
Cranberry Twp PA 16066  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Janet H Metzger****a/k/a: Janet Haine Metzger**

Late of: Lancaster Township PA  
Executor: William F Metzger  
107 Longvue Drive  
Harmony PA 16037  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Blanche Pushker**

Late of: Saxonburg PA  
Executor: Cynthia Maria Martinez  
382 North Road  
Butler PA 16001  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Jean Yvonne Wonderly**

Late of: Butler Township PA  
Administrator: Carol B Russell  
118 Fared Drive  
Butler PA 16001  
Attorney: Thomas J May  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

BCLJ: Feb. 8, 15 & 22, 2013

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**SECOND PUBLICATION****Estate of: Betty L Bintrim**

Late of: Prospect PA  
Executor: Trudy L Levere  
166 Harmony Rd  
Prospect PA 16052  
Attorney: Darla J Hancher  
Hancher Law Office  
101 North Green Lane  
Zelienople PA 16063

**Estate of: Breann Boswell**

Late of: Cranberry Township PA  
Administrator: Michelle Natoli  
564 Brandywine Drive  
Cranberry Twp PA 16066  
Attorney: John D Perkosky  
Ogg Murphy & Perkosky LLP  
245 Fort Pitt Boulevard  
Pittsburgh PA 15222

**Estate of: Norris N Funkhouser**

Late of: Connoquenessing Township PA  
Executor: Catherine M Joyce  
3234 North 88 Street  
Mesa AZ 85207  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Andrew C Gavula****a/k/a: Chester Gavula**

Late of: Butler Township PA  
Executor: Andrea J Douth  
222 Camelot Drive  
Butler PA 16001  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Frederick G Howell****a/k/a: Frederick Garfield Howell Jr**

Late of: Cranberry Township PA  
Executor: Virginia Walzer

221 Greenwood Road  
Cranberry Twp PA 16066  
Attorney: Laurel Hartshorn  
254 W Main St POB 553  
Saxonburg PA 16056

**Estate of: Ruth G Lefevre****a/k/a: Ruth Genevieve Lefevre**

Late of: Saxonburg PA  
Executor: Patricia A Neese  
147 Witherow Road  
Sewickley PA 15143  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Lois McKnight****a/k/a: Lois M McKnight**

Late of: Butler Township PA  
Executor: Joseph C Dill  
27 Cambridge Court  
Carlisle PA 17013  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Jane B Morrison**

Late of: Cranberry Township PA  
Executor: Margaret M Lundberg  
6600 South Yukon Way  
Littleton CO 80123  
Attorney: Franklin Blackstone Jr  
Goehring Rutter & Boehm  
2100 Georgetowne Drive Suite 300  
Sewickley PA 15143

**Estate of: Betty Y Rudolph**

Late of: Adams Township PA  
Executor: Margaret Wilson Long  
POB Box 9452  
St Thomas Virgin Islands 00801  
Attorney: John H Auld II  
Abernethy Auld & Young PC  
4499 Mt Royal Boulevard  
Allison Park PA 15101

**Estate of: Ellen Jean Savage**

Late of: Butler Township PA  
Executor: George T Savage Jr  
13304 70th Place NE  
Kirkland WA 98034  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Myrtle E Shannon****a/k/a: Myrtle Shannon**

Late of: Connoquenessing Township PA  
Executor: Carol Orsborn

859 Dick Road  
Renfrew PA 16053  
Attorney: J Stevenson Suess  
318 West Cunningham Street  
Butler PA 16001

**Estate of: Margaret L Shoup**

Late of: Center Township PA  
Executor: Donalee Thomas  
105 Butler Road  
Butler PA 16001  
Executor: Sally A Brown  
107 North Eberhart Road  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Jennifer Sorg**

Late of: Adams Township PA  
Administrator: Armand R Cingolani III  
104 East Diamond Street  
Butler PA 16001  
Attorney: Anthony A Seethaler  
Suite 1609 Allegheny Building  
429 Forbes Avenue  
Pittsburgh PA 15219

**Estate of: Arnold J Totin****a/k/a: Arnold John Totin**

Late of: Butler Township PA  
Executor: Rachelle F Totin  
136 Maple Grove Dr  
Butler PA 16001  
Attorney: Sarah G Hancher  
101 North Green Lane  
Zelienople PA 16063

BCLJ: Feb. 1, 8 & 15, 2013

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**THIRD PUBLICATION**

**Estate of: Ralph Anderson**

Late of: Butler PA  
Administrator: Dolores Anderson  
408 West Diamond Street  
Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

**Estate of: Robert L Dietrick**

Late of: Center Township PA  
Executor: Christine A Dietrick  
38 New London Lane  
Oakmont PA 15139  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Pearl R Hilderbrand****a/k/a: Pearl R Hildebrand**

Late of: Donegal Township PA  
Executor: Sandra L Cetti  
438 Freeport Rd  
Butler PA 16002  
Attorney: None

**Estate of: Atlee H Honse Sr****a/k/a: Atlee H Honse**

Late of: Butler Township PA  
Executor: Janis D Honse  
160 McCalmont Road  
Butler PA 16053  
Attorney: Michael J Damico  
Savinis D'Amico & Kane LLC  
707 Grant Street Suite 3626  
Pittsburgh PA 15219

**Estate of: Emma Jarres****a/k/a: Emma Jane Jarres**

Late of: Zelienople  
Executor: Linda L Davis  
11 Pinebrook Drive  
Cranberry Twp PA 16066  
Attorney: Maryann Bozich-Diluigi  
107 Irvine Street POB 426  
Mars PA 16046

**Estate of: Audrey Lynn Kaiser**

Late of: Cranberry Township PA  
Administrator: Kristen Zeleznik  
120 E Freedom Way Apt 549  
Cincinnati OH 45202  
Attorney: David W Tyree  
3371 Babcock Bldg  
Pittsburgh PA 15237

**Estate of: Elizabeth M Klinger****a/k/a: Margaret E Klinger****a/k/a: Betty M Klinger****a/k/a: Betty Klinger**

Late of: Adams Township PA  
Executor: Janice Hand  
308 Lennox Road West  
Palm Harbor FL 34683  
Attorney: Franklin Blackstone Jr  
Goehring Rutter & Boehm  
2100 Georgetown Drive Suite 300  
Sewickley PA 15143

**Estate of: Alberta M Lamperski**

Late of: Evans City PA  
 Executor: David R Lamperski  
 105 Community Park Road  
 Evans City PA 16033  
 Attorney: None

**Estate of: Georgina W McCormick**

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

**Estate of: Craig Edwin Nordstrom**

Late of: Summit Township  
 Admr CTA: William B Macurda  
 101 South Tryon Street Suite 4000  
 Charlotte SC 28280-4000  
 Attorney: Claire Johnson Saenz  
 Krassenstein & Associates PC  
 7500 Brooktree Road  
 Wexford PA 15090

**Estate of: Sarah A Seibert**

Late of: Jefferson Township PA  
 Executor: Sally Bednar  
 104 Srader Grove Road  
 Freeport PA 16229  
 Executor: Bruce Kaufman  
 5570 Old William Penn Highway  
 Murrys ville PA 15632  
 Attorney: Lawrence F Becker III  
 Moore Becker Smarto & Cizek PC  
 121 West Second Street  
 Greensburg PA 15601

**Estate of: Walter K Stevens****a/k/a: Walter Kenneth Stevens**

Late of: Karns City PA  
 Administrator: Paula Connelly  
 293 South Homestead Drive  
 Landisville PA 17538  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Nick Suchy Jr**

Late of: Butler Township PA  
 Executor: James N Cygan  
 108 West Muntz Avenue  
 Butler PA 16001  
 Attorney: A Robert Shott  
 125 Mountain Laurel Dr  
 Butler PA 16002

**Estate of: Wilbert Tebay****a/k/a: Wilbert Raymond Tebay**

Late of: Center Township  
 Executor: Julie Robinson  
 1515 Old Switzer Road  
 Woodruff SC 29388  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: Jan. 25 & Feb. 1, 8, 2013

**MORTGAGES**

January 21 - 25, 2013

**Achezinski, Carol J.**-Nextier Bk NA-  
 Connoquenessing Borough-\$181,280.00

**Adams, Chad A., et al**-Plaza Home Mtg Inc,  
 et al-Franklin Twp.-\$135,000.00

**Amrhein, Ron A., et al**-Plaza Home Mtg Inc,  
 et al-Worth Twp.-\$121,512.00

**Anderson, Patrick J., et ux**-Citibank NA, et  
 al-Eau Claire Borough-\$62,627.00

**Anselmi, Andrew B., et al**-PNC Bk Natl  
 Assn-Cranberry Twp.-\$75,200.00

**Aspinall, Wesley D., et ux**-First Natl Bk of Pa,  
 et al-Oakland Twp.-\$80,962.00

**Auth, Pamela Ruth**-Nextier Bk NA-Cranberry  
 Twp.-\$144,000.00

**Barthlow, Joshua W., et al**-S&T Bank-  
 Cranberry Twp.-\$79,200.00

**Behon, James P.**-First Natl Bk of Pa-Prospect  
 Borough-\$65,000.00

**Bloom, Jeremy M., et ux**-First Commonwealth  
 Bk-Cranberry Twp.-\$41,500.00

**Bordt, Harry B., Jr., et ux**-JPMorgan Chase  
 Bk NA-Cranberry Twp.-\$91,443.00

**Boscia, Richard T.**-Wells Fargo Bk NA-  
 Concord Twp.-\$137,947.00

**Bowman, Joy A.**-Farmers Natl Bk of  
 Emlenton-Harrisville Borough-\$127,000.00

**Bowser, Shawn P., et al**-Butler Armco Emp  
 Cred Un-Franklin Twp.-\$70,000.00

**Braun, David C.**-Residential Fin Corp, et al-  
 Penn Twp.-\$130,854.00

**Brown, Richard C., et al**-Victorian Fin LLC,  
 et al-no image-

**Carlin, Robert G.**-JPMorgan Chase Bk NA-  
 Seven Fields Borough-\$59,267.00

**Carlson, Patrick**-Somerset Trust Co-  
 Connoquenessing Twp.-\$105,300.00

**Carothers, Adam R., et ux**-Wells Fargo Bk  
 NA-Butler City-\$72,225.00

**Cavalero, Randal L., et ux**-Butler Armco Emp  
 Cred Un-Butler Twp.-\$180,000.00

**Chamberlain, Michael I.**-RBS Citizens NA-  
 Cranberry Twp.-\$200,000.00

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

**IN RE: R.E.M. O.A. 51 of 2012**

**PETITION FOR INVOLUNTARY  
TERMINATION OF PARENTAL  
RIGHTS NOTICE**

**To: UNKNOWN FATHER**

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child.

**R.E.M. Date of Birth: 02/20/2011**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center on the 1st day of March, 2013 at 2:00 p.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

JUDITH MOSER, M.S.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: February 8, 2013

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**ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, 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 **Advanced Spine and Disc Center, Inc.** Located at 20555 Rt. 19, Cranberry Twp., PA 16066.

Richard Fleis  
619 N. Hermitage Road  
Hermitage, PA 16148

BCLJ: February 8, 2013

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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **BAC Haul Transport, LLC** and it was organized January 14, 2013.

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

BCLJ: February 8, 2013

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**ARTICLES OF INCORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Pamco 2012, LLC.**

Michael J. Witherel, ESQ.  
Witherel & Associates  
966 Perry Highway  
Pittsburgh, PA 15237

BCLJ: February 8, 2013

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**NOTICE**

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **VLG ANESTHESIA, INC.**, incorporated under the laws of Georgia. The proposed registered office in the Commonwealth is 505 S. Eberhart Road, Butler, PA 16001. This notice is given pursuant to Section 4124 of the Business Corporation Law of 1988.

P. Daniel Altland, Esquire  
350 S. Sporting Hill Road  
Mechanicsburg, PA 17050

BCLJ: February 8, 2013

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**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **MANAGEMENT DEVELOPMENT CORPORATION OF CRANBERRY, INC.**, a Pennsylvania corporation (the "Corporation"), with a registered address of 202 Smalstig Road, Evans City, PA 16033, have approved a plan and proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

KNOX McLAUGHLIN  
GORNALL & SENNETT, P.C.  
120 West Tenth Street  
Erie, PA 16501  
Attorneys for Management Development Corporation of Cranberry, Inc.

BCLJ: February 8, 2013

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**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on January 15, 2013, with the Commonwealth of Pennsylvania Department of State, and that approval of said filing has been received, for the purpose of obtaining a Certificate of Incorporation of a proposed Business-Statutory Close Corporation, to be organized under the Business Corporation Law of 1988. The name of the corporation is: **Eagle Oil Field Services, Inc.**

Elizabeth A. Gribik, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: February 8, 2013

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**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, February 11, 2013 at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
HARBISON, Marilyn G.....	Ginger F. Harbison .....	12/21/12
LUNZ, Shirley R.....	Lynn L. Salem.....	12/27/12
MARS, Donald F., Jr. ....	Michael J. Pater.....	12/31/12
MICHAELS, Andrew S. ....	Lori Michaels .....	12/21/12
YOUNG, James E., Sr.....	Charles P. Young.....	12/27/12
YOUNG, Julie Ann.....	Susan R. Hensley and Warren Capemos .....	12/28/12

BCLJ: February 1 & 8, 2013

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of March 2013** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, April 12, 2013 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30400  
C.P. 2012-22362  
SHF.: 13000014**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of BRIAN P ADAMSKI AND NICOLE C ADAMSKI at the suit of FLAGS TAR BANK FSB, Being:

ALL that certain piece, parcel and lot of ground situate in Butler Township, Butler County, Pennsylvania, in what is known as the Cottage Hill Land Company's plot of lots, bounded and described as follows:

Being Lot no. 192 in the said Cottage Hill Land Company's plot of lots, bounded on the north by Rockenstein Avenue; on the east by Lot No. 193 in said plan; on the south by an alley; and on the west by and extending back southward 112 feet to a twenty-foot alley, with a one-story frame dwelling house thereon erected. Being known as tax parcel no. 051-39-P192 and more commonly known as 105 West Rockenstein Avenue, Butler, Pennsylvania 16001.

TAX I.D. #: 051-39-P192-0000

Being known as: 105 WEST ROCKENSTEIN AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Brian P.

Adamski by deed from Brian P. Adamski and Nicole C. Adamski, now Nicole C. Broman, dated August 12, 2011 and recorded August 16, 2011 as Instrument Number 201108160019482.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30113  
C.P. 2012-20692  
SHF.: 13000008**

**ATTY MARK UDREN**

Seized and taken in Execution as property of JILL M BEATTIE at the suit of U S BANK NATL ASSN, 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 the southeat corner of the tract herein described, at a point in the center of the Sarverville-Ekastown Public Road, which said point is the southeast corner of lands now or formerly of John Kovack, thence along the Sarverville-Ekastown Public Road, South 51° 26' West, a distance of 70 feet to a point; thence along other land now or formerly of Ward F. Walters et ux., North 38° 34' West, a distance of 525.71 feet to a point; thence North 19° 04' East a distance of 82.88 feet to a point; thence South 38° 34' East, a distance of 570.08 feet to a point in the center of the Sarverville-Ekastown Public Road, the place of beginning.

HAVING erected thereon a single family dwelling commonly known as 379 1/2 Sarver Road, Sarver, PA 16055 and further identified as Butler County Map and Parcel No. 40-S2-CCA-000.

BEING KNOWN AS: 379 1/2 Sarver Road, Sarver, PA 16055

PROPERTY ID NO.: 040-S2-CCA

TITLE TO SAID PREMISES IS VESTED IN Jill M. Beattie, a single individual BY DEED FROM David J. Dargenzio, a single individual, and Jill M. Beattie, formerly Jill Marie Dargenzio, a single individual DATED 03/17/2005 RECORDED 03/17/2005 IN DEED BOOK Instrument# 200503170006388.

BCLJ: Feb, 8, 15, & 22, 2013



**E.D. 2012-30379****C.P. 2012-22246****SHF.: 12003827****ATTY LOIS P VITTI**

Seized and taken in Execution as the property of RONALD L BRENKLE at the suit of U S BANK NATL ASSN, Being:

All that certain lot or piece of ground situate in the Township pf Center, County of Butler and Commonwealth of Pennsylvania, being designated as all of Lot No. 3 in the Plan of Lots entitled The Property Subdivision for The Estate of Lucille Dufford, prepared by R.B. Shannin and Associates, Inc., dated August 24, 1984 and recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 101, page 48.

Having erected thereon a dwelling known as 543 Oneida Valley Road, Butler, P A 16001

Block and Lot# 060-S9-C19

Being the same premises of David J. Hawryliak and Amy A. Hawryliak, by their deed dated 9/29/05 and recorded on 10/19/05 in the Recorder of Deeds Office of Butler County, Pennsylvania in Instrument 200510190030223 granted and conveyed unto Ronald Brenkle aka Ronald Brenckle

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30351****C.P. 2012-22094****SHF.: 12003588****ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of TRACEY L BRESNAHAN AND JAMES D BRESNAHAN at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, "being Lot No. 153 in the Ridgeview Estates Plan of Lots, as the same is recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, in Plan Book Volume 264, at page 38.

UNDER & SUBJECT TO any and all covenants, conditions, restrictions, by-laws, all coal and mining rights, oil and gas leases, easements, rights of way, as may be shown

on the recorded plan or contained in prior instruments of record, or as may become recorded and/or amended from time to time.

BEING the same premises which Maronda Homes, Inc., by Deed dated May 22, 2009 and recorded in the Butler County Recorder of Deeds Office on June 5, 2009 as Deed Instrument Number 200906050012394, granted and conveyed unto James D. Bresnahan and Tracey L. Bresnahan, as husband and wife.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30390****C.P. 2012-22110****SHF.: 12003914****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JAMES M COLE CO-ADMR, JANICE J COLE CO-AD MR. MICHAEL T COLE EST, AND UNKNOWN HEIRS at the suit of PHH MORTGAGE CORP, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being a portion of Lot E in the Woodlands Estate Park Plan as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 63, page 25, more particularly bounded and described as follows:

BEGINNING at a point at the intersection of Lot E and Lot F in the within plan; thence along Dellwood Court, a 50.00 foot right of way having a radius of 346.00 feet and a length of 20.00 feet to a point along Dellwood Court; thence through Lot E, North 69 degrees 54 minutes 37 seconds East, a distance of 107.15 feet to a point; thence South 6 degrees 28 minutes 41 seconds East, a distance of 41.00 feet to a point at the intersection of Lot E and Lot F in said plan; thence South 81 degrees 12 minutes 00 second West, a distance of 102.84 feet to a point, the place of beginning.

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 T. Cole, unmarried, by Deed from Janette C. Stanger, unmarried, dated 07/03/2002, recorded 07/10/2002 in Instrument

Number 200207100023287.

Mortgagor MICHAEL T. COLE died on 12/19/10, and JAMES M. COLE, IN HIS CAPACITY AS COADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL T. COLE and JANICE J. COLE, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF MICHAEL T. COLE were appointed Administrators of his estate. Letters of Administration were granted to them on 01/18/11 by the Register of Wills of Butler County, No. 10-11-0047. Decedent's surviving heir(s) at law and next-of-kin are JAMES M. COLE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL T. COLE and JANICE J. COLE, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF MICHAEL T. COLE.

Tax Parcel No. 130-S4-CE3059-0000

Premises being: 111 BELLWOOD COURT, CRANBERRY TOWNSHIP, PA 16066-7331

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30404  
C.P. 2012-22367  
SHF.: 13000015**

**ATTY TROY FREEDMAN**

Seized and taken in Execution as the property of ANGELA C CONKLIN AND LYNN W CONKLIN at the suit of PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS LLC, Being:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Fifth Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Bounded on the North 30 feet by lot of now or formerly John Schenck; on the East 120 feet by lot of now or formerly Charles Schenck; bounded on the South 30 feet by American Avenue and bounded on the West 120 feet by lot of now or formerly Mrs. Young,

PROPERTY ADDRESS: 136 American Avenue, Butler, PA 16001

TAX PARCEL ID: 05-565-24-23

BEING the same premises which Robert C. Kay, Administrator of the Estate of Nellie A.

Kay, Deceased and Robert C. Kay, Individually granted and conveyed unto Lynn W. Conklin and Angela C. Conklin by Deed dated April 25, 1997 and recorded April 28, 1997 in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Deed Book 2732, Page 123.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2011-30427  
C.P. 2011-22136  
SHF.: 12003782**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JAMES D COYLE AND EYDIE A COYLE at the suit of U S BANK NATL ASSN, Being:

All that certain piece, parcel or tract of land situate in Butler Township, Butler County, State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point at the West side of Delaware Drive, at a point common to Lots 8 and 7; thence North 89 degrees 15 minutes West 160 feet to a point at the Evergreen Plan; thence North 0 degrees 45 minutes East along said Evergreen Plan of Lots, 75 feet to a point at Lot No. 9; thence South 89 degrees 15 minutes East 160 feet to a point at West side of Delaware Drive; thence South 0 degrees 45 minutes West 75 feet along the West side of Delaware Drive to a point, the place of beginning. Having thereon erected a one story frame dwelling house. Being Lot No.8 in the Campbell Acres Plan of Lots, as recorded in Rack File Section 14, Page 13.

TITLE TO SAID PREMISES IS VESTED IN James D. Coyle and Eydie A. Coyle, his wife, by Deed from James Daniel Coyle, aka, James D. Coyle and Thomas Guy Ewing, Co-Executors of the estate of Boyd E. Boothe, aka, Boyd Emery Boothe, dated 08/31/1995, recorded 09/01/1995, in Deed Book 2555, page 882.

Tax Parcel No. 056-11-BS-0000

Premises being: 117 DELAWARE DRIVE, BUTLER, PA 16001

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30371**

**C.P. 2012-22127**

**SHF.: 12003778**

**ATTY JOHN MCELROY**

Seized and taken in Execution as the property of GEORGE M DAVIS, JR at the suit of FARMERS & MERCHANTS BANK - WESTERN PA N A, Being:

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

BEGINNING at a point in the center line of a public road known as Denny Road at the Southwesterly corner of land conveyed by William A. Mowery, et ux, to Ralph P. Chanadet and Harriet Leona Chanadet, his wife, by Deed dated August 23, 1949, recorded in the Recorder's Office of Butler County in Deed Book Volume 594, Page 221; thence by line of land North 5 degrees 266.36 feet to the line of land now or late of William A. Mowery, et ux, thence by said land of Mowery North 84 degrees 21 minutes 131 feet to a point; thence by other lands of Ralph P. Chanadet, et ux, South 5 degrees East 266.36 feet to the center line of Denny Road, South 84 degrees 21 minutes East, 131 feet to the place of beginning. Containing .787 acres.

HAVING erected thereon a dwelling known as 127 Denny Road, Valencia, PA 16059.

BEING designated as Tax Map No. 230-S2-43A4-0000.

BEING the same property which Susan Hart, Attorney-in-Fact for Mary E. Smythe a/k/a Mary Evelyn Smythe, granted and conveyed to George M. Davis, Jr., single, by Deed dated May 31, 2001 and recorded June 4, 2001 in the Recorder of Deeds Office, Butler County, Pennsylvania in Instrument Number 200106040014061.

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

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30364**

**C.P. 2012-21618**

**SHF.: 12003792**

**ATTY PATRICK WESNER**

Seized and taken in Execution as the property of TAMMI LEE GENILLA AND SAL KAWHEHE GENILLA at the suit of BANK OF AMERICA N A, Being:

All those certain lot or pieces of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being lots Nos. 1 and 2 in the Gant Fanns Subdivision of record in Plan Book Volume 170, Page 14.

Property being known as 6685 Old Mars Road, Cranberry Township, P A 16066.

Being designated as tax Parcel ID No. 130-4F46-60C.

Being the same property conveyed to the Grantors herein, by deed from J. Keith Radecic, married, in deed to J. Keith Radecic and Sharon Williams-Radecic, his wife, in deed dated 10/11/1999 recorded in the Recorder's Office of Butler County at Deed Book Volume 170, Page 14.

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

Title to said Premises vested in Tammi Lee Genilla and Sal Kawehe Genilla, husband and wife by Deed from J. Keith Radecic and Sharon Williams-Radecic, husband and wife dated 07/16/04 and recorded 08/11/04 in the Butler County Recorder of Deeds in Instrument No. 200408110026376.

BEING KNOWN AS 6685 Mars Road, Cranberry Township, PA 16066

TAX MAP NO: 130-4F46-60C

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30366****C.P. 2012-21711****SHF.: 12003779****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DAVID W GRAHAM, II at the suit of GMAC MORTGAGE, LLC, Being:

**LEGAL DESCRIPTION****PARCEL ONE**

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

BEGINNING at a point in the center line of State Highway Route No. 185, said point being the Northwest corner of lot now or formerly Criley; thence along the center line of said State Highway Route No. 185, South 88 degrees 20 minutes West, a distance of twenty (20) feet to a point; thence along lot conveyed to Paul A. Biedenbach and Nancy A. Biedenbach, his wife, South 1 degree 40 minutes East, a distance of two hundred (200) feet to a point on other land of William T. Biedenbach; thence along other land of said William T. Biedenbach, North 88 degrees 20 minutes East, a distance of two hundred thirty (230) feet to a point; thence North 1 degree 40 minutes West, a distance of fifty (50) feet to a point on lot of land of now or formerly Criley; thence along land of now or formerly Criley, South 88 degrees 17 minutes West, a distance of one hundred sixty (160) feet to a point; thence continuing along another lot of now or formerly Criley, South 88 degrees 20 minutes West, a distance of fifty (50) feet to a point; thence continuing along same, North 1 degree 40 minutes West, a distance of one hundred fifty (150) feet to a point in the center line of said State Highway Route No. 185, the place of beginning, according to survey dated April, 1930, by Eakin & Greenough, Engineers.

**PARCEL TWO**

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

BEGINNING at a point in the center line of Legislative Route 978 at the intersection of the original eastern property line of now or formerly Criley and the western line of now or

formerly Geibel, which beginning point is the northwest corner of the lot herein described; thence from said beginning point, North 88 degrees 20 minutes East, along the center line of Legislative Route 978, a distance of 100 feet to a point on line of other lands of now or formerly Geibel; thence continuing through lands of now or formerly Geibel, South 01 degree 40 minutes East, a distance of 982.49 feet to a hub on the northern line of lands now or formerly Schnur; thence continuing along the northern line of lands now or formerly Schnur, South 84 degrees 38 minutes 30 seconds West, a distance of 100.28 feet to an existing iron pin on eastern line of lands now or formerly Biedenbach; thence continuing along the eastern line of lands now or formerly Biedenbach and along the eastern line of other lands of now or formerly Criley, North 01 degree 40 minutes West, a distance of 988.95 feet to a point in the center line of Legislative Route 978 and the place of beginning. Containing 2.26 acres, more or less, as per survey of H.J. Canel, Professional Engineer, dated September 30, 1976.

**PARCEL THREE:**

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

BEGINNING at a point in the center line of Legislative Route 978, the said point being congruent to the Easternmost line of property of now or formerly Criley and the Western line of property of now or formerly Geibel; thence by a line along the center line of Legislative Route 10035 North 88 degrees 20 minutes East, 225 feet to a point, the Northeast corner of the property herein to be conveyed; thence by a line South 01 degree 40 minutes East, 982.49 feet, more or less, along lands of now or formerly Geibel herein to a point at the North line of property of now formerly T. Schnur; thence by a line South 84 degrees 38 minutes 30 seconds West, 225 feet to a point along the Easternmost line of property of now or formerly Criley; thence by a line North 01 degree 40 minutes West, 982.49 feet, more or less, to a point, the place of beginning.

EXCEPTING outsales, prior conveyances and Notices of Condemnation of any parcels of land from the above described parcels that may have been conveyed from or taken by Condemnation.

**PARCEL FOUR:**

ALL that certain piece or tract of land with dwelling house and other outbuilding erected thereon situate in Summit Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of state highway Route No. 185 known as the Butler Herman Road; said point being the Northeast corner of lot now owned by Richard J. Criley and Dorothy M. Criley, his wife; thence along center line of said state highway Route No. 185, South 88 degrees 17 minutes West, a distance of one hundred sixty (160) feet to a point; South 88 degrees 20 minutes West, a distance of fifty (50) feet to a point and South 88 degrees 20 minutes West, a distance of twenty (20) feet to a point in the center line of state highway Route No. 185, being the Northwest corner of the land herein described; thence along land of Biedenbach, South 1 degree 40 minutes East, a distance of two hundred (200) feet to a point on other land of Biedenbach, said point being the Southwest corner of land herein described; thence along other land of Biedenbach, North 88 degrees 20 minutes East, a distance of two hundred (230) feet to the Southeast corner of land herein described; thence along other land of Biedenbach, North 1 degree 40 minutes West a distance of fifty (50) feet; North 1 degree 43 minutes West, a distance of one hundred fifty (150) feet to a point in the center line of said state highway Route No. 185, the place of beginning.

EXCEPTING outsales, prior conveyances and Notices of Condemnation of any parcels of land from the above described parcels that may have been conveyed from or taken by Condemnation from the Decedent.

TITLE TO SAID PREMISES IS VESTED IN David W. Graham, II, by Deed from Ronald J. Criley, a/k/a Ronald Criley, unmarried, dated 12/31/2009, recorded 01/25/2010 in Instrument Number 201001250001748.

Tax Parcel No. 290-1F98-A1A-0000  
290-1F98-A1F-0000  
290-1F98-A1G-0000

Premises being: 948 HERMAN ROAD,  
BUTLER, P A 16002-9250

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30354**

**C.P. 2012-21597**

**SHF.: 12003589**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of GREGORY R GRAHAM, SR AND THERESA M GRAHAM at the suit of PHH MORTGAGE CORP, Being:

ALL that certain piece, parcel or of land situate in Butler Township, Butler County, Pennsylvania being known and designated as Lot 2 R on the Graham Lot Line Revision Plan recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 206, Page 50.

TITLE TO SAID PREMISES IS VESTED IN Gregory R. Graham, Sr. and Theresa M. Graham, his wife, by Deed from Gregory R. Graham, Sr. and Theresa M. Graham, his wife, dated 07/19/1994, recorded 07/21/1994 in Book 2453, Page 250.

Tax Parcel No. 054-34-21B-0000

Premises being: 112 PERCIL DRIVE,  
BUTLER, PA 16001-2986

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30291**

**C.P. 2010-21600**

**SHF.: 12003795**

**ATTY KRISTINA MURTHA**

Seized and taken in Execution as the property of HARRY HASHAGEN II AND NATALIE RUTH HASHAGEN at the suit of BANK OF AMERICA NA, Being:

All that certain parcel of land situate in the Borough of Slippery Rock, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a point on the Eastern line of a 50 foot street known as Parklane Drive, where the same is intersected by the Southern line of Lot #19 of the within Plan of Lots, being the Northwest corner of the premises herein described; thence continuing along the Southern line of Lot #19 of the within Plan, South 42°53'38" East, 150 feet to a point on line of lands of Slippery Rock Community Park; thence continuing along line of lands

of Slippery Rock Community Park, South 47°06'22" West, 260 feet to a point on the Northern line of Lot #23 of the within Plan; thence continuing along the Northern line of Lot #23 of the within Plan, North 42° 13'13" West, 150.15 feet to a point on the Eastern line of Parklane Drive; thence continuing along the Eastern line of Parklane Drive by a curve to the left having a radius of 390.37 feet, a distance of 1123 feet; thence continuing along the Eastern line of Parklane Drive, North 47°06'22" East, 247 feet to a point on line of Lot #19 and the Place of Beginning.

And Being Lots Numbered 20,21 and 22 in the Parkvue Manor Plan of Lots as filed in the Recorder's Office of Butler County, Pennsylvania, on May 3, 1969, in Rack File 58, Page 14.

DEED BOOK: INSTRUMENT #  
200705300013604

DEED PAGE: INSTRUMENT  
#200705300013604

MUNICIPALITY: Borough of Slippery Rock

TAX PARCEL #: 510-SI-A20

PROPERTY ADDRESS: 110 Parklane Drive,  
Slippery Rock, PA 16057

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30369**  
**C.P. 2012-22180**  
**SHF.: 12003774**

**ATTY CRAIG OPPENHEIMER**

Seized and taken in Execution as the property of CHARLES R HOLMES AND PATRICIA A HOLMES 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 Lot No. 369 in the Fox Run Plan of Lots No.3, the aforementioned Fox Run Plan of Lots No.3 being recorded in the Recorder's Office of Butler County in Plan Rack 62, pages 25-Aand25-B.

Under and subject nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

Being Map # S10 Parcel #C369.

Being known and designated as 432 Deerfield Drive, Cranberry Township, PA 16066.

Being the same premises which Prudential Residential Services, Ltd. Part., granted and conveyed unto Charles R. Holmes and Patricia A. Holmes, husband and wife, by Deed dated February 1, 2002 and recorded on February 26, 2002 in the Office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania as Instrument No. 20020226006811.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30401**  
**C.P. 2012-22145**  
**SHF.: 13000012**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KERRY M HORNEY AND KERRY HORNEY at the suit of PHH MORTGAGE CORP, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 104 in the Freedom Woods Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 115 page 26.

HAVING erected thereon a dwelling house known as 104 Valley Forge Drive, Mars, Pennsylvania 16046.

THE Grantees, for themselves and their heirs, personal representatives, successors and assigns, by the acceptance of the deed covenant and agree to pay such charges for the maintenance of repairs to, replacement of and expenses in connection with the common property as may be assessed from time to time by the Board of Directors of the Freedom Woods Homeowners Association and forth covenant and agree that the Lot conveyed by the Deed shall be subject to a change for all amounts so assessed, and that this covenant shall run with and bind the Lot hereby conveyed and all subsequent owners thereof.

UNDER AND SUBJECT to a perpetual non-exclusive easement and right of way over, across and through the following described portion of the property for the purposes of



installing, using, inspecting, maintaining, repairing and replacing utilities, and for water drainage:

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

BEGINNING at a point on the right of way line of Valley Forge Drive and common to Lot No. 103 and Lot No.104 in the Freedom Woods Phase One Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book 115 page 26; thence along said line of Valley Forge Drive North 48 degrees 00 minute 00 second West, a distance of 15.00 feet; thence through Lot No. 104 North 42 degrees 00 minute 00 second East, a distance of 100.00 feet; thence along Lot No. 104 South 48 degrees 00 minute 00 second East, a distance of 15.00 feet to Lot No. 103; thence by the line dividing Lots Nos. 103 and 104 South 48 degrees 00 minute 00 second West, a distance of 100.00 feet to the point of Beginning.

THIS easement is in place of the easement for the same purpose shown on the above recited plan.

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

TITLE TO SAID PREMISES IS VESTED IN Kerry M. Homey, a married man, by Deed from Edward H. Wethli and Robin M. Wethli, h/w, dated 06/23/2006, recorded 06/30/2006 in Instrument Number 200606300016389.

Tax Parcel No. 130-S19-A104-0000

Premises being: 107 VALLEY FORGE DRIVE, CRANBERRY TOWNSHIP, PA 16066-5765

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30398**

**C.P. 2012-20421**

**SHF.: 13000009**

#### **ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of DOUGLAS C KETTERER, REBECCA PILLER AND UNITED STATES OF AMERICA at the suit of U S BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, being Lot No. 6-A In the Pastorls Plan of Lots, of record in the Recorder's Office of Butler County, Pennsylvania, In Rack File 90, page 25, and more particularly bounded and described as follows, to-wit:

BEGINNING at a point on line of lands now or formerly of Bethlehem Mines Corporation, said point being common to Bessemer & Lake Erie Railroad Right of Way and being also the Northeast corner of the tract herein described; thence South 28 degrees 05 minutes 28 seconds East, along lands now or formerly of Bethlehem Mines Corporation, a distance of One Hundred Fifty-six and Forty Hundredths (156.40) feet to a point in the center of Township Road T-568, also known as Sun Mine Road, said point being the Southeast corner of the tract herein conveyed; thence through I and now or formerly of Peter B. Pastorla, Trustee, South 53 degrees 16 minutes 35 seconds West, a distance of Six Hundred Fifty-two and Six hundred Forty One Thousandths (652.641) feet to a point on the division line of Lots 6-A and 6-B in said Plan; said point being the Southwest corner of Lot 6-A; thence North 0 degrees 14 minutes 28 seconds West, along the Westerly boundary line of land now or formerly of Peter B. Pastorla, Trustee, and along the lands now or formerly of West Penn Power Company, a distance of One hundred Fifty-five and Fifty-four Hundredths (155.54) feet to a point which is the Northwest corner of the tract herein conveyed on the line of land now or formerly of Bessemer & Lake Erie Railroad Right of Way; thence North 50 degrees 22 minutes 32 seconds East, along the Right of Way line of the said Bessemer and Lake Erie Railroad, a distance of Five Hundred Eight-four and Four Tenth (584.4) feet to a point at the place of beginning. CONTAINING 1.954 acres as per survey of Lucas Engineering Co. & Associates, dated May 20,1981.

UNDER AND SUBJECT to easements, leases

and restrictions of record in Butler County, Pennsylvania.

UNDER AND SUBJECT to a dedication to the Township of Clinton for road maintenance of a right of way sufficiently wide to make Sun Mine Road Fifty (50) feet wide from its Easterly Boundary to the Westerly Boundary to the Westerly Boundary line with the tract herein conveyed.

UNDER AND SUBJECT to a building line running parallel to the center line of Sun Mine Road and One Hundred (100) feet West there from.

BEING THE SAME PREMISES which Marvin Gene Beeman and Margie Cypher k/n/a Margie Beeman, h/w, by Deed dated 9/12/1990, recorded 9/13/1990, in the Office for the Recorder of Deeds in and for Butler County, in Deed Book Volume 1652, Page 27, conveyed unto Douglas Ketterer and Rebecca Piller, both single.

BEING KNOWN AS: 384 Sun Mine Road, Sarver, PA 16055

Tax Parcel #100-S5-A6A

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30047  
C.P. 2010-22161  
SHF.: 12003597**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TEDDIE J KRAJEWSKI AND BOBBI J KRAJEWSKI at the suit of DEUTSCHE BK NATL TR CO, 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, Zamich, and Seybert, Inc. dated February 9,1983.

Subject to an existing cartway across subject premises for access by adjacent land owners to their oil wells.

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 No. 300-3F14-24B-0000

Premises being: 170 HUGHES ROAD, HDLLIARDS, PA 16040-1512

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30385  
C.P. 2012-21129  
SHF.: 12003861**

**ATTY ASHLEIGH MARIN**

Seized and taken in Execution as the property of GINA MACKAY AND KEVIN MACKAY at the suit of BANK OF NEW YORK MELLON, Being:

ALL THAT CERTAIN OR PIECE OF GROUND SITUATE IN THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, PENNSYLVANIA BEING PART OF THE LOTS NO. 17 AND 18 IN THE BINGHAM PLAN OF LOTS LAID OUT IN THE SAID BOROUGH AND OF RECORD IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN DEED BOOK 150, PAGE 504, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 17 IN THE AFORESAID



PLAN OF LOTS AT THE INTERSECTION OF MAPLE STREET (FORMERLY ELGIN AVENUE), AND COOPER; THENCE IN A NORTHERLY DIRECTION ALONG MAPLE STREET ONE HUNDRED (100) FEET TO THE NORTHWEST CORNER OF THE LOT NO. 18 IN THE AFORESAID PLAN OF LOTS; THENCE IN AN EASTERLY DIRECTION ALONG LOT NO. 19 SIXTY-FIVE (65) FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG A LOT NOW OR FORMERLY CLINTON P. WEST, SAID LINE BEING PARALLEL TO MAPLE STREET. ONE HUNDRED (100) FEET TO A POINT ON COOPER STREET; THENCE IN A WESTERLY DIRECTION ALONG COOPER STREET (65) FEET TO THE PLACE OF BEGINNING.

UNDERANDSUBJECTTO,NEVERTHELESS, ALL CONVEYANCES, EXCEPTIONS, RESTRICTIONS AND CONDITIONS, WHICH ARE CONTAINED IN PRIOR DEEDS OR THER INSTRUMENT OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

TAX ID NO.: 510-S-2-169

ADDRESS: 203 EAST COOPER STREET, SLIPPERY ROCK,PA 16057.

BEING THE SAME PREMISES WHICH MARIAN JANE FULTON, A SINGLE PERSON, BY DEED DATED JUNE 13, 2005 AND RECORDED JULY 5, 2005 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT #200507050017537, GRANTED AND CONVEYED UNTO KEVIN MACKAY AND GINA MACKAY, HUSBAND AND WIFE.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30368**  
**C.P. 2012-21971**  
**SHF.: 12003763**

**ATTY DANIEL BIRSIC**

Seized and taken in Execution as the property of RYAN D MURPHY, MELYNDA J MURPHY, RAPID REAL ESTATE SOLUTIONS LLC at the

suit of U S BANK NATIONAL ASSOCIATION, Being:

ALL that certain lot or parcel of land, with a two-story frame dwelling house and outbuildings thereon, situate in formerly the Borough of Evansburg, now Borough of Evans City, Butler County, Pennsylvania, bounded and described as follows:

ON the North 100.12 feet by Cherry Alley, on the East 150 feet by Lot No. 282, formerly owned by Alvi Irvine, now K. Lane, Jr. on the South 100.12 feet by formerly Wahl Street, now Waldron Avenue, and on the West 150 feet by Summit Alley.

Tax ID Number: 400-S2-B282

Having erected thereon a dwelling known as 333 Waldron Avenue, Evans City, PA 16033.

BEING the same premises which Lisa A. Heathcote a/k/a Lisa A. Shaner and Timothy A. Heathcote, husband and wife, by Deed dated May 18, 2004 and recorded in the Office of the Recorder of Deeds of Butler County on June 7, 2004 at Instrument Number 200406070018420, granted and conveyed unto Ryan D. Murphy and Melynda J. Murphy, husband and wife.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30359**  
**C.P. 2012-21752**  
**SHF.: 12003793**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DOUGLAS P NOULLET, DOUGLAS P NOULLET, JR AND AMANDA S LOWER at the suit of WELLS FARGO BANK N A, Being:

ALL THAT CERTAIN lot or piece of ground situate in the CITY of BUTLER, WARD 1, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the Southern right-of-way line of Ziegler Avenue, said point being the Northwest corner of lands of now or formerly RT. Miller and being common with the Northeast corner of the parcel herein described; thence by R T. Miller, South 5 degrees 48 minutes 26 seconds West, 105.00 feet to a point, the Northeast corner

of the lands of now or formerly D. Medina; thence by Medina, North 83 degrees 20 minutes 00 second West 40.00 feet to a point, the Southeast corner of the lands of now or formerly R. F. McCracken; thence by McCracken, North 5 degrees 48 minutes 26 seconds East, 105.00 feet to a point on the Southern right-of-way line of Ziegler Avenue; thence by same, South 83 degrees 20 minutes 00 second East, 40.00 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Douglas P. Noullet, Jr. and Amanda S. Lower, as joint tenants with right of survivorship and not as tenants in common, by Deed from Big Housing Solutions, LLC, a Pennsylvania limited liability company, dated 06/29/2007, recorded 07/03/2007 in Instrument Number 200707030017251.

Tax Parcel No. 561-37-49-0000

Premises being: 350 ZEIGLER AVENUE, BUTLER, PA 16001-6133

BCLJ: Feb, 8, 15, & 22, 2013

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**E.D. 2012-30365**  
**C.P. 2012-22096**  
**SHF.: 12003781**

**ATTY PATRICK WESNER**

Seized and taken in Execution as the property of BECKY OLIVER at the suit of LPP MORTGAGE LTD, Being:

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

Beginning at the Southwest corner of lot herein described, at the intersection of the Northeast line of Dinnerbell Road (Pennsylvania State Route 10126) and the East line of the Township Road Route T-558 leading from Jefferson Center to said Dinnerbell Road; thence Easterly along the Northeast line of said Dinnerbell Road, North 56° 36' West, a distance of 202.14 feet to a stake; thence North 20° 12' 50" East, a distance of 275.97 feet to a point in the center line of a private road; thence South 41°23' East by the center line of said private road, a distance of 146.86 feet to a stake; thence South 54° 40' East, a distance of 37.23 feet to a stake in the center line of said private road; thence South 88°

09° East, a distance of 41.03 feet to a stake in the center line of said private road and the East line of the aforesaid Township Road T-588; thence South along the said East line of said Township Road, North 7° 16' East, a distance of 78.05 feet; thence South 16° 25' East, a distance of 89.57 feet; thence North 27° 14' East, a distance of 132.05 feet to the place of beginning.

Having erected thereon a one-story brick dwelling.

Being the same premises conveyed to A. Christopher Wick and Bobbie Renne Wick, his wife, by deed dated November 20, 1998, of record in the Office of the Recorder of Deeds of Butler County, at Deed Book Vol. 2936, Page 492.

Title to said Premises vested in Becky Oliver by Deed from A. Christopher Wick and Bobbie Renne Wick, his wife dated 06/20/01 and recorded 07/05/01 in the Butler County Recorder of Deeds in Instrument No. 200107060017997.

BEING KNOWN AS 100 Frazier Road, Butler, PA 16002

TAX MAP NO: 190-2F10-26AB-000

BCLJ: Feb, 8, 15, & 22, 2013

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**E.D. 2012-30402**  
**C.P. 2012-22143**  
**SHF.: 13000011**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JOLEINE J OLIVER AND MICHAEL D OLIVER SR at the suit of MASTR ALTERNATIVE LOAN TRUST 2005-1, Being:

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

Beginning at the Northwest corner of the within-described lot on the South right of way line of Carnegie Avenue, at an existing iron pin, said point being on the South line of lands of now or formerly D. G. Aquaviva; thence along said lands, South 51 degrees 11 minutes East, a distance of 107.81 feet to an existing monument on the North line of a 16-foot wide alley; thence by same, South 37 degrees 19

minutes West, -30 01 feet to an existing iron pin at lands of F.L. Crawford also known as Lot 12 in the same plan; then by same, North J51 degrees 11 minutes West, 109.59 feet to an existing iron pin on the South side of said Carnegie Avenue; thence by same, North 38 degrees 49 minutes East, a distance of 30.00 feet to an existing iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joleine J. Oliver and Michael D. Oliver, Sr., w/h, j by Deed from Janet M. Pence, n/k/a Janet M. Klein, unmarried, dated 10/28/2004, recorded j 11/02/2004 in Instrument Number 200411020035020.

Tax Parcel No. 565-44-56-0000

Premises being: 121 CARNEGIE STREET, BUTLER, PA 16001-4115

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2011-30189**  
**C.P. 2017-22472**  
**SHF.: 12003954**

**ATTY CHARLES BENNETT**

Seized and taken in Execution as the property of DAVID PIETROPOLA AND JEANNE L PIETROPOLA GARNISHEE at the suit of NET DIMENSIONS LTD, Being:

ALL that certain piece or tract of property located in the Borough of Slippery Rock, County of Butler, Commonwealth of Pennsylvania being known as Lot 206 of the Poplar Forest Phase II Plan of Lots, being more particularly described as follows:

BEGINNING at a point along the Southwesterly Boundary of Poplar Forest Drive, said point also being the Northwesterly corner of the property to be herein described: thence Southeast along the Southwestern Border of Poplar Forest Drive along a curve with a radius of 895.67 feet, a length of 85.27 feet and an arc of 5 Degrees 27' 16" to a point along the Southwesterly Boundary of Poplar Forest Drive; thence South 46 Degrees 55' East a distance of 240 feet along the Southwesterly Boundary of Poplar Forest Drive to a point; thence South 44 Degrees 34' 50" West a distance of 407.56 feet along the Northwesterly Boundary of Lot 207 of said plan to a point; thence North 37 Degrees 46' West a distance of 100 feet along the Northeasterly

Boundary of Lot 106 of said plan to a point; thence North 88 Degrees 11' West a distance of 187.32 feet along the Northern Boundary of Lot 106 to a point located on the Easterly Boundary of the National Fuel Gas Company right of way; thence North 34 Degrees 52' East a distance of 524.50 feet along the Easterly Boundary of the National Fuel Gas Company right of way to a point, said point being the place of beginning. Said tract of land being known as Lot 206 of the Poplar Forest Phase II Plan of Lots as recorded at Rack File 136, Page 41 in the Butler County Office of the Recorder of Deeds. Said lot containing 2.863 acres pursuant to said survey sub-division and having erected thereon a dwelling house being known as 111 Poplar Forest Drive, Slippery Rock, P A 16057.

SUBJECT TO a 20 foot drainage easement running along South and Southeasterly Boundary of said Lot as set forth on the above noted subdivision.

Plan is also known as the Poplar Forest Plan of Lots and the Poplar Forest Plan #2.

BEING the same property conveyed unto David Pietropola and Jeanne Pietropola, by Howard E. Meyer and Florence C. Meyer, by deed dated September 9, 1998, and recorded in the Butler County Recorder of Deeds Office at Deed Book No. 2909 Pages 315 through 318, Instrument No. #199809100025629.

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.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30380**  
**C.P. 2012-21855**  
**SHF.: 12003825**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of GARY G POWELL AND LINDA S POWELL at the suit of PHH MORTGAGE CORPORATION, Being:

ALL THAT CERTAIN lot or piece of ground situate in Township of Middlesex, County of Butler, and Commonwealth of Pennsylvania being bounded and described as follows:

BEGINNING at a point being the Northeast corner of the premises herein conveyed and being the Southeast corner of lands now or formerly of Dale R. Soergel; thence South 16 degrees 07 minutes 40 seconds West a distance of 122.92 feet to a point on the northern edge of Ashmont Dr.; thence North 84 degrees 14 minutes 40 seconds West, a distance of 192.27 feet to a point; thence North 2 degrees 51 minutes 00 second East along line of lands of Lot 17 a distance of 130.00 feet to a point; thence South 81 degrees 56 minutes 00 second East along line of lands now or formerly of Dale R. Soergel a distance of 221.17 feet to a point, the place of beginning. Having thereon erected a dwelling house. Legal description prepared from survey prepared by S.D. Graff dated June 25, 2002.

THIS deed is made and accepted subject to the rights of a proposed private road along the Easternmost 20 feet of the within described lot of land and also of a proposed private road along the Southernmost 20 feet of the within described lot.

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

TITLE TO SAID PREMISES IS VESTED IN Gary G. Powell and Linda S. Powell, h/w, by Deed from Edward A. Cole and Norene K. Cole, h/w, dated 06/24/2002, recorded 07/0212002 in Instrument Number 200207020022385.

Tax Parcel No. 230-S15-AAC-0000

Premises being: 109 BROWNSDALE ROAD, BUTLER, PA 16002-8950

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30128**  
**C.P. 2012-20750**  
**SHF.: 13000010**

**ATTY MARK UDREN**

Seized and taken in Execution as the property

of JASON PRAGER at the suit of DEUTSCHE BK NATL TR CO, Being:

All that certain piece or parcel of land situate on the east side of the State Street in the Borough of Saxonburg, County of Butler, and Commonwealth of Pennsylvania and described as follows:

Beginning at a point on the Easterly side of state Street at the Southwest corner of lot being conveyed on the dividing line of lands now or formerly of Howard A. Cooper, thence continuing along the Easterly line of State Street, North 4° 8' East, 60 feet to a point; thence South 86° 31' East, 238.12 feet (prior deed says 238 feet) to a point; thence South 4° 15' West, 60 feet to a point on line of property now or formerly of Howard A. Cooper aforesaid; thence North 86° 31' West, a distance of 229.50 feet (prior deed says 238 feet) to appoint on the Easterly line of State Street at the place of beginning.

This description is made in accordance with survey by Northeast Consulting, Inc. dated August 29, 1990. Containing .327 acres.

Tax ID No. 500-S2-21-0000

For information purpose only - property is also known as: 225 Fisher Rd. Saxonburg, PA 16056-9537

BEING KNOWN AS: 225 Fisher Road, Saxonburg, PA 16056

PROPERTY ID NO.: 500-S2-21-0000

TITLE TO SAID PREMISES IS VESTED IN Jason Prager BY DEED FROM William O. Marlin, Jr. and Lorraine J. Marlin DATED 08/31/2005 RECORDED 09/07/2005 IN DEED BOOK Instrument #200509070025123.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30393**  
**C.P. 2012-22315**  
**SHF.: 12003961**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of KRISTIN M RAGAN at the suit of US BANK NATL ASSN, Being:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Petrolia, Butler County, Pennsylvania, bounded and

described as follows:

**PARCEL NO. 1:**

BEGINNING at a point on the Westerly line of Church Street, a 40 foot right of way, at a point in common to lands of now or formerly Stewart; thence by line of lands of now or formerly Stewart, North 65 degrees 53 minutes 51 seconds West, a distance of 150.0 feet to an iron pin on the Easterly line of a 20 foot unopened alley; thence by line of same, North 24 degrees 04 minutes 51 seconds East, a distance of 148.87 feet to an iron pin on lands of Groves (Parcel 2 herein); thence by line of same, South 89 degrees 03 minutes 17 seconds East, a distance of 103.14 feet to a point on the Westerly line of Church Street; thence by line of same, South 00 degrees 51 minutes 46 seconds West, a distance of 128.63 feet to a point; thence continuing along the Westerly line of Church Street, South 20 degrees 30 minutes 37 seconds West, a distance of 71.37 feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING  
KNOWN AS: 234 CHURCH STREET,  
PETROLIA, PA 16050

BEING designated as Parcel Nos. 470-S1-C17.

**PARCEL NO.2:**

BEGINNING at a point on the Westerly line of Church Street, a 40 foot right of way, at a point in common with Parcel 1 described above, said point being the Southeast corner of the premises herein described; thence along the Westerly line of Church Street, North 00 degrees 51 minutes 46 seconds East, a distance of 90.0 feet to an iron pin on line of lands of University Family Practice Associates, Inc.; thence by line of same, North 88 degrees 52 minutes 07 seconds West, a distance of 363.65 feet to an iron pin on lands now or formerly Sheakley; thence by line of same, South 04 degrees 49 minutes 24 seconds West, a distance of 90.0 feet to a pipe on line of lands of Groves (Parcel 3 herein); thence by line of same and across the line at the termination point of a 20 foot unopened alley, South 88 degrees 45 minutes 24 seconds West, a distance of 266.73 feet to an iron pin on line of lands of Groves (Parcel 1 herein); thence by line of same, South 89 degrees 03 minutes 17 seconds East, a distance of 103.14 feet to a point, the place of BEGINNING.

BEING designated as Parcel Nos. 470-S1-C32.

**PARCEL NO.3:**

FROM a point on the Westerly line of Church Street, a 40 foot right of way on the dividing line between Parcel 1 and Parcel 2 hereinabove described; thence along said dividing line, North 89 degrees 03 minutes 17 seconds West, a distance of 103.14 feet to an iron pin; thence along the line at the terminus of a 20 foot unopened alley, North 88 degrees 45 minutes 24 seconds West, a distance of 21.0 feet to an iron pin, the true place of beginning; thence by line of a 20 foot unopened alley, South 24 degrees 04 minutes 51 seconds West, a distance of 157.66 feet to an iron pin on line of lands of now or formerly Volatic; thence by line of same, North 69 degrees 12 minutes 06 seconds West, a distance of 222.36 feet to a pipe on line of lands of now or formerly Sheakley; thence by line of same, North 20 degrees 40 minutes 15 seconds East, a distance of 75.15 feet to a pipe on lands of Groves (parcel 2 herein); thence by line of same, South 88 degrees 45 minutes 24 seconds East, a distance of 245.73 feet to an iron pin, the place of BEGINNING.

BEING designated as Parcel No. 470-S1-C33A

Said descriptions are in accordance with a survey of W. J. McGarvey, P.E., dated September 27, 1999.

BEING THE SAME PREMISES WHICH REO Management 2004, Inc., et al by deed dated March 10, 2006 and recorded April 13, 2006 in Butler County Instrument No. 200604130008508, granted and conveyed unto Kristin Ragan.

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

BCLJ: Feb, 8, 15, & 22, 2013

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**E.D. 2012-30342  
C.P. 2012-21997  
SHF.: 12003592**

**ATTY LOUIS VITTI**

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

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

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

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

PARCEL NO. 43-158.

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

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

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30378  
C.P. 2012-21776  
SHF.: 12003800**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of AMY RULEY, AMY K RULEY AND BRADLEY A RULEY at the suit of FIFTH THIRD MORTGAGE COMPANY, Being:

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

BEGINNING at a point, said point being the Northeast corner of the tract of land hereinafter described and being on the South side of Red Oak: Road and being common to Lots Nos. 23 and 24; thence South 27 degrees 43 minutes East, a distance of 93.41 feet to a point on line of Lot No. 31; thence along line of Lots 31, 32 and 33, South 83 degrees 25 minutes West, a distance of 212.0 feet to a point on line of Lot No. 22; thence along line of Lot No. 22, North 17 degrees 19 minutes East, a distance of 83.59 feet to a point on a turn-around, having a radius of 40 feet and said line between Lots Nos. 22 and 23 being the center line of a ten foot drainage utility right of way; thence by a curve to the right on said turn-around, having a radius of 40 feet, a distance of 55.73 feet to a point on the South side of Red Oak: Road; thence along the South line of Red Oak: Road, North 87 degrees 29 minutes East, a distance of 65.36 feet to a point on the South line of Red Oak: Road; thence by a curve to the right having a radius of 135.0 feet, a tangent of 135.0 feet and an angle of 90 degrees, a distance of 30.0 feet to a point on the line of Lot No. 24, the place of beginning.

AND being Lot No. 23 in the Brandehill Plan of Lots as laid out by Greenough, McMahon & Greenough, Registered Engineers, dated December 1954, and recorded in Rack File 14, Page 25. (Map #6, Parcel #C23).

TITLE TO SAID PREMISES IS VESTED IN Amy Ruley and Bradley A. Ruley, her husband, by Deed from Carlton S. Sisler and Kathy Sisler, h/w, dated 04/13/2007, recorded 04/16/2007 in Instrument Number 200704160008964.

Tax Parcel No. 053-6-C23-0000

Premises being: 23 RED OAK DRIVE, BUTLER, PA 16001-1925

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30391  
C.P. 2012-22099  
SHF.: 12003916**

**ATTY DANIEL SCHMIEG**

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

All that certain piece, parcel or tract of land



situate in the Township of Mercer, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at the intersection of the center line of Traffic Route 8, line of lands of now or formerly George A. Simmons and the herein described tract; thence, along line of lands of now or formerly George A. Simmons, South 83 degrees 55 minutes East, a distance of 336.00 feet to a point; thence, South 26 degrees 55 minutes West through lands of now or formerly Robert M. Wade et. ux., of which the herein described tract was formerly apart, a distance of 69.00 feet to a set iron pin; thence, North 72 degrees 13 minutes West through lands of now or formerly Robert M. Wade et. ux., of which the herein described tract was formerly a part, a distance of 318.07 feet to the place of beginning.

Being a triangular shaped parcel of land and containing an area of .24 acres 1 as per survey of Norman P. Straub, a registered surveyor, on June 18, 1984, and being designated Lot Numbered Two (2) of the Robert M. Wade Subdivision as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, being more fully described in Deed Book 1197, Page 921, Dated 07/31/1984, Recorded 08/01/1984 in Butler County Records.

TITLE TO SAID PREMISES IS VESTED IN James L. Simmons and Judith A. Simmons, his wife, by Deed from Robert M. Wade and Ruby M. Wade, his wife, dated 07/31/1984, recorded 08/01/1984 in Book 1197, Page 920.

Tax Parcel No. 220-3F96-2B-0000

Premises being: 4521 WILLIAM FLYNN HIGHWAY, HARRISVILLE, PA 16038-2013

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2011-30018**  
**C.P. 2011-20129**  
**SHF.: 12003802**

**ATTY STEVEN EISENBERG**

Seized and taken in Execution as the property of THOMAS G SNYDER AND BARBARA A SNYDER at the suit of HSBC MORTGAGE CORP (USA), Being:

ALL that certain piece, parcel, or lot of land situate in Penn Township, Butler County,

Pennsylvania, being bounded and described as follows:

BEGINNING at the Southwest corner of said lot in the middle of the public road; thence following the middle of said road, North 6° 00' 00" East, 178.50 feet; North 15 1/4° 00' 00" East, 217.50 feet; North 19 1/2° 00' 00" East, 150.00 feet; thence leaving the public road, by lands of now or formerly Mrs. Susan McClelland, South 14 1/2° 00' 00" East, 550 feet to a point on line of lands now or formerly Bowser; thence by line of lands now or formerly Bowser, West 275.00 feet to a point in the middle of said public road, the place of beginning.

CONTAINING 3.00 acres per survey of F.M. Harper.

BEING the same premises which Barbara A. Snyder by General Warranty Deed dated September 18, 2002 and recorded September 20, 2002 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 200209200031530, granted and conveyed unto Thomas G. Snyder and Barbara A. Snyder, husband and wife, as tenants by the entirety, in fee.

PARCEL NO. 270-3F49-12.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30387**  
**C.P. 2012-22301**  
**SHF.: 12003902**

**ATTY JAMES F GRENN**

Seized and taken in Execution as the property of ROBERT J SOOSE at the suit of FIRST NATL BK-PA, Being:

ALL that certain lot or piece of ground situate in the Borough of Prospect, County of Butler and Commonwealth of Pennsylvania, being Lot Number 2 in the Barry L. & Diane T. Bryan Property Subdivision Plat recorded July 7, 2004 in Plan Book Volume 274, page 45.

BEING vacant land known as 500 Main Street, Lot 2, Slippery Rock, PA 16057.

Being designated as Tax Parcel Number: SI 34A.

Subject to all matters appearing on the recorded plan at Plan Book Volume 274,

page 45.

BEING the same property which Barry Lynn Bryan and Diane T. Bryan, husband and wife, granted and conveyed to Robert J. Soose, by Deed dated September 26, 2007 and recorded October 2, 2007 in the Recorder of Deeds Office, Butler County, Pennsylvania in Instrument Number 200710020025717.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30389**  
**C.P. 2012-22308**  
**SHF.: 13000016**

**ATTY GARY DARR**

Seized and taken in Execution as the property of GREGORY J STROUP, EILEEN S STROUP AND EILEEN STROUP at the suit of FIRST COMMONWEALTH BANK, Being:

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

BEGINNING at a point near the intersection of North Washington and West North Street, proceeding in a southerly direction South 09° 15' 03" West a distance of sixty (60) feet; thence in a westerly direction North 80° 35' 23" West a distance of one hundred twenty-four (124) feet to an iron pin; thence in a northerly direction North 09° 15' 03" East a distance of sixty (60) feet to an iron pin; thence in an easterly direction South 80° 35' 23" East a distance of one hundred twenty-four (124) feet to a point, the place of beginning.

SAID parcel of land being more accurately described in accordance with the survey of Land Surveyors, Inc. dated November 29, 1999 as follows:

BEGINNING at the intersection of the westerly right of way line of North Washington Street, a street having a sixty (60) foot right of way and the southerly right of way line of West North Street, said street having a sixty (60) foot right of way, being the northeast corner of the tract herein conveyed; thence South 00° 13' 02" East along the westerly right of way line of North Washington Street, a distance of 57.22 feet to a point, the southeast corner; thence South 89° 51' 30" West along line of lands now or formerly of the City of Butler a distance of 123.60 feet to a point, the southwest corner;

thence North 00° 22' 04" West along line of lands now or formerly of the Community Full Gospel Church a distance of 57.56 feet to a point, the northwest corner; thence South 89° 59' 05" East along the southerly right of way line of West North Street a distance of 123.75 feet to a point, the point of beginning.

CONTAINING 7,097.19 square feet of land.

HAVING thereon erected a two and one-half story brick and frame dwelling known as 128 N. Washington Street, Butler, PA 16001.

BEING the same parcel of ground which W. Brent Ohl and Sally M. Ohl, his wife, by Deed dated January 6, 2000, and recorded in the Recorder's Office of Butler County, Pennsylvania on January 7, 2000 at Instrument No. 200001070000458, granted and conveyed unto Eileen S. Stroup and Gregory J. Stroup.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30356**  
**C.P. 2012-21966**  
**SHF.: 12003796**

**ATTY JAMES GRENN**

Seized and taken in Execution as the property of WAYNE N STUCKEY AND ANN STUCKEY at the suit of JPMORGAN CHASE BK NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania being known as Lot No. 138 in the Fernway Plan of Lots as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29A and 29B.

HAVING erected thereon a dwelling house.

SUBJECT to 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.

BEING designated as Tax Parcel Number 130-S3-A-138 in the Tax Assessment Office of Butler County, Pennsylvania.

BEING the same premises which Garman C. Murray Agency, Inc. by Deed dated



November 19, 1971 and recorded in the Office of the Recorder of Deeds of Butler County on November 24, 1971 at Deed Book Volume 942, Page 223, granted and conveyed unto Wayne N. Stuckey and Ann Stuckey.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30353**  
**C.P. 2012-21753**  
**SHF.: 12003591**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of PATRICIA A THOMAS AND ROBERT W THOMAS at the suit of BANK OF AMERICA N A, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being UNIT NO. 511 in the Oakview Estates P.R.D. Phases 5, 6 & 7, as the same is recorded in the Recorder of Deeds Office in and for Butler County, Pennsylvania, in Plan Book Volume 237, pages 7 through 10, inclusive; TOGETHER WITH an undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Planned Community for Oakview Estates Planned Community, as the same is recorded in the Recorder of Deeds Office in and for Butler County, Pennsylvania, in Record Book Volume 2807, page 282, as amended by instrument recorded in Record Book Volume 2910, page 271, further amended by instrument recorded in Record Book Volume 3039, page 232, and further amended by instrument recorded as Instrument No. 200010240025099.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Thomas and Patricia A. Thomas, by Deed from Dominic J. Costa Builder, dated 03/16/2007, recorded 03/22/2007 in Instrument Number 200703220006656.

Tax Parcel No. 130-S8-ES11-0000

Premises being: 211 ERIN DRIVE, CRANBERRY TOWNSHIP, PA 16066-2327

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30388**  
**C.P. 2008-22274**  
**SHF.: 12003925**

**ATTY MARK A CRISS**

Seized and taken in Execution as the property of TODD TUDOR at the suit of JAN KILLMEYER TUDOR, Being:

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

Beginning at a point in the centerline of Township Route T -554, a public road known as Brewer Road, at the Southwest corner of the lot herein conveyed and being the Northwest corner of lands of now or formerly W. C. Norris; thence along centerline of said Brewer Road, North 3° 00' 14" East, 10.57 feet to a point; thence along same North 4° 15' 46" West, 122.03 feet to a point; thence along same North 14° 54' 06" West, 107.99 feet to a point; thence along same North 3° 00' 24" East, 65.36 feet to a point in the centerline in the intersection of said Brewer Road and the intersection of Route T-552, known as Westminster Drive; thence along centerline of Westminster Drive, North 51° 28' 04" East, 81.76 feet to a point; thence along same North 59° 03' 04" East 66.87 feet to a point; thence along same North 61° 16' 34" East, 73.58 feet to a point; thence along same North 67° 27' 14" East, 77.91 feet to a point; thence along same North 69° 39' 14" East, 21.05 feet to a point on line of Lot No. 2 in the same plan; thence along line of Lot No.2, South 17° 16' 09" East, 371.98 feet to a point on line of lands of now or formerly W.C. Norris; thence along lands of Norris, North 89° 06' 36" West, 95.00 feet to a point; thence along same South 67° 48' 15" West, 279.79 feet to a point in the centerline of Brewer Road, the place of beginning.

And being Lot No.1 in the John M. Allen, Jr. and Kathy B. Allen subdivision of the Ferguson property, as recorded at Rack File 119, page 12 and containing 2.55 acres.

Under and subject to any recorded leases or conveyances of the coal.

Under and subject to the 100 foot set-back line as shown on said recorded plan.

Under and subject to the Restrictions for the lots in said plan as recorded at Record Book Vol. 1351, page 852.

Title to said premises is vested in Todd A. Tudor by deed from Todd A. Tudor and Lisa A. Tudor dated March 14, 1996, and recorded April 11, 1996, at Record Book 2615, page 0801.

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30382**  
**C.P. 2012-21595**  
**SHF.: 12003828**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of HOWARD L WEBB at the suit of U S BANK NATL ASSN ND Being:

ALL THAT CERTAIN piece, parcel or tract of land situate in the 1st Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEING the Easterly part of Lot No. 93 in the W.S. Boyd Plan of Lots, recorded in the Recorder's Office of said County in Deed Book 190, page 498, being more particularly bounded and described as follows:

BEGINNING at a point at the Northeasterly corner of said Lot No. 93, which point is at the intersection of the Southerly line of Michael Way (formerly called Miller Way) and the Westerly line of a 20 foot alley; thence along said Westerly line of said 20 foot alley, South 10° 25' West, a distance of 65 feet to the Northerly line of Lot No. 92 in said plan; thence along same North 79° 33' West, a distance of 40 feet to a point; thence by line through said Lot No. 93, North 8° 47' 40" East, a distance of 60.04 feet to a point on the Southerly line of said Michael Way; thence along same South 86° 21' East, a distance of 42 feet to the point at the place of BEGINNING.

BEING KNOWN AS: 360 Michael Avenue a/k/a 360 Michael Way, Butler, PA 16001

BEING THE SAME PREMISES which James M. Wilson, by Deed dated 12/29/1994 and recorded 12/30/1994 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2494, Page 749, granted and conveyed unto Howard L. Webb.

PARCEL NO.: 561-29-79

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30372**  
**C.P. 2012-21460**  
**SHF.: 12003803**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of ELMER A YOST at the suit of CITIZENS BANK-PA, Being:

ALL THAT CERTAIN lot of ground situate in the 4th Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stake at the Northwest corner at the intersection of the Eastern line of Oak Street with the Southern line of East Pearl Street; thence in an Easterly direction along the South line of East Pearl Street 105 feet; thence in a Southerly direction by part of the same lot parallel with Oak Street 50 feet, more or less, to the Northern line of lot formerly of Mary J. McCleeland, now Kelly; thence in a Westerly direction by said lot 105 feet to Oak Street; thence Northward by the East property line of Oak Street 52 feet to the place of BEGINNING.

WITH a frame dwelling house thereon erected, and being the Western part of Lot No. 4 with 2 feet off Lot No. 3 at the front on Oak Street in the Goucher's Plan of Lots now in the City of Butler, recorded in Deed Book 108, page 503.

BEING KNOWN AS: 170 Oak Street, Butler, PA 16001

BEING THE SAME PREMISES which Paul J. Olson and Marie Olson, his wife, by Deed dated 9/12/1963 and recorded 10/30/1963 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 799, Page 197, granted and conveyed unto Elmer A. Yost and Mary E. Yost, husband and wife as tenants by the entireties with the right of survivorship

PARCEL NO.: 564-21-118

BCLJ: Feb, 8, 15, & 22, 2013

**E.D. 2012-30039****C.P. 2012-20276****SHF.: 13000006****ATTY MARK UDREN**

Seized and taken in Execution as the property of SHAMUS T YOUNG AND HEATHER M YOUNG at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point in the center of the Butler and Freeport Road, said point being the Southeast corner of the within described lot of land, at line of Lot No. 13 in the same Plan of Lots, now or formerly owned by E.J.C. Grohman and Elvia C. Grohman, his wife; thence along the line of said Lot No. 13 in the same Plan of Lots, now or formerly owned by E. J. C. Grohman and Elvia C. Grohman, his wife, in a Southwesterly direction, a distance of 323.96 feet to a point online of lands of now or formerly Zeno F. Henninger; thence along the line of lands of now or formerly Zeno F. Henninger, in a Northerly direction, a distance of 130.78 feet to a point on line of Lot No. 11 in the same Plan of Lots, now or formerly by Herbert Stivason; thence along the line of Lot No. 11 in the same plan of lots now or formerly owned by Herbert Stivason in a Southeasterly direction, a distance of 321.87 feet to a point in the center of the Butler and Freeport road; thence along the center of said Butler and Greeport road in a Southerly direction a distance of 100 feet to a point on line of Lot No. 13 in the same Plan of Lots, now or formerly owned by E. J. C Grohman and Elvia C. Grohman, his wife, being the Southeast corner of the lot herein described at the place of beginning.

BEING Lot No., 12 in the plan of lots as recorded in the Recorder's Office in and for Butler County, Pennsylvania in Plan Book "A" Page 63, later renumbered to Rack File 15, Page 17. The description herein contained being as per survey made of L.C.D. Greenough Reg. Eng. made in June 1943, the difference in the depth of the within described lot with the plan as recorded being on account of the relocation of the Butler and Freeport Road.

BEING Tax Map and Parcel No. S3-A12 in the Deed Registry Office of Butler County,

Pennsylvania.

BEING the same premises conveyed to Shamus T. Young, a married man, by Deed of Philip M. Spampinato and Constance M. Spampinato dated October 19, 2000 and recorded in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200101040000251.

BEING KNOWN AS: 224 Freeport Road, . Butler, PA 16002

PROPERTY ID NO.: 290-S3-A12-0000

TITLE TO SAID PREMISES IS VESTED IN SHAMUS T . YOUNG, A MARRIED MAN BY DEED FROM PHILIP M. SPAMPINATO AND CONSTANCE M SPAMPINATO HIS WIFE DATED 10/19/2000 RECORDED 01/04/2001 INSTRUMENT NUMBER 200101040000251.

BCLJ: Feb, 8, 15, & 22, 2013

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Michael T. Slupe  
Butler County Sheriff