



BUTLER COUNTY • PENNSYLVANIA

(USPS 081020)

# Legal Journal

Vol. 26

July 20, 2018

No. 51

*Designated as the Official Legal Periodical for Butler County, Pennsylvania*

## Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn J. Horan, Administrative Judge

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

## Butler County Bar Association

Thomas E. Breth, President

Owned and Published weekly by:

**BCBA** | Butler County Bar Association  
Butler County Legal Journal

240 South Main St | Butler, PA 16001 | P: 724.841.0130 | F: 724.841.0132

**BCLegalJournal@butlerbar.org**

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### PLEASE NOTE:

**Advertisements must be received by 12:00 PM  
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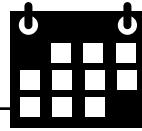
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# CLE



## UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at [www.pbi.org](http://www.pbi.org).

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email [info@butlerbar.org](mailto:info@butlerbar.org)

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

**July 25, 2018**

**Depositions Done Right wth Robert Musante**

Butler County Bar Association  
6 substantive credits,  
Wed., July 25, 2018 9:00a-4:15p  
(Includes Breakfast & Lunch)

**July 27, 2018**

**LOIs, MOUs and other Documents Critical to Business Acquisitions**

Butler County Bar Association  
3 substantive credits,  
Fri., July 27, 2018 9:00a-12:15p  
(Includes Breakfast)

**July 30, 2018**

**What Every Lawyer Needs to Know About PA's Right to Know Law**

Butler County Bar Association  
3 substantive credits,  
Mon., July 30, 2018 1:00p-4:15p  
(Includes Lunch)

**July 31, 2018**

**Private Eyes are Watching You: Privacy in the Workplace**

Butler County Bar Association  
3 substantive credits,  
Tue., July 31, 2018 9:00a-12:15p  
(Includes Breakfast)

**August 3, 2018**

**Coffee at the Bar: The Name Change Project**

Butler County Bar Association  
\$5.00 / 1 substantive credits,  
Fri., August 3, 2018 9:00a-12:15p  
(Includes Coffee & Breakfast!)

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | [BCLegalJournal@butlerbar.org](mailto:BCLegalJournal@butlerbar.org)

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**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: Eileen J Bernd**

Late of: Jackson Township PA  
Administrator: Michael E Bernd  
2179 Evans City Rd  
Zelienople PA 16063  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Sarah Gertrude Burns  
a/k/a: Gertrude Burns**

Late of: Saxonburg PA  
Executor: Richard C Burns  
176 Pittsburgh St  
PO Box 193  
Saxonburg PA 16056

**Estate of: Veronica L Kubany**

Late of: Jefferson Township PA  
Executor: Gayle Hartzell  
225 Stoneybrook Drive  
Cabot PA 16023  
Executor: Linda K Duvall  
309 N Upton Court  
Arlington VA 22203  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

**Estate of: Ada Louise Hinkle****a/k/a: Ada Hinkle****a/k/a: Ada L Hinkle**

Late of: Portersville PA  
Executor: Robert Glen Hinkle  
106 Alben Road  
Portersville PA 16051  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Gaye L Lackey**

Late of: Summit Township PA  
Executor: Donald D Lackey  
211 Bay Leaf Lane  
Butler PA 16002  
Attorney: Matthew T McCune  
Conlon Tarker PC  
108 E Diamond St  
Butler PA 16001

**Estate of: James F Martin**

Late of: Chicora PA  
Administrator C.T.A.: Cheryl A Shuler  
508 E Penn St  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: John Anthony Michel**

Late of: Summit Township PA  
Executor: Bryan P Michel  
868 Kaylor-Petrolia Road  
Karns City PA 16041  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001

**Estate of: Kathleen A Slick****a/k/a: Kathleen Slick**

Late of: Butler PA  
Administrator: Linda Slick  
2200 Broadway Avenue  
2nd Floor  
Pittsburgh PA 15216  
Administrator: Stephanie M Oswald  
171 Knoch Road  
Saxonburg PA 16056  
Attorney: Lloyd A Welling  
American Wills & Estates  
2100 Wharton St Suite 302  
Pittsburgh PA 15203

**Estate of: Homer R Smail****a/k/a: Homer Ray Smail****a/k/a: Homer Smail**

Late of: Cabot PA  
Executor: Robert H Kane  
700 North 4th Street  
Apollo PA 15613  
Attorney: Larry D Loperfito  
Geary & Loperfito LLC  
159 Lincoln Avenue  
Vandergrift PA 15690

**Estate of: Theresa A Weleski**

Late of: Winfield Township PA  
Executor: Charles G Weleski Jr  
1028 Winfield Road  
Cabot PA 16023  
Attorney: H William White III  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: July 20, 27 & August 3, 2018

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**SECOND PUBLICATION**

**Estate of: Patty N Aites**

Late of: Butler PA  
Administrator C.T.A.: Nancy K Aites  
413 Spruce Street  
Butler PA 16001  
Attorney: Mark R Morrow  
Attorney At Law  
204 East Brady Street  
Butler PA 16001

**Estate of: Edith H Cary**

Late of: Cranberry Township PA  
Administrator: Doreen L Cary  
401 Leigh Drive  
Cranberry Twp PA 16066  
Administrator: Darlene R Sansone  
115 East Englewood Avenue  
New Castle PA 16105  
Attorney: Ryan C Long  
Leymarie Clark Long, P.C.  
423 Sixth Street  
Ellwood City PA 16117

**Estate of: Lois D Charles**

Late of: Middlesex Township PA  
Executor: Jason R Sarver  
416 Liberty Street  
Harmony PA 16037  
Executor: Amanda N Truver  
680 Deer Creek Road  
Valencia PA 16059  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Catherine Rose Cipollone**

Late of: Center Township PA  
Executor: Rosemary C Keasey  
111 Tranquil Avenue  
Butler PA 16002  
Executor: Mary A Christy  
211 South Drive  
Butler PA 16001  
Attorney: Gerri V Paulisick  
Boyer Paulisick & Eberle  
108 East Diamond Street Third Floor  
Butler PA 16001

**Estate of: Thomas Copper**

Late of: Zelienople PA  
Executor: David M Copper  
12416 Magnolia Blvd #10  
Valley Village CA 91607  
Attorney: Kelsey A Fox  
Fox & Fox PC  
323 Sixth Street  
Ellwood City PA 16117

**Estate of: John R Creese**

Late of: Fenelon PA  
Executor: John R Creese Jr  
175 Morris Lane  
Rimersburg PA 16248  
Attorney: Nathaniel C Parker Esq  
Parker Law Offices Inc  
PO Box 252  
New Bethlehem PA 16242

**Estate of: Glenn S Davis Jr  
a/k/a: Glenn Stanley Davis Jr**

Late of: Marion Township PA  
Administrator: Mary Louise Davis  
220 Allison Road  
Harrisville PA 16038  
Attorney: Matthew T McCune  
Conlon Tarker PC  
108 East Diamond St  
Butler PA 16001

**Estate of: John E Farnen**

Late of: Connoquenessing Township PA  
Executor: Amy J Ramelli  
PO Box 123  
Connoquenessing PA 16027  
Attorney: Maryann Bozich DiLuigi  
506 S Main Street  
Suite 2201  
Zelienople PA 16063

**Estate of: Alan E Filsinger**

Late of: Fenelton PA  
Administrator C.T.A.: John E Kunz  
302 Fox Chapel Road Apt 210  
Pittsburgh PA 15238  
Attorney: Robert F McCabe Jr  
526 Broadway PO Box 175  
Pitcairn PA 15140

**Estate of: Gwen Dee Hervatine****a/k/a: Gwen Hervatine****a/k/a: Gwen D Hervatine**

Late of: Jackson Township PA  
Executor: Wendy Deneen Lewis  
140 Nursery Road  
Renfrew PA 16053  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

**Estate of: Margaret A Hillard**

Late of: Jefferson Township PA  
Executor: Michele A Carlson  
977 Route 146  
Clifton Park NY 12065  
Attorney: Kelley I Harley  
Jaffe & Kecskemethy PC  
101 East Diamond Street Suite 204  
Butler PA 16001

**Estate of: Frank F Keller**

Late of: Valencia PA  
Administrator: Beth A Cunningham  
1003 Eddy Court  
Gibsonia PA 15044  
Attorney: David C Moran  
Moran & Moran PC  
2500 Brooktree Road Suite 203  
Wexford PA 15090

**Estate of: Milo C Maurhoff**

Late of: Jefferson Township PA  
Executor: William Skillen  
427 Monroe Road  
Sarver PA 16055  
Attorney: Andrea Lyn Boyle  
Boyle and Price  
129 South McKean St  
Butler PA 16001

**Estate of: Esther M Patton****a/k/a: Esther Patton**

Late of: Jefferson Township PA  
Executor: Jeffery A Patton  
114 Dutchtown Road  
Butler PA 16002  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Irene C Smelko**

Late of: Valencia PA  
Executor: Alan G Smelko  
156 Edward Street  
Lower Burrell PA 15068  
Attorney: Todd T Turin  
Turin & Dematt P.C.  
115 North Main Street  
Greensburg PA 15601

BCLJ: July 13, 20, 27, 2018

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**THIRD PUBLICATION****Estate of: Virginia E Crocker****a/k/a: Virginia Edythe Crocker**

Late of: Worth Township PA  
Executor: Raymond L Crocker  
4605 Sutton Place Ext  
Wexford PA 15090  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

**Estate of: Catherine R Cypher**

Late of: Jefferson Township PA  
Executor: Linda A Milich  
1402 Tudor Dr  
Butler PA 16001  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

**Estate of: Sarah L Heller**

Late of: Jefferson Township PA  
Executor: Linda J Wick  
147 Moore Road  
Butler PA 16001  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

**Estate of: Elizabeth W Lehman****a/k/a: Betty Jane Lehman**

Late of: Winfield Township PA  
Executor: Robert W Lehman  
135 Thompson Place  
Webster Groves MO 63119  
Attorney: Mark S Riethmuller  
Speakman Riethmuller & Allison  
6 South Main Street Suite 614  
Washington PA 15301

**Estate of: Edward Stanley Lucas****a/k/a: Edward S Lucas**

Late of: Center Township PA  
 Executor: Paul E Lucas  
 2133 Ramsey Road  
 Monroeville PA 15146  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Carolyn S Noah****a/k/a: Carolyn L Noah**

Late of: Adams Township PA  
 Executor: Linn D Noah  
 1204 Appleridge Court  
 Gibsonia PA 15044  
 Attorney: Linda Rhone Enion  
 Fox Rothschild LLP  
 500 Grant Street Suite 2500  
 Pittsburgh PA 15219

**Estate of: Edna R O'Donnell**

Late of: Center Township PA  
 Executor: Alice O'Donnell  
 2301 William Flynn Highway  
 Butler PA 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Marvin A Torkeo**

Late of: Winfield Township PA  
 Executor: Louise M Adamik  
 223 Oak Street Apt 2C  
 Butler PA 16001  
 Attorney: Robert D Spohn Esquire  
 277 West Main St  
 PO Box 551  
 Saxtonburg PA 16056

BCLJ: July 6, 13, 20, 2018

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**MORTGAGES**

Recorded June 18 - June 22, 2018

**Abel, Carl**-NORTHWEST BK-Lancaster Twp-\$100,000.00

**Adams, Mark D**-DOLLAR BK FED SAV BK-Clearfield Twp-\$2,517,669.00

**Adamski, Stanley J**-PNC BK NATL ASSN-Middlesex Twp-\$75,000.00

**Badger, James T**-WASHINGTON FIN BK-Lancaster Twp-\$407,000.00

**Barkley, Russell J Jr**-FIRST NATL BK PA-Muddycreek Twp-\$150,000.00

**Barnett, William L**-SRU FED CRED UN-Slippery Rock Boro-\$15,000.00

**Baur, William R**-WELLS FARGO BK NA-Cranberry Twp-\$217,000.00

**Baynton, Douglas R**-PNC BK NATL ASSN-Cranberry Twp-\$50,000.00

**Benedek, Alesha R**-CLEARVIEW FED CRED UN-Clearfield Twp-\$162,000.00

**Bhatia, Devendra S**-SAIL MTG CORP-Cranberry Twp-\$700,000.00

**Biery, Kent A By P/A**-WELCOME HOME FIN LP-Slippery Rock Boro-\$103,200.00

**Boley, Sarah R**-NEXTIER BK NA-Bufferlo Twp-\$283,500.00

**Bowling, Mark J**-USAA FED SAV BK-Muddycreek Twp-\$255,667.00

**Brady, Ethan S**-NAVY FED CRED UN-Butler Twp-\$115,000.00

**Bratchie, Frederick C**-ARMCO CRED UN-Butler Twp-\$215,000.00

**Breznai, Carl John**-FRANKLIN AMERICAN MTG CO-Cranberry Twp-\$332,500.00

**Broglie, Douglas T**-SAIL MTG CORP-Cranberry Twp-\$269,325.00

**Bromley, Michael Alan**-UNITED WHOLESALE MTG-Worth Twp-\$241,000.00

**Brown, David M**-FIRST NATL BK PA-Clay Twp-\$60,000.00

**Brumbaugh, James M**-ARMCO CRED UN-Butler City-\$67,200.00

**Bucciari, Matthew F**-HOWARD HANNA MTG SERVS-Adams Twp-\$388,000.00

**Burgess, Kelton**-NVR MTG FIN INC-Middlesex Twp-\$396,920.00

**Caldwell, Logan T**-WEST PENN FIN SERV CTR INC-Clinton Twp-\$173,850.00

**Capel, Jason M**-BANK AMERICA NA-Cranberry Twp-\$463,920.00

**Chen, Shixing Aka**-CITIZENS BK PA-Cranberry Twp-\$240,000.00

**Chiacchia, Kenneth B**-DOLLAR BK FED SAV BK-Lancaster Twp-\$150,476.69

**Christy, Jamie D**-ARMCO CRED UN-Butler City-\$175,655.00

**Clinton, Timothy J**-MARS BK-Bufferlo Twp-\$239,919.00

**Cole, Benjamin T**-HOWARD HANNA MTG  
SERVS-Cranberry Twp-\$75,000.00

**Cole, Benjamin T**-HOWARD HANNA MTG  
SERVS-Cranberry Twp-\$315,000.00

**Collins, Casey Michael**-ARMCO CRED  
UN-Butler Twp-\$15,000.00

**Commonwealth Dev LLC**-FIRST NATL BK  
PA-Cranberry Twp-\$600,000.00

**Contreras, Daniel Arturo Fernandez**-  
STEARNS LENDING LLC-Penn Twp-  
\$165,151.00

**Costantino, Roger A Jr**-QUICKEN LOANS  
INC-Cranberry Twp-\$278,909.00

**Cranmer, Casey M**-HOWARD HANNA MTG  
SERVS-Saxonburg Boro-\$148,450.00

**Croft, Timothy D**-UNION HOME MTG  
CORP-Butler City-\$39,000.00

**Crognale, Gino B**-DOLLAR BK FED SAV  
BK-Adams Twp-\$245,375.00

**DB Zelenople I LLC**-SAGER, TIMOTHY  
W-Zelenople Boro-\$308,000.00

**Deberry, Shawn R**-QUICKEN LOANS INC-  
Cranberry Twp-\$369,120.00

**Diaz, Alejandro Gonzalez**-RESIDENTIAL  
MTG SERVS INC-Adams Twp-  
\$428,000.00

**Dietz, Steven Thomas**-STEARNS  
LENDING LLC-Slippery Rock Boro-  
\$100,000.00

**Dillen, Kyle A**-WEST PENN FIN SERV CTR  
INC-Butler City-\$103,098.00

**Dinter, Shirley J By P/A**-E MTG MGMT  
LLC-Jackson Twp-\$150,000.00

**Douglas, Richard W**-PNC BK NATL ASSN-  
East Butler Boro-\$25,000.00

**Ealy, Dana J**-CARRINGTON MTG SERVS  
LLC-Butler City-\$63,822.00

**Eaves, Robert Michael Jr**-NVR MTG FIN  
INC-Jackson Twp-\$312,500.00

**Eck, Ryan J**-CITIZENS BK PA-Butler Twp-  
\$25,000.00

**Eli Jackson LLC**-PASSARELLI, NANCY  
J-Butler City-\$48,000.00

**Eli Jackson LLC**-PASSARELLI, NANCY  
J-Butler City-\$68,000.00

**Fair, Kenneth J**-ARMCO CRED UN-Butler  
Twp-\$12,000.00

**Fleeger, Richard E**-HUNTINGTON NATL  
BK-Karns City Boro-\$75,000.00

**Flynn, Zachary O**-PENNSYLVANIA  
EQUITY RESOURCES INC-Cranberry  
Twp-\$160,550.00

**Free, Shelly**-MERIDIAN HOME MTG  
CORP-Zelenople Boro-\$241,147.00

**Fulmer, Leigh A**-WEST PENN FIN SERV  
CTR INC-Mercer Twp-\$178,212.00

**Furl, Brent C**-PNC BK NATL ASSN-Adams  
Twp-\$75,000.00

**Gamble, Robert A**-ARMCO CRED UN-  
Connoquenessing Twp-\$212,000.00

**Gaston, Harold Don III**-UNION HOME MTG  
CORP-Harrisville Boro-\$186,558.00

**Geibel, Thomas E**-FARMERS NATL BK  
EMLENTON-Clearfield Twp-\$50,000.00

**Gillis, Eric**-NVR MTG FIN INC-Buffalo Twp-  
\$264,690.00

**Graham, Gretchen C**-UNION SAV BK-  
Middlesex Twp-\$336,000.00

**Grant, Thomas N Aka**-CITIZENS BK PA-  
Zelenople Boro-\$140,000.00

**Green, Kevin C**-NEXTIER BK NA-Oakland  
Twp-\$175,500.00

**Groman, Robert T**-WESTMORELAND  
FED S&L ASSN LATROBE-Middlesex  
Twp-\$325,800.00

**Groom, Bruce D**-ARMCO CRED UN-  
Washington Twp-\$45,000.00

**Hall, Roger E**-ARMCO CRED UN-Worth  
Twp-\$62,000.00

**Harris, Frederick E**-PSECU-Muddycreek  
Twp-\$25,000.00

**Hazlett, George P**-FIRST  
COMMONWEALTH BK-Winfield Twp-  
\$35,500.00

**Hogue, Dalton R**-SRU FED CRED UN-  
Brady Twp-\$25,000.00

**Hollobaugh, Robert P**-KEYBANK NATL  
ASSN-Butler Twp-\$29,327.00

**Hollobaugh, Robert P**-KEYBANK NATL  
ASSN-Butler Twp-\$123,000.00

**Hooks, Elicia M**-UNION HOME MTG  
CORP-Jefferson Twp-\$205,214.00

**Hornick, Robert D Jr Aka**-FRANDSEN BK  
& TR-Cranberry Twp-\$216,800.00

**Hovis, Teresa M**-ARMCO CRED UN-  
Concord Twp-\$18,000.00

**Hudanick, Marilou**-WEST PENN FIN SERV  
CTR INC-Jackson Twp-\$206,500.00

**Hull, Edward C**-DOLLAR BK FED SAV BK-  
Lancaster Twp-\$270,769.00

**Irvine, Cynthia A**-ARMSTRONG ASSOC  
FED CRED UN-Jefferson Twp-\$15,000.00

**Jarad, Catherine By P/A**-HOWARD HANNA  
MTG SERVS-Buffalo Twp-\$44,000.00

**Jerpi, Henry J**-PNC BK NATL ASSN-  
Cranberry Twp-\$197,500.00

**Juliano, Daniel A**-CITIZENS BK PA-Adams  
Twp-\$250,000.00

**Jurysta, Helen J**-PNC BK NATL ASSN-  
Butler Twp-\$50,000.00

**Kabay, Mary Christine**-PENNSYLVANIA  
EQUITY RESOURCES INC-Butler City-  
\$98,940.00

**Kachik, Shannon M Aka**-MERCER CO  
STATE BK-Marion Twp-\$30,000.00

**Kaleida, Brian R**-DOLLAR BK FED SAV  
BK-Middlesex Twp-\$499,880.00

**Kaleida, Brian R**-DOLLAR BK FED SAV  
BK-Middlesex Twp-\$400,000.00

**Kelly, Ryan**-DOLLAR BK FED SAV BK-

Adams Twp-\$80,000.00  
**Kemery, Jennifer Susan**-MARS BK-Lancaster Twp-\$100,000.00  
**Kenton, Hobart E**-PNC BK NATL ASSN-Winfield Twp-\$150,000.00  
**Kirkwood, Tanya Courtney**-ARMCO CRED UN-Center Twp-\$35,000.00  
**Kiser, Gary D**-SECRETARY HOUSING & URBAN DEV-Butler City-\$2,365.65  
**Klasmier, Lawrence**-QUICKEN LOANS INC-Cranberry Twp-\$123,613.00  
**Knight, Steven M**-PNC BK NATL ASSN-Cranberry Twp-\$90,000.00  
**Koch, Anne S**-PNC BK NA-Adams Twp-\$232,700.00  
**Kornbau, Michael**-PNC BK NA-Adams Twp-\$172,900.00  
**Kradel, Aaron M**-FARMERS NATL BK EMLENTON-Center Twp-\$144,444.00  
**Kuhn, Barbara J**-FIRST COMMONWEALTH BK-Buffalo Twp-\$172,800.00  
**Kuhn, John R**-HOWARD HANNA MTG SERVS-Buffalo Twp-\$345,000.00  
**Laube, Melissa Ann**-NORTHWEST BK-Buffalo Twp-\$141,000.00  
**Legrand, Ryan M**-PRINCETON FIN LLC-Cranberry Twp-\$259,950.00  
**Leonard, Josh T**-GATEWAY MTG GROUP LLC-Seven Fields Boro-\$342,000.00  
**Lindey, Laura M**-MARS BK-Cranberry Twp-\$216,000.00  
**Lindsay, Brian K**-QRL FIN SERVS AKA-Summit Twp-\$80,510.00  
**Lipke, Kara R**-ARMCO CRED UN-Prospect Boro-\$107,000.00  
**Lisko, Michael**-NVR MTG FIN INC-Cranberry Twp-\$294,448.00  
**Lisotto, Victor**-NVR MTG FIN INC-Middlesex Twp-\$220,000.00  
**Lt Saint Andrews LLC**-FARMERS NATL BK EMLENTON-Center Twp-\$413,600.00  
**Lunskey, Elizabeth Kelly Aka**-WEST PENN FIN SERV CTR INC-Cranberry Twp-\$229,240.00  
**Luttrell, Denise A**-LIBERTY BAIL BONDS INC-Butler Twp-\$10,000.00  
**Maddalon, Joseph C**-NORTHWEST BK-Zelienople Boro-\$215,000.00  
**Maddalon, Joseph C**-NORTHWEST BK-Zelienople Boro-\$50,000.00  
**Malich, Alexander D**-U S BK NATL ASSN-Cranberry Twp-\$360,000.00  
**Marchuk, Nicholas J**-CITIZENS BK PA-Cranberry Twp-\$185,000.00  
**Marshalek, William J**-USX FED CRED UN-Clinton Twp-\$150,000.00  
**Martin, Jill**-FIRST NATL BK PA-Franklin Twp-\$75,000.00  
**McCollum, Ashley M**-CITIZENS BK NA-Cranberry Twp-\$198,000.00

**McConville, Delena D**-PNC BK NATL ASSN-Cranberry Twp-\$100,000.00  
**McMichael, Carol Ann**-ARMCO CRED UN-Clay Twp-\$10,000.00  
**Measel, Andrew D**-NORTHWEST BK-Harmony Boro-\$25,000.00  
**Meyer, Martin B**-CITIZENS BK PA-Slippery Rock Twp-\$500,000.00  
**Miller, Michael J Jr**-HUNTINGTON NATL BK-Connoquenessing Twp-\$75,000.00  
**Miller, Terry I**-CITIZENS BK NA-Zelienople Boro-\$58,637.00  
**Moore, Michael N**-MARS BK-Adams Twp-\$375,300.00  
**Mounty, Kristin**-CITIZENS BK NA-Zelienople Boro-\$220,924.00  
**Mowen, Jessica**-ROUNDPOINT MTG SERVICING CORP-Adams Twp-\$360,000.00  
**Newell, Andrew A**-FIRST COMMONWEALTH BK-Cranberry Twp-\$150,000.00  
**Noel, Roy E Jr**-HOWARD HANNA MTG SERVS-Seven Fields Boro-\$249,600.00  
**Oehmler, Richard N**-FIRST COMMONWEALTH BK-Cranberry Twp-\$50,000.00  
**Ogden, Robert W**-NEXTIER BK NA-Buffalo Twp-\$34,500.00  
**Orchard, Karen L**-NORTHWEST BK-Penn Twp-\$30,000.00  
**Paulson, Mark R**-FIRST COMMONWEALTH BK-Cranberry Twp-\$145,000.00  
**Plazio, Anthony**-CITIZENS BK PA-Buffalo Twp-\$50,000.00  
**Potts, Edith**-MORTGAGE RESEARCH CTR LLC DBA-Center Twp-\$225,000.00  
**Putorti, William Jr**-FIRST NATL BK PA-Slippery Rock Boro-\$325,000.00  
**Pyle, Jamie T**-SECRETARY HOUSING & URBAN DEV-Chicora Boro-\$11,034.63  
**Radovich, Robert A**-FIRST COMMONWEALTH BK-Clinton Twp-\$10,000.00  
**Ranalli, Adam J**-FBC MTG LLC-Jackson Twp-\$332,500.00  
**Rattigan, Todd R**-ARMCO CRED UN-Oakland Twp-\$50,000.00  
**Robinson, Zachary S**-DOLLAR BK FED SAV BK-Jefferson Twp-\$55,000.00  
**Rogan, Robert J**-DOLLAR BK FED SAV BK-Adams Twp-\$172,800.00  
**Rushlander, Jordan R**-MARS BK-Adams Twp-\$316,600.00  
**Russ, Lisa E**-QUICKEN LOANS INC-Harmony Boro-\$107,250.00  
**Schmidt, Christopher J**-UNITED WHOLESale MTG-Clinton Twp-\$279,900.00  
**Schnurs Country Market LLC**-FIRST NATL



BK PA-Jefferson Twp-\$82,365.00  
**Schwab, Gerald V**-CITIZENS BK PA-Center Twp-\$100,000.00  
**Schwenke, Keith W**-HUNTINGTON NATL BK-Forward Twp-\$54,945.00  
**Sedlacek, Kathy L**-CITIZENS BK PA-Zelenople Boro-\$54,000.00  
**Senka, Lynn M**-CLEARVIEW FED CRED UN-Cranberry Twp-\$70,000.00  
**Sestric, Jerry M**-FIRST NATL BK PA-Cranberry Twp-\$175,000.00  
**Sherman, Nancy**-FIRST NATL BK PA-Cherry Twp-\$50,000.00  
**Shirey, David W**-PENNA HOUSING FIN AGENCY-Brady Twp-\$44,000.00  
**Simko, Todd J**-MAIN ST BK-Summit Twp-\$190,000.00  
**Simmons, Brett**-NAVY FED CRED UN-Cranberry Twp-\$100,000.00  
**Singer, Robert O**-FIRST COMMONWEALTH BK-Middlesex Twp-\$99,000.00  
**Singer, Robert O**-FIRST COMMONWEALTH BK-Middlesex Twp-\$123,400.00  
**Skomo, David M**-CITIZENS BK PA-Center Twp-\$190,000.00  
**Smith, Christopher David**-MOVEMENT MTG LLC-Muddycreek Twp-\$318,750.00  
**Snyder, Michele R**-ARMCO CRED UN-Butler City-\$102,092.00  
**Snyder, Nicole M**-MOVEMENT MTG LLC-Jackson Twp-\$270,400.00  
**Soster, Randy Justin**-FIRST COMMONWEALTH BK-Clinton Twp-\$36,400.00  
**Stafura, Mark A**-ARMCO CRED UN-Jackson Twp-\$25,000.00  
**Steiner, Adam**-HOWARD HANNA MTG SERVS-Butler Twp-\$247,850.00  
**Stolte, Megan Lynn**-BETTER MTG CORP-Adams Twp-\$350,000.00  
**Stone, Adrian H**-FIRST NATL BK PA-Worth Twp-\$103,000.00  
**Sullivan, Thomas E IV**-FIRST COMMONWEALTH BK-Forward Twp-\$360,000.00  
**Tabisz, Timothy Edward**-FBC MTG LLC-Middlesex Twp-\$224,730.00  
**Tomasovic, Steven D**-HOWARD HANNA MTG SERVS-Butler City-\$106,043.00  
**Toth, Gary R**-CITIZENS BK PA-Cranberry Twp-\$240,000.00  
**Troyer, Todd W**-PENNSYLVANIA RESERVE FUND INC-Cranberry Twp-\$69,940.00  
**Tucker, Nathan G**-UNITED WHOLESale MTG-Cranberry Twp-\$228,000.00  
**Valentino, Debra**-PNC BK NA-Adams Twp-\$228,000.00  
**Vallely, Ashley N**-PNC BK NA-Adams Twp-\$396,800.00  
**Vaniglia, Robert II**-NVR MTG FIN INC-

Cranberry Twp-\$349,840.00  
**Wagner, Justin A Jr**-NORTH DIST COMMUNITY CRED UN-Butler Twp-\$141,245.72  
**Wahler, Kristofer D**-NORTHWEST BK-Worth Twp-\$20,000.00  
**Walls, Eugene D**-KEYBANK NATL ASSN-Butler Twp-\$195,500.00  
**Weber, Mary Lou**-PENNSYLVANIA EQUITY RESOURCES INC-Seven Fields Boro-\$203,000.00  
**Whalen, Frank T**-PNC BK NATL ASSN-Clinton Twp-\$75,000.00  
**Whittington, Wayne**-NEXTIER BK NA-Adams Twp-\$82,400.00  
**Wilson, Samuel**-NVR MTG FIN INC-Adams Twp-\$566,881.00  
**Yackovich, Jacob L**-DOLLAR BK FED SAV BK-Center Twp-\$30,000.00  
**Yocum, Christopher T**-FIRST NATL BK PA-Adams Twp-\$123,500.00  
**Yoshioka, Brian J**-FIRST COMMUNITY MTG INC-Adams Twp-\$313,600.00  
**Zawrotuk, Ronald H**-ARMCO CRED UN-Butler Twp-\$16,000.00  
**Zoelle, Shelley L**-WEST PENN FIN SERV CTR INC-Forward Twp-\$229,000.00

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**SUITS**

Week ending July 13, 2018

1st Name-Plaintiff

**2nd Name-Defendant**

Discover Bank vs. **Adams, Kayla D**: Contract-Debt Collection: Credit Card: Weltman Weinberg & Reis Co, Esq: 18-10656

Brunner, Barbie vs. **Bayly, Greg**: Contract-Other: Atty-None: 18-10654

Moreino, Tina; Moreino, Timothy vs. **Brown, Derek; Brown, Judy**: Tort-Motor Vehicle: Atty-None: 18-10644

Moreino, Timothy; Moreino, Tina vs. **Brown, Derek; Brown, Judy**: Tort-Motor Vehicle: Atty-None: 18-10643

Spink, Douglas B vs. **Butler City Police Department; Brown, Ronald Chief**: Miscellaneous-Mandamus: Atty-None: 18-10648

US Bank Natl Assn vs. **Conklin, Dennis; Occupants**: Real Property-Ejectment: Martha E Von Rosenstiel, Esq: 18-10646

JPMorgan Chase Bank NA vs. **Covert, Christopher; Occupants**: Real Property-Ejectment: Phelan Hallinan Diamond Jones, Esq: 18-10664

Allstate Ins Co Subrogee; Scott, William by Subrogee; Scott, Christine by Subrogee vs. **General Electric Company; West Penn Power Co; Allegheny Energy Inc; Firstenergy Corp**: Tort-Other: Kevin M McBeth, Esq: 18-10653

Davis, Betty vs. **Herr, Peggy A Ind & Extrx & Personal Rep**: Miscellaneous-Other: James G Gault, Esq: 18-10663

Capital One Bank (USA) NA vs. **Jewart, Cassandra J**: Contract-Debt Collection: Credit Card: Michael F Ratchford, Esq: 18-10650

US Bank Trust Natl Assn vs. **Kimmerling, Kevin; Occupants**: Real Property-Ejectment: Phelan Hallinan Diamond Jones, Esq: 18-10665

Portfolio Recovery Assoc LLC vs. **Klein, Michael**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10661

Mahoney, Keith L; Mahoney, Caroline vs. **Lefever, Andrew R**: Tort-Motor Vehicle: Michael E Megrey: 18-10660

CU Members Mortgage vs. **McClintock, Leah A; McClintock, William E II**: Real Property-Mortgage Foreclosure: Residential: KML Law Group PC, Esq: 18-10658

Discover Bank vs. **Papik, Christopher**: Contract-Debt Collection: Credit Card: Weltman Weinberg & Reis Co, Esq: 18-

10657

Portfolio Recovery Assoc LLC vs. **Planas, Ernesto**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10651

American Express Natl Bk vs. **Primrose, Chad; Primrose, Chad C**: Contract-Debt Collection: Credit Card: Jordan W Felzer, Esq: 18-10645

American Express Natl Bk vs. **Scott, Quentin; Scott, Quentin S**: Contract-Debt Collection: Credit Card: Jonathan P Cawley, Esq: 18-10647

Portfolio Recovery Assoc LLC vs. **Smithbauer, Gerald**: Contract-Debt Collection: Credit Card: Robert N Polas Jr, Carrie A Gerding, Gregory J Babcock & Christopher Alan Titus, Esq: 18-10655

Wilmington Savings Fund Socieity FSB vs. **Spilsbury, Paul A; Jacoby, Wendy Sue; Occupants**: Real Property-Ejectment: Kimberly A Bonner, Esq: 18-10649

Blatt, Emma by GDN; Clemens, Donnie Ind & Gdn; Clemens, Angela Ind & Gdn vs. **Valley Lines Inc**: Tort-Motor Vehicle: Robert B Woormer, Esq: 18-10662

Vanderbilt MTG & Finance Inc vs. **Workman, Charles; Lombardo, Shannon**: Miscellaenous-Replevin: Weber Gallagher Simpson Etc, Esq: 18-10652

Courson, Jonna B vs. **Wyant, Kevin; Wyant, Jodi**: Writ of Revival: Terry R Heeter, Esq: 18-10659

**JUDGMENTS**

Week ending July 13, 2018

1st Name-Plaintiff

**2nd Name-Defendant**

Clerk of Courts vs. **Baysek, Aaron John**: Judgment: \$1,376.25: Atty-None: 18-21190

Vogel Disposal Service Inc vs. **Birckbichler Construction; Birckbichler, Dave**: Transcript: \$621.00: Atty-None: 18-21209

Wells Fargo Bank NA vs. **Callihan, Tera L**: Judgment: \$64,277.90: Manley Deas Kochalski, LLC: 18-21201

Leland, Joan vs. **Caminiti, Anthony Heirs & Unknown Heirs; Caminiti, Joseph Ind & Rep; Caminiti, Anthony Est by Rep; McKruit, Joann A; Byers, Diane; Caminiti, Patricia**: Land Judgment: \$0.00: Thomas J. May, Esq: 18-21185

Pingora Loan Servicing LLC vs. **Carlantonio, Laura A; Carlantonio, Richard D**: Judgment: \$320,983.99: KML Law Group PC, Esq: 18-21186

Clerk of Courts vs. **Coleman, David Richard**: Judgment: \$1,289.25: Atty-None: 18-21191

Midland Funding LLC vs. **Defelice, Jason**: Transcript: \$1,239.45: Daniel Santucci, Esq: 18-21206

Discover Bank vs. **Gaito, Jennifer L**: Judgment: \$10,391.58: William T Molczan, Esq: 18-21187

Bank of New York Mellon vs. **Haggerty, David G Jr; Haggerty, Rita E; United States of America**: Judgment: \$0.00: McCabe Weisberg & Conway LLC, Esq: 18-21207

Clerk of Courts vs. **Hill, Devon Niame Davis**: Judgment: \$2,127.00: Atty-None: 18-21192

Midland Funding LLC vs. **Hill, Kelly**: Transcript: \$1,531.88: Atty-None: 18-21188

Clerk of Courts vs. **Johns, Shawn Allen**: Judgment: \$1,272.75: Atty-None: 18-21194

Northwest PA Regional Planning & Development Commission vs. **Merchant, Daniel A**: Complaint-Confession: \$32,563.20: Robert Varsek, Esq: 18-21179

Northwest PA Regional Planning & Development Commission vs. **Merchant, Daniel A**: Complaint-Confession: \$139,086.45: Robert Varsek, Esq: 18-21180

Deutsche Bank National TR CO vs. **Moran, Anthony; Occupants**: Judgment/Possession: \$0.00: Stephen M Hladik & Douglas H Sullivan, Esq: 18-21184

HSBC Bank USA NA vs. **Natili, Benjamin; Natili, Benjamin M; Natili, Adrienne; Natili, Adrienne D; United States**: Judgment: \$0.00: Phelan Hallinan Diamond Jones, Esq: 18-21204

Midland Funding LLC vs. **Pale, Richard**: Judgment: \$1,447.90: Atty-None: 18-21189

Comwlth of PA-UCF vs. **Pintell, Michael A**: Commonwealth Tax Lien: \$1,086.00: Atty-None: 18-21181

QRR Safety Corporation vs. **Qualified Spill Response Inc; Qualified Companies Inc**: Judgment: \$7,791.18: Raymond P Wendolowski Jr, Esq: 18-21202

Clerk of Courts vs. **Rayner, Eric Christopher**: Judgment: \$3,482.50: Atty-None: 18-21195

Durand, Todd Co-Admr; Durand, Melinda Co-Admr; Durand, Derek Est by Co-Admr vs. **Sarver Family Practice PC; Ehrenberger, Donald FDO**: Cost Judgment: \$0.00: Jeffrey P Ward, Esq: 18-21178

Clerk of Courts vs. **Scott, Paul Daniel III**: Judgment: \$2,233.00: Atty-None: 18-21196

Spinneweber, Pamela J vs. **Sevacko, Dave Plumbing**: Judgt/Non Pros: \$0.00: Atty-None: 18-21208

Northwest Bank vs. **Stasiak, Gregory P**: Judgment: \$112,283.75: Grenen & Birsic PC, Esq: 18-21203

Bank of America NA vs. **Stouffer, Priscilla**

**Joyce**: Judgment: \$1,942.50: Frederic I Weinberg, Esq: 18-21210

Clerk of Courts vs. **Strutz, Steven Henry**: Judgment: \$1,647.72: Atty-None: 18-21197

Wells Fargo Bank NA vs. **Stunkard, Shannon L; Stunkard, Shannon**: Judgment: \$55,947.30: Phelan Hallinan Diamond Jones, Esq: 18-21205

Capital One Bank (USA) NA vs. **Timko, Amber S**: Transcript: \$2,317.36: Michael F Ratchford, Esq: 18-21183

Clerk of Courts vs. **Tirk, Justin William**: Judgment: \$1,217.90: Atty-None: 18-21198

Clerk of Courts vs. **Vazquez, Mauricio Ibarra**: Judgment: \$33,805.86: Atty-None: 18-21193

Clerk of Courts vs. **Welter, Alexander Jared**: Judgment: \$8,341.50: Atty-None: 18-21199

Comwlth of PA-UCF vs. **Westbrook, Jeff A**: Commonwealth Tax Lien: \$7,033.50: Atty-None: 18-21182

Clerk of Courts vs. **Winner, Denny James Jr**: Judgment: \$1,143.75: Atty-None: 18-21200

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## EXECUTIONS

Week ending July 13, 2018

1st Name-Plaintiff  
2nd Name-Defendant

Wilmington SVGS Fund Society vs. **Brown, Terri S**: Writ of Execution:18-30156

Pingora Loan Servicing LLC vs. **Carlantonio, Laura A; Carlantonio, Richard D**: Writ of Execution:18-30154

LSF10 Master Participation TR vs. **Rudolph, Philip J; Rudolph, Marcy L**: Writ of Execution:18-30155

Wells Fargo Bank NA vs. **Stunkard, Shannon L; Stunkard, Shannon**: Writ of Execution:18-30157

Dollar Bank FSB vs. **Weismantle, Robert; Nextier Bank Garnishee**: Writ of Execution:18-30153

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**DIVORCES**

Week ending July 13, 2018

1st Name-Plaintiff

2nd Name-Defendant

Barto, Ryan Daniel vs. **Barto, Jennifer Lynn:**

Atty-None: 18-90413

Bulisco, Lori D vs. **Bulisco, Robert A Jr:**

William C Robinson Jr, Esq: 18-90423

Dingel, Robert Donald vs. **Dingel, Lisa Ann:**

Eric D Levin, Esq: 18-90418

Gillespie, Kelly Lynn vs. **Gillespie, Joshua:**

Maria A Imbarlina, Esq: 18-90424

Kudamik, Crystal B vs. **Kudamik, Christopher****P:** Leland C Clark, Esq: 18-90417Schmidley, Thomas vs. **Schmidley, Natalee:**

Maria A Imbarlina, Esq: 18-90425

Taylor, Meredith vs. **Taylor, Jonathan:** Kate

Cleary Lennen, Esq: 18-90420

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**NOTICE**

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

**Application Date: July 2 - July 6, 2018**

Marissa Leanne Wehr and

Michael Scott Craig

07/02/2018

Ashley Nicole Bauer and

Eric Ronald Baumgartel

07/06/2018

Heather Lynn Nye and

Andrew John Steffish li

07/03/2018

April Lynn Brandt and

Ryan Jeffrey Crede

07/03/2018

Laurel Beth Johnson and

Tyler Mitchell Ellenberger

07/05/2018

Crystal Michele Wyant and

Bryan Douglas Ridley

07/06/2018

Donald James Smith and

Amanda Lynn Nagle

07/02/2018

Prayag Ajit Mehta and

Nisha Nayan Shah

07/02/2018

Shannon Lynn Heyl and

Matthew Robert Lazor

07/02/2018

John Matthew Mcfarland III and

Amanda Jayne Harkless

07/02/2018

Thomas Allen Myers Jr and

Taylor Brook Pyle

07/02/2018

Laura Kathryn Domena and

Devin Andrew Sauers

07/03/2018

Jacob Chad Bauer and  
Melinda Sue Johnston  
07/03/2018

Tanya Marie Pollock and  
Wiliam Danilo Alvarez Gomez  
07/03/2018

Emily Nicole Protzman and  
Erik Zachary Christensen  
07/06/2018

Steven Justin Suchora and  
Amanda Nicole Green  
07/06/2018

Nicolette Ashley Blake and  
Jonathan Michael Kotek  
07/06/2018

Lee Robert anderson and  
Carly Richelle Dye  
07/05/2018

Timothy James Christley and  
Laura Lee Wolfe  
07/05/2018

Jeremy Jack Macurdy and  
Erin Ann Foster  
07/05/2018

Timothy Richard Gerhold and  
Melissa Sue Wilbert  
07/05/2018

Justin Lee Swartzlander and  
Katlyn Marie Monday  
07/05/2018

Ariel Elizabeth Wick and  
Nicholas James Barcio  
07/05/2018

Cody Phillip Hartman and  
Mariel Grace Barkus  
07/06/2018

Gary Lewis Marburger and  
Kathleen Ann Cord  
07/06/2018

Raymond Louis Hays Jr and  
Lori Lynn Perovich  
07/06/2018

Nicole Lynn Lorenz and  
Lee Derek Carney  
07/06/2018

Alexander John Thompson Stehlik and  
Miriam Katerina Kemper  
07/06/2018

Maria Rae Saunders and  
Kelsey Eileen Lewis  
07/06/2018

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**TRUST NOTICE**

Trust of: M. Joan Parsons, M. Joan Parsons  
Revocable Living Trust dated 12/20/2010

Late of: Mars, Butler County, Pennsylvania,  
deceased.

All persons having claims against the  
same will present them for payment; duly  
authenticated; and those indebted hereto,  
will please make immediate payment to:

Jill L. Snyder  
141 Wright Road  
Mars, PA 16046  
Or to:  
Lauren C. Hadburg, Esq.  
Elder Law Offices of Shields and Boris  
109 VIP Drive, Suite 102  
Wexford, PA 15090

BCLJ: July 20, 27 & August 3, 2018  
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**NOTICE**

Notice is hereby given by **Advanced Ob/  
Gyn Associates, P.C.**, a Pennsylvania  
professional corporation, that said  
corporation is winding up its affairs in  
the manner prescribed by the Business  
Corporation Law of 1988, approved on  
December 21, 1988, Act No. 177, so that  
its corporate existence shall cease upon  
the filing of Articles of Dissolution in the  
Department of State of the Commonwealth  
of Pennsylvania.

Submitted by:  
Eileen R. Jordan Legal Assistant

GARY J. GUNNETT, ESQUIRE,  
c/o HOUSTON HARBAUGH, P.C.,  
Three Gateway Center,  
401 Liberty Avenue, 22nd Floor,  
Pittsburgh, Pennsylvania 15222-1005

BCLJ: July 20, 2018  
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**IN THE COURT OF COMMON PLEASE,  
CIVIL DIVISION, BUTLER  
COUNTY CASE 2016-10626**

The Bank of New York Mellon, et al  
v.

**Deborah J. Christy; Unknown Heirs,  
Successors, Assigns and all Unknown  
Persons, Firms, or Associations claiming  
right, title or interest from or under  
Kenneth L. Christy, Deceased.**

Your house (real estate) at 633 Bessemer  
Avenue, Lyndora, PA 16045 is scheduled to  
be sold at Sheriff's Sale on SEPTEMBER  
14, 2018 at 10:00 am in the Butler County  
Sheriff's Office, 300 South Main Street,  
Butler, PA 16003-1208 to enforce the Court  
Judgment of \$79,116.65 obtained by The  
Bank of New York Mellon fka The Bank of New  
York as Trustee for the Certificateholders of  
CWALT, Inc., Alternative Loan Trust 2004-  
36CB Mortgage Pass Through Certificates,  
Series 2004-36CB.

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

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

1. The sale will be canceled if you pay to  
ROBERT W. WILLIAMS, Esquire, Attorney

for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call ROBERT W. WILLIAMS, Esquire at 856-429-5507.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling ROBERT W. WILLIAMS, Esquire at 856-429-5507.

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

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call ROBERT W. WILLIAMS, Esquire at 856-429-5507.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the day of the Sale. This schedule will state who will be receiving that money. The money will be paid

out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

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

Lawyer Referral Service,  
Pennsylvania Bar Assoc,  
P.O. Box 186,  
Harrisburg, PA 17108 -  
(800) 692-7375

Glenna M. Walters, Prothonotary,  
Butler Co. Courthouse,  
Butler, PA 16001 -  
(724) 284-5214

BCLJ: July 20, 2018

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**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 14th day of September 2018** 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 12, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30114  
C.P. 2018-20873  
ATTY MARK UDREN**

Seized and taken in Execution as the property of **BRADLEY BARR HEIR, DONNA BARR DECEASED, MARISA WOODARD HEIR, ROBERT J BARR JR IND & HEIR, AND UNKNOWN HEIRS** at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

Ali that certain tract of land situate in Adams Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of a public road designated L. R. 10012 at the line of land now or late of Wolg; thence along said line of Wolg North 1 degree 30\* West a distance of 341.64 feet to a point at the line of land now or late of W.F. Cashdollar, thence along line of Cashdollar North 88 degrees 30' East, a distance of 138.90 feet to a point at the line of land of S.R. Snow, et ux; thence along said line of now or formerly Snow, South 16 degrees 44' East, a distance of 228.65 feet to a point in the center line of said public road; thence along center line South 58 degrees 44' West, a distance of 127 feet to a point; thence continuing along said center line by the arc of a curve to the left having a radius of 818.51 feet an arc distance of 106.23 feet to a point at the place of beginning.

Being designated as Tax Parcel I.D. No. 3F-70-A3CA in the Deed Registry Office of Butler County, Pennsylvania.

BEING KNOWN AS: 169 Union Church Road, Mars (Adams Township), PA 16046

PROPERTY ID NO.: 010-3F70-A3CA-0000

TITLE TO SAID PREMISES IS VESTED IN Robert J. Barr, Jr. and Donna Barr, his wife, as tenants by the entireties with the right of survivorship BY DEED FROM Thomas E. Davison and Maxine L. Davison, his wife DATED 02/17/1984 RECORDED 02/17/1984 IN DEED BOOK 1179 PAGE 38.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30130  
C.P. 2018-20468  
ATTY ANDREW MENCHYK**

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

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

ON the north by line of lands of now or formerly heirs of S. Emery;

ON the east by Main Street;

ON the south by line of lands of now or formerly Robert Storey; and,

ON the west by a street or alley.

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

BEING known as Tax Parcel Number 340-S1-E5.

Being the same property conveyed by deed to Barry Bowser and Melissa Bowser, from Randall N. Grosch, Executor for the Estate of Robert E. Grosch, on November 11, 2003 and recorded at the Office of the Recorder of Deeds of Butler County on May 21, 2004 at Instrument No. 200405210016219.

BCLJ: July 20, 27 & August 3, 2018



**E.D. 2018-30129****C.P. 2018-20466****ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **RAYMOND A. CLAYPOOLE AND MICHELLE D. CLAYPOOLE** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

BEGINNING at a point at the intersection of the right of way line of School Street; of line of lands of now or formerly C.L. Hiles and the herein described tract; thence, along line of lands of now or formerly C.L. Hiles, North 81 degrees 16' 07" West, a distance of 160.00 feet to a point in a 10 foot alley and having a 15 foot right of way; thence through said 10 foot alley, North 5 degrees 50' 52" East, a distance of 60.00 feet to a point in a 10 foot alley and having a 20 foot right of way; thence, through said 10 foot alley, South 81 degrees 16' 07" East, a distance of 160.00 feet to the right of way line of School Street; thence, along the right of way line of School Street, South 5 degrees 50' 52" West, a distance of 60.00 feet to a point, at the place of beginning.

BEING known as Tax Parcel Number 340-S1-C5.

Being the same property conveyed by deed to Raymond A. Claypoole and Michele D. Claypoole (formerly known as Michele D. Ritter), from Raymond A. Claypoole and Michele D. Ritter, on July 28, 1998 and recorded at the Office of the Recorder of Deeds of Butler County on January 13, 1999 in Deed Book 2935, Page 0245.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30126****C.P. 2018-20546****ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **RITA M. EURY** at the suit of WELLS FARGO BANK, N.A., Being:

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

Beginning at the Northwest corner of the tract herein described at a point being the intersection of L.R. 10036 and the Southwest corner of Lot No. 8 in the hereinafter mentioned Plan of Lots; thence North 89° 00' East, 537.33 feet to a point; thence South 1° 00' East, 330.00 feet to a point on line of Lot Nos. 5 and 7 in said Plan; thence South 89° 00' West, 520.24 feet to a point in the centerline of L.R. 10036; thence along centerline the following three courses and distances:

North 0° 33' West, 50.59 feet;  
North 2° 26' West, 133.97 feet;  
North 6° 33' West, 146.16 feet to a point, the place of beginning.

Being Lots Nos. 3 and 4 in the Keith East Plan as recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania in Rack File 73, Page 23, on May 10, 1978, said Lot No. 3 contains 2.79 acres and Lot No. 4 contains 1.18 acres as per survey of Charles L. Fair, II, dated April 11, 1978.

BEING known and numbered as 117 Cornetti Road, Fenelton, PA 16034.

Being the same property conveyed to Thomas E. Resides and Rita M. Eury who acquired title, with rights of survivorship, by virtue of a deed from John Prementine, III, a single man, dated September 5, 2001, recorded September 6, 2001, at Instrument Number 200109060024998, Office of the Recorder of Deeds, Butler County, Pennsylvania. Thomas E. Resides died on April 19, 2014 and his interest in the property passed to Rita M. Eury by operation of law. Parcel No.: 090-S3-E3

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30121  
C.P. 2017-20280  
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **GERRY P. FOSTER AND DENISE FOSTER** at the suit of PROSPECT BORO, Being:

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

BEGINNING at the northeast corner of the lot herein described on line of land of Price Brothers; thence South 88 Deg. 50' West along the southern line of Lot Number 2 of the Rose E. Schantz Plan of Lots, a distance of 217.5 feet to a point on line of lands of now Junior Lipscomb; thence South 1 Deg. 10' East along line of lands of now Junior Lipscomb, a distance of one hundred (100) feet to a point; thence North 88 Deg. 50' East along the North line of Lot Number 4 of the same plan of lots a distance of two hundred seventeen and five tenths (217.5) feet to a point on line of lands of now or formerly Price Brothers; thence North 1 Deg. 10' West along line of lands of Price Brothers a distance of one hundred (100) feet to a point at the place of beginning. Containing .50 acre per survey of J. Howard Forbes, registered surveyor, dated August 27, 1958 and being Lot Number 3 of the Rose E. Schwantz Plan of Lots.

EXCEPTING AND RESERVING a twenty (20) foot right of way for private road extending along the extreme Eastern boundary line of the within described lot and a fifteen (15) foot road or right of way extending from the twenty (20) foot right of way located at the east side of the above-described lot; thence along the extreme Northern side of the above-described lot; thence along the extreme Northern side of the within described lot to other lands now or formerly of Junior Lipscomb situate on the West, so that there may be access from the lands now or formerly of Junior Lipscomb situate on the West to the aforesaid twenty (20) foot right of way.

BEING known as Tax Parcel Number 490-S2-27D.

Being the same property conveyed by deed to Gerry P. Foster and Denise Foster, husband and wife, from Gerry P. Foster and Denise Foster, husband and wife, on May 26, 1998 and recorded at the Office of

the Recorder of Deeds of Butler County on June 2, 1998 in Deed Book Volume 2869, Page 0845.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30140  
C.P. 2018-20817  
ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **MICHAEL E. GORSETH AND KIMBERLY J. GORSETH** at the suit of WELLS FARGO BANK NA, 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. 606 in the Oakview Estates P.RD, Phases 5, 6 and 7 as recorded in the Recorder's Office of 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 recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2807, page 282, as amended by instrument recorded in Record Book Volume 2910 page 217 and further amended! by instrument recorded in Record Book Volume 3039, page 232 and further amended by hstrument reoorded as Instrument No. 2001024JD025099.

UNDER AND SUBJECT to all matters appearing on the reoorded plan and to the Declaration of Planned Community for Oakview Estates Planned Community, made by Oakview Heights Development Company, dated November 25, 1997 and recorded in the Recorder's Office of Butler County in Record Book Volume 2807, page 282; the First Amendment to Declaration of Planned Community tor Oakview Estates Planned Community, dated September 2, 1998 and recorded in the Recorder's Office in Record Book Volume 2910, page 271; the Second Amendment to Declaration of Planned Community for Oakview Planned Community dated November 4, 1998 and recorded in the said Recorder's Office in Record Book Volume 3039, page 232; the Third Amendment to Declaration of Planned Community for Oakview Estates Planned Community, dated October 23, 2000 and recorded in said Recorder's

Office in Instrument No. 200010240025099; and the By-Laws of the Oakview Estates Homeowners Association, dated November 25, 1997 and recorded in the Recorder's Office of Butler County in Record Book Volume 2807, page 308.

UNDER AND SUBJECT to all prior grants of coal, oil, gas, mining and mineral rights, easements and rights of way, and all rights relating to the foregoing, as the same are more fully set forth of public record in the chain of title to the property herein conveyed,

BEING KNOWN AS: 228 ERIN DRIVE, CRANBERRY TWP, PA 16066

BEING THE SAME PREMISES which SIRVA Relocation LLC, by Deed dated May 15, 2006 and recorded May 31, 2006 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 200605310013059, granted and conveyed unto MICHAEL E. GORSETH and KIMBERLY J. GORSETH, husband and wife.

PARCEL NO.: 130-S32-A606

BCLJ: July 20, 27 & August 3, 2018

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**E.D. 2018-30125  
C.P. 2018-20934  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **GLENNDA M GOULD** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

ALL that certain piece, parcel of lot of land situate in the Lynnehaven Plan of Lots in Butler Township, Butler County, Pennsylvania, being Lot No. 12 in the Revised Lynnehaven Plan of Lots as recorded in the Register and Recorder's Office in and for Butler County, Pennsylvania at Rack File 15, page 15, made in August 1950.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 138 SHARON DRIVE BUTLER, PA 16001

TAX PARCEL NO. 056-12-A12

UNDER AND SUBJECT to restrictions contained in DBV 2791, page 0973.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of

record, as the same may appear in this or prior instruments of record.

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

BEING THE SAME premises which Lisa Kellerman, POA for Thor M. Andersen, by deed dated May 30, 2013 and recorded June 3, 2013, at Butler Instrument No. 201306030015952, granted and conveyed unto Glennnda M. Gould.

TO BE SOLD AS THE PROPERTY OF GLENNDA M. GOULD UNDER JUDGMENT NO. 2018-10270

BCLJ: July 20, 27 & August 3, 2018

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**E.D. 2018-30108  
C.P. 2018-20813  
ATTY MARTHA VONROSENSTEIL**

Seized and taken in Execution as the property of **WALTER HIXON HEIR, DANA A HIXON DECEASED, REBECCA HIXON HEIR, UNKNOWN HEIRS** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:

All that certain piece and lot of land situate in Connoquenessing Township, County of Butler Pennsylvania, being known and designated as Lot No. 814 and Lot No. 815 in Connoquenessing Woodlands Plan No. 5, as recorded in Butler County in Rack File Section 29, Pages 19 A and B. Subject to all easements, restrictions, reservations, building lines as recorded in Butler County in Rack File 19A and 19B.

Being 146 Blue Jay

Being Parcel No. 120-S6-A814 & 120-S6-A815

IMPROVEMENTS: Residential dwelling

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30136****C.P. 2018-20464****ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **KAJA HOLDINGS 2, LLC AND DSV SPV1 LLC** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

Land referred to in this commitment is described as all that certain property situated in City of Petrolia in the County of Butler, and State of PA and being described in a deed dated 08/03/2004 and recorded 08/11/2004 as Instrument Number 200408110026405 among the land records of the County and state set forth above, and referenced as follows: All that certain parcel of land lying and being situate in the Borough of Fairview, Butler County, Pennsylvania and being identified as tax parcel No. S1-E6-0000 on the tax maps, prepared and maintained in the office of the Chief Assessor of the said County of Butler.

Commonly known as: 105 S Fairview Main St., Petrolia, PA 16050-9517.

BEING known as Tax Parcel Number 410-S1-E6.

Being the same property conveyed by deed to DSV SPV1, LLC, from Kaja Holdings 2, LLC, on July 19, 2017 and recorded at the Office of the Recorder of Deeds of Butler County on July 31, 2017 at Instrument No. 201707310016024.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30113****C.P. 2018-20461****ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ROBERT KOLT LOUGHRAN** at the suit of WILMINGTON SAVNGS FUND SOCIETY FSB, Being:

All that certain lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 207-R in the Phase II revised of The Crossings planned residential development as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File Plan No. 122, page 22.

BEING known and numbered as 800 Trowbridge Place, Cranberry Twp, PA 16066

BEING the same property conveyed to Robert Kolt Loughran who acquired title by virtue of a deed from Randolph J. Levis and Adrienne E. Levis, husband and wife, dated June 13, 2009, recorded June 24, 2009, at Instrument Number 200906240014189, Butler County, Pennsylvania records.

Parcel No.: 130-819-C207-0000

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30116****C.P. 2018-20893****ATTY PETER WAPNER**

Seized and taken in Execution as the property of **KIMBERLY MARTIN AND MICKY MARTIN** at the suit of PHH MORTGAGE CORPORATION, Being:

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

Beginning at a point in the center of a township road known as Scholar Run Road, said point being at the intersection of said Scholar Run Road and the Eastern line of property now or formerly of Orphas Hamilton, et. ux.; Thence Westward with the center line of said road, a distance of 285 feet to a point in the center of said road, said point being the Northeast corner of land now or formerly of Roy McWhithey, et. ux.; Thence South along property now or formerly of Roy McWhithey, et ux., a distance of 267 feet to a point, said point being the North line of land now or formerly of Isabelle Virginia Beatty; Thence East along land now or formerly of Beatty a distance of 285.53 feet to a point on the West line of land now or formerly of Stahl; Thence North along land now or formerly of Stahl a distance of 257 feet to a point in said Scholar Run Road, the place of beginning.

Being Tax Parcel Number 200-4F129-5J.

TITLE TO SAID PREMISES IS VESTED IN Micky Martin and Kimberly Martin, h/w, by Deed from John W. Reubi and Carol A. Reubi, h/w, Dated 01/31/2005, Recorded 02/02/2005, Instrument No. 200502020002630.

Tax Parcel: 200-4F129-51-0000

Premises Being: 1146 WEST LANCASTER ROAD, HARMONY, PA 16037

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30018  
C.P. 2017-21889  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **WILLIAM P. MILLER, SR.**, at the suit of **JPMORGAN CHASE BANK, N.A.**, Being:

All that piece, parcel or lot of land located in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at the Northwest corner of the lot to be described; thence South 75 feet along Lot No. 12 in the same plan to a point; thence East along Lot No. 18 in the same plan 200 feet to Campbell Avenue; thence North along said Campbell Avenue 75 feet to Lot No. 16 in the same plan; thence West along said Lot No. 16, 200 feet to a point, the place of beginning and being Lot No. 17 in the plan of the Campbell farm known as the Evergreen Plan, which was surveyed by L.C. D. Greenough, C.E. dated September 1940.

Having erected thereon a dwelling known as 205 Carrington Avenue.

Being designated as Tax Map No. 056-3-D17 in the Butler County Deed Registry Office.

Under and 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 William P. Miller, Sr. and Sharon L. Miller by Deed dated September 28, 2010 and recorded September 30, 2010 in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 201009300022272, granted and conveyed unto William P. Miller, Sr., in fee.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30107  
C.P. 2018-20809  
ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **MARK J NOBLE AND CHRISTY M NOBLE** at the suit of **BAYVIEW LOAN SERVICING, LLC**, Being:

ALL THAT CERTAIN lot of land situate in Forward Township and partly in Connoquenessing Township, Butler County, Pennsylvania, being Lot No. 3 in the Dambaugh Plan of lots as recorded in plan book volume 64, page 3.

DEED BOOK: 2873

DEED PAGE: 0977

MUNICIPALITY: Forward Township and partly in Connoquenessing Township

TAX PARCEL #: 160-S3-D3-0000

PROPERTY ADDRESS: 289 Harmony Road a/k/a 289 Harmony Road Ext Evans City, PA 16033

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30110  
C.P. 2018-20715  
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **DAVID J. PELLETIER, DAVID PELLETIER, DAVID JEFFREY PELLETIER, AMY M. PELLETIER, AMY PELLETIER, AMY M. FRITCH, AMY M. HARRIS AND AMY MARIE FRITCH** at the suit of **HUNTINGTON NATIONAL BANK**, Being:

All those certain parcels or lots of land situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being known as Lots Nos. 2 and 3 in the Harmony Homes Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 73, page 50.

BEING known and numbered as 418 East New Castle Street, Zelienople, PA 16063.

Being the same property conveyed to Amy M. Pelletier and David J. Pelletier, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Joseph

C. Maddalon and Kathleen A. Maddalon, husband and wife, dated July 27, 2004, recorded July 30, 2004, at Instrument Number 200407300024901, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 420-S1-J5C, 420-S1-J5B

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30111**

**C.P. 2018-20618**

**ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **RAY J. ROSS, JR., RAYMOND JOSEPH ROSS JR., RAY J. ROSS, MARY J. ROSS AND MARY JO ROSS** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

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

The northern one-half of Lot No. 6 in the Buhl Plan of Lots laid out of Francis A. Lazor and Bemadette Lazor, his wife as recorded in the Recorder's Office of Butler County in Rack Pile 45, Pages 15A and 15B, which said description and Plan is incorporated herein by reference thereto.

Subject to telephone and electric power rights of way, pipeline rights, and oil and gas leases if the same affects the property.

BEING known and numbered as 119 Buhl Hill Road, Evans City, Pennsylvania, 16033 AKA 119 Hillvue Lane, Evans City, Pennsylvania, 16033.

Being the same property conveyed to Raymond Joseph Ross, Jr. and Mary Jo Ross, his wife who acquired title, as tenants by the entirety, by virtue of a deed jfrom Craig A. Barr, unmarried, dated August 29, 1994, recorded September 1, 1994, at Document ID 020965, and recorded in Book 2465, Page 0044, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 160-S3-C6-0000

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30128**

**C.P. 2018-20684**

**ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **MICHELLE L. SCHERER AND NATHAN Y. SCHERER** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

BEGINNING at a point at the intersection of the general Southerly boundary line of the 30-foot right-of-way for Forest Street and the line of lands now or formerly Richard H. Hinch, the Northwest corner; thence South 55 Degrees 00 minutes 00 seconds East along said right-of-way line a distance of 55.00 feet to a point, the Northeast corner; thence South 30 degrees 00 minutes 00 seconds West along other lands of Hinch and Jones and Hinch, a distance of 150.00 feet to a point, the Southeast corner; thence North 55 degrees 00 minutes 00 seconds West a distance of 55.00 feet to a point, the Southwest corner; thence North 30 degrees 00 minutes 00 seconds East along other lands of now or formerly Jones and Hinch and Hinch, a distance of 150.00 feet to a point, the place of beginning.

BEING known as Tax Parcel Number 470-S1-B66.

Being the same property conveyed by deed to Michelle L. Scherer and Nathan Y. Scherer, her husband, from Gary L. Irwin and Cynthia L. Irwin, his wife, on July 19, 2007 and recorded at the Office of the Recorder of Deeds of Butler County on July 25, 2007 at Instrument 200707250019356.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30097  
C.P. 2017-20868  
ATTY BRETT MESSINGER**

Seized and taken in Execution as the property of **LISA D. SCHLESSMAN** at the suit of TD BANK, NA, Being:

All that certain piece, parcel or tract of land situate in the Township of Worth, County of Butler, Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit:

BEING Lot 3 in the Alfred B. Duncan Subdivision No. 3 recorded in the Butler County Courthouse, and containing 1.687 acres.

TOGETHER with the right of ingress, egress and regress along a 50 foot private right of way as shown on the Alfred B. Duncan Subdivision No. 3 as recorded in Butler County.

SUBJECT to the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30138  
C.P. 2018-21027  
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **RICHARD T. SCHONTZ AND DOROTHY M. SCHONTZ** at the suit of WELLS FARGO BANK NA, Being:

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

Bounded on the North by West Penn Street Extension; on the East by lands of now or formerly James M. Thompson; on the South by Cleveland Street; on the West by lot now or formerly of Petit. Fronting 24 feet, more or less, on Cleveland Street and running back in parallel lines a distance of 190 feet, more or less, to West Penn Street Extension.

TITLE TO SAID PREMISES IS VESTED DSF RICHARD T. SCHONTZ AND DOROTHY M. SCHONTZ, HIS WIFE, by Deed from ROBERT T. SMITH AND DORIS SMITH, HIS WIFE AND CLIFFORD R. STEPP AND

SARA STEPP, HIS WIFE, Dated 11/23/1977, Recorded 12/09/1977, in Book 1057, Page 758.

Tax Parcel: 565-44-90-0000

Premises Being: 239 CLEVELAND STREET, BUTLER, PA 16001-5544

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30127  
C.P. 2018-20465  
ATTY ANDREW MENCHYK**

Seized and taken in Execution as the property of **JOSEPH C. SIGNORELLI** at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

ALL that certain piece, parcel or tract of land situate in Fairview Township, Butler County, Pennsylvania, bounded and described in accordance with survey of R.B. Shannon & Associates dated July 19, 1989, as follows:

BEGINNING at an iron pin, said pin being on the Southerly boundary of State Route 1006 and also being the Northwest corner point of the within described property; thence from said pin, along the Southerly boundary of State Route 1006, South 82 degrees 43 minutes East a distance of 60.80 feet to an existing pipe, being the Northeast corner point of the within described property; thence from the existing pipe, along property now or formerly of R.F. Anderson, South 07 degrees 35 minutes 40 seconds West a distance of 225 feet to an iron pin; thence from said iron pin along a 15-foot alley, North 81 degrees 19 minutes 50 seconds West a distance of 91.05 feet to an iron pin; thence along another 15-foot alley, North 15 degrees 19 minutes East 225 feet to an iron pin, being the place of beginning.

HAVING thereon erected a dwelling house and being known as 208 Petrolia Road, Petrolia, PA 16050.

BEING known as Tax Parcel Number 150-S3-A23.

Being the same property conveyed by deed to Joseph C. Signorelli, from Linda B. Heeter, a single woman, on January 8, 1999 and recorded at the Office of the Recorder of Deeds of Butler County on January 13, 1999 in Deed Book 2957, Page 0681.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30015  
C.P. 2018-20880  
ATTY KATHERINE WOLF**

Seized and taken in Execution as the property of **CHARLES E. TOSI, JR** at the suit of CARRINGTON MORTGAGE SERVICES, LLC, Being:

All those certain pieces, parcels or lots of land situate in Butler Township, Butler County, Pennsylvania, described as follows:

First Lot, bounded on the North one hundred fifteen (115) feet by an alley; on the East, forty (40) feet by a twenty (20) feet alley; on the South one hundred fifteen (115) feet by Lot No. 44 (being the second lot described below); And on the West, forty (40) feet by Carroll Avenue;

Second Lot, bounded on the North one hundred fifteen (115) feet by Lot. No. 45 (being the first lot described above); on the East forty (40) feet by an alley; and on the South one hundred fifteen (115) feet by Lot No. 43; and on the West forty (40) feet by Carroll Avenue, Being Lot No. 44 in the McJunkin and Stover Plan of Lots in North Butler, Pennsylvania, as recorded in Plan Book Two (2) at Page.

FOR INFORMATIONAL PURPOSES ONLY:  
Being known as 130 Carl Avenue, Butler PA 16001

Parcel #05316A450000

BEING THE SAME PREMISES which Charles E. Tosi Jr., surviving spouse of Judith A. Tosi, deceased, by Deed dated May 15, 2017 and recorded October 26, 2017 in Instrument#201710260023373 in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Charles E. Tosi Jr., in fee.

BCLJ: July 20, 27 & August 3, 2018

**E.D. 2018-30120  
C.P. 2018-20916  
ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **DEREK J. VARNER** at the suit of JPMORGAN CHASE BANK, N.A., Being:

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

BEGINNING at a post on the West side of formerly Pike Street, now Seventh Avenue, at the point 60 feet North of the intersection of formerly Pike Street, now Seventh Avenue, and New Castle Street; thence in a Westerly direction along Lot No. 2 in the same plan 40 feet, more or less, to a post on land formerly of Mrs. Struble; thence North along the same 35 feet, more or less, to post and corner of lot now or formerly owned by Jennie Wallace; thence East along the same 40 feet, more or less, to a post on formerly Pike Street, now Seventh Avenue; thence South along the same 35 feet, more or less, to the place of beginning.

BEING more particularly described in accordance with the survey of Olsen, Zarnick and Seybert, Inc. dated June 24, 1982;

BEGINNING at a point where the Westerly line of 7th Avenue meets the Northerly line of New Castle Street, said point being the Southeast corner of the parcel herein described; thence along the Northerly line of New Castle Street, North 86 degrees 35' 10" West, 40.02 feet to a point at the Southeast corner of land of now or formerly Mary Thompson; thence by Thompson, North 7 degrees 30'00" East, 57.27 feet to a point at the Southwest corner of land of now or formerly D.C. Wolfe; thence by Wolfe, South 86 degrees 5'00" East, 40 feet to a point on the Westerly line of 7th Avenue; thence by same, South 7 degrees 30'00" West, 56.92 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Derek J. Varner, an individual, by Deed from Susan D. Beatty, nka, Susan D. Dalcamo and Frank Dalcamo, Dated 07/15/2011, Recorded 07/19/2011, Instrument No. 201107190016964.

Tax Parcel: 565-24-136-0000

Premises Being: 106 SEVENTH AVENUE,



BUTLER, PA 16001-5524

BCLJ: July 20, 27 &amp; August 3, 2018

**E.D. 2018-30109**  
**C.P. 2018-20797**  
**ATTY ROGER FAY**

Seized and taken in Execution as the property of **LARA A. WIEMANN** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:

All that certain lot or tract of land, Situate in the Borough of Connequenessing, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 141, as shown on a certain Plan entitled Leslie Farms PRD Phase I, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 316, Pages 44 to 47 which lot is the same as designated in the Declaration Planned Community recorded as Instrument No. 200811030024502 and any all Amendments thereto, as the same may change from time to time.

Title to said Premises vested in Lara A. Wiemann by Deed from Thomas R. Stiscak and Mildred M. Stiscak dated November 25, 2013 and recorded on December 6, 2013 in the Butler County Recorder of Deeds as Instrument No. 201312060034434.

Being known as: 109 Cameron Square Drive, Evans City, PA 16033

Tax Parcel Number: 370-S1-D141

BCLJ: July 20, 27 &amp; August 3, 2018

**E.D. 2018-30135**  
**C.P. 2018-21012**  
**ATTY ROBERT CRAWLEY**

Seized and taken in Execution as the property of **SCOTT E. WOLFE** at the suit of HOME POINT FINANCIAL CORPORATION, Being:

ALL THAT CERTAIN piece, parcel or lot of land, Situate in Washington Township, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

This property now being conveyed, being of a three (3) cornered (or of a flat iron shape) shape, being bounded on the East by the center line of Public Road Highway Route No. 38; thence on the South by lands now

or formerly owned by William McGarvey; thence on the West by the center line of the old public road leading to the U.P. Church (or Church Yard) as the Church building has been removed, and lands now or formerly owned by William McGarvey.

PARCEL NO. 310-3F10-9A-0000

TITLE TO SAID PREMISES IS VESTED IN SCOTT E. WOLFE, A SINGLE INDIVIDUAL, by Deed from EDWARD J. WAMSLEY, BY HIS COURT APPOINTED PERMANENT PLENARY GUARDIAN, TERESA A. WAMSLEY AND TERESA A. WAMSLEY, INDIVIDUALLY, AS HUSBAND AND WIFE, Dated 09/08/2015, Recorded 09/18/2015, Instrument No. 201509180020642.

Tax Parcel: 310-3F10-9A-0000

Premises Being: 2363 ONEIDA VALLEY ROAD, PETROLIA, PA 16050-2029

BCLJ: July 20, 27 &amp; August 3, 2018

**E.D. 2018-30137**  
**C.P. 2018-21350**  
**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of **STELLA P. YOUNG** at the suit of CITIZENS BANK NA, 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. 61 in the Franklin Ridge Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 218, Page 46 to 49.

THIS CONVEYANCE IS MADE SUBJECT to coal, oil, gas, mineral and mining rights and privileges incident to the mining of coal heretofore conveyed of record.

FURTHER SUBJECT to all restrictions, reservations, rights of way, easements for public utilities and building linc(s) as may be shown on the recorded plan and in prior instruments of record.

BEING KNOWN AS: 101 Ridgemont Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which J.E. Wicks Construction, Inc., by J.E. Wicks, by Deed dated 11/26/2003 and recorded 12/4/2003 in the Office of the

Recorder of Deeds in and for Butler County in  
Instrument No. 200312040053924, granted  
and conveyed unto Stella P. Young.

PARCEL NO.: 130-S28-C61-0000

BCLJ: July 20, 27 & August 3, 2018

Sheriff of Butler County, Michael T. Slupe



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Grandparents Rights  
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