

**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: John Edward Conway**

Late of: Boyers PA  
Administrator: Odessa Conway  
1322 Otter Street  
Franklin PA 16323 1631  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Ann DiCola  
a/k/a: Ann Marie DiCola**

Late of: Jefferson Township PA  
Executor: Robert DiCola  
136 Highland Drive  
Leechburg PA 15656  
Attorney: James R Antoniono  
Debernardo Antoniono McCabe  
Davis & Dediana PC  
11 North Main Street  
Greensburg PA 15601

**Estate of: Russell D Diehl**

Late of: Franklin Township PA  
Executor: Patricia K Diehl  
366 Unionville Road  
Butler PA 16001  
Attorney: Julie C Anderson  
Stepanian & Muscatello LLP  
222 S Main St  
Butler PA 16001

**Estate of: John E Kochanowicz**

Late of: Zelienople PA  
Executor: Michael C Long  
306 W Solomon Court  
Zelienople PA 16063  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelienople PA 16063

**Estate of: John C Leasher**

Late of: Zelienople PA  
Executor: Sarah J Leasher  
200 Terrace Avenue  
Zelienople PA 16063  
Attorney: Norman D Jaffe  
Jaffe & Kecskemethy PC  
101 East Diamond Street Suite 204  
Butler PA 16001

**Estate of: Helen Theresa McElroy  
a/k/a: Helen T McElroy**

Late of: Fairview Township PA  
Executor: Lee Ann Kusick  
210 Redwood Road  
Karns City PA 16041  
Attorney: Michael D Gallagher  
Murrin Taylor Flack Gallagher & May  
110 East Diamond Street  
Butler PA 16001

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

Late of: Donegal Township PA  
Executor: Rodney O'Donnell  
112 Oakland Drive  
Butler PA 16001  
Executor: Ralden O'Donnell  
1050 Chicora Road  
Chicora PA 16025  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Robin S Osborne**

Late of: Adams Township PA  
Administrator: Shaun E O'Toole  
202 State Street  
Harrisburg PA 17101  
Attorney: Shaun E O'Toole  
220 State Street  
Harrisburg PA 17101

**Estate of: Donald Lee Schmac**

Late of: Summit Township PA  
Administrator: Donald Paul Schmac  
306 Farmcrest Drive  
Oakdale PA 15071  
Attorney: Charles B Hadad  
FGSM PC  
428 Blvd of The Allies  
Pittsburgh PA 15219

**Estate of: Louis J Shuber**

Late of: Cranberry Township PA  
Administrator: Marlene Leslie  
1111 Carlisle St  
Natrona Heights PA 15065  
Attorney: David J Manning

POB 38023  
Pittsburgh PA 15238

**Estate of: Jack Eugene Stahl**

Late of: Penn Township PA  
Executor: Shawn Eric Stahl  
1 Bredin Avenue  
Lyndora PA 16045  
Attorney: Dorothy J Petrancosta  
POB 423  
Glenshaw PA 15116

**Estate of: Harry James Stalowski  
a/k/a: Harry A Stalowski**

Late of: Butler PA  
Administrator: Vicki C Stalowski  
401 Miller Road  
Jefferson Hills PA 15025  
Attorney: Robert J Wratcher  
Sittig Cortese & Wratcher LLC  
437 Grant St  
1500 Frick Building  
Pittsburgh PA 15219

**Estate of: Joyce A Teese****a/k/a: Joyce Teese**

Late of: Adams Township PA  
Executor: Konrad O J Kammerer  
701 Apple Hill Court  
Gibsonia PA 15044  
Attorney: Stephen P Paschall  
Lovett Bookman Harmon Marks LLP  
Fifth Avenue Place Suite 2900  
120 Fifth Ave  
Pittsburgh PA 15222

**Estate of: Kathleen A Webb**

Late of: Sarver PA  
Executor: James F Webb III  
229 Franklin Avenue  
Kittanning PA 16201  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: William R Yohn**

Late of: Jackson Township PA  
Executor: Katherine M Yohn  
65 Scott Ridge Road  
Harmony PA 16037  
Attorney: Laurel Hartshorn  
254 W Main St POB 553  
Saxonburg PA 16056

BCLJ: Dec. 14, 21 & 28, 2012

**SECOND PUBLICATION****Estate of: Janet C Hawkins**

Late of: Middlesex Township PA  
Executor: James G Hawkins Jr  
3624 Cal Ken Court  
Murrysville PA 15668  
Attorney: Barbara A Simanek  
K & L Gates LLP  
210 Sixth Avenue  
Pittsburgh PA 15222

**Estate of: Herman J Lankewicz**

Late of: Butler PA  
Executor: John A Namesnik  
106 Lyn Dale Drive  
Butler PA 16001  
Attorney: Thomas J May  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Ronald Lewis Slupe****a/k/a: Ron Slupe**

Late of: Butler PA  
Executor: Jon R Slupe  
203 Pleasantview Avenue  
Butler PA 16001  
Attorney: J Stevenson Suess  
318 West Cunningham Street  
Butler PA 16001

**Estate of: Muriel E Williams**

Late of: Center Township PA  
Executor: Wayne E Williams  
224 South Duffy Road  
Butler PA 16001  
Attorney: Richard E Goldinger  
212 West Diamond St  
Butler PA 16001

**Estate of: Harry D Wimer****a/k/a: Harry Donald Wimer**

Late of: Butler Township PA  
Executor: John E Kirkpatrick  
2900 NE 14th Street  
Pompano Beach FL 33062  
Executor: Kier G Ewing Jr  
POB 300  
Verona PA 15147  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: Dec. 7, 14 & 21, 2012

**THIRD PUBLICATION****Estate of: Mark Ross Cohen****a/k/a: Mark R Cohen**

Late of: Adams Township PA  
Executor: Sherri R Cohen  
4003 Old Orchard Way  
Gibsonia PA 15044  
Attorney: Joel Pfeffer  
Meyer Unkovic & Scott LLP  
535 Smithfield St #1300  
Pittsburgh PA 15222

**Estate of: Robert V Griffin**

Late of: Butler PA  
Administrator: Linda L Haman  
417 Fourth St POB 205  
St Michael PA 15951  
Attorney: None

**Estate of: Lois Maxine Holt**

Late of: Butler Township PA  
Executor: Thomas H Holt Sr  
120 Buttercup Road  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Richard J Kelly**

Late of: Butler Township PA  
Executor: Colleen Kelly Laich  
4276 Scenic View Dr  
Powell OH 43065  
Attorney: William D Kemper  
209 Diamond Street West  
Butler PA 16001

**Estate of: Patrick K McCarren**

Late of: Center Township PA  
Executor: Victoria McCarren  
311 Cherokee Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Frances Marie McElroy****a/k/a: Frances M McElroy**

Late of: Donegal Township PA  
Executor: Dana Marie Brewer  
1418 Chicora Road  
Chicora PA 16025  
Executor: Rachel Lynn Kuhns  
106 Olenchak Lane  
Chicora PA 16025  
Executor: Mandi Lee Metcalfe  
319 Fairmont Road  
Chicora PA 16025  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Boulevard POB 67  
Slippery Rock PA 16057

**Estate of: Richard C Miller**

Late of: Jefferson Township PA  
Executor: Gary L Miller  
405 Loyer Lane  
Perrysburg OH 43551  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Mable E Pelliccione****a/k/a: Mabel Bachman****a/k/a: Mable Bachman**

Late of: Jefferson Township PA  
Executor: Roxie D Nicol  
320 Great Belt Rd  
Butler PA 16002  
Attorney: James H Limbaugh  
Miller Limbaugh & Conley  
4767 Route 8  
Allison Park PA 15101

**Estate of: John Rekich****a/k/a: John S Rekich**

Late of: Butler Township PA  
Executor: James D Rekich  
231 Abner Drive  
Butler PA 16001-3185  
Executor: Marianne Long  
143 Oak Ridge Drive  
Butler PA 16002  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

BCLJ: Nov. 30, Dec. 7 & 14, 2012

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**IN THE COURT OF COMMON PLEAS OF  
VENANGO COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION**

**O.e.D. No. 91-2012**

IN THE MATTER OF THE INVOLUNTARY  
TERMINATION OF PARENTAL RIGHTS TO  
N.A.P., a minor

**PROCEEDING FOR THE INVOLUNTARY  
TERMINATION OF THE PARENTAL  
RIGHTS TO A MINOR CHILD**

**TO: BRIAN CHARLES PAPALE.**

**NOTICE OF HEARING**

A Petition has been filed asking the Court to put an end to all rights you have to your child, N.A.P. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No.1 of the Venango County Courthouse in Franklin, Pennsylvania, on the 29th day of January, 2013, at 11:00 o'clock A.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 you being present.

**YOU HAVE THE 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 TO YOU CAN GET LEGAL  
HELP.**

**NORTHWESTERN LEGAL SERVICES**  
1001 State Street  
1200 Renaissance Centre  
Erie, Pennsylvania 16501-1833  
Telephone: (8124) 452-6949

BY THE COURT,  
/s/ Oliver J. Lobaugh  
Oliver J. Lobaugh, President Judge

Robert Varsek, Esquire

BCLJ: December 7, 14 & 21, 2012

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**IN THE UNITED STATES BANKRUPTCY  
COURT FOR THE WESTERN  
DISTRICT OF PENNSYLVANIA**

**Case No. 11-25985 TPA  
Chapter 11**

**Related to Document No. 242**

**IN RE: Frank L. Pascoe and Belinda L.  
Pascoe, Debtors,  
Frank L. Pascoe and, Belinda L. Pascoe,  
Movants,**

**vs.**

ESB Bank, Respondent.

**NOTICE OF HEARING ON MOTION  
TO SELL AT PRIVATE SALE FREE  
AND DIVESTED OF LIENS**

To the creditors and parties in interest of the  
above-named Debtor:

NOTICE IS HEREBY GIVEN THAT Frank  
L. Pascoe and Belinda L. Pascoe has filed  
a Motion for Private Sale of the following  
property:

Lot #28 Vista Drive, Slippery Rock,  
Pennsylvania 16057

An Order has been issued setting a hearing on  
said Motion for January 10, 2013, at 3:00 p.m.  
in Court Room D, 54th Floor, U.S. Steel Tower,  
600 Grant Street, Pittsburgh, PA, 15219, at  
which time higher offers will be considered and  
objections to said sale will be heard.

Clerk, U.S. Bankruptcy Court

Arrangements for inspection prior to said sale  
hearing may be made with:  
Donald R. Calaiaro, Esquire  
Calaiaro & Corbett, P.C.  
310 Grant Street, Suite 1105  
Pittsburgh, PA 15219-2230  
(412) 232-0930  
dcalaiaro@calaiarocorbett.com

BCLJ: December 14, 2012

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**IN THE UNITED STATES BANKRUPTCY  
COURT FOR THE WESTERN  
DISTRICT OF PENNSYLVANIA**

**Case No. 11-25985 TPA  
Chapter 11**

**Related to Document No. 243**

**IN RE: Frank L. Pascoe and Belinda L.**

**Pascoe, Debtors,  
Frank L. Pascoe and, Belinda L. Pascoe,  
Movants,**

**vs.**

ESB Bank, Respondent.

**NOTICE OF HEARING ON MOTION  
TO SELL AT PRIVATE SALE FREE  
AND DIVESTED OF LIENS**

To the creditors and parties in interest of the  
above-named Debtor:

NOTICE IS HEREBY GIVEN THAT Frank  
L. Pascoe and Belinda L. Pascoe has filed  
a Motion for Private Sale of the following  
property:

Lot #820 Aspen Court, Slippery Rock,  
Pennsylvania 16057

An Order has been issued setting a hearing on  
said Motion for January 10, 2013, at 3:00 p.m.  
in Court Room D, 54th Floor, U.S. Steel Tower,  
600 Grant Street, Pittsburgh, PA, 15219, at  
which time higher offers will be considered and  
objections to said sale will be heard.

Clerk, U.S. Bankruptcy Court

Arrangements for inspection prior to said sale  
hearing may be made with:

Donald R. Calaiaro, Esquire  
Calaiaro & Corbett, P.C.  
310 Grant Street, Suite 1105  
Pittsburgh, PA 15219-2230  
(412) 232-0930  
dcalaiaro@calaiarocorbett.com

BCLJ: December 14, 2012

**IN THE UNITED STATES BANKRUPTCY  
COURT FOR THE WESTERN  
DISTRICT OF PENNSYLVANIA**

**Case No. 11-25985 TPA**

**Chapter 11**

**Related to Document No. 244**

**IN RE: Frank L. Pascoe and Belinda L.  
Pascoe, Debtors,  
Frank L. Pascoe and, Belinda L. Pascoe,  
Movants,**

**vs.**

ESB Bank, Respondent.

**NOTICE OF HEARING ON MOTION  
TO SELL AT PRIVATE SALE FREE  
AND DIVESTED OF LIENS**

To the creditors and parties in interest of the  
above-named Debtor:

NOTICE IS HEREBY GIVEN THAT Frank  
L. Pascoe and Belinda L. Pascoe has filed  
a Motion for Private Sale of the following  
property:

Lot #823-824 Aspen Court, Slippery Rock,  
Pennsylvania 16057

An Order has been issued setting a hearing on  
said Motion for January 10, 2013, at 3:00 p.m.  
in Court Room D, 54th Floor, U.S. Steel Tower,  
600 Grant Street, Pittsburgh, PA, 15219, at  
which time higher offers will be considered and  
objections to said sale will be heard.

Clerk, U.S. Bankruptcy Court

Arrangements for inspection prior to said sale  
hearing may be made with:

Donald R. Calaiaro, Esquire  
Calaiaro & Corbett, P.C.  
310 Grant Street, Suite 1105  
Pittsburgh, PA 15219-2230  
(412) 232-0930  
dcalaiaro@calaiarocorbett.com

BCLJ: December 14, 2012

**IN THE UNITED STATES BANKRUPTCY  
COURT FOR THE WESTERN  
DISTRICT OF PENNSYLVANIA**

**Case No. 11-25985 TPA**

**Chapter 11**

**Related to Document No. 245**

**IN RE: Frank L. Pascoe and Belinda L.  
Pascoe, Debtors,  
Frank L. Pascoe and, Belinda L. Pascoe,  
Movants,**

**vs.**

ESB Bank, Respondent.

**NOTICE OF HEARING ON MOTION TO SELL  
AT PRIVATE SALE FREE AND DIVESTED  
OF LIENS**

To the creditors and parties in interest of the  
above-named Debtor:

NOTICE IS HEREBY GIVEN THAT Frank  
L. Pascoe and Belinda L. Pascoe has filed  
a Motion for Private Sale of the following  
property:

Lot #831 Aspen Court, Slippery Rock, Pennsylvania 16057

An Order has been issued setting a hearing on said Motion for January 10, 2013, at 3:00 p.m. in Court Room D, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219, at which time higher offers will be considered and objections to said sale will be heard.

Clerk, U.S. Bankruptcy Court

Arrangements for inspection prior to said sale hearing may be made with:

Donald R. Calaiaro, Esquire  
Calaiaro & Corbett, P.C.  
310 Grant Street, Suite 1105  
Pittsburgh, PA 15219-2230  
(412) 232-0930  
dcalaiaro@calaiarocorbett.com

BCLJ: December 14, 2012

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**NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE IN THE COURT  
OF COMMON PLEAS OF BUTLER  
COUNTY, PENNSYLVANIA**

**CIVIL ACTION-LAW  
NO. AD10-11797**

HSBC Bank USA, N.A., as Indenture Trustee  
for the Registered Noteholders of Renaissance  
Home Equity Loan Trust 2006-2, Plaintiff

**vs.**

**John Herbert Stiehler and Kathryn Anne  
Stiehler, Defendants**

**NOTICE OF SALE OF REAL PROPERTY**

**To: John Herbert Stiehler, Defendant,  
whose last known address is 154 A.  
Freeport Road, Butler, PA 16002-3628.**

Your house (real estate) at 113 Stiehler Lane, Karns City (Fairview Township), PA 16041, is scheduled to be sold at the Sheriff's Sale on January 18, 2013 at 10:00 a.m. in the Butler County Courthouse, Center Stairwell, South Main Street, Butler PA 16001, to enforce the court judgment of \$215,336.59, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN FAIRVIEW TOWNSHIP,

BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT LOCATED AS FOLLOWS; BEGINNING AT A POINT AT THE INTERSECTION OF TOWNSHIP ROAD 692 KNOWN LOCALLY AS BEECH ROAD AT THE INTERSECTION OF T-625, THENCE IN A GENERAL EASTERLY DIRECTION ALONG THE CENTER LINE OF T-625 A DISTANCE OF 1,848.00 FEET MORE OR LESS, TO A POINT; THENCE IN A GENERALLY NORTHERLY DIRECTION ALONG THE CENTER LINE OF THE JOHN E. STIEHLER PRIVATE DRIVE, A DISTANCE OF 565 FEET TO A POINT, THE TRUE PLACE OF BEGINNING; THENCE FROM SAID TRUE PLACE OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED; THENCE NORTH 4 DEGREES 27' WEST ALONG THE CENTER LINE OF SAID PRIVATE DRIVE A DISTANCE OF 193.60 FEET TO A POINT; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG OTHER LANDS OF THE GRANTORS HEREIN; SOUTH 85 DEGREES EAST A DISTANCE OF 231.80 FEET; SOUTH 6 DEGREES 10' WEST A DISTANCE OF 192.80 FEET; NORTH 85 DEGREES WEST A DISTANCE OF 179.40 FEET AT A POINT, THE PLACE OF BEGINNING.

TAX ID# 1F112-7A a/k/a 150-F112-7A.

BEING KNOWN AS: 113 Stiehler Lane, Karns City, PA 16041.

PROPERTY ID NO.: 150-1F112-7A-0000.

TITLE TO SAID PREMISES IS VESTED IN JOHN HERBERT STIEHLER AND KATHRYN ANNE STIEHLER, HIS WIFE AS TENANTS BY THE ENTIRETIES WITH RIGHTS OF SURVIVORSHIP BY DEED FROM JOHN HERBERT STIEHLER AND KATHRYN ANNE STIEHLER, HIS WIFE DATED 09/11/1975 RECORDED 09/11/1975 IN DEED BOOK 1012 PAGE 216.

Udren Law Offices, P.C., Attorneys for Plaintiff  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.482.6900

BCLJ: December 14, 2012

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**NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE IN THE COURT  
OF COMMON PLEAS OF BUTLER  
COUNTY, PENNSYLVANIA**

**CIVIL ACTION-LAW  
NO. 12-10297**

U.S. Bank National Association, as Trustee  
under the POOLING AND SERVICING  
AGREEMENT Dated as of October 1, 2004,  
C-BASS Mortgage Loan Asset-Backed  
Certificates, Series 2004-CB7, Plaintiff

**vs.**

**Lisa M. Frabotta,  
Defendant**

**NOTICE OF SALE OF REAL PROPERTY**

**To: Lisa M. Frabotta, Defendant, whose  
last known address is 217 North Monroe  
Street, Butler, PA 16001.**

Your house (real estate) at 217 North Monroe  
Street, Butler, PA 16001, is scheduled to be  
sold at the Sheriff's Sale on January 18, 2013  
at 10:00 a.m. in the Butler County Courthouse,  
Center Stairwell, South Main Street, Butler  
PA 16001, to enforce the court judgment of  
\$80,337.14, obtained by Plaintiff above  
(the mortgagee) against you. If the sale is  
postponed, the property will be relisted for the  
Next Available Sale.

PROPERTY DESCRIPTION: ALL that certain  
lot of ground situate in the Fourth Ward of the  
City of Butler, County of Butler, and State of  
Pennsylvania, bounded and described as  
follows, to wit: BEGINNING at a point at the  
intersection of an alley and North Monroe  
Street, thence in a Northerly direction along  
the East side of North Monroe Street, sixty-  
five (65) feet to a point on land now or formerly  
of H.T. Anderson; thence in a Northeasterly  
direction along said land of Anderson, one  
hundred eleven (111) feet, more or less, to a  
point on the West line of a sixteen foot alley;  
thence in a Southerly direction along said  
alley, ten (10) feet to a point on another sixteen  
foot alley; thence in a Southwesterly direction  
along the Northern line of last mentioned alley,  
one hundred twenty-four (124) feet to a point;  
thence in a Westerly direction, eleven (11) feet  
to the East side of North Monroe Street, the  
place of beginning. Being the Southern part  
of Lot No. 8 and a small strip of the Southeast  
part of Lot No. in the John Berg Sr., Heirs Plan  
of Lots as recorded in Butler County in Plan  
Book Volume 4, Page 23.

Tax I.D. Number: 564-23-41. Being designated  
as: 217 N. Monroe Street, Butler, PA 16001.

TITLE TO SAID PREMISES IS VESTED  
IN Lisa M. Frabotta, married, heirs and  
assigns BY DEED FROM Caroline Costanza,  
widow DATED 06/04/2004 RECORDED  
06/10/2004 IN DEED BOOK Instrument  
#200406100018924.

Udren Law Offices, P.C., Attorneys for Plaintiff  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.482.6900

BCLJ: December 14, 2012

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

**Civil Division  
A.D. No. 2012-11206**

RICHARD SUCHEVITS and H. DIANE  
SUCHEVITS, his wife, Plaintiffs

**vs.**

**FAITH G. PASHLEY, JAMES ALEXANDER  
GIBSON, RUTH RUSH, MARGARET  
MEHRLING, and their unknown heirs,  
successors, personal representatives,  
and assigns,  
Defendants**

**LEGAL NOTICE**

**TO: THE ABOVE-NAMED DEFENDANTS,  
THEIR HEIRS, SUCCESSORS, OR  
ASSIGNS, AND ALL OTHER INTERESTED  
PARTIES WHO MAY CLAIM AN INTEREST  
IN THE PROPERTY HEREIN DESCRIBED**

NOTICE IS HEREBY GIVEN that the Plaintiffs  
have filed a Complaint to Quiet Title against  
you concerning the following tract of land  
situate in Clinton Township, Butler County,  
Pennsylvania:

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

BEGINNING at a point, which point is the  
Southwest corner of the lot herein described  
and which point is due North, a distance of  
245 feet from the center of a Township Road,  
known as the Cherry Valley Road, and which  
starting point is also common to lands of John  
Stunja; thence due North along said lands of  
Stunja, a distance of 110 feet to a point at lands

of Carl Manges; thence in an Eastern direction along said lands of Manges, 100 feet to a point at lands of now or formerly Flick Heirs; thence due South, a distance of 110 feet to a point at lands of Richard Suchevis; thence in a Western direction along lands of Richard Suchevis, a distance of 100 feet, to a point, the place of beginning.

BEING subject to a twenty foot right of way across the East side of the aforesaid described tract of land, which right of way services the property of Rapp, Suchevis, Manges, Stunja, and this property for ingress and egress from the Cherry Valley Road.

BEING the same property conveyed to Thomas A. Pashley and Faith G. Pashley, his wife, from J.P. Rapp, Jr., and Blanche L. Rapp, his wife, by deed dated January 29, 1968, and recorded in the Butler County Recorder of Deeds at Book 887, Page 932.

Tax Parcel No. 100-S1-18D-0000.

The Plaintiffs have brought an Action to Quiet Title to have declared in them an indefeasible fee simple title to said tract of land. Unless you answer said Complaint on or before the 20th day from the date of publication of this advertisement, judgment will be taken against you and, at the expiration of thirty (30) days from the date of said judgment, you, your heirs, executors, successors, and assigns, shall be forever barred from asserting any right, title, interest, lien, or claim in the premises inconsistent with the interest or claim of the Plaintiffs as set forth in the Complaint.

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

#### NOTICE

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE OFFICES MAY BE ABLE TO PROVIDE YOU WITH INFORMATION

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of the Prothonotary  
Butler County Courthouse, First Floor  
300 South Main Street  
Butler, PA 16001  
Telephone: 724-284-5214

Butler County Bar Association  
Lawyer Referral Service  
201 South Main Street – Suite 101  
Butler, PA 16001  
Telephone: 724-841-0130

Respectfully submitted,

DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
Elizabeth A. Gribik  
Attorney for Plaintiffs  
128 West Cunningham Street  
Butler, PA 16001  
(724) 283-2200

BCLJ: December 14, 2012

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

**A.D. NO. 2012-11205**

MICHAEL J. TICHE, Plaintiff,

v.

**THOMAS DONNELLY, O.D. THOMPSON,  
CATHARINE McCANDLESS a/k/a  
KATHRYN McCANDLESS and their  
unknown heirs, personal representatives,  
successors and assigns,  
Defendants.**

#### LEGAL NOTICE

**TO: THE ABOVE-NAMED DEFENDANTS,  
THEIR HEIRS, SUCCESSORS OR  
ASSIGNS, AND ALL OTHER INTERESTED  
PARTIES WHO MAY CLAIM AN INTEREST  
IN THE PROPERTY HEREIN DESCRIBED:**

NOTICE IS HEREBY GIVEN that the Plaintiff has filed a Complaint to Quiet Title against you concerning a thirty-three (33) acre parcel of property located in Venango Township, Butler County, Pennsylvania, being known and designated as Tax Parcel I.D. 300-2F34-15.

BEING bounded and described as follows: On the North by lands of Dave Burk, on the East by lands of McBride, on the South by lands of Donelly Heirs, on the West by lands of W.G.



Smith by the place of beginning.

BEING the same premises conveyed by a two-thirds (2/3) interest unto Michael J. Tiche, by deed of Butler County Board of Commissioners dated December 22, 1992, and recorded in Butler County, PA at Deed Book 2233 Page 338 and conveyed the remaining interest unto Michael J. Tiche by deed of Butler County Board of Commissioners dated March 15, 1995, and recorded in Butler County, PA at Deed Book 2516, Page 920.

The Plaintiff has brought an action to quiet title to have declared in him an indefeasible fee simple title to said tract of land. Unless you answer said Complaint on or before the 20th day from the date of publication of this advertisement, judgment will be taken against you and, at the expiration of thirty (30) days from the date of said judgment, you, your heirs, executors, successors and assigns, shall be forever barred from asserting any right, title, interest, lien or claim in the premises inconsistent with the interest or claim of the Plaintiff as set forth on this Complaint.

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

#### NOTICE

YOU SHOULD TAKE THIS NOTICE 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:

OFFICE OF THE PROTHONOTARY  
Butler County Courthouse  
Butler, Pennsylvania 16001  
Telephone: (724) 285-4731

DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
Elizabeth A. Gribik  
Attorney for Plaintiff  
128 West Cunningham Street  
Butler, PA 16001  
(724) 283-2200

BCLJ: December 14, 2012

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

**A.D. NO. 2012-11203**

MICHAEL J. TICHE, Plaintiff,  
v.

**CHARLES A. KELLY and LUCILE KELLY, his wife, J.B. BURK and IDA BURK, his wife, A.P. BURK and LIZZIE BURK, his wife, J.F. BURKE and MAGGIE BURKE, his wife, and their unknown heirs, personal representatives, successors and assigns, Defendants.**

#### LEGAL NOTICE

**TO: THE ABOVE-NAMED DEFENDANTS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND ALL OTHER INTERESTED PARTIES WHO MAY CLAIM AN INTEREST IN THE PROPERTY HEREIN DESCRIBED:**

NOTICE IS HEREBY GIVEN that the Plaintiff has filed a Complaint to Quiet Title against you concerning an 83.77 acre tract of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Tax Parcel I.D. Number 300-2F34-11.

#### FIRST TRACT:

BEGINNING at the Southeast corner of the premises hereby conveyed at a chestnut tree on line of lands now or formerly of Jacob Lindt and Donnley and McCandless Heirs; thence, North 86° 45' West along line of said land now or formerly of Donnley and McCandless Heirs, 1108 feet to a post on line of lands now or formerly of Francis Kelly; thence, North 4° 15' West along line of land of said now or formerly Francis Kelly, 1950 feet to a post on line of lands now or formerly of Lamont Hutchinson; thence, South 86° 45' East along line of said now or formerly Lamont Hutchinson, 810 feet to a post on line of said lands of said now or formerly Jacob Lindt; thence, South 54° 05' East along line of said now or formerly Jacob Lindt lands, 390 feet to a post in the public road; thence, North 61° 10' East along lands of said now or formerly Jacob Lindt and public road, 366 feet to a stone; thence, South 14° 15' East along line of said now or formerly Jacob Lindt lands, 1748 feet to a chestnut tree, the place of beginning. CONTAINING 45 Acres, strict measure.

#### SECOND TRACT:

On the North by lands now or formerly of John Burke; on the East by land of now or formerly Charles Kelly; on the South by lands now

or formerly of John Vargo; and on the West by lands now or formerly of Amos Seaton. CONTAINING 43 Acres, more or less.

BEING the same premises conveyed unto Michael J. Tiche, by deed of Michael J. Tiche and Barbara E. Tiche dated April 29, 2006, and recorded in Butler County, PA at Instrument No. 200605040010613.

The Plaintiff has brought an action to quiet title to have declared in him an indefeasible fee simple title to said tract of land. Unless you answer said Complaint on or before the 20th day from the date of publication of this advertisement, judgment will be taken against you and, at the expiration of thirty (30) days from the date of said judgment, you, your heirs, executors, successors and assigns, shall be forever barred from asserting any right, title, interest, lien or claim in the premises inconsistent with the interest or claim of the Plaintiff as set forth on this Complaint.

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

#### **NOTICE**

YOU SHOULD TAKE THIS NOTICE 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:

OFFICE OF THE PROTHONOTARY  
Butler County Courthouse  
Butler, Pennsylvania 16001  
Telephone: (724) 285-4731

DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
Elizabeth A. Gribik  
Attorney for Plaintiff  
128 West Cunningham Street  
Butler, PA 16001  
(724) 283-2200

BCLJ: December 14, 2012

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### **NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA**

#### **CIVIL ACTION – LAW**

#### **COURT OF COMMON PLEAS CIVIL DIVISION BUTLER COUNTY No. 12-10096**

BANK OF AMERICA, N.A. SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP  
Plaintiff

vs.

**ALBERT E. GOHN, III**  
**Defendant**

#### **NOTICE**

**To ALBERT E. GOHN, III**

You are hereby notified that on January 25, 2012, Plaintiff, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 12-10096. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 229 EAST ROCKENSTEIN AVENUE, BUTLER, PA 16001-3332 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

#### **NOTICE**

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

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

IF YOU CANNOT AFFORD TO HIRE A

LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
Glenna M. Walters  
Prothonotary  
Butler County Courthouse  
Butler, PA 16001  
(724) 284-5214

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

FS# 266350

BCLJ: December 14, 2012

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**NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE IN THE COURT  
OF COMMON PLEAS OF BUTLER  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
BUTLER COUNTY  
No. 12-10920**

PHH MORTGAGE CORPORATION  
Plaintiff

**vs.**

**RUTH RENEE SUMMERVILLE  
FRED R. SUMMERVILLE, JR  
Defendants**

**NOTICE**

**To FRED R. SUMMERVILLE, JR**

You are hereby notified that on July 17, 2012, Plaintiff, PHH MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 12-10920. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 445 UNIONVILLE ROAD, BUTLER, PA 16001-8593 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

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

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

Notice to Defend:  
Glenna M. Walters  
Prothonotary  
Butler County Courthouse  
Butler, PA 16001  
(724) 284-5214

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

FS# 301976

BCLJ: December 14, 2012

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA****MsD No. 12-40215****PARCEL NO. 563-24-238  
TERRY SANFORD MULNEIX****IN RE: SALE OF UNREDEEMED PROPERTY  
BY BUTLER COUNTY TAX CLAIM BUREAU  
BY JUDICIAL SALE, FREE AND CLEAR OF  
ALL LIENS****NOTICE OF JUDICIAL SALE OF  
PREMISES BY TAX CLAIM BUREAU**

Notice is hereby given that premises situate at 639 New Castle Street, Third Ward, Butler City, Butler County, Pennsylvania 16001, being designated as Tax Assessment Parcel No. 563-24-238 and being premises presently owned by Terry Sanford Mulneix, shall be offered for judicial sale freed and cleared of all tax and municipal claims, mortgages, liens, charges and estates, to the highest bidder. Present bid is \$3,000.00, plus costs. Sale shall be held the 14th day of January, 2013, at 12:00 o'clock p.m., Eastern Standard Time, in Courtroom No. 3 of the Butler County Government Center, 124 West Diamond Street, Butler, PA, at which time any interested bidder may appear and bid. Cash payment shall be due at the conclusion of the bid. Property was previously advertised for tax sale held on the 10th day of September, 2012. Pursuant to Section 618 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.618, the owner of any property exposed for sale herein shall have no rights to purchase his own property at this Judicial Sale.

Attorney Robert J. Stock,  
PNC Bank Building, Suite 603,  
106 South Main Street,  
Butler, PA, 16001.

BCLJ: December 14, 2012

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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 18th day of January 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, February 14, 2013 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2012-30325**

**C.P.2012-21915**

**SHF.: 12003429**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of FRANK AGOSTINO at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

BEGINNING at a point In the center of Legislative Route 10107 where line of lands now or formerly of R. Wayne Hines intersects the center line of said road; thence along the center line of said road South 69 degrees 21 minutes East 272.23 feet to a point which is the southwest corner of the premises herein conveyed; thence leaving the center of said road and along line of other lands of the within grantor North 03 degrees 38 minutes East 325.35 feet to a point on line of other lands of within grantor; thence South 69 degrees 21 minutes East 70 feet to a point on other lands of the within grantor; thence South 03 degrees 38 minutes West 325.38 feet to a point in the center of said legislative Route 10107; thence along; the center line of said road North 69 degrees 21 minutes West, a distance of 70

feet to a point, the place of the beginning. Containing 0.50 acres according to the survey of Charles E. Fair, It, Registered Surveyor, dated January 5, 1970.

SECOND BEGINNING at the southwest corner of the within described tract of land at a point in the center of Legislative Route 10107, which point is also the southeast corner of other lands of the within grantees; thence along other lands of the within grantees North 3 degrees 38 minutes East 325.38 feet to a point on line of other lands of the within grantor; thence South 69 degrees 21 minutes East 30 feet to a stake on other lands of the within grantor; thence South 3 degrees 38 minutes West 325.38 feet to a point in the center of said Legislative Route 10107; thence along the center line of said road North 69 degrees 21 minutes West 30 feet to a point, the place of beginning. Containing 0.21 acres according to the survey of Charles L. Fair n, Registered Surveyor, dated January 5, 1971, revised November 16, 1971.

DEED BOOK: INSTRUMENT  
#200008280020133

DEED PAGE: INSTRUMENT  
#200008280020133

MUNICIPALITY: SLIPPERY ROCK  
TOWNSHIP

TAX PARCEL #: 280-4F70-SB; 280-4F70-5C  
PROPERTY ADDRESS: 148 Miller Road  
Slippery Rock, PA 16057

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2009-30139**

**C.P.2009-20427**

**SHF.: 12003490**

**ATTY MARK J UDREN**

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

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

BEGINNING at a point in the middle of the Marwood Public Road a/k/a T-846, said point being the corner of lands now or formerly A. Hook, and the said Marwood Public Road; thence continuing along the Marwood Public Road, South 86 degrees 27 minutes 38

seconds West, a distance of 140.25 feet to a point; thence continuing along line of lands now or formerly J.T. Simon, North 3 degrees 06 minutes 01 second East, a distance of 216.49 feet to a point; thence continuing along line of other lands of said now or formerly IT. Simon, North 87 degrees 05 minutes 20 seconds East, a distance of 140.08 feet to a point; thence continuing along line of lands now or formerly A. Hook, the grantor herein, South 3 degrees 06 minutes 01 second West, a distance of 214.94 feet to a point in the center of the Marwood Public Road a/k/a T-846, the place of beginning. This description was made in accordance with a survey performed by John E. Dusheck, surveyor, dated August 25, 1998.

BEING KNOWN AS: 171 MARWOOD ROAD,  
CABOT, PA 16023

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

TITLE TO SAID PREMISES IS VESTED IN DOUGLAS R. BALLIET BY DEED FROM CHAD E. SLAUGHENHOUP AND OLEVA R. SLAUGHENHOUP DATED 08/31/2004 RECORDED 09/02/2004 IN DEED BOOK NO. 200409020028837.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D. 2011-30213**  
**C.P. 2012-20981**  
**SHF.: 12003433**

**ATTY DANIEL SCHMIEG**

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Bridges and Nadine Toth, both unmarried as joint tenants with right of survivorship, not as tenants in common deeded by Gerald Wiemann and Colleen

Elanora Wiemann, Husband and Wife, dated 03/31/06 and recorded 04/06/06, Instrument # 200604060007786.

Upon the death of Timothy A. Bridges on 12/20/2011, Nadine Bridges A/K/A Nadine Toth became sole owner of the mortgaged premises as surviving joint with the right of survivorship.

Tax Parcel No. 010-3FS7-A6CA4-0000  
Premises being: 115 DAVIDSON ROAD,  
MARS, PA 16046-3103

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2012-30294**  
**C.P.2010-20123**  
**SHF.: 12002921**

**ATTY PATRICK WOODMAN**

Seized and taken in Execution as the property of DIANE E BRINKS at the suit of PNC BANK NATL ASSN, Being:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DIANE E. BRINKS OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 100 BOYD DRIVE, BUTLER, PA 16001. DEED BOOK VOLUME 2387, PAGE 779. PARCEL NUMBER 056-11-C30A.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2012-30315**  
**C.P.2012-21792**  
**SHF.: 12003412**

**ATTY JILL JENKINS**

Seized and taken in Execution as the property of GEORGE D DELONG, JR. at the suit of BANK OF NEW YORK MELLON, Being:

ALL that certain lot or parcel of ground situate in the Borough of Mars, County of Butler and Commonwealth of Pennsylvania, being Lot No.9 in the L.M. Norton Plan of Lots of record in the Recorder's Office of Butler County in Plan Book Volume 14, Page 23.

BEING known and designated as Parcel No. 450-S1-AS in the Deed Registry Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 1026 Norton Drive, Mars, PA 16046,

SUBJECT to all presently valid and existing rights of way, easements, restrictions, covenants, leases, exceptions, reservations, interests that appear of record or not of record or that are apparent upon visual inspection of the above described premises,

DEED BOOK: INSTRUMENT

# 200406070018529

MUNICIPALITY: BOROUGH OF MARS

TAX PARCEL: 450-51-A9

PROPERTY ADDRESS: 1026 Norton Drive Mars, P A 16046

BCLJ: Dec, 7, 14, & 21, 2012

**E.D. 2012-30339**

**C.P. 2012-21970**

**SHF.: 12003477**

#### **ATTY JAMES F GRENN**

Seized and taken in Execution as the property of JEFFREY A DOHN AND LIZABETH A DOHN at the suit of FIRST NATL BK-PA, 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 center line of Route T-554, known as Brewer Road, at the Southwest corner of the lot herein conveyed and being the Northwest corner of Lot No.4 in the same plan; thence along the center line of Brewer Road, North 11° 53' 50" West, 50.23 feet to a point on lands of now or formerly W. Durci; thence along line of lands of Durci, North 72° 34' 19" East, 797.76 feet to a point; thence along other lands of grantors, South 12° 18' 39" East, 369.13 feet to a point on line of Lot No.3 in the same plan; thence along line of Lot No. 3, South 84° 00' 08" West, 408.66 feet to a point on line of Lot No.4 in the same plan; thence along line of Lot No.4, North 20° 05' 03" West, 236.93 feet to a point; thence along same, South 72° 34' 19" West, 358.14 feet to a point in the center line of Brewer Road, the place of beginning.

AND BEING Lot No.5 in the Love Plan of Lots No.2, as recorded at Plan Book 222, Page 27, and containing 3.598 acres.

SUBJECT TO all Protective and Restrictive Covenants as recorded in Record Book 3020, Page 726; further subject to the set back lines as shown on said recorded plan.

SUBJECT TO the flood plain easements as shown on said recorded plan.

BEING the same property which John M. Allen, Jr. granted and conveyed to Jeffrey A. Dohn and Lizabeth A. Dohn, his wife, by Deed dated June 28, 1999 and recorded June 30, 1999 in the Recorder of Deeds Office, Butler County, Pennsylvania in Book 3021, Page 418.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D. 2012-30323**

**C.P. 2012-21391**

**SHF.: 12003425**

#### **ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of BRIAN HAMILTON AND DANA HAMILTON at the suit of BANK OF AMERICA, NA, Being:

#### **LEGAL DESCRIPTION**

ALL that certain pieces, parcels or tracts of land situate in Fairview Borough, Butler County, Pennsylvania, bounded and described as follows:

#### **PARCEL ONE:**

BEGINNING at a point at the intersection of the right of way line of Washington Street; of line of lands of now or formerly C.E. Deal; and the herein described tract; thence along line of lands of now or formerly C.E. Deal, in a Northerly direction a distance of 120 feet to lien of lands of now or formerly Ralph D. Campbell et ux; thence along line of lands of now or formerly Ralph D. Campbell et. ux. in a Westerly direction a distance of 90 feet to line of lands of now or formerly Garrett Coovert; thence along line of lands of now or formerly Garrett Coovert, in a Southerly direction, a distance of 120 feet to the right of way line of Washington Street; thence along the right of way line of Washington Street, in an Easterly direction, a distance of 90 feet to a point, at the place of beginning.

SUBJECT to any and all easements and rights

of way as the same may be and appear in prior instruments of record.

**PARCEL TWO:**

BEGINNING at an iron pin at the intersection of line of lands of now or formerly Garrett Coovert; of line of landsof now or formerly Ralph D. Campbell, et ux; and the herein described tract; thence along line of lands of now or formerly Garrett Coovert, North 23 degrees 00 minute East a distance of 60 feet to line of lands of now or formerly Petroleum Valley American Legion Post #218; thence along line of lands of now or formerly Petroleum Valley American Legion Post #218, South 58 degrees 16 minutes East, a distance of 90 feet to lien of lands of now or formerly Clarence Deal; thence along line of lands of now or formerly Clarence Deal, South 23 degrees 00 minute West, a distance of 60 feet to line of lands of now or formerly Ralph D. Campbell, et ux; thence along line of lands of now or formerly Ralph D. Campbell et ux., North 58 degrees 16 minutes West a distance of 90 feet to an iron pin, at the place of beginning.

SUBJECT to any and all easements, exceptions, reservations, and rights of way as the same may be and appear in prior instruments of record.

CONTAINING an area of 5,337 square fet, more or less, as per survey of E.J. Weibel, a registered surveyor, on June 6, 1962.

**BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:**

BEGINNING at a point, the southwestern comer of the within described parcel at an iron pipe intersecting with a 33 foot right of way now known as Washington Street; thence North 23 degrees 00 minute 00 second East a distance of 180.00 feet along line of lands of now or formerly Hillis to a point (an iron pipe); thence South 58 degrees 16 minutes 00 second East a distance of 90.00 feet along line of lands of now or formerly the Borough of Fairview to a point (an iron pipe); thence South 23 degrees 00 minute 00 second West a distance of 180.00 feet along line of lands of now or formerly Deal to a point (an iron pin) on Washington Street; thence North 58 degrees 16 minutes 00 second West a distance of 90.00 feet along said Washington Street to a point (an iron pipe) the place of beginning. Containing 0.367 acre in accordance with survey of Gray-Warnick Engineering dated

August 16, 2001.

TITLE TO SAID PREMISES IS VESTED IN Brian Hamilton and Dana Hamilton, his wife, by Deed from Michael D. Deal and Michelle L. Deal, his wife, dated 06/12/2002, recorded 06/12/2002 in Instrument Number 200206120020140.

Tax Parcel No. 410-S1- A11-0000, 410-S1-A13B-0000

Premises being: 125 WASHINGTON STREET, PETROLIA, PA 16050-9505

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2012-30328**

**C.P.2012-21593**

**SHF.: 12003426**

**ATTY TERRANCE MCCABE**

Seized and taken in Execution as the property of MARK D HAMILTON AND MELISSA L HAMILTON at the suit of HUNTINGTON NATIONAL BANK, Being:

ALL THAT certain lot of ground situate in the Fifth Ward of the City of Butler, Butler County, and Commonwealth of Pennsylvania, with a two-story frame dwelling house thereon erected, being bounded and described as follows:

On the North twenty-four (24) feet by State Street; On the East one hundred thirty (130) feet more or less, by an alley; On the South twenty-four (24) feet by an alley; and On the West one hoodred thirty (130) feet by lot now or formerly of James DeMask.

BEING designated as District # 565; Map # 10; and Parcel # 23.

TAX I.D.#: 565-10-23

Being known as: 515 STATE STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Mark D. Hamilton and Melissa L. Hamilton by deed from Eric David Dittmer and Deborah Ann Dittmer, his wife, dated October 28, 2005 and recorded October 31, 2005 as Instrument Number 200510310031501.

BCLJ: Dec, 7, 14, & 21, 2012



**E.D. 2010-30265****C.P.2010-20766****SHF.: 12003424****ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of MARK T HEINLE at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

TAX LD. #: 500-52-59

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Saxonburg, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a pin on the westerly side of State Street, at the distance of 701 feet from the northwest corner of Main and State Streets; thence extending along westerly line of State Street, northwardly a distance of 50 feet to a pin; thence back therefrom westwardly of an even width of 50 feet from front to rear, a distance of 205 feet to the easterly line of an alley 20 feet wide. Said alley to be kept open and unobstructed for the free use in common, with the owners thereof, their heirs and assigns, of all lots abutting on said alley, as well as the free use of a 15 foot driveway leading to said alley from State Street.

Being known as: 150 STATE STREET, SAXONBURG, PENNSYLVANIA 16056.

Title to said premises is vested in Mark T Heinle by deed from Connie S. Anderson, single, and Jeffrey A. Anderson and Susan J. Anderson, his wife, dated February 20, 2008 and recorded February 29, 2008 as Instrument No. 200802290004064.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2012-30313****C.P.2012-21771****SHF.: 12003413****ATTY LEON HALLER**

Seized and taken in Execution as the property of GERALD K HONEYCUTT AND ELIZABETH A WOLFE at the suit of US BANK NATL ASSN, Being:

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

follows:

BEGINNING at a point on the north side of Randolph Street, being the southeast corner of Lot No. 91 in the James R. Pierce Plan of Lots of Lyndora; thence in a northward direction along the west line of Lot No. 90 in said Plan, a distance of 105 feet to a point on the south line of an 18-foot alley; thence in a western direction along the said south line of said alley, a distance of 54.8 feet to a point being the northwest corner of the lot herein conveyed; thence in a southern direction by a line parallel to the eastern boundary line of the within described property an equal distance, 105 feet to a point on the north line of said Randolph Street; thence in an eastern direction along the said north line of Randolph Street, a distance of 54.8 feet to a point, the place of BEGINNING. Said described property is all of Lot No. 91 and a major portion of Lot No. 92 in the James R. Pierce Plan of Lots aforesaid, an unrecorded plan.

BEING designated as Parcel No. 52-29-E91.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3 RANDOLPH STREET LYNDORA, PA 16045

BEING THE SAME PREMISES WILLICR Daniela T. Ganeva alk/a Daniela T. Ganev and Rossen S. Ganev, wife and husband, by deed dated 6/11/10 and recorded 6/15/10 in Butler County Instrument No. 2010-06150012937, granted and conveyed unto Gerald Honeycutt, married and Elizabeth A. Wolfe, married, as joint tenants with the right of survivorship.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D. 2012-30338****C.P.2012-20802****SHF.: 12003478****ATTY KIRSTEN MINIOTIS**

Seized and taken in Execution as the property of DONALD HUEGEL, MARY A HUEGEL, AND HUEGEL MOTORS at the suit of NEXTIER BANK, N.A., Being:

ALL the right, title, interest and claim of: Donald A. Huegel and Mary A. Huegel, both individually and d/b/a Huegel Motors, of, in and to:

LONG DESCRIPTION:

ALL that certain piece, parcel or tract of

land situate in the Township of Winfield, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Legislative Route 10030 (State Highway Route 356) at N. 28° 52' W., a distance of 117 feet from the northerly line of Knox Chapel Cemetery; thence from said point of beginning through property now or formerly of Thomas A. Edwards, et ux., South 63° 00' West, 156 feet to a steel marker at line of lands of nor or formerly Lewis; thence along line of land of now or formerly Lewis, North 28° 52' West, a distance of 157 feet to another steel marker, thence North 63° 00' East a distance of 156 feet to a point in the center of Legislative Route 10030 (State Highway Route 356); thence along the center of said highway south 28° 52' East a distance of 157 feet to a point still in the center of said highway at the place of beginning.

HAVING erected thereon a one-story frame building known as 510 North Pike Road, Sarver,

Pennsylvania 16055 and designated as Tax Map No. 320-S 1-23.

THE above property is more particularly described as follows:

BEGINNING at a point within the right-of-way of state Route 0356 at line of lands now or formerly of A.M. Boldy, said point being the southeast corner of the herein-described tract, and said point being located North 29° 30' 00" West, a distance of 117.00 feet from the north line of lands nor or, formerly of the Knox Chapel Cemetery; thence, from said point of beginning, by line of lands now or formerly said A.M. Boldy, South 69° 00' 00" West, a distance of 156.00 feet to a point on an iron pin at line of lands nor or formerly W.E. Lewis, said point being the southwest corner of the herein-described tract; thence, by line of lands now or formerly of said W.E. Lewis, and lands now or formerly of R. R. Lewis, North 29° 30' 00" West, a distance of 157.00 feet to a point on an iron pin, said point being the northwest corner of the herein-described tract; thence, continuing by line of lands now or formerly of R.R. Lewis aforementioned, North 69° 00' 00" East, a distance of 156.00 feet to a point within the right-of-way of State Route 0356 aforementioned, said point being the northeast corner of the herein- described tract; thence, through said right-of-way, South 29° 30' 00" East, a distance of 157.00 feet to a point, said

point being the place of beginning.  
CONTAINING 0.556 acres per survey of R.B. Shannon & Associates, Inc., dated May 24, 1999, and revised May 26, 1999.

TOGETHER with an easement for parking and driveway purposes as granted by Andrew M. Boldy and recorded in Butler County Record Book 3014, Page 0276.

SUBJECT to an easement for a residential driveway located in the Northwest corner of the property as conveyed by James J. Boldy, ux., and recorded in Butler County Record book 3014, Page 0280.

BEING the same property which James J. Boldy and Anna Margaret Boldy, by Deed dated June 9, 1999 and recorded in the Recorder of Deeds Office of Butler County on June 10, 1999 at Deed Book Volume 3014, Page 0272, granted and conveyed unto Donald A Huegel and Mary A. Huegel.

BCLJ: Dec, 7, 14, & 21, 2012

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**E.D.2012-30337**  
**C.P.2012-20710**  
**SHF.: 12003479**

**ATTY THOMAS MAY**

Seized and taken in Execution as the property of RODNEY JOHNSTON at the suit of BEAR CREEK WATERSHED AUTHORITY, Being:

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

BEGINNING at a point on the center line of the road leading from Fairview to North Washington, known as Legislative Route 10075 at line of lands conveyed by Rev. C. L. Bash, et ux. to Paul T. Daubenspeck, Jr., et ux., by Deed dated April 13, 1965; thence North 75° 28' West along the center line of Legislative Route 10075, a distance of 148.20 feet to a point; thence North 15° 09' East through an iron pin, a distance of 179.52 feet along other lands now or formerly of Bash, a distance of 179.52 feet to an iron pin on line of land of Paul T. Daubenspeck, Jr., et ux.; thence South 69° 10' East along line of lands of Paul T. Daubenspeck, Jr., et ux., a distance of 102.77 feet to an iron pin; thence South 0° 12' East along other lands of Paul T. Daubenspeck, Jr., et ux., a distance of 174.06 feet through an iron

pin to a point on the center line of Legislative Route 10075, the place of beginning.

CONTAINING 0.500 acres as per survey of Myron Barger, R.S., dated April 2, 1965, and having thereon erected a frame dwelling house, garage and outbuildings.

BEING the same property conveyed to Abner C. Shakley and Margaret E. Shakley, his wife, by Deed of C. L. Bash and Elma Ann Bash, dated April 13, 1965, and recorded in the Office of the Recorder of Deeds of Butler County, PA, at Deed Book Volume 834, Page 33. Abner C. Shakley died July 6, 1992, title to the property vested in Margaret E. Shakley by operation of law.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D. 2012-30332**  
**C.P. 2012-21650**  
**SHF.: 12003431**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of LAYNE KRIEBEL AND JOANNA SCHAFFER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

Beginning at a post on Main Street at the Northeastly corner of line of lands now or formerly Anna A. Ritner; thence, in a Westerly direction along the Northerly line of lands of now or formerly Anna A. Ritner to line of lands of now or formerly William B. Fletcher; thence, in a Northerly direction along the Easterly line of lands of now or formerly William B. Fletcher, to an alley, known as 'Miller's Alley'; thence, in an Easterly direction along said alley to Main Street; thence in a Southerly direction along Main Street to a post at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Layne Kriebel and Joanna Schaffer, as joint tenants with right of survivorship in the survivor and not as tenants in common, by Deed from Lesley L. Perry and Karen L. Perry, h/w, dated 08/06/2008, recorded 08/07/2008 in Instrument Number 200808070018030.

Tax Parcel No. 340-S1-E42-0000

Premises being: 236 MAIN STREET, BRUIN, PA 16022

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.201 2-30327**  
**C.P. 201 2-21703**  
**SHF.: 12003427**

**ATTY MARC WEISBERG**

Seized and taken in Execution as the property of SHAWN P MACKLIN at the suit of MATRIX FINANCIAL SERVICE CORPORATION, Being:

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

BOUNDED on the North, 100 feet by Grant Avenue, bounded on the East, 180 feet by other lands of now or formerly George K. Thompson and Maude Thompson, his wife; bounded on the South, 100 feet by a 20 foot alley; and bounded on the West, 180 feet by lands of now or formerly James D. Nebel and Jean M. Nebel, his wife.

SUBJECT, HOWEVER, to the reservation, of any, to lay and maintain on the street and alley along this property water and gas lines, sewer, telegraph and telephone and electric lines with necessary equipment, as mentioned in the aforesaid Deed from Butler Land and Improvement Company, by its deed bearing date of June 6, 1945, and recorded in Deed Book 551, page 252.

UNDER AND SUBJECT to restrictions, reservations, building lines, easements and rights of way as may be recorded in prior instruments of record.

TAX LD. #: 380-S4-17-0000

Being known as: 519 GRANT AVENUE, EAST BUTLER, PENNSYLVANIA 16029.

Title to said premises is vested in Shawn P. Macklin by deed from Judy Nemcek, Cynthia Magill; David Lazuka and Paula Lazuka, his wife, dated November 2, 1994 and recorded November 21, 1994 in Deed Book 2485, Page 347.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2012-30335****C.P.2012-21670****SHF.: 12003480****ATTY MARC WEISBERG**

Seized and taken in Execution as the property of CASSIE F NORAN, CASSIE F NARAN, AND JAMES F NARON, III at the suit of BANK OF AMERICA N A, Being:

**LEGAL DESCRIPTION**

ALL that certain piece, parcel and lot of land with building and improvements thereon erected, situate in the First Ward in the City of Butler, County of Butler, and State of Pennsylvania, bounded and described as follows:

BEGINNING on the North 38.77 feet by Sumner Avenue; on the East 121.67 feet by Lot No. 36 in the same Plan of Lots; on the South 38.50 feet by a 20-foot alley; and on the West 125.83 feet to Lot No. 34 in the same Plan of Lots. Being Lot No. 35 in the William C. Jahnig Plan of Lots as recorded in the Recorder's office in and for Butler County, Pennsylvania, in Plan Book 3, page 8, having thereon erected a frame dwelling house and garage, and being known as No. 113 Sumner Avenue.

The above described parcel of land being more accurately described in accordance with a survey of Shoup Zarnick & Associates, Inc. dated June 14, 1979, as follows:

BEGINNING at a point, said point being the Northeast corner of the within-described parcel of land said point being South right of way line of Sumner Avenue a 50 foot right of way at the line dividing Lots Nos. 35 & 36 in said plan of lots; thence from said place of beginning along said last mentioned dividing line South 17° 55' East a distance of 121.67 feet to a point on the north right of way line of an unnamed alley; thence along said North right of way line South 65° 57' 32" West a distance of 38.99 feet to a point at the line dividing lots #34 & #35 in said plan; thence by said last mentioned dividing line North 17° 55' West a distance of 125.83 feet to a point on the South right of way line of Sumner Avenue; thence along said right of way line North 72° 05' East a distance of 38.77 feet to a point at the place of beginning.

TAX I.D. #: 561-3-203

Being known as: 113 SUMNER AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Cassie F. Noran aka Cassie F. Naron and James F. Naron, III by deed from Carol Roper, a single woman, dated January 12, 2005 and recorded January 21, 2005 in Deed Book as Instrument Number 200501210001721.

BCLJ: Dec, 7, 14, &amp; 21, 2012

**E.D.2012-30341****C.P.2012-21976****SHF.: 12003489****ATTY MARK UDREN**

Seized and taken in Execution as the property of JOHN O'ROURKE AND LEONA O'ROURKE at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS LOT NO. 206 OF EHRMAN FARMS IN THAT CERTAIN PLAN OF EHRMAN FARMS, PHASE I AND PREPARED FOR EHRMAN FARMS, LP BY SHUTY, INC. AND RECORDED JUNE 6, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 202, PAGES 48 TO 50 AND FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF CONDITIONS, COVENANTS, RESERVATIONS AND RESTRICTIONS DATED JUNE 13, 1997, RECORDED JUNE 16, 1997 IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN RECORD BOOK VOLUME 2748, PAGE 374. BEING KNOWN AND DESIGNATED AS TAX PARCEL NO. 130-S29-A206, IN THE DEED REGISTRY OFFICE OF BUTLER COUNTY, PENNSYLVANIA.

BEING KNOWN AS: 219 Gate Dancer Drive, Cranberry Twp, PA 16066

PROPERTY ID NO.: 130-S29-A206

TITLE TO SAID PREMISES IS VESTED IN John O'Rourke and Leona O'Rourke, husband and wife BY DEED FROM Greg Livingston and Shannon Livingston, husband and wife DATED 03/28/2006 RECORDED 04/07/2006 IN DEED BOOK Instrument Number: 200604070007883.

BCLJ: Dec, 7, 14, &amp; 21, 2012

**E.D. 2012-30300****C.P. 2012-20966****SHF.: 12003041****ATTY PATRICK WESNER**

Seized and taken in Execution as the property of JASON PREMENTINE at the suit of BANK OF AMERICA, Being:

ALL THAT CERTAIN PIECE, PARCEL OR LOTS OF GROUND SITUATE IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN CONVEYED, SAID POINT BEING IN COMMON WITH THE CENTER LINE OF RIEGER ROAD AND OTHER LAND OF NOW OR FORMERLY GRANTEES HEREIN; THENCE ALONG THE CENTER LINE OF RIEGER ROAD, SOUTH 79° 15' EAST, A DISTANCE OF 100 FEET TO A POINT IN THE CENTER LINE OF SAID ROAD; THENCE SOUTH 6° 30' WEST ALONG THE WESTERN SIDE OF A 33 FOOT RIGHT OF WAY, A DISTANCE OF 435.6 FEET TO A POINT ON OTHER LANDS OF JOHN B. CRANMER, SR.; THENCE NORTH 79° 15' WEST A DISTANCE OF 100 FEET TO A POINT ON LINE OF LANDS OF GRANTEES HEREIN; THENCE NORTH 6° 30' EAST A DISTANCE OF 435.6 FEET TO A POINT, THE PLACE OF BEGINNING.

Title to said Premises vested in Jason Prementine and Roberta I. Prementine by Deed from Jim Diamond and Colleen H. Diamond h/w fka Colleen H. Sizer dated August 9, 2002 and recorded on August 14, 2002 in the Butler County Recorder of Deeds as Instrument No. 200208140027417.

Being known as 123 Rieger Road, Butler, PA 16001 Tax Parcel Number: 170-3F43-ASL

BCLJ: Dec, 7, 14, & 21, 2012

**E.D. 2012-30138****C.P. 2012-20484****SHF.: 12003415****ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of THOMAS A REGRUT AND THOMAS REGRUT at the suit of DEUTSCHE BANK

NATIONAL TRUST COMPANY, Being:

**LEGAL DESCRIPTION****Premises A**

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

Beginning at a point on the southwest right of way line of a public road known as T-340, where the same is intersected by the property herein described and property now or formerly of Gerald F. Wallace; thence along property now or formerly of Wallace South 48 degrees 00 minutes 00 seconds West, a distance of 276.50 feet to a point; thence continuing along land now or formerly of Wallace North 37 degrees 06 minutes 41 seconds West, a distance 226.10 feet to a point; thence South 49 degrees 11 minutes 4 seconds West, a distance of 162.68 feet to a point; thence along land now or formerly of Brennan South 39 degrees 33 minutes 20 seconds West, a distance of 450.90 feet to a point; thence along lands hereinabove conveyed North 34 degrees 01 minutes 40 seconds East, a distance of 306.40 feet to a point; thence continuing along the same North 4 degrees 51 minutes 31 seconds East, a distance of 169.00 feet, more or less; to a point on the southwest right of way line of T-340; thence along said right of way line North 49 degrees 58 minutes 57 seconds West, a distance of 28.00 feet, more or less, to a point, being the place of beginning.

**AND**

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

Being at a point in the center line of Kniess Road, which has a 33.00 foot right-of-way, said point being the southeast corner of lands now or formerly of H.R. Matthews and being the northeast corner of the parcel herein described, thence south 48 degrees 00 minutes 00 seconds West, along the line of land now or formerly of H.R. Matthews a distance of 282.00 feet to a point; thence South 45 degrees 10 minutes 00 seconds East along other lands now or formerly of Walter Kniess and Dorothy Kniess, his wife, a distance of 226.00 feet to a point; thence North 48 degrees, 00 minutes 00 seconds East along

lands now or formerly of Walter Kniess and Dorothy Kniess, his wife, a distance of 282.00 feet to a point in the center line of the 33.00 foot right-of-way of Kniess Road; then North 45 degrees 10 minutes 00 seconds West along said center line a distance of 226.00 feet to a point in said center line and the place of beginning.

AND

Premises B

All that certain parcel of land situate in Lancaster Township, Butler County, Pennsylvania being known as Parcel A in the Kenneth C. Brenna Plan of Subdivision as recorded in the Records Office of Butler County in Plan Book Volume 200, Page 22 and being further described as follows to wit: Beginning at a point of common land now or formerly of Ronald E. Kniess, land now or formerly of Arthur Lee Lutz et al., and land herein described. Said point being located North 48 degrees 23 minutes 30 seconds West a distance of 63.14 feet from an iron pin at the northeast corner of the aforementioned Kenneth C. Brennan Plan of Subdivision; thence from said point of beginning by lands of Kenneth C. and Patricia L. Brennan South 41 degrees 36 minutes 30 seconds West, a distance of 125.00 feet to a point; thence by the same, North 48 degrees 23 minutes 30 seconds West, a distance of 447.39 feet to a point on the line of lands now or formerly of Mathews; thence by land now or formerly of Mathews North 40 degrees 00 minutes 00 seconds East of 125.05 feet to a point common to lands now or formerly of Mathews. Lands now or formerly of Arthur Lee Lutz, et al., and land herein described; thence by said land now or formerly of Arthur Lee Lutz, et al., South 48 degrees 23 minutes 30 seconds East a distance of 450.90 feet to the point of beginning.

Containing 1.29 acres more or less.

Premises A

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Regrut, by Deed from Tracey R. Regrut and Thomas A. Regrut, w/h, dated 02/02/2004, recorded 02/09/2004 in Instrument Number 200402090004103.

Premises B

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Regrut, by Deed from Tracey

Ronan Regrut, a/k/a Tracey R. Regrut, and Thomas A. Regrut, h/w, dated 07/20/2004, recorded 07/23/2004 in Instrument Number 200407230024115.

Tax Parcel No. 200- 4F56- 18-0000

Premises being: 152 KNISS ROAD, HARMONY, PA 16037

BCLJ: Dec, 7, 14, & 21, 2012

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**E.D.2012-30333**

**C.P.2012-21858**

**SHF.: 12003430**

**ATTY MICHAEL MAZACK**

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

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania Being Unit/Sublot No. 2001 in Phase 20 lot no. 3 of the Castle Creek plan of lots Phase II as recorded in the Recorder's office of Butler County in Plan book Volume 185. Pages 8-10.

HAVING erected thereon a dwelling known as 201 Hillvue Drive.

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

BEING the same property granted and conveyed unto Michelle L. Roach, dated February 12, 1999, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on February 16, 1999 at Instrument Number 199902160004210.

Butler County Tax Parcel No. 505-S1-H2001.

BCLJ: Dec, 7, 14, & 21, 2012

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**E.D. 2012-30334**

**C.P.2012-21927**

**SHF.: 12003414**

**ATTY MARKJUDREN**

Seized and taken in Execution as the property of ANDREW H STARR AND TRACY A STARR at the suit of PNC MORTGAGE, Being:

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

BEGINNING at a monument on the southerly line of Bach Meadow Drive, a 50 foot right of way, being the northeast corner of the lot herein described, at the northwest corner of Lot No. 16 in the Club Overbrook Estates Plan of Lots recorded in Rack File 1, page 22; thence South 3 degrees 16' West along the westerly line of Lot No. 16 in the Club Overbrook Estates Plan of Lots, 133.00 feet to the southeast corner of Lot No. 6, herein described lot; thence continuing South 3 degree 16' West along the westerly line of Lot No. 16 in Club Overbrook Estates Plan of Lots, 42.50 feet to a point on the easterly line of Lot No. 5 in the High Meadow Plan of Lots (said point being North 3 degrees 16' East, 107.50 feet from the southeast corner of Lot No. 5 aforementioned); thence North 87 degrees 41' 40" West, through Lot No. 5 aforementioned, 230.63 feet to a point on the easterly line of Mountain Laurel Drive, a 50 foot right of way (said point being North 4 degrees 40' 30" East, 42.50 feet from the southwest corner of Lot No. 5 aforementioned); thence North 4 degrees 40' 30" East along the eastern line of Mountain Laurel Drive, 42.50 feet to a point, the northwest corner of Lot No. 5 and common to the southwest corner of Lot No. 6; thence continuing North 4 degrees 40' 30" East along the easterly line of Mountain Laurel Drive, 108.00 feet to a point; thence by a curve to the right, having a radius of 25 feet, an arc distance of 40.42 feet to a point on the southern line of East Meadow Drive; thence along the same, South 87 degrees 58' 30" East, a distance of 200.00 feet to a monument, at the place of beginning.

BEING Lot No. 6 and 42.50 feet of the northern portion of Lot No. 5 in the High Meadow Plan of Lots recorded in Rack File 62, page 1A, as per survey of Lucas Engineering and Associates of Butler, Pennsylvania dated February 23, 1976.

TOGETHER with a right of way set forth in Deed Book 558, page 392.

SUBJECT to all conditions, covenants and restrictions affecting the property of the High Meadow Plan of Lots recorded in Butler County, PA on May 3, 1972 in Book 948, page 959.

BEING known and designated as Tax Map No. 270-S12-A6-0000.

UNDER AND SUBJECT to restrictions, reservations easements and rights of way as may be recorded in prior instruments of record.

BEING the same property which Andrew H. Starr and Tracy A. Starr, husband and wife, acquired from Simplicio T. Quiambao, Jr., Abelinda T. Quiambao, husband and wife, and Milinda M. Tiu, now known as Melinda M. Lee and Quirino Lee, Jr., husband and wife, by deed dated December 10, 2001 and recorded December 24, 2001 at Instrument No. 200112240037310.

BEING KNOWN AS: 115 Mountain Laurel Drive, Butler, PA 16001

PROPERTY ID NO.: 270-S12-A6

TITLE TO SAID PREMISES IS VESTED IN Andrew H. Starr and Tracy A. Starr, husband and wife, as tenants by the entirety BY DEED FROM Simplicio T. Quiambao, Jr., Abelinda T. Quiambao, husband and wife and Melinda M. Tiu, now known as Melinda M. Lee and Quirino Lee, Jr., husband and wife DATED 12/10/2001 RECORDED 12/24/2001 IN DEED BOOK Instrument # 200112240037310 PAGE N/A.

BCLJ: Dec, 7, 14, & 21, 2012

**E.D. 2012-30303**

**C.P.2012-21654**

**SHF.: 12003049**

**ATTY STEVEN K EISENBERG**

Seized and taken in Execution as the property of MICHAEL N WOLENSKI at the suit of WELLS FARGO BANK NA, Being:

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

BEGINNING at a point on the north side of Louis Avenue at the southeast corner of a lot formerly conveyed by Louis A. Kohler, et al; thence north by said lot 110 feet to other land now or formerly of Louis A. Kohler et al; thence east by other land now or formerly of said Louis A. Kohler et al. by a line parallel with Louis Avenue 40 feet; thence south by other land now or formerly of Louis A. Kohler et al, 110 feet to Louis Avenue; thence west along the north side of Louis Avenue 40 feet to the place of beginning.

BEING the same premises which Helen

Kawulich, an individual, by Deed dated May 28, 2003 and recorded May 30, 2003 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 200305300023272, granted and conveyed unto Sara K. Wolenski, an individual and Michael N. Wolenski, an individual, as joint tenants in common.

PARCEL NO. 052-29-A231

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2011-30065**  
**C.P.2012-20105**  
**SHF.: 12003432**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of HOLLY M WOODS AND WADE N WOODS at the suit of U S BANK NATL ASSN, Being:

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

BEGINNING at a point in the center line of T -841, Bear Creek Road, said point being the Northeast corner of the parcel herein described at the Southeast corner of lands of now or formerly J. F. Hoffman; thence by the center line of T-841, South 3 degrees 47 minutes 10 seconds West, 274.77 feet to a point; thence along the Northerly line of lands of now or formerly of P. A. Shick, et. al., North 86 degrees 03 minutes 01 second West, 806.03 feet to a point in the center line of a stream; thence by same the following three courses and distances: Norm 2 degrees 48 minutes 46 seconds West, 33.46 feet; thence North 33 degrees 57 minutes 37 seconds West, 56.89 feet; thence North 1 degrees 13 minutes 23 seconds West, 174.23 feet to a point on the Southern line of lands of now or formerly of J. F. Hoffman; thence by the Southern line of lands now or formerly of J. F. Hoffman, South 87 degrees 35 minutes 32 seconds East, 660.23 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Holly M. Woods and Wade N. Woods, by Deed from Susan M. Borello, N/K/A, Susan M. Hasychak, dated 08/13/2004, recorded 08/23/2004 in Instrument Number 20040823002578.

Tax Parcel No. 040-1F75-A2-0000

Premises being: 478 BEAR CREEK ROAD, SARVER, PA 16055

BCLJ: Dec, 7, 14, & 21, 2012

**E.D.2012-30326**  
**C.P.2012-21916**  
**SHF.: 12003428**

**ATTY MARK UDREN**

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

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

BEGINNING at a point in the Northerly side of Standard Avenue, where it is intersected by the dividing line between lands now or late of Simon, said point being the Southwest corner of the land herein described; thence along the dividing line between lands now or late of Simon and lands herein described in a Northwestwardly direction, 80 feet to a point; thence in a Northwesterly direction. 40 feet to a point on the line of lands now or late of Greci; thence along the last mentioned line of lands, Southeasterly 80 feet to a point in the Northerly line of Standard Avenue; and thence Southwestwardly 40 feet to a point at the place of beginning.

HAVING erected thereon a dwelling house, commonly, and known as 138 Standard Avenue, Butler, PA 16001, in the Deed Registry Office of Butler County, Pennsylvania. Being designated Assessor's Parcel #561-

BEING KNOWN AS: 138 Standard Avenue, Butler, PA 16001

PROPERTY ID NO.: 561-29-119

TITLE TO SAID PREMISES IS VESTED IN Kevin G. Zang and Michelle M. Zang, his wife BY DEED FROM Middle "C" Limited Partnership, a Pennsylvania Limited Partnership DATED 02/01/2006 RECORDED 02/06/2006 IN DEED BOOK Instrument #200602060002786.

BCLJ: Dec, 7, 14, & 21, 2012