

RECENT OPINION SUMMARIES

NOGACEK v. DUNCAN **A.D. 13-10788 (2014)**

The Pennsylvania Supreme Court acknowledged that the establishment of a boundary line by acquiescence has long been recognized in Pennsylvania. There exist two elements to said cause of action: 1) each party must have claimed and occupied the land on his side of the line as his own; and 2) such occupation must have continued for the statutory period of twenty-one years.

DAHL ET.AL. v. KUBOTA CREDIT CORP. ET. AL. **A.D. 13-10565 (2014)**

Pennsylvania favors the enforceability of agreements to arbitrate. A two-part test is employed to determine whether arbitration may be compelled by a party to a civil action. First, a trial court must determine whether a valid agreement to arbitrate exists between the parties. Second, if such an agreement does exist, the court must determine if the dispute involved is within the scope of the arbitration provision.

TURNER v. BROERMAN **A.D. 13-10028 (2014)**

With respect to a Complaint for specific performance for conveyance or purchase of property, a definite present agreement in regard to a specific piece of land is essential for the issuance of such a decree. To prevail in an action for specific performance, the person requesting said remedy has the burden of showing that there is a valid agreement, that the agreement has been violated, and that said person does not have adequate remedy at law. To be an enforceable contract, the nature and extent of the parties' obligations must be certain and the parties themselves must agree upon the material and necessary details of the bargain.

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | f: 724.841.0132 |

BCLegalJournal@zoominternet.net

Visit us on the web @ butlercountypabar.org



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: Virginia C Barrett****a/k/a: Virginia Childress Barrett**

Late of: Cranberry Township PA
Executor: Linda Barrett
6001 Wintergreen Drive
Raleigh NC 27609
Executor: Edwin T Barrett Jr
8948 Hollyhock Drive
Cincinnati OH 45231
Attorney: Mark C Coulson
Williams Coulson
One Gateway Center 16th Fl
420 Fort Duquesne Blvd
Pittsburgh PA 15222

Estate of: Clifford Winfield Best**a/k/a: C W Best**

Late of: Center Township PA
Executor: Sandra J Gamble
116 Waterwood Drive
Butler PA 16001
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler PA 16001

Estate of: Paul E Delaney

Late of: Center Township PA
Executor: Carol L Nevel
505 Oneida Valley Road
Butler PA 16001
Attorney: Mark R Morrow
204 East Brady Street
Butler PA 16001

Estate of: Yvonne Dolores Dickens

Late of: Clinton Township PA
Executor: Paula J Vandame
22580 Halls Road
Richardsville VA 22736
Attorney: Lauren C Hadburg
Shields & Boris
109 VIP Drive Suite 102
Wexford PA 15090

Estate of: Margie L Ifft

Late of: Evans City PA
Executor: Omar G Ifft
136 Pioneer Road
POB 111
Evans City PA 16033
Attorney: Maureen Kroll RN MN JD
8981 Norwin Avenue Suite 203
North Huntingdon PA 15642

Estate of: J Walter Lindey**a/k/a: Walter Lindey****a/k/a: James Walter Lindey**

Late of: Brady Township PA
Executor: Gary L Christley
606 New Castle Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Elizabeth Jane Norris**a/k/a: Elizabeth Norris**

Late of: Winfield Township PA
Admr dbn cta: Susan Elaine Norris
11604 State Route 85
Kittanning PA 16201
Attorney: John N Paz
Paz & Paz
543 East Tenth Avenue
Tarentum PA 15084

Estate of: George Harrison Ray**a/k/a: George H Ray**

Late of: Jefferson Township PA
Executor: Patricia D Thompson
120 Greenwood Dr
Butler PA 16001
Executor: Kathleen L Puskarich
173 Cherry Valley Road
Saxonburg PA 16056
Attorney: Pamela H Walters
Po Box 654 277 Main Street
Saxonburg PA 16056

Estate of: Pearl M Rider**a/k/a: Pearl Martha Rider**

Late of: Cherry Township PA
Executor: Dennis L Rider
234 Daugherty Road
Grove City PA 16127
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Antoinette Rossi

Late of: Butler Township PA
Executor: Jane Anne Wolfe

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

**Estate of: William A Ruediger Sr
a/k/a: William A Ruediger**

Late of: Summit Township PA
Administrator: Nancy Ruediger
113 Jodi Lane
Butler PA 16002
Attorney: Michael P Robb
Savinis D'Amico & Kane LLC
707 Grant St Suite 3626
Pittsburgh PA 15219

BCLJ: October 17, 24 & 31, 2014

SECOND PUBLICATION

Estate of: Dorothy A Connolly

Late of: Zelienople PA
Administrator: Karen Kline
POB 28
Renfrew PA 16053
Administrator: Joseph P Connolly
120 McDonald Drive
Cranberry Twp PA 16066
Attorney: Dorothy J Petrancosta
POB 423
Glenshaw PA 15116

Estate of: William Guth

a/k/a: William Albert Guth

Late of: Zelienople PA
Executor: Marcia J Guth
420 Fern Hollow Lane
Wexford PA 15090
Executor: William Alan Guth
393 Franklin St
Ellwood City PA 16117
Attorney: None

Estate of: Jeanette M Ireland

a/k/a: Jeannette M Ireland

a/k/a: Jeanette Ireland

Late of: Butler Township PA
Executor: Julie Ann Ireland
1326 Stanford Street Apt D
Santa Monica Ca 90404
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Richard E Johnson

Late of: Buffalo Township PA
Executor: Sandra E Trettel

1623 Third Street
Natrona Heights PA 15065
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Joan S Kinney

Late of: Cranberry Township PA
Executor: Carolyn K Dumont
511 Sword Dance Place
Cranberry Twp PA 16066
Attorney: Ronald F Lawry Esq
8306 Ohio River Boulevard
Pittsburgh PA 15202

Estate of: Patricia J O'Day

Late of: Clearfield Township PA
Executor: Scott C O'Day
288b Vogel Road
Butler PA 16002
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Eugene A Rapone

Late of: Butler PA
Executor: Marsha A Rapone
512 W Pearl Street
Butler PA 16001
Attorney: Jennifer R Linn
The Linn Law Group LLC
228 South Main Street
POB 1554
Butler PA 16003-1554

Estate of: Arthur A Rotnour Jr

a/k/a: Arthur A Rotnour

Late of: Jackson Township PA
Executor: Patti Jean Helgerman
132 Nickle Road
Harmony PA 16037
Attorney: Keith E McKissock
Provident Wealth Attorneys
100 Winers Circle Suite 220
Brentwood TN 37027

Estate of: Ronald F Vangrootenbruel

a/k/a: Ronald Francis Vangrootenbruel

Late of: Butler Township PA
Executor: Katherine J Vangrootenbruel
208 Rural Drive
Butler PA 16001
Attorney: Craig E Coleman
Caroselli Beachler McTiernan & Conboy
20 Stanwix St Seventh Floor
Pittsburgh PA 15222

Estate of: Daniel R Watson

Late of: Muddycreek Township PA
Administrator: Connie M Watson
200 Bauder Mill Road
Harmony PA 16037
Attorney: Matthew T McCune
Conlon Tarker PC
108 E Diamond St
Butler PA 16001

BCLJ: October 10, 17 & 24, 2014

THIRD PUBLICATION

Estate of: Ernest Harper Davis

Late of: Adams Township PA
Executor: Gerald Raymond Davis
479 S Eberhart Road
Butler PA 16001
Executor: Carol Ann Davis Sockman
1904 Deveron Court
Apex NC 27523
Attorney: Samuel A Moore PC
5311 Brightwood Road
Bethel Park PA 15102

Estate of: Pauline B Gibson

Late of: Cranberry Township PA
Executor: W David Gibson
49 Overlook Road
Caldwell NJ 07006
Attorney: Peter Y Herchenroether
Sherrard German & Kelly PC
535 Smithfield Street Suite 300
Pittsburgh PA 15222

Estate of: Nancy J Hiles

Late of: Fairview Township PA
Executor: Cynthia S Kelly
220 Hilltop Drive
Butler PA 16001
Attorney: John C Davey
129 S McKean Street
Butler PA 16001

Estate of: Gerald D McCandless

Late of: Adams Township PA
Executor: Robin Kennedy
109 Kennedy Drive
Mars PA 16046
Attorney: Douglas E Weinrich
107 Irvine Street POB 810
Mars PA 16046

Estate of: Bernice R Miller

Late of: Jefferson Township PA
Executor: Douglas E Weinrich
107 Irvine Street POB 810
Mars PA 16046
Attorney: Douglas E Weinrich PC
107 Irvine Street POB 810
Mars PA 16046

**Estate of: John A Montgomery III
a/k/a: John A Montgomery**

Late of: Cranberry Township PA
Administrator CTA: Lauren Paige Hassett
5862 South Hampton Drive
Bethel Park PA 15102
Attorney: Aimee L Burton
Gilliland Vanasdale Law Office LLC
1667 Route 228 Suite 300
Cranberry Township PA 16066
Attorney: John Stember
The Hartley Rose Building
425 First Avenue 7th Floor
Pittsburgh PA 15219

Estate of: Catherine M Ostronic**a/k/a: Catherine M Ostronich**

Late of: Butler Township PA
Executor: Marge Mincer
332 Meridian Road
Butler PA 16001
Attorney: Mark A Criss
Cranberry Professional Park
501 Smith Drive Suite 5
Cranberry Twp PA 16066

Estate of: Richard C Orlowski III

Late of: Butler Township PA
Administrator: Gregory M Bondi
9201 Lancelot Drive
Pittsburgh PA 15237
Attorney: None

Estate of: Norman K Rockwell

Late of: Cabot PA
Executor: Kevin Douglas Rockwell
157 Laurie Drive
Pittsburgh PA 15235
Executor: David James Rockwell
954 Rita Drive
Pittsburgh PA 15221
Attorney: Meg L Burkardt
647 Allegheny Ave Suite 100
Oakmont PA 15139

Estate of: William C Smock**a/k/a: Bill Smock**

Late of: Clearfield Township PA

Administrator: Phyllis A Smock

107 Wendy Lane

Fenelton PA 16034

Attorney: J Stevenson Suess

318 West Cunningham Street

Butler PA 16001

Estate of: Sidney Snyder

Late of: Chicora PA

Administrator: Larry W Snyder

227 Slippery Rock Road

Slippery Rock PA 16057

Attorney: Michael Ristvey Jr

Lewis & Ristvey PC

689 North Hermitage Road

POB 1024

Hermitage PA 16148-1024

Estate of: Elsie H Young

Late of: Butler Township PA

Administrator: Richard Young

4116 Cypress Street

Butler PA 16001

Attorney: Holly L Deihl

Goldberg Persky White PC

1030 5th Ave

Pittsburgh PA 15219

BCLJ: October 3, 10 & 17, 2014

MORTGAGES

September 22 - 26, 2014

Airgood, Thomas W., Jr.-PNC Bk Natl Assn-Mars Borough-\$25,000.00**Allen, Frederick R., et al**-Butler Armco Emp Cred Un-Brady Twp., et al-\$75,000.00**Altman, Scott L., et ux**-Butler Armco Emp Cred Un-Butler Twp.-\$556,200.00**Aluise, Daniel R., et al**-Citizens Bk of Pa-Jackson Twp.-\$25,000.00**Bandzak, Jamie L.**-NVR Mtg Fin Inc-Adams Twp.-\$228,276.00**Baptiste, Paula D.**-Butler County Teachers Fed Cred Un-Butler Twp.-\$19,937.03**Barnett, Thomas Roger, aka, et ux**-First Natl Bk of Pa-Connoquenessing Twp.-\$462,523.00**Barto, Billie L., et ux**-Huntington Natl Bk-Oakland Twp.-\$75,000.00**Bayne, Albert L., et ux**-Union Home Mtg Corp, et al-Summit Twp.-\$83,600.00**Birckbichler, Carrie A.**-Butler Armco Emp Cred Un-Butler Twp.-\$149,000.00**Bosiljevac, Matthew R.**-Sail Mtg Corp, et al-Center Twp.-\$192,307.00**Boss, David William, et al**-Butler Armco Emp Cred Un-Jefferson Twp.-\$5,000.00**Brack, Timothy E. et ux**-MB Financial Bank NA, et al-Adams Twp.-\$275,793.00**Brucker, Nancy J.**-PSECU-Cranberry Twp.-\$30,000.00**Burnette, Maureen A.**-West Penn Fin Serv Ctr Inc, et al-Buffalo Twp.-\$85,424.00**Bzorek, Joseph C., et ux**-AmeriHome Fin LLC, et al-Clearfield Twp.-\$160,000.00**Cammisa, Scott V., et al**-First Natl Bk of Pa-Butler City, Wd. 2-\$50,000.00**Cene, Robert C., et ux**-West Penn Fin Serv Ctr Inc, et al-Jackson Twp.-\$175,000.00**Cesnales, Adam C., et al**-Pentagon Fed Cred Un-Lancaster Twp.-\$300,000.00**Chiplock, Paul W., et al**-Northwest Sav Bk-Penn Twp.-\$60,000.00**Colizza, Sandra L.**-Union Home Mtg Corp, et al-Jackson Twp.-\$105,000.00**Coyle, Brandi Raquel**-First Commonwealth Bk, et al-Butler City, Wd. 4-\$52,040.00**Daley, John T., et al**-Butler Armco Emp Cred Un-Connoquenessing Twp.-\$46,099.71**Dell, Donald W., et ux**-First Natl Bk of Pa-Buffalo Twp.-\$131,927.00**Demchak, Jason M., et ux**-Wells Fargo Bk NA-Adams Twp.-\$298,000.00**Dodgson, Audra L.**-Huntington Natl Bk-Butler Twp.-\$115,760.00**Dodson, Michael J., aka, et ux**-Bank of America NA-Adams Twp.-\$1,588,000.00**Doerr, Thomas J., et al**-First Natl Bk of Pa-Butler City, Wd. 4-\$33,508.00**Eisenhuth, Eric M., et ux**-Quicken Loans Inc, et al-East Butler Borough-\$100,450.00**Eshenbaugh, James T., Sr., et ux**-First Commonwealth Bk-Clinton Twp.-\$18,500.00**Essary, William A., et ux**-Loandepot.com LLC, et al-Jefferson Twp.-\$212,300.00**Field, Douglas, et ux**-Howard Hanna Mtg Servs, et al-Cranberry Twp.-\$239,200.00**Forte, Benjamin J., et ux**-Mars Natl Bk-Adams Twp.-\$165,000.00**Fruehauf, Welling W.**-S&T Bank-Cranberry Twp.-\$350,000.00**Fullen, Terry V., et ux**-Green Tree Servicing LLC, et al-Cranberry Twp.-\$111,500.00**Gabriel, Gary E.**-Mars Natl Bk-Adams Twp.-\$124,000.00**Galino, Shane, et al**-First Niagara Bk NA-Cranberry Twp.-\$10,000.00**Giustini, Richard A., et ux**-Lawrence Clark Davis-Clinton Twp.-\$158,000.00**Goodale, Cynthia A.**-PSECU-Summit Twp.-\$25,000.00**Grippio, Joseph P., et al**-First Niagara Bk NA-Jefferson Twp.-\$150,000.00**Gross, Kenneth R., et ux**-WesBanco Bank

Esq.: 14-21686

Selective Insurance Company of Southeast
as Subrogee of Buffalo Township vs. **Nicholas P. Thompson and Ceria D. Yoder**: Judgment: \$16776.95: Paul T. Grater, Esq.: 14-21735

Commonwealth of PA - Dept Rev vs. **Arman G. Yussefabad and Tracey L. Yussefabad**:
Lien: \$1042.60: Atty - None: 14-21709

EXECUTIONS

Week ending October 10, 2014

1st Name-Plaintiff

2nd Name-Defendant

PNC Bank National Association vs. **Viola E. Biffaretti**: 14-30300

First Commonwealth Bank vs. **Paul A. Delaney, Jr. and Sheri L. Delaney**: 14-30298

Huntington National Bank vs. **Richard C. Hvizdak**: 14-30295

PNC Bank National Association vs. **Sarah C. Reif**: 14-30294

PNC Bank National Association vs. **Ronald A. Sankey and Veronica D. Sankey**: 14-30299

Treasure Lake Property Owner Association
vs. **Kevin Shrekengost, Virginia Shrekengost, First Commonwealth Bank, Garnishee, Citizens Bank, Garnishee and PNC Bank, Garnishee**: 14-30301

Nationstar Mortgage LLC vs. **Douglas M. Zarnick and Brenda D. Zarnick**: 14-30296

Ongoing Operations LLC vs. **Zenith Infotech LTD, Bank of America, Garnishee and PNC Bank, Garnishee**: 14-30297

DIVORCES

Week ending October 10, 2014

1st Name-Plaintiff

2nd Name-Defendant

Brad A. Ferris vs. **Jennifer A. Ferris**: Kenneth R. Harris, Jr., Esq.: 14-90670

Chris Hinchberger vs. **Robin D. Hinchberger**: Ronald D. Thomas, Esq.: 14-90671

Sarah J. Hughes vs. **Christopher Hughes**: Jennifer R. Linn, Esq.: 14-90675

Kevin P. McDonald vs. **Margaret M. McDonald**: Susan B. Lope, Esq.: 14-90677

Denise A. Robinson vs. **Christopher R. Robinson**: Kenneth R. Harris, Jr., Esq.: 14-90669

TRUST NOTICE

Notice is hereby given that Lois Kapalka and Valerie Kapalka are the Trustees of the **ROBERT J. AND DOROTHY M. DAMICO LIVING TRUST**. All persons having claims against the same trust present them for payment, duly authenticated; and those indebted thereto, please make immediate payment to:

Lois Kapalka and Valerie Kapalka, Trustees
398 Bullcreek Road
Butler, PA 16002

Laurel Hartshorn, Esq.
254 West Main Street
PO Box 553
Saxonburg, PA 16056

BCLJ: October 10, 17 & 24, 2014

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA CIVIL DIVISION NO. 2014-10718

First Commonwealth Bank, Plaintiff
V.

Thomas W. Lehnerd a/k/a Thomas W. Lehnerd, Jr., and Ruth E. Lehnerd, Defendants

Mortgaged Premises: 130-134 South Washington Street, Butler, PA 16001, City of Butler, County of Butler, Parcel No. 563-7-36

To: Ruth E. Lehnerd, a Complaint in Mortgage Foreclosure has been filed against you at the above-referenced action.

Notice to Defend:

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Glenna Walters, Prothonotary
First Floor, County Courthouse
300 South Main Street
P.O. Box 1208
Butler, PA 16003-1208
724-284-5214

Butler County Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

McGrath McCall, P.C.
Three Gateway Center, Suite 1375
401 Liberty Avenue
Pittsburgh, PA 15222

BCLJ: October 17, 2014

**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. 14-10674**

BANK OF AMERICA, N.A., Plaintiff
VS.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
DIXIE LEE SZUMIGALSKI, DECEASED,
Defendant**

NOTICE

**To UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER DIXIE
LEE SZUMIGALSKI, DECEASED**

You are hereby notified that on July 24, 2014, Plaintiff, BANK OF AMERICA, N.A., 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. 14-10674. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 604 HOLLY COURT, SAXONBURG, PA 16056-2212 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

Phelan Hallinan, LLP
1617 JFK BLVD, STE 1400
Philadelphia, Pa 19103
File# 945060

BCLJ: October 17, 2014

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on July 10, 2014, with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation Business Corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 77, as amended. The name of the corporation is **DMG Real Estate, Inc.**, located at 122 Woodbine Drive, Cranberry Township PA 16066.

Thomas J. May, Esquire
MURRIN, TAYLOR, FLACH,
GALLAGHER & MAY
110 East Diamond Street
Butler, PA 16001

BCLJ: October 17, 2014

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Names Act, approved the 24th day of May, 1945, Section 311 of Act 1982-294, as amended, (54 Pa. C.S. §311), Mary Beth Rock, of 100 Whitestown Village, No. 10, Butler, PA 16001, with a mailing address of P.O. Box 525, Butler, PA 16003, has filed an application in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 10th day of September, 2014, to conduct business under the assumed or fictitious name of **Paws for Comfort Pet Sitting** with its principal place of business at 100 Whitestown Village, No. 10, Butler, PA 16001.

Michael S. Lazaroff, Esquire
MURRIN, TAYLOR, FLACH,
GALLAGHER & MAY
110 East Diamond Street
Butler, Pennsylvania 16001

BCLJ: October 17, 2014

**ARTICLES OF INCORPORATION
BUSINESS CORPORATION**

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

Brett W. Ligo
Ligo Architects, Inc.
262 Grove City Road
P.O. Box 698
Slippery Rock, PA 16057

BCLJ: October 17, 2014

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that, pursuant to the Fictitious Names Act (54 Pa.C.S.), an application for registration of the fictitious name set forth below has been filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA, on or about September 10, 2014, by Lisa Davidson, whose address is set forth below, to carry on business under or through such name at the following address: **The Outsourced Sales Manager**, 898 Sunset Circle, Cranberry Township, PA 16066.

Esquire Assist, Ltd.
125 Locust Street
Harrisburg, PA 17101

BCLJ: October 17, 2014

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation that has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **Pitt Sky Partners, Inc.**

Toni L. DiGiacobbe, Esq.
Krassenstein & Associates
Professional Corporation
7500 Brooktree Road
Wexford, Pennsylvania 15090

BCLJ: October 17, 2014

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on May 14, 2014 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Amerikohl Mining Catholic School Scholarship Fund, Inc.** The purpose of the Amerikohl Mining Catholic School Scholarship Fund, Inc., is to provide monetary assistance or full scholarships to elementary or secondary students who are members of St. Fidelis Parish, and who are enrolled, or wish to be enrolled, in Butler Catholic grade school, St. Joseph School, or North Catholic High School. Said organization is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Thomas J. May, Esquire
MURRIN, TAYLOR, FLACH,
GALLAGHER & MAY
110 East Diamond Street
Butler, PA 16001

BCLJ: October 17, 2014

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved effective for the 1st day of September, 2014, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Limited Liability Company which has been organized under the 15 Pa.C.S. Section 8913 of the Statutes of the Commonwealth of Pennsylvania. The name of the Domestic Limited Liability Company is **CARRIAGE SOLUTIONS, LLC**, having it's registered office located at 1200 Butler Road Rear, Freeport, Butler County, Pennsylvania 16229.

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

BCLJ: October 17, 2014

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 21st day of November 2014** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, December 19, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: October 3, 10 & 17, 2014

**E.D. 2009-30223
C.P. 2009-21222
SHF FILE: 14002098**

ATTY MICHAEL CLARK

Seized and taken in Execution as the property of MICHELE ACKERMAN AND FLORANCE BATALIK at the suit of BANK OF AMERICAN A, Being:

ALL that certain lot or parcel of ground situated in Cranberry Township, Butler County, Pennsylvania being Lot No. 3-F-R in the Deer Run PUD Phase II, Section III, Lot 3 as recorded in Plan Book Volume 172, Page 11, in the Recorder's Office of Butler County. UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc. as continued in the record of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

PARCEL No.130-S11-H3F
BEING THE SAME PREMISES which Maronda Homes, Inc., by Deed dated July 31, 2006 and recorded August 1, 2006, in the Office for the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200608010019560, granted and conveyed unto the Florence Batalik and Michele Ackerman, in fee.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30206
C.P. 2014-20922
SHF FILE: 14002120**

ATTY DENISE CARLON

Seized and taken in Execution as the property of PAUL S ANTOON at the suit of WELLS FARGO BANK N A, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE WEST LINE OP AVON DRIVE AND LIEN OP LOTS NOS. 1 AND 2; THENCE BY THE WEST LINE OF AVON DRIVE, BY A CURVE IN A SOUTH-EASTERLY DIRECTION, HAVING A RADIUS OF 734.79 FEET, A DISTANCE OF 23.82 FEET TO A POINT; THENCE CONTINUING BY THE EAST LIEN OF AVON DRIVE, BY A CURVE IN A SOUTH-WESTERLY DIRECTION, HAVING A RADIUS OF 764.09 FEET, A DISTANCE OF 52.61 FEET TO A POINT OF LOT NO.3; THENCE CONTINUING BY THE SAME NORTH 89 DEGREES 10 MINUTES 30 SECONDS, WEST A DISTANCE OF 136.55 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY 0 M.V.MYERS; THENCE CONTINUING BY THE SAME NORTH 1 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 76.0 FEET TO A POINT ON LINE OF LOT NO.1; THENCE CONTINUING BY THE SAME, SOUTH 89 DEGREES 10 MINUTES 30 SECONDS EAST, A DISTANCE OF 127.59 FEET TO A POINT ON THE WEST LINE OF AVON DRIVE, THE PLACE OF BEGINNING, BEING LOT NO.2 IN THE STARFORD PARK PLAN OF LOTS AS RECORDED FEBRUARY 7,1966 IN RACK FILE SECTION 45 PAGE 11.

Tax ID No.: 056-19-F2

Address: 108 Avon Drive, Butler, PA 16001 .

BEING the same premises which HARRY C. BENOIT AND MARY LOU BENOIT, HIS WIFE, by Deed dated November 16, 2006 and recorded December 8, 2006 in and for Butler County, Pennsylvania, in Deed Book

Volume, Page 200612080031069, granted and conveyed unto Paul S. Antoon , A single man.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30227
C.P. 2014-21229
SHF FILE: 14002070**

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of FREDERICK W BICKER at the suit of WELLS FARGO BANK N A, Being:

All that certain parcel of land situate in the Township of Oakland, County of Butler and Commonwealth of Pennsylvania, being known and designated as follows:

Beginning at a point in the center of the Butler-Chicora Road, being known as Route 68, and being the southeast corner of the lot hereby conveyed, thence in a Northwesterly direction along other land now or formerly of Marie C. Bruno, a distance of 484 feet, to a point; thence in a Westerly direction along other lands now or formerly of Marie C. Bruno a distance of 135 feet to a point; thence in a Southeasterly direction along lands now or formerly of Follacker a distance of 463 feet to a point at the center of said Route No. 68; thence in an Easterly direction along the center of said Route No. 68 a distance of 90 feet to a point, the place of beginning, said lot known as Lot No. 2 in a Plan of lots surveyed for Marie C. Bruno in February of 1938.

HAVING erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Frederick W. Bicker, by Deed from Susan E. Leinenbach and Thomas E. Lynch and Linda L. Barksdale and Yvonne M. Onspaugh and Richard A. Lynch and Patrick A. Lynch, dated 01/11/2001 , recorded 01/11/2001 in Instrument Number 200101110000848.

Tax Parcel: 250-S2-D2-0000

Premises Being: 431 Chicora Road Butler, PA 16001-2303

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30236
C.P. 2014-21381
SHF FILE: 14002094**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of ERIC A BRETHAUER, MARYJANE BRETHAUER AND MARY JANE BRETHAUER at the suit of BANK OF NEW YORK MELLON, Being:

All that certain piece, parcel or tract of land situate in Portersville Borough, Butler County, PA., known as Lot 3 in the Melvin L. Price Subdivision recorded in the Recorder's Office of Butler County, P A. at Plan Book 244 page 26, containing 1.759 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Eric A. Brethauer and Mary Jane Brethauer, his wife, by Deed from Melvin L. Price, executor of the estate of Clarence V. Price, dated 09/14/2001 , recorded 09/18/2001 in Instrument Number 200109180026235.

Tax Parcel: 480-S3-C7-0000

Premises Being: 1233 West Portersville Road Portersville, PA 16051-2319

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30194
C.P. 2014-21191
SHF FILE: 14002100**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of SHIRLEE J BROWN AND SHERRI L BROWN at the suit of WELLS FARGO BANK N A, Being:

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

BEGINNING at a point on the West side of Main Street in said Borough at line of lands now or formerly of M. Sherwin, the Southeast corner hereof; thence along a line of lands now or formerly of M. Sherwin, North 89 degrees 18 minutes West, a distance of 200 feet to a point at Pine of lands now or formerly of P.D. Sherwin, the Southwest corner hereof; thence along line of lands now or formerly of P.D. Sherwin and Pennsylvania Refining Company, North 0 degrees 15 minutes 30 seconds East,

a distance of 115.00 feet to the point at line of lands now or formerly of David A. Hutchinson and Edna A. Kutchinson, the Northwest corner hereof; thence along the line of lands now or formerly of Davis A. Hutchinson and Edna A. Hutchinson, South 89 degrees 18 minutes East, a distance of 200 feet to a point on the West line of Main Street, the Northeast corner hereof; thence along the West line of Main Street, South 0 degree 30 minutes West, a distance of 115 feet to the point at the place of beginning.

HAVING erected thereon a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Sherri L. Brown and Shirlee J. Brown, joint tenants with right of survivorship and not as tenants in common, by Deed from Gary W. Double, single, dated 07/18/2007, recorded 07/30/2007 in Instrument Number 200707300019696.

Tax Parcel: 440-S2-B14-0000

Premises Being: 144 Main Street Karns City, PA 16041

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30183
C.P. 2014-20621
SHF FILE: 14002073**

ATTY EMILY PHELAN

Seized and taken in Execution as the property of EDWARD H BUTLER IV DECD HEIR at the suit of PHH MORTGAGE CORPORATION, Being:

ALL THAT CERTAIN piece of property located at 219 East Brady Street, situate in the Fourth Ward of the City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of East Brady Street at line of lands of D.R. Stoughton; THENCE by the South line of East Brady Street, North 87 degrees 15 minutes 05 seconds East, a distance of 40 feet to a point on line of lands of F.W. Dillmore; THENCE by the line of lands of F.W. Dillmore, South 02 degrees 35 minutes 51 seconds East, a distance of 92 feet to a point on line of lands of W.H. Schott, Jr.; THENCE by line of lands of W.H. Schott, Jr., South 87 degrees 15 minutes 05 seconds West, a distance of 40 feet to a point on line of lands of D .R. Stoughton;

THENCE by line of lands of D.R. Stoughton, North 02 degrees 35 minutes 51 seconds West, a distance of 92 feet to a point on the South line of East Brady Street, the place of BEGINNING.

THIS description given pursuant to survey of Land Surveyors, Inc., dated September 9, 1993.

TITLE TO SAID PREMISES IS VESTED DSf Edward H. Butler, IV, by Deed from Joseph P. McMurtry and Paula J. Slomer, as joint tenants with the right of survivorship and not as tenants in common, dated 11/24/2003, recorded 12/02/2003 in Instrument Number 200312020053548. The Said Edward H. Butler, IV died on July 30, 2011 and upon information and belief, his surviving heirs are Gina D. Butler, Carol S. Butler, and Edgar H. Butler.

Tax Parcel: 564-9-118-0000

Premises Being: 219 East Brady Street Butler, PA 16001-4848

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30245
C.P. 2014-20356
SHF FILE: 14002165**

ATTY THOMAS FEDERMAN

Seized and taken in Execution as the property of LISA M CABLE, ROBERT C CABLE AND ROBERT CABLE at the suit of U S BANK NATL ASSN, Being:

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

BEGINNING at a point in the center of Miller Street on line of land now or formerly of Raymond Hileman thence East along line of land now or formerly of Raymond Hileman 250 feet to a post; thence North along line of land now or formerly of Raymond Hileman 50 feet to a post on line of land now or formerly of Argile; thence East along said land now or formerly of Argile 130 feet to a twenty foot alley; thence South along said alley 115 feet to lands now or formerly of J. Bernhart; thence West along said lands now or formerly of J. Bernhart 380 feet to the center of Miller Street; thence North along Miller Street 65 feet to the place of

beginning, containing three-fourths of an acre.
PARCEL No. 054-33-40

BEING known as 4143 Miller Street, Butler,
PA 16001

BEING the same property conveyed, by
Indenture dated October 14, 2005 and
recorded October 21, 2005, from Joan Hogan
and Andrew Hogan, deceased, to Lisa M.
Cable and Robert C. Cable, as Instrument No.
200510210030510, in the Recorder's Office of
Butler County, PA.

BCLJ: October 3, 10 & 17, 2014

E.D. 2013-30060
C.P. 2011-22253
SHF FILE: 14002158

ATTY STUART SEIDEN

Seized and taken in Execution as the property
of PETER A CELENDER, LYNN A CELENDER
AND UNITED STATES OF AMERICA at the
suit of U S BANK NATL ASSN, Being:

All that certain lot, parcel or tract of land situate
in the Township of Cranberry, County of Butler
and Commonwealth of Pennsylvania, known
and designated as lot no. 206 (erroneously
referenced as lot no. 205 in prior deed) in
phase II & the Highland Village, P.U.R.D, plan
of lots, as recorded, in the Recorder's Office
of Butler County, Pennsylvania, in plan book
volume 144, page 19 on February 12, 1991.

Subject to matters as shown on the recorded
plan.

Subject to all coal, oil and gas and mineral
rights, easements, conditions, restrictions,
rights of way and covenants as may affect
the hereinabove described premises and as
are contained in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN
Peter A Celender and Lynn M Celender from
Timothy M Wells and Amy W Wells, by Deed,
dated 10/22/1996 and recorded 12/24/1996 in
Book 2697 Page 0503.

Tax Parcel: 130-S21-C206

Premises Being: 610 Highland Court
Cranberry Township, PA 16066-3362

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30191
C.P. 2014-21185
SHF FILE: 14002075

ATTY SALVA TORE FILIPPELLO

Seized and taken in Execution as the property
of KAREN CONWAY at the suit of GREEN
TREE SERVICING LLC, Being:

All that certain piece, parcel or tract of land
situate in the Township of Worth, County of
Butler and Commonwealth of Pennsylvania,
being Lot No. 2 in the Mourning Dove Acres
Plan of Lots, said plan being recorded in the
Recorder's Office of Butler County in Rack
File 138, page 18.

DEED BOOK: Instrument #2006071700
17798

DEED PAGE: Instrument #2006071700 17798

MUNICIPALITY: Township of Worth

TAX PARCEL #: 330-4F70-A6B-0000

PROPERTY ADDRESS: 1339 West Park
Road Slippery Rock, PA 16057

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30237
C.P. 2014-21235
SHF FILE: 14002092

ATTY JONATHAN LOBB

Seized and taken in Execution as the property
of ERIC CUNNINGHAM AND MELINDA
CUNNINGHAM at the suit of JPMORGAN
CHASE BANK N A, Being:

All that certain lot or piece of ground
situate in Adams Township, Butler County,
Pennsylvania, being Lot No. 849 in the
Treesdale - Four Lakes Neighborhood Phase
8 of record in the Butler County Recorder of
Deeds Office in Plan Book Volume 227, Pages
31-34 ("the Plan").

UNDER AND SUBJECT TO any and all building
restrictions, building lines, easements, rights-
of-way, estates, covenants, reservations,
exceptions and conditions now of record,
apparent on the above-described property or
shown on the Plan.

ALSO UNDER AND SUBJECT TO THE
Declaration of Covenants, Conditions and

Restrictions for Treesdale ('the Declaration'), of record in the Butler County Recorder of Deeds Office in Record Book Volume 1980, Page 251, as the same may be supplemented or amended prior to the date hereof. Grantor intends and Grantees agree that the recording of this Indenture shall serve as a 'Supplemental Declaration' under Article IX, Section 1 of said Declaration such that the above described property is, from and after the date of recording this Indenture, deemed to be and hereby is submitted to the terms of said Declaration.

BY THE ACCEPTANCE AND RECORDING of this Indenture, Grantees, for themselves, their heirs and assigns, covenant and agree that pursuant to Article XI of the Declaration, no structure shall be placed, erected, or installed upon the above described property, nor shall any other construction or future modification of completed improvements thereon occur unless and until the same has been reviewed and approved by the 'New Construction Committee' or 'Modifications Committee', established by Article XI of the Declaration.

BEING Tax District Map and Parcel No. 010-S14-A849 in the Deed Registry Office of Butler County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Eric Cunningham and Melinda Cunningham, h/w, by Deed from Charles F. Osthoff, aka Charles F. Osthoff, Sr. and Glenna M. Osthoff, h/w, dated 03/31/2008, recorded 04/01/2008 in Instrument Number 200804010006734.

Tax Parcel: 010-S14-A849-0000

Premises Being: 607 Oswego Drive Gibsonia, PA 15044-8040

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30251
C.P. 2014-21033
SHF FILE: 14002166

ATTY ADAM DAVIS

Seized and taken in Execution as the property of MARK CZAKE ADM, RICHARD L CZAKE EST, GEORGE CZAKE II, CHARLES CZAKE, DENNIS CZAKE, JOHN CZAKE, CHERYL CZAKE, AND UNKNOWN HEIRS at the suit of WELLS FARGO BANK N A, Being:

All that certain parcel of land situate in the Township of Cranberry, County of Butler

and Commonwealth of Pennsylvania, being Unit 3092, part of Parcel F in the Woodlands Estates Park Plan as recorded in the Recorder's Office of Butler County in Rack File 63, page 25, described as follows:

Beginning at a point on the easterly right of way of Circle, said point being located by the arc of a circle curving to the left in a northerly direction having a radius of 346.00 feet for an arc distance of 66.72 feet from the dividing line of Parcels F and G; thence from said point of beginning by the arc of a circle curving to the left in a northerly direction having a radius of 346.00 feet for an arc distance of 20.47 feet to a point on the dividing line of Units 3092 and 3091; thence by line through Parcel F dividing the party wall between Units 3092 and 3091, South 87 degrees 05 minutes 16 seconds East a distance of 101.79 feet to a point on Lot 21 of the above mentioned plan; thence along Lots 20 and 21, South 02 degrees 18 minutes 41 seconds East a distance of 20.53 feet to a point on the dividing line of Units 3092 and 3093, North 87 degrees 05 minutes 16 seconds West a distance of 103.14 feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Czake, unmarried, by Deed from John J. Heintz and Amy S. Heintz, h/w, dated 10/04/1991, recorded 10/09/1991 in Book 1873, Page 156.

RICHARD L. CZAKE died on 08/27/2004, and MARK CZAKE was appointed Administrator of his estate. Letters of Administration were granted to him on 03/24/2005 by the Register of Wills of BUTLER COUNTY, No. 10-2005-246. Decedent's surviving heir(s) at law and next-of-kin are MARK CZAKE, GEORGE CZAKE, II, DENNIS CZAKE, CHARLES CZAKE, JOHN CZAKE, and CHERYL CZAKE.

Tax Parcel: 130-S4-CF3092-0000

Premises Being: 117 Bellwood Court Cranberry Township, PA 16066-7333

BCLJ: October 3, 10 & 17, 2014

E.D. 2012-30111
C.P. 2012-20403
SHF FILE: 14002071

ATTY ADAM DAVIS

Seized and taken in Execution as the property of CHRISTOPHER R DAUGHERTY JR AND JENNIFER L DAUGHERTY at the suit of US BANK NATIONAL ASSN, Being:

ALL that certain piece, parcel or lot of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. 57 in Addition No.1 of the Nursery Park Plan of Lots recorded May 4, 1950 in the Recorder's Office of Butler County in Rack File Section 15, page 13.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Daugherty, Jr. and Jennifer L. Daugherty, his wife, by Deed from Melinda M. Niemczyk, single, dated 12/12/2005, recorded 12/13/2005 in Instrument Number 200512130035572.

Tax Parcel: 230-S1-12A57-0000

Premises Being: 104 Maple Drive Valencia, PA 16059-2410

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30225
C.P. 2014-21316
SHF FILE: 14002124

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of CINDY A DIETRICH at the suit of DEUTSCHE BK NATL TR CO, Being:

ALL that certain piece or parcel of land situate in the Borough of Slippery Rock, County of Butler and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING at the Northwest corner of the property Northwest corner of the property herein described on the East line of a lot of now or formerly of William Lloyd Brooks and in the center of West Water Street; thence along the center line of West Water St. South 86 Degrees 52' East a distance of 230.9 feet to a point in the center of West Water Street; thence along other lands of now or formerly of Joseph Brydon and Mary E. Brydon, South 10 Degrees 54 East, a distance of 238.6 feet to a fence post; thence along said lands of now

or formerly of Joseph .Brydon and Mary E. Brydon South 80 Degrees 45' West, a distance of 233.8 feet to a stake on line of said lot of now or formerly of William Lloyd Brooks; thence along said lot of now or formerly of William Lloyd Brooks North. 9 Degrees 4' West, a distance of 288 feet to the place of beginning.

Having thereon erected a dwelling house.

PARCEL NO. 510-S4-5

BEING KNOWN AS 441 Water Street, Slippery Rick, PA 16057

BEING the same premises which Robert F. Dietrich, Jr. and Cindy A. Dietrich, Husband and wife, by Deed dated March 21, 2007 and recorded March 27, 2007 in the Office of the Recorder of Deeds in and for Butler County Instrument Number 200703270007096, granted and conveyed unto Cindy A. Dietrich, a married person.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30192
C.P. 2014-20707
SHF FILE: 14002014

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of CATHERINE M DONNELLY at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain piece, parcel or tract of land situate in the Borough of Saxonburg, Butler County, Pennsylvania, bounded and described in accordance with survey of S.D. Graff dated February 18, 1992, as follows:

Beginning at a point at the intersection of the center line of High Street and the center line of Penn Street, A/K/A Roebbling Drive, said point being the southwest corner of the lot herein described; thence along the center line of Penn Street, north 4 degrees 08 minutes east 98.12 feet to a point on line of land now or formerly Easley; thence along line of land of now or formerly Easley, south 85 degrees 52 minutes east 148.10 feet to a point on line of land of now or formerly McWilliams; thence along line of lands of now or formerly McWilliams, south 4 degrees 08 minutes west 101.56 feet to a point in the center of High Street; thence along the center line of High Street, north 84 degrees 32 minutes west 148.14 feet to the place of beginning.

Being Lot No. 16 in a plan of lots laid out for George E. Easley by W. Floyd Stuebgen, Engineer, dated February 7, 1957.

Having thereon erected a dwelling house and being known as 320 High Street, Saxonburg, P A 16056.

Title to said Premises vested in Catherine M. Donnelly, unmarried by Deed from Annie D. Gentile dated 12/23/2005 and recorded 01/04/2006 in the Butler County Recorder of Deeds in Instrument No. 200601040000252.

BEING KNOWN AS 320 High Street, Saxonburg, PA 16056

TAX MAP NO: 500-S2-B16

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30243
C.P. 2014-20852
SHF FILE: 14002128

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of STEVEN C DUNMIRE AND TRACY M DUNMIRE at the suit of GREEN TREE SERVICING LLC, Being:

ALL THAT CERTAIN piece, parcel and tract of land situate in Butler Township, Butler County, Pennsylvania, fronting on 122 South Duffy Road, 64 feet and having a depth of approximately 240 feet and being all of that certain premises conveyed to Carl R. Sequete and Nancy M. Sequete by deed of Marl R. Emerick, Jr., et ux, dated September 30, 1958, recorded in Butler County at Deed Book Volume 734, Page 452, excepting and reserving therefrom that certain premises conveyed to Carl R. Sequete and Nancy M. Sequete, his wife, by deed of the same premises dated March 30, 1970, recorded in Butler County at Deed Book Volume 906, Page 959.

BEING KNOWN AS : 122 South Duffy Road, Butler, PA 16001

BEING THE SAME PREMISES which Naomi Ruth Wilson, by Deed dated 9/28/1995 and recorded 9/29/1995 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 2563, Page 65, granted and conveyed unto Steven C. Dunmire and Tracy M. Dunmire, his wife.

PARCEL NO.: 056-11-6

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30235
C.P. 2014-21284
SHF FILE: 14002103

ATTY ADAM DAVIS

Seized and taken in Execution as the property of GREGORY L FITZINGO at the suit of HSBC BANK USA NATL ASSN, Being:

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

BEGINNING at a point on the West side of the Annandale and Murrinsville Road at the Southeast corner of the premises herein described; thence in a Westerly or Northwesterly direction along line of now or formerly Cemate, formerly Opal S. Rihel, 557 feet to land of now or formerly Ferre formerly J.H. Middendorf; thence in a Northerly direction along land of now or formerly Ferre, formerly Middendorf, 430 feet to a point on the line of now or formerly Amarosa, formerly Hutchinson heirs; thence running in an Easterly direction along line of now or formerly Amarosa, formerly Hutchinson heirs 756 feet to a point on the West side of the Annandale and Murrinsville Road; thence in a Southerly direction along said road 550 feet to lot of Cemate, the place of beginning with buildings thereon erected.

EXCEPTING, HOWEVER, triangular parcel at the Southwest corner of said tract previously conveyed from Alfred E. Sprowls to John Cemate and wife by deed dated July 31, 1960, recorded September 12, 1960 in Deed Book 745, Page 589.

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

BEGINNING at a point in the center of the Old Boyers Road, designated as old highway 308; thence South 89 degrees 45 minutes West along the first parcel above described, 227 feet to a point; thence South 85 degrees 27 minutes East 271 feet to a point in the center of said road; thence North 19 degrees 12 minutes East along the center of said road 24.8 feet to the place of beginning.

CONTAINING 348 square feet and being a

triangular piece of land and adjoining the first parcel above described. See Deed from John Cemate and wife to Alfred E. Sprowls dated July 31, 1960, recorded September 12, 1960 in Deed Book 745, Page 586.

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

BEGINNING at a point North of the North brand of Slippery Rock Creek, said point being where Route 308 leave old Route 308; thence along the middle of new Route 308 Northerly to a point where new 308 rejoins and interacts with old 308; thence Southward along old Route 308 to the place of beginning.

CONTAINING about 1 acre of land, more or less.

This parcel being intended to include all land between old Route 308 and new Route 308.

UNDER AND SUBJECT to, nevertheless, all conveyances, exceptions, restrictions and conditions which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and, all laws, ordinances and regulations relating to subdivisions.

BEING the same premises which Ward A. Donaldson and Naomi Donaldson, his wife, by deed dated June 29, 1999 and recorded June 29, 1999 in Butler County in Deed Book 3021, Page 223, granted and conveyed unto Gregory L. Fitzingo, a single man.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece, parcel or lot of land located in Marion Township, Butler County, Pennsylvania being more particularly described as follows:

BEGINNING at the Southeastern most point on the Western Boundary line of T-649 (Old Route 308); thence South 88 Degrees 13 minutes 55 seconds West a distance of 78.98 feet to a tree along line of lands of now or formerly Gregory L. Fitzingo; thence North 74 Degrees 16 minutes 09 seconds West a distance of 332.58 feet along line of lands of now or formerly Gregory L. Fitzingo to an Oak Stump; thence North 82 Degrees 53

minutes 00 second East a distance of 452.61 feet along lands of now or formerly Marion Township to a point on the Western Boundary line of T-649 (Old Route 308) to a point; thence South 19 Degrees 12 minutes 00 second West a distance of 152.27 feet along the Western Boundary line of T-469 (Old Route 308) to the place of beginning. Containing 0.80 acres of land. With this description from the survey of W.J. McGarvey, P. E. dated November 11, 1999 and recorded as the Subdivision at Butler County Plan Book 232, Page 21.

BEING part of the same premises conveyed to Gregory L. Fitzingo, by Deed of Ward A. Donaldson and Naomi Donaldson, his wife dated June 29, 1999, and recorded on June 29, 1999, in the Butler County Office of the Recorder of Deeds at Deed Book Volume 3021, Page 233. Gregory L. Fitzingo's wife, Michelle L. Fitzingo, joins in this conveyance to convey an interest she may have.

This 0.80 acre tract of land was to be retained by Ward A. Donaldson and Naomi Donaldson following their June 29, 1999, conveyance to Gregory L. Fitzingo. As such, a Corrective Deed was recorded on August 10, 2000, at Instrument No. 200008100018602, to convey title to this 0.80 acre tract back to Ward A. Donaldson and Naomi, Donaldson.

Tax Parcels: 210-2F49-10B-0000, 210-2F49-7-0000

Premises Being: 2369 West Sunbury Road Boyers, PA 16020-1721

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30240
C.P. 2014-21330
SHF FILE: 14002097**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DONALD A GAVIGLIA, EMILY LOEFFLER, AND EMILY R GAVIGLIA at the suit of PHH MORTGAGE CORP, Being:

ALL THAT parcel of ground situate in the Township of Butler, Butler County, Pennsylvania, known as Lot No. 100 of the Woodbury Estates Plan #4 as recorded in the Office of the Recorder of Deeds of Butler County on November 12, 1968 in plan rack file 58, page 4.

TITLE TO SAID PREMISES IS VESTED IN

Donald A. Gaviglia and Emily Loeffler, by Deed from Jeffery R. Mateer, a single man, dated 07/03/2008, recorded 07/14/2008 in Instrument Number 200807140015853. Tax Parcel: 056-20-J100-0000

Premises Being: 216 Havenhill Drive Butler, PA 16001-2612

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30239
C.P. 2014-21409
SHF FILE: 14002105

ATTY SARAH HANCHER

Seized and taken in Execution as the property of JEFFREY LEE GEIGER AND STACEY GEIGER at the suit of GARY M GEIGER, SR, Being:

All that certain piece, parcel or tract of land situate in Jackson Township, Butler County, Pennsylvania, and being known and designated as Lot No. 9 in the Harmony highlands Plan of Lots as laid out by George L. Braithwaite, R.E. said plan being recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 22, page 18 and bounded and described as follows:

BEGINNING at a point at the Northwest corner of the within described lot, said point being the Southwest corner of Lot No. 12; Thence along the Southerly line of Lot No. 12 North 61° 30' 30" West, a distance of 252.48 feet to a point; Thence North 18° 52' 50" West, a distance of 100 feet to a point, the place of beginning.

Being designated as Tax Parcel No. 180-S4-A9.

Subject to all covenants, conditions, restrictions, easements, and rights of way as contained in prior instrument of record in the chain of title.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30205
C.P. 2013-22208
SHF FILE: 14002104

ATTY DENISE CARLON

Seized and taken in Execution as the property of WILLIAM MARSHALL HALLE ADMR AND EUGENE A NIST EST BY ADMR at the suit of WELLS FARGO BANK N A, Being:

All certain piece or parcel of ground situate in Cranberry Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the Northeast corner of the property herein described, which point is on the South side of Harvest Drive and in the center of a twenty-foot utility right of way; thence by the Utility right of way, South 0° 54' 40" West one hundred fifty (150) feet to Lot No. 28 in said plan; thence by the same, North 89° 05' 20" West two hundred twenty-five (225) feet to the East side of Harvest Drive West; thence in a Northeasterly direction by the same by a curve to the right having a radius of 150 feet a distance of two hundred thirty-five and sixty-two hundredths (235.62) feet to a point; thence by the same South 89° 05' 20" East seventy-five (75) feet to the place of beginning.

Being Lot 27 in the Cranberry Manor Plan of Lots recorded in Rack File 22 Page 23.

Tax ID No.: 130-S4-A27-0000

Address: 1 Harvest Drive, Cranberry Twp, PA 16066.

BEING the same premises which William H. Reynolds and Ann Jane Reynolds, his wife, by Deed dated July 12, 1960 and recorded July 19, 1960 in and for Butler County, Pennsylvania, in Deed Book Volume 743, Page 408, granted and conveyed unto Eugene A Nist and Charlotte V. Nist, his wife.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30248
C.P. 2014-21425
SHF FILE: 14002145

ATTY ANDREA PARENTI

Seized and taken in Execution as the property of MICAH D HARTMAN AND NICOLE R HARTMAN at the suit of U S BANK NATL ASSN, Being:

ALL THAT CERTAIN piece, parcel and 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:

On the North 120 feet by lands of now or formerly Wilson; on the East 40 feet by an alley; on the South by lands of now or formerly Kerry; and on the West 40 feet by South Main Street.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 735 SOUTH MAIN STREET BUTLER, PA 16001

PARCEL NO. 561-3-143-0000

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any ways appertaining, the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property claim and demand whatsoever of her, the grantor corporation as well at law as in equity, of, in and to the same.

BEING THE SAME PREMISES WHICH Nellie J. McGregor by deed dated 06/11/2010 and recorded 06/30/2010 in Butler County Instrument #201006300014315, granted and conveyed unto Micah D. Hartman and Nicole Renee Hartman, husband and wife. (Nicole Renee Hartman a/k/a Nicole R. Hartman).

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30230
C.P. 2014-21336
SHF FILE: 14002110

ATTY MICHAEL LAZAROFF

Seized and taken in Execution as the property of NAOMI B HARVEY at the suit of WILLIAM P DEEMER, YOLANDA M DEEMER AND HIGHLANDS APARTMENTS INC, Being:

Tax Parcel 290-S1B62A-0000:

BEGINNING at a point in the center of Legislative Route 68, at intersection with lands of William H. Broad; thence North 20°30'30" East along the center line of Route 68, a distance of 18.40 feet to a point at intersection with lands of K. Best; thence South 87°30' East along lands of K. Best, W. J. Best, and D. E. McFadden, a distance of 535.80 feet to a point; thence South 0°08'30" East along lands of Grossman Heirs, a distance of 120.43 feet to a point at intersection with lands of P. L. Holt; thence North 87°30' West along lands of P. L. Holt and J. Holt, a distance of 397.43 feet to a point at other lands of grantors; thence North 17°10'20" East along other lands of grantors, a distance of 72.25 feet to a point; thence North 76°26'50" West along other lands of grantors, a distance of 168.88 feet to a point, the place of beginning.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30211
C.P. 2014-21158
SHF FILE: 14002121

ATTY ADAM DAVIS

Seized and taken in Execution as the property of KIMBERLY HINDERLITER AND JASON MENTZER at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

Beginning at a point at the northeast corner of the lot herein described being in the center of Slippery Rock; thence South 66 degrees 14 minutes East, 620 feet to lands now or formerly of Joseph A. Wach; thence along line of lands now or formerly of Wach, South 27 degrees 48 minutes West, 125.67 feet to Lot No. 25 of Bovard Acres Addition Plan of Lots; thence along lands of Lot No. 25, North 62 degrees

12 minutes West, 644.96 feet to a point in the center of Slippery Rock Creek; thence along the center of Slippery Rock, North 45 degrees 42 minutes East, 86.23 feet to the place of beginning.

Also known as parcel no. S1-A24.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Hinderliter, an unmarried woman, by Deed from Kimberly Hinderliter, an unmarried woman and Jason Mentzer, an unmarried man, dated 12/20/2011, recorded 12/29/2011 in Instrument Number 201112290032456.

Tax Parcel: 070-S1-A24-0000

Premises Being: 134 Bovard Lane Boyers, PA 16020-1102

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30199
C.P. 2014-21221
SHF FILE: 14002093**

ATTY BRADLEY OSBORNE

Seized and taken in Execution as the property of ANTON J IVANKO AND SHERRY L IVANKO at the suit of BANK OF NEW YORK MELLON, Being:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN Winfield Township, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Northeast corner of the lot herein described; thence along line dividing the within described lot and line of land now or formerly of Charles E. and Eva B. Howan, South 00° 46' 40" West a distance of 505.40 feet to a point being the Southeast corner of the lot herein described; thence along line dividing the within described lot and land now or formerly of Dolores J. Corvenyak, the following courses and distances: North 88° 50' 40" West a distance of 150.00 feet to a point [this course and distance erroneously omitted from previous legal description]; North 15° 46' 00" West a distance of 303.47 feet to a point; North 01° 00' 20" East a distance of 215.06 feet to a point; thence along line dividing the within described lot and line of land now or formerly of Robert Corvenyak Subdivision, South 88° 50' 40" East a distance of 235.00 feet to a point, the place of beginning. BEING a

Revision of the Corvenyak Subdivision/Lot 1 of the D. J. Corvenyak Plan No.2, as recorded in the Recorder's Office of Butler County, Pennsylvania, on August 2, 1990, at Plan Book Volume 225, Page 10.

SUBJECT to a fifty (50) foot building line as shown on said recorded plan.

TOGETHER with the right of ingress, egress and regress over a 50 foot private right-of-way and existing private road to Peters Lane as shown on said subdivision. Also, together with right of ingress, egress and regress over said Peters Lane.

PARCEL No. 320-1F9-10DA

BCLJ: October 3, 10 & 17, 2014

**E.D. 2013-30041
C.P. 2011-20776
SHF FILE: 14002109**

ATTY DANIEL J BIRSIC

Seized and taken in Execution as the property of VICTOR G KENNEDY AND GEORGE VICTOR KENNEDY at the suit of NEXTIER BANK N A, Being:

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

COMMENCING at a post on New Castle Street, adjoining lot now or formerly David Boreland 160 feet to an alley; thence west along same alley 50 feet to lot of formerly J. Davis, now or formerly Charles Neigh, formerly J. Davis, 160 feet to New Castle Street; thence east along said New Castle Street 50 feet to place of beginning and having thereon erected a two-story frame dwelling house.

SAID property being known as 624 New Castle Street a/k/a 624 West New Castle Street, Butler, Pennsylvania 16001.

TAX Parcel # 565-24-158-0000.

BEING the same premises which the Secretary of Veterans Affairs by Deed dated January 7, 2005 and recorded on May 25, 2005 in the Office of the Recorder of Deeds of Butler County at Instrument No. 200505250013209, granted and conveyed unto Defendant.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30188
C.P. 2014-21177
SHF FILE: 14002108

ATTY ADAM DAVIS

Seized and taken in Execution as the property of CHARLENE D KOEHLER EXTRX, VIRGINIA R KOEHLER EST BY EXTRX AND VIRGINIA KOEHLER EST BY EXTRX at the suit of WELLS FARGO BANK N A, Being:

ALL that certain Condominium Unit, being designated as Unit 406, Phase III of Saxonburg Village, a Condominium, in Lot No.4 of the Omega Properties, Inc. Plan of Subdivision, situate in the Borough of Saxonburg, County of Butler, and Commonwealth of Pennsylvania, and recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 123, Page 24. Declaration of Condominium recorded in the Office of the Recorders of Deeds for said County, in Deed Book Volume 1436, Page 217, as amended by Amendment No.1 to the Declaration of Saxonburg Village, recorded in the Office of the Recorder of Deeds for the said Butler County in Deed Book Volume 1461, Page 239, and as further amended by Amendment No. 2 to Declaration of Saxonburg Village, recorded in the Office of the Recorder of Deeds for said County, in Deed Book Volume 1607, Page 169.

TOGETHER with an undivided .3.7037% interest of, in and to the Common Elements as more fully set forth in the Declaration.

TOGETHER WITH AND SUBJECT TO Covenants, Easements and Restrictions of record, including without limitation, together with an easement for ingress, egress and regress to and from Bella Drive and Phase m above described over Dogwood Court, together with the use of a 20 foot sanitary sewer easement along the Northerly side of Phase III and the Convertible and Withdrawable Real Estate to the East of Phase HI.

UNDER AND SUBJECT Declaration of Condominium recorded in the Office of the Recorders of Deeds for said County, in Deed Book Volume 1436, Page 217, as amended by Amendment No. 1 to the Declaration of Saxonburg Village, recorded in the Office of the Recorder of Deeds for the said Butler County in Deed Book Volume 1461, Page 239, and as further amended by Amendment No.2 to Declaration of Saxonburg Village, recorded in the Office of the Recorder of Deeds for said County, in Deed Book Volume 1607, Page 169.

TITLE TO SAID PREMISES IS VESTED IN Virginia R Koehler, single, by Deed from Roger M. Sepich, single and Milan J. Sepich and Shirley A. Sepich, his wife, dated 05/20/1993, recorded 05/24/1993 in Book 2321, Page 567. VIRGINIA R. KOEHLER A/K/A VIRGINIA KOEHLER died on 02/02/2013, leaving a Last Will and Testament dated 03/22/2001. Letters Testamentary were granted to CHARLENE D. KOEHLER on 02/08/2013 in BUTLER COUNTY, No. 10-13-0123. The Decedent's surviving heir at law and next-of-kin CHARLENE D. KOEHLER.

Tax Parcel: 500-S3-B406

Premises Being: 406 Evergreen Court #406 Saxonburg, PA 16056-2239

BCLJ: October 3, 10 & 17, 2014

E.D. 2010-30119
C.P. 2010-20693
SHF FILE: 14002072

ATTY EDWARD CONWAY

Seized and taken in Execution as the property of ROBERT A LAZOR JR AND ROSEMARY LAZOR at the suit of BENEFICIAL CONS DISC CO, Being:

TAX I.D. #: 230.S9.C43

ALL THAT CERTAIN Lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 43 in the Dwellington Greens Plan of lots as recorded in the Recorder's Office of Butler County in Rack File Volume 22, Page 21.

UNDER AND SUBJECT to all reservations, restrictions, covenants, conditions, building lines, rights of way, oil and gas leases, if any, as shown on prior instruments of record or n the recorded plan.

Being known as: 157 DWELLINGTON DRIVE, VALENCIA, PENNSYLVANIA 16059.

Title to said premises is vested in Robert A Lazor Jr and Rosemary Lazor, husband and wife, by deed from Susan D. Brown dated September 17, 1991 and recorded September 23, 1991 in Deed Book 1862, Page 203.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30212
C.P. 2014-21198
SHF FILE: 14002119

ATTY MARC WEISBERG

Seized and taken in Execution as the property of BRY AND LOWE AND MARLENE K LOWE at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ONE: COMMENCING AT THE NORTHWEST CORNER AT A POINT IN THE CENTER OF THE OLD MERCER ROAD, THENCE SOUTH $85\frac{3}{4}^{\circ}$ EAST, 1,771.9 FEET ALONG LINE OF LANDS OF HEIRS OF THE HON WILSON MCCANDLESS, DECEASED, AND HILDERBRANDS TO A PEG AT A POINT AT THE INTERSECTION OF LANDS OF THE C. DUFFY HEIRS, THE HILDERBRANDS, AND THE LAND HERE BEING DESCRIBED; THENCE SOUTH $3\frac{1}{4}^{\circ}$ WEST, 231 FEET ALONG LINE OF LANDS OF THE C. DUFFY HEIRS TO A PEG AT THE LINE OF LANDS W. RULE; THENCE NORTH $88\frac{1}{2}^{\circ}$ WEST, 1,674.7 FEET ALONG LINE OF LAND OF W. RULE TO A POINT IN THE CENTER OF THE OLD MERCER ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG CENTER OF OLD MERCER ROAD, 284.8 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED LOT CONTAINING TEN (10) ACRES, MORE OR LESS.

TWO: BEGINNING AT THE NORTHWEST CORNER OF THE LAND HEREIN CONVEYED AT A POINT IN THE CENTER OF THE PUBLIC ROAD, THENCE EAST ALONG OTHER LANDS OF PREVIOUS FIRST PARTIES A DISTANCE OF 1,685.8 FEET TO LANDS NOW OR FORMERLY HILDERBRAND; THENCE SOUTH ALONG LANDS NOW OR FORMERLY OF HILDERBRAND A DISTANCE OF 20 FEET TO AN IRON PIPE; THENCE SOUTH ALONG LANDS NOW OR FORMERLY OF MARTHA LOWE, A DISTANCE OF 1,685.8 FEET TO THE CENTER OF THE PUBLIC ROAD; THENCE NORTH ALONG THE CENTER LINE OF SAID PUBLIC ROAD A DISTANCE OF 20 FEET TO THE PLACE OF BEGINNING AND BEING A STRIP OF LAND 20 FEET IN WIDTH OFF THE SOUTH END OF THAT CERTAIN TRACT OF LAND CONVEYED

TO A. H. NELSON, ET AL, TO T.C. LIMBERG BY THEIR DEED DATED OCTOBER 7, 1921, RECORDED IN DEED BOOK 386, PAGE 168.

THREE: BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF THE PREMISES HEREBY CONVEYED, BEING THE SOUTHEAST CORNER OF LAND OF FORMERLY GRENET; THENCE ALONG LINE OF SAID LAND OF FORMERLY GRENET, NORTH $18^{\circ} 13'$ WEST, A DISTANCE OF 125.37 FEET TO A POINT ON OTHER LANDS OF THE PREVIOUS PARTIES OF THE FIRST PART, THENCE ALONG OTHER LANDS OF THE PREVIOUS PARTIES OF THE FIRST PART, SOUTH $87^{\circ} 35'$ EAST, A DISTANCE OF 372.3 FEET TO A POINT ON OTHER LANDS OF PREVIOUS PARTIES OF THE FIRST PART; THENCE ALONG LINE OF SAID OTHER LANDS OF PREVIOUS PARTIES OF THE FIRST PART, SOUTH $18^{\circ} 13'$ EAST, A DISTANCE OF 125.37 FEET TO A POINT ON OTHER LANDS OF PREVIOUS PARTY OF THE SECOND PART; THENCE ALONG LINE OF SAID OTHER LANDS OF PREVIOUS PARTY OF THE SECOND PART, NORTH $87^{\circ} 35'$ WEST, A DISTANCE OF 372.3 FEET TO A POINT AT LINE OF SAID LAND FORMERLY GRENET, THE PLACE OF BEGINNING. CONTAINING ONE (1) ACRE, STRICT MEASURE.

FOUR: BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LANDS OF A.T. LOWE, FORMERLY WILLIAM H. MILLER AND T.C. LIMBERG AND WHICH POINT LIES ON THE SOUTH BOUNDARY OF LANDS OF THE PREVIOUS GRANTOR HEREIN ON THE GIVING OF THIS DEED, SAID SOUTH BOUNDARY BEING A LINE PARALLEL TO OTHER LANDS OF A.T. LOWE EXTENDING TO LANDS OF HILDERBRAND ON THE EAST; THENCE SOUTH $87^{\circ} 1'$ EAST A DISTANCE OF 1,165.6 FEET ALONG LANDS OF PREVIOUS GRANTORS HEREIN TO A POINT; THENCE SOUTH $3^{\circ} 48'$ WEST, A DISTANCE OF 117.0 FEET; THENCE NORTH $87^{\circ} 11'$ WEST A DISTANCE OF 1,118.5 FEET ALONG LANDS OF A.T. LOWE TO A POINT; THENCE NORTH $18^{\circ} 13'$ WEST A DISTANCE. OF 125.37 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING APPROXIMATELY 3.06 ACRES.

TAX I.D. #: 056-13-14

Being known as: 576 MERCER ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Bryan D. Lowe and Marlene K. Lowe, husband and wife, by deed from Bryan D. Lowe dated August 20, 2004 and recorded August 26, 2004 in Instrument Number 200408260028178.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30223
C.P. 2014-21104
SHF FILE: 14002125

ATTY MARC WEISBERG

Seized and taken in Execution as the property of KEVIN R NULTON AND DARLENE M NULTON at the suit of EVERBANK, Being:

TAX I.D. #:420-S1-K26AC

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF HARMONY, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF BLUFF ALLEY, WHICH POINT IS NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF JOHN J. GALER, ET UX., WHICH POINT IS MEASURED NORTH 10 DEGREES 01 MINUTES WEST, 50.94 FEET FROM THE NORTHWESTERLY CORNER OF THE LAND NOW OR FORMERLY OF K.P. BARKER; THENCE ALONG SAID ALLEY, NORTH 10 DEGREES 01 MINUTES WEST, 50.94 FEET TO A POINT; THENCE ALONG OTHER LAND NOW OR FORMERLY OF W. J. BROTHER, INC., NORTH 81 DEGREES 28 MINUTES EAST, 100 FEET TO POINT; THENCE BY THE SAME, SOUTH 10 DEGREES 01 MINUTES EAST, 50.94 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF GALER, SOUTH 81 DEGREES 28 MINUTES WEST, 100 FEET TO A POINT, THE PLACE OF BEGINNING

Being known as: 230 BLUFF STREET, ZELIENOPLE, PENNSYLVANIA 16063.

Title to said premises is vested in Kevin R. Nulton and Darlene M. Nulton, husband and wife, by deed from Sidney E. Bream and Michele D. Bream, husband and wife, dated April 10, 2007 and recorded April 12, 2007 in Instrument Number 200704120005672.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30198
C.P. 2014-21195
SHF FILE: 14002107

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of TIMOTHY MICHAEL O'SHEA AND LORI JO O'SHEA at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, being known and described as Lot No. 47 in the Woodbine Estates Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 141 , Pages 1 and 2.

HAVING erected thereon a residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN Timothy Michael O'Shea and Lori Jo O'Shea, his wife, by Deed from Maranda Homes, Inc., dated 06/21/1993, recorded 06/23/1993 in Book 2330, Page 605.

Tax Parcel: 130-S23-A47-0000

Premises Being: 183 Woodbine Drive Cranberry Township, PA 16066-3213

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30214
C.P. 2014-20272
SHF FILE: 14002117

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of JAMES DOUGLAS REGES, JAMES REGES AND MARY BETH REGES at the suit of LSF8 MASTER PARTICIPATION TR, Being:

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

On the North forty (40) feet by an alley on the East one hundred twelve (112) feet by Lot No. 93 in the same plan, now or formerly owned by William C. Jahnig; on the South forty (40) feet by Christie Avenue, and on the West one hundred twelve (112) feet by Lot No 91 in the same plan of lots, now or formerly owned by William C. Jahnig, Being Lot No. 92 in the

William C. Jahnig Plan of lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 5, Page 34 Having thereon erected a two story dwelling house.

Being more particularly bounded and described per the survey of W. J. McGarvey, P.L.S., dated April 13, 1888:

Beginning at a point on the Northern line of Christie Avenue at the Southeast corner of the parcel herein described, said point being common to the Southwest corner of lot of now or formerly J. Bachar; thence by the Northern line of Christie Avenue, South 86 degrees 18' 57" West, 40.00 feet to a point on the Southeast corner of lot of now or formerly C. Davis; thence by Davis, North 3 degrees 41' 03" East, 112.00 feet to a point on the Southern line of a 20-foot alley; thence by same, South 86 degrees 18' 57" East, 40.00 feet to a point on the Northwest corner of lot of now or formerly J. Bachar; thence by Bachar, South 3 degrees 41' 03" West, 112 .00 feet to a point, the place of beginning.

CONTAINING .10 of an acre and having thereon erected a dwelling house, and being Lot No. 92

in the William C. Jahnig Plan of Lots as recorded in Plan Book 5, Page 34.

TAXI.D.#: 561-1-134

Being known as: 214 EAST CHRISTIE AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in James Douglas Reges a/k/a James Reges and Mary Beth Reges, husband and wife, by deed from William R. Holden and Mary E. Holden, husband and wife, dated August 23, 1989 and recorded August 29, 1989 in Deed Book 1481, Page 240.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30246
C.P. 2014-21422
SHF FILE: 14002142

ATTY LEON HALLER

Seized and taken in Execution as the property of DONALD L ROSE AND DAWN M ROSE at the suit of MIDFIRST BANK, Being:

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

as follows in accordance with survey of James C. Allison dated May 23, 1989:

BEGINNING at a point on the Westerly right of way line of Clearfield Road leading from Fenelon to Chicora, known as L.R. 10036 on line of lands now or formerly of Richard and Catherine Swartzlander; thence South 3 degrees West along the Westerly line of said public road leading from Fenelon to Chicora, known as L.R. 10036, a distance of 100 feet to a point on line of lands now or formerly of Clara R. Bauldoff and Louis H. Bauldoff; thence South 88 degrees 30 minutes West along line of lands now or formerly of Clara and Louis Bauldoff, a distance of 150 feet to a point; thence North 3 degrees East along line of lands now or formerly of Bauldoff and Swartzlander, a distance of 103 feet to a point on line of lands now or formerly of Richard and Catherine Swartzlander; thence North 88 degrees 30 minutes East along line of lands of same, a distance of 89 feet to a point; thence South 88 degrees 41 minutes East along line of lands of Richard and Catherine Swartzlander, a distance of 60.84 feet to a point on the Westerly line of the Fenelon-Chicora public road, known as L.R. 10036, the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM a small triangular piece out of the Northeast corner of the premises hereinbefore described, conveyed by Harry A. Swartzlander, et ux., to Richard E. Swartzlander, et ux., by deed dated April 14, 1959, recorded in the Recorder's Office of Butler County, PA at Deed Book 888, Page 1085.

HAVING THEREON ERECTED a dwelling house, garage and shed and being known as: 909 CLEARFIELD ROAD, FENELTON, PA 16034

PARCEL NO. 090-S1-B5

BEING THE SAME PREMISES WHICH William L. Raybuck, Jr. et ux., by deed dated 02/12/1999 and recorded 02/16/1999 in Butler County Record Book 2967 Page 1026, granted and conveyed unto Donald L. Rose and Dawn M. Rose, husband and wife.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30247
C.P. 2014-21423
SHF FILE: 14002141**

ATTY LEON HALLER

Seized and taken in Execution as the property of NICOLE M SCHELL AND MICHAEL R SCHWESINGER at the suit of U S BANK NATL ASSN, Being:

ALL THAT CERTAIN Condominium Unit situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being known as Unit 15, Building 8, of the Norberry Courts Condominium together with an undivided 2.778% interest, per unit, in and to the Common Elements, as more particularly described in the Declaration for Norberry Courts Condominium, recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 1220, Page 438, the Amended Declaration for Norberry Courts, recorded in Deed Book Volume 1250, Page 894, the Supplemental Declaration for Norberry Courts, recorded in Deed Book Volume 1262, Page 672, and the Amended Declaration for Norberry Courts, recorded in Deed Book Volume 1311, Page 123.

HAVING THEREON ERECTED a condominium unit known and numbered: 1265 NORBERRY COURT, UNIT 15, CRANBERRY TOWNSHIP, PA 16066

BEING designated as Parcel No. 130-S12-E15

BEING THE SAME PREMISES WHICH Richard D. Sallade and Lynda G. Sallade, by deed dated 09/21/09 and recorded 09/24/09 in Butler County Instrument No. 200909240022648, granted and conveyed unto Michael R. Schwesinger and Nicole M. Schell.

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

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30193
C.P. 2014-2 1053
SHF FILE: 14002099**

ATTY MARC WEISBERG

Seized and taken in Execution as the property of CHAD SCHRECKENGOST at the suit of RESIDENTIAL CREDIT SOLUTIONS INC, Being:

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

BEGINNING at a point in the center of the public road at the southeast corner of property now or formerly of John Voytek;

THENCE by lands now or formerly of John Voytek, North 00 degrees 27 minutes West, a distance of 685.66 feet to a point on the line of lands of now or formerly of Rev. Francis La Croix;

THENCE by the lands now or formerly of Rev. Francis La Croix, North 64 degrees 12 minutes East, a distance of 2.20 feet to the northwest corner of a 20' driveway, to the properties now or formerly of L.W. Euler and Francis La Croix;

THENCE by the westerly side of said 20' driveway, South 46 degrees 48 minutes East , a distance of 60 .85 feet to a point;

THENCE by other lands of now or formerly Shiring, South 10 degrees 27 minutes East, a distance of 596.34 feet to a point in the center of the public road?

THENCE by center line of the public road, South 68 degrees 09 minutes West , a distance of 157.30 feet to a point and the place of beginning.

CONTAINING 1.4 acres, more or less, and having thereon erected a one and one-half story frame dwelling, two-car garage and permanently placed mobile home.

TAX I.D. #: 040-1F03-A6

Being known as: 149 BEALE ROAD, SARVER, PENNSYLVANIA 16055.

Title to said premises is vested in Chad Schreckengost by deed from Susan K. O'Donnell, Executrix of the Estate of Joesph Reed Weltner (also known as Joseph R.

Weltner) dated August 9, 2007 and recorded August 10, 2007 in Deed Book Instrument number 20070810021048.

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30224
C.P. 2014-21312
SHF FILE: 14002123**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of ROBERT T SCHRIVER, ROBERT SCHRIVER, JENNIFER SCHRIVER AND JENNIFER M SCHRIVER at the suit of WELLS FARGO BANK NA, Being:

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

BEGINNING at a point on the Southern line McGinley Road, a/k/a T-613, said point being the Northwest corner of the parcel herein described; thence along the Southern line of McGinley Road, South 87 degrees 16 minutes 40 seconds East, a distance of 160.00 feet to a point on the Westerly line of Lot No.22, said point being the Northeast corner of the parcel herein described; thence along Lot No.22, South 23 degrees 57 minutes 20 seconds West, a distance of 576.09 feet to a point on Lot No.11, said point being the Southeast corner of the parcel herein described; thence along Lot No.11, South 89 degrees 10 minutes 10 seconds West, a distance of 300.00 feet to a point on Lot No.10, said point being the Southwest corner of the parcel herein described; thence along Lot No.24 in said plan, North 34 degrees 47 minutes 30 seconds East, a distance of 270.60 feet to a point; thence South 55 degrees 12 minutes 30 seconds East, a distance of 45.00 feet to a point; thence North 28 degrees 07 minutes 21 seconds East, a distance of 387.62 feet to a point, the place of beginning.

BEING pan of Lot No. 23 in the Green Crest Subdivision Plan of Lots as recorded at Rack File 121, page 43.

This description is prepared in accordance with a survey of James A. Day, P.L.S., dated November 8, 1994.

SUBJECT to a sixty (60) foot building set back line as shown on recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Robert T. Schriver and Jennifer Schriver, h/w, by Deed from Estate of Margaret L. Woods, deceased and Aaron Cipriani, executor, dated 10/19/2012, recorded 10/26/2012 in Instrument Number 201210260030892.

Tax Parcel: 250-3F02-4A23-0000

Premises Being: 120 McGinley Road Chicora, PA 16025-3402

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30250
C.P. 2014-21025
SHF FILE: 14002162**

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of TERENCE W SCUTT JR AND UNITED STATES OF AMERICA at the suit of BANK OF AMERICA, Being:

ALL that certain piece, parcel or tract of land situate in Clinton Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 4 in the Plan of Lots for John M. Allen, Jr., Recorded at Rack File 71, Page 5, known as Timber Ridge Plan of Lots, being bounded and described as follows:

BEGINNING at a point in the center line of a public road known as Township Road T-559, at the Southeast corner of the lot herein conveyed and being the Southwest corner of Lot No. 3 in the same plan; THENCE from said point of beginning along center line of said public road T-559, North 87 degrees 08 minutes West 161.00 feet to a point; thence along line of Lot No.5, North 2 degrees 49 minutes 50 seconds East 310.48 feet to a point on line of Lot No. 14 in same plan; thence along line of Lot No. 14 and Lot No. 15, North 82 degrees 30 minutes East 163.65 feet to a point on line of Lot No.3 in the same plan; thence along line of Lot No. 3, South 2 degrees 49 minutes 50 seconds West 339.91 feet to a point in the center line of the said public road, the place of beginning.

CONTAINING 1.20 acres, more or less, and being Lot No.4 in the Plan of Lots for John M. Allen, Jr., recorded at Rack File 71, Page 5, known as Timber Ridge Plan of Lots.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of

way appearing of record, including but not limited to those appearing in Deed Book Volume 1445, Page 686, et seq.

TITLE TO SAID PREMISES IS VESTED IN Terance W. Scutt, Jr., by Deed from Prudential Relocation, Inc., a Colorado corporation, dated 10/22/2008, recorded 10/30/2008 in Instrument Number 200810300024348.

Tax Parcel: 100-S4-C4-0000

Premises Being: 173 Ivy wood Road Saxonburg, PA 16056-2311

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30197
C.P. 2014-21052
SHF FILE: 14002013**

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of JILL A STEVENSON at the suit of CLEARVUE OPPORTUNITY XXIV LLC, Being:

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

Beginning at a point on the southerly side of West Brady Street, a 40-foot right-of-way, at a point in common to lands of now or formerly Bash, said point being the northwest corner of the premises herein described; thence along the southerly line of West Brady Street, north 89 degrees 15 minutes 30 seconds east a distance of 45.10 feet to a point on lands of now or formerly Archer; thence by line of same, south 00 degrees 56 minutes 30 seconds east a distance of 53.76 feet to a point on lands of now or formerly Matonak; thence by line of same, south 89 degrees 39 minutes 40 seconds west a distance of 45.10 feet to a point on lands of now or formerly Bash; thence by line of same, north 00 degrees 56 minutes 30 seconds west a distance of 55.44 feet to a point on the southerly line of West Brady Street, the place of beginning.

Having thereon erected a dwelling house and garage and being known as 571 West Brady Street, Butler, PA, 16001.

Said description is in accordance with a survey of R. B. Shannon & Associates, Inc. dated April 20, 1989.

Title to said Premises vested in Jill A. Stevenson, a widow by Deed from John E. Minehart and Andrea G. Minehart, husband and wife dated 08/15/2001 and recorded 08/16/2001 in the Butler County Recorder of Deeds in Instrument No. 200108160022779.

BEING KNOWN AS 571 West Brady Street, Butler, PA 16001

TAX MAP NO: 565-24-170-000

BCLJ: October 3, 10 & 17, 2014

**E.D. 2014-30213
C.P. 2014-21105
SHF FILE: 14002118**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of TODD W TROYER, TODD WILLIAM TROYER, LISA J TROYER AND LISA JANE TROYER at the suit of CITIMORTGAGE INC, Being:

ALL that certain lot or parcel of land lying and being situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being known and designated as Lot No. 77 in the Sun Valley Plan of Lots as the same is recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File 29, Pages 9 a and b.

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

TITLE TO SAID PREMISES IS VESTED IN Todd W. Troyer and Lisa J. Troyer, his wife, by Deed from Donna L. Clarke, nka Donna L. Gebhardt and David G. Gebhardt, her husband, dated 04/24/1989, recorded 05/05/1989 in Book 1460, Page 915.

Tax Parcel: 130-S7-A77-0000

Premises Being: 115 Laporte Drive Cranberry Township, PA 16066-4933

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30232
C.P. 2014-21159
SHF FILE: 14002106

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of EARNEST WASHINGTON, EARNEST D WASHINGTON, ALMA WASHINGTON AND ALMA DOLORES WASHINGTON at the suit of WELLS FARGO BANK N A, Being:

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

On the North by lands now or formerly of Henry Zehner and formerly George Dietz; on the East by lands of now or formerly Shamberger; on the South by lands now or formerly of John Buehler Estate; and on the West by lands now or formerly of John Buehler Estate.

Containing 30 acres, more or less, together with the improvements thereon.

Being the same property conveyed to Anna Bennett by H. O. Goodhart, a single man, by deed dated May 27, 1927, and recorded in Butler County in Deed Book 441, Page 437.

See also deed recorded in Deed Book 351, Page 230.

Title to said Premises vested in Earnest D. Washington and Alma Dolores Washington, his wife by Deed from James F. Russell and Annie Russell, his wife dated 05/20/1963 and recorded 06/05/1963 in the Butler County Recorder of Deeds in Book 788, Page 501.

BEING KNOWN AS 212 Russell Drive, Zelenople, PA 16063

TAX MAP NO: 119H2

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30226
C.P. 2014-21325
SHF FILE: 14002122

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of RAYMOND A WATSON at the suit of FIRST NATL BK-PA, Being:

ALL that certain tract of land situate in Concord Township and partly in Clay Township,

Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Gilbert Road (T502); thence South 87 degrees 01 minutes 40 seconds West, a distance of 730 feet to a point; thence North 35 degrees 26 minutes 00 seconds East a distance of 125.06 feet to a point on the dividing line between lot number 5 and 6 of the Vidic Plan of Lots number 1; thence North 35 degrees 26 minutes 00 seconds East a distance of 125.06 feet to a point; thence North 87 degrees 01 minutes 40 seconds East a distance of 742.62 feet along line of lands of Schandelmeier to a point in the center line of Gilbert Road (T502); thence south 35 degrees 26 minutes 00 seconds West a distance of 125.06 feet along said center line to a point on the dividing line between lots number 5 and 6 of the Vidic Plan of Lots number 1; thence South 35 degrees 26 minutes 00 seconds West along said center line a distance of 40 feet to a point on said center line; thence South 40 degrees 08 minutes 30 seconds West a distance of 82.49 feet along said center line to a point thence South 51 degrees 51 minutes 45 seconds West, a distance of 10.3 feet to a point the place of beginning. Being lot number 5 in the Vidic Plan of Lots number 1, containing 1.671 acres and lot number 6 in the Vidic Plan of Lots number 1, containing 1.663 acres, as per Survey of MAPS dated 9-4-96.

BEING the same property which Douglas E. Vidic and Eileen Vidic, husband and wife, granted and conveyed to Raymond A. Watson, by Deed dated August 28, 2000 and recorded September 18, 2000, in the Recorder of Deeds Office, Butler County, Pennsylvania in Instrument Number 200009180021915

Instrumnt No. 200009180021915

Parcel Nos. 110-2F57-A47 and 110-2F57-A48

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30238
C.P. 2014-21349
SHF FILE: 14002095

ATTY CAROL DIPRINZIO

Seized and taken in Execution as the property of DONALD J WEISER AND RACHELL WEISER at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

ALL that certain lot of parcel of ground

situate in Middlesex Township, Butler County, Commonwealth of Pennsylvania being Lot No. 102 in the Pheasant Ridge Estates Plan of Lots as the same is recorded in the Office of the Recorder of Deeds of Butler County Pennsylvania in Plan Book Volume 246 pages 42-43.

HAVING erected thereon a dwelling known as 102 Pheasant Ridge, Valencia PA 16059.

HAVING A MAILING ADDRESS OF 625 DEER CREEK ROAD, BEING designated as Tax Parcel No. 230 2F79 11C.

IN WITNESS WHEREOF, Custom Homes by Eric Knapp Inc. Has caused its common and corporate seal to be affixed to these presents by hand of its President and the same to be duly attested by its assistant secretary.

With the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said parties of the second part, their successors and assigns forever, And the said party of the first part, for its successors and assigns covenants with the said parties of the second part, their heirs and assigns, against all lawful claimants the same and every part thereof to specially Warrant and Defend.

TAX I.D.#:230-2F79-11C

Being known as: 102 PHEASANT RIDGE
AKA 625 DEER CREEK ROAD, VALENCIA,
PENNSYLVANIA 16059.

Title to said premises is vested in Donald J. Weiser and Rachel L. Weiser, husband and wife, by deed from Custom Homes By Eric Knapp Inc., a Pennsylvania corporation dated November 27, 2006 and recorded December 7, 2006 in Instrument Number 200705030011110.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30242
C.P. 2014-20376
SHF FILE: 14002127

ATTY RALPH SALVIA

Seized and taken in Execution as the property of LANCE YAVORSKY AND CHERYL YAVORSKY at the suit of WELLS FARGO BANK NA, Being:

ALL that certain piece or parcel or tract of land situate in the Township of Worth, Butler

County, Pennsylvania, and being designated as Lot Number 2 in the Cecil B. Beachem Lot Number 2 Sub-division Plan dated July 12, 1995 as prepared by James A Sperdute, R. S. and recorded at Rack File Number 186, page 12 in the Butler County Office of the Recorder of Deeds, and more particularly described as follows:

BEGINNING at a point in the centerline of Dickey Road, also known as T-344, said point being the Southwesterly corner of property now or formerly Dickey; thence North 50 degrees 48 minutes 28 seconds West, a distance of 194.86 feet along centerline of Dickey Road, also known as T-344 to a point in the centerline of Dickey Road, also known as T-344, said point being the place of beginning and centerline tract, of a 25 foot right-of-way servicing the property to be hereinafter described; thence along said centerline North 23 degrees 33 minutes 30 seconds East, a distance of 60 feet to a point: thence along a radius of 73.8 feet and an arc of 30.34 feet along the centerline of said right-of-way with a great right handed directional curve; thence along the centerline of said right-of-way and a left handed curve with a radius of 132.24 feet and an arc of 143.0 feet to a point in the center of said right-of-way; thence North 14 degrees 25 minutes 41 seconds West, a distance of 50 feet along centerline of said point thence along the centerline of said right-of-way and a right handed curve with a radius of 127.88 feet and an arc of 51.47 feet to a point in the centerline of said right-of-way; thence North 8 degrees 37 minutes 53 seconds East, a distance of 52 feet to a point along centerline of said right-of-way; thence along the centerline of said right-of-way and a right handed curve with a radius of 54.59 feet and an arc of 69.57 feet to a point in the centerline of said right-of-way; thence South 35 degrees 27 minutes 57 seconds East, a distance of 14.04 feet to a point, the true place of beginning for the subject parcel; thence North 81 degrees 38 minutes 52 seconds East, a distance of 85.64 feet along other lands of the Grantor herein and the Easterly boundary of the 25 foot right-of-way to a point; thence North 70 degrees 3 minutes 41 seconds East, a distance of 132.01 feet along line of lands now or formerly Beachem and the Easterly boundary of the 25 foot right-of-way to a point; thence South 35 degrees 28 minutes East, a distance of 227.71 feet along line of lands now or formerly Beachem to a point; thence South 70 degrees 2 minutes 28 seconds West, a distance of 2211.11 feet along line of lands now or formerly Beachem to a point; thence North 35 degrees 27 minutes 57

seconds West, a distance of 245.64 feet along line of lands now or formerly Beachem, to a point, said point being the place of Beginning.

TOGETHER with the non-exclusive right to a 25 foot right-of-way for the purposes of egress, regress and ingress to and from said Lot Number 2 as described above with said 25 foot right-of-way being shown upon the sub-division of Cecil B. Beachem Lot Number 2 as recorded at Rack File Number 186, page 12. the length of said right-of-way along the Westerly Boundard of the property for access purposes shall be a distance of 30 feet from the Southwesterly corner of the property as herein described.

Tax ID No.: 330-4F68-22C-0000

Address: 303 Taz Lane, Slippery Rock, PA 16057-4349.

BEING the same premises which Cheryl Osborne, now known as Cheryl A Yavorsky, and Lance M. Yavorsky, Her husband, by Deed dated July 20, 2001 and recorded July 27, 2001 in and for Butler County, Pennsylvania, as Instrument #200107270020497, granted and conveyed unto Lance M. Yavorsky and Cheryl A. Yavorsky, his wife.

BCLJ: October 3, 10 & 17, 2014

E.D. 2014-30204
C.P. 2014-21040
SHF FILE: 14002116

ATTY CAROL DIPRINZIO

Seized and taken in Execution as the property of RONALD W ZANGARO AND KACI A ZANGARO at the suit of BANK OF NEW YORK MELLON, 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. 59 in the Village of Adams Ridge II, Phase VI, Revision No. 1 Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 247, Pages 39 to 42; said plan being are vision of Village of Adams Ridgell, Phase VI Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 243, pages 16 through 24.

Subject to coal and mining rights, oil and gas leases, rights of way, building restrictions and other casements, reservations and

restrictions, as the same appear in prior instruments of record.

TAX I.D.#: 010-S16-A59

Being known as: 109 KAUFMAN RUN BOULEVARD, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in Ronald W. Zangara and Kaci A. Zangara, husband and wife, by deed from Adams Ridgell, L.P. dated May 4, 2005 and recorded August 6, 2005 in Deed Book Instrument# 200508050021198,Page.

BCLJ: October 3, 10 & 17, 2014

Sheriff of Butler County, Michael T Slupe