

## RECENT OPINION SUMMARIES

### **ROSENSTEEL v. INTEGRACARE CORPORATION, et al.** (AD No. 2015-11027; April 4, 2016)

Deliberate alteration of medical records to reflect that care was provided, when it had not been provided, is sufficient outrageous conduct to support the imposition of punitive damages and a finding that defendant acted with reckless disregard of the rights of the deceased.

Nursing homes and related entities can be subject to potential direct liability for corporate negligence in regard to the treatment of a resident if requisite resident-entity relationship existed.

### **ALLEN, et al. v. WOJICHOWSKI, et al.** (AD No. 2010-11463; April 8, 2016)

Courts will liberally grant leave to parties to amend their pleadings in order to secure a decision on the merits, unless the amendments violate the law or unfairly prejudice the rights of the other party.

### **PITTSBURGH LOGISTICS SYSTEMS, INC. v. BURKS** (AD No. 15-10412, CP No. 15-21790; May 2, 2016)

Improper or defective service constitutes sufficient cause to open a judgment.

### **RUPERT v. RUPERT** (FC No. 11-90813-D; May 3, 2016)

When Antenuptial Agreement is silent as to the definition of "income" and is: (1) governed by the laws of Pennsylvania; and (2) uses statutorily defined terms such as alimony and support, the definition of income is controlled by the Pennsylvania Domestic Relations Code, 23 Pa. C.S.A. § 4302.

In ruling on a claim for alimony pendente lite the Court will consider the following factors: the ability of the other party to pay; the separate estate and income of the petitioning party; and the character, situation, and surroundings of the parties.

**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.

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**Butler County Legal Journal**

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

[BCLegalJournal@zoominternet.net](mailto:BCLegalJournal@zoominternet.net)



**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: Marilyn J Bodesheim****a/k/a: Marilynn Bodesheim****a/k/a: Marilynn J Bodesheim**

Late of: Center Township Pa  
 Executor: Lori Lee Smead  
 104 Moore Road  
 Butler Pa 16001  
 Attorney: A Robert Shott  
 125 Mountain Laurel Dr  
 Butler Pa 16002

**Estate of: Loretta M Burke**

Late of: Butler Township Pa  
 Executor: Daniel J Burke  
 156 Eckstein Road  
 Renfrew Pa 16053  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxtonburg Pa 16056

**Estate of: Michael Curcio**

Late of: Butler Township Pa  
 Executor: Mary Ann Gaiser  
 220 Fairview Avenue Apt 3  
 Butler Pa 16001  
 Attorney: William V Taylor  
 Heritage Elder Law & Estate Planning LLC  
 318 South Main Street  
 Butler Pa 16001

**Estate of: Thomas J Frobe**

Late of: Brady Township Pa  
 Executor: Wanda F Kesner  
 198 McBride Road  
 Slippery Rock Pa 16057  
 Attorney: Milford L McBride III  
 McBride & McBride PC  
 211 South Center Street  
 Grove City Pa 16127

**Estate of: Lewis W Fugini**

Late of: Chicora Pa  
 Executor: Mary J Fugini  
 PO Box 26

Chicora Pa 16025  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler Pa 16001

**Estate of: Janet I Gettman****a/k/a: Janet Irene Lutz Gettman**

Late of: Zelenople Pa  
 Executor: Alan D Gettman  
 91 Baker Way  
 North Kingstown Ri 02852  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople Pa 16063

**Estate of: Janice Lorraine Klenk****a/k/a: Janice L Klenk**

Late of: Forward Township Pa  
 Administrator: Richard Klenk  
 1511 Evans City Rd  
 Evans City Pa 16033  
 Attorney: Daniel S Schiffman  
 Schiffman Firm LLC  
 1300 Fifth Avenue  
 Pittsburgh Pa 15219

**Estate of: Edward Alex Kroll****a/k/a: Alex Kroll**

Late of: Evans City Pa  
 Executor: Tonya Kaib  
 3631 Crestview Drive  
 Gibsonia Pa 15044  
 Attorney: Heather M Papp-Sicignano  
 Sweeney Law Office  
 20581 Route 19 Suite 1  
 Cranberry Township Pa 16066

**Estate of: Charles Lang****a/k/a: Charles J Lang**

Late of: Cranberry Township Pa  
 Executor: Arnold Y Steinberg  
 1451 West Cypress Creek Road #300  
 Fort Lauderdale Fl 33309  
 Attorney: No Attorney on Record

**Estate of: Geoffrey Lee McCall**

Late of: Buffalo Township Pa  
 Executor: Helen Elnora McCall  
 225 Raven Circle  
 Sarver Pa 16055  
 Attorney: William V Taylor  
 Heritage Elder Law & Estate Planning LLC  
 318 South Main Street  
 Butler Pa 16001

**Estate of: Helen Marie McCurdy**

Late of: Franklin Township Pa

Executor: Gary Palmer  
134 Smith Rd  
Slippery Rock Pa 16057  
Executor: Larry L Palmer  
140 Smith Rd  
Slippery Rock Pa 16057  
Attorney: Joseph John Nash  
The Nash Law Office  
PO Box 673  
Slippery Rock Pa 16057

**Estate of: Amy L Mellor**  
Late of: Mars Pa  
Executor: Walter J Mellor  
POB 609  
Mars Pa 16046  
Attorney: Christopher M Abernethy  
The Law Office Of  
Christopher M Abernethy, LLC  
4499 Mt Royal Boulevard  
Allison Park Pa 15101

**Estate of: Donald W Oesterling**  
Late of: Summit Township Pa  
Executor: Eric A Oesterling  
196 Chicora Road  
Butler Pa 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Lawrence B Peart  
a/k/a: Lawrence Brinton Peart**  
Late of: Mercer Township Pa  
Administrator: Jarret L Peart  
240 Spiker Road  
Cabot Pa 16023  
Attorney: William V Taylor  
Heritage Elder Law &  
Estate Planning LLC  
318 South Main Street  
Butler Pa 16001

**Estate of: Jane E Rice**  
Late of: Zelenople Pa  
Executor: Douglas W Rice  
1414 Route 588  
Fombell Pa 16123  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelenople Pa 16063

**Estate of: Jean H Rodgers**  
Late of: Seven Fields Pa  
Executor: Thomas D Rodgers  
129 Humphrey Road  
Slippery Rock Pa 16057

Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Barbara J Ronksley**  
Late of: Cranberry Township Pa  
Executor: Thomas I Ronksley  
4946 Simmons Circle  
Murrysville Pa 15668  
Attorney: Charles R Conway  
Attorney at Law  
4559 Old Wm Penn Hwy Suite 200  
Murrysville Pa 15668

**Estate of: Louise Sherman**  
Late of: Cherry Township Pa  
Administrator: Nancy Sherman  
403 Harrisville Road  
Boyers Pa 16020  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock Pa 16057

**Estate of: Thomas William Shewalter  
a/k/a: T William Shewalter**  
Late of: Butler Township Pa  
Executor: Mary Ellen Shewalter  
1201 Oakridge Drive  
Butler Pa 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

BCLJ: May 27, June 3 & 10, 2016

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**SECOND PUBLICATION**

**Estate of: Elizabeth M Baptiste**  
Late of: Saxonburg Pa  
Executor: Jacqueline Ann Cashmere  
544 Cornetti Road  
Fenelton Pa 16034  
Executor: Joyce B Geibel  
141 Morgan Road  
Butler Pa 16002  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Martha L Drobnak**  
Late of: Butler Pa  
Executor: Donna M Blasinsky

2112 S Villa Drive  
Gibsonia Pa 15044  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler Pa 16001

**Estate of: George T Edinger**  
**a/k/a: George Thomas Edinger**

Late of: Franklin Township Pa  
Executor: Roxanne W Edinger  
512 Unionville Road  
Butler Pa 16001  
Attorney: Elizabeth A Smith  
129 South McKean Street  
Butler Pa 16001

**Estate of: Florence Henry**  
**a/k/a: Florence F Henry**

Late of: Butler Township Pa  
Executor: Judith A Hoover  
1258 Route 588  
Fombell Pa 16123  
Executor: Brian E Henry  
2077 N Oak Lane  
State College Pa 16803  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople Pa 16063

**Estate of: Patricia A Migliore**  
**a/k/a: Patricia Ann Migliore**

Late of: Penn Township Pa  
Executor: Debra L Migliore  
6104 Orchard Lane  
Butler Pa 16002  
Attorney: Katrine M Erie  
Erie Law Offices PC  
316 West Jefferson Street  
Butler Pa 16001

**Estate of: Robert A Norris**  
**a/k/a: Robert Alan Norris**

Late of: Cranberry Township Pa  
Executor: Shari Lynn Norris Shuffstall  
1037 Barkeyville Road, Lot 9  
Grove City Pa 16127  
Attorney: Norman D Jaffe  
Jaffe & Kecskemethy PC  
101 East Diamond Street Suite 204  
Butler Pa 16001

**Estate of: Margaret E Oesterling**

Late of: Center Township Pa  
Administrator C.T.A.: Gregory E Piper  
544 South Main Street  
Pleasant Gap Pa 16823  
Attorney: Kemp C Scales  
Scales Law Offices LLC

115 S Washington St Rm 206  
PO Box 346  
Titusville Pa 16354

**Estate of: Dale C Owens**

Late of: Concord Township Pa  
Executor: Melanie P Rieger  
131 Green Lane  
West Sunbury Pa 16061  
Attorney: No Attorney on Record

**Estate of: John W Sellers**

Late of: Cranberry Township Pa  
Executor: Cynthia L Warner  
436 Settlers Village Circle  
Cranberry Twp Pa 16066  
Attorney: Aleksandra J Kocelko  
McMorrow Law LLC  
10475 Perry Highway  
Wexford Pa 15090

**Estate of: Eleanor A Slee**

Late of: Jefferson Township Pa  
Executor: Mary L Slee  
107 Twin Lakes Lane  
Butler Pa 16002  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw Pa 15116

**Estate of: Donna Marie Snyder**

Late of: Butler Township Pa  
Administrator: Eric Donald Snyder  
170 Westwood Manor  
Butler Pa 16001  
Administrator: Marlys R Kupec  
209 Grandview Blvd  
Butler Pa 16001  
Administrator: Kicky Snyder  
170 Westwood Manor  
Butler Pa 16001  
Attorney: Michael J Pater  
101 East Diamond Street, Suite 202  
Butler Pa 16001

BCLJ: May 20, 27 & June 3, 2016

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**THIRD PUBLICATION**

**Estate of: Ralph A Baldauf**

Late of: Summit Township Pa  
Administrator: Louise Baldauf  
133 Portman Road  
Butler Pa 16002  
Attorney: Leo M Stepanian II  
Stepanian & Menchuk LLP  
222 South Main St  
Butler Pa 16001

**Estate of: Edward Alan Bopp**

Late of: Butler Pa  
 Administrator: Dreahta J Stabley  
 102 Bent Creek Lane  
 Butler Pa 16002  
 Attorney: Norman D Jaffe  
 Jaffe & Kecskemethy PC  
 101 East Diamond Street Suite 204  
 Butler Pa 16001

**Estate of: Magdalyn J Bott**

Late of: Cranberry Township Pa  
 Admr. D.B.N. C.T.A.: William I Negle  
 707 Grant Street  
 Suite 1115  
 Pittsburgh Pa 15219  
 Attorney: Michael D DeMarco Esquire  
 DeMarco & Negle LLP  
 1115 Gulf Tower 707 Grant Street  
 Pittsburgh Pa 15219-1909

**Estate of: Mark R Bott**

Late of: Cranberry Township Pa  
 Administrator: William I Negle  
 707 Grant Street Suite 1115  
 Pittsburgh Pa 15219  
 Attorney: Michael D DeMarco Esquire  
 DeMarco & Negle LLP  
 1115 Gulf Tower 707 Grant Street  
 Pittsburgh Pa 15219-1909

**Estate of: Lauretta C Christie**

Late of: Summit Township Pa  
 Executor: Ralph W Christie Jr  
 9586 Cherryvale Drive  
 Highlands Ranch Co 80126  
 Attorney: Mark R Morrow  
 204 East Brady Street  
 Butler Pa 16001

**Estate of: John J Haller**

Late of: Cranberry Township Pa  
 Executor: Robert J Haller  
 347 Patriot Lane  
 Freedom Pa 15042  
 Attorney: Charles B Hadad  
 The Lynch Law Group LLC  
 501 Smith Drive, Suite 3  
 Cranberry Twp Pa 16066

**Estate of: Elenore B Lowery****a/k/a: Eleanore B Lowery**

Late of: Adams Township Pa  
 Executor: Douglas S Lowery  
 3001 Hazel Foster Drive  
 Carmel In 46033  
 Attorney: John H Auld II  
 Auld Miller, LLC  
 4499 Mt Royal Boulevard  
 Allison Park Pa 15101

**Estate of: Bruce D Routhieaux**

Late of: Adams Township Pa  
 Executor: Roxanne K Routhieaux  
 223 Longbow Lane  
 Mars Pa 16046  
 Attorney: Wendy Denton Heleen  
 Goehring Rutter & Boehm  
 437 Grant St Suite 1424  
 Pittsburgh Pa 15219

**Estate of: Eleanor K Rowe**

Late of: Cranberry Township Pa  
 Executor: Nancy Adams  
 44 Valewood Run  
 Penfield Ny 14526  
 Executor: Jeffrey Rowe  
 6043 Walnut Avenue  
 Long Beach Ca 90805  
 Attorney: Jennifer Gilliland Vanasdale  
 Gilliland Vanasdale Law Office, LLC  
 1667 Route 228, Suite 300  
 Cranberry Township Pa 16066

**Estate of: Patricia Anne Smith**

a/k/a: Patricia A Smith  
 Late of: Cranberry Township Pa  
 Executor: Daniel E Smith  
 1400 Schoellkopf Road  
 Lake View Ny 14085  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople Pa 16063

**Estate of: Kenneth I Strohecker**

Late of: Muddycreek Township Pa  
 Administrator: Renee L Jackman  
 408 Reo Street  
 Butler Pa 16001  
 Attorney: Murray S Shapiro  
 101 East Diamond Street  
 Suite 202  
 Butler Pa 16001

**Estate of: Shirley Anne Tomalewski****a/k/a: Shirley Anne James**

Late of: Cranberry Township Pa  
 Executor: Robert Michael Tomalewski  
 6947 Goehring Road  
 Cranberry Township Pa 16066  
 Attorney: Heather M Papp-Sicignano  
 Sweeney Law Offices  
 20581 Route 19 Suite 1  
 Cranberry Township Pa 16066

**Estate of: Annette Uran**

Late of: Slippery Rock Pa  
 Administrator: Julie Uran  
 185 Forrester Road  
 Slippery Rock Pa 16057  
 Attorney: Eric D Levin  
 Rishor Simone  
 101 East Diamond St Suite 208  
 Butler Pa 16001

**Estate of: Ralph A Winner  
a/k/a: Ralph A Winner Jr**

Late of: Mars Pa  
 Executor: Richard A Winner  
 103 Ramblewood Lane  
 Mars Pa 16046  
 Attorney: Wendy Denton Heleen  
 Goehring Rutter & Boehm  
 437 Grant St Suite 1424  
 Pittsburgh Pa 15219

BCLJ: May 13, 20 & 27, 2016

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**MORTGAGES**

Recorded May 9 - 13, 2016

- Adams, Jeffrey A**-Mars Natl Bk-Lancaster Twp-\$328,000.00
- Adamson, Melissa B**-Howard Hanna Mtg Servs-Evans City Boro-\$175,824.00
- Allday, Matthew J**-Butler Armco Emp Cred Un-Butler Twp-\$194,000.00
- Becker, Delmar J Jr**-Reliance First Cap LLC-Penn Twp-\$183,400.00
- Bennett & Hall Const Co aka**-First Commonwealth Bk-Zelienople Boro-\$150,000.00
- Bennett & Hall Const Co aka**-First Commonwealth Bk-Zelienople Boro-\$451,110.91
- Bennett & Hall Const Co aka**-First Commonwealth Bk-Zelienople Boro-\$50,000.00
- Bernkopf, Jan**-Cardinal Fin Co-Middlesex Twp-\$154,000.00
- Bland, Anthony**-PNC Mtg aka-Adams Twp-\$155,250.00
- Bombara, Bradley D**-Wells Fargo Bk NA-Butler City-\$74,000.00
- Boscia, Maria A**-Howard Hanna Mtg Servs-Adams Twp-\$183,920.00
- Bowser, Anita G aka**-PNC Bk Natl Assn-Winfield Twp-\$181,500.00
- Brake, Joshua**-Prospect Mtg LLC-Evans City Boro-\$120,708.00
- Bresnahan, Jason Joseph**-NexTier Bk NA-Butler City-\$28,500.00
- Brown, David A**-First Natl Bk Pa-Connoquenessing Twp-\$25,000.00
- Bucci, Anthony J**-Discover Bk-Cranberry Twp-\$40,000.00
- Burns, Harold R**-Quicken Loans Inc-Muddycreek Twp-\$55,474.00
- Burton, Leon E**-Grove City Area Fed Cred Un-Marion Twp-\$85,700.00
- Butterworth, Jeffrey**-Quicken Loans Inc-Connoquenessing Twp-\$354,875.00
- Caldwell, Bradley H**-Wells Fargo Bk NA-Cranberry Twp-\$152,400.00
- Capuro, Barbara A**-PNC Bk Natl Assn-Cranberry Twp-\$25,000.00
- Chippis, Dayle V**-PSECU-Cranberry Twp-\$50,000.00
- Clark, Bradley D**-Northwest Bk-Butler Twp-\$25,364.00
- Clouse, Justin A**-Northwest Bk-Oakland Twp-\$15,000.00
- Coke, Tommy D**-Wells Fargo Bk NA-Cranberry Twp-\$352,750.00
- Collins, Carol I**-Butler Armco Emp Cred Un-Butler Twp-\$15,000.00
- Corso, Daniel V**-First Natl Bk Pa-Franklin Twp-\$100,000.00
- Dando, Brandon T**-American Fin Resources Inc-Worth Twp-\$93,279.00
- Davis, James H**-PNC Bk Natl Assn-Middlesex Twp-\$96,200.00
- Davis, Susan A**-PNC Mtg aka-Middlesex Twp-\$159,600.00
- Dawes, Kayla**-Howard Hanna Mtg Servs-Bruin Boro-\$83,460.00
- Delp, Matthew J**-PNC Bk Natl Assn-Adams Twp-\$432,000.00
- Douglas Erdley LLC**-Elderton State Bk-Connoquenessing Twp-\$210,000.00
- Douglas Erdley LLC**-Lezzer Martin LP-Connoquenessing Twp-\$51,500.00
- Dunlap, Holly A**-First Commonwealth Bk-Donnegal Twp-\$213,000.00
- Eaton, Bryan D**-WesBanco Bk Inc-Cranberry Twp-\$137,700.00
- Eisel, Kelly M**-Flagstar Bk FSB-Cranberry Twp-\$121,655.00
- Erdman, Paul**-Mars Natl Bk-Middlesex Twp-\$191,200.00
- Fisher, Edward J**-Butler Armco Emp Cred Un-Butler Twp-\$65,000.00
- Ford, Timothy T**-Freedom Mtg Corp-Slippery Rock Boro-\$224,365.00
- Frozen Pond Acquisition Co LLC**-S&T Bk-Middlesex Twp-\$630,000.00
- Fucci, William J**-Franklin American Mtg Co-Cranberry Twp-\$238,095.00
- Gaworski, Lori A**-Embrace Home Loans Inc-Butler Twp-\$233,516.00
- Gentile, Paul J**-Dollar Bk Fed Sav Bk-Butler Twp-\$75,000.00
- Goettler, Kevin B**-PNC Bk Natl Assn-Connoquenessing Twp-\$35,000.00

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

**IN RE: O.A. No. 13 of 2016**

**TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

**To: Unknown Father**

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child. **B.R.W. 03/9/2015.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/Government Center on the 1st day of July, 2016 at 9:00 a.m.

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

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

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: May 27, 2016

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

**IN RE: O.A. No. 12 of 2016**

**TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

**To: Unknown Father**

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child. **B.R.W. 03/31/2010.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/Government Center on the 1st day of July, 2016 at 9:00 a.m.

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

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

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: May 27, 2016

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**Butler County  
Court of Common Pleas  
Number: 16-10225**

**Notice of Action in Mortgage Foreclosure**

Finance of America Reverse LLC, Plaintiff  
**V.**

**Kathleen Ann Colwell, Known Surviving  
Heir of Daniel E. Mohr, Joseph D. Mohr,  
Known Surviving Heir of Daniel E. Mohr  
and Unknown Surviving Heirs of Daniel E.  
Mohr, Defendants**

**TO: Unknown Surviving Heirs of Daniel  
E. Mohr. Premises subject to foreclosure:  
5059 Bear Run Road, Cranberry,  
Pennsylvania 16066.**

**NOTICE:**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

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

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

BCLJ: May 27, 2016

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**NOTICE OF SHERIFF'S SALE**

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
AD 13-11194 CP 15-20198 ED 15-30019**

NATIONSTAR MORTGAGE LLC  
**V.**

**ANGEL D. POWERS and ERIC S. POWERS**

**NOTICE TO: ANGEL D. POWERS**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 103 PINE DRIVE, BUTLER,  
PA 16001-1126

Being in CENTER TOWNSHIP, County of  
BUTLER, Commonwealth of Pennsylvania,  
060-S11-B8-0000

Improvements consist of residential property.  
Sold as the property of ANGEL D. POWERS  
and ERIC S. POWERS

Your house (real estate) at 103 PINE DRIVE,  
BUTLER, PA 16001-1126 is scheduled to be  
sold at the Sheriff's Sale on 7/22/2016 at 11:00  
AM, at the BUTLER County Courthouse, Butler  
County Courthouse, P.O. Box 1208, Butler,  
PA 16003, to enforce the Court Judgment  
of \$178,068.05 obtained by, NATIONSTAR  
MORTGAGE LLC (the mortgagee), against  
the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff  
PH#816040

BCLJ: May 27, 2016

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 15-10791**

U.S. Bank, National Association, as Trustee  
for the C-BASS Mortgage Loan Asset-Backed  
Certificates, Series 2006-CB6, Plaintiff

**VS.**

**Douglas R. Balliet, Defendant**

**NOTICE OF SALE OF REAL PROPERTY**



**To: Douglas R. Balliet, Defendant, whose last known address is 171 Marwood Road, Cabot, PA 16023.**

Your house (real estate) at 171 Marwood Road, Cabot, PA 16023, is scheduled to be sold at the Sheriff's Sale on September 16, 2016 at 11:00 a.m. in the Butler County Courthouse, Center Stairwell, S. Main St., Butler PA 16001, to enforce the court judgment of \$127,641.59, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION: ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF WINFIELD, BUTLER COUNTY, PENNSYLVANIA: BEING KNOWN AS 171 Marwood Road, Cabot, PA 16023. PARCEL NUMBER: 320-1F96-20F-0000. IMPROVEMENTS: Residential Property.

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

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

BCLJ: May 27, 2016

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**COURT OF COMMON PLEAS  
OF PENNSYLVANIA  
FOR BUTLER COUNTY  
Civil Action Number: 16-10181**

Lakeview Loan Servicing, LLC, Plaintiff  
**VS.**  
**Jason R. Zarnick, Defendants**

**TO: Jason R. Zarnick, Defendant, whose last known address is 145 Orchard Avenue, Butler, PA 16001.**

You have been sued in mortgage foreclosure on premises: 145 Orchard Avenue, Butler, PA 16001, based on defaults since September 1, 2015. You owe \$97,201.43, plus interest.

**NOTICE**

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

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

Butler County Bar Assn.  
240 S. Main St.  
Butler, PA 16001  
(724) 841-0130

Butler County Prothonotary  
First Fl., County Courthouse  
300 S. Main St.  
P.O. Box 1208  
Butler, PA 16003-1208  
(724) 284-5214

Stern & Eisenberg, P.C.  
Attys. for Plaintiff  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
215-572-8111

BCLJ: May 27, 2016  
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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2015-10926**

AMERICAN BUILDERS & CONTRACTOR'S  
SUPPLY COMPANY, INC. D/B/A ABC  
SUPPLY CO., INC., Plaintiff

**V.**

**JOTTAN JOREL, INC C/O REGISTERED  
AGENT JOEL CLARK CHROSTWOSKI,  
Defendant**

**NOTICE OF CIVIL ACTION  
COMPLAINT IN CIVIL ACTION**

**NOTICE TO:  
JOEL CLARK CHROSTWOSKI  
108 WINDWOOD HEIGHTS DRIVE  
CRANBERRY TWP, PA 16066**

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT American Builders & Contractor's Supply Company, Inc. d/b/a ABC Supply Co., Inc. filed a Complaint in Civil Action against you in the Court of Common Pleas of Butler County, Pennsylvania, Case No. 2015-10926. 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH 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.

BUTLER COUNTY  
PENNSYLVANIA BAR ASSOCIATION or  
P.O. BOX 186  
HARRISBURG, PA 17108  
800-692-7375

GLENN M. WALTERS  
PROTHONOTARY

BUTLER COUNTY COURTHOUSE  
BUTLER, PA 16001  
724-284-5214

Further inquiry can be directed to counsel for Plaintiff as follows:  
Andrew Sklar, Esquire  
PA ID No. 65332  
Sklar Law, LLC  
1200 Laurel Oak Road, Suite 102  
Voorhees, New Jersey 08043  
Tel. (856) 258-4050

BCLJ: May 27, 2016

**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. 16-10146**

OCWEN LOAN SERVICING, LLC, Plaintiff  
**VS.**  
**MICHELLE SCHRECEGOST, Defendant**

**NOTICE**

**To MICHELLE SCHRECEGOST**  
You are hereby notified that on February 26, 2016, Plaintiff, OCWEN LOAN SERVICING, LLC, 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. 16-10146. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 155 CHICORA ROAD, BUTLER, PA 16001-2229 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.

Office of Prothonotary, Butler County  
1st Floor Courthouse  
124 West Diamond Street  
Butler, PA 16001  
Telephone (724) 284-5214

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

PH#979103

BCLJ: May 27, 2016  
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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company pursuant to 15 Pa. C.S. §8913 has been filed with the Department of State in the Commonwealth of Pennsylvania with respect to a Limited Liability Company. The name of the Limited Liability Company is Saxonburg Laundry Company organized May 12, 2016 to conduct business under the name of **Saxonburg Laundry Company** having a registered office located at 125 North Rebecca Street, Saxonburg, Pennsylvania 16056

ROBERT D. SPOHN  
Attorney at Law  
277 West Main Street  
P.O. Box 551  
Saxonburg, PA 16056

BCLJ: May 27, 2016  
\_\_\_\_\_



**BCBA**

Butler County Bar Association  
Butler, Pennsylvania • 724.841.0130

**Quarterly Meeting**  
**June 16, 2016**  
**12pm**  
**@ Bar Office**

**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 22nd day of July 2016** 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, August 19, 2016 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: May 13, 20 & 27, 2016

**E.D. 2015-30133  
C.P. 2015-20621  
SHF FILE: 16001154**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JACK L ANDREA at the suit of BANK OF AMERICANA, Being:

ALL THAT CERTAIN piece, parcel or tract of land situate partly in Clay Township and partly in Cherry Township, respectively, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Township Road T-416, said point being a distance of 150.62 feet from the intersection of the center line of said Township Road T-416 and the center line of Township Road T-418 and on line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 65 degrees 04 minutes West, a distance of 889.0 feet to line of lands of now or formerly Keddie; thence, along line of lands of now or formerly Keddie, North 59 degrees 13 minutes West, a distance of 420.6 feet to a point; thence South 31 degrees 59 minutes East, a distance of 269.78 feet to a point; thence South 35 degrees 04 minutes East, a distance of 126.54 feet to a point; thence South 46 degrees 47 minutes West, a distance of 420.87 feet to a point on line of lands of now

or formerly Keddie; thence, along line of lands of now or formerly Keddie, South 42 degrees 15 minuets East, a distance of 160.0 feet; thence, South 50 degrees 23 minutes East, a distance of 529.25 feet to the center line of Township Road T-416; thence along the center line of Township Road T-416, the following courses and distances; North 78 degrees 48 minutes East, a distance of 121.0 feet; North 57 degrees 01 minutes East, a distance of 181.0 feet; North 47 degrees 33 minutes East, a distance of 239 feet; and North 55 degrees 43 minutes East, a distance of 359.02 feet to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack L. Andre, unmarried and Leslie Andre, married (father and son), as joint tenants with right of survivorship, not as tenants in common, by Deed from Melvin G. Sheerbaum and Heidi M. Sheerbaum, h/w, dated 10/31/2006, recorded 11/06/2006 in Instrument Number 200611060028262.

By virtue of the death of LESLIE A. ANDRE on 12/22/2008, Defendant became sole owner of the mortgaged premises as surviving tenant by the entireties or surviving joint tenant with right of survivorship.

Tax Parcel: 070-3F35-B6A-0000

Premises Being: 89 Pipestem Road, Slippery Rock, PA 16057-2005

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30099  
C.P. 2016-20612  
SHF FILE: 16001315**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of CYNTHIA R CAREY, IND & HEIR, UNKNOWN HEIRS of DANIEL T CAREY, CHAD A CAREY, HEIR, TIMATHY J CAREY, HEIR, PATRICK M CAREY, HEIR, AMBER LYNN DITTMER, HEIR, DAWN SAWICKI, HEIR, AND AMBER DAWN CAREY, HEIR, at the suit of US BANK N A, Being:

All that certain piece of property situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of Pillow Street and Shakely Avenue, now Eighth Avenue, being the southwest corner of the lot herein

described; thence running North along the East line of Eighth Avenue, a distance of 137 feet to the intersection of Eighth Avenue and an alley: thence running East along the South line of said alley a distance of 43.66 feet more or less, to the northwest corner or the land formerly owned by Pearl S. Cain; thence running South along the West line of now or formerly golec, a distance of 137 feet, more or less, to a point on Pillow Street; thence running west along the north line of Pillow Street, a distance of 45 feet, more or less, to the place of beginning.

BEING KNOWN AS: 330 Pillow Street, Butler, PA

16001 PROPERTY ID NO.: 563-26-11

TITLE TO SAID PREMISES IS VESTED IN Daniel T. Carey and Cynthia R Carey, husband and wife BY DEED FROM Richard Steven Johns, Marian Raimondi, and Diane Helene Rohrman DATED 09/19/2003 RECORDED 10/10/2003 IN DEED BOOK Instrument #200310100046381.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2013-30060  
C.P. 2011-22253  
SHF FILE: 16001170**

**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 US BANK NATL ASSN, Being:

The land referred to in this Commitment is described as follows:

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 of 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.

Being known and designated as Parcel No. S21 C206.

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 herednabous described premises and as are contained in prior instrument 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: May 13, 20 & 27, 2016

**E.D. 2016-30093  
C.P. 2016-20531  
SHF FILE: 16001258**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of RAYMOND A CLAYPOOLE, MICHELLE D CLAYPOOLE, MICHELE D CLAYPOOLE, AND MICHELE D RITTER at the suit of BANK of AMERICA NA, Being:

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

BEGINNING at a point at the intersection of the right of way line of school street, of line of lands of now or formerly C. L. Hiles; and the herein described tract; thence, along line of lands of now or formerly C. L. Hiles, north 81 degrees 16 minutes 07 seconds west, a distance of 160.00 feet to a point in a 10 foot alley and having a 15 foot right of way; thence through said 10 foot alley, north 5 degrees 50 minutes 52 seconds east, a distance of 60.00 feet to a point in a 10 foot alley and having a 20 foot right of way; thence, through said 10 foot alley, south 81 degrees 16 minutes 07 seconds east, a distance of 160.00 feet to the right of way line of School street; thence, along the right of way line of School street, south 5 degrees 50 minutes 52 seconds west, a distance of 60.00 feet to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond A. Claypoole and Michele D. Claypoole, (fka Michele D. Ritter), by Deed from Raymond A. Claypoole and Michele D. Ritter, dated 07/28/1998, recorded 11/17/1998

in Book 2935, Page 245.

Tax Parcel: 340-S1-C5-0000

Premises Being: 114 School Street, Bruin, PA 16022

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30073  
C.P. 2016-20465  
SHF FILE: 1600997**

**ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of DENNIS J COLAMARINO at the suit of DOLLAR BK FED SAVINGS BK, Being:

SEIZED and taken in execution as the property of Dennis J. Colamarino, at the suit of Dollar Bank, Federal Savings Bank vs. Dennis J. Colamarino, being:

ALL that certain lot or piece of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania.

HAVING erected thereon a dwelling house known as 722 Seth Drive, Cranberry Township, PA 16066.

BEING designated as Map and Parcel Number 130-S36-A510.

BEING the same property which Jennifer L. Charles, unmarried and Dennis J. Colamarino, unmarried, by Deed dated February 17, 2009 and recorded in the office of the Recorder of Deeds of Butler County on February 24, 2009, at Instrument Number 200902240003209, granted and conveyed unto Dennis J. Colamarino.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30055  
C.P. 2016-20254  
SHF FILE: 16001003**

**ATTY KERI EBECK**

Seized and taken in Execution as the property of DENISE DEW AND LANCER DEW at the suit of DENISE DEW AND LANCER DEW, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Fourth Ward of the City of Butler, Butler County, Pennsylvania, bounded and

described as follows:

BOUNDED on the North 90 feet by lot now or formerly of Frank Rivers; bounded on the East 33.3 feet by Oak Street; bounded on the South 90 feet by lot now or formerly of N.P. Wenner and H. E. McManus; and bounded on the West 33.3 feet by an alley, being 13.20 feet off the South side of Lot No. 80 and 21.10 feet off the North side of Lot No. 81 in the East Oakland Plan of Lots.

HAVING erected thereon a dwelling house and being known as 241 Oak Street, Butler, PA, 16001.

BEING the same premises which Eric F. Miller and Denise R. Miller, by Deed dated February 17, 1999, and recorded on April 29, 1999 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 199904290011999, granted and conveyed unto Denise R. Miller.

Being Parcel Number: 564-19-108-0000

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30081  
C.P. 2016-20294  
SHF FILE: 16001077**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of DIANE M DOWNS AND UNITED STATES OF AMERICA at the suit of WELLS FARGO BANK NA, Being:

ALL that certain piece, parcel or lot of land situate in Ward 5 in the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly line of Mercer Street, said point being the Northeast corner of the parcel herein described and common to the Southeast corner of lot of now or formerly Florence Lewis; thence by Mercer Street, South 26 degrees 30 minutes 00 second East, 40 feet to a point the Northeast corner of lot of now or formerly L.D. Raisley; thence by Raisley, South 63 degrees 30 minutes 00 second West, 112 feet to a point on the Eastern line of lots of now or formerly V .F. Rogers; thence by same, North 26 degrees 30 minutes 00 second West, 40 feet to a point on the Southern line of lot of now or formerly J. Cadwallader; thence by Cadwallader and lot of formerly F. Lewis, North 63 degrees 30

minutes 00 second East, 112 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Diane M. Downs, by Deed from John P. Downs, unmarried and Diane M. Downs, unmarried, dated 10/14/2002, recorded 10/16/2002 in Instrument Number 200210160034791.

Tax Parcel: 565-24-43-0000

Premises Being: 204 Mercer Street, Butler, PA 16001-5418

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30089  
C.P. 2016-20564  
SHF FILE: 16001202**

**ATTY MARTHA E VON ROSENSTEIL**

Seized and taken in Execution as the property of JESSICA M ESSENWEIN AND JOHN ESSENWEIN at the suit of FEDERAL NATL MORTGAGE ASSN, Being:

All that certain piece or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots, Plan Book 2, Page 14, and having thereon erected a dwelling.

Being known and designated as Parcel No. Ward 5, Map 22, Parcel 190.

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Essenwein and John Essenwein, wife and husband by deed from Richard Essenwein, single and John Essenwein and Jessica Essenwein, husband and wife, dated 11/28/2007 and recorded 12/4/2007 as Instrument Number 200712040030671.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2014-30235  
C.P. 2014-21284  
SHF FILE: 16001033**

**ATTY ADAM DAVIS**

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

**LEGAL DESCRIPTION**

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' West along the first parcel above described, 227 feet to a point; thence South 85 degrees 27' East 271 feet to a point in the center of said road; thence North 19 degrees 12' 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.

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.\*\*\*

TITLE TO SAID PREMISES IS VESTED IN Ward A. Donaldson and Naomi Donaldson, h/w, by Deed from Gregory L. Fitzingo and Michelle L. Fitzingo, h/w, dated 06/28/2000, recorded 08110/2000 in Instrument Number 200008100018602.

Tax Parcel: 210-2F49-7-0000

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

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30095  
C.P. 2016-21954  
SHF FILE: 16001262**

**ATTY THOMAS VREELAND**

Seized and taken in Execution as the property of BRIAN A GRADY AND ANTOINETTE S GRADY at the suit of COMMUNITY BANK, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 120 in Revision No. 1 of the Pinehurst Plan of Lots No. 2 as the same is recorded in the Recorder's Office of Butler County in Rack File No. 145, page 14.

BEING known as 217 Elmhurst Circle, Cranberry Township, PA 16066.

BEING the same property conveyed to Brain A. Grady and Antoinette S. Grady, husband



and wife by deed of Greg S. Steffy and Lisa J. Steffy, husband and wife dated October 15, 1996 and recorded on October 17, 1996 in the office of the Recorder of Deeds for Butler County in Deed Book Volume 2677, page 433.

The Real Property tax identification number is: 130-S25-A120-0000.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30064  
C.P. 2012-20072  
SHF FILE: 16001008**

**ATTY EDWARD CONWAY**

Seized and taken in Execution as the property of J ERIC HEINAUER HEIR, JAMES T HEINAUER DECD, AND UNKNOWN SURVIVING HEIRS of JAMES T HEINAUER DEC at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

TAX I.D. #: 040-86-EG

All that certain Lot or Piece of Ground, situate in the Township of Buffalo, County of Butler and the Commonwealth of Pennsylvania, and more particularly as follows

ALL that certain lot or piece of ground situate in the Township of Buffalo County of Butter and Commonwealth of Pennsylvania, being known and designated as Remnant and containing 2.791 acres in the Subdivision of Property for Mary Ann Mater as recorded in Plan Book Volume 161, Page 9.

EXCEPTING AND RESERVING, HOWEVER, that parcel No. 040-S6-E, being Lot 3 as depicted on the Heinauer/Hibbs Plan, Book 278, page 4, Instrument No. 200410140033163 recorded in the Recorder of Deeds on October 14, 2004.

BEING PARCEL 040-S6-EG and consisting of 1.67 acres and being known as 113 Hibbs Lane a/k/a 114 Hibbs Lane Sarver, Pennsylvania 16055

Title to said premises is vested in Mary Claire Hibbs and James T. Heinauer by deed from Laurel Savings Bank, a Pennsylvania corporation dated March 31, 2003 and recorded May 9, 2003 in. The said Mary Claire Hibbs died on December 30, 2008 thereby vesting title in James T. Heinauer. The said James T. Heinauer died on February 23, 2009 thereby vesting title to J. Eric Heinauer,

Known Surviving Heir of James T. Heinauer, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of James T. Heinauer, Deceased Mortgagor and Real Owner by operation of law.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30105  
C.P. 2016-20629  
SHF FILE: 16001347**

**ATTY NICOLE LABELTA**

Seized and taken in Execution as the property of JOHN T HELSEL, CHRISTI K HELSEL, JENNIFER GRAY, AND UNKNOWN HEIRS of JOHN T HELSEL at the suit of GREEN TREE SERVICING LLC, Being:

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

BEGINNING at an iron pin where the property now or formerly of Sivilla Strobel and the property now or formerly of Negley intersect, thence South 50 degrees, 30 minutes east two hundred and eighty (280) feet to a point in the center of the Saxonburg and Great Belt road; thence along the center line of said Saxonburg and Greatbelt Road south 45 degrees 30 minutes west one hundred and sixty five (165) feet to a point; thence along lands now or formerly of Negley north 50 degrees, 30 minutes west two hundred and fifty seven (257) feet to an iron pin; thence along the lands now or formerly of Negley north 37 degrees east one hundred and sixty for (164) feet to an iron pin and the lands now or formerly of Silvilla Strobel, the place of beginning.

BEING KNOWN AS: 427 Great Belt Rd, Butler, PA 16002

PROPERTY ID NO.: 190-1F155-4A

TITLE TO SAID PREMISES IS VESTED IN JOHN T. HELSEL BY DEED FROM CLAIR F. ATKINSON AND DORIS E. ATKINSON, HUSBAND AND WIFE DATED 11/03/2005 RECORDED 11/10/2005 IN DEED BOOK Instrument No.: 200511100032685.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30106  
C.P. 2016-20630  
SHF FILE: 16001344**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of CARALIE HERTWECK AND TODD A HERTWECK at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point at the southeast corner of the intersection of the lines of East Slippy Rock Street and Lower Green Street (sometimes referred to as Green Street and erroneously shown on the recorded plan at RF 284-28 as Race Street), being the northwest corner of the property being described in this deed; then South 50 degrees 04 minutes 25 seconds East, 50.00 feet along the southern line of East Slippy Rock Street to a point where it intersects the dividing line between the property being described in this deed and land now or formerly of M. Price; then South 39 degrees 55 minutes 35 seconds West, 130.00 feet along this dividing line to a point where it intersects the line of land now or formerly of Robert J. McGinnis, et ux., known as Lot B in their subdivision recorded at RF 284-28; then North 50 degrees 04 minutes 25 seconds West, 50.00 feet by the line of this Lot B to a point where it intersects the eastern line of Lower Green Street mentioned above; then North 39 degrees 55 minutes 35 seconds East, 130.00 feet along the eastern line of Lower Green Street to a point where it intersects the southern line of East Slippy Rock Street, the place of beginning.

Containing 6500 square fee or .14921 acre, more or less, as per survey of William J. McGarvey, dated March 21, 2005 and being known as Lot A in the R McGinnis Plan of Lots recorded at Butler County Rack File 284, page 28.

SUBJECT TO the modifications of the Butler County subdivision ordinance as shown on the recorded plan.

ALSO SUBJECT TO existing public water and sewer rights-of-way as may affect the property.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 200 EAST SLIPPERY ROCK ROAD CHICORA, PA 16025.

TAX PARCEL NO. 460-S2-M1.

BEING THE SAME premises which Robert J. McGinnis and Marilyn J. McGinnis, by deed dated November 10, 2005 and recorded November 21, 2005 to Butler County Instrument No. 200511210033554, granted and conveyed unto Todd A. Hertweck and Caralie Hertweck.

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.

SEIZED IN EXECUTION AS THE PROPERTY OF TODD A. HERTWECK AND CARALIE HERTWECK UNDER BUTLER COUNTY JUDGMENT NO.2015-10990.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30076  
C.P. 2016-20296  
SHF FILE: 16001032**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of DAVID T HUSELTON at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain lot or piece of ground situate in the Township of Franklin, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot Nos. 31, 32, and 33 in the Willow Lake Manor Plan of Lots as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book Volume 6, page 27, and being more fully bounded and described therein.

TITLE TO SAID PREMISES IS VESTED IN David T. Huselton, unmarried, by Deed from David T. Huselton and Jennifer N. Huselton, h/w, dated 08/25/2010, recorded 09/13/2010 in Instrument Number 201009130020713.

Tax Parcel: 170-S3-A31-0000, 170-S3-A32-0000, 170-S3-A33-0000

Premises Being: 205 Isle Road, Butler, PA 16001-8548

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30065  
C.P. 2016-20189  
SHF FILE: 16001001**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of JOAN E JOHANSON AND MICHAEL R JOHANSON at the suit of BANK of AMERICA NA, Being:

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

BEGINNING at a point on the dividing line between lands herein described and land now or formerly of Douthatt; thence North 86° 42' West, 42.00 feet to a point in the center of L. R. 10137; thence continuing along center line of L. R, 10137, North 15° 30' West, 487.36 feet to a point on land now or formerly of Kopec; thence continuing along line of lands now or formerly Kopac, North 74° 12' 40" East 215.77 feet to a point on line of land now or formerly Douthatt; thence South 3° 11' West 49.03 feet to a point; thence continuing along lands now or formerly Douthatt, South 87° 30' East 208.03 feet to a point; thence South 2° 30' West 165.00 feet to a point; thence North 87° 30' West 210.00 feet to a point; thence South 3° 1V West 313.00 feet to a point at the place of beginning.

THIS description is made in accordance with a survey dated January 25, 1990 by Lucas Eng. & Co. for Robert and Joan Johanson.

TAX I.D. #: 320-S2-C7-0000

Being known as: 516 HELMBOLD A VENUE, CABOT, PENNSYLVANIA 16023-0000.

Title to said premises is vested in Michael R. Johanson and Joan E. Johanson by deed from Joan E. Johanson, a widow dated September 7, 2011 and recorded September 15, 2011 in Instrument Number 201109150022021.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30070  
C.P. 2016-20166  
SHF FILE: 16001000**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of KIMBERLY A KOZERA EXTRX AND ROBERT A KOZERA EST BY EXTRX at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:

ALL THAT Lot/Unit #018, 208 Prairie Court, Freeport, PA 16229, together with a .746% undivided interest in the common elements appurtenant thereto in the Planned Unit Development known as Buffalo Trails, a Planned Unit Development situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, the Declaration thereof being recorded In the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 2783, page 755 and as amended by an Amendment to the Declaration of Buffalo Trails, a Planned Unit Development recorded in the Recorder's Deeds Office of Butler County, Pennsylvania at Instrument Number 2000-10120024235 and shown as Unit 2-1 in the plans for Buffalo Trails, a Planned Unit Development Phase 5 A(2) recorded in the Recorders of Deeds Office of Butler County, Pennsylvania in Instrument Number 2001-108070021814 and Plan Book Volume 244 Pages 20 and 21.

Subject to the covenants affecting Buffalo Trails as recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 2747, page 214.

Subject to the agreements of Easement and Use dated June 1, 1997 with the Buffalo Trails Homeowners Association as recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 2747 page 214.

Subject to the rights and powers of the Executive Board as, defined in the Declaration of Buffalo Trails, a Planned Community.

Tax ID / Parcel No. 40-513-BA-2-1

TAX I.D. #: 040 S13 BA2/1

Being known as: 208 PRAIRIE COURT, FREEPORT, PENNSYLVANIA 16229.

Title to said premises is vested in Robert Kozera by deed from Buffalo Associates, LTD.

a Pennsylvania Corporation dated September 24, 2002 and recorded November 17, 2003 in Instrument Number 200311170051632. The said Robert Kozera died on September 8, 2011 thereby vesting title in Kimberly A. Kozera, Executrix of the Estate of Robert A. Kozera, Deceased Mortgagor and Real Owner by operation of law.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30071  
C.P. 2016-20190  
SHF FILE: 16001006  
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of SANDRA J LACONI, SANDY J LACONI, SANDRA SARTESCHI LACONI HEIR, LUCILLE J SARTESCHI DECD, BRUCE J SARTESCHI HEIR AND UNKNOWN HEIRS at the suit of ONEWEST BANK FSB, Being:

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

BEGINNING at the Southwest corner of the lot herein described, said corner being North 35° 08' East, 233.3 feet from a monument at the Northeast corner of Lot #50 in the same plan; thence South 43° 43' East, 175 feet to a point on the Westerly line of Belmont Road (a sixty foot street); thence along the Westerly line of said Belmont Road, North 26° 15' East, 138.0 feet to a point; thence along the same by a curve to the left having a radius of 87.0 feet and a delta angle of 104° 06' a distance of 158.07 feet to a point; thence by same, North 77° 51' West, 41.78 feet to a point; thence along the Southern line of said Belmont Road by a curve to the right having a radius of 560.5 feet and a delta angle of 15° 02' a distance of 34 feet, more or less, to a point; thence in a Northeasterly direction 30 feet, more or less, to a point in the center line of said Belmont Road; thence along said center line, North 77° 51' West, 32 feet to a point at the Northwest corner of the lot herein described; thence south 6° 06' West, by Lot #54 in the same plan, 176.93 feet to a point at the place of beginning.

BEING part of Lots #53, 54 and 55 in the Rittsworod Plan of Lots as recorded in the Recorder's Office in Plan Rack 12, page 6.

And having thereon erected a one and one-half story brick dwelling house and garage.

TAX I.D.#: 53-15-A55

Being known as: 440 BELMONT ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Lucille J. Sarteschi by deed from Leo P. Sarteschi, by and through his Agent, Bruce J. Sarteschi and Lucille J. Sarteschi, husband and wife dated August 18, 2009 and recorded August 24, 2009 in Instrument Number 200908240019855. The said Lucille J. Sarteschi died on December 8, 2012 thereby vesting title in Sandra J. Laconi a/k/a Sandy J. Laconi, a/k/a Sandra Sarteschi and Bruce J. Sarteschi, and Unknown Surviving Heirs.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30101  
C.P. 2016-20626  
SHF FILE: 16001349  
ATTY MARK UDREN**

Seized and taken in Execution as the property of ALEXALOTRARIS IND & HEIR, BEVERLY J LOTRARIS BY HEIR, UNKNOWN HEIRS SUCCESSORS ASSIGNS, CHRISTINE DAVIS HEIR, AND STEVEN POMYKATA HEIR at the suit of URBAN FINANCIAL OF AMERICA LLC, Being:

E. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF SUMMIT, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A PUBLIC ROAD ONLINE DIVIDING LOTS NOS. 32 AND 33; THENCE ALONG SAID LINE, SOUTH 83° 11' EAST 250 FEET TO A POINT ON LINE OF LANDS OF LOT NO. 58; THENCE ALONG LINE OF LANDS OF LOTS NOS. 58, 57, 56 AND 55, NORTH 18° 16' EAST 204.08 FEET TO A POINT ON LINE OF LOT NO. 37; THENCE ALONG LINE OF LOT NO. 37, NORTH 83° 11' WEST 250 FEET TO A POINT IN THE CENTER LINE OF SAID PUBLIC ROAD; THENCE ALONG SAID CENTER LINE, SOUTH 18° 16' WEST 204.08 FEET TO A POINT, THE PLACE OF BEGINNING. AND BEING LOTS NOS. 33, 34, 35 AND 36 IN THE ENGLE PLAN OF LOTS, AS RECORDED IN PLAN BOOK VOLUME 12, PAGE 1.

SUBJECT TO THE RESERVATIONS, RESTRICTIONS, AND BUILDING

REGULATIONS FOR THE ENGLE PLAN AS RECORDED AUGUST 8, 1966 AT DOCUMENT NUMBER 4153 IN BUTLER COUNTY RECORDER'S OFFICE.

BEING KNOWN AS: 120 Moran Road, Butler, PA 16002

PROPERTY ID NO.: 290-S6-D33

TITLE TO SAID PREMISES IS VESTED IN ALEX A LOTRARIS AND BEVERLY J. LOTRARIS, HIS WIFE BY DEED FROM ALEX A LOTRARIS DATED 02/05/2002 RECORDED 02/06/2002 IN DEED BOOK Instrument Number: 200202060004623.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30110  
C.P. 2016-20559  
SHF FILE: 16001374**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of JOHN A LUTZ, JOHN LUTZ, AND LINDA S LUTZ at the suit of WELLS FARGO BK NATL ASSN, Being:

ALL THAT CERTAIN lot or parcel of land situate in the borough of Zelienople, county of Butler, commonwealth of Pennsylvania, bounded and described as follows:

ON the north 41 minutes 6 seconds by a 20 foot alley, on the east 150 feet by a 15 foot alley, on the south 39 minutes 10 seconds by Grandview avenue, and on the west 135 feet by lot no. 50 in the same plan. Having erected thereon a two story frame house and other outbuildings, and the said lot being lot no. 49 in the Bastion plan of lots.

ALSO: All the grantors interest in that certain unopened 15 foot alley extending along the east of the aforementioned parcel known as Rose alley and being in particularly described as follows:

BEGINNING at a point on the north line of Grandview avenue where the same is intersected by the east line of the aforementioned alley; thence south 81 degrees 3 minutes west, along the north line of Grandview avenue, a distance of 15 feet to a point; thence north 8 degrees 45 minutes west, a distance of 150 feet along the property now or formerly of Sophia B. Reed, to a point; thence north 60 degrees 26 minutes

20 seconds east, a distance of 16.05 feet to a point; thence south 8 degrees 45 minutes east, along property now or formerly E. Knochel, et ux, a distance of 155.65 feet to a point being the place of beginning.

ALSO: All the grantors interest in that certain unnamed unopened 20 foot alley to the north of the property heretofore described.

BEGINNING at a point at the southwest corner of the parcel herein described said point being the northwest corner of lot 49 previously described; thence north 8 degrees 45 minutes west, a distance of 21.4 feet to a point; thence north 60 degrees 26 minutes 20 seconds east along land now or formerly of the Baltimore and Ohio railroad, a distance of 58.66 feet to a point; thence south 8 degrees 45 minutes east, a distance of 21.4 feet to a point; thence south 60 degrees 26 minutes 20 seconds west, a distance of 58.66 feet to a point being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda S. Lutz, a married woman, by Deed from John A Lutz and Linda S. Lutz, h/w, Dated 07/10/2002, Recorded 07/19/2002, in Instrument #200207190024414.

Tax Parcel: 550-S2-AC12-0000, 550-S2-AC11A-0000

Premises Being: 411 West Grandview Avenue, Zelienople, PA 16063-1008

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30082  
C.P. 2016-20370  
SHF FILE: 16001079**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of FIORELLO G MALIT, JR at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN unit named and identified in the Declaration of Condominium referred to below as Norberry Court, a Condominium located in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Butler, of a Declaration of Condominium dated 02-08-85 and recorded in Deed Book Volume

1220, page(s) 438, being and designated in such Declaration as Unit No. 34, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

TITLE TO SAID PREMISES IS VESTED IN Fiorello G. Malit, Jr., a single person, by Deed from Richard D. Sallade and Lynda G. Sallade, h/w, dated 11/17/2009, recorded 01/08/2010 in Instrument Number 201001080000477.

Tax Parcel: 130-S12-E34-0000

Premises Being: 1267 Norberry Court Unit 34 a/k/a, 1267-34 Norberry Court, Cranberry Township, PA 16066-5141

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30096  
C.P. 2016-20532  
SHF FILE: 16001280**

**ATTY SALVATORE FILIPPELLO**

Seized and taken in Execution as the property of FRANK S MASTALSKI, JR at the suit of BANK of NEW YORK MELLON, Being:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP of BUTLER. WARD 3, IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA. BEING DESCRIBED AS FOLLOWS; LOT 14 IN BRANDEHILL PLAN, PBV 14, PAGE 25. BEING MORE FULLY DESCRIBED IN A DEED DATED 12/08/77 AND RECORDED 12/13/77, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1058 AND PAGE 75.

ALSO DESCRIBED AS:

ALL THAT CERTAIN parcel of ground situated in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of the Lot hereinafter described, said point being on the South side of Greenhill Drive and being common to Lots Nos 13 and 14; thence along the South side of Greenhill Drive North 87° 29' East a distance of ninety (90) feet to a point on line of Lot No. 15; thence along the line of Lot No. 15, South 2° 31' East,

a distance of 140 feet to a point on line of Lot No. 20, thence along line of Lot No. 20 South 87° 29' West a distance of ninety (90) feet to a point on line of Lot No. 13; thence along line of Lot No. 13, North 2° 21' West a distance of one hundred forty (140) feet to a point, the place of beginning. Being Lot No. 14 in the Brandehill Plan of Lots as laid out by Greenough, McMahon & Greenough, R.E., dated December 1954 and recorded in Rack File 14, Page 25. Having thereon erected a one story ranch-type brick dwelling house.

DEED BOOK: 1058

DEED PAGE: 75

MUNICIPALITY: BUTLER TOWNSHIP

TAX PARCEL#: 053-6-C14

PROPERTY ADDRESS: 111 Green Hill Drive Butler, PA 16001

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30025  
C.P. 2015-20229  
SHF FILE: 16000996**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of FRANCES A MCCOSBY AND KENNETH J MCCOSBY at the suit of DEUTSCHE BANK NATIONAL TRUST CO, Being:

All that certain piece, parcel or tract of land situate in Jackson Township, Butler County, Pennsylvania, being Lot No.11 in the R.C. Hugli Plan of Lots No.3 as recorded in the Recorder of Deeds Office in and for Butler County in Rack File 58, Page 28, said description being incorporated herein by reference thereto.

TOGETHER WITH the right and privilege to use the streets and ways set forth in said Plan in common with other users for ingress and egress.

Subject to the Restrictive Covenants set forth in Deed Book Volume 911, Page 905.

TITLE TO SAID PREMISES IS VESTED IN Kenneth J. McCosby and Frances Ann McCosby, his wife from Paul W. Pachuda, Jr. and Elizabeth Pachuda, his wife, in a deed dated 8/18/1978, recorded 8/22/1978, in Deed Book 1075 Page 1050.



Tax Parcel: 180-S2-E11-0000

Premises Being: 340 Ridge Road, Zelenople, PA 16063-3226

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30080  
C.P. 2016-20345  
SHF FILE: 16001081**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of RAYMOND L MCCOY HEIR AND UNKNOWN HEIRS SUCCESSORS of ELIZABETH L CAMPBELL DECD at the suit of BANK of NEW YORK MELLON TR CO NATL ASSN, Being:

ALL THAT CERTAIN piece or lot of land situate in Marion township, Butler county, Pennsylvania, bounded and described as follows:

BOUNDED on the north two hundred eight (208) feet by Samuel R. McGinnis, ux.; ON the east one hundred fifty ( 150) feet by a public road, route 308; ON the south two hundred eight (208) feet by Samuel R. McGinnis, ux; ON the west one hundred fifty ( 150) feet by Samuel R. McGinnis, ux. LOT having erected thereon a cement block house

TITLE TO SAID PREMISES IS VESTED IN Kenneth Leroy Campbell and Elizabeth L. Cambell, h/w by Deed from Kenneth Leroy Campbell and Elizabeth L. Campbell, h/w, Dated 01/14/1988, Recorded 01/22/1988, in Book 1384, Page 0506.

By virtue of KENNETH LEROY CAMP BELL'S death on or about 05/14/2004, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ELIZABETH L. CAMPBELL died on 08/26/2011, and upon information and belief her surviving heirs are BRENDA L. BOLE, DALE M MCCOY, LARRY E. MCCOY, and RAYMOND L. MCCOY

Tax Parcel: 210-2F47-16A

Premises Being: 2439 West Sunbury Road, Boyers, PA 16020-1727

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30063  
C.P. 2016-20060  
SHF FILE: 16001007**

**ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of PABLO L MERCADO HEIR, DEBORAH L MERCADO DEC, DANAE MOHNEY HEIR AND UNKNOWN HEIRS OF DEBORAH L MERCADO at the suit of LSF8 MASTER PARTICIPATION TR, Being:

ALL that certain lot or parcel of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. One (1) in the Robert F. Hopf Plan of Lots, said plan recorded in the Office of the Recorder of Deeds or Butler County, Pennsylvania, in Plan Book Volume 85, Page 32, said lot being bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly side of Pearce Road, a 40 foot- right of way, said point being the dividing line between Lot Nos. 1 and 2 in said plan, thence along said southerly line of Pearce Road South 88° 33' East, a distance of 179.98, feet to an iron pin; thence along the dividing line of the lot herein conveyed and lands now or formerly of F. McGrath South 0° 03' East a distance of 300 feet to a point; thence continuing along said dividing line North 88° 33' West, a distance of 66 feet to an iron Pin; thence continuing along the same line North 88° 33' West a distance of 8.50 feet to an iron pin, thence along the dividing line of Lot Nos. 1 and 2 in said plan North 0° 03' West a distance of 122.50 feet to an iron pin; thence continuing along said dividing line North 88° 33' West a distance of 113.98 feet to an iron pin; thence continuing further along said dividing line North 0° 03' West a distance of 177.50 feet to an iron pin, the place of beginning

Being known as: 120 PEARCE ROAD, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in Deborah L. Mercado by deed from Michael R. Palmer and Polly Palmer, Husband and Wife, with the Joinder of Sarah E. Hopf, Widow dated August 11, 1988 and recorded August 15, 1988 in Deed Book 1417, Page 0720. The said Deborah L. Mercado died on October 6, 2010 thereby vesting title in Pablo L. Mercado, Known Surviving Heir of Deborah L. Mercado, Deceased Mortgagor and Real Owner and, Dana E. Mohney, Known Surviving Heir of

Deborah L. Mercado, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Deborah L. Mercado, Deceased Mortgagor and Real Owner by operation of law.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30069  
C.P. 2016-20436  
SHF FILE: 16000999**

**ATTY ERIC KISHBAUGH**

Seized and taken in Execution as the property of CHRISTOPHER PITZER, CHRIS PITZER, AND EMILY SMITH at the suit of PNC BANK NATL ASSN, Being:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 40.01 FEET BY SHERMAN AVENUE; ON THE EAST 115.18 FEET BY LOT #3 IN THE SAME PLAN; ON THE SOUTH 40 FEET BY CLINTON AVENUE; ON THE WEST 115.83 FEET BY LOT #7 IN THE SAME PLAN, AND BEING LOT #5 IN THE C. R. MILLER PLAN OF LOTS. PARCEL ID NO: 561 29 196

BEING KNOWN AS: 104 Clinton Ave., Butler, PA 16001

PROPERTY ID NO.: 561-29-196

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER PITZER AND EMILY SMITH BY DEED FROM MICHAEL ANDRES AND MICHELLE ANDRES, HUSBAND AND WIFE DATED 08/29/2014 RECORDED 09/05/2014 IN DEED BOOK Inst#201409050021057.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30078  
C.P. 2016-20481  
SHF FILE: 16001091**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of MARK W PRATT, MARK PRATT, AND MARK WILLIAM PRATT at the suit of PNC BANK NATL ASSN, Being:

TRACT 1

ALL THAT CERTAIN PIECE, PARCEL OF LOT OF GROUND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTH SIDE OF BRADY STREET AT A POINT FIFTY (50) FEET EASTWARD FROM THE INTERSECTION OF FIFTH STREET WITH BRADY STREET ON LINE OF LANDS NOW OR FORMERLY OF JENNIE A. GREENAWALT HEIRS; THENCE IN AN EASTERLY DIRECTION ALONG BRADY STREET, A DISTANCE OF FIFTY (50) FEET TO A CORNER AT LINE OF LANDS NOW OR FORMERLY OF JENNIE GREENAWALT HEIRS; THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT OF JENNIE GREENAWALT HEIRS, A DISTANCE OF ONE HUNDRED THIRTY (130) FEET, MORE OR LESS, TO AN ALLEY; THENCE IN A WESTERLY DIRECTION ALONG LINE OF SAID ALLEY, A DISTANCE OF FIFTY (50) FEET TO A CORNER, AT LINE OF LOT NOW OR FORMERLY OF JENNIE GREENAWALT HEIRS; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LAST MENTIONED LOT A DISTANCE OF ONE HUNDRED THIRTY (130) FEET, MORE OR LESS, TO BRADY STREET, THE PLACE OF BEGINNING.

CONSISTING OF THE EASTERN FORTY (40) FEET OF LOT NO. 13 IN THE C.A. LIMBERG PLAN OF LOTS AND ALSO TEN (10) FEET OFF THE WESTERN SIDE OF LOT NO. 14 IN THE AFORESAID PUN OF LOTS.

**TRACT 2**

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 AT THE NORTHEAST CORNER OF THE LAND HEREIN CONVEYED, AND BEING THE NORTHEAST CORNER OF A LARGER TRACT, NOW OR FORMERLY OWNED BY CHARLES J. NOULLET, WHICH POINT IS ALSO ON THE SOUTHERLY LINE OF AN ALLEY AND THE NORTHWEST CORNER OF OTHER LANDS OF JOHN W. MENEFEE, UX, THENCE FROM SAID POINT OF BEGINNING ALONG OTHER LANDS OF JOHN W. MENEFEE, UX, SOUTH 34 DEGREES 15' EAST 35.00 FEET TO A POINT; THENCE THROUGH OTHER



LANDS OF NOW OR FORMERLY CHARLES J. NOULLET, NORTH 55 DEGREES 40' WEST 3.50 FEET TO A POINT; THENCE ALONG SAME NORTH 34 DEGREES 15' WEST 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AN ALLEY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 55 DEGREES 40' EAST 3.50 FEET TO A POINT, THE PLACE OF BEGINNING.

AND HAVING THEREON ERECTED A PORTION OF AN EXISTING GARAGE OWNED BY JOHN W. MENEFFEE.

BEING KNOWN AS: 1004 E Brady St, Butler, PA 16001

PROPERTY ED NO.: SJ-24-A13

TITLE TO SAID PREMISES IS VESTED IN MARK WILLIAM PRATT, A SINGLE MAN BY DEED FROM SUSAN L. MURRAY, A MARRIED WOMAN DATED 03/15/2006 RECORDED 03/17/2006 IN DEED BOOK Inst#200603170006026.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30097  
C.P. 2016-20480  
SHF FILE: 16001314**

**ATTY ADAM DAVIS**

Seized and taken in Execution as the property of DAWN MARIE PROSSER at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain lot or piece of ground situate in the TOWNSHIP of JEFFERSON, County of BUTLER and Commonwealth of Pennsylvania, being Lot No. 12 in the VERNON K. MCANINCH Plan of Lots as recorded in the Office of the Recorder of Deeds of BUTLER County, Pennsylvania in RACK FILE 65, Page 12.

TITLE TO SAID PREMISES IS VESTED IN Gery Prosser and Dawn Marie Prosser, h/w, by Deed from Mark C. Johnston and Lesa S. Johnston, h/w, dated 10/21/2008, recorded 11/13/2008 in Instrument Number 200811130025266. Gery Prosser was co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Gery Prosser's death on or about 04/28/2013, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 190-S6-A12-0000

Premises Being: 153 Nursery Lane, Butler, PA 16002-9059

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30108  
C.P. 2016-20640  
SHF FILE: 16001345**

**ATTY LEON HALLER**

Seized and taken in Execution as the property of DEBORAH RUMBAUGH, ADMRX AND BEATRICE A WHITE EST BY ADMRX at the suit of US BANK NATL ASSN, Being:

ALL those certain lots or pieces of ground situate in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

FIRST:

Beginning at a point in the center of Legislative Route A3785, said beginning point being North 24 degrees 13 minutes East along said center line, 109.93 feet from line of land now or formerly of Fullerton; thence through other land of Durci North 69 degrees 32 minutes 24 seconds West, 282.4 feet to a point in the center line of a creek and land now or formerly of Van Dame; thence by the center of the creek and along lands now or formerly of Van Dame, North 01 degree 01 minutes 40 seconds West, 79.00 feet to a point; thence along land now or formerly of Andrew S. Durci and wife, South 63 degrees 59 minutes East, 317.00 feet to the center of Legislative Route A3 875; thence by said center line of said highway, South 26 degrees 29 minutes West, 37.66 feet to a point; thence continuing along said center line, South 24 degrees 13 feet West, 5.40 feet to a point at the place of beginning. Containing 0.39 of an acre as per survey of Greenough and Greenough, Inc. (Minutes and seconds were previously erroneously referred to as feet and inches in prior documents.)

Being designated as Parcel I.D. # 320 IF 75 9E 1

SECOND:

Beginning at a point in the center line of Legislative Route A3875 and at the northeast corner of other land of McClaine; thence along line of other land of McClaine, North

63 degrees 59 minutes West, 317.00 feet to a point in the center line of a creek; thence along the center line of said creek, North 22 degrees 10 minutes West, 30.27 feet to a point in said creek; thence along the line of land of Van Dame, North 1 degrees 39 minutes West, 114.50 feet to a point; thence by other land of Durci, South 63 degrees 59 minutes East, 394.10 feet to the center line of Legislative Route A3 875; thence along the center line of Legislative Route A3875, South 25 degrees 29 minutes West, 121.93 feet to a point at the place of beginning. Containing 1.00 acre as per survey of Greenough and Greenough, Inc. as revised October 10, 1969. (Minutes and seconds were previously erroneously referred to as feet and inches in prior documents.)

Being designated as Parcel I.D. # 320 IF 75 9J

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 488 BEAR CREEK ROAD, SARVERY, PA 16055.

BEING THE SAME premises which Fannie Mae aka Federal National Mortgage Association, et al, by deed dated September 25, 2009 and recorded October 2, 2009 to Butler County Instrument No. 200910020023305, granted and conveyed unto Beatrice A. White. Beatrice A. White died on June 2, 2015. On June 25, 2015, Deborah Rumbaugh was appointed Administratrix of the Estate of Beatrice A. White by the Register of Wills of Butler County at No. 10-15-0530.

UNDER AND SUBJECT to the Maintenance Agreement for Driveway Right of Way dated September 21, 2010 and recorded to Butler County Instrument No. 201010070023040.

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: May 13, 20 & 27, 2016

**E.D. 2016-30090  
C.P. 2016-20482  
SHF FILE: 16001213**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of HENRY F SCHLUETER AND DEBRA SCHLUETER at the suit of WELLS FARGO BANK, N.A., Being:

ALL THAT CERTAIN lot or piece of ground situate in the township of Slippery Rock, county of Butler and commonwealth of Pennsylvania, being lot no. 2 in the sunshine acres plan of Lots, as recorded in the recorder of deeds office in and for butler county, Pennsylvania, in plan book volume 231, pages 38 & 39, subject to the matters set forth on said plan of lots and to the matters described on the plats and plans thereof being recorded in said recorder's office in plan book volume 243, pages 46-47.

UNDER AND SUBJECT to all matters appearing on the recorded plan and to the declaration of planned community for sunshine acres planned community, made by sunshine real estate properties, LLC, dated June 9, 2001, and recorded in the recorder's office of Butler county, Pennsylvania at instrument #200107200019772; and the by-laws of the Sunshine Acres Homeowners Association, which are not recorded.

FURTHERMORE under and subject to all prior grants of coal, oil, gas, mining and mineral rights, casements and rights-of-way, and all rights relating to the foregoing, as the same are more fully set forth of public record in the chain of title to the property herein conveyed.

THE grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to be governed by and subject to membership in the Sunshine Acres Homeowners Association.

THE grantees, by acceptance of this deed, hereby agree for themselves, their heirs, successors and assigns, to accept membership in and to join the Sunshine Acres Homeowners Association as may be created in whole or part for the care and maintenance of common areas within the Sunshine Acres Planned Community in the township of Slippery Rock. This covenant shall bind the grantees and their successors in title and shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN Henry F. Schlueter and Debra Schlueter, his wife, by Deed from Sunshine Real Estate Properties, LLC, a Pennsylvania Limited Liability Company, by Kannan Ayyar and Lori Ayyar, its managers, dated 09/24/2002, recorded 04/02/2003 in Installment Number 200304020013522.

Tax Parcel: 280-S11-AA2-0000

Premises Being: 103 Kailce Court, Slippery Rock, PA 16057-2657

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30060  
C.P. 2016-20175  
SHF FILE: 16000998**

**ATTY TERRENCE MCCABE**

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

ALL THAT certain piece, parcel, or tract of land situate in the Township of Perm, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of North Street, an unopened alley; thence along North Street, north 65° 45' 34" west, 42.58 feet to a point on lands now or formerly of E. Chambers; thence along Chambers, North 20° 00' 00" east, 154 feet to a point on the southerly right of way line of Hill Street; south 60° 12' 00" east, 41 feet to a point at the intersection of Hill Street and an alley; thence along said alley, south 19° 12' 47" west, 150.18 feet to a point, the place of beginning.

CONTAINING 0.0145 acres.

HAVING erected thereon a dwelling known as 101 Crowe Road, Renfrew, Pennsylvania, 16053.

BEING designated as Parcel No. 270-S1-32.

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

TAX I.D.#: 270-S1-32

Being known as: 101 CROWE ROAD, RENFREW, PENNSYLVANIA 16053.

Title to said premises is vested in David Schnorr by deed from Patrick I. Summers and Pamela J. Summers dated August 29, 2008 and recorded September 3, 2008 in Instrument Number 200809030020132.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30059  
C.P. 2016-20281  
SHF FILE: 16000992**

**ATTY SARAH MCCAFFERY**

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

All that piece, parcel, or lot of land situate in the Borough of Callery, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as to survey of Survey-Tech Corporation dated February 26, 1991, as follows, to wit:

BEGINNING at a point on the westerly right of way line of Main Street, a fifty-foot right of way, on line of lands now or formerly of Robert Feldbauer; thence along the right of way line of Main Street, South 23 degrees 30' East, 50.00 feet to a point on line of lands of now or formerly Clifford Beers; thence along line of lands of Beers, South 66 degrees 30' West, 110.00 feet to a point on a ten-foot alley; thence along said ten-foot alley, North 23 degrees 30' West, 50.00 feet to lands of now or formerly Feldbauer; thence along Feldbauer, North 66 degrees 30' East, 110.00 feet to a point on right of way line of Main Street, the place of beginning, Containing 0.126 acres, and having thereon erected a two story frame dwelling, concrete pad, and frame shed

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.

BEING THE SAME PREMISES which Eric M. Kobert and Julie A. Kobert, husband and wife, by Deed dated 8/31/1999 and recorded 8/31/1999 in the office of the Recorder of Deeds in and for the County of Butler, in Deed Book 3043 and Page 1026, granted and conveyed unto Christopher M. Schoeffel, single person.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30084  
C.P. 2016-20550  
SHF FILE: 16001164**

**ATTY ROBERT KLINE**

Seized and taken in Execution as the property of ARTHUR E SMITH EST DEC BY EXTR, ALL KNOWN & UNKNOWN IND HEIRS SUCCESSORS ASSIGNS, AND GARY ALLEN SMITH EXTR at the suit of LSF9 MASTER PARTICIPATION TR, Being:

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

On the North six hundred (600) feet, more or less, by lands conveyed to Robert O. Smith: on the east by a Township Public Road known as T-354; on the south by a Township Public Road know as T-354; and on the West by lands of Robert O. Smith.

The aforesaid property having been surveyed by Charles L. Fair, II, Registered Surveyor under date of May 15, 1973, the same is more particularly bounded and described as follows:

BEGINNING at a railroad spike in the center line of a public road known as Legislative Route 10140, which point is at the southwest corner of the property herein described and common to line of lands of Robert O. Smith, et ux; thence from said beginning point North 1 degree 18' 10" West along line of lands of Robert O. Smith et ux, a distance of 1,555.20 feet to an iron pin; thence south 88 degrees 49' 30" East along line of lands conveyed by Edna M. Smith to Robert O. Smith, et ux (see deed book 965, Page 13). a distance of six hundred eighty-one and forty-six hundredths (681.46) feet to a railroad spike in the center line of the public road know as Legislative Rout 10140; thence along the center line of Legislative Route 10140, the following courses and distances: South 14 degrees 56' 30" West, 169 feet to a point; thence south 14 degrees 00' 30" West, 155.10 feet to a point; thence south 14 degrees 53' 30" west, 362.25 feet to a point in the center of Legislative Route 10140 and which point is also the intersection of Legislative Route 10140 with Township Road T-450; thence still continuing along the center line of Legislative Route 10140, the following courses and distances, South 16 degrees 28' 10" West, 721.93 feet to a point; thence South 34 degrees 53' 30" West, 90 feet to a point, thence south 81 degrees 27' 50" West, 80 feet

to a point; thence south 89 degrees 00' 50" West a distance of 112.31 feet to a railroad spike at the place of beginning.

Being the same premises that ARTHUR E. SMITH AND EDNA C. SMITH, HIS WIFE by deed dated 02/06/74 and recorded on 02/25/74 in the office of Recorder of Deeds in and for BUTLER County, at Book 985 and Page 94, conveyed unto ARTHUR E. SMITH AND EDNA C. SMITH, HIS WIFE, AS TENANTS BY THE ENTIRETIES WITH RIGHT of SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees herein.

Parcel No. 120-3F74-A2-0000

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30058  
C.P. 2016-20280  
SHF FILE: 16000994**

**ATTY VICTORIA CHEN**

Seized and taken in Execution as the property of JASON C SMITH AND AMANDA M SMITH at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN Lot or piece of ground in the Township of Winfield, County of Butler, Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center of Legislative Route 10036 at the intersection with lands of Elizabeth C. Cypher; thence South 31 degrees 51 minutes East along the center of Legislative Route 10036, 50.00 feet to a point; thence South 21 degrees 54 minutes East along the same 50.00 feet to a point; thence South 2 degrees 43 minutes East along the same 50.00 feet to a point; thence South 12 degrees 43 minutes West along the same 50.00 feet to a point; thence South 19 degrees 40 minutes West along the same 25.00 feet at the intersection with lands of Bergbigler; thence North 86 degrees 09 minutes 00 seconds West along lands of Bergbigler 188.20 feet to a point; thence North 4 degrees 46 minutes 21 seconds West along lands of Bergbigler 104.75 feet to a point; thence North 60 degrees 49 minutes 11 seconds East along lands of Elizabeth C. Cypher 193.00 feet to a point, the place of beginning, per survey of Shoup-Zarnick & Associates, Inc., dated August 7, 1979.

DEED BOOK: Instrument Number

201009070019921

DEED PAGE: Instrument Number  
201009070019921

MUNICIPALITY: Township of Winfield

TAX PARCEL\*: 320-1F71-26H

PROPERTY ADDRESS: 1016 Bear Creek  
Road Cabot, PA 16023

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30107  
C.P. 2016-20188  
SHF FILE: 16001346**

**ATTY THOMAS FEDERMAN**

Seized and taken in Execution as the property of JOSEPH C SMITH at the suit of STONEGATE MORTGAGE CORPORATION, Being:

All that certain lot or piece of ground situate in the Borough of Saxonburg, County of Butler, and Commonwealth of Pennsylvania, being the southern 10 feet of Lot No. 10 and all of Lot No. 11 in the John E. Cypher Plan of Lots, recorded in the Recorder's Office of Butler County, in Rack File Section 7, Page 9, with the exception of a lot of land 35 feet by 116 1/2 feet which was previously conveyed to Saxonburg Borough, being more fully bounded and described as follows:

Beginning at a point in the center of Freeport Street, said point being South 18 degrees 30' East, a distance of 70 feet from the northeastern corner of Lot No. 10 in the John E. Cypher Plan of Lots; thence South 18 degrees 30' East along the center line of Freeport Street 112.2 feet to a point; thence North 89 degrees 13' West along the northern line of lot of Saxonburg Borough 116 1/2 feet to a point; thence South 18 degrees 30' East along the western line of Saxonburg Borough, 35 feet to a point; thence North 89 degrees 13' West along the northern line of lands now or formerly of Knoch 96.15 feet to a point; thence North 18 degrees 30' West along the eastern line of Lot No. 12 in said Plan 77.23 feet to a point; thence North 71 degrees 34' East 200.5 feet, more or less, to a point in the center of Freeport Street, the place of beginning.

Subject to restrictions of record as shown on prior deed to Robert Hugh Fern and Hazel H. Fern, his wife, dated November 14, 1952,

recorded November 14, 1952, in Deed Book Volume 632, page 487.

Having erected thereon a dwelling known as 270 South Rebecca Street

Being designated as Tax Map No. 500-84-A11 in the Butler County Deed Registry office.

Second Described:

AH those two certain Lots of land situate in the Borough of Saxonburg, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

First: Beginning at a point in the center of Freeport Street on line of land, now or formerly of Knoch; thence along said land, now or formerly of Knoch, North 89 degrees 13' West, 116 1/2 feet; thence along land now or formerly of Cypher, North 18 degrees 30' West, 25 feet; thence along land, now or formerly of Cypher, South 89 degrees 13' East 116 1/2 feet to a point in the center of Freeport Street; thence along the said Freeport Street, South 18 degrees 30' East, 25 feet to a point, the place of beginning.

Second: Beginning at a point in the center of Freeport Street, being the Southeast corner of the within described tract and the Northeast corner of land described at Item One, hereof, North 89 degrees 13' West 116 1/2 feet; thence along land, now or formerly of Cypher, North 18 degrees 30' West, 10 feet; thence along land, now or formerly of Cypher, South 89 degrees 13' East 116 1/2 feet to a point in the center of Freeport Street; thence along Freeport Street, South 18 degrees 30' East, 10 feet, the place of beginning.

Being designated as 500-S4-A11 A in the Butler County Deed Registry Office.

BEING the same property which Thomas M. Fern, Executor of the Estate of Hazel H. Fern, deceased, by Deed dated October 8, 2013 and recorded October 11, 2013 in the Recorder's Office of Butler County, Pennsylvania as Instrument Number 201310110029552 granted and conveyed unto Joseph C. Smith, his/her heirs and assigns, in fee.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30086  
C.P. 2016-20381  
SHF FILE: 16001162**

**ATTY TERENCE MCCABE**

Seized and taken in Execution as the property of RALPH S SMITH, MARGARET E SMITH, AND UNITED STATES OF AMERICA at the suit of EVERBANK, Being:

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

BEGINNING at a post, the Northeast corner of the lot herein described, thence by lands of H. E. McManus, South 9 degrees 53 minutes East 147 feet to an iron pin; thence by an alley North 89-1/4 degrees West 16 feet, more or less; thence by a line parallel with the line of said H. E. McManus, North 9 degrees 53 minutes West 51-1/2 feet to a pin; thence by a line to the South line of Brady street 78 feet, thence along the South line of Brady Street 50 feet, more or less, to the place of beginning. Having thereon erected a two story frame dwelling house.

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

TAX I. D. #: 562-23- 95-0000

Being known as: 525 EAST BRADY STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Ralph S. Smith by deed from Edith E. Ross by Robert Bolkovy, her Attorney-in-Fact, specially constituted by Power of Attorney, recorded in the Recorder's office of Butler County, PA at Record Book 2783 Page 10, and Martin Davis Ross dated September 11, 1997 and recorded September 29, 1997 in Deed Book 2783, Page 0013.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30091  
C.P. 2016-20244  
SHF FILE: 16001212**

**ATTY KIM HONG**

Seized and taken in Execution as the property of WILLIAM M SNOW, JR at the suit of BANK of NEW YORK MELLON, Being:

All that certain piece, parcel or tract of land situate in the First Ward of Butler Township, Butler County, Pennsylvania, being all of Lots 5 and 6 and the Easterly 3/4ths of Lot 4 in the Muntz Plan of Lots as recorded in the Recorder's office of Butler County, PA, at Book File 30 Page 7, said lots being together bounded and described as follows:

Beginning at the dividing line between Lots 6 and 7 in the hereinbefore mentioned Plan at the North right-of-way line of West Patterson Avenue, a 50-foot right-of-way, said point being the Southeast corner of the within described parcel; thence from said place of beginning along the North right-of-way line of West Patterson Avenue, North 89 degrees 00 minutes West a distance of 110 feet, to a point in Lot No. 4 in the same plan of Lots; thence through Lot No.4, North 1 degree 00 minutes East by a line parallel with lie dividing line between Lots 3 and 4 in said Plan, a distance of 160.59 feet to a point on the South line of a 20-foot alley shown in said Plan, not opened; thence along the South right-of-way line of said 20-foot unopened alley, South 88 degrees 49 minutes East, a distance of 110.0 feet to a point at the dividing line between Lots 6 and 7 in said plan; thence along last mentioned dividing line, South 1 degree 00 minutes West, a distance of 160.26 feet to a point on the North line of West Patterson Avenue, the place of beginning.

BEING known and numbered as 118 West Patterson Avenue, Butler, PA 16001.

BEING the same property conveyed to William M. Snow, Jr., a single man who acquired title by virtue of a deed from James S. Martin and Robert F. Double, dated May 28, 1998, recorded May 28, 1998, at Deed Book 2867, Page 556, Butler County, Pennsylvania records.

Parcel No.: 051-39-RS-0000

BCLJ: May 13, 20 & 27, 2016



**E.D. 2016-30075  
C.P. 2016-20474  
SHF FILE: 16001010**

**ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of T R STARMACK AND JEANNE V STARMACK at the suit of HSBC BANK USA, NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in the 5th Ward, City of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 7 in the Schenck and Negley Plan of Lots as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Book 4 page 63 and also recorded in New Plan Book A page 65. Parcel Number 565-22-110

BEING the same premises which William E. Nuth, III and Bernadette A. Nuth, husband and wife and Alicia Belinotti, a single woman, by Deed dated August 6, 2004 and recorded August 17, 2004 in the Butler County Recorder of Deeds office as Deed Instrument No. 200408170026996, granted and conveyed unto T.R. Starmack and Jeanne V. Starmack, husband and wife.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30077  
C.P. 2016-20475  
SHF FILE: 16001035**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of LYNN R STUMP REV LIVING TRUST, LYNN R STUMP TRUSTEE, LYNN R STUMP, LYNN R STUMP DECD, LAURA DOMEN, ERIC STUMP, LYNN R STUMP UNKNOWN HEIRS, at the suit of US BANK NATL ASSN, Being:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF MIDDLESEX, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED INDEED INST# 200104270009925, ID# 230-S5-26B1, BEING KNOWN AND DESIGNED AS LOT 1, SUBDIVISION OF LOT NO.2 OF THE JESSE LONG PLAN, FILED IN PLAN BOOK 15, PAGE 21, METES AND BOUNDS PROPERTY. DEED FROM TIMOTHY A. GUARD AND LISA M. GUARD, HUSBAND AND WIFE AS SET FORTH IN DEED INST# 200104270009925, DATED 04/27/2001 AND RECORDED 04/24/2001, BUTLER

COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 581 Steiner Bridge Road, Valencia, PA 16059

PROPERTY ID NO.: 230-S5-26B1

TITLE TO SAID PREMISES IS VESTED IN The Lynn R Stump Revocable Living Trust, Lynn R Stump, Trustee, dated May 8, 2008 BY DEED FROM Lynn R Stump DATED 05/08/2008 RECORDED 05/15/2008 IN DEED BOOK Document Number: 200805150010777.

BCLJ: May 13, 20 & 27, 2016

**E.D. 2016-30100  
C.P. 2016-20625  
SHF FILE: 16001348**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of MARY A THOMPSON AND TODD A THOMPSON at the suit of PNC 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:

ON THE NORTH 110 FEET, MORE OR LESS, BY VALLEY STREET; ON THE EAST 138 FEET, MORE OR LESS, BY FIFTH AVENUE ALLEY; ON THE SOUTH 110 FEET, MORE OR LESS, BY LOTS 12 AND 13 IN SAME PLAN; AND ON THE WEST 138 FEET, MORE OR LESS, BY LAND OF EAST OAKLAND LAND COMPANY, AND BEING LOTS 10 AND 11 IN A PLAN OF LOTS LAID OUT FOR ALBERT WHITMIRE AND W.B. COCHRAN IN BUTLER TOWNSHIP WITH FRAME DWELLING. BEING KNOWN AS: 209 Valley St., Butler, PA 16001

PROPERTY ID NO.: 053-16-CC-0000

TITLE TO SAID PREMISES IS VESTED IN MARY A. GRESS BY DEED FROM LUANNE L. IFFT N/K/A LUANNE L. WRIGHT AND BRIAN WRIGHT, HER HUSBAND DATED 07/19/1994 RECORDED 07/28/1994 IN DEED BOOK 2455 PAGE 0230.

BCLJ: May 13, 20 & 27, 2016

Sheriff of Butler County, Michael T Slupe