

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: Dennis K Clifford****a/k/a: Dennis Keith Clifford**

Late of: Buffalo Township PA

Executor: Beverly L Clifford

102 Hepler Road

Sarver PA 16055

Attorney: No Attorney of Record

Estate of: Alvin G Gray

Late of: Center Township PA

Executor: Stephany J Fosnaught

2015 William Flynn Highway

Butler PA 16001

Attorney: Andrea C Parenti

Dillon McCandless King

Coulter & Graham LLP

128 West Cunningham Street

Butler PA 16001

Estate of: Dorothy C Hershberger

Late of: Butler Township PA

Executor: Donald C Hershberger

POB 282

Chicora PA 16025

Attorney: James P Coulter

Dillon McCandless King

Coulter & Graham LLP

128 West Cunningham Street

Butler PA 16001

Estate of: James E Kane

Late of: Zelenople PA

Administrator: Violet J Vollrath

134 N Green Lane

Zelenople PA 16063

Attorney: Darla J Hancher

Hancher Law Office

101 N Green Lane

Zelenople PA 16063

Estate of: James R Michael**a/k/a: James Ralph Michael**

Late of: Cranberry Township PA

Executor: Tammy Michael Lane

201 Hunting Ridge Trail

Cranberry Township PA 16066

Attorney: John A Sparks

POB 123

Grove City PA 16127

Estate of: Richard H Miller**a/k/a: Richard Miller**

Late of: Adams Township PA

Executor: Christine T Walsh

1037 Sarvis Drive

Bethel Park PA 15102

Attorney: No Attorney of Record

Estate of: John Stephen Spisak**a/k/a: John S Spisak Sr****a/k/a: John S Spisak****a/k/a: John Stephan Spisak**

Late of: Slippery Rock Township PA

Executor: Starlene Smegal

34608 County Road L

Mukwonago WI 53149

Attorney: Ronald W Coyer

SR Law LLC

631 Kelly Blvd POB 67

Slippery Rock PA 16057

Estate of: Charles D Stump**a/k/a: Charles Daniel Stump**

Late of: Connoquenessing Township PA

Administrator: Ryan E Rice

266 Portersville Road

Ellwood City PA 16117

Attorney: Philip P Lope

Lope Casker & Casker

207 East Grandview Avenue

Zelenople PA 16063

BCLJ: November 27, December 4 & 11, 2015

SECOND PUBLICATION**Estate of: Elinor Betros****a/k/a: Elinor L Betros**

Late of: Clay County Florida

Executor: Raymond L Betros

2535 Primrose Avenue

Middleburg FL 32068

Attorney: Mary Jo Dillon

Dillon McCandless King

Coulter & Graham LLP

128 West Cunningham Street

Butler PA 16001

Estate of: Robert C Bleicher**a/k/a: Robert Charles Bleicher**

Late of: Butler Township PA

Executor: Edmund A Bleicher

243 Old Plank Road

Butler PA 16002
 Executor: Tammy Schultheis
 134 Double Road
 Renfrew PA 16053
 Attorney: Jeffrey D Banner
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

Estate of: George R Burd Sr
a/k/a: George Robert Burd

Late of: Clinton Township PA
 Executor: Carol Ann Bowser
 494 Bear Creek Road
 Sarver PA 16055
 Attorney: Andrew J Sacco
 Steiner Sacco Law
 160 North McKean Street
 Kittanning PA 16201

Estate of: Constance M Cavalero

Late of: Butler PA
 Executor: Samuel M Cavalero
 919 East Pearl Street
 Butler PA 16001
 Attorney: Ronald N Thomas
 POB 1713
 Butler PA 16003

Estate of: Barbara L Fair

Late of: Butler Township PA
 Executor: Gale L Fair
 4144 Highland Avenue
 Butler PA 16001
 Attorney: Julie C Anderson
 Stepanian & Menchuk LLP
 222 South Main Street
 Butler PA 16001

Estate of: Helen H Hilton

Late of: Cranberry Township PA
 Administrator: David B Hilton
 104 Clover Lane
 Gibsonia PA 15044
 Attorney: No Attorney on Record

Estate of: Carmella J Kelly

Late of: Slippery Rock PA
 Executor: Michael Ross
 3862 William Flynn Highway
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

Estate of: Wilma R Kelly

Late of: Buffalo Township PA
 Executor: Dave Posney
 157 Beale Road

Sarver PA 16055
 Attorney: F Brian Dodson
 Dodson & Chase LLC
 9800A McKnight Road Suite 100
 Pittsburgh PA 15237

Estate of: Helen T McCandless
a/k/a: Helen Tessmer McCandless

Late of: Franklin Township PA
 Executor: Catherine A Lackovic
 728 Unionville Road
 Prospect PA 16052
 Executor: Helen M Staiger
 240 Duffy Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

Estate of: Roger V McClean

Late of: Butler Township PA
 Administrator: Marilyn J McClean
 128 Greenwood Drive
 Butler PA 16001
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

Estate of: John P Sassone

a/k/a: John Paul Sassone

Late of: Butler PA
 Executor: Lawrence J Sassone
 101 Elizabeth Drive
 Butler PA 16001
 Attorney: William C Robinson Jr
 Henninger & Robinson PC
 6 West Diamond Street
 Butler PA 16001

Estate of: David Scrapchansky

Late of: Cranberry Township PA
 Executor: Jeanne Scrapchansky
 906 Sunset Circle
 Cranberry Twp PA 16066
 Attorney: Daniel R Tobin
 2000 Corporate Drive Suite 350
 Wexford PA 15090

Estate of: Christine Wells

Late of: East Butler PA
 Executor: Julie Dayton
 5760 Phillips Rd
 Gibsonia PA 15044-9457
 Executor: Thomas Wells
 622 W Slippery Rock Rd
 Chicora PA 16025-2814
 Attorney: John J Morgan
 115 South Washington St
 Butler PA 16001

Estate of: Anna R Zajacs

Late of: Forward Township PA
 Executor: Mark D Zajacs
 901 South Washington Street
 Evans City PA 16033
 Executor: Michael A Zajacs
 1021 South Washington Street
 Evans City PA 16033
 Attorney: Julie C Anderson
 Stepanian & Menchuk LLP
 222 South Main Street
 Butler PA 16001

BCLJ: November 20, 27 & December 4, 2015

THIRD PUBLICATION

Estate of: Carl L Barton Jr

Late of: Donegal Township PA
 Executor: E B Susan Barton
 135 Hilderband (sic) Road
 Chicora PA 16025
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Arnold F Chaffee

Late of: Butler Township PA
 Administrator: Thelma C Spells
 1533 Bidwell Street
 Pittsburgh PA 15233
 Attorney: Thelma C Spells
 Spells Law Office
 1533 Bidwell Street
 Pittsburgh PA 15233

Estate of: John W Conway

Late of: Slippery Rock PA
 Admr dbn cta: Mary M Wiles
 6025 Marlow Drive
 Cumming GA 30041
 Admr dbn cta: Kathryn J Malick
 769 Wyngold Dr
 Pittsburgh PA 15237
 Attorney: John W Flannery
 Nicolls Flannery & Palmer
 300 Huntington Bank Bldg
 14 North Mercer St
 New Castle PA 16101

Estate of: Donald R Dombart**a/k/a: Donald Reynolds Dombart**

Late of: Butler PA
 Executor: Colleen Smith
 231 Dutchtown Road
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Giovanna M Grosso

Late of: Mars PA
 Executor: Connie Phoenix
 8837 Maple Street
 Allison Park PA 15101
 Attorney: No Attorney On Record

Estate of: Mary Ann Horwat**a/k/a: Mary A Horwat****a/k/a: Mary Horwat**

Late of: Seven Fields PA
 Executor: Karen L Wagner
 126 Briarwood Lane
 Cranberry Township PA 16066
 Attorney: Michael Georgalas
 1 Bigelow Square Suite 705
 Pittsburgh PA 15219

Estate of: Mary Susan Moore

Late of: Penn Township PA
 Executor: Susan Lacey Doherty
 702 Winter Pine Drive
 Mars PA 16046
 Attorney: No Attorney On Record

Estate of: Rose Oleksak

Late of: Butler Township PA
 Executor: David N Oleksak
 751 Fairview Road
 North Washington PA 16048
 Attorney: William C Robinson Jr
 Henninger & Robinson PC
 6 West Diamond Street
 Butler PA 16001

Estate of: Jean Prusick**a/k/a: Eugenia Prusick**

Late of: Buffalo Township PA
 Executor: Victoria M Mikolas
 241 Edgewood Drive
 Sarver PA 16055
 Executor: Kathy A Makowski
 138 Dodds Road
 Butler PA 16002
 Attorney: Laurel Hartshorn
 254 W Main St POB 553
 Saxonburg PA 16056

Estate of: Mary Elizabeth Saxion

Late of: Cabot PA
 Executor: Ardel E Milko
 130 Elwood Road
 Apollo PA 15613
 Attorney: Larry D Loperfito
 Geary Loperfito (sic) Urti LLC
 158 Grant Avenue
 Vandergrift PA 15690

**Estate of: Madeline C Steffanos
a/k/a: Madeline Steffanos**

Late of: Evans City PA
 Administrator: Robert Steffanos
 317 Kline Avenue
 Evans City PA 16033
 Attorney: Jennifer Gilliland Vanasdale
 Gilliland Vanasdale Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Township PA 16066

Estate of: James C Stroup

Late of: Bruin PA
 Executor: Wilda L Stroup
 POB 243
 Bruin PA 16022
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

**Estate of: Regina H Weleski
a/k/a: Regina Weleski**

Late of: Buffalo Township PA
 Executor: Timothy Weleski
 452 Bear Creek Road
 Sarver PA 16055
 Attorney: William T Woncheck Jr
 Sikov & Woncheck PC
 1625 Union Ave Suite 5
 Natrona Heights PA 15065

Estate of: Amelia W Wrenn

Late of: Zelenople PA
 Executor: Lizabeth Vonseipler
 2011 Kentucky Lane
 Rochester PA 15074
 Attorney: Samuel J Orr III
 1521 Third Street
 POB 515
 Beaver PA 15009

BCLJ: November 13, 20 & 27, 2015

MORTGAGES

November 9 - 13, 2015

Ahuja, Deepak-GMH Mtg Servs LLC, et al-Cranberry Twp.-\$107,760.00
Ammon, Mary A.-CFSBank-Seven Fields Borough-\$40,000.00
Anderson, Juan J., et al-Princeton Fin LLC-Cranberry Twp.-\$187,425.00
Augustine, Christopher J., et ux-Meridian Home Mtg Corp, et al-Cranberry Twp.-\$295,000.00
Beck, Franklin Dean, et al-PNC Bk Natl Assn-Connoquenessing Twp.-\$50,000.00
Bernardo-Pankuch, Nicholle D., aka-CBC Natl Bk-Cranberry Twp.-\$198,000.00
Bittner, Robert, et ux-Wells Fargo Bk NA-Cranberry Twp.-\$194,200.00
Blasko, Drew Michael, et al-Plaza Home Mtg Inc, et al-Penn Twp.-\$280,976.00
Branchin, Robert A., et al-Northwest Sav Bk-Butler Twp.-\$90,000.00
Briere, Stephanie-Loandepot.com LLC, et al-Adams Twp.-\$106,000.00
Bunney, Danelle F., et al-Stearns Lending LLC, et al-Butler Twp.-\$159,750.00
Burgard, Samuel D., et ux-Stearns Lending LLC, et al-Butler Twp.-\$91,575.00
Burr, Thomas D., et al-West View Sav Bk-Cranberry Twp.-\$165,000.00
Canfield, Crista L., et al-Franklin American Mt Co, et al-Adams Twp.-\$215,460.00
Carrasquilla, Joaquin F., et ux-West Penn Fin Serv Ctr Inc, et al-Cranberry Twp.-\$270,019.00
Christopher, James A., II, et ux-Quicken Loans Inc, et al-Penn Twp.-\$199,850.00
Chrostowski, Joel C.-S&T Bank-Cranberry Twp.-\$650,000.00
Clark, Jason K., et al-Sun West Mtg Co Inc, et al-Cranberry Twp.-\$270,701.00
Conyers, Bryan, et ux-Victorian Fin LLC, et al-Cranberry Twp.-\$196,000.00
Crawford, Robert T., et al-Butler Armco Emp Cred Un-Connoquenessing Twp.-\$45,000.00
DeAngelo, David V., et ux-WesBanco Bank Inc-Connoquenessing Twp.-\$80,000.00
Dillaman, James L., et ux-United Wholesale Mtg, et al-Slippery Rock Twp.-\$175,000.00
Ealy, Daniel P., et al-Dollar Bk Fed Sav Bk-Donnegal Twp.-\$38,309.94
Etzel, Justin J., et al-PNC Mtg, aka-Summit Twp.-\$316,150.00
Foothold LP, et al-First Commonwealth Bk-Butler Twp., Wd. 6-\$150,717.00
Gaworski, Dustin J., et ux-Howard Hanna Mtg Servs, et al-Buffalo Twp.-\$184,000.00
Gray, Daniel J., aka-Farmers Natl Bk of Emlenton-Butler Twp., Wd. 3, et al-

Commonwealth of PA - Dept Rev vs. **Ronald A. Wike, Jr.:** Lien: \$1694.53: Atty - None: 15-21904

Clerk of Courts vs. **Melissa Sue Wilbert:** Judgment: \$3776.92: Atty - None: 15-21943

Clerk of Courts vs. **Taylor Lynn Wilcox:** Judgment: \$3331.00: Atty - None: 15-21944

Commonwealth of PA - Dept Rev vs. **Robert L. Williams, Sr.:** Lien: \$5612.14: Atty - None: 15-21872

Vogel Disposal Service vs. **Keller Williams Realty and Chris Ivory:** Transcript: \$1306.41: Atty - None: 15-21953

Clerk of Courts vs. **Penny Marie Wilson:** Judgment: \$1439.50: Atty - None: 15-21945

JMMMP C Co vs. **Shawn Woodruff:** Transcript: \$482.16: Paul Colavecchi, Esq.: 15-21911

Clerk of Courts vs. **Vincent Michael Yandura:** Judgment: \$1588.00: Atty - None: 15-21946

Commonwealth of PA - Dept Rev vs. **Shawn F. Yeager:** Lien: \$9536.84: Atty - None: 15-21843

Clerk of Courts vs. **Bradley Mason Zurzolo:** Judgment: \$2116.50: Atty - None: 15-21947

EXECUTIONS

Week ending November 20, 2015

1st Name-Plaintiff
2nd Name-Defendant

Wells Fargo Bank, N.A. vs. **Richard J. Fennell and Valerie P. Fennell aka Valerie Fennell:** 15-30287

Midfirst Bank vs. **Bethany McKinney and Kayleigh Townsend:** 15-30286

Wells Fargo Bank, N.A. vs. **Unknown Heirs of the Estate of Russell W. Moore and Timothy Moore, heir:** 15-30288

DIVORCES

Week ending November 20, 2015

1st Name-Plaintiff
2nd Name-Defendant

Douglas E. Campbell vs. **Susan A. Campbell:** John T. Haller, Jr., Esq.: 15-90775

Carol A. English vs. **Blair C. English:** Susan B. Lope, Esq.: 15-90776

Deborah A. Harbaugh vs. **Charles C. Harbaugh:** Susan B. Lope, Esq.: 15-90778

Joshua M. Kearns vs. **Dana M. Kearns:** Gerri V. Paulisick, Esq.: 15-90785

Amanda Morgan vs. **Evan Morgan:** Dennis M. Blackwell, Esq.: 15-90784

Sherri L. Ruth vs. **Raymond K. Ruth:** Leland C. Clark, Esq.: 15-90773

Brandon Michael Collier vs. **Leigh Ann Scott:** Christopher A. Cafardi, Esq.: 15-90782

NOTICE

NOTICE IS HEREBY GIVEN that the Court of Common Pleas of Butler County, Pennsylvania, will hold a hearing on the **Petition of the Board of School Directors of the Butler Area School District regarding the sale of the Broad Street Elementary School** on December 22, 2015, at 1:00 o'clock p.m., in Courtroom No. 3, before the Honorable Judge S. Michael Yeager, located at the Butler County Judicial Center, 124 West Diamond Street, Butler, PA 16001.

Said Petition of the Board of School Directors of the Butler Area School District concerns all of the land and buildings comprising the Broad Street Elementary School located at 200 Broad Street in the City of Butler, Butler County, Pennsylvania. The Arc of Butler County, a non-profit corporation, has submitted the highest Purchase Price Offer in the amount of Four Hundred Seventy-Five Thousand Seven and 00/100 (\$475,007.00) Dollars for the purchase of said land and buildings.

AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, MAY ENTERTAIN HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE LAND AND BUILDINGS COMPRISING THE BROAD STREET ELEMENTARY SCHOOL, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE BROAD STREET ELEMENTARY SCHOOL AT ITS PURCHASE PRICE OFFER OF \$475,007.00. INTERESTED CITIZENS MAY APPEAR AND BE HEARD.

BUTLER AREA SCHOOL DISTRICT
Thomas W. King, III, Solicitor
Dillon McCandless King
Coulter & Graham L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: November 27, December 4 & 11, 2015

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MsD. No.: 15-40047

IN RE: SALE OF UNREDEEMED PROPERTY OF THE BUTLER COUNTY TAX CLAIM BUREAU

TAX PARCEL NO. 340-S1-A38-0000

LARRY D. KLINE and JANICE K. KLINE

TO: ANY INTERESTED PARTY

NOTICE OF SALE OF REAL ESTATE

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to the highest bidder.

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

On the East by Bear Creek;

On the South by line of lands of now or formerly J.G. Myers; and,

On the West by Main Street.

SAID tract of land having a frontage of 50 feet on said Main Street and extending back therefrom in an Easterly direction, preserving the same width, to Bear Creek. HAVING thereon erected a dwelling house.

BEING known and designated as Parcel No. 340-S1-A38-0000.

The Court has fixed the 6th day of January, 2016, at 10:30 a.m., in Courtroom No. 4 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs.

At the time of the sale, the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make a substantially higher bid and the sale shall be made to the highest bidder.

This property was previously advertised for the original tax sale made on September 8, 2014.

Thomas J. May, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: November 27, 2015

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA AD 15-10440 CP 15-21314 ED 15-30229

BANK OF AMERICA, N.A.

V.

MARY RAECHEL TURNBULL A/K/A MARY R. TURNBULL

NOTICE TO: MARY RAECHEL TURNBULL A/K/A MARY R. TURNBULL

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 71 DOVER DRIVE, CRANBERRY TOWNSHIP, PA 16066-4319

Being in CRANBERRY TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 130-S5-A445-0000

Improvements consist of residential property.

Sold as the property of MARY RAECHEL TURNBULL

Your house (real estate) at 71 DOVER DRIVE, CRANBERRY TOWNSHIP, PA 16066-4319 is scheduled to be sold at the Sheriff's Sale on 1/15/2016 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 \$90,320.21 obtained by, BANK OF AMERICA, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

PH#961587

BCLJ: November 27, 2015

CHARTER NOTICE FOR PENNSYLVANIA PROFESSIONAL CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 3, 2015, for a professional corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania. The name of the corporation is: **QUANTUM REVOLUTION COUNSELING SERVICES, INC.**

MICHAEL D. BERGONZI, ESQUIRE
of HOUSTON HARBAUGH, P.C.
401 Liberty Avenue, 22nd Floor
Three Gateway Center
Pittsburgh, Pennsylvania 15222:

BCLJ: November 27, 2015

CHARTER NOTICE FOR PENNSYLVANIA PROFESSIONAL CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 3, 2015, for a corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania. The name of the corporation is: **QUANTUM REVOLUTION, INC.**

MICHAEL D. BERGONZI, ESQUIRE
of HOUSTON HARBAUGH, P.C.
401 Liberty Avenue, 22nd Floor
Three Gateway Center
Pittsburgh, Pennsylvania 15222:

BCLJ: November 27, 2015

FICTITIOUS NAME REGISTRATION

NOTICE is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S. Section 301 et. seq. that a certificate was filed in the Office of the Department of State of the Commonwealth of Pennsylvania on September 14, 2015 for the conduct of business in Butler County under the fictitious name **Cranberry Physical Therapy**, with its principal place of business at 20820 Rt. 19, Cranberry Township, PA 16066. The name and address of the entity or persons owning or interested in said business are MRS Physical Therapy, LP, Richard Andrascik and Dale Reckless, with addresses of 500 Market Street, Suite 103, Bridgewater, PA 15009.

Allen Andrascik
Attorney at Law
2601 Darlington Road
P.O. Box 1555
Beaver Falls, PA 15010

BCLJ: November 27, 2015

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on November 6, 2015 for the purpose of obtaining a Certificate of Organization of a Domestic Limited liability Company which was organized under the Business Corporation Law of 1994, as amended. The name of the company is **Gary Northime Cable Tool Services, LLC.**

Pamela H. Walters, Esq.
P.O. Box 654
Saxonburg, PA 16056

BCLJ: November 27, 2015

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of January 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, February 12, 2016 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 13, 20 & 27, 2015

E.D. 2015-30266
C.P. 2015-21428
SHF FILE: 15002914

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DORIS JEAN BENNINGER at the suit of BANK OF AMERICA NA, Being:

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

Beginning at a point at the Southwest corner of the lot hereby conveyed, being the southeast corner of the remaining part of a lot of which the hereinafter described lot was a part, and being a point 90 feet east of the Southwest corner of the aforesaid remaining lot and the east line of Mercer Street; thence along lot now or formerly Catherine Ripper, now Whitesell and Miller, 60 feet to Columbia Way, formerly an alley; thence along Columbia Way North 50 feet to the southeast corner of lot No.6 in the Jennie A. Miller Plan of lots in the City of Butler, now owned by Burgess; thence in a westerly direction along lot owned by Burgess, 60 feet to the Northwest corner of the lot hereby conveyed; thence along remaining part of lot from which the within described lot is taken, South 50 feet to a point; the place of beginning, and being 60 feet from the eastern and of a larger lot of which Gilbert Henricks died

seized and possessed and by his Last Will and Testament devised to his daughters Garnet Stephenson and Phyllis Henricks Sturgeon.

TITLE TO SAID PREMISES IS VESTED IN Doris Jean Benninger, by Deed from Estate of Nellie R. Wemetter, aka, Nellie Rose Jeri Wemette, aka, N. R. Jeri Wemette, dated 03/23/1995, recorded 03/29/1995 in Book 2512, Page 603.

Tax Parcel: 565-22-23 8 A-0000

Premises Being: 216 Columbia Street, Butler, PA 16001

BCLJ: November 13, 20 & 27, 2015

E.D. 2015-30238
C.P. 2015-21154
SHF FILE: 15002653

ATTY ADAM DAVIS

Seized and taken in Execution as the property of SARAH L BRADEN DECD AND UNKNOWN HEIRS at the suit of BANK OF NEW YORK MELLON, Being:

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

BEGINNING at a point, said point being the Southwest corner of the property herein described and said point being in common to the North line of Laray Drive and line of Lots Nos. 64 and 65; thence by line of Lot No. 65, North 22 degrees 0 minutes East a distance of 185.06 feet to a point on line of lands of now or formerly Blain; thence continuing by the same, South 68 degrees 0 minutes East a distance of 110.00 feet to a point on line of Lot No. 63; thence continuing by the same, South 22 degrees 0 minutes West a distance of 185.06 feet to a point on the North line of Laray Drive; thence continuing by the same, North 68 degrees 0 minutes West a distance of 110.00 feet to a point on line of Lot No. 65, the place of beginning.

BEING Lot No. 64 in the Windward Heights Plan of Lots as recorded June 4, 1963, at Rack File 30 Page 42.

HAVING thereon erected a dwelling house and being known as 143 Laray Drive, Butler, PA, 16001.

SUBJECT to a 10-foot utility easement along the front of the property as set forth on the recorded Plan.

TITLE TO SAID PREMISES IS VESTED IN Warranty Deed, dated 4/7/2000, given by Jack R. Layne, Jr., a single man and Beth M. Layne, a single woman to Gary W. Braden and Sarah L. Braden, husband and wife, as tenants by the entirety and recorded 4/18/2000 Instrument # 200004180008427.

By virtue of the death of Gary W. Braden on 12/03/2008 Sarah L Braden became the sole owner of the premises as surviving tenant by the entireties. Sarah L Braden died on 05/23/2011, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Tax Parcel: 060S 14C64

Premises Being: 143 LA Ray Drive, Butler, PA 16001-1407

BCLJ: November 13, 20 & 27, 2015

**E.D. 2012-30261
C.P. 2012-20976
SHF FILE: 15002917**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of CONNIE S CODISPOT, CONNIE MORGAN CODISPOT, CONNIE R CODISPOT, MICHAEL R CODISPOT, JR AND MICHAEL A CODISPOT at the suit of PHH MORTGAGE CORPORATION, Being:

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County, Pennsylvania, bounded and described in accordance with survey of Lucas Engineering Company & Associates dated February 9, 1987, as follows:

BEGINNING at the intersection of the North line of Elizabeth Street with the West line of Aiken Avenue, said point being the Southeast corner of the within described parcel; thence along the North line of Elizabeth Street, South 87 degrees 30 minutes West 258.91 feet to a point on the East right-of-way line of a 40-foot unopened street; thence along the same, North 2 degrees 30 minutes West 128.78 feet to a point on the South right-of-way line of Butler Street; thence along same North 47 degrees 30 minutes East 323.94 feet to a point at the intersection of the South line of Butler

Street with the West line of Aiken Avenue; thence along the West line of Aiken Avenue, South 2 degrees 30 minutes East a distance of 336.11 feet to a point, the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Connie S. Codisport, by Deed from Michael R. Codisport, Jr. and Connie S. Codisport, h/w, dated 09/01/2013, recorded 09/09/2013 in Deed Instrument No. 201309090026163.

Tax Parcel: 052-36-F1-0000

Premises Being: 201 Colleen Street, Butler, PA 16001-3173

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30125
C.P. 2015-20856
SHF FILE: 15002660**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of DEBORAH L CONTI at the suit of PHH MORTGAGE CORPORATION, Being:

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

Beginning on the Easterly right-of-way line of North McKean Street, a 60 foot right-of-way, said point being common with the intersection of Park Street, a 12 foot right-of-way, and being the Northwesterly corner of within described lot; thence along Park Street, South 89 degrees 43 minutes 34 seconds East, 120 feet to a point on the Northwesterly corner of lands now or formerly of J. Erdos Trustees, et al.; thence along lands of Erdos and McCall, South 00 degree 10 minutes 00 second West, 50 feet to a point on the Northerly line of lands now or formerly of E. S. Schaffner, Jr.; thence along Schaffner, North 89 degrees 43 minutes 34 seconds West, 120 feet to a point on the Easterly right-of-way line of North McKean Street; thence by same, North 00 degree 10 minutes 00 second East, 50 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah L. Conti, a single person, by Deed from David E. Dorcy and Carol E. Dorcy, h/w, dated 11/30/2005, recorded 12/06/2005 in Instrument Number 2005120600034930

Tax Parcel: 564-9-60-0000

Premises Being: 315 North Mckean Street, Butler, PA 16001-4912

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30235
C.P. 2015-21288
SHF FILE: 15002656**

ATTY MARGARET GAIRO

Seized and taken in Execution as the property of AMY S DURNELL at the suit of BANK OF NEW YORK, Being:

TAX I.D.#:210-S1-D12

ALL THOSE certain pieces, parcels or lots of land situate in the Township of Marion, Butler County, Pennsylvania, bounded and described as follows, to-wit

FIRST:

BEGINNING at a point In the public road leading from Annadale Station to Atwells Crossing, at the Southeast corner of the premises hereby conveyed adjoining lands now or formerly of Angelo Corona, formerly Samuel Naples; thence along the center of said public road, South 53° 09' West, 90 feet to a post on lands now or formerly of Theodore E. Smith; thence along other lands now or formerly of Theodore E. Smith, North 24° 02' West, 742 feet to a post on line of lands of S J. Black Heirs; thence by line of said lands of S.J. Black Heirs, South 86° 35' East, 97.4 feet to a post on line of lands now or formerly of Angelo Corona, formerly Samuel Naples; thence South 24° 10' East, 675 feet to a post in the public road leading from Annandale Station to Atwells Crossing, the place of beginning.

SECOND:

BEGINNING at a point at the Southeast corner of the premises hereby conveyed on line of a public road and lands now or late of Carmen Joseph; thence in a northerly direction along line of lands of said Carmen Joseph, 45 rods, 11 feet to a post on line or lands now or late of Theodore E. Smith; thence in a westerly direction along line of said lands, 26 rods, more or less, to a point on line of lands now

or late of James Vitelli; thence in a Southerly direction along line of tends of Vitelli, a distance of 11 rods to line of School House Lot; thence In an Easterly direction along line of School House Lot, a distance of 10 rods; thence in a Southerly direction along line of said School House Lot, a distance of 16 rods to a point on line of a public road; thence in and Easterly direction along line of said public road, a distance of 5 rods, more or less, to line of lands now or late of Carmen Joseph, the place of beginning.

BEING DESIGNATED as Tax Map And Parcel No. 210-S1-D12.

Being known as: 1021 BOYERS ROAD, BOYERS, PENNSYLVANIA 16020.

Title to said premises is vested in Amy S. Durnell by deed from Brenda L. Laurencot, unmarried dated August 19, 2005 and recorded September 7, 2005 in Instrument Number 200509070025014.

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30268
C.P. 2015-21292
SHF FILE: 15002932**

ATTY RICHARD M SQUIRE

Seized and taken in Execution as the property of BETH A GARTNER at the suit of LSF8 MASTER PARTICIPATION TR, Being:

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

BEGINNING at a point in the centerline of an old road and on line of lands now or formerly E. R. Protzman, said point being the northeast corner of the herein described tract; thence along line of lands now or formerly E. R. Protzman, South 4° 17' 30" West, a distance of 224.96 feet to a point; thence continuing along line of lands now or formerly E. R. Protzman, South 2° 41' West, a distance of 349.99 feet to a point on line of lands now or formerly A. Baldauf; thence along line of lands now or formerly A. Baldauf, North 87° 51' 40" West, a distance of 851.64 feet to a point; thence continuing along line of lands now or formerly A. Baldauf, North 0° 39' 40" West, a distance of 34.78 feet to a point on line of lands now or formerly A. Bartman; thence along line of lands now or formerly A. Bartman, North 87°

47' 20" East, a distance of 200.00 feet to a point; thence continuing along line of lands now or formerly A. Bartman, North 0° 39' 40" West, a distance of 471.84 feet to a point on line of lands now or formerly T. B. Guthrie; thence along lie of lands now or formerly T. B. Guthrie, North 87° 41' 20" East, a distance of 690.82 feet to a point, said point being the place of beginning.

CONTAINING 8.60 acres, more or less.

SUBJECT to rights in and to a lane known as Stutz Road described in Deed from Ernest Kapp, et ux, to Wayne P. Held, et ux, recorded at Deed Book Volume 1126, page 303 for rights of ingress, egress and regress.

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

Being the same property which Matthew S. Zajacs and Darnele M. Zajacs, his wife, by Deed dated May 28, 1999 and recorded June 04, 1999 in the office of the Recorder of Deeds in and for Butler County at Record Book 3011, Page 849, Instrument No. 199906040016110, granted and conveyed unto Robert C. Gaurrich and Beth Ann Gartner, as joint tenants with full right of survivorship.

PARCEL #:2F16-23

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30250
C.P. 2015-21373
SHF FILE: 15002730**

ATTY TERRENCE MCABE

Seized and taken in Execution as the property of ELLA HEATHCOTE AND DANIEL L HEATHCOTE at the suit of GUARANTY BANK, Being:

TAX J.D.#: 370-S2-D15-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OR LAND SITUATE IN CONNOQUENESSING BOROUGH BUTLER COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY POWDER MILL ROAD; IN THE EAST BY LET OF A. REA; AS THE SOUTH BY LOT FORMERLY OF SELVEDGE HANDNOW, NOW A. REA; AND ON THE

WEST BY AN ALLEY, SAID LOT BEING 72 FEET, MORE OR LESS, FRONTING ON POWDER HILL ROAD, 138 FEET ON THE EASTERN BOUNDARY ALONG LOT Of REA, 66 FEET, MORE OR LESS, ON THE SOUTHERN BOUNDARY ALONG LOT Of REA, AND 120 FEET, MORE OR LESS, ALONG THE ALLEY ON THE WESTERN BOUNDARY.

SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH SURVEY Of SHOUP/ ZERNICK & ASSOCIATES, INC. DATED MAY 15, 1979 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN Right-of-way LINE Of CONSTITUTION A VENUE, A 33 FOOT RIGHT F WAY, WHERE IT IS INTERSECTED BY THE EASTERN Right-of-way LINE Of SCHOOL STREET, A 15 FOOT Right-of-way SAID POINT BEING THE NORTHWEST CORNER Of THE LOT HEREIN DESCRIBED: THENCE FROM SAID BEGINNING POINT. SOUTH 82 DEGREES 50' 00" EAST ALONG THE SOUTHERN LINE Of CONSTITUTION A VENUE, A DISTANCE Of 75.00 FEET TO A POINT, THE NORTHWEST CORNER Of THE LOT Of NOW OR FORMERLY MARK S. END HELEN BRUNAMER, THENCE ALONG THE WESTERN LINE Of SAME THE FOLLOWING COURSE AND DISTANCE Of SOUTH 9 DEGREES 35' 16" WEST A DISTANCE Of 137.75 FEET TO A POINT, THE SOUTHEAST CORNER Of THE LOT HEREIN DESCRIBED; THENCE NORTH 93 DEGREES 38' 45" WEST A DISTANCE Of 69.70 FEET TO A POINT ON THE EASTERN LINE Of THE AFOREMENTIONED SCHOOL STREET; THENCE ALONG SAME NORTH 7 DEGREES 01' 34" EAST A DISTANCE Of 126.90 FEET TO A POINT, SAID POINT BEING THE PLACE Of BEGINNING. CONTAINING 0.22 ACRE AND HAVING THEREON ERECTED A TWO STORY GARAGE AND DWELLING HOUSE.

THE DERIVATION Of SAME BEING:

The same property conveyed by Deed executed by HAROLD T. HILLIARD AND CHERYL A. HILLIARD, HIS WIFE, on 10-24-1986, as recorded on 10-24-1986 at Book/ Liber 1309, Page/Folio 0330, on the land records of BUTLER COUNTY.

Parcel Identification Number: S2-D15

Being known as: 112 CONSITUTION AVENUE,

CONNOQUENESSING, PENNSYLVANIA 16027.

Title to said premises is vested in Ella Heathcote and Daniel L. Heathcote, husband and wife, by deed from Daniel L. Heathcote and Nina J. Heathcote, husband and wife, dated March 7, 2005 and recorded April 29, 2005 in Instrument Number 200504290010703.

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30256
C.P. 2015-21610
SHF FILE: 15002782**

ATTY LEON HALLER

Seized and taken in Execution as the property of STEPHANIE E HORTERT, STEPHANIE E LLOYD, AND JEFFREY W LLOYD at the suit of MIDFIRST BANK, Being:

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

BEGINNING at a point on line of West Boyd Avenue, 55 feet East of the intersection of West Boyd Avenue with Forest Avenue, said point being at line of land of now or formerly Coli; thence extending along said West Boyd Avenue, in an eastern direction, a distance of 38 feet to a point on line of land of now or formerly Gustave Wickenhagen; thence by a line extending along line of said lands of Wickenhagen, in a northern direction, a distance of 51 feet 6 inches to a point on line of Hettie Way; thence extending along line of said Hettie Way, in a western direction, a distance of 41 feet to a point on line of land of Coli; thence by a line extending along line of said land of Coli, in a southern direction, a distance of 68 feet 10 inches to a point on West Boyd Avenue, the place of beginning.

Being part of Lot No. 583 in the W. S. Boyd Plan of Springdale, said plan being recorded in the Office of the Recorder of Deeds in Butler County, Pennsylvania, in Plan Book A, Page 21.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 126 WEST BOYD AVENUE BUTLER, PA 16001

TAX PARCEL NO. 561-35-10-0000

BEING THE SAME premises which lannotti

Realty Solutions, Inc., by Deed dated 04/30/11 and recorded 05/10/11 in Butler County Instrument No. 201105100011116, granted and conveyed unto Stephanie E. Lloyd f/k/a Stephanie Hortert and Jeffrey W. Lloyd, as joint tenants with the right of survivorship.

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: November 13, 20 & 27, 2015

**E.D. 2015-30262
C.P. 2015-21354
SHF FILE: 15002897**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of JOHN K JENKINS, IV AND CHRISTINE JENKINS at the suit of GREEN TREE SERVICING, LLC, Being:

BEGINNING at a point on the Northerly side of Pierce Avenue, 60 feet wide, where the same is intersected by the line dividing Lot Nos. 553 and 554; thence North 74° 26' West, a distance of 60. more or less, feet to a point on the line dividing Lot Nos. 555 and 556; thence along said last mentioned dividing line, North 4° 12' 17" East, a distance of 83.63 feet, more or less, to a point on the Southerly side of Whitestown Road; thence along said Southerly side of Whitestown Road, South 76° 3' 53" East, a distance of 60 feet, more or less, to a point on the line dividing Lot Nos. 553 and 554 in the said plan; thence along said last mentioned dividing line, South 4° 24; 53" West, a distance of 85.31 feet, more or less, to the point at the place of BEGINNING.

BEING vacant land located on Pierce Street, LYNDDORA, PA 16045.

AS TO PARCEL V: 052-29-H561

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being part of Lot Nos. 556, 557, 558, 559, 560 and 561 in the Marshall Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 2, page 13, bounded and described as follows:

BEGINNING at a point on the Northerly side of Pierce Avenue, 60 feet wide, where the same is intersected by the line dividing Lot Nos. 555 and 556; thence, North 74° 26' West, a distance of 185.44 feet, more or less, to a point on the line dividing Lot Nos. 561 and 565; thence along said last mentioned dividing line, North 4 o 3 7' East, a distance of 78.18 feet, more or less, to a point on the Southerly side of Whitestown Road; thence along said Southerly side of Whitestown Road, South 76° 3' 53" East, a distance of 183.89 feet, more or less, to a point on the line dividing Lot Nos. 555 and 556 in the said plan; thence along said last mentioned dividing line, South 4° 12' 17" West, a distance of 83.63 feet, more or less, to the point at the place of BEGINNING.

BEING vacant land located on Pierce Street, LYNDORA, PA 16045.

BEING KNOWN AS: 130 Pierce Avenue, Lyndora, PA 16045

BEING THE SAME PREMISES which James A; Keresztury and Susan Elizabeth Keresztury, husband and wife and Robert A. Keresztury and Constance Culbertson, husband and wife, by Deed dated 1/12/2005 and recorded 1/18/2005 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200501180001294, granted and conveyed unto John K. Jenkins, IV and Christine M. Jenkins, husband and wife.

- PARCEL NO. I: 052-29-H139-0000
- PARCEL NO. II: 052-29-H141-0000
- PARCEL NO. III: 052-29-H552-0000
- PARCEL NO. IV: 052-29-H554-0000
- PARCEL NO. V: 052-29-H561-0000

BCLJ: November 13, 20 & 27, 2015

E.D. 2015-30251
C.P. 2015-21423
SHF FILE: 15002725

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of RONALD JURYSTA, JR AND SHERRI JURYSTA at the suit of EVERBANK, Being:

TAX I.D. #: 565-12-287-0000

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

BEGINNING at a point on West Penn Street, being the Northwest corner of the lot about to be described; thence in a easterly direction along West Penn Street, 39.42 feet to a point on line of lot now or formerly Negley; thence in a Southerly direction along lot of now or formerly Negley 69.99 feet to a peg on line of lot now or formerly L. P. Trautman; thence in a Westerly direction along line of lot now or formerly of L. P. Trautman, 2 feet to a peg on line of lot now or formerly of Trautman; thence in a southerly direction along lot of now or formerly Trautman 100 feet, more or less, to a peg on an alley; thence along said alley, 37.50 feet to a peg on lot of now or formerly Amy; thence in a Northerly direction along lot of now or formerly Amy 170.75 feet to West Penn Street, the place of beginning.

Description taken from survey prepared by John E. Busheck, registered surveyor dated May 20, 1997.

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

HAVING erected thereon a dwelling known as 409 W. PENN STREET, BUTLER, PA 16001.

BEING the same property which BONNIE SCHULER, a single woman; ANGELO LOUIS PERRI and SUE PERI, his wife by deed dated May 13, 1997 and recorded May 23, 1997 in the Recorder's Office of BUTLER County, Pennsylvania, in Deed Book Volume 2740, page 715, granted and conveyed unto JEFFERSON L. WILSON. MARGARET M. WILSON by virtue of her marriage to JEFFERSON L. WILSON joins in this conveyance in order to relinquish any marital interest she may have in the within described real estate.

Being known as: 409 WEST PENN STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Ronald T. Jurysta, Jr. and Sherri Jurysta, husband and wife, by deed from Jefferson C. Wilson and Margaret M. Wilson, husband and wife, dated September 15, 2004 and recorded September 22, 2004 in Instrument Number 200409220030927.

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30258
C.P. 2015-21361
SHF FILE: 15002862**

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of GARY P LANG, GARY P LANG, JR, AND CHRISTINE M LANG at the suit of BANK OF AMERICA N A, Being:

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

BEGINNING at a point on the Southern line of West Penn Street at a point common to lands of now or formerly C. A. Vaughn, said point being the Northeast corner hereof ; thence along lands of now or formerly C. A. Vaughn, South 29 degrees 45 minutes 21 seconds West a distance of 130.00 feet to a point on the Northern line of Sandford Street; thence along the Northern line of Sandford Street, North 59 degrees 55 minutes 43 seconds West a distance of 31.41 feet to a point on lands of now or formerly G. Podgomik; thence along lands of now or formerly G. Podgomik, North 29 degrees 45 minutes 21 seconds East a distance of 130.00 feet to a point on the Southern line of West Penn Street; thence along the southern line of West Penn Street, South 59 degrees 55 minutes 43 seconds East a distance of 31.41 feet to a point, the place of beginning. CONTAINING 4.083 square feet and having thereon erected a two and one-half story dwelling house and garage.

THIS description is prepared in a accordance with the survey of Land Surveyors, Inc., dated May 2, 1995.

BEING the same premises conveyed unto the mortgagors herein by Deed recorded herewith.

TITLE TO SAID PREMISES IS VESTED IN Gary P. Lang and Christine M. Lang, h/w, as tenants by the entireties, by Deed from Ruby G. Sloan, executrix under the last will and testament of Alice E. Karenbauer, deceased, dated 05/04/1995, recorded 05/05/1995 in Book 2522, Page 723

Tax Parcel: 665-22-263-0000
Premises Being: 603 West Penn Street, Butler, PA 16001

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30257
C.P. 2015-21427
SHF FILE: 15002783**

ATTY TERENCE MCCABE

Seized and taken in Execution as the property of A CHRISTINE LUCAS, ANNA LUCAS, L LUCAS, AND L VICTOR LUCAS at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:

TAX I.D. #: 10-S5-B13

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

BEGINNING at a point on the south right-of-way line of a street known as Fox Trot Drive, said point being the northeast corner of the lot herein conveyed; thence by line dividing lot herein conveyed from Lot No. 14 in the same plan, South 0 degrees 32 minutes 15 seconds East a distance of 289.089 feet to a point in the center line of a 10 foot easement for underground utilities; thence by the centerline of said easement South 83 degrees 13 minutes west a distance of 148 feet to a point, said point being the southwest corner of the lot herein conveyed; thence by line dividing the lot herein conveyed from Lot No. 12 in the same plan, North 4 degrees 19 minutes 52 seconds East a distance of 313.244 feet to a point on the south right-of-way line of the aforementioned Fox Trot Drive; thence by the south right-of-way line of Fox Trot Drive, South 87 degrees 15 minutes East a distance of 120.75 feet to a point at the place of beginning.

BEING Lot No. 13 in the Fox Wood Acres Plan of Lots as laid out by Adam S. Yelto, Registered Surveyor, on June 30, 1972, and as recorded in Butler county Rack File No. 63, page 2

Being known as: 116 FOX TROT ROAD, MARS, PENNSYLVANIA 16046.

Title to said premises is vested in A. Christine Lucas a/k/a Anna C. Lucas and L. Lucas a/k/a L. Victor Lucas by deed from Laura S. Hespenehede, Widow, Kenneth W. Hespenehede and Bernadine Hespenehede, Husband and Wife dated August 29, 1975 and recorded September 23, 1975 in Deed Book 1012, Page 774.

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30247
C.P. 2015-21349
SHF FILE: 15002712**

ATTY LEON HALLER

Seized and taken in Execution as the property of COLLEEN M MILLER ADMX AND JEFFREY P TRITCH EST BY ADMRX at the suit of US BANK NATL ASSN TR, Being:

ALL THAT CERTAIN lot situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, known as Lot No. 1054R in the Property Subdivision for Daniel J. Shick of Lots in the Connoquenessing Woodlands Plan No.5 (Plan States Plan No.3) as recorded in Butler County Plan Book Volume 274, Page 36. Property described in prior deeds of record as Lots Nos. 1053, 1054, 1057, 1058 and 1059 in the Connoquenessing Woodlands Plan No. 5, of record in Plan Book Volume 45, Pages 3-A & B.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 105 SPRING VALLEY ROAD, EVANS CITY, PA 16033

TAX PARCEL NO. 120-S5-A1053

BEING THE SAME premises which Frederick J. Rollins, by Deed dated 05/29/09 and recorded 06/02/09 in Butler County Instrument No.200906020012028, granted and conveyed unto Jeffrey P. Tritch. Jeffrey P. Tritch died May 3, 2013. Colleen M. Miller was granted Letters of Administration on May 20, 2013 to Butler County File No. 1-13- 0418. Colleen M. Miller was appointed Administratrix of the Estate of Jeffrey P. Tritch on May 20, 2013. 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: November 13, 20 & 27, 2015

**E.D. 2015-30261
C.P. 2015-21374
SHF FILE: 15002896**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of PHYLLIS A MULNEIX at the suit of CITIZENS BK-PA, Being:

ALL THAT CERTAIN 1 1/2 lots of land situate in the Village of Lyndora, Butler Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by an alley; on the East by lot of now or formerly Gaka; on the South by Francis Avenue; and on the West by Wallace Kanisak and the Western 1/2 of Lot No. 45 in the same plan of lots hereinafter referred to. The lots hereby conveyed being 1/2 of Lot No. 45 and all of Lot No. 46 in the Frank X. Kohler Plan of Lots of Butler Township, same being and fronting 75 feet in all on Francis Avenue and extending back Northward 110 feet to said alley. Having thereon erected a one-story frame dwelling house.

AND BEING more particularly bounded and described as follows:

BEGINNING at a point, the Southeast corner .of the lot herein described said point being located the following courses and distances from the Northern boundary of Main Street at its intersection with Western boundary of Alton Street; thence along the said Main Street. North 80° West, a distance of 14 feet; thence North 69° 40' West, a distance of 129 feet to the point, the place of beginning of the tract herein described; thence continuing along the Northern boundary of Main Street, North 69° 40' West, a distance of 75 feet to a point on the line of land of now or formerly Boering; thence North 20° 29' 25" East, a distance of 111.19 feet to a point on the Southern boundary of an unopened alley; thence continuing along the unopened alley, South 70° 20' East, a distance of 75 feet to a point on line of land of now or formerly Kosar; thence South 20° 29' 10" West, a distance of 112.69 feet to a point, the place of BEGINNING. CONTAINING 112 of Lot No. 45 and all of Lot No. 46 as per survey of Lucas Engineering Company and Associates, dated February 23. 1982. Having thereon located a two-story frame dwelling house.

BEING KNOWN AS: 503 Main Street, Lyndora, PA 16045

BEING THE SAME PREMISES which Donna E. Lydon f/k/a Donna E. Doctor, by Deed dated 3/29/2002 and recorded 4/1/2002 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200204010011157, granted and conveyed unto Phyllis A. Mulneix. PARCEL NO//: 052-29-A46-0000

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30230
C.P. 2015-21399
SHF FILE: 15002654**

ATTY MARK UDREN

Seized and taken in Execution as the property of LESLIE RANKIN AND MICHAEL RANKIN at the suit of PNC BANK NA, Being:

ALL that certain piece, parcel or lot of ground situated in Parker Township, Butler County, Commonwealth of Pennsylvania, more particularly bounded and described as follow, to wit:

On the North by Allsworth Heirs; on the East by CM. Goertz; on the South by a public Road; and on the West by a Public Road, containing one-fourth (1/4) acre, more or less, with a two story frame dwelling house and other out buildings thereon erected. BEING designated as Parcel Number SI DI

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

EXCEPTING AND RESERVING from this deed, a portion of the property, which was conveyed by John L Horneman and Dorothy A. Horneman, husband and wife, to Ronald P Horneman and Beverly A Horneman, husband and wife, by deed dated March 24, 1969, and recorded in Butler County Deed Book Volume 902, page 299, under date of April 1, 1969. A survey of said parcel is recorded in Butler County Deed Book Volume 1098, page 931.

BEING KNOWN AS: 1001 E Eldorado Rd, Parker, PA 16049

PROPERTY ID NO.: 260-S1-D1

TITLE TO SAID PREMISES IS VESTED IN MICHAEL RANKIN AND LESLIE RANKIN, HUSBAND AND WIFE BY DEED FROM JOHN L. HORNEMAN AND DOROTHY A. HORNEMAN, HUSBAND AND WIFE DATED 04/30/1980 RECORDED 04/30/1980 IN DEED BOOK 1112 PAGE 730.

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30236
C.P. 2015-21429
SHF FILE: 15002661**

ATTY VICTORIA CHEN

Seized and taken in Execution as the property of PAMELA JOAN RAY HEIR, ALBERT SALAPA DEC REAL OWNER & MORTGAGOR, NADINE C NAPIERKOWSKI HEIR, AND UNKNOWN HEIRS OF ALBERT SALAPA DEC REAL OWNER/MTG at the suit of M&T BANK, Being:

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

BEGINNING at a point at the intersection of the center line of the Reiber Road (also Known as the Petersville Road) and center line of the Meridian Road; thence North along the center line of said Meridian Road, a distance of 286 1/2 feet to a point, the place of beginning of the herein described tract of land being the southeast corner thereof ; thence North along the center line of said Meridian Road a distance of 80.5 feet to a point on line of B. Nise, the Northeast corner thereof ; thence West along line of lands of B. Nise, formerly J. Ray, a distance of 32.97 rods to a point on line of land of C. Gordon, formerly X. Cain, et al. the Northwest corner hereof ; thence South along line of lands of C. Gordon, a distance of 80.5 feet to a point on line of lands of J. McCall, formerly X. Cain, et al. the southwest corner hereof ; thence East along line of lands of J. McCall, a distance of 32.87 rods to a point, the place of beginning.

BEING designated as Tax Parcel I. D. No 41-28 in the Deed Registry Office of Butler County, Pennsylvania.

DEED BOOK: 2891

DEED PAGE: 0161

MUNICIPALITY: Butler Township

TAX PARCEL*: 054-41-28-0000

PROPERTY ADDRESS: 546 Meridian Road Renfrew, PA 16053

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30239
C.P. 2015-21440
SHF FILE: 15002649**

ATTY GARY DARR

Seized and taken in Execution as the property of GREGORY J STROUP, EILEEN SEIPP STROUP, AND UNITED STATES OF AMERICA at the suit of FIRST COMMONWEALTH BANK, Being:

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

BEGINNING at a point, said point being the Southwest corner of the within-described property, said point also being the intersection of the East right-of-way line of Monroe Street, a 40 foot right-of-way with the dividing line between Lots Nos. 67 and 68 in the East Oakland Plan of Lots; thence from said place of beginning along the East right-of-way line of Monroe Street, North 1° 45' East, a distance of 40.00 feet to a point at the line dividing Lots Nos. 68 and 69 in said Plan; thence along said last mentioned dividing line, North 88° 15' East a distance of 90.00 feet to an iron pin at the West right-of-way line of a 14-foot unopened alley; thence along said last mentioned right-of-way line, South 1° 45' West a distance of 40.00 feet to an iron pin at the line dividing Lots Nos. 67 and 68 in said Plan; thence along said last mentioned dividing line, South 88° 15' West a distance of 90.00 feet to a point at the place of beginning.

BEING Lot No. 68 in the East Oakland Plan of Lots as recorded at Rack File 2, Page 8 (Old Plan Book 2, Page 50).

HAVING thereon erected dwelling known as 563 North Monroe Street, Butler, PA 16001.

BEING known and designated as Tax Map No. 564-19-91. ALSO as Control No. 92837.

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

BEING the same property which Evelyn J. Troglione and Ellen M. Troglione, by Deed dated April 23, 2003, and recorded in the Recorder's Office of Butler County, Pennsylvania on April 24, 2003 at Instrument No. 200304240016947, granted and conveyed

unto Eileen Sieff Stroup and Gregory J. Stroup, husband and wife.

BCLJ: November 13, 20 & 27, 2015

**E.D. 2015-30231
C.P. 2015-21672
SHF FILE: 15002652**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of ANGELA M TAYLOR, ANGELA M CARUSO, ADAM C TAYLOR AND ADAM TAYLOR at the suit of PHH MORTGAGE CORPORATION, Being:

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

BEGINNING at a point on the Western right-of-way line of Fifth Avenue, said point being the Southeast corner of within described lot, and the Northeast corner of lands now or formerly of D. Chatsko; thence along Chatsko the following three courses and distances: North 75 degrees 23 minutes 12 seconds West, 76.83 feet to an iron pin; thence North 11 degrees 01 minute 20 seconds East, 5.37 feet to an iron pin; thence North 75 degrees 23 minutes 12 seconds West, 23.99 feet to a point, an iron pin at the intersection of lands now or formerly Chatsko, A. R. Shott, and D. W. Barto; thence along Barto and J. Kropko, North 10 degrees 33 minutes 18 seconds East, 63.99 feet to an iron pin on lands now or formerly J. Riedinger; thence along Riedinger, South 75 degrees 23 minutes 12 seconds East, 100.59 feet to a point on the Western line of Fifth Avenue and at an existing iron pin; thence along Fifth Avenue South 10 degrees 25 minutes 00 second West, 69.37 feet to a nail set being the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adam C. Taylor and Angela M. Taylor, h/w, by Deed from Jacquelyn Archer, dated 05/30/2007, recorded 05/31/2007 in Instrument Number 200705310013702.

Tax Parcel: 563-24-280-0000

Premises Being: 218 5th Avenue, Butler, PA 16001-5606

BCLJ: November 13, 20 & 27, 2015

E.D. 2015-30229
C.P. 2015-21314
SHF FILE: 15002663

ATTY ADAM DAVIS

Seized and taken in Execution as the property of MARY TURNBULL AND MARY RAEHEL TURNBULL at the suit of BANK OF AMERICAN A, 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. 445 in the Fernway plan of lots no. 2, section B, as recorded in the recorder's office of Butler county, Pennsylvania in Rack file 22, page 44.

BEING THAT PARCEL of land conveyed to Kenneth E. Turnbull, unmarried from Michael Shinder and Mary E. Shinder, husband and wife by that deed dated 04/15/2005 and recorded 05/09/2005 in deed document number 200505090011734, of the Butler county, PA public registry.

Tax Id: 130-S5-A445

TITLE TO SAID PREMISES IS VESTED IN Kenneth E. Turnbull and Mary Raechel Turnbull, h/w, for their joint lives, remainder to the survivor of them, by Deed from Kenneth E. Turnbull, married to Mary Raechel Turnbull, dated 09/01/2010, recorded 09/27/2010 in Instrument Number 201009270021776.

Tax Parcel: 130-S5-A445-0000

Premises Being: 71 Dover Drive, Cranberry Township, PA 16066-4319

BCLJ: November 13, 20 & 27, 2015

E.D. 2015-30265
C.P. 2015-21514
SHF FILE: 15002912

ATTY MICHAEL SHINER

Seized and taken in Execution as the property of VA BUTLER PARTNERS COMPANY, LLC at the suit of EMPLOYEE REAL ESTATE CONSTRUCTION TRUST FUND C/O AMERISERV TRUST, Being:

ALL THAT CERTAIN tract of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, identified as a portion of Tax Map Parcel No. 56-18-6

and all of Tax Map Parcel No. 56-11-7 A, more particularly shown as Proposed Lot 3, on a plan titled "VA Partners Subdivision and Lot Consolidation Plan for Butler Township and Butler County Memorial Park", prepared by Herbert, Rowland & Grubic, Inc., August 17, 2012, and last revised on March 8, 2013, said tract of land being bounded and described as follows:

BEGINNING AT AN iron pin (found) on the northern right-of-way line of S. R. 68/Evans City Road (60 foot wide right-of-way) at the southeast corner of lands of Butler Township and the southwest corner of lands of The United States of America (DB 550, PG 276 and PG 392), said point being the southeast corner of the tract described herein; THENCE along the northern right-of-way line of S. R. 68 the following 4 courses: 1) South 88 degrees 30 minutes 18 seconds West for a distance of 200.26 feet; 2) South 87 degrees 27 minutes 28 seconds West for a distance of 107.60 feet; 3) a curve to the left having a radius of 1940.08 feet, an arc length of 271.94 feet, and a chord bearing of South 83 degrees 26 minutes 32 seconds West for a distance of 271.72 feet, passing through a concrete monument found 145.93 feet measured along the curve from the beginning of this course; 4) South 79 degrees 25 minutes 37 seconds West for a distance of 22.44 feet to a 5/8" rebar with cap (set); THENCE across lands of Butler County Memorial Park Company, the following 9 courses: 1) North 02 degrees 39 minutes 27 seconds West for a distance of 520.25 feet to a 5/8" rebar with cap (set); 2) a curve to the right having a radius of 450.00 feet, an arc length of 64.25 feet, and a chord bearing of North 01 degrees 25 minutes 59 seconds East for a distance of 64.20 feet to a 5/8" rebar with cap (set); 3) North 05 degrees 31 minutes 25 seconds East for a distance of 56.79 feet to a 5/8" rebar with cap (set); 4) a curve to the left having a radius of 285.00 feet, an arc length of 163.44 feet, and a chord bearing of North 10 degrees 54 minutes 17 seconds West for a distance of 161.21 feet to 5/8" rebar with cap (set); 5) a curve to the left having a radius of 114.00 feet, an arc length of 124.92 feet, and a chord bearing of North 58 degrees 43 minutes 32 seconds West for a distance of 118.76 feet to a 5/8" rebar with cap (set); 6) a curve to the left having a radius of 320.00 feet, an arc length of 46.80 feet, and a chord bearing South 85 degrees 41 minutes 31 seconds West for a distance of 46.76 feet to a 5/8" rebar with cap (set); 7) North 09 degrees 11 minutes 56 seconds West for a distance of 76.53 feet to a 5/8" rebar with cap (set);

8) South 80 degrees 44 minutes 43 seconds West for a distance 43.78 feet to a 5/8" rebar with cap (set); 9) North 10 degrees 21 minutes 51 seconds West for a distance of 184.89 feet to a 5/8" rebar with cap (set) in southern line of land of Lowe's Home Centers, Inc. (DB 2397, PG 915); THENCE along said lands of Lowe's Home Centers, Inc. the following 2 courses; 1) North 89 degrees 15 minutes 04 seconds East for a distance of 416.00 feet to a concrete monument (found); 2) North 88 degrees 17 minutes 07 seconds East for a distance of 79.20 feet to a concrete monument (found) at corner of lands of Lowe's Home Centers, Inc. and the United States of America (DB 550, PG 276 and PG 392); THENCE along lands of the United States of America the following 4 courses; 1) South 83 degrees 50 minutes 03 seconds East for a distance of 781.31 feet to a concrete monument (found); 2) South 00 degrees 42 minutes 23 seconds East for a distance of 462.89 feet to a point; 3) South 88 degrees 34 minutes 37 seconds West for a distance of 400 feet to a 1/2" rebar (found); 4) South 00 degrees 42 minutes 23 seconds East for a distance of 513.21 feet to an iron pin (found), said iron pin being the place of beginning.

CONTAINING 910,207 sq. ft. or 20.896 acres

SUBJECT TO the requirement to erect a boundary fence along the easterly, northerly and westerly boundaries of the property; the right of the United States of America to take control of the property during a national emergency for a fair rental; and the rights of the Secretary of the Interior as set forth in Paragraphs 7 and 8 in that Deed to Butler Township dated September 14, 1959, recorded September 22, 1959 at Deed Book Volume 733, Page 80, in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

A PORTION THERE Of BEING the same premises conveyed to VA Butler Partners Company, LLC, by Deed from Butler Township dated March 6, 2013, recorded April 1, 2013 at Instrument Number 201304010009061 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

ALSO A PORTION THERE Of BEING the same premises conveyed to VA Butler Partners Company, LLC, by Deed from Butler County Memorial Park, Inc., dated March 28, 2013, recorded April 1, 2013 at Instrument Number 201304010009060, in the Office of the Recorder of Deeds of Butler County,

Pennsylvania.

BUTLER COUNTY TAX PARCEL I. D. NOS. 56-11-7A and a portion of 56-18-6.

BCLJ: November 13, 20 & 27, 2015

Sheriff of Butler County, Michael T Slupe