

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: Mary S Arenth****a/k/a: Mary T. Arenth****a/k/a: Mary T Sullivan**

Late of: Adams Township PA
 Executor: Margaret L Watson
 104 Averys Way
 Cranberry Twp PA 16066
 Attorney: Allison T Caffas
 Mcmorrow Law LLC
 10475 Perry Highway Suite 204
 Wexford PA 15090

Estate of: Leona N Coyle

Late of: Winfield Township PA
 Executor: David L Nebel
 548 Bonniebrook Road
 Butler PA 16002
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Louis Derita

Late of: Butler PA
 Executor: Joseph L Derita
 11228 Cabriolet Run
 Fort Wayne IN 46845
 Executor: George B Foehringer
 523 Meridian Road
 Renfrew PA 16053
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Alexander S Ference

Late of: Cranberry Township PA
 Executor: Dolores M Ference
 185 Norman Drive
 Cranberry Twp PA 16066
 Attorney: James R Olson
 2507 Birchwood Ct
 Wexford PA 15090

Estate of: Betty Marie Fleeger**a/k/a: Betty M Fleeger**

Late of: Adams Township PA
 Administrator: Nancy L Barhite
 634 Fairfield Blvd
 Hampton VA 23669
 Attorney: Layden C Sadecky
 650 Corporation Street Suite 400
 Beaver PA 15009-2754

Estate of: Frank Arthur McFadden Sr

Late of: Valencia PA
 Executor: Brett A McFadden
 10000 Stonington Circle
 Woodway TX 76712
 Attorney: None

Estate of: Jeffrey Alan Miller Sr**a/k/a: Jeffrey A Miller Sr**

Late of: Jackson Township PA
 Administrator D.B.N.: Gwilym A Price III
 129 S McKean Street
 Butler PA 16001
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

Estate of: Bonita K Newcome**a/k/a: Bonnie Newcome**

Late of: Butler Township PA
 Executor: Cheryl A Schultz
 411 Heist Road
 Butler PA 16002
 Attorney: Sean M Gallagher
 Murrin Taylor Flach Gallagher & May
 110 E Diamond Street
 Butler PA 16001

Estate of: Mary Dianne Renziehausen**a/k/a: Dianne Renziehausen**

Late of: Cranberry Township PA
 Executor: James E Renziehausen
 118 Starview Lane
 Cranberry Twp PA 16066
 Attorney: William Rodgers III
 Damian Amato & Start PC
 601 Broad Street
 Sewickley PA 15143

Estate of: Paul J Wahl**a/k/a: Paul Jacob Wahl**

Late of: Butler Township PA
 Administrator: Alfred D Wahl
 312 Beechwood Blvd
 Butler PA 16001
 Attorney: Laurel Hartshorn
 254 W Main St POB 553
 Saxonburg PA 16056

Estate of: John M Weiland

Late of: Concord Township PA
 Executor: Richard L Ross
 116 McConnell Drive
 Butler PA 16001
 Executor: Betty A Ross
 116 McConnell Drive
 Butler PA 16001
 Attorney: Sean M Gallagher
 Murrin Taylor Flack Gallagher & May
 110 East Diamond Street
 Butler PA 16001

BCLJ: December 12, 19 & 26, 2014

SECOND PUBLICATION**Estate of: Lee R Bartolicius**

Late of: Butler Township PA
 Executor: Lee R Bartolicius Jr
 149 Dutchtown Road
 Butler PA 16002
 Attorney: Russell C Miller
 Miller Limbaugh & Conley
 4767 Wm Flynn Highway
 Allison Park PA 15101

Estate of: Carolyn Jean Brown

Late of: Washington Township PA
 Administrator: Shirley M Brown
 122 Oberlin Drive
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Michael J Garland

Late of: Jackson Township PA
 Administrator: Chad W Garland
 304 Gudekunst Road
 Zelienople PA 16063
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

Estate of: Catherine Mamone

Late of: Adams Township PA
 Executor: Kathleen A Nuti
 3501 Shady Timber Street Apt 1060
 Las Vegas NV 89129
 Attorney: Craig S O'Connor
 3371 Babcock Blvd
 Pittsburgh PA 15237

Estate of: Bertha M McKinney

Late of: Concord Township PA
 Executor: Judith Lynn Stewart
 1675 Oneida Valley Road
 Chicora PA 16025
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Dolores Lucille Moon**a/k/a: Dolores L Moon**

Late of: Seven Fields PA
 Executor: PNC Bank National Association
 620 Liberty Ave 33rd Floor
 Pittsburgh PA 15222
 Attorney: Charles J Vater
 Tucker Arensberg PC
 One PPG Place Suite 1500
 Pittsburgh PA 15222

Estate of: Ruth Carl Noble**a/k/a: Ruth Carl Milliren****a/k/a: Ruth Carl Toy**

Late of: Center Township PA
 Executor: Cindy Louise Toy
 2335 Fir
 Wixom MI 48393
 Attorney: Nathan D Lyle
 Lyle Law Office
 115 South Washington Street
 Butler PA 16001

BCLJ: December 5, 12 & 19, 2014

THIRD PUBLICATION**Estate of: Arnold Christian Bauer****a/k/a: Arnold C Bauer**

Late of: Palm Harbor, Florida
 Ancillary Admr: Arnold C Bauer II
 1607 Sapling Drive
 Allison Park PA 15101
 Attorney: P Andrew Diamond
 1040 Fifth Avenue 4th Floor
 Pittsburgh PA 15219

Estate of: Peter J Bianucci

Late of: Butler PA
 Executor: Pamela K Burke
 156 Eckstein Road
 Renfrew PA 16053
 Attorney: Laurel Hartshorn
 254 W Main St
 POB 553
 Saxonburg PA 16056

Estate of: James A Boyles

Late of: Cranberry Township PA
 Administrator: Nellie Joanne Boyles
 3540 Graham School Road
 Cranberry Twp PA 16066
 Attorney: Paul A Hilko
 Rosen Louik & Perry PC
 200 Frick Building
 437 Grant Street
 Pittsburgh PA 15219

Estate of: Warren Jackson

Late of: Allegheny Township PA
 Admr. dbn cta: John A Jackson
 53 Callander Lane
 Parker PA 16049
 Attorney: Dorothy J Petrancosta
 POB 423
 Glenshaw PA 15116

Estate of: Madeline L Marcink**a/k/a: Madeline L Wheeler**

Late of: Clay Township PA
 Executor: Gary Marcink
 475 Orchard Lane
 Freedom PA 15042
 Attorney: Matthew T McCune
 Conlon Tarker Pc
 108 E Diamond St
 Butler PA 16001

Estate of: Louise L Miller

Late of: Allegheny Township PA
 Executor: Thomas C Miller
 4036 Kittanning Pike
 Parker PA 16049
 Attorney: Warren D Ferry PC
 127 South McKean Street
 Butler PA 16001

Estate of: Kenneth G Morse**a/k/a: Kenneth G Morse Sr****a/k/a: Kenneth George Morse****a/k/a: Kenneth George Morse Sr**

Late of: Pima County Arizona
 Ancillary Executor: Kenneth G Morse Jr
 8156 Elston Place
 San Diego CA 92126
 Attorney: Paula J Willyard
 1421 Pittsburgh Rd Suite 200
 Valencia PA 16059

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

Late of: Clearfield Township PA
 Executor: Lesli A Smock Berry
 244 Edgerton Road
 Akron OH 44303
 Executor: Steven W Smock
 2544 Master Road
 Emlenton PA 16373
 Executor: Bethany S Smock Schoentag
 147 Kamerer Road
 Chicora PA 16025
 Attorney: J Stevenson Suess
 318 West Cunningham Street
 Butler PA 16001
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

BCLJ: November 28, December 5 & 12, 2014

MORTGAGES

November 18 - 21, 2014

Allen, John M., Jr., Trs., et al-Elderton State
 Bk-Buffalo Twp.-\$825,000.00

Allmann, Timothy J., et ux-WesBanco Bank
 Inc-Lancaster Twp.-\$100,000.00

Anderson, Travis W., et ux-Huntington Natl
 Bk-Connoquenessing Twp.-\$25,000.00

Best, Donald J., et al-PNC Bk Natl Assn-
 Butler Twp., Wd. 6-\$75,000.00

Bowman, John, et al-Dollar Bk Fed Sav Bk-
 Slippery Rock Twp.-\$35,218.95

Boylan, Patrick J.-Donald Domhoff, et ux-
 Connoquenessing Twp.-\$400,000.00

Burg, Ryan M.-Coldwell Banker Home Loans,
 et al-Cranberry Twp.-\$122,550.00

Bush, Dustin P., et al-Family First NY Fed
 Cred Un-Jackson Twp.-\$417,000.00

Butterfield, Bryan K., et ux-Quicken Loans
 Inc, et al-Concord Twp.-\$195,237.00

Byers, William F., III, et al-Citizens Bk of Pa-
 Zelenople Borough-\$115,500.00

Casella, Richard A.-Allied Mtg Group Inc, et
 al-Cranberry Twp.-\$133,190.00

Celender, Peter D., et ux-NVR Mtg Fin Inc,
 et al-Adams Twp.-\$371,050.00

Celestin, Michael P.-Carrington Mtg Servs
 LLC, et al-Butler Twp.-\$239,950.00

Chapla, Terry A., et ux-Pennsylvania
 Equity Resources Inc, et al-Center Twp.-
 \$282,500.00

Chatterjee, Sourish, et ux-FBC Mtg LLC, et
 al-Forward Twp.-\$225,588.00

Chonoska, Carol Steward, fka Untch-PNC
 Bk Natl Assn-Mars Borough-\$50,000.00

Christy, Rebecca D., et al-First Natl Bk of

EXECUTIONS

Week ending December 5, 2014

1st Name-Plaintiff

2nd Name-Defendant

Discover Bank vs. **John D. Callahan and Citizens Bank, Garnishee:** 14-30337
 Keystone United Methodist Federal Credit Union vs. **M. Elizabeth Camp and PNC Bank, Garnishee:** 14-30340
 Commonwealth of PA - UCF vs. **Dynasty International Buffet Inc and PNC Bank, Garnishee:** 14-30341
 Barclays Bank Delaware vs. **David P. Goettler and PNC Bank, Garnishee:** 14-30335
 Green Tree Servicing, LLC vs. **Clara K. Lyons:** 14-30339
 U.S. bank National Association vs. **George H. McCartney:** 14-30338
 SLM Education Credit Finance Corporation vs. **Jason Melik and PNC Bank, Garnishee:** 14-30336
 Adams Ridge Condominium Association vs. **Stacey Meskanick:** 14-30334

DIVORCES

Week ending December 5, 2014

1st Name-Plaintiff

2nd Name-Defendant

Dariusz Fiut vs. **Karen A. Ostrowski:** David V. Breen, Esq.: 14-90786

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, on October 14, 2014, for the purpose of obtaining a Certificate of Incorporation of an approved for profit corporation organized pursuant to the Pennsylvania Business Corporation Law of 1988. The purpose of the corporation is to engage in any and all lawful non-profit activities for which corporations may be incorporated under said law. The name of the corporation is **Burr Family Corporation**, 1254 Prospect Road, Prospect, PA 16052.

Leo M. Stepanian II
STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001

BCLJ: December 12, 2014

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NO. 13-11173**

PHH MORTGAGE CORPORATION
VS.

DONALD A. GAVIGLIA and EMILY LOEFFLER A/K/A EMILY R. LOEFFLER

NOTICE TO: EMILY LOEFFLER A/K/A EMILY R. LOEFFLER

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

Being Premises: 216 HAVENHILL DRIVE, BUTLER, PA 16001-2612

Being in BUTLER TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 056-20-J100-0000

Improvements consist of residential property.

Sold as the property of DONALD A. GAVIGLIA and EMILY LOEFFLER A/K/A EMILY R. LOEFFLER

Your house (real estate) at 216 HAVENHILL DRIVE, BUTLER, PA 16001-2612 is scheduled to be sold at the Sheriff's Sale on 01/16/2015 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 \$132,292.46 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff
1617 JFK BLVD, STE 1400
Philadelphia, Pa 19103

File#803188

BCLJ: December 12, 2014

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NO. 13-10278**

FIRST MERIT MORTGAGE CORPORATION
VS.

ANITA C. SMITH

NOTICE TO: ANITA C. SMITH

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

Being Premises: 101 RAVENHURST LANE,
BUTLER, PA 16001-3879

Being in BUTLER TOWNSHIP, County of
BUTLER, Commonwealth of Pennsylvania,
051-60-A8A-0000

Improvements consist of residential property.

Sold as the property of ANITA C. SMITH

Your house (real estate) at 101 RAVENHURST
LANE, BUTLER, PA 16001-3879 is scheduled
to be sold at the Sheriff's Sale on 01/16/2015 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 \$70,691.40 obtained by, FIRST
MERIT MORTGAGE CORPORATION (the
mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff
1617 JFK BLVD, STE 1400
Philadelphia, Pa 19103

File#810204

BCLJ: December 12, 2014

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD No. 14-4031**

**IN RE: LAUREN GRACE LEIMERT TEGLER
TO GRACE TEGLER SOERGEL**

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the
21st day of November, 2014, the Petition
of LAUREN GRACE LEIMERT TEGLER
was filed in this Court praying for a decree
to change her name to GRACE TEGLER
SOERGEL. The court has fixed the 28th
day of January, 2015 at 10:00 o'clock a.m.
at Courtroom No. 4, of the Butler County
Government Center as the time and place for
the hearing of said Petition, when and where
all persons interested may appear and show
cause, if any they have, why the prayer of the
said petition should not be granted.

William L. Rodgers, Esquire
P.O. Box 2167
Butler, PA 16003
724-283-5000
PA ID 90697

BCLJ: December 12, 2014

**CHANGE OF NAME
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
NO. MSD NO. 14-40313.**

**In Re: Petition of TRAVIS LEON RIDDLES,
a/k/a TRAVIS LEON RIDDLE, a/k/a TRAVIS
LEON KENNEDY change of name to
TRAVIS LEON KENNEDY.**

To all persons interested: Notice is hereby
given that an order of said Court authorized
the filing of said petition and fixed the 28th day
of January, 2015, at 10:00 A.M., as the time
and Court Room 4, Butler County Courthouse,
300 South Main Street, Butler, Pennsylvania,
as the place for a hearing, when and where
all persons may show cause, if any they have,
why said name should not be changed as
prayed for.

Deborah S. Swettenam, Attorney for Petitioner
Law Offices of Kathleen D. Schneider
Regent Square Professional Bldg.
1227 South Braddock Avenue
Pittsburgh, PA 15218-1239

BCLJ: December 12, 2014

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of January 2015 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 13, 2015 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30300
C.P. 2014-21668
SHF FILE: 14002748**

ATTY MICHAEL MAZACK

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

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Franklin, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 14 and the Eastern portion of Lot No. 15 in the Andrews Realty Company Plan of Lots known as "MOUNT CHESTNUT SPRINGS" as the same is recorded in the Recorder's office of Butler County in Plot Book Volume 4, page 24, said lot being bounded and described as follows:

BEGINNING at the southeast corner thereof at a point in the center line of a public street known as Andrews Trace, being at the intersection of the dividing line between Lots numbered 14 and 12 in said plot; thence North 31° 56' 14" West, a distance of 148.73 feet to a point; thence South 57° 36' 1/2" West along Lots numbered 46, 47 and 48 for a distance of 186.05 feet to a point; thence South 40° 30' 1/2" East along the west portion of Lot No. 15 in said plot a distance of 129.77 feet to a point in the center line of said public street known as Andrews Trace; thence in an easterly

direction along the center line of said public street known as Andrews Trace a distance of 170 feet to the point, the place of beginning. Fronting 170 feet on said Andrews Trace and extending back on the east side a distance of 148.73 feet and on the west side a distance of 129.77 feet.

BEING known as 114 Andrews Trace Road, Butler, Pennsylvania.

BEING the same premises granted and conveyed unto Lewis L. Biffaretti and Viola E. Biffaretti, his wife, by Deed of Glenn E. Hazlet and Patricia A. Hazlet, his wife, dated December 17, 1973, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania on December 17, 1973 in Book 982, page 310. Lewis L. Biffaretti died on May 26, 2011 thereby vesting title solely into Viola E. Biffaretti, his widow, by due process of law.

BUTLER COUNTY TAX PARCEL NO. 170-S2-A14-0000.

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30285
C.P. 2014-21571
SHF FILE: 14002753**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of EDWARD J BOWMAN, EDWARD BOWMAN, ELIZABETH R BOWMAN, ELIZABETH BOWMAN 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 as follows:

ON the North by land formerly of Caroline Bean Heirs; On the East by land formerly of Matilda C. Kalb and Anna B. Kalb; On the South by land formerly of Matilda C. Kalb and Anna B. Kalb; and, On the West by a private road.

CONTAINING two (2) acres strict measure, and having thereon erected a frame dwelling house and other outbuildings.

TOGETHER with all grantor's rights and interests, including, but not limited to ingress, egress and regress in and over said private road referenced above.

SUBJECT to exceptions, reservations, restrictions, easements, rights of way, building lines, leases and protective covenants as may be stated in prior instruments of record, apparent upon inspection of the property, and/or on the Plan recording.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Bowman and Elizabeth R. Bowman, by Deed from Lois J. Messmer, widow, h/w, dated 10/16/2006, recorded 12/20/2006 in Instrument Number 200612200032096.

Tax Parcel: 051-45-11-0000

Premises Being: 109 Ann Arbor Lane Butler, PA 16001-3275

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30260
C.P. 2014-21505
SHF FILE: 14002709

ATTY ADAM DAVIS

Seized and taken in Execution as the property of UNKNOWN HEIRS AND ERNEST W BUCK JR DECD at the suit of U S BANK NATIONAL ASSOCIATION, Being:

ALL that certain lot or piece of ground situate in the Township of Washington, County of Butler, and Commonwealth of Pennsylvania, being Lot 3 in the King Subdivision A for Dean D. King as recorded in the Recorder's office of Butler County, Pennsylvania, in Plan Book Volume 249, Page 24.

SUBJECT to the following restrictions that shall run with the land:

1. All dwellings constructed on this Lot shall be used for and occupied as a residence by a single family and shall be a minimum of 24 feet X 40 feet and shall be stationary and placed permanently affixed to a foundation;
2. There shall be no mobile homes or trailer homes placed on this Lot; and,
3. This Lot shall not be used as a mobile home park or trailer home park.

SUBJECT to exceptions, reservations, restrictions, easements, rights of way, building lines and protective covenants as may be stated on the Plan recording and in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Ernest W. Buck, Jr. and Velma E. Buck, h/w, by Deed from Dennis C. King and Martha A. King, his wife and Kamila King, n/k/a Kamila Novicki and Donald Novicki, her husband and Julie King, n/k/a Julie Phillips and William Phillips, her husband and Matthew King and Stephanie King, his wife and Brett King and Kathy King, his wife, dated 10/23/2002, recorded 10/31/2002 in Instrument Number 200210310036726. VELMA E. BUCK was a co-record owner of the Mortgaged premises as a tenant by the entirety. By virtue of VELMA E. BUCK's death on or about 09/14/2004, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ERNEST W. BUCK, JR died on 03/04/201 J, and upon information and belief, his surviving heir is LORRAINE B. DECKER.

Tax Parcel: 310-3F12-50-0000

Premises Being: 104 Old Brick Road Petrolia, PA 16050-1821

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30254
C.P. 2010-20961
SHF FILE: 14002710

ATTY ADAM DAVIS

Seized and taken in Execution as the property of JOSHUA L CLAYPOOLE AND STEFANIE R HAWKINS at the suit of BANK of AMERICA NA, Being:

TRACT ONE:

ALL that certain lot, piece or parcel of land known as Lot No.7, situate in the Township of Marion, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at an iron pin, the Southwest corner of the lands herein described, said iron pin being located on the Northerly right of way line of the Hilliards Branch of the Bessemer and Lake Erie Railroad Company at a distance of 1 07.7 feet in an Easterly direction from an iron pin located at the intersection of said Northerly right of way line of said railroad and the division line between lands now or formerly of C. Martorelli and lands of now or formerly Mariano Calderoni; thence, in a Northerly direction along other lands of Scott and crossing legislative Route #10070, North 11 degrees 23 minutes East, 211.0 feet to a point in the center of Slippery Rock Creek; thence, following the Center of said creek to

a point and lands now or formerly of Fidele Ponton, South 48 degrees 6 minutes East, 65.0 feet again crossing Legislative Route #10070, South 11 degrees 23 minutes West, 178.0 feet to an iron pin on the Northerly right of way line of the above mentioned railroad; thence by the Northerly right of way line which is 30 feet Northerly from and parallel to the center line of said railroad; North 78 degrees 37 minutes West, 56.0 feet to an iron pin, the place of beginning. Subject to the right, title and interest of the West Penn Power Company to construct, reconstruct, operate, maintain, remove and rebuild certain transmission systems all as set forth in that certain Agreement dated August 24,193 5 by and between West Penn Power Company and the Michigan Limestone & Chemical Company.

TRACT TWO:

ALL that certain lot or parcel of ground situate in Marion Township, County of Butler and Commonwealth of Pennsylvania, and being bounded and described as follows:

BEGINNING at a point intersecting lands of the grantee herein and being situate 30 feet from the centerline of the Baltimore & Lake Erie Railroad right of way, said point being the Southeastern corner of the within described tract; thence North 78 degrees 37 minutes West, 8.0 feet to a point intersecting lands of the grantors; thence North 11 degrees 23 minutes East, 218.54 feet along lands of the grantors to a point in Slippery Rock Creek; thence South 35 degrees 19 minutes East, 10.99 feet along Slippery Rock Creek to a point; thence South 11 degrees 23 minutes West, 211.00 feet along lands of the grantee herein to a point, the place of beginning and being Parcel B of the DiBiase Subdivision No. 1 as recorded in Butler County Plan Book Volume 144, page 18. SUBJECT, however, to the right of the grantors, their heirs and assigns, to use any or all existing utilities and septic services which may benefit and service Parcel A of the DiBiase Subdivision No. 1 as recorded in Butler County Plan Book Volume 144, page 18.

PARCEL NUMBER: 210-S1-D3

TITLE TO SAID PREMISES IS VESTED IN Joshua L. Claypoole and Stephanie R. Hawkins, by Deed from Alma D. Matthew now known as Alma D. Killean and Terry Killean, Her husband, dated 04/26/2006, and recorded on 05/31/2006, as Instrument no. 200605310013131.

Tax Parcel: 210-S1-D3-000

Premises Being: 1059 Boyers Road Boyers, PA 16020

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30280
C.P. 2014-21424
SHF FILE: 14002739

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of HARRY CRISMAN, HARRY A CRISMAN AND AMY CRISMAN at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point from the center of the Saxonburg Road, North 58 degrees 20 minutes East, a distance of 546.77 feet to the property line now or formerly of Arthur Reitz; thence North 31 degrees 40 minutes West, a distance of 200 feet to a point along the property line now or formerly of Arthur Reitz; thence South 58 degrees 20 minutes West, a distance of 75 feet to a point along the property line now or formerly of W.R. P. McCullough, et ux.; thence South 31 degrees 40 minutes East, a distance of 200 feet to a point in the center of Cinder Road, along the property line now or formerly of W. R. P McCullough, et ux; thence North 58 degrees 20 minutes East a distance of 75 feet, in the center of the Cinder Road to the place of beginning.

SUBJECT to the reservations, restrictions, limitations and conditions as they appear in chain of title.

ALL that certain piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Cinder road, 471.77 feet, more or less, from the center of the Saxonburg Road at the Southwest corner of the property now or formerly of Thelma McCullough; thence South 58 degrees 20 minutes West, a distance of 30 feet; thence North 31 degrees 40 minutes West, a distance of 200 feet; thence North 58 degrees 20

minutes East, a distance of 30 feet; thence South 31 degrees 40 minutes East, a distance of 200 feet along the property line now or formerly of Thelma McCullough to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harry A. Crisman, Jr. and Amy Crisman, his wife, by Deed from Dennis R. Crisman, Jr., single man, dated 05/21/2007, recorded 06/01/2007 instrument Number 200706010013836.

Tax Parcel: 040-S1-D16-0000

Premises Being: 614 Parker Road Sarver, PA 16055-9438

BCLJ: November 28, December 5 & 12, 2014

E.D. 2012-30381
C.P. 2012-21681
SHF FILE: 14002719

ATTY MICHAEL DIGGERDISSEN

Seized and taken in Execution as the property of LISA A DAVIDSON at the suit of WELLS FARGO BANK N A, Being:

All that certain parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 3-C-B in Amended Parcel3-C, Glen Eden Phase III-C Multi-Family Site Subdivision recorded in the Recorder's office of Butler County, Pennsylvania, in Plan Book Volume 176, page 23.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Davidson, by Deed from William E. Deist, unmarried, dated 03/22/2002, recorded 03/25/2002 in Instrument Number 200203250010307.

Tax Parcel: 130S18F3B

Premises Being: 898 Sunset Circle Cranberry Township, PA 16066-6751

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30298
C.P. 2014-21713
SHF FILE: 14002751

ATTY GARY DARR

Seized and taken in Execution as the property of PAUL A DELANEY JR AND SHERI

L MAUS DELANEY at the suit of FIRST COMMONWEALTH BANK, Being:

All that certain lot or parcel of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 210 in the Manor Creek Farms Plan of Lots as recorded on August 23, 1993, in the Recorder's office of Butler County, Pennsylvania, in Plan Book Volume 167, pages 3 and 4.

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

Subject to Declaration of Covenants, Conditions and Restrictions recorded in Record Book Volume 1789, page 160.

Known as Tax Map No. 130-S24-B210.

Having erected thereon a dwelling designated as 512 Saint Phillips Court, Cranberry Township, PA 16066.

Being the same property conveyed from Paul A. Delaney and Sheri L. Maus Delaney, formerly Sheri L. Maus, husband and wife, to Paul A. Delaney, Jr. and Sheri L. Maus Delaney, husband and wife, by Deed dated August 3, 2004, recorded on August 13, 2004, in the Butler County Recorder of Deeds office at Instrument No. 200408130026630.

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30281
C.P. 2014-21564
SHF FILE: 14002738

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of JOHN R DICKISON AND AMY B DICKISON at the suit of U S BANK NATL ASSN, 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, the Northwest corner, thence along line of other lands of Choff, South 69 degrees 18' East; a distance of 306.79 feet to a point; thence along line of lands of Dasch, South 20 degrees 42' West, a distance of 208.62 feet to an iron pin; thence along other lands of Dasch, North 87 degrees 46' 20" West, a distance of 439.23 feet to a

crabapple; thence along line of lands now or formerly of Brewster; North 35 degrees 08' East, a distance of 392.24 feet to a point, the place of beginning, as per survey of James A. Day, registered Surveyor, dated December 11, 1992, being the Clarence Miles Subdivision, Parcel B; BEGINNING at the Northernmost corner of tract herein described, on line of lands of Wayne L. Heist, at the westernmost corner of other lands of first parties this day conveyed unto Bronchak, which said point is located South 20 degrees 42' West, a distance of 576.21 feet along said lands of Heist from a point common to the center line of Township Road T-441, other lands of first parties and lands of Heist; thence by said other lands of first parties this day conveyed unto Bronchak, South 69 degrees 18' East, 301.98 feet to line of land of Dasch; thence by said lands of Dasch, South 20 degrees 42' West, 143.70 feet to line of other land of first parties; thence by other lands of first parties, North 69 degrees 18' West, 306.79 feet to line of lands of Heist aforementioned; thence by said lands of Heist the following two course and distances: North 35 degrees 08' East, 19.18 feet; North 20 degrees 42' East, 125.00 feet to the place of beginning.

TOGETHER with a right of way 25.0 feet in width, extending from the Township Road aforementioned to the property above described, the Westernmost line of which right of way is the line dividing lands of Heist aforementioned and lands of first parties.

SUBJECT also to a right of way 25.0 feet in width taken from the Westernmost edge of the property above described, for use in common with first parties, their heirs and assigns, for purpose of ingress and egress between the Township Road aforementioned and other lands of first parties lying to the South of the property above described.

UNDER and subject to rights, reservations, exceptions and restrictions as set forth in prior instruments of records.

BEING KNOWN and designated as Parcel No. 060-2-F104-8B1C in the Deed Registry office of Butler County, more commonly known as 115 Miles Lane. Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30307
C.P. 2014-21756
SHF FILE: 14002712

ATTY KERI EBECK

Seized and taken in Execution as the property of HARRY A ESLER AND CONSTANCE J ESLER at the suit of PNC BANK NATL ASSN, Being:

ALL THAT CERTAIN two lots, pieces or parcel of ground situate in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, being Lots Nos. C-3 and C-4 in the Wynwood Plan as recorded in the Recorder's office of Butler County in Rack 63, Page 13.

GRANTING unto the within grantees, their heirs and assigns, and the within grantors, their heirs and assigns, the right of ingress, egress and regress as to Cobham Lane, a 50 foot right of way.

SUBJECT to the easement and right of way of the North Pittsburgh Telephone Company and West Penn Power Company as recorded in Butler County.

SUBJECT to the following restrictions:

1. Subject to a 50 foot building line from Cobham Lane.
2. Minimum of 1,500 square feet of living space on one-story dwelling or 1,200 square feet on first floor and 800 square feet on second floor of two-story dwelling.
3. One single family residence permitted on one lot.
4. No incomplete dwelling will be occupied.
5. All utilities and wiring will be underground.
6. No commercial vehicles.
7. No unsightly trash.
8. No unlicensed vehicles or unsightly objects permitted on premises.
9. No mobile homes or house trailers other than recreational vehicles.

BEING the same premises which J. Alfred Gill and Joan A. Gill, husband and wife, by Deed dated May 4, 1976, and recorded May 5, 1976, in the office of the Recorder of Deeds in and for the County of Butler, Deed Book 1022, Page 1019, granted and conveyed unto Harry A. Esler and Constance J. Esler, husband and wife, in fee.

Being Parcel Number: 320-S4-C3-0000

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2009-30552
C.P. 2009-23432
SHF FILE: 14002726**

ATTY LOUIS P VITTI

Seized and taken in Execution as the property of MELISSA M EURY AND ANDREW C RIDING at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point at the intersection of the center line of Pennsylvania Route 68 (Chicora Road) and the Northeast corner of line of lands now or formerly of D.G. Loughry, being the Northwest corner of the tract herein conveyed; thence South 20 degrees 36' 00" East, along line of lands now or formerly of Loughry a distance of 153.92 feet to a point, the Southwest corner; thence North 16 degrees 52' 33" East along the Northerly right of way line of a twenty (20) foot sanitary sewer easement, a distance of 128.98 feet to a point, the southeast corner; thence Norm 00 degrees 37' 24" East a distance of 61.00 feet; thence North 08 degrees 58' 09" West a distance of 69.48 fee to a point; thence North 38 degrees 59' 24" East a distance of 16.78 feet to a point; thence North 24 degrees 54' 27" West a distance of 90.20 feet to a point in the center line of State Route 68, the Northeast corner; thence along the center line of State Route 68 South 51 degrees 36' 26" West a distance of 164.00 feet to a point, the place of beginning.

HAVING erected thereon a dwelling know as 1226 Chicora Road, Chicora, PA 16025.

PARCEL NO.140-1F106-A2E.

BEING the same premises which Mark S. Spurk and Lisa A. Spurk, husband and wife, and Glenn Lee Anderson, also known as Glenn L. Anderson and Mary Ann Anderson, husband and wife, by Deed dated 05/02/2006 and recorded 05/10/2006 in the Recorder's Office of Butler County, Pennsylvania, Instrument No. 200605100011114, granted and conveyed unto Andrew C. Riding, unmarried and Melissa M. Eury, unmarried, as Joint Tenants with the Right of Survivorship and not as Tenants in Common.

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30282
C.P. 2014-21565
SHF FILE: 14002736**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of TODD H FLETCHER AND VICKY L FLETCHER at the suit of BANK of NEW YORK MELLON, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Adams. County of Butler and Commonwealth of Pennsylvania, being Lot No. 115 in Carriage Manor Planned Residential Development Phase 1, as Recorded in the Recorders office of Butler. Pennsylvania in Plan Book Volume 272, page 15.

PARCEL Number 010-S10-C115

BEING the same premises which Rocco Viola Jr. and Patricia Viola, husband and wife, by Deed dated March 3, 2005 and recorded March 7, 2005 in the Butler County Recorder of Deeds office as Instrument No. 200503070005384, granted and conveyed unto Todd H. Fletcher and Vicky Fletcher.

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30253
C.P. 2014-21358
SHF FILE: 14002714**

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of ALLEN K FRYE AND MARY L FRYE at the suit of PENNYMAC LOAN TRUST 2012-NPL1, Being:

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

BEGINNING at the Southwest corner of the within described parcel at the center line of Township Road T-468 a/k/a Kay Road, said point being the Northwest corner of lands of now or formerly T. Durra; thence along the center line of said Township Road T-468 the following courses and distances: North 53 degrees 29 minutes 20 seconds East, 20.79 feet; North 58 degrees 24 minutes 20 seconds East, 1114.76 feet to a point on lands of now or formerly F. Merola; thence by said lands, South 10 degrees 4 minutes 20 seconds

West, 763.52 feet to a point on lands of now or formerly Durra; thence by same, North 79 degrees 25 minutes West a distance of 847.35 feet to a point, the place of beginning.

BEING a triangular parcel of land and being known as Tract A, Containing 7.44 acres in accordance with plan and survey for Isabel I. and Arthur D. West dated November 23, 1984, by R. B. Shannon & Associates, Inc.

TITLE TO SAID PREMISES IS VESTED IN Allen K. Frye and Mary L. Frye, his wife, by Deed from Isabel I. West, widow, dated 08/06/1996, recorded 08/07/1996 in Book 2655, Page 464.

Tax Parcel: 210-S3-A3-0000

Premises Being: 124 Kay Road Harrisville, PA 16038-2422

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2011-30393
C.P. 2011-22461
SHF FILE: 14002757**

ATTY MARK UDREN

Seized and taken in Execution as the property of EVELYN GERONZIN, THOMAS S JOHNSON AND LISA M JOHNSON at the suit of BAC HOME LOAN SERVICING L P, Being:

ALL THAT CERTAIN LOT OR PLACE of GROUND SITUATE IN THE TOWNSHIP of CRANBERRY, COUNTY of BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 222 IN THE CRANBERRY HEIGHTS P.R.D. PHASE 2B, AS SAME HAS BEEN RECORDED IN THE RECORDER of DEEDS office FOR BUTLER COUNTY ON JANUARY 10, 2000. IN PLAN BOOK VOLUME 229, PAGES 60 THROUGH 52, INCLUSIVE.

BEING KNOWN AS: 212 Chadwick Trail, Cranberry Township, PA 16066

PROPERTY ID NO.: 130-S31-A222-0000

TITLE TO SAID PREMISES IS VESTED IN EVELYN GERONZIN, SINLGE WOMAN AND THOMAS S. JOHNSON AND LISA M. JOHNSON, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM THOMAS S. JOHNSON AND LISA M. JOHNSON, HUSBAND AND

WIFE DATED 06/26/2007 RECORDED 07118/2007 IN DEED BOOK INSTRUMENT NO.: 200707180018646.

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30261
C.P. 2014-21097
SHF FILE: 14002722**

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of JEROME A HEPP AND DEBRA N HEPP at the suit of WELLS FARGO BANK N 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. 70 IN THE WOODBINE ESTATES Plan of Lots PHASE II AS RECORDED IN THE RECORDER'S office of BUTLER COUNTY IN Plan BOOK VOLUME 141, PAGE 2.

TITLE TO SAID PREMISES IS VESTED IN Jerome A. Hepp and Debra N. Hepp, h/w, by Deed from Steven Horswood and Vicky J. Horswood, h/w, dated 07/31/1998, recorded 08/07/1998 in Book 2896, Page 733.

Tax Parcel: 130-S23-A70-0000

Premises Being: 147 Woodbine Drive Cranberry Township, PA 16066-3211

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30258
C.P. 2014-21492
SHF FILE: 14002707**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of BETTY J HOCKENBERRY at the suit of BANK of AMERICA NA, Being:

ALL THAT CERTAIN piece, parcel or lot of land situate in the first ward of the city of Butler, Butler county, Pennsylvania, bounded and described as follows:

COMMENCING at a point on the northwesterly line of Standard avenue at a point in common to lands of now or formerly McKeever, said point being the southeast corner of the premises herein described; thence along line of Standard avenue, south 55 degrees 01

minute 08 seconds west a distance of 36.0 feet to a point on a 20-foot alley; thence by line of same north 43 degrees 54 minutes 24 seconds west a distance of 80.0 feet to a point on a 12-foot unopened alley; thence by line of same north 57 degrees 38 minutes 07 seconds east a distance of 38.0 feet to a point on lands of now or formerly McKeever; thence by line of same south 42 degrees 40 minutes 54 seconds east a distance of 78.0 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Betty J. Hockenberry, by Deed from Randall L. Beltrami and Debra J. Beltrami, h/w, dated 01/28/1999, recorded 01/28/1999 in Book 2962, Page 595.

Tax Parcel: 561-29-113-0000

Premises Being: 106 Standard Avenue Butler, PA 16001-64 73

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30295
C.P. 2014-21691
SHF FILE: 14002735**

ATTY KERI P EBECK

Seized and taken in Execution as the property of RICHARD C HVIZDAK at the suit of HUNTINGTON NATL BANK, Being:

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

LOT 19 in the La Grande Maisons Plan of Lots of record in Butler County, Pennsylvania, in the office of the Recorder of Deeds of Butler County, Pennsylvania, at Rack File 96, Page 12, and subject to the restrictions of said Plan of Lots recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

HAVING thereon erected a dwelling house known as 202 La Grande Drive (formerly 8079 Rowan Road), Mars, Pennsylvania 16046

BEING the same premises which Robert W. McDonald and Jeanette L. McDonald, his wife, by then Deed dated March 22, 1993, and recorded in the Recorder's office of Butler County, Pennsylvania, in Deed Book Volume 2300, Page III, granted and conveyed unto Richard C. Hvizdak, party of the first part herein.

Being Parcel Number: 130-S13-L-19-0000

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2012-30398
C.P. 2012-20421
SHF FILE: 14002724**

ATTY JILL COUGHLIN

Seized and taken in Execution as the property of DOUGLAS C KETTERER, REBECCA PILLER AND UNITED STATES OF AMERICA at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN LOT OR PIECE of GROUND SITUATE IN THE TOWNSHIP of CLINTON, COUNTY of BUTLER AND COMMONWEALTH of PENNSYLVANIA, BEING LOT NO.6-A IN THE PASTORIS PLAN of LOTS, of RECORD IN THE RECORDER'S office of BUTLER COUNTY, PENNSYLVANIA, IN RACK FILE 90, PAGE 25, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT ON LINE of LANDS NOW OR FORMERLY of BETHLEHEM MINES CORPORATION, SAID POINT BEING COMMON TO BESSEMER & LAKE ERIE RAILROAD RIGHT of WAY AND BEING ALSO THE NORTHEAST CORNER of THE TRACT HEREIN DESCRIBED; THENCE SOUTH 28 DEGREES 05 MINUTES 28 SECONDS EAST, ALONG LANDS NOW OR FORMERLY of BETHLEHEM MINES CORPORATION, A DISTANCE of ONE HUNDRED FIFTY -SIX AND FORTY HUNDREDTHS (156.40) FEET TO A POINT IN THE CENTER of TOWNSHIP ROAD T-568, ALSO KNOWN AS SUN MINE ROAD, SAID POINT BEING THE SOUTHEAST CORNER of THE TRACT HEREIN CONVEYED; THENCE THROUGH LAND NOW OR FORMERLY of PETER B. PASTORIA, TRUSTEE, SOUTH 53 DEGREES 16 MINUTES 35 SECONDS WEST, A DISTANCE of SIX HUNDRED FIFTY-TWO AND SIX HUNDRED FORTY ONE THOUSANDTHS (652.641) FEET TO A POINT ON THE DIVISION LINE of LOTS 6-A AND 6-B IN SAID PLAN; SAID POINT BEING THE SOUTHWEST CORNER of LOT 6-A; THENCE NORTH 0 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG THE WESTERLY BOUNDARY LINE of LAND NOW OR FORMERLY of PETER B. PASTORIA, TRUSTEE AND ALONG THE LANDS NOW OR FORMERLY of WEST PENN POWER COMPANY, A DISTANCE of ONE HUNDRED FIFTY-FIVE AND FIFTY-

FOUR HUNDREDTHS (155.54) FEET TO A POINT WHICH IS THE NORTH-WEST CORNER OF THE TRACT HEREIN CONVEYED ON THE LINE of LAND NOW OR FORMERLY of BESSEMER & LAKE ERIE RAILROAD RIGHT of WAY; THENCE NORTH 50 DEGREES 22 MINUTES 32 SECONDS EAST, ALONG THE RIGHT OF WAY LINE of THE SAID BESSEMER AND LAKE ERIE RAILROAD, A DISTANCE of FIVE HUNDRED EIGHT -FOUR AND FOUR TENTHS (584.4) FEET TO A POINT AT THE PLACE of BEGINNING.

CONTAINING 1,964 ACRES AS PER SURVEY of LUCAS ENGINEERING CO. & ASSOCIATES DATE MAY 20, 1981.

UNDER AND SUBJECT TO EASEMENTS, LEASES, AND RESTRICTIONS of RECORD IN BUTLER COUNTY, PENNSYLVANIA.

BEING KNOWN AS: 384 SUN MINE ROAD, SARVER, PA 16055

BEING THE SAME PREMISES WHICH MARVIN GENE BEEMAN AND MARGIE CYPERSK/N/A MARGIE BEEMAN, HUSBAND AND WIFE, BY DEED DATED 9/12/1990 AND RECORDED 9/13/1990 IN THE office of THE RECORDER OF DEEDS IN AND FOR BUTLER COUNTY IN DEED BOOK 1652, PAGE 27, GRANTED AND CONVEYED UNTO DOUGLAS C. KETTERER AND REBECCA PILLER, BOTH SINGLE

PARCEL NO.: 100-S5-A6A

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30305
C.P. 2014-21671
SHF FILE: 14002728

ATTY JAMES GRENEH

Seized and taken in Execution as the property of KIEBLER PROPERTIES LLC at the suit of NEXTIER BANK, Being:

Phase 1:

Located in Cranberry Township, Butler County, Pennsylvania, all as more specifically shown and described in the Declaration of Condominium for Foxmoor Flats, A Condominium, dated November 17, 2003, and recorded November 25, 2003, in the Recorder of Deeds office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time

to time, and as shown on the Phase I Declaration Plan entitled Foxmoor Flats, A Condominium, Cranberry Township, Butler County, Pennsylvania prepared by SheiDer & Company, Inc., recorded November 25, 2003 at Plan Book Volume 268, Pages 41-54, as amended by the Phase IA Declaration Plan for Foxmoor Flats, A Condominium, recorded October 13, 2004 at Plan Book Volume 277, Pages 48-61; which units are more particularly described as follows:

Unit 114, Building 5, being a unit and in Foxmoor Flats, IA Condominium, having a street address of 102 Stockton Ridge; and Unit 124, Building 3, being a unit and in Foxmoor Flats, IA Condominium, having a street address of 1205 Stockton Ridge; and Unit 112, Building 5, being a unit and in Foxmoor Flats, IA Condominium, having a street address of 101 Stockton Ridge; and Unit 138, Building 1, being a unit and in Foxmoor Flats, IA Condominium, having a street address of 717 Stockton Ridge; and Unit 126, Building 3, being a unit and in Foxmoor Flats, IA Condominium, having a street address of 1206 Stockton Ridge; and Unit 123, Building 4, being a unit and in Foxmoor Flats, IA Condominium, having a street address of 904 Stockton Ridge; and

Phase II:

Located in Cranberry Township, Butler County, Pennsylvania, all as more specifically shown and described in the Declaration of Condominium for Foxmoor Flats, A Condominium, dated November 17, 2003, and recorded November 25, 2003, in the Recorder of Deeds office of Butler County, Pennsylvania as Instrument No. 200311250053002, as the same may be amended from time to time, and as shown on the Phase 2 Declaration Plan for Foxmoor Flats, A Condominium, dated September 29, 2005, and recorded October 24, 2005, in the Recorder of Deeds office of Butler County, Pennsylvania as Instrument No. 200510240030727, at Plan Book Volume 288, Pages 1-35, which units are more particularly described as follows:

Unit 114, Building 6, being a unit in Foxmoor Flats, IA Condominium, having a street address of 202 Stockton Ridge; and Unit 113, Building 6, being a unit in Foxmoor Flats, IA Condominium, having a street address of 205 Stockton Ridge; and Unit 134, Building 6, being a unit in Foxmoor Flats, IA Condominium, having a street address of 207 Stockton Ridge; and Unit 123, Building 6, being a unit in Foxmoor Flats, IA

Condominium, having a street address of 208 Stockton Ridge; and Unit 115, Building 6, being a unit in Foxmoor Flats, IA Condominium, having a street address of 215 Stockton Ridge; and Unit 116, Building 11, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1002 Stockton Ridge; and Unit 126, Building 11, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1004 Stockton Ridge; and Unit 136, Building 11, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1006 Stockton Ridge; and Unit 124, Building 11, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1010 Stockton Ridge; and Unit 124, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1103 Stockton Ridge; and Unit 123, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1104 Stockton Ridge; and Unit 134, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1105 Stockton Ridge; and Unit 126, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1109 Stockton Ridge; and Unit 125, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1110 Stockton Ridge; and Unit 127, Building 6, being a unit in Foxmoor Flats, IA Condominium, having a street address of 222 Stockton Ridge; and Unit 127, Building 11, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1019 Stockton Ridge; and Unit 128, Building 11, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1020 Stockton Ridge; and Unit 127, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1116 Stockton Ridge; and Unit 111, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1118 Stockton Ridge; and Unit 122, Building 12, being a unit in Foxmoor Flats, IA Condominium, having a street address of 1119 Stockton Ridge; and

Being a part of the following Tax Parcel Numbers relating to both the Phase I and Phase II properties described herein: 130-S34-C138-0000; 130-S34-C-0001; 130-S34-C/DEF-0001; and 130-S-34-CGHJKLMN-0001.

TOGETHER with all right, title and interest in and to the Common Elements as more fully described in the aforesaid Declaration of Condominium, Article II, Section 2.2, and

the aforesaid plat and plans and as subject to adjustment as set forth in said Declaration.

UNDER AND SUBJECT, nevertheless, to the rights and powers of the Executive Board as defined in the Declaration of Condominium.

SUBJECT to the covenants and conditions as set forth in the Declaration of Condominium for Foxmoor Flats, A Condominium, filed and recorded with the Butler County Recorder of Deeds as Instrument No. 200311250053002 and the By-Laws of said Condominium, as they maybe from time to time amended, and all matters set forth therein, and any Rules and Regulations adopted pursuant thereto.

BEING the same property which Foxmoor Condominiums, LP, formerly known as Foxmoor Apartments, LP, a limited partnership, granted and conveyed to Kiebler Properties, LLC, an Ohio limited liability company, by Deed dated December 20, 2006 and recorded April 3, 2007 in the Butler County Recorder of Deeds office, in Instrument Number 200704030007825.

Instrument No. 200704030007825

Parcel Nos. 130-S34-D126; 130-S34-D124; 130-S34-N122; 130-S34-N111; 130-S34-N127; 130-S34-N125; 130-S34-N126; 130-S34-N134; 130-S34-N123; 130-S34-N124; 130-S34-M128; 130-S34-M127; 130-S34-M124; 130-S34-M136; 130-S34-M126; 130-S34-M116; 130-S34-E123; 130-S34-C138; 130-S34-G127; 130-S34-G115; 130-S34-G123; 130-S34-G134; 130-S34-G113; 130-S34-G114; 130-S34-F114; 130-S34-F112

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30255
C.P. 2014-21433
SHF FILE: 14002713

ATTY BRADLEY OSBORNE

Seized and taken in Execution as the property of KELLY KUNKLE at the suit of JPMORGAN CHASE BK 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 150 feet by Lot No.5 in the same plan of lots; on the East 180 feet by Hildebrand

Lane; on the South 194.65 feet by Lot No. 7, now or formerly owned by Martha Seyler; and on the West 81.79 feet by Woodland Road. Said Lot being more accurately described as follows:

COMMENCING at a stake in the Eastern line of Woodland Road, now Teakwood Road, a 50 foot wide right of way, at the intersection of Lots 5 and 6 in the Homewood Plan, said point being the Northwest corner of Lot No.6 herein described; thence from said beginning point, South 86° 11' East along line of Lot No. 5, a distance of 150 feet to the Western line of Hildebrand Lane; thence South 3° 49' West along the Western line of Hildebrand Lane, a distance of 180 feet to a stake at the line of Lot No.7; thence North 54° 52' West along Lot No.7, a distance of 194.65 feet to a stake in the Eastern line of Woodland Road, now Teakwood Road; thence by a curve to the right along the Eastern line of Woodland Road, now Teakwood Road, having a radius of 111.71 feet, an arc distance of 61.06 feet; thence North 3° 49' East along the same a distance of 20.73 feet to a stake at the place of beginning.

BEING Lot No.6 in the Homewood Plan of Lots, recorded in the Recorder's office of Butler County at Rack File Section 13, page 5 and as per survey of Charles L. Fair, II, Registered Surveyor, dated May 30,1972.

SUBJECT to the Restrictive Covenants adopted for the Homewood Plan of Lots, as recorded at Deed Book 505, page 287, which restrictive covenants are to be in force and effect in the REvised Homewood Plan of Lots as recorded in Plan Book "B", page 115.

Being known as District 053, Map 5, Parcel A6.

PARCEL No. 053-6-A6-0000

BEING the same premises which Eden Moeller, successor Trustee of the Carl W. Moeller and Frances M. Moeller Revocable Living Trust, by Deed dated September 20,2007 and recorded in the Butler County Recorder of Deeds office as Deed Instrument No. 200709210024728, granted and conveyed unto Kelly Kunkle.

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30277
C.P. 2014-21560
SHF FILE: 14002732

ATTY ADAM DAVIS

Seized and taken in Execution as the property of STANLEY MICHAEL MIZAK, STANLEY M MIZAK, DIANA M MIZAK AND UNITED STATES OF AMERICA at the suit of U S BANK TR NATL ASSN TR, US BANK NATL ASSN TR, GOVERNMENT LN SECURITIZATION TR 2011-FV1 BY TR, Being:

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

BEGINNING at a point on the Western side of cemetery road on line of property of William Long; thence in a Westerly direction, a distance of 7 5 feet along property of William Long to a point; thence in a Northwesterly direction, a distance of 272 feet along line of property of William Long to a point on line of other property of now or formerly Elizabeth Rodgers Ralston; thence in an Easterly direction, a distance of 249 feet along property of Ralston to a point on the Western side of cemetery road; thence in a Southerly direction, a distance of 250 feet along the Western side of cemetery road to a point, the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Stanley Michael Mizak and Diana M. Mizak, by Deed from Dennis R. Colosimo, dated 03/03/1994, recorded 03/04/1994 in Book 2409, Page 669.

Tax Parcel: 530-S 1-20B5-0000

Premises Being: Road 1 Box 187A, a/k/a 147 Rhoer Road Slippery Rock, PA 16057

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30289
C.P. 2014-21682
SHF FILE: 14002752

ATTY ADAM DAVIS

Seized and taken in Execution as the property of JOHN L MOHAN, JR IND & HEIR, JACK L MOHAN EST BY ADMRX, TREY A J MOHAN

ADMX, AND UNKNOWN HEIRS at the suit of GREEN TREE SERVICING LLC, Being:

ALL those certain pieces, parcels or tracts of land situate in the First Ward of the City of Butler, County of Butler and commonwealth of Pennsylvania, bounded and described as follows:

PARCEL 1:

BEGINNING at a peg on the corner of Brown Avenue and Delta Way, thence along Delta Way seventy three (73) feet, more or less, to lot of now or formerly Havlin; thence North along line of now or formerly Havlin twenty-two (22) feet to Northeast corner of now or formerly Havlin lot; thence West thirty-two (32) feet along the North line of now or formerly Havlin lot to Walker Way; thence along Walker Way Northerly to line of now or formerly Ollinger; thence Eastwardly along line of now or formerly Ollinger one hundred ten (110) feet, more or less, to Brown Avenue; thence southerly along line of Brown Avenue to Delta Way, the place of beginning. Butler County Tax No. Map 29, Parcel 63.

PARCEL II:

BEGINNING at the Southwest corner at Delta Way and Walker Way; thence North along Walker Way twenty-two (22) feet; thence in an Easterly direction along now or formerly Ollinger thirty-two (32) feet to a peg; thence along land now or formerly of George W. Havin twenty-two (22) feet to Delta Way; thence along Delta Way thirty-two (32) feet to a Walker Way, Butler County Tax ID No. Map 29, Parcel 62.

PARCEL III:

BEGINNING at the Northwest corner of the lot hereby conveyed and the Southwest corner of Lot #80 of the William S. Boyd Plan of Lots in Springdale, now City of Butler; thence Eastward along line of Lot #80 one hundred twelve (112) feet, more or less, to a point on Brown A venue; thence in a Southerly direction along Brown A venue twenty-two (22) feet, three (3) inches, to a peg; thence in a Westerly direction parallel with the Northerly line of Lot #80 one hundred eight (108) feet, more or less, to an alley or street called Walker Way; thence in a Northerly direction and along Walker Way twenty-two (22) feet, three (3) inches, to the place of beginning. Butler County Tax ID No. Map 29, Parcel 61.

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

TITLE TO SAID PREMISES IS VESTED IN John L. Mohan, Jr., by Deed from Treva J. Mohan, administratrix of the Estate of John Lee Mohan, Deceased and Treva J. Mohan, individually and Brandy McFarland and Benjamin Mohan, dated 07/16/2004, recorded 07/20/2004 in Instrument Number 200407200023748.

Tax Parcel: 561-29-61-0000, 561-29-62-0000, 561-29-63-0000

Premises Being: 308 Brown Avenue Butler, PA 16001-6467

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30284
C.P. 2014-21559
SHF FILE: 14002755**

ATTY CAROL DIPRINZIO

Seized and taken in Execution as the property of DEBORAH A MONTGOMERY AND PATRICK G MONTGOMERY at the suit of HUNTINGTON NATIONAL BANK, Being:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, IN THE COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: WITH THE ASSESSMENT NUMBER (S) 130-S11-D225 AND BEING MORE FULLY DESCRIBED IN A DEED DATED 3-9-1992, AND RECORDED 3-10-1992, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED BOOK 1975, PAGE 111.

TAX I.D.#: 130-S11-D225

Being known as: 428 ANNA MARIE DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066-5604.

Title to said premises is vested in Deborah A. Montgomery and Patrick G. Montgomery, husband and wife, by deed from Sринi Raman, Single dated March 9,1992 and recorded March 10,1992 in Deed Book 17975, Page 111.

BCLJ: November 28, December 5 & 12, 2014

E.D. 2013-30397
C.P. 2013-22384
SHF FILE: 14002708

ATTY MICHAEL MCKEEVER

Seized and taken in Execution as the property of CHRISTIAN A MUELLER at the suit of OCWEN LOAN SERVICING LLC, Being:

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

ON THE North, one hundred ten (110) feet by lot now or formerly of Paul E. Cronenwett et ux.; on the East sixty-five (65) feet by North Washington Street; on the South one hundred ten (110) feet by an alley; and on the West sixty-five (65) feet by lot now or formerly of Paul E. Cronenwett et ux.

DEED BOOK: 200908260020143

DEED PAGE: 200908260020143

MUNICIPALITY: City of Butler

TAX PARCEL#: 565-11-22A

PROPERTY ADDRESS: 510 North Washington Street Butler, PA 16001

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30276
C.P. 2014-21540
SHF FILE: 14002741

ATTY MARC WEISBERG

Seized and taken in Execution as the property of EDWIN F PRATTS AND WENDY L PRATTS at the suit of BANK of NEW YORK MELLON, 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 at the Northwest corner of the lot herein described on the East line of Elm Street, a distance of 109.66 feet South of the South line of Penn Street; thence South 81° 30' 0" East along line of lot of now or formerly James Dronay, a distance of 90 feet to a point and corner; thence South 6° 24' 00" West along line of lot of now or formerly George Shroup, a distance of 48.40 feet to a point and corner;

thence North 82° 30' 00" West along line of lot of now or formerly Joseph Ball, a distance of 90 feet to a point and corner; thence North 6° 24' 00" East along the East line of Elm Street, a distance of 48.40 feet to a point and corner at the place of beginning.

BEING KNOWN and designated as Parcel No. 21-236 in the Deed Registry office of Butler County, more commonly known as 225 North Rim Street.

This conveyance is exempt from Realty Transfer Taxes because it is a transfer from wife to husband and wife.

TAX I.D.#: 564-21-236

Being known as: 225 NORTH ELM STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Edwin F. Pratts and Wendy L. Pratts by deed from Wendy L. Geibel n/k/a Wendy L. Pratts dated August 21, 2003 and recorded August 29, 2003 in Instrument Number 200308280039236.

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30294
C.P. 2014-21690
SHF FILE: 14002734

ATTY KERI P EBECK

Seized and taken in Execution as the property of SARAH C REIF at the suit of PNC BK NATL ASSN, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, Butler County and Commonwealth of Pennsylvania, being Lot No. 162 Valley Brook Plan of Lots, as recorded in the Recorder's office of Butler County in Rack File 62, Page 3.

WITH a dwelling located thereon known as 1575 Haine School Road, Cranberry Township, PA 16066.

BEING the same premises conveyed to the parties herein by Deed dated July 30, 1974 and recorded in the Recorder's office of Butler County in Deed Book 993, Page 106.

Being Parcel No. 130-S8-C162-0000

BEING the same premises which Frederick C. Reif, by Deed dated December 19, 1989, and recorded January 19, 1990, in the office

of the Recorder of Deeds in and for the County of Butler, Deed Book 1522, Page 325, granted and conveyed unto Sarah C. Reif, in fee.

Being Parcel Number: 130-S8-C162-0000

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30289
C.P. 2014-21659
SHF FILE: 14002749**

ATTY ADAM DAVIS

Seized and taken in Execution as the property of TRINA ANN RICE at the suit of WELLS FARGO BANK N A, Being:

ALL that certain lot or piece of ground situated in the Township of Butler, County of Butler and Commonwealth of Pennsylvania being Lot No. 78 of the Woodbury Estates Plan No.2 as recorded in the Recorder's office of Butler County, Pennsylvania in Plan Rack File 40, page 17.

TITLE TO SAID PREMISES IS VESTED IN Trina Ann Rice, single, by Deed from Albert J. Dowling, single and Roberta E. Waite, single, dated 08/16/2004, recorded 08/23/2004 in Instrument Number 200408230027553.

Tax Parcel: 056-20-G78-0000

Premises Being: 208 Woodbury Drive, Butler, PA 16001-2616

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30275
C.P. 2014-21397
SHF FILE: 14002740**

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of BRENDA LEE RODEMOYER AND BRENDA RODEMOYER at the suit of CITI FINANCIAL SERVICING LLC, Being:

ALL that certain piece, parcel and tract of land situate in the BOROUGH of HARRIS VILLE, BUTLER COUNTY, PENNSYLVANIA, bounded and described as follows:

On the North, one hundred and eighty (180) feet by a thirty (30) foot street;
On the East fifty (50) feet by Main Street;
On the South one hundred eighty (180) feet by lot of C. R. Matthews;

On the West fifty (50) feet by an alley.

Having thereon erected a one story dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Brenda Rodemoyer, by Deed from Edward Rodemoyer, dated 03/29/1988, recorded 05/10/1988 in Book 1400, Page 402.

Tax Parcel: 430-S2-B26-0000

Premises Being: 524 South Main Street Harrisville, P A 1603 8-1624

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30286
C.P. 2014-21576
SHF FILE: 14002754**

ATTY GARY DARR

Seized and taken in Execution as the property of BILLIE JUNE ROUDEBUSH AND BILLIE J ROUDEBUSH at the suit of FIRST COMMONWEALTH BANK, 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:

BOUNDED on the North by lands of now or formerly Angelo Grigoletti; on the East by Lots Numbers 2, 3, and 4 in the same plan; on the South by Hazel Avenue; on the West by Lot No. 6 in the same plan, having a frontage of twenty-eight (28) feet on Hazel A venue and extending back, preserving the same width, eighty (80) feet to the said lot of Angelo Grigoletti.

THE herein described lot being the southern part of Lot Number 5 in the L.E. Ruby Plan of Lots as found recorded in Plan Book 2, Page 33, now Plan Book 1, Page 2.

HAVING thereon erected a two story frame dwelling house and outbuildings designated as 408 Hazel Avenue, Butler, PA 16001. PARCEL NO. 563-8-206.

AND being the same property conveyed from Timothy R. Roudebush and Billie June Roudebush, formerly husband and wife, to Billie June Roudebush a/k/a Billie J. Roudebush by Quit Claim Deed dated December 4, 2009, recorded on December 11,2009, in the Butler

County Recorder of Deeds office at Instrument No. 200912110028920.

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30269
C.P. 2014-21530
SHF FILE: 14002743**

ATTY JONATHAN LOBB

Seized and taken in Execution as the property of PETER M RUSISKI at the suit of WELLS FARGO BANK N A, Being:

ALL that certain lot or piece of ground situate in Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being #69 in the Fernway Plan of Lots, as recorded in the Recorder's office of Butler County, Pennsylvania, in Rack File 10, Pages 29A and 29B.

TITLE TO SAID PREMISES IS VESTED IN Peter M. Rusiski, by Deed from Emery W. Kleigleng, by Robert G. Kleigleng his attorney-in-fact, power of attorney recorded in Instrument No. 200602070002865 and Dolores Kleigleng, by Robert G. Kleigleng his attorney-in-fact, power of attorney recorded in Instrument No. 200602070002866, h/w, dated 04/28/2006, recorded 05/03/2006 in Instrument Number 200605030010467.

Tax Parcel: 130-S3-A69-0000

Premises Being: 209 Sherwood Drive Cranberry Township, PA 16066-4357

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30299
C.P. 2014-21681
SHF FILE: 14002747**

ATTY MICHAEL MAZACK

Seized and taken in Execution as the property of RONALD A SANKEY AND VERONICA D SANKEY at the suit of PNC BANK NATL ASSN, Being:

Parcel One:

ALL that certain piece, parcel or lot of ground situate in the First Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows: On the North by lot now or formerly of Dr. McClymonds; on the East by an alley; on the South by lot now or formerly of Josephine

Bournique, and on the West by Heim Avenue, formerly known as Spring Hill Avenue, having a frontage of 25 feet on said Heim Avenue and extending back a distance of 120 feet.

Parcel Two:

ALL that certain lot or piece of ground situate in the City of Butler, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the lot hereby conveyed on formerly Sheasley Avenue, now Pleasantview Avenue, and at the Southwest corner of Lot No. 23 in the same plan of lots and as hereinafter mentioned; thence in a Southerly direction along the said Pleasantview Avenue 40 feet more or less to Lot No. 25 in the same plan now or formerly owned by Camille Georges, et ux; thence in an eastern direction along said Lot No. 25, 120 feet to an alley, the Southeast corner of the lot hereby conveyed; thence in a Northerly direction along said alley, 40 feet, more or less, to Lot No. 23 in the same plan now or formerly owned by Camille Georges, et ux; thence in a Westerly direction along said Lot No. 23, 120 feet to said Pleasantview A venue at the place of beginning. Said lot being and fronting 40 feet more or less, on Pleasantview A venue and reaching back eastward preserving parallel lines, 120 feet to said alley. And being Lot No. 24 in the Sheasley Plan of Lots as laid out by C. F. L. McQuisition, C.E. for Jacob Sheasley, dated April, 1891.

HAVING ERECTED THEREON a dwelling known as 131 Pleasantview Avenue.

BEING the same premises granted and conveyed unto Ronald A. Sankey and Veronica D. Sankey, husband and wife, by Deed of Theodore R. Sankey and Frances A. Sankey, husband and wife, dated December 16, 1998, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania on December 23, 1998 in Book 2950, page 923 I Instrument No. 199812230036785.

BUTLER COUNTY TAX PARCEL I.D. NOS. 561-37-153-0000 and 561-37-176-0000.

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30302
C.P. 2014-21258
SHF FILE: 14002750

ATTY ROBERT WILLIAMS

Seized and taken in Execution as the property of HEIDI SASSE AND JONATHAN SASSE at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

On the north by Lot now or formerly of the Ancient Order of United Workmen; on the East by Main Street in said Borough; on the South by lot formerly J. C. Martin, now an alley; on the West by Back Street, fronting 50 feet, more or less, on Main Street and extending back preserving the same width, 180 feet, more or less, to Back Street.

Title to said Premises vested in Jonathan Sasse and Heidi Sasse by Deed from Richard J. Helfrich and Lois Helfrich, husband and wife, Thomas F. Bartoe, single, Kay Dawn Barnhart and William Barnhart, husband and wife, Ruth Ann Farren and Donald Farren, husband and wife, and Brenda Sue Helfrich dated 08/23/2002 and recorded 09/11/2002 in the Butler County Recorder of Deeds in Instrument No. 200209110030418.

BEING KNOWN AS 162 Main Street, Bruin, PA 16022

TAX MAP NO: 340-S1-E32

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30304
C.P. 2014-21504
SHF FILE: 14002731

ATTY BRETT A SOLOMON

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

ALL that certain lot or parcel of land situate on Brandywine Drive in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known as Unit 562 in Lot T-306, in the Freedom Woods Plan Phase III, as recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania in Plan

Book Volume 132, Page 18, and being further described as follows:

BEGINNING at a point on the easterly right of way line of Brandywine Drive, 50 feet wide, at the dividing line of Units 560 and 562, said point being distant from the northwesterly corner of Lot T-306 along the easterly right of way line of Brandywine Drive, South 10° IF 00" West, a distance of 36.78 feet; thence along the line of Unit 560, South 84° 36' 40" East, a distance of 102.18 feet, to a point on the dividing line of open space; thence along said open space, South 6° 29' 51" West, a distance of 22.01 feet, to a point at the dividing line of Unit 564; thence along the line of Unit 564, North 84° 36' 40" West, a distance of 103.60 feet, to a point on the easterly right of way line of Brandywine Drive, aforementioned; thence along said right of way line, North 10° 11' 00" East, a distance of 22.08 feet, to a point at the dividing line of Unit 560, the place of beginning.

BEING KNOWN AS 562 Brandywine Drive, Cranberry Township, Pennsylvania.

SUBJECT to a 10 foot easement, a 20 easement for utility and sanitary sewer and a 25 foot building line as are shown on the plan.

CONTAINING an area of 2,264 square feet, more or less.

SUBJECT to coal and mining rights and all rights relating thereto; rights of way, building and use restrictions, easements and covenants and the rights of others therein, as set forth on the recorded plan and in any other prior instruments of record and any covenants and conditions as set forth in the Declaration and Bylaws above recited.

BEING the same premises granted and conveyed unto Carole E. Schreiber by Deed of Image Homes, Inc. dated January 30, 1991, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania on February 1, 1991 in Book 1719, page 254, and subsequently re-recorded to correct the date of the Deed on August 24, 1993 in Book 2350, page 182.

BUTLER COUNTY TAX PARCEL I.D. NO. 130-S19-AT306-B-0000.

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2013-30256
C.P. 2013-21078
SHF FILE: 14002756**

ATTY MARK UDREN

Seized and taken in Execution as the property of PETER SEBOCK AND UNITED STATES OF AMERICA at the suit of MTGLQ INVESTORS L P, Being:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 72 in the Dutchtown Village Plan of Lots No. 2, as recorded in the Recorder's office of said County in Plan Book 72, Page 37.

BEING KNOWN AND DESIGNATED AT BUTLER COUNTY TAX ASSESSMENT MAP S54, PARCEL C72.

BEING the same premises, title to which became vested in Cody L. McCaulley, by deed of Michael Dittman and Kristie Dittman, husband and wife, dated May 23, 2006, and recorded in the Office of the Recorder for Butler County in Instrument No. 200605240012482.

PARCEL IDENTIFICATION NO: 051-54-C72-0000

BEING KNOWN AS: 119 Windmill Road, Butler, PA 16001

PROPERTY ID NO.: 51-54-C72

TITLE TO SAID PREMISES IS VESTED IN Peter Sebock BY DEED FROM Cody L. McCaulley, an unmarried man DATED 12/22/2006 RECORDED 12/27/2006 IN DEED BOOK Instrument#200612270032496.

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30262
C.P. 2014-21309
SHF FILE: 14002715**

ATTY PAUL CRESSMAN

Seized and taken in Execution as the property of DAVID SMITH at the suit of PHH MORTGAGE CORPORATION, Being:

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

BEGINNING at a point at the intersection of the Southeast corner of the herein described lot and the center line of Township Road 388, also known as Glade Run Road, thence along the center line of T-388 North 39 degrees 33 minutes 57 seconds West, a distance of 25.105 feet; thence North 09 minutes 05 seconds West, a distance of 109.63 feet, thence North 03 degrees 21 minutes 00 second West, a distance of 274.27 feet; North 41 degrees 39 minutes 02 seconds East, a distance of 223.55 feet; thence North 03 degrees 20 minutes 59 seconds West, a distance of 465.17 feet; thence South 87 degrees 52 minutes 00 second West, a distance of 278.81 feet; thence North 03 degrees 20 minutes 57 seconds West, a distance of 562.58 feet; thence North 87 degrees 52 minutes 00 second East, a distance of 322.37 feet; thence South 03 degrees 21 minutes 00 second East, a distance of 1037.58 feet; thence South 41 degrees 39 minutes 02 seconds West, a distance of 223.54 feet; thence South 03 degrees 21 minutes 02 seconds East, a distance of 274.27 feet; thence South 45 degrees 09 minutes 0 5 seconds West, a distance of 123.21 feet to a point along the center line of Glade Run Road, said point being the same place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Smith, by Deed from David Smith and Tammy Smith, h/w, dated 10/06/2008, recorded 10/10/2008 in Instrument Number 200810100023104.

Tax Parcel: 160-3F70-6A2A1-0000

Premises Being: 172 Glade Run Road Renfrew, PA 16053-8712

BCLJ: November 28, December 5 & 12, 2014

**E.D. 2014-30089
C.P. 2014-20590
SHF FILE: 14002730**

ATTY ALYK OFLAZIAN

Seized and taken in Execution as the property of MICHAEL J THOMPSON at the suit of JPMORGAN CHASE BANK NA, Being:

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

ON THE NORTH by land of F.S Magee; East by land formerly of W.A. Smith; ON THE

SOUTH by Mercer Street; ON THE WEST by land of Turner and Son.

DEED BOOK: Document# 200906250014339

DEED PAGE: Document# 200906250014339

MUNICIPALITY: Borough of Harrisville

TAX PARCEL#: 430-S3-D1-0000

PROPERTY ADDRESS: 501 East Mercer Street Harrisville, PA 16038

BCLJ: November 28, December 5 & 12, 2014

E.D. 2014-30273

C.P. 2014-21483

SHF FILE: 14002745

ATTY MARC WEISBERG

Seized and taken in Execution as the property of BRIAN A WORKLEY at the suit of HUNTINGTON NATIONAL BANK, Being:

ALL that certain piece, parcel or lot of land situate, lying and being in the Township of Franklin, County of Butler, and State of Pennsylvania, being known and designated as Lot No. 55 in the Andrews Realty Company Plan of Lots, known as "Mount Chestnut Springs" as the same is recorded in the Recorder's Office Butler County, Pennsylvania, in Plot Book, Volume 4, Page 24, said lot is bounded and described as follows:

BOUNDED on the North by a public road, known as Andrews Trace; on the East by Lot No. 57 in said Plan of Lost; on the South by part of Lost No. 25 and 27 in said Plan of Lost; and on the West by Lots No. 53 in said Plan of Lots. FRONTING 115 feet on said Andrews Trace extending back of even width a distance pf 180 feet.

SUBJECT, HOWEVER, to the following covenants and restrictions which shall be taken to be real covenants running with the land and binding upon the grantees, their heirs, and assigns, agree to said covenants and restrictions, which are as follows:

FIRST: That only one single family dwelling shall be erected on said premises as above described. With the appurtenances: To Have and To Hold the same to and for the use of the said GRANTEE, his heirs and assigns forever, And the GRANTOR for her heirs and assigns hereby covenant and agree that

she will WARRANT SPECIALLY the properly hereby conveyed.

SECOND : That no building or part thereof shall be placed or erected within seventy-five (7 5) feet of the center of Andrews Trace, and that no building shall be erected within six (6) feet of any other line of said property.

THIRD: That no building erected on said premises shall in any event be used for a stable, a slaughter house, check house or piggery.

FOURTH: That no livestock or poultry shall be kept on the within described premises.

FIFTH: That no house trailer shall be parked on said premises and used as a place of residence.

BEING Tax Map and Parcel No. S2-A55 in the Deed Registry office of Butler County, Pennsylvania.

TAX I.D. #: 170-S2-A55-0000

Being known as: 124 ANDREWS TRACE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Brian A. Workley by deed from Virginia M. Workley dated January 23, 2005 and recorded January 24, 2005 in Instrument Number 200501240001826.

BCLJ: November 28, December 5 & 12, 2014

Butler County Sheriff, Michael T Slupee