

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: Ralph W Allen

Late of: Cranberry Township PA
Executor: Margaret A Rychcik
603 East 25th Avenue
Hutchinson KS 67502
Attorney: Franklin Blackstone Jr
Goehring Rutter & Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

Estate of: Lester A Dunmire

A/K/A: Lester A Dunmire Jr

Late of: Franklin Township PA
Executor: Enid M Dunmire
7356 Country Club Road
Butler PA 16001
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond St Suite 208
Butler PA 16001

Estate of: Glenda D Freedline

Late of: Butler Township PA
Executor: Kay C McLafferty
139 Remil Drive
Butler PA 16001
Attorney: John J Morgan
115 South Washington St
Butler PA 16001

Estate of: Bruna Kale

A/K/A: Bruna M Kale

Late of: Winfield Township PA
Executor: Robert D Kale
922 Winfield Road
Cabot PA 16023
Executor: Nancy L Peciulis
390 North Pike Road
Sarver PA 16055
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Lois E Leseman

Late of: Penn Township PA
Executor: Linda J Lanning
610 Greenspring Drive
Gibsonia PA 15044
Attorney: Patrick F Lawlor
Lawlor & Lawlor PC
979 Perry Highway
Pittsburgh PA 15237

Estate of: Lillian L Reed

Late of: Butler PA
Executor: James C Reed
POB 177
305 E Ridge Street
Rose Hill NC 28458
Attorney: Michael D Gallagher
Murrin Taylor Flack Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Ethel A Smith

A/K/A: Ethel Smith

Late of: Jackson Township PA
Executor: Sherry D Chmara
184 Pinehurst Drive
Cranberry Township PA 16066
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Robert Charles Stierheim

A/K/A: Robert C Stierheim

Late of: Saxonburg PA
Executor: Tracy Ann Starr
701 Magnolia Court
Saxonburg PA 16056
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

BCLJ: June 28, July 5 & 12, 2013

SECOND PUBLICATION

Estate of: Mildred Irene Bertoncello

a/k/a: Mildred I Bertoncello

a/k/a: Mildred Bertoncello

Late of: Clay Township PA
Executor: Larry P Bertoncello
105 Kelly Road
Butler PA 16001
Attorney: Kathryn Linn Stevenson
140 Grove City Road
POB 95
Slippery Rock PA 16057

Estate of: Virginia Burgess**a/k/a: Virginia K Burgess**

Late of: Middlesex Township PA
 Executor: Brandi K Miller
 54 Pealertown Road
 Orangeville PA 17859
 Attorney: Robert D Spohn
 277 Main Street
 POB 551
 Saxonburg PA 16056-0551

Estate of: Lawrence T Casey

Late of: Middlesex Township PA
 Executor: Russell C Miller
 4767 William Flynn Highway
 Allison Park PA 15101
 Attorney: James H Limbaugh
 Miller Limbaugh & Conley
 4767 Route 8
 Allison Park PA 15101

Estate of: Alexander J Coscia

Late of: Seven Fields PA
 Executor: Jessica L Hoover
 947 Brownsdale Road
 Evans City PA 16033
 Attorney: Norman E Gilkey
 Babst Calland Clements & Zomnir PC
 Two Gateway Center 9th Fl
 Pittsburgh PA 15222

Estate of: Louis J Destasio

Late of: Chicora PA
 Administrator: Dominick Destasio
 341 Lake Road
 Volant PA 16156
 Administrator: Patricia Popovitch
 348 Fourth Avenue
 Sharon PA 16146
 Attorney: Carolyn Spicer Russ
 Olds Russ & Associates
 1007 Mt Royal Blvd
 Pittsburgh PA 15223

Estate of: Donald J Dougherty

Late of: Harrisville PA
 Administrator: Donna M Dougherty
 430 E Prairie Street
 Harrisville PA 16038
 Attorney: Julie C Anderson
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

Estate of: Clara G Farbacher

Late of: Saxonburg PA
 Administrator: David Farbacher
 109 Forest Lane
 Saxonburg PA 16056
 Attorney: Laurel Hartshorn

254 W Main St
 POB 553
 Saxonburg PA 16056

Estate of: Shirley H Kelley

Late of: Penn Township PA
 Executor: Kathleen A Hubert
 4601 Fifth Avenue Apt 125
 Pittsburgh PA 15213
 Attorney: Stephen L Barsotti
 Barsotti Law Office
 POB 356
 Ingomar PA 15127

Estate of: Sara J Kern**a/k/a: Sara Jessie Kern**

Late of: Center Township PA
 Executor: Linda M Bates
 291 W Brewster Road
 Butler PA 16001
 Executor: Kurt L Kern
 141 W Brewster Road
 Butler PA 16001
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

Estate of: Joseph John Kiefer

Late of: Donegal Township PA
 Administrator: Anna Marie Kiefer
 643 E Slippery Rock Road
 Chicora PA 16025 2001
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

Estate of: Effie Mae Leseski**a/k/a: Effie M Leseski**

Late of: Clinton Township PA
 Executor: Sylvia Plutyk
 438 Sunmine Road
 Sarver PA 16055
 Attorney: Laurel Hartshorn
 254 W Main St
 POB 553
 Saxonburg PA 16056

Estate of: Claudette Lee Miller

Late of: Callery PA
 Executor: Claudia Brueckman
 1350 Mars Evans City Road
 Callery PA 16024
 Attorney: Robert J Fisher Jr
 Edgar Snyder & Associates
 600 Grant Street 10th Floor
 Pittsburgh PA 15219

Estate of: Andrew Arthur Nye

a/k/a: Andrew A Nye

Late of: Zelenople PA
Executor: Judith M Losco Nye
200 North Pittsburgh Street
Zelenople PA 16063
Attorney: John H Auld II
Abernethy Auld & Young PC
4499 Mt Royal Boulevard
Allison Park PA 15101

Estate of: Samuel C Pillitteri

a/k/a: Samuel Pillitteri

Late of: Jefferson Township PA
Administrator: Angelene J Eppinger
311 Beaver St
Zelenople PA 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

Estate of: Stella M Sell

Late of: Winfield Township PA
Executor: Sally K Pavlina
817 Winfield Rd
Cabot PA 16056 (sic)
Executor: Karen Stebick
140 Steffey Drive
Kittanning PA 16201
Attorney: Julia B Lentchner
One Trimont Lane Suite 1700A
Pittsburgh PA 15211

Estate of: Francis Patrick Trant

a/k/a: Francis P Trant

a/k/a: Fran Trant

a/k/a: Francis Trant

Late of: Zelenople PA
Executor: Lynn Marie Denisi
509 Eagle Court
Wexford PA 15090
Attorney: None

Estate of: Nellie A Varga

a/k/a: Nellie Azizi Varga

Late of: Middlesex Township PA
Executor: Adele Duffy
943 North Ridge Drive
Mars PA 16046
Attorney: Charles R Reis
Reis Law Firm
3439 Babcock Blvd
Suite 300
Pittsburgh PA 15237

BCLJ: June 21, 28 & July 5, 2013

THIRD PUBLICATION

Estate of: Florence Baker

a/k/a: Florence M Baker

Late of: Jackson Township PA
Administrator: Ralph K Baker
149 Magill Road
Zelenople PA 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

Estate of: Joseph J Bratkovich

Late of: Butler PA
Executor: Dorothy Maureen Bratkovich
205 East Christie Avenue
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Rosamond Kathleen Burke

Late of: Clearfield Twp PA
Executor: Mary Catherine Landgraf
174 Landgraft (sic)
Fenelton PA 16034
Attorney: John E Quinn
Portnoy & Quinn LLC
3 Gateway Center Suite 2325
Pittsburgh PA 15222

Estate of: Hazel H Fern

Late of: Saxonburg PA
Executor: Thomas Fern
458 Holyoke Rd
Butler PA 16001
Attorney: Julie C Anderson
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

Estate of: Arthur H Forbes Jr

a/k/a: Arthur Henry Forbes Jr

a/k/a: A H Forbes Jr

a/k/a: Mike Forbes

Late of: Butler Township PA
Executor: Dickson King Forbes
111 Dods Road
Butler PA 16002
Attorney: Donald W Shaffer
Metz Lewis Brodman Must O'Keefe LLC
535 Smithfield Street Suite 800
Pittsburgh PA 15222

Estate of: Grayce Eileen Johns Green

Late of: Franklin Township PA
Administrator: Linda K Bowser
626 Unionville Road
Butler PA 16001
Attorney: James F Donohue
Donohue Law Firm
101 E Diamond St Suite 214
Butler PA 16001

Estate of: Elizabeth S Lio

Late of: Penn Township PA
Administrator: Sam Lio
1222 Lakeview Drive
Butler PA 16002
Attorney: Lawrence P Lutz
Lutz & Pawk LLP
101 East Diamond St Suite 102
Butler PA 16001

Estate of: Virginia E Porter

Late of: Muddycreek Township PA
Executor: Ralph J Porter Jr
107 Porter Road
Portersville PA 16051
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Cynthia Ann Ross

Late of: Cranberry Township PA
Administrator: Benjamin A Ross
318 Vandivort Drive
Cranberry Twp PA 16066
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

BCLJ: June 14, 21 & 28, 2013

MORTGAGES

June 10 - 14, 2013

ACD Land Associates LP, et al-First Natl Bk of Pa-Cranberry Twp.-\$850,000.00

Ahrens, John G.-Butler Armco Emp Cred Un-Butler Twp., Wd. 1-\$60,000.00

America First Enterprises LLP, et al-Ronald I. West, et al-Connoquenessing Twp.-\$275,000.00

ARC of Butler County-Northwest Sav Bk-Butler City, Wd. 5-\$177,000.00

Bacon, James W., et ux-First Commonwealth Bk-Jefferson Twp.-\$60,000.00

Baer, Tammy A.-Housing Authority Butler County-Petrolia Borough-\$8,500.00

Bayer, William J., et al-Wells Fargo Bk NA-

Jackson Twp.-\$86,600.00

Behun, Jeffrey M., et al-PNC Bk Natl Assn-Lancaster Twp.-\$110,000.00

Bernauer, Robert E., et ux-First Natl Bk of Pa-Cranberry Twp.-\$115,000.00

Bickley, Mary C.-American Equity Mtg Inc, et al-Jackson Twp.-\$153,000.00

Birch, E. Russell, aka, et ux-Dollar Bk Fed Sav Bk-Connoquenessing Twp.-\$30,000.00

Birchok, Jonathan A., et ux-Residential Home Funding Corp, et al-Cranberry Twp.-\$188,100.00

Bongiovi, Jeanette-Howard Hanna Mtg Servs, et al-Cranberry Twp.-\$187,200.00

Bowen, John A., et ux-Omega Fin Servs Inc, et al-Cranberry Twp.-\$215,350.00

Boyle, Brian K., et al-Sirva Mtg Inc, et al-Cranberry Twp.-\$345,200.00

Boyle, Michael S., et ux-Wells Fargo Bk NA-Chicora Borough-\$124,000.00

Branscum, Gary-JPMorgan Chase Bk NA-Cranberry Twp.-\$197,658.00

Brenneman, Nancy L.-Peggy A. Brenneman, et al-Muddycreek Twp.-\$3,512.50

Brinkley, M. Kym-Quicken Loans Inc, et al-Parker Twp.-\$83,975.00

Buddulph, Carl A., Trs., et al-Bank of America NA-Clinton Twp.-\$100,000.00

Burns, Scott F., et ux-First Natl Bk of Pa-Forward Twp.-\$252,000.00

Butler, Andrew M.-West Penn Fin Serv Ctr Inc-Middlesex Twp.-\$196,325.00

Campbell, Jeffrey R., et ux-US Mortgage Network, et al-Adams Twp.-\$417,000.00

Cardone, Frederick L., Jr., et ux-Butler County Teachers Fed Cred Un-Jefferson Twp., et al-\$49,900.00

Carroll, Brandi L.-Wells Fargo Bk NA-Butler Twp.-\$147,283.00

Chappel, Jerald, aka Jerry W.-Farmers & Merchants Bk Wrn Pa-Summit Twp., et al-\$38,000.00

Ciotoli, Ann M., aka Soroka-PNC Bk Natl Assn-Cranberry Twp.-\$35,000.00

Claypool, Ronald G., et al-Citizens Bk of Pa-Butler Twp.-\$150,500.00

Claypoole, Lennie D., Jr., et ux-Real Estate Mtg Network Inc, et al-Washington Twp.-\$175,569.00

Clouse, Eric R., et al-Butler Armco Emp Cred Un-Oakland Twp.-\$53,731.00

Cobern, Stephen F., et ux-First Natl Bk of Pa-Center Twp.-\$50,000.00

Cohen, Jack M., aka, et al-Northwest Sav Bk-Cranberry Twp.-\$5,000.00

Collins, Jane M.-Wells Fargo Bk NA-Seven Fields Borough-\$103,800.00

Collins, Michael P., et ux-Wells Fargo Bk NA-Butler Twp.-\$151,500.00

Confer, Bruce, et al-Farmers Natl Bk of

Grenen, Esq.: 13-21067
 First Commonwealth Bank vs. **Gregory James Stroup and Eileen Seiff Stroup**: Judgment/Premises: \$40455.65: Brett A. Solomon, Esq.: 13-21084
 First Commonwealth Bank vs. **Gregory James Stroup and Eileen Mae Stroup aka Eileen Seiff Stroup**: Judgment/Premises: \$168865.89: Brett A. Solomon, Esq.: 13-21090
 Commonwealth of PA - Dept Rev vs. **Frank E. Uhl**: Lien: \$22135.65: Atty - None: 13-21054
 MTGLQ Investors, LP vs. **United States of America**: Judgment/No Amount: Udren Law Offices: 13-21078

EXECUTIONS

Week ending June 21, 2013

1st Name-Plaintiff
2nd Name-Defendant

JPMorgan Chase Bank National Association vs. **Linda K. Bee**: 13-30195
 Portfolio Recovery Associates, LLC vs. **Douglas M. Border and Fidelity Savings Bank, Garnishee**: 13-30196
 Enterprise Bank vs. **Michael J. Boro and Linda P. Boro**: 13-30190
 Capital One Bank (USA) NA vs. **Ronald Brueckman and Butler Armco Employees Credit Union, Garnishee**: 13-30184
 Citibank, NA vs. **Norma A. Donaldson**: 13-30187
 Discover Bank vs. **Maryann Lynn Dougherty and Butler Armco Employees Credit Union, Garnishee and First National Bank of Pennsylvania, Garnishee**: 13-30180
 Wells Fargo Bank, NA vs. **Janet K. Fusko and Thomas K. Fusko**: 13-30181
 Deutsche Bank National Trust Company vs. **Richard W. Greenawalt and Leaha L. Greenawalt**: 13-30186
 Midfirst Bank vs. **Dale M. Hartzell and Pauline S. Hartzell**: 13-30188
 Green Tree Servicing, LLC vs. **Nicole Katko**: 13-30192
 Henry J. Duckstein and Susan J. Duckstein vs. **Fred M. Schrecengost**: 13-30189
 First National Bank of Pennsylvania vs. **Robert Soose aka Robert J. Soose**: 13-30179
 First Commonwealth Bank vs. **Gregory James Stroup and Eileen Seiff Stroup**: 13-30191
 First Commonwealth Bank vs. **Gregory James Stroup and Eileen Mae Stroup aka Eileen Seiff Stroup**: 13-30194
 Portfolio Recovery Associates, LLC vs. **Amanda C. Sutton and Butler Armco**

Employees Credit Union, Garnishee: 13-30183
 Target National Bank vs. **LaVonne Swaney and Nexiter Bank, Garnishee**: 13-30185
 LVNV Funding, LLC vs. **Edward C. Vlassich and PNC Bank, Garnishee**: 13-30182
 Bank of America, NA vs. **Donald H. Volkman**: 13-30193

DIVORCES

Week ending June 21, 2013

1 st Name-Plaintiff
2nd Name-Defendant

Allison Montgomery Bair vs. **Jeffrey Allan Bair**: Ronald D. Rojas, Esq.: 13-90410
 Patrick J. Brydon vs. **Kelly Brydon**: Joseph J. Nash, Esq.: 13-90426
 Lisa S. Coughlin vs. **Tony Day**: Heather M. Papp-Sicignano, Esq.: 13-90409
 Marilyn Gettings vs. **James Gettings**: Jason E. Rolls, Esq.: 13-90425
 Kenton L. Gilstrap vs. **Mary W. Gilstrap**: Brooke B. McMorrow, Esq.: 13-90419
 Sherry Leon vs. **Christopher Leon**: Jeffrey P. Myers, Esq.: 13-90411
 Kimberly A. Mapp vs. **Shannon L. Mapp**: Michael Jewart, Esq.: 13-90415
 Lauren M. Phillips vs. **Michael L. Phillips**: Maria A. Imbarlina, Esq.: 13-90420
 Kelli Wild vs. **Jeff Wild**: Mildred B. Sweeney, Esq.: 13-90423

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on May 23, 2013 for **Honest Automotive** located at 229 Pittsburgh Road, Butler, PA 16001. The name and address of each individual interested in the business is Nathan Cody Velez, 229 Pittsburgh Road, Butler, PA 16001. This was filed in accordance with 54 Pa.C.S. 311.

Burton D. Morris, ESQ.
 Penncorp Servicegroup, Inc
 P.O. Box 1210
 600 North Second Street
 Harrisburg, PA 17108-1210

BCLJ: June 28, 2013

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, with respect to a business corporation which has been organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **Jim Hinkle Ins Agency Inc.**

Steven T. Casker, ESQ.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: June 28, 2013

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Parents for PRIDE, Neighborhoods Against Bullying.**

Carmelina P. Vargo
204 Morgan Ct.
Mars, PA 16046

BCLJ: June 28, 2013

**ARTICLES OF INCORPORATION
BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988, as amended. The name of the corporation is **ROCK Project Controls, Inc.**

Brian J. Golias, ESQ.
Metz, Lewis, Brodman, Must, O'Keefe, LLC.
535 Smithfield Street, Suite 800
Pittsburgh, Pennsylvania 15222
412.918.1100

BCLJ: June 28, 2013

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY PENNSYLVANIA
CIVIL DIVISION**

NO. 13-10327

JOHN T. BARRON and JUDITH K. DESMOND
BARRON, husband and wife, Plaintiffs

Vs.

**PATRICIA PRICE, SUSAN THOMPSON,
DONNA LAUFF, OLIVER PRICE, DENNIS
PRICE, JEFFREY H. PRICE, JACK
PRICE, JANE (Price)BASSICK, JOHN
C. RENFREW, ROBERT G. RENFREW,
KENNETH L. RENFREW, SHIRLEY J.
BARLOW, DAVID SCHNORR, FANNIE
E. FINDLAY, KRISTIN B. BRUGERE,
LELIA BLUM, CHARLES FURL, REYNOLD
HILLIARD and THEIR HEIRS or UNKNOWN
HEIRS and ASSIGNS and /or PERSONAL
REPRESENTATIVES, SUCCESSORS AND
ANY OTHER DEFENDANTS KNOWN OR
UNKNOWN, Defendants,**

AND ALL OTHER INTERESTED PARTIES
WHO MAY CLAIM AN INTEREST IN THE
PROPERTY HEREIN DESCRIBED:

YOU ARE IN DEFAULT BECAUSE YOU
HAVE FAILED TO ENTER A WRITTEN
APPEARANCE PERSONALLY OR BY
ATTORNEY AND FILE IN WRITING WITH
THE COURT YOUR DEFENSES OR
OBJECTIONS TO THE CLAIMS SET FORTH
AGAINST YOU ON APRIL 3, 2013. UNLESS
YOU ACT WITHIN TEN (10) DAYS FROM
THE DATE OF PUBLICATION OF THIS
NOTICE, JUDGMENT WILL BE TAKEN
AGAINST YOU AND, AT THE EXPIRATION
OF THIRTY (30) DAYS FROM THE DATE
OF SAID JUDGMENT, YOU, YOUR
HEIRS, EXECUTORS, SUCCESSORS
AND ASSIGNS, SHALL BE FOREVER
BARRED FROM ASSERTING ANY RIGHT
TITLE. INTEREST, LIEN OR CLAIM IN
THE PROPERTY INCONSISTENT WITH
THE INTERESTS OR CLAIMS OF THE
PLAINTIFFS AS SET FORTH IN THE
COMPLAINT TO QUIET TITLE.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE. GO TO OR TELEPHONE
THE OFFICES SET FORTH BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.
THIS OFFICE CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A
LAWYER THIS OFFICE MAY BE ABLE

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

PROTHONOTARY'S OFFICE
BUTLER COUNTY COURTHOUSE
BUTLER, PA 16001C
(724) 285-4731

BUTLER COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
201 S. MAIN ST.
BUTLER, PA 16001
724-841-0130

Respectfully submitted:
William L. Rodgers, Esq.
Attorney for Plaintiffs
106 S. Main St. Suite 200
PO Box 2167
Butler, PA 16003
Tel. 724-283-5000

BCLJ: June 28, 2013

NOTICE OF SHERIFF'S SALE

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

**NO. AD-11-10562
CP 13-20296 ED 13-30086**

CITIMORTGAGE, INC.

V.

MARY R. BOWERS and DARRELL L. BOWERS, III

**NOTICE TO: MARY R. BOWERS and
DARRELL L. BOWERS, III**

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

Being Premises: 173 GOLDEN CITY ROAD, SAXONBURG, PA 16056-9601. Being in JEFFERSON TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, TAX PARCEL # 190-S4-B12-0000

Improvements consist of residential property. Sold as the property of MARY R. BOWERS and DARRELL L. BOWERS, III

Your house (real estate) at 173 GOLDEN CITY ROAD, SAXONBURG, PA 16056-9601 is scheduled to be sold at the Sheriff's Sale on 9/20/2013 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 \$154,874.21 obtained by, CITIMORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

FS PHS# 266012

BCLJ: June 28, 2013

NOTICE OF SHERIFF'S SALE

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

**NO. AD-12-10243
CP-12-222302 ED-13-30007**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION S/B/M TO CHASE MORTGAGE COMPANY

V

GEORGIA G. BREWER

NOTICE TO: GEORGIA G. BREWER

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

Being Premises: 153 SCHOOL STREET, BRUIN, PA 16022

Being in BRUIN BOROUGH, County of BUTLER, Commonwealth of Pennsylvania, TAX PARCEL# 340-S2-F3A-0000

Improvements consist of residential property. Sold as the property of GEORGIA G. BREWER

Your house (real estate) at 153 SCHOOL STREET, BRUIN, PA 16022 is scheduled to be sold at the Sheriff's Sale on 9/20/2013 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 \$28,024.41 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION S/B/M TO CHASE MORTGAGE COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

FS PHS# 280904

BCLJ: June 28, 2013

NOTICE OF SHERIFF'S SALE

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

**NO. AD 09-11347
CP 12-21756 ED 13-30014**

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

V

**ROBERT G. HILES A/K/A ROBERT G.
HILES, JR and ERIKA L. BOOHER**

**NOTICE TO: ROBERT G. HILES A/K/A
ROBERT G. HILES, JR**

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

Being Premises: 185 POPLAR ROAD,
KARNS CITY, PA 16041-1717. Being in
Fairview Township, County of BUTLER,
Commonwealth of Pennsylvania, TAX
PARCEL # 150-1F25-20CB

Improvements consist of residential property.
Sold as the property of ROBERT G. HILES
A/K/A ROBERT G. HILES, JR and ERIKA
L. BOOHER

Your house (real estate) at 185 POPLAR
ROAD, KARNS CITY, PA 16041-1717 is
scheduled to be sold at the Sheriff's Sale on
9/20/2103 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 \$96,907.81 obtained by,
BANK OF AMERICA, N.A. AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP (the
mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

FS PHS# 208522

BCLJ: June 28, 2013

NOTICE OF SHERIFF'S SALE

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

**NO. AD 12-10181
CP 13-20506 ED 13-30107**

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY MERGER
TO CHASE HOME FINANCE, LLC,
SUCCESSOR BY MERGER TO CHASE
MANHATTAN MORTGAGE CORPORATION

V

**CORAL TOMASOVIC A/K/A CORAL J.
TOMASOVIC and STEVEN TOMASOVIC
A/K/A STEVEN D. TOMASOVIC**

**NOTICE TO: STEVEN TOMASOVIC A/K/A
STEVEN D. TOMASOVIC**

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

Being Premises: 632 EAU CLAIRE STREET,
BUTLER, PA 16001-4658. Being in BUTLER
CITY, County of BUTLER, Commonwealth
of Pennsylvania, TAX PARCEL # 562-45-
174-0000

Improvements consist of residential property.
Sold as the property of CORAL TOMASOVIC
A/K/A CORAL J. TOMASOVIC and STEVEN
TOMASOVIC A/K/A STEVEN D. TOMASOVIC

Your house (real estate) at 632 EAU
CLAIRE STREET, BUTLER, PA 16001-
4658 is scheduled to be sold at the Sheriff's
Sale on 9/20/2013 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 \$87,050.87
obtained by, JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, SUCCESSOR
BY MERGER TO CHASE HOME FINANCE,
LLC, SUCCESSOR BY MERGER TO CHASE
MANHATTAN MORTGAGE CORPORATION
(the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

FS PHS# 230978

BCLJ: June 28, 2013

NOTICE OF TRUST TERMINATION

Advertising Trust Termination due to **Marian B. Crawford's** death on May 24, 2013.

The purpose of this Notice is to advertise the Trust Estate established under Revocable Trust dated October 29, 1991.

Claims against said Trust Estate may be filed as follows and sent to:

PNC Bank, National Association
c/o Sharon L. Whitney, Vice President
620 Liberty Avenue, 33rd Floor
Pittsburgh, PA 15222

and/or

Peter Y. Herchenroether, Esquire
Sherrard, German & Kelly, P.C.
Two PNC Plaza 28th Floor
620 Liberty Avenue
Pittsburgh, PA 15222

BCLJ: June 21, 28 & July 5, 2013

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 19th day of July 2013** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, August 16, 2013 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30109
C.P. 2012-22275
SHF.: 13000975**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of JEREMY AMENT, JEREMY J AMENT, BRANDI JO AMENT, BRANDIE JO BANDI AND UNITED STATES OF AMERICA at the suit of PHH MORTGAGE CORPORATION, Being:

ALL that certain parcel of ground situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the State Highway leading from the City of Butler to West Sunbury, said point being also the center of a forty-foot street crossing said Highway in a general East and West direction; thence South 87 degrees 35 minutes West along the center of said forty-foot street, a distance of two hundred seven and seventy-three hundredths (207.73) feet; thence by Lot 15A in said plan, South 1 degree 14 minutes East, a distance of two hundred sixty (260) feet to other lands now or formerly of Napoli; thence North 87 degrees 35 minutes East, a distance of one hundred sixty-six and sixteen hundredths (166.16) feet to the center of the Butler-West Sunbury Road; thence by the center of said Road, which has a sixty-foot right-of-way, North 6 degrees 40 minutes East, a distance of

one hundred eighty-eight and ten hundredths (188.10) feet to a point; thence by the same, North 10 degrees 40 minutes East, a distance of seventy-six and eighteen hundredths (76.18) feet to the place of beginning. Being Lot 16A, containing .051 acres; and Lot 17 A, containing .60 acres in the Shanor Manor Plan No.2 as laid out by Greenough, McMahon & Greenough and revised September 10, 1954, recorded in Rack File 9, Page 29.

TITLE TO SAID PREMISES IS VESTED IN Brandie J. Ament, n/k/a Brandie J. Bandi, by Deed from Jeremy Ament a/k/a Jeremy J. Ament and Brandie J. Ament, n/k/a Brandie J. Bandi, dated 10/19/2008, recorded 10/20/2008 in Instrument Number 200810200023519.

Tax Parcel No. 060-S3-C16A-0000

Premises being: 132 SHANAHAN ROAD, BUTLER, PA 16001-1318

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30086
C.P. 2013-20296
SHF.: 13000949**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of DARRELL L BOWERS, III AND MARY R BOWERS at the suit of CITIMORTGAGE INC, Being:

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

Lot No. 12 in Long Branch Plan of Lots, laid out by Alden Horwitz as the same is recorded in the Office of the Recorder of Deeds of said Butler County in Rack File 30, page 11. Under and subject to the easements, restrictions, and encumbrances of record to the extent valid and enforceable.

Beginning at a point in the center line of Pennsylvania State Legislative Route No. 10019, where the same is intersected by the line dividing Lots Nos. 11 and 12 in said plan; thence North 10 39' East along said last mentioned dividing line, 217,00 feet to a point; thence South 86° 37' East along the Northerly line of said Lot No. 12, 100 feet to a point at the dividing line between Lots Nos, 12 and 13 in said plan; thence South 1 ° 39'

West, along said last mentioned dividing line, 21780 feet to the center line of Pennsylvania State Legislative Route No. 10019; and thence North 50 37' West, along said center line of said Legislative Route, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Darrell L. Bowers, III and Mary R. Bowers, h/w, by Deed from Trey Corporation, a corporation existing under the laws of the Commonwealth of Pennsylvania, dated 08/15/2007, recorded 08/21/2007 in Instrument Number 200708210021901.

Tax Parcel No. 190-S4-B12-0000

Premises being: 173 GOLDEN CTIY ROAD, SAXONBURG, PA 16056-9601

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2009-30370
C.P. 2009-21519
SHF.: 13000972**

ATTY DANIEL SCHMIEG

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

ALL of the Grantor's interest in that certain piece or parcel of land, together with the improvements thereon, which parcel of land is statue in Millerstown Borough, now known as Chicora Borough, Butler County, Pennsylvania, bounded and described as follows:

FIRST: Beginning at a point at the corner of the land of Edward Dugan, and Main Street; thence in a Northerly direction along said Main Street, sixty (60) feet to a post; thence Southeast two hundred (200) feet, along line of Ross N. Collier, et ux.; thence in a Southwesterly direction along the line of lands of Ross N. Collier et ux., Sixty (60) feet; thence in a Northwesterly direction along the line of the property of Edward Dugan, formerly the property of C. H. Johnson, two hundred (200) feet to the place of beginning.

SECOND: Beginning at a point on State Highway Route No. 68 adjacent to lands now or formerly Joe Pisciонера and being the northeast corner of the property herein described; thence South 9 degrees 15 minutes

East, 200 feet by said lands now or formerly Joe Piscionere to line of other lands now or formerly Dunmyre; thence by said other lands now or formerly Dunmyre, South 66 degrees 24 minutes West, 140 feet to a point; thence continuing by same, North 9 degrees 15 minutes West, 200 feet to a point on State Highway Route No. 68; thence along State Highway Route No. 68, North 66 degrees, 24 minutes East, 140 feet to said place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Candace Brake, by Deed from William Allen Barnhart, Jr., joined by his wife Anna M. Barnhart, dated 05/29/2007, recorded 05/31/2007 in Instrument Number 200705310013753.

Tax Parcel No 1. 460-S1-F21-0000 Tax Parcel No 2. 460-S1-F22-0000

Premises being: 507 NORTH MAIN STREET, CHICORA, PA 16025-3207

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30091
C.P. 2012-21668
SHF.: 13000962**

ATTY SCOTT DIETTERICK

Seized and taken in Execution as the property of PAUL S BROSENITSCH AND JACY L BROSENITSCH at the suit of US BANK NATL ASSN, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 OF THE P. BARBIAUX PLAN RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT PLAN BOOK VOLUME 275, PAGE 43.

CONTAINING 2.09 ACRES PER SURVEY OF S.D. GRAFF PROFESSIONAL SURVEYING DATED MAY 28,2004.

TOGETHER WITH THE USE OF A 50 FOOT PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES SERVING LOT 1.

SUBJECT TO RESERVATION,

RESTRICTIONS, LIMITATIONS, CONDITIONS, EXCEPTIONS AND RIGHTS OF WAY

AS MAY APPEAR IN PRIOR INSTRUMENTS OF RECORD.

TAX ID NO: 35AB

ADDRESS: 206 CHRISTMAS LANE, CABOT, PA 16023.

BEING THE SAME PREMISES WHICH PAUL J. BARBIAUX AND JANICE F. BARBIAUX, BY DEED DATED AUGUST 5,2004 AND RECORDED AUGUST 23,2004 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200408230027509, PAGE, GRANTED AND CONVEYED UNTO PAUL S. BROSENITSCH AND JACY L. BROSENITSCH.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2012-30049
C.P. 2011-22240
SHF.: 13000974**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of ROBERT A BROWN, SR at the suit of BANK OF AMERICA, NA,

Being:

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

BEGINNING at a point, the intersection of the center lines of Unionville Road and Lake Arthur Country Club Road; thence 2 degrees 30 minutes West, 931.86 feet to a point, the place of beginning, being the northeast corner of the tract herein conveyed; thence South 87 degrees 30 minutes West, 348.48 feet along land of now or formerly of Sanner to a point; thence South 2 degrees 30 minutes East, 125 feet along land now or formerly Ralph W. Muldoon to a point; thence North 87 degrees 30 minutes East, 348.48 feet along land of now or formerly William Thurner to a point; the center line of the said Country Club Road; thence North 2 degrees 30 minutes West, along the center of Country Club Road, 125 feet to the place of beginning.

CONTAINING one (1) acre more or less and being Lot No.4 in a survey by L. S. and L. C. Blackwell, Engineers.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Brown, Sr.,Single, by Deed from Kevin Hepfl, Single, dated 11/17/2000, recorded 11/20/2000 in Instrument Number 200011200027586.

Tax Parcel No. 170-3F82-26/4-0000

Premises being: 7219 COUNTRY CLUB ROAD, BUTLER, PA 16001-8576

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30060
C.P. 2011-22253
SHF.: 13000960**

ATTY MARK J UDREN

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

All that certain lot, parcel or tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, known and designated as Lot No. 206 (erroneously referenced as Lot No. 205 in prior deed) in Phase II of the Highland Village, P.D.R.D., Plan of Lots, as recorded in the Recorder's office of Butler County, Pennsylvania, in Plan Book Volume 144, Page 19 on February 12, 1991.

Tax ID: 130-S21-C206

For information purposes only, property also known as: 610 Highland Ct

Cranberry Twp, P A 16066

TITLE TO SAID PREMISES IS VESTED IN Peter A. Celender and Lynn M. Celender, husband and wife, by deed from Timothy M. Wells and Amy W. Wells, husband and wife, dated 10/22/1996 and recorded 12/24/1996 as Book: 2697, Page 503.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2012-30059
C.P. 2012-20422
SHF.: 13000931**

ATTY MARK J UDREN

Seized and taken in Execution as the property of PERRY W CHEPELSKY at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

ALL that certain lot of land, being Lot No.8 in the Grandview Plan of Lots recorded in Butler County, in Rack Section 5, page 21, situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South line of Grandview Boulevard, a 50-foot street, said point being the Northwest corner of Lot No.9 and the Northeast corner of the lot herein conveyed; thence along line of Lot No.9, South 14° 22' 30" West, a distance of 149.06 feet to line of Lot No. 13; thence along line of Lot No. 13, in a Westerly direction, a distance of 45 feet to line of Lot No. 7; thence along line of Lot No.7, North 8° 50' West a distance of 151.86 feet to a point on the south line of Grandview Boulevard, North 82° 37' East, a distance of 25.51 feet to a point; thence continuing along the South line of said Grandview Boulevard by a curve to the right having a radius of 258.97 feet, a distance of 79.84 feet to a point, the place of beginning.

BEING designated as Tax Parcel No. 051-38-7/8-0000.

BEING KNOWN AS: 266 Grandview Blvd, Butler, PA 16001

PROPERTY ID NO.: 051-38-7/8-0000

TITLE TO SAID PREMISES IS VESTED IN Perry W. Chepelsky, his heirs and assigns, BY DEED FROM Michelle K. Chepelsky DATED 11/29/2005 RECORDED 12/01/2005 IN DEED BOOK Instrument 2005120034492.

BCLJ: June 21, 28 & July 5, 2013

E.D. 2013-30099
C.P. 2013-20605
SHF.: 13000933

ATTY MARTHA VON ROSENSTIEL

Seized and taken in Execution as the property of BERNADETTE D' AMBROSI at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 426 in the Fernway Plan No.2, Section B, as recorded in the Recorder's Office of Butler County in Rack File Section 22, page 24.

Being designated as Tax Parcel 130-S5-A426-0000

Having erected thereon a dwelling house.

Subject to rights of way for utility and pipe lines and other rights of way, reservations and restrictions as set forth in prior instruments of record and as affect the premises above described.

Subject to a 50 foot building line in the front line of said lot.

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES which Raymond W. Heilman and Roberta A. Heilman, husband and wife, granted and conveyed unto Bernadette D'Ambrosi, unmarried, by Deed dated June 30, 2005 and recorded July 1, 2005 in Butler County Instrument #200507010017290

BCLJ: June 21, 28 & July 5, 2013

E.D. 2013-30083
C.P. 2009-22958
SHF.: 13000935

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of ANTHONY G DORSCH, MARY ELLEN DORSCH, AND UNITED STATES OF AMERICA at the suit of US BANK NATL ASSN, Being:

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

Commonwealth of Pennsylvania, being Lot #2 in the Revised Dorsch Subdivision Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 223, page 36.

UNDERAND SUBJECT to rights reservations, exceptions and restrictions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Mary Ellen Dorsch and Anthony G. Dorsch, w/h, by Deed from Mary Ellen Dorsch and Anthony G. Dorsch, w/h, dated 04/20/2005, recorded 05/04/2005 in Instrument Number 200505040011130.

Tax Parcel No. 130-4F48-15B-0000

Premises being: 2100 OLD EHRMAN ROAD, CRANBERRY TOWNSHIP, PA 16066-2206

BCLJ: June 21, 28 & July 5, 2013

E.D. 2012-30191
C.P. 2012-21161
SHF.: 13000992

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of BRENT E FISCUS AND MEGAN R REED at the suit of BANK OF NEW YORK MELLON, Being:

ALL that certain piece or parcel of land situate partly in Oakland and partly in Summit Townships, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the center of the Bonnybrook and Woodbine Road, at the S,W. corner of land of James E, Neff; thence S, 80° 14' W. along center of said road 130 feet more or less to £.£. corner of land of B.J. Graham; thence along east line of same northerly 725 feet more or less to First Parties northern tract line; thence along same N. 88° 21' £. 130 feet more or less to N.W. corner of lands of James E, Neff; thence along west line of same S2° E. 700 feet more or less. Being pan of the Grantors larger tract of land as devised to Lawrence Hesidence by last will of his father, Peter Hesidence, dated December 4,1908, recorded in Will Book X, Page 276, subject to the terms, conditions and reservations in said will; and conveyed to said Peter Hesidence by Andrew Hesidence by deed dated August 13th 1890, recorded in Deed Book 118, Page

49; and devised to said Andrew Hesidence by will of his father, Peter Hesidence, dated July 20th 1876, recorded in Will Book J, Page 372; and being part of a larger tract conveyed to the last named Peter Hesidence by Hugh Gold by deed dated September 10, 1846 recorded in Deed Book P, Page 317.

Being designated as Parcel Number: 290-S4-A7A,

UNDER AND SUBJECT to grants of mineral rights, rights of way, building and use restrictions, easements, covenants, and conditions as set forth in prior instruments of record.

TAX I.D. #: 290-S4-A7A

Being known as: 929 BONNIEBROOK ROAD, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Brent E. Fiscus and Megan R. Reed by deed from Mary C. Rodgers, widow, dated August 8, 2005 and recorded November 9, 2005 in Instrument Number 200511090032605.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30063
C.P. 2013-20369
SHF.: 13000959**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of DENISE M FOSTER AND GERRY P FOSTER at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

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

BEGINNING at the Northeast corner of the lot herein described on line of land of Price Brothers, thence South 88 degrees 50' West along the Southern line of Lot Number 2 of the Rose E. Schantz Plan of Lots, a distance of 217.5 feet to a point on line of lands of now Junior Lipacomb; thence South 1 degree 10' East along line of lands of now Junior Lipacomb, a distance of one hundred (100) feet to a point; thence North 88 degrees 50' East along the North line of Lot Number of the same plan of lots a distance of two hundred seventeen and five tenths (217.5) feet to a

point on line of lands of now or formerly Price Brothers; thence North 1 degree 10' West along line of lands of Price Brothers a distance of one hundred (100) feet to a point at the place of beginning.

EXCEPTING AND RESERVING a twenty (20) foot right of way for private road extending along the extreme Eastern boundary line of the within described lot and a fifteen (15) foot road or right of way extending from the twenty (20) foot right of way located at the East side of the above described lot; thence along the extreme Northern side of the above described lot; thence along the extreme Northern side of the within described lot to other lands now or formerly of Junior Lipacomb situate on the West, so that there may be access from the lands now or formerly of Junior Lipacomb situate on the West to the aforesaid twenty (20) foot right of way.

PARCEL No. 490-S2-27D

BEING the same premises which Gerry P. Foster and Denise Foster, husband and wife, by Deed dated May 26,1998 and recorded in the Butler County Recorder of Deeds Office on May 26,1998 in Deed Book 2869, page 845, granted and conveyed unto Gerry P. Foster and Denise Foster, husband and wife.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30082
C.P. 2013-20400
SHF.: 13000952**

ATTY MARK J UDREN

Seized and taken in Execution as the property of CHAD R GALLAGHER AND BEENISH T GALLAGHER at the suit of CITIMORTGAGE INC, Being:

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

Beginning at an iron pin on the southern edge of an eight (8) foot private alley and western edge of an unopened thirteen (13) foot private alley, said point being approximately 175.5 feet eastward from North Chestnut Street and being the northeast corner of the lot herein conveyed; thence along western edge of thirteen (13) foot private alley, South 0 degrees 15 minutes West, a distance of forty (40) feet to

an iron pin on line of lands of Thelma Hassler, formerly Michael Lepore, Jr., et ux., the southeast corner of the tract herein conveyed; thence along line of lands of Hassler, North 88 degrees 35 minutes West, a distance of eighty-five (85) feet to a point, the southwest corner of the tract herein conveyed; thence North 0 degrees 15 minutes East along lands of J. P. Stinemire a distance of forty (40) feet to a point on the southern edge of an eight (8) foot private alley, aforementioned, being the northwest corner of the lot herein conveyed; thence along the southern edge of the eight (8) foot private alley, South 88 degrees 35 minutes East, a distance of 85 feet to an iron pin, the place of beginning.

Having a two-story frame dwelling and tile block garage erected thereon.

Together with all of the right, title, interest and claim of first parties of, in and to the adjacent alleys for purpose of ingress, egress and regress to a public street.

TITLE TO SAID PREMISES IS VESTED IN Chad R. Gallagher and Beenish T. Gallagher, h/w, by Deed from Douglas E. Lynn and Bambi L. Lynn, h/w, dated 10/25/2005, recorded 10/26/2005 in Instrument Number 200510260030954.

Tax Parcel No. 565-12-159A-0000

Premises being: 453 1/2 NORTH CHESTNUT STREET, BUTLER, PA 16001-4259

BCLJ: June 21, 28 & July 5, 2013

E.D. 2013-30076
C.P. 2013-20334
SHF.: 13000954

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of ALBERT E GOHN, III at the suit of BANK OF AMERICA, NA, Being:

All that certain piece, parcel and lot of land situate in Butler Township, Butler County, Pennsylvania, and being Lot No.7 in the Falk and Speck Plan of Lots as recorded in Rack File 7, page 4, of the Recorder's Office of Butler County, Pennsylvania, and bounded and described as follows, to-wit:

Beginning at a point on the southerly line of Rockenstein Avenue, fifty (50) feet wide at the

dividing line between Lots Nos 6 and 7 in the same plan; thence along the southerly line of Rockenstein Avenue, South 89 degrees East, a distance of 48.5 feet to a point at the dividing line between Lots Nos. 7 and 8; thence along the dividing line between Lots Nos. 7 and 8 South 1 degrees West, a distance of 122 feet to a point at the line dividing Lot No. 7 from Lots Nos. 18 and 17; thence along said dividing line North 89 degrees West, a distance of 48.5 feet to a point at the dividing line between Lots Nos. 6 and 7; thence along the last mentioned dividing line North 1 degrees East, a distance of 122 feet to a point on the southerly line of Rockenstein Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Albert E. Gohn, III, by Deed from Martha L. Lydon, dated 0411912001, recorded 05/01/2001 in Instrument Number 200105010010314.

Tax Parcel No. 51-39-M7-0000

Premises being: 229 EAST ROCKENSTEIN AVENUE, BUTLER, PA 16001-3332

BCLJ: June 21, 28 & July 5, 2013

E.D. 2013-30062
C.P. 2012-21914
SHF.: 13000947

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of RUSSELL F HARDENBURGH, IV AND MARY R HARDENBURGH at the suit of PHH MORTGAGE CORPORATION, Being:

ALL that Condominium Unit designated as Unit 111, Building 7, being a unit in Foxmoor Flats, A Condominium, 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 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; having a street address of 323

Stockton Ridge.

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, Plats and Plans and By-Laws above recited, including but not limited to:

a. Rights of the public in and to Legislative Route No. 1021 and slope easements as granted by Deed of Easement from Melvin E. Affalter, et ux., dated October 7, 1966 and recorded in the Butler County Recorder of Deeds Office ('Recorder's Office') in Deed Book Volume 873, Page 883, as shown on ALTA/ASCM Property Survey dated July 16, 2002 by Sheffler & Company, Inc. (the 'Survey')

b. Grant of Sewer Line Easement from Victor Mashuda to The Municipal Sewer and Water Authority of Cranberry Township, dated July 14, 1995 and recorded in the Recorder's Office in Record Book Volume 2547, Page 279.

c. Slope Easement as granted by Victor Mashuda to Township of Cranberry by Indenture dated September 29, 1997 and recorded in Record Book Volume 2785, Page 128, as shown on the Survey.

d. Oil and Gas Leases dated April 23, 1877 and July 2, 1980 and recorded in the Recorder's Office in Deed Book Volume 119, Page 69 and Deed Book Volume 1118, Page 820, respectively.

e. Planned Community Declaration for Foxmoor - A Planned Community dated January 28, 2003 and recorded in the Recorder's Office at instrument No. 200301300004218.

f. Easements for water, gas, electric, other utilities and sanitary and storm sewers as shown on the aforesaid plat and plans.

TITLE TO SAID PREMISES IS VESTED IN Russell F. Hardenburgh, IV and Mary R. Hardenburgh, h/w, by Deed from Foxmoor

Condominiums, L.P., fka, Foxmoor Apartments, LP, dated 04/30/2008, recorded 05/06/2008 in Instrument Number 200805060009971.

Tax Parcel No. 130-S34-H111-0000

Premises being: 323 STOCKTON RIDGE UNIT 111, CRANBERRY TOWNSHIP, PA 16066-2232

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2012-30257
C.P. 2012-21342
SHF.: 13000964**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of LIONEL HELGERT, ALVERTA HELGERT, AND UNITED STATES OF AMERICA at the suit of WELLS FARGO BANK, NA, Being:

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, being Lot No. 112 in the Ridgeview Estates Plan of Lots, as the same is recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, in Plan Book Volume 264, at page 38.

UNDER & SUBJECT TO any and all covenants, conditions, restrictions, by-laws, all coal and mining rights, oil and gas leases, easements, rights of way, as may be shown on the recorded plan or contained in prior instruments of record, or as may become recorded and/or amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Alverta Helgert, unmarried and Lionel Helgert and Tracy Helgert, as h/w, as joint tenants with the right of survivorship, by Deed from Maronda Homes, Inc., dated 04/25/2007, recorded 06/01/2007 in Instrument Number 200706010013765.

Tax Parcel No. 040-S14-B112-0000

Premises being: 105 PASTURE CROSSING DRIVE, SARVER, PA 16055-1811

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2012-30108
C.P. 2013-20537
SHF.: 13000976**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of RONALD D HEMPHILL AND KAREN L HEMPHILL at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point on the Southerly right of way line of West Pearl Street, said point being the Northeast corner of within described lot and common to the Northwest corner of lands of J. A. Moore; thence along Moore, South 2 degrees 22 minutes 00 second West, 50 feet to a point at the Northeast corner of lot of now or formerly J. Brozda; thence along Brozda, North 88 degrees 31 minutes 11 seconds West, 42 feet to a point at the Southeast corner of lands now or formerly of G. M. Notareschi; thence along same, North 2 degrees 22 minutes 00 second East a distance of 50 feet to a point on the Southerly right of way line of West Pearl Street; thence along West Pearl Street, South 88 degrees 31 minutes 11 seconds East, 42 feet to a point, the place of beginning.

THIS description is prepared in accordance with the survey of R. B. Shannon & Associates, Inc. dated August 26,1993.

TITLE TO SAID PREMISES IS VESTED IN Ronald D. Hemphill and Karen L. Hemphill, his wife, by Deed from Patricia M. Prokop, now by marriage Patricia M. Mann, dated 04/12/1996, recorded 04/12/1996 in Book 2616, Page 289.

Tax Parcel No. 565-12-102A-0000

Premises being: 515 WEST PEARL STREET, BUTLER, PA 16001-4242

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2010-30369
C.P. 2010-21926
SHF.: 13000942**

ATTY TERENCE MCCABE

Seized and taken in Execution as the property of HUGH W HENDERSON AND LISA M HENDERSON at the suit of JPMORGAN CHASE BANK, NA, Being:

TAXID. #: 563-6-126 & 563-6-126A

ALL THOSE CERTAIN pieces, parcels, or tracts of land situate in the Third Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

PARCEL 1

North 23.55 feet by Lot No.1 in the same plan; East 80 feet by Upper Shore Street; South 40.15 feet by Virginia Avenue, West 68.80 feet by Lot No. 61 in the same plan; Being Lots 59 and 60 in the John R. Cavanaugh Plan of Lots recorded in Plan Book 2 page 2.

PARCEL 2

BEGINNING at a point at the Southwestern corner of a lot now or formerly of Harold Powell, which lot is Lot No. 60 in the John R. Cavanaugh Plan of Virginia Avenue, thence North 2 degrees 00 minutes 00 seconds East along line of lands of now or formerly of Harold Powell, a distance of 68.50 feet to a point; thence North 87 degrees 46 minutes 15 seconds West along line of lands now or formerly of Tony Maletta, a distance of 12.5 feet to a point; thence South 2 degrees 00 minutes 00 seconds West through lands of Grantor, a distance of 68.55 feet to a point on line of Virginia Avenue; thence South 88 degrees 00 minutes 00 seconds East along the North side of Virginia Avenue, a distance of 12.5 feet to a point, which point is the place of beginning.

BEING part of Lot No. 61 in the John R. Cavanaugh Plan of Virginia Avenue.

Being known as: 306 VIRGINIA AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Hugh W. Henderson and Lisa M. Henderson by deed from Harry L. Beckwith and Mary Beckwith, his wife, dated August 29, 2000 and recorded August 31, 2000 as Instrument No.

200008310020433.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-300059
C.P. 2013-20257
SHF.: 13000955**

ATTY P ARKER MCKAY

Seized and taken in Execution as the property of FREDERICK LOUIS LOVE, JODI LOVE, AND UNITED STATES OF AMERICA at the suit of WELLS FARGO BANK, NA, Being:

All that certain piece, parcel or lot of land situate in the Township of Muddy Creek, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 1 in the Subdivision Plan for Lee Ketzal as recorded in the office of the Recorder of Deeds in and for Butler County at Plan Book Volume 163, Page 28, and being more particularly bounded and described as follows, to-wit:

Beginning at a point in the centerline of Stanford Road, said point being the Southeast corner of Lot No.3 in the Hynes Plan of Lots and being the Northeast corner of the parcel herein described; thence along Stanford Road the following two courses and distances: South 31 degrees 35 minutes 29 seconds East, a distance of 24.74 feet; South 43 degrees 05 minutes 26 seconds East, a distance of 75.26 feet to a point; thence along Lot No.3 in the Ketzal Plan of Lots aforesaid, the following two courses and distances: South 77 degrees 07 minutes 00 second East, a distance of 621.75 feet; North 58 degrees 25 minutes 30 second West, a distance of 456.50 feet to a point; thence South 88 degrees 30 minutes 00 second East along Lot No.3 in the Hynes Plan of Lots aforesaid, a distance of 930.97 feet to a point at the place of beginning.

Containing 3.07 acres, more or less, and described in accord with a Map of Survey of James A. Spurdute, R.S. dated March (erroneously spelled Marcy) 29, 2004.

TaxID-240-4F96-A10C

For information purposes only - property a/k/a 398 Stanford Rd, Prospect, PA 16052-2616.

TITLE TO SAID PREMISES IS VESTED IN Fredrick L. Love and Jodi Love by Deed from James M Hynes, single individual, By his Agent, Robert Johnson, Special Powers of

Attorney dated June 22, 2004, and recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, at Instrument No. 200407200023704 of Muddy Creek Township, Butler County, Pennsylvania, dated 7/16/2004, recorded 7/20/2004 in Book 2004072, Page 00023705.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30071
C.P. 2013-20213
SHF.: 13000930**

ATTY TERRENCE MCCABE

Seized and taken in Execution as the property of AMY S MCCLLAINE at the suit of 1st ALLIANCE LENDING LLC, Being:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE BOROUGH OF PROSPECT, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE STREET, A 30-FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STRAWBERRY ALLEY, A 10-FOOT RIGHT-OF-WAY, SAID POINT BEING THE NORTHEAST CORNER OF THE PREMISES HEREIN DESCRIBED; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STRAWBERRY ALLEY, SOUTH 2° 0' 0" EAST A DISTANCE OF 64.08 FEET TO A POINT ON LANDS OF NOW OR FORMERLY RAISLEY; THENCE BY LINE OF SAME, SOUTH 86° 51'44" WEST A DISTANCE OF 144.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET (SR0528); THENCE BY LINE OF SAME, NORTH 21° 36' 40" WEST A DISTANCE OF 71.07 FEET TO A POINT; THENCE THROUGH MAPLE STREET, NORTH 88° 0' 0" EAST A DISTANCE OF 168.51 FEET TO A POINT, THE PLACE OF BEGINNING.

TOGETHER WITH ALL AND SINGULAR THE BUILDINGS, IMPROVEMENTS, WAYS, STREETS, ALLEYS, DRIVEWAYS, PASSAGES, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES, WHATSOEVER THEREUNTO THE HEREBY GRANTED PREMISES BELONGING,

OR IN ANY WISE APPERTAINING, AND THE REVERSIONS AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF; AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF IT, THE SAID GRANTOR, AS WELL AT LAW AS IN EQUITY, OR OTHERWISE HOWSOEVER, OF, IN, AND TO THE SAME AND EVERY PART THEREOF.

Being known as: 109 NORTH FRANKLIN STREET, PROSPECT, PENNSYLVANIA 16052.

Title to said premises is vested in Amy S. McClaine by deed from National City Bank fka National City Bank of Indiana dated November 8, 2006 and recorded January 4, 2007 as Instrument Number 200701040000322

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30080
C.P. 2013-21695
SHF.: 13000950**

ATTY DAVID RAPHAEL

Seized and taken in Execution as the property of JAMES N MCGUIRE AND DARLA S MCGUIRE at the suit of FIRST NATL BK-PA, Being:

Seized and taken in Execution as the property of James N. McGuire and Darla S. McGuire at the Suit of First National Bank of Pennsylvania, Being:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES N. MCGUIRE AND DARLA S. MCGUIRE, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING LOT NO. 86 IN THE WINDWARD HEIGHTS PLAN NO.4. HAVING ERECTED THEREON A DWELLING KNOWN AS 223 LARAY DRIVE, BUTLER, PENNSYLVANIA 16001.

INSTRUMENT NUMBER 201009100020526, PARCEL NO. 060-S-14-D86.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30051
C.P. 2013-20370
SHF.: 13000958**

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of JAMES MERRIMAN AND JANE MERRIMAN at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:

ALL THAT CERTAIN ALL those two certain lots of ground situate in the Evans City Boro f/k/a Borough of Evansburg, Butler County, Pennsylvania, bounded and described as follows:

FIRST: On the North by Lot "B" one hundred sixty-one and ten hundredths (161.10) feet; On the East by Pittsburgh Street fifty (50) feet; On the South by lot now or formerly of Martin Wahl one hundred sixty-two and forty hundredths (162.40) feet; and on the West by an alley forty-three and fifty hundreds (43.50) feet; being Lot "A" in the Martin Wahl Plan of Lots in said Borough.

SECOND: Beginning at the Northwest corner; thence by Stewart Alley North 45-3/4 degrees East, Twenty-eight (28) feet, more or less, to Lot "A" in the same plan of lots; thence by said Lot "A" one hundred sixty-two and forty hundredths (162.40) feet to a post at the north side of Pittsburg Street; thence by Pittsburg Street South 45-3/4 degrees West twenty-two (22) feet, more or less; thence by land now or formerly of Mrs. Walters one hundred sixty (160) feet, more or less, to the place of beginning; being Lot" 1 " in the Martin Wahl Plan of Lots in said Borough.

PARCEL No. 400-S2-BA-0000

BEING the same premises which Dean E. Moyer and Olivdene V. Moyer, by Deed dated November 22, 2000 and recorded in the Butler County Recorder of Deeds Office on November 30, 2000 as Document No. 200011300028329, granted and conveyed unto James Merriman and Jane Merriman.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2012-30122
C.P. 2012-20708
SHF.: 13000961**

ATTY KRISTINA G MURTHA

Seized and taken in Execution as the property of DEANNE L MILLER at the suit of BANK OF AMERICA, NA, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WTT:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF ROUTE T-504, KOHLMYER ROAD, WITH THE CENTERLINE OF EAU CLAIRE AND ANNANDALE ROAD; THENCE NORTH 64° EAST, BY CENTERLINE OF SAID EAU CLAIRE AND ANNANDALE ROAD, A DISTANCE OF 250.00 FEET TO A POINT THENCE SOUTH 14° 15' EAST BY LANDS NOW OR FORMERLY OF E. LINDT, A DISTANCE OF 450.00 FEET TO A CORNER POST; THENCE SOUTH 64° WEST BY LANDS OF SAME, A DISTANCE OF 250.00 FEET TO A POINT IN THE CENTERLINE OF ROUTE T-504, KOHLMYER ROAD; THENCE NORTH 14° 15' WEST BY CENTERLINE OF SAID ROAD, A DISTANCE OF 450.00 FEET TO THE CENTERLINE OF SAID EAU CLAIRE AND ANNANDALE ROAD, AT THE PLACE OF BEGINNING.

DEED BOOK: INSTRUMENT #200809230021612

DEED PAGE: INSTRUMENT #200809230021612

MUNICIPALITY: TOWNSHIP OF VENANGO

TAX PARCEL#: 300-2F34-10A-0000

PROPERTY ADDRESS: 618 Cemetery Road Hilliards, P A 16040

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30085
C.P. 2013-20377
SHF.: 13000948**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of CANDICE RAE ORGAL, CANDICE R ORGAL, AND THOMAS H ORGAL at the suit of US BANK NATL ASSN, Being:

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

Lot No. 3B of the David J. and Nancy A. King Subdivision, as recorded in Plan Book 101, Page 50.

Being more accurately bounded and described as follows:

BEGINNING at a point at the intersection of the center lines of Route T-618 (Bicker Road) and Route T-693 (Wetzel Road); thence along the center line of Wetzel Road, the following courses and distances: North 70 degrees 43 minutes 00 seconds West a distance of 88.85 feet to a point; thence North 78 degrees 31 minutes 30 seconds West a distance of 91.34 feet to a point; thence North 84 degrees 11 minutes 40 seconds West a distance of 102.91 feet to a point; thence North 86 degrees 16 minutes 40 seconds West a distance of 1011.75 feet to a point, THE ACTUAL PLACE OF BEGINNING, the Northeast corner of the tract herein conveyed; thence South 2 degrees 10 minutes 50 seconds East along Lot No.3 A of the David J. and Nancy A. King Subdivision a distance of 853.29 feet to a point, the Southeast corner; thence North 84 degrees 32 minutes 30 seconds West along lands now or formerly of G. Riemer and Boltz a distance of 162.13 feet to a point the Southwest corner; thence North 13 degrees 23 minutes 30 seconds West along Lot No. 3C in said plan a distance of 833.83 feet to a point, the Northwest corner; thence along the center line of Wetzel Road South 86 degrees 40 minutes 20 seconds East a distance of 263.07 feet to a point; thence South 86 degrees 16 minutes 40 seconds East a distance of 64.81 feet to a point, the place of beginning.

CONTAINING 4.71 acres and having thereon erected a house and out-buildings.

TITLE TO SAID PREMISES IS VESTED IN Thomas H. Orgal and Candice Rae Orgal,

his wife by Deed David J. King and Nancy A. King, his wife dated 02/13/1985, and recorded 2/14/1985 in Book 1218 Page 0540

Tax Parcel No. 320-1F75-8B

Premises being: 132 WETZEL ROAD, CABOT, PA 16023-9509

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30089
C.P. 2013-20449
SHF.: 13000963**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of DONNA J PICKERING at the suit of JP MORGAN CHASE BANK, Being:

ALL THAT CERTAIN lot of land situated in the Borough of Zelenople, Butler County, Pennsylvania, bounded and described as follows, to-wit:

ON THE SOUTH by Arthur Street; on the East by lot now or formerly of Louis Barcon; on the North by Oak Alley; and on the West by lot of or formerly of Nicklas Garman, Said described lot having a frontage of 50 feet on Arthur Street, and preserving the same width back, 125 feet to Oak Alley, and the same being Lot No. 26, in the Beaten Plan of Lots, being the sane Lot conveyed to the present grantors, by Deed dated April 11, 1934, and recorded in the Recorder's office of Butler County April 23, 1934 in Deed Book Volume 476, page 343, where records will at large appear, together with a two-story frame house thereon erected.

TITLE TO SAID PREMISES IS VESTED IN Donna J. Pickering, a single woman, by Deed from Mae V. Bloom, a single woman, dated 07/12/2000, recorded 07/14/2000 in Instrument Number 200007140016052.

Tax Parcel No. 550-S1-B12-0000

Premises being: 231 ARTHUR STREET, ZELIENOPLE, PA 16063-1004

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2008-30492
C.P. 2008-22027
SHF.: 13000971**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of TIMOTHY J POTTER AND MISHELL L POTTER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that tract of land situate in Slippery Rock Township, Butler County, Pennsylvania, bounded and described as follows: BEGINNING at a point on the West side of Wendy Avenue, which point is the Northeast corner of the land herein described; thence south 06 degrees 32 minutes West by the West side of Wendy Avenue, 156.02 feet; thence by a cul de sac on a slight curve to the left a distance of 113.43 feet; thence South 06 degrees 32 minutes West by said Wendy Avenue, 6.70 feet; thence North 82 degrees 26 minutes West, 130.29 feet; thence North 06 degrees 32 minutes East by lot now or formerly of Lawrence C. Arblaster, 249.32 feet; thence south 82 degrees 26 minutes East by Lot No. 2,130.29 feet to a point on the West side of Wendy Avenue, the place of beginning.

BEING Lot No.1 in the Lakewood Acres Development recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 78, page 2.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Potter and Mishell L. Potter, h/w, by Deed from Deborah L. Brandon, formerly Deborah L. Baker and James E. Brandon, her husband, dated 03/27/1998, recorded 04/03/1998 in Book 2845, Page 242.

Tax Parcel No. 280-S10-F1-0000

Premises being: 101 WENDY AVENUE, SLIPPERY ROCK, PA 16057

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30098
C.P. 2013-20499
SHF.: 13000932**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of DAVID ROBINETTE at the suit of NATIONSTAR MORTGAGE LLC, Being:

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

BEGINNING at a point in the center line of township road T -579, also known as Burtner road, said point being common to line of lands now or formerly of T.M. Ferraro and H. H. Turner; thence south 25 degrees 41 minutes 20 seconds east along line of lands now or formerly of Ferraro and Turner, a distance of 329.15 feet to a point thence south 23 degrees 25 minutes 20 seconds east along line of lands now or formerly of H. H. Thomas and H. H. Turner, a distance of 203.075 feet to a point at the true place of beginning, said point being the northwest corner of the tract herein described; thence south 23 degrees 25 minutes 20 seconds east along line of lands now or formerly of H. H. Turner, a distance of 203.075 feet to a point, said being common to line of lands now or formerly of R. Grelling, and said point being the southwest corner of the tract herein described; thence north 59 degrees 49 minutes 44 seconds east along line of lands now or formerly of R. Grelling, a distance of 212.56 feet to a point, said being common to line of lands now or formerly of M. R. Beggs, and said point being the southeast corner of the tract herein described; thence north 23 degrees 24 minutes west along line of lands now or formerly of M. R. Beggs, a distance of 199.505 feet to a point; said point being common to line of lands now or formerly of M. M Thomas, and said point being the northeast corner of the tract herein described; thence south 60 degrees 47 minutes 10 seconds west along line of lands now or formerly of M. N. Thomas, a distance of 212.25 feet to a point at the place of beginning.

TOGETHER with the free and unlimited use, liberty and privileges of passage in and along a certain right-of-way granted to Michael N. Thomas, at ux., and Gary Wissinger, et UX., from Thomas N. Perrace dated May 2, 1981 and recorded in the Butler County recorder's office in deed book vol. 1116 page 156. AND together with the free and unlimited use, liberty and privileges of passage in and along a certain right-of-way granted to Gary Wissinger, et UX., from Michael N. Thomas, at ux., dated May 2, 1981 and recorded in the Butler County recorder's office in deed book vol. 1132 page 194.

AND together with a disclaimer from M. M Thomas and Betty J. Thomas, his wife, for themselves, their heirs and assigns, in which

they disclaim and accept full responsibility for septic system on the land owned by them and over which the right-of-way granted to Gary Wissinger, et ux., and in which they release Jefferson township, its officers, employees, their heirs, successors and assigns, from any liability should said septic system malfunction.

TOGETHER with the right and duties of the parties of the first part as set forth in the private maintenance agreement as recorded immediately prior to this deed.

TITLE TO SAID PREMISES IS VESTED IN David Robinette, by Deed from David Robinette and Marcia S. Robinette, h/w, dated 10/22/2008, recorded 11/04/2008 in Instrument Number 200811040024631.

Tax Parcel No. 190-1F155-3C4A-0000

Premises being: 113 BETTY LANE, BUTLER, PA 16002-0911

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2011-30106
C.P. 2011-20682
SHF.: 13001029**

ATTY LOUIS P VITTI

Seized and taken in Execution as the property of DONNA L ROWE AND DONNA HECKERT ROWE at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:

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

Beginning at a point on the center of a public road known as legislative route T -830 on line of lands now or formerly of John A. Rees; thence North 83 degrees 44 minutes East along line of lands of John A. Rees, a distance of 489/34 feet to a point on line of lands now or formerly of C.W. Mershimer; thence South 6 degrees 26 minutes East along line of lands now or formerly of C. W. Mershimer, a distance of 99.80 feet to a point on line of other lands of Jane Lamoreaux; thence South 83 degrees 44 minutes West along line of other lands now or formerly of Jane Lamoreaux; a distance of 495.89 feet to a point in the center of Public Road known as legislative Route T -830; thence along the center line of said public road, the following courses and distances: North 2

degrees 1 minute West, a distance of 2.49 feet to a point; thence North 2 degrees 41 minutes 30 seconds West. 97.51 feet to a point, the place of beginning, Containing 1.12 acres of land per survey of Greenough, McMahon and Greenough, Inc., registered engineers, dated September, 1954.

Having erected thereon a dwelling known as 243 Claytonia Road, Butler, PA 16001. Tax Parcel # 080-3F37-17G.

Being the same premises which Kenneth H. Minnear, executor of the estate of Hazel M. Minnear by then-deed dated 06/26/1987 and recorded 07/10/1987 in the Recorder's Office of Butler County, Commonwealth of Pennsylvania in Deed Book Volume 1354, page 822 granted and conveyed unto Donna L. Rowe aka Donna Heckert Rowe and Thomas W. Rowe.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30092
C.P. 2012-21884
SHF.: 13000944**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of DEBRA A SANDHERR at the suit of WELLS FARGO BANK, NA, Being:

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania being known and described as Lot #78 in the Woodbine Estates Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 141, pages 1 and 2.

UNDER AND SUBJECT TO building lines and other restrictions as appear on the plan of record, to restrictive covenants, easements, rights of way, and all other matters of record appearing prior hereto.

SUBJECT TO the Declaration of Covenants, Conditions, and Restrictions recorded in Record Book Volume 1728, Page 11-38 on February 25, 1991, in the Butler County Recorder's Office.

TITLE TO SAID PREMISES IS VESTED IN John J. Sandherr and Debra A. Sandherr, h/w, by Deed from Maronda Homes, Inc., a Corporation Organized and Existing under the laws of, dated 07/25/1991, recorded

07/26/1991 in Book 1822, Page 195.

Tax Parcel No. 130-S23-A 78-0000
Premises being: 207 TRILLIUM DRIVE,
CRANBERRY TWP, PA 16066-3339

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30079
C.P. 2013-20390
SHF.: 13000953**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of WILLIAM M SCHANTZ at the suit of BANK OF AMERICA, NA, Being:

ALL THAT CERTAIN lot or piece of ground situate in the CITY of BUTLER, 1ST WARD, County of Butler and Commonwealth of Pennsylvania, being part of Lot No. 75 in the W.S. Boyd Plan of Springdale, as recorded in the Recorder's Office of Butler County in Deed Book Volume 190, Page 499, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly line of a 50 feet right of way known as Wallula Avenue which point is the southwest corner of the property herein conveyed; thence along the same North 1 degree 15 minutes East a distance of 119.75 feet to a point on a 20 foot alley; thence along the same South 88 degrees 45 minutes East a distance of 31.00 feet to a point being the northwest corner of Lot No. 76 in said plan; thence along the same South 1 degree 15 minutes West a distance of 119.75 feet to a point; thence North 88 degrees 45 minutes West a distance of 31.00 feet to a point the place of BEGINNING.

TITLE TO SAID PREMISES IS Vested by Special Warranty Deed, dated 10/24/2007, given by Iannotti Realty Solutions, Inc., a Pennsylvania Corporation to William M. Schantz and recorded 10/26/2007 Instrument # 200710260027816

Tax Parcel No. 56-1-35-46

Premises being: 120 WALLULA AVENUE,
BUTLER, PA 16001-6524

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2012-30206
C.P. 2010-21501
SHF.: 13000941**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of JOSHUA W SHERMAN AND GRETCHEN R GIBSON at the suit of BANK OF AMERICA, NA, Being:

ALL that certain piece of ground situate in Summit Township, Butler County and Commonwealth of Pennsylvania.

BEING Lot No.1 in the Floyd 1. Neigh Plan of Lots, as recorded on July 31, 2006 in Plan Book No. 294, Page 29 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

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

HAVING erected thereon a residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN Joshua W. Sherman and Gretchen R. Gibson, as joint tenants with the right of survivorship, by Deed from Floyd J. Neigh and Dolores M. Neigh, h/w, dated 06/08/2007, recorded 06/13/2007 in Instrument Number 200706130015020.

Tax Parcel No. 290-1F102-15L-0000-

Premises being: 443 KECK ROAD, BUTLER, PA 16002-1099

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30051
C.P. 2013-21920
SHF.: 13000943**

ATTY MARK J UDREN

Seized and taken in Execution as the property of NICHOLE M SHORT AND SHANNON O SHORT at the suit of BANK OF AMERICA NA, Being:

ALL that certain lot or piece of ground situate in the Second Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania,

being bounded and described as follows:

BOUNDED on the North by Lot No. 162 on the East by Fourth Street; on the South by Lot No. 76; and on the West by an alley, fronting 50 feet on said Fourth Street and extending thence Westwardly by parallel lines of the same width 160 feet to said alley, and being Lot No. 69 in the Plan of Lots laid out by James Dunlap, C.E., October, 1873, at the instance of Charles McCandless, et al. as per plan recorded in the Office of the Recorder of Deeds of Butler County, in Deed Book Volume 82, Page 500.

HAVING erected thereon a dwelling house.

TITLE TO SAID PREMISES IS Vested by Special Warranty Deed, dated 11/14/2005, given by Mark V. Seezox and Dawn M. Seezox, husband and wife to Shannon O. Short and Nichole M. Short, husband and wife and recorded 11/15/2005 Instrument # 200511150033005

Tax Parcel No. 562-43-66-0000

Premises being: 218 4TH STREET, BUTLER, PA 16001-4618

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30113
C.P. 2013-21317
SHF.: 13001003**

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of JOSEPH F SMELTZER AND UNITED STATES OF AMERICA at the suit of BANK OF AMERICA, NA, Being:

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

BEGINNING at a point in the center line of Township Route T-621, said point being the Northwest corner of the within described tract and adjacent to lands now or formerly of Charles F. Morrow and now or formerly of Steven W. Collier et ux; thence by line of land now or formerly of Collier, South 2 degrees 37 minutes East a distance of 868.63 feet to a pin on line of lands now or formerly of Bray; thence by line of lands now or formerly of Bray, North 87 degrees 53 minutes East, a distance of 205.00 feet to a point on other lands now

or formerly of Scherer; thence by lands now or formerly of Scherer, North 2 degrees 37 minutes West, a distance of 863.00 feet, more or less, to a point in the center line of Township Route T -621; thence by the center line of said Township Route T -621, South 89 degrees 08 minutes West, a distance of 205.00 feet more or less to a point, the place of beginning.

Containing 4.09 acres, more or less, and described partially in accordance with survey of Louis F. Trout, R.S.

TITLE TO SAID PREMISES IS VESTED IN Joseph F. Smeltzer, by Deed from Leonard J. Sybert and Robyn L. Sybert, dated 11/30/1998, recorded 12/08/1998 in Book 2944, Page 280.

Tax Parcel: 150-1F59-8E-0000

Premises Being: 152 CHERRY ROAD, CHICORA, PA 16025-2934

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30081
C.P. 2013-21594
SHF.: 13000951**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of DONNA MARIE SPARE at the suit of GMAC MORTGAGE, LLC, Being:

All that certain lot or piece of ground situate in the Township of Butler (North Butler), County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

ON the North by an alley; on the East by lot of now or formerly Clarence Hilgas, et. ux. formerly Catharine A. Cain; on the South by a street or highway, now Valley Street; and on the West by an alley. Said lot having a frontage of fifty (50) feet on said Valley Street and extending back by parallel lines to an alley.

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 Donna M. Spare, by Deed from Federal Home Loan Mortgage Corporation, by Marie T. Easie, by Power of Attorney recorded 6/7/2006 as instrument #200606070013799, dated 11/30/2007, recorded 12/04/2007 in Instrument Number 200712040030691.

Tax Parcel No. 53-16-B18

Premises being: 210 VALLEY STREET, BUTLER, PA 16001-2035

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30087
C.P. 2013-20388
SHF.: 13000937**

ATTY DANIEL G SCHMIEG

Seized and taken in Execution as the property of LAWRENCE W STEMMERICH at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

All that certain lot or piece of land situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a stake at the northwest corner of said lot, said stake being located approximately two hundred (200) feet south along the east bank of Slippery Rock Creek from a point at the southwest corner of a lot owned by C.J. Ceredini; thence in an easterly direction three hundred ten (310) feet, more or less, along line of lands formerly J.D. Kiester now C.J. Ceredini, to the State Highway Route #8; thence along the said State Highway south, one hundred fifty (150) feet, more or less, to a stake; thence in a westerly direction along lands of formerly J.D. Kiester now C.A. Berger, three hundred twenty (320) feet, more or less, to a stake on the east bank of Slippery Rock Creek; thence along Slippery Rock Creek in a northerly direction one hundred fifty (150) feet, more or less, to the place of beginning, and including the land to the middle thread of the stream of water to which the above described lot is adjoined. Having erected thereon a frame cottage.

TITLE TO SAID PREMISES IS VESTED IN Lawrence W. Stemmerich, a single man, by Deed from William J. Stemmerich, a widower, dated 07/01/2003, recorded 07/02/2003 in Instrument Number 200307020029231.

Tax Parcel No.1 - 280-3F90-18A1-0000,

Premises being: 3268 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057-3544

BCLJ: June 21, 28 & July 5, 2013

E.D. 2013-30093
C.P. 2013-20448
SHF.: 13000946

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of RUTH RENEE SUMMERVILLE AND FRED R SUMMERVILLE at the suit of PHH MORTGAGE CORPORATION, Being:

ALL those five lots of land situate in Franklin Township, Butler County, Pennsylvania, known and designated as Lots 159,160, 161,162 and 163 in the Willow Lake Manor Plan and as recorded in Butler County, in Rack File Section 6, Page 27.

Lot No. 159

BEGINNING at the Southeast corner of the lot herein described on line of lands of W. Cratty, which point is also the Southwest corner of Lot No. 160 in the same plan of lots; thence North 00 degree 18 minutes East along the West line of Lot No. 161 in the same plan of lots, a distance of 656.33 feet to a point in the center line of public road known as Legislative Route 10053, thence South 76 degrees 30 minutes West along the center line of said public road a distance of 82.38 feet to a point in the center of said public road; thence South 00 degree 18 minutes West along the East line of Lot No. 158 in the same plan of lots a distance of 636.68 feet to a point on line of lands of W. Cratty, thence South 89 degrees 42 minutes East along line of lands of W. Cratty, a distance of eighty (80) feet to a point at the place of beginning.

Lot No. 160

BEGINNING at the Southeast corner of the lot herein described on line of lands of W. Cratty which point is also the Southwest corner of Lot 161 in the same plan of lots; thence North 00 degree 18 minutes East along the West line of lot No. 161 in the same plan of lots, a distance of 664.13 feet to a point in the center line of public road known as Legislative Route 10053; thence South 84 degrees 58 minutes West along the center line of said public road, a distance of 78.15 feet to a point in the center of the same, thence still continuing along the center line of said public road, South 76 degrees 30 minutes West, a distance of 2.27 feet to a point in the center of the same; thence South 00 degree 18 minutes West along the East line of Lot No. 159 in the same plan of lots, a distance of 656.33 feet to a point on line of lands of W. Cratty; thence South 89 degrees 42 minutes East along the line of

lands of W. Cratty, a distance of 80 feet to the place of beginning.

Lot No. 161

BEGINNING at the Southwest corner of the lots herein described on line of lands of W. Cratty, said point being the Southeast corner of Lot No. 160 in the same plan of lots; thence South 89 degrees, 42 minutes East along line of lands of W. Cratty, a distance of 54.79 feet to a point on the line of lands of I. R. Thompson; thence North 1 degree 11 minutes East along line of lands of I. R. Thompson, a distance of 78.02 feet to a stone; thence South 89 degrees 42 minutes East along line of lands of I. R. Thompson, a distance of 24.01 feet to a point at the Southwest corner of Lot No. 162 in the same plan of lots; thence North 00 degree 18 minutes East along the West line of Lot No. 162, in the same plan of lots, a distance of 593.59 feet to a point in the center of a public road, known as Legislative Route 10053; thence South 84 degrees 58 minutes West along the center line of said public road, a distance of 80.36 feet to a point in the center of the same, thence South 00 degree 18 minutes West along the East line of Lot No. 160 in the same plan of lots, a distance of 664.13 feet to a point on line of lands of W. Cratty at the place of beginning.

Lot No. 162

BEGINNING at the Southeast corner of the lot herein described on line of lands of I. R. Thompson, which point is also the Southwest corner of Lot No. 163 in the same plan of lots, thence North 00 degree 18 minutes East along the West line of Lot No. 163 in the same plan of lots, a distance of 601.07 feet to a point in the center of a public road known as Legislative Route 10053; thence South 84 degrees 58 minutes West, along the center line of said public road, a distance of 80.36 feet to a point in the center of said public road, thence South 00 degree 18 minutes West along the East line of Lot No. 161 in the same plan of lots, a distance of 59.59 feet to a point on line of lands of I. R. Thompson, at the place of beginning.

Lot No. 163

BEGINNING at the Southeast corner of the lot herein described on line of lands of I. R. Thompson, which point is also the Southwest corner of Lot No. 164 in the same plan of lots; thence North 00 degree 18 minutes East along the West line of Lot No. 164 in the same plan of lots, a distance of 608.55 feet to a point in the center of a public road known as Legislative Route 10053; thence South 84 degrees 58 minutes West along the center line

of said public road, a distance of 80.36 feet to a point in the center of the same; thence South 00 degree 18 minutes West along the East line of Lot No. 162 in the same plan of lots, a distance of 601.07 feet to a point on line of lands of I. R. Thompson; thence South 89 degrees 42 minutes East along line of lands of I. R. Thompson, a distance of 80 feet to a point, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Fred R. Summerville, Jr. and Ruth Renee Summerville, h/w, by Deed from Fred R. Summerville and Ruth Renee Summerville, fka, Renee Weitzel, h/w, dated 10/07/2005, recorded 10/13/2005 in Instrument Number 200510130029634.

Tax Parcel No. 170-S3-A159-0000

Premises being: 445 UNIONVELLE ROAD, BUTLER, PA 16001-8593

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30120
C.P. 2013-20512
SHF.: 13001115**

ATTY JILL JENKINS

Seized and taken in Execution as the property of JEFFREY TAIT AND JEFFERY TAIT at the suit of BANK OF AMERICA NA, Being:

All that certain piece, parcel and lot of ground situate at Saxon Station (Cabot), Winfield Township, Butler County, Pennsylvania, having thereon erected a three story frame dwelling house and outbuildings, bounded and described as follows:

BEGINNING at a peg, the corner of Lot No. 33 in the same plan of lots and Gray Avenue; thence along Gray Avenue, 50 feet to a peg at the corner of Hazlett Avenue; thence along Hazlett Avenue, 125 feet to a peg at the corner of Row Way; thence along Row Way, 50 feet to a peg at the corner of Lot No. 33; thence along the line of Lot No. 33, 125 feet to a peg at the corner of Grey Avenue, at the place of beginning. Being Lot No. 32 in the Boyd and Pearsall Plan of Lots of New Saxon.

ALSO: ALL the certain parcel of ground situate in the Village OF Cabot, Township of Winfield, County of Butler and State of Pennsylvania, bounded and described as follows:

BOUNDED on the Northeast 25 feet, more or less, by Grey Avenue; on the Southeast 125 feet, more or less, by the other one-half portion of the same lot now or formerly of Eugene B. Michel; on the southwest 25 feet, more or less, by Rose Way, on the Northwest by Lot No. 32 in the same plan of lots. Being the one-half of Lot No. 33 in the Robert Boyd Plan of Lots at Saxonburg Station (now Cabot) in said Township of Winfield as per plot of George C. Pillow, Civil Engineer, made June 1905, the one-half of said lot hereby conveyed being conveyed being that portion thereof adjoining Lot No. 32 along said Lot No. 32 and lying between said Grey Avenue and Rose Way as shown by said plot.

AND BEING more particularly described as follows: BEGINNING at a point on the Western line of Grey Avenue where said point is intersected by the Southern line of Hazlett Avenue (unopened) said point being the Northeast corner of the parcel herein described; thence by the Western line of Grey Avenue, -South 33 degrees 30 minutes East, 75 feet to a point; thence through Lot No. 33, South 56 degrees 30 minutes West, 125 feet to a point on the Eastern line of Rose Way, a 20 foot right of way; thence by same, North 33 degrees 30 minutes West, 75 feet to a point on the Southern line of Hazlett Avenue; thence by Hazlett Avenue, North 56 degrees 30 minutes East, 125 feet to a point, the place of beginning.

BEING all of Lot No. 32 and the Northern 1/2 of Lot No 33 in the Robert Boyds Plan at Saxonburg Station as recorded at Plan Book 5, Page 20.

SUBJECT to all exceptions, reservations, restrictions, easements, rights of way, and oil and gas leases as set forth in prior instruments of record and on the recorded plan.

BEING Tax Map No. 320-S3-A76.

DEED BOOK: Instrument#200003150005553

DEED PAGE: Instrument#200003150005553

MUNICIPALITY: WINFIELD TOWNSHIP

TAXPARCEL#: 320-S3A76

PROPERTY ADDRESS: 216 Gray Avenue Cabot, PA 16023

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30123
C.P. 2013-20317
SHF.: 13001130**

ATTY KRISTINE ANTHOU

Seized and taken in Execution as the property of RICHARD A TOGNI, JR AND PATRICIA A TOGNI at the suit of US BANK NATL ASSN, Being:

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

BEGINNING at a point on the Southern line of Bassie Drive, a 50 foot right of way, said point being the Northeast corner of the parcel herein described and common to the Northwest corner of Lot No. 54, thence by Lot 54, South 34 degrees 27' 29" West, 135.17 feet to a point on the line of Lot 46, thence by same, North 74 degrees 9' 19" West, 52.27 feet to an iron pin at the Southeast corner of Lot 55, thence by Lot 55, North 17 degrees 3' 53" East, 144.28 feet to a point on Bassie Drive; thence by a curve to the right having a radius of 310 an arc distance of 94.11 feet to a point, the place of beginning.

CONTAINING 10,256.2 square feet and being all of Lot No. 53.

HAVING thereon erected a dwelling house and garage.

BEING the same property which Raymond A. Smaltz, Barbara J. Smaltz, and Thelma J. Smaltz, by Deed dated July 28, 1995 and recorded on July 31, 1995 in the Recorder's Office of Butler County, Pennsylvania in Deed Book Volume 2545 page 0003, granted and conveyed unto Richard A. Togni and Patricia A. Togni.

BCLJ: June 21, 28 & July 5, 2013

**E.D. 2013-30107
C.P. 2013-20506
SHF.: 13000979**

ATTY DANIEL SCHMEIG

Seized and taken in Execution as the property of STEVEN TOMASOVIC, STEVEN J TOMASOVIC, CORAL TOMASOVIC AND CORAL J TOMASOVIC at the suit of JPMORGAN CHASE BANK NATL ASSN,

Being:

All those certain pieces or lots of land, situate in the Second Ward of the City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

First Lot: Beginning at a point on Locust Street; now No. 630 Eau Claire Street, at corner of Street; thence along said Locust Street, now Eau Claire Street, 56 degrees East, 50 feet to Lot No. 35 in the same plan of lots, thence along said line of Lot No. 35 in the same plan of Lots, 140 feet to an alley; thence along said alley 56 degrees West, 40 feet to ___ Street; thence along said ___ Street, 140 feet to Locust Street, now Eau Claire Street, the place of beginning

Having erected thereon a two story frame dwelling house and two stall frame garage thereon.

Second Lot: Beginning at a point on Locust Street, Extension, now Eau Claire Street at corner of Lot No. 34 in the same plan of lots, hereinafter mentioned, formerly owned by Mrs. Annie Craig; thence along said Locust Street Extension, now Eau Claire Street, in a Northerly direction, 50 feet to a point thereon at Lot No. 36 in the same plan of lots; thence along the line of said Lot No. 36 in the same Plan of Lots; thence along the line of said Lot No. 36 in the same plan of lots in a northwesterly direction 140 feet, more or less to a point on an alley; thence along the line of said Alley in a Southwesterly direction, 40 feet to a point on line of Lot No. 34 in the same plan of Lots; thence along the line of said Lot No. 34 in the same plan of Lots, in a southeasterly direction, 140 feet, more or less, to a point on Locust Street Extension, Now Eau Claire Street, at the place of beginning.

The above described Lots being Lots Nos. 34 and 35 in the Plan of Lots laid out by Geo C. Pillow, C. E. on land of Mary Write, deceased which said plan of lots is recorded in the Recorder's Office in and for the County of Butler, Pennsylvania in Plan Book No.3 page 52.

TITLE TO SAID PREMISES IS VESTED IN Steven Tomasovic and Coral Tomasovic, h/w, by Deed from Emma L. Swallow, by her attorney in fact Marjorie L. Fleeger, by power of Attorney dated 12/18/02 and to be recorded simultaneously with deed herein, dated 05/01/2003, recorded 05/06/2003 in Instrument Number 200305060019129.

Tax Parcel No. 562-45-174-0000
Premises being: 632 EAU CLAIRE STREET,
BUTLER, PA 16001-4658

BCLJ: June 21, 28 & July 5, 2013

E.D. 2013-30066
C.P. 2013-20009
SHF.: 13000957

ATTY DANIEL SCHMIEG

Seized and taken in Execution as the property of BOBBIE J VANCE, BOBBIE JEAN VANCE, ROBERT W VANCE JR AND ROBERT WESLEY VANCE JR at the suit of BANK OF AMERICA NA, Being:

All that certain lot of land situate in Springdale, now First Ward in the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of the lot herein described on Whippo Avenue at the Northeast corner of another lot of the said grantor, thence East along said Whippo Avenue thirty seven and one-third (37 1/3) feet to line of lot of Nottio Osterling, thence South along lot of Nottio Osterling one hundred sixty one and five tenths (161.5) feet to an alley; thence West along said alley thirty seven and one-third (37 1/3) feet to the East line of lot formerly of Stella Enyder now the grantor herein; thence North along said last mentioned lot one hundred sixty one and five tenths (161.5) feet to Whippo Avenue at the place of beginning. Having a frontage of thirty seven and one-third (37 1/3) feet on Whippo Avenue and extending back in a Southerly directions by parallel lines one hundred sixty one and five tenths (161.5) feet to said alley.

UNDER AND SUBJECT to all conditions, covenants, restrictions, easements, and right-of-ways as of record.

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Vance, Jr. and Bobbie J. Vance, h/w, by Deed from Bobbi J. Shawl, kna Bobbe J. Vance and Robert W. Vance, Jr., as joint tenants with the right of survivorship, dated 08/18/2004, recorded 10/08/2004 in Instrument Number 200410080032623.

Tax Parcel No. 561-35-164-0000
Premises being: 117 WHIPPO AVENUE,
BUTLER, PA 16001-6527

BCLJ: June 21, 28 & July 5, 2013

E.D. 2010-30105
C.P. 2010-20519
SHF.: 13000973

ATTY JOSHUA GOLDMAN

Seized and taken in Execution as the property of RONALD H WISSINGER at the suit of WELLS FARGO BANK, NA, Being:

All that certain piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, being known and designated as Lot No. 98 in the Timberly Heights Plan of Lots as recorded in the Recorder's Office of Butler County, PA, at Rack File 22, Page 17.

Having erected a dwelling house, garage and pool.

Subject to the building Conditions and Restrictions of the Timberly Heights Plan of Lots as recorded at Deed Book 714, Page 432.

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 Ronald H. Wissinger, by Deed from Steven M. Zulick and Dara A. Zulick, h/w, dated 04/01/2005, recorded 04/06/2005 in Instrument Number 200504060008221.

Tax Parcel No. 60-S13-A98-0000
Premises being: 468 CHEROKEE DRIVE,
BUTLER, PA 16001-0514

BCLJ: June 21, 28 & July 5, 2013

Michael T. Slupe
Butler County Sheriff

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, accoprding to law, and will be presented to Court for confirmation and allowances on **Monday, July 8, 2013 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BROOKS, Maxine Elaine.....	Melissa M. Mahan	05/23/13
COLE, Michael Thomas.....	James M. Cole and Janice J. Cole	05/20/13
CUMBERLAND, Irene E. a/k/a CUMBERLAND, Irene	Marie A. Stroup Wanda A. Stroup Dale E. Cumberland.....	05/15/13
EDWARDS, Alda M.	Thomas M. Edwards	05/13/13
ESSEL, Else B.	Cheryl Adams.....	05/28/13
FOX, Ann A, a/k/a FOX, Anna.....	Thomas D. Fox	05/24/13
McCREA, Joseph F.....	Lois J. Bell.....	05/23/13
OSCHE, John Francis.....	Charles W. Osche Kathleen Steinhiser.....	05/06/13

BCLJ: June 28 & July 5, 2013

