

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: Lawrence James Curtis
a/k/a: Larry James Curtis**
Late of: Donegal Township PA
Executor: Larry J Curtis
116 Log Cabin Drive
Chicora PA 16025

Estate of: Emily Lois Delfosse
Late of: Forward Township PA
Administrator: Raymond Delfosse
108 Flood Ln
Evans City PA 16033
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

**Estate of: Nancy Louise Jopinko
a/k/a: Nancy Jopinko**
Late of: Cranberry Township PA
Executor: Christa Lee Watson
716 Kingfisher Court
Huron OH 44839
Executor: Michael R Jopinko Jr
405 Black Bear Drive
Cranberry Township PA 16066
Attorney: Theodore M Trbovich Esq
511 Greenfield Ave
Pittsburgh PA 15207

Estate of: Patricia M Karenbauer
Late of: Summit Township PA
Executor: Connie Vicario
7528 Woodbine Road
Airville PA 17302
Attorney: Kelley I Harley
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

Estate of: James D Macomber Jr
Late of: Butler Township PA
Executor: Kathleen A Macomber
4124 Highland Avenue
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: William V McClelland
Late of: Clinton Township PA
Executor: Dennis P O'Connor Jr
5349 Richland Road
Gibsonia PA 15044
Attorney: Howard S Auld Jr
Howard S Auld & Associates
5018 William Flynn Highway
Gibsonia PA 15044

Estate of: Joseph D Pell Jr
Late of: Butler Township PA
Executor: Tamara McNanny
218 N Franklin St Apt B
Prospect PA 16052

BCLJ: June 1, 8, 15, 2018

SECOND PUBLICATION

**Estate of: Leonard Ace
a/k/a: Leonard P Ace**
Late of: Donegal Township PA
Administrator: Thomas P Ace
112 Division Road
Parker PA 16049
Administrator: Leonard D Ace
510 Trimbur Road
Chicora PA 16025
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Wallace R Allen
Late of: Jefferson Township PA
Administrator: Norma J Allen
152 Bonniebrook Road
Butler PA 16002
Attorney: Leo M Stepanian II
Stepanian & Menchuk LLP
222 South Main St
Butler PA 16001

Estate of: Mark K Beige**a/k/a: Mark Kevin Beige**

Late of: Lancaster Township PA
 Executor: Amanda R Piro
 570 Perry Highway
 Harmony PA 16037
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

Estate of: Daniel W Bissonnette**a/k/a: Dan William Bissonnette**

Late of: Jackson Township PA
 Executor: Shirley Amato
 1210 Maple Street Ext
 Moon Township PA 15108
 Attorney: Orlando R Sodini Esquire
 Sutterwilliams LLC
 850 Ridge Avenue Suite 300
 Pittsburgh PA 15212

Estate of: Randolph Merle Bricker**a/k/a: Randy Bricker****a/k/a: Randolph M Bricker**

Late of: Connoquenessing Township PA
 Executor: Teresa Ann Bricker
 130 Boy Scout Road
 Renfrew PA 16053
 Attorney: Michael S Lazaroff Esquire
 Law Office of Michael S Lazaroff
 277 West Main St PO Box 216
 Saxonburg PA 16056

Estate of: Shirley Ann Gates**a/k/a: Shirley A Gates**

Late of: Cranberry Township PA
 Executor: Melissa A Pindroh
 206 St Leonards Lane
 Cranberry Twp PA 16066
 Executor: Melinda J Matthews
 147 Nickle Road
 Harmony PA 16037
 Attorney: Laurel Hartshorn Esq
 PO Box 553
 Saxonburg PA 16056

Estate of: Raymond David Harbison

Late of: Butler Township PA
 Administrator: Robert Harbison
 49 Moore Street
 Hubbard OH 44425
 Attorney: Charles S Hersh
 32 Shenango Avenue
 Sharon PA 16146

Estate of: Raymond E Hilliard

Late of: Butler PA
 Administrator: Donna J Hartle
 317 American Avenue
 Butler PA 16001
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: George Anthony Huba**a/k/a: George A Huba**

Late of: Butler Township PA
 Executor: Zachary J Huba
 400 NE 35th Court
 Unit 2
 Oakland Park FL 33334
 Attorney: Jackie R Dimun
 106 Linsdale Dr
 Butler PA 16001

Estate of: Dollie J Krick

Late of: Center Township PA
 Executor: Albert C Krick
 136 Patz Lane
 Worthington PA 16262

Estate of: Garnet Lucille Kriley**a/k/a: Garnet L Kriley**

Late of: Butler Township PA
 Executor: Douglas C Kriley
 125 Kriley Grove
 Butler PA 16002
 Executor: Dawn E Birckbichler
 826 Bullcreek Road
 Butler PA 16002
 Attorney: Wesley F Hamilton
 208 South Main Street
 Zelienople PA 16063

Estate of: Marilyn McGinnis**a/k/a: Marilyn J McGinnis**

Late of: Donegal Township PA
 Executor: Victor J McGinnis
 101 Grandview Avenue
 Chicora PA 16025
 Attorney: Andrea Lynn Boyle
 Boyle And Price
 129 South McKean St
 Butler PA 16001

Estate of: Jared H Meyer

Late of: Lancaster Township PA
Executor: Christine E Wagner Meyer
1055 W Lancaster Rd
Harmony PA 16037
Attorney: Henry Miller III
500 Grant Street
Suite 2900
Pittsburgh PA 15219

Estate of: Randal S Micholas

a/k/a: Randy S Micholas
a/k/a: Randall S Micholas
Late of: Buffalo Township PA
Executor: Cindy E Kaufman
7319 Slate Ridge Lane
Mapleton Depot PA 17052
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Frank H Moss

a/k/a: Francis Moss
Late of: Lancaster Township PA
Executor: Clifford E Moss
251 Crab Run Rd
Evans City PA 16033
Attorney: Leeann A Fulena
Robb Leonard Mulvihill LLP
500 Grant St Suite 2300
1 BNY Mellon Center
Pittsburgh PA 15219

Estate of: Florence Joyce Paulson

a/k/a: Florence J Paulson
a/k/a: F Joyce Paulson
Late of: Seven Fields PA
Executor: Mark Richard Paulson
209 Jacobs Court
Cranberry Twp PA 16066
Attorney: Jay R Hagerman
Abernethy & Hagerman, LLC
4499 Mount Royal Blvd
Allison Park PA 15101

Estate of: Martha L Sychak

a/k/a: Martha Louise Sychak
Late of: Butler Township PA
Executor: Lee Ann Kradel
382 Eagle Mill Road
Butler PA 16001
Attorney: Cynthia Sychak-Berry
620 Karrastyn Court
Gibsonia PA 15044

Estate of: Ralph E Terrell

Late of: Middlesex Township PA
Executor: Sandra Lynne Floyd
121 Tanglewood Drive
Valencia PA 16059
Attorney: Alan J Stone
3058 Leechburg Road
Suites 10 & 11
Lower Burrell PA 15068

Estate of: Delores Jane Thompson

a/k/a: Delores J Thompson
Late of: Slippery Rock Township PA
Executor: Rhonda J Thompson
2279 Leesburg Grove City Road
Grove City PA 16127
Executor: Robert R Thompson
2279 Leesburg Grove City Road
Grove City PA 16127
Attorney: Timothy L McNickle
McNickle & Bonner LLP
209 West Pine Street
Grove City PA 16127

BCLJ: May 25 & June 1, 8, 2018

THIRD PUBLICATION

Estate of: Bessie M Byers

Late of: Parker Township PA
Executor: Earla M Crawford
220 Thelma Drive
Saxonburg PA 16056
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Earl L Dillner

Late of: Penn Township PA
Administrator: Earl T Dillner
101 Four Wheel Drive
Mars PA 16046
Attorney: Branden A Fulciniti
Jones Gregg Creehan & Gerace LLP
411 Seventh Avenue Suite 1200
Pittsburgh PA 15219

Estate of: Samuel W McCracken

a/k/a: Samuel W McCracken Jr
Late of: Fairview Township PA
Executor: Melissa Ierace
715 6th Street
Ellwood City PA 16117
Attorney: Gregory S Fox
Fox & Fox PC
323 Sixth Street
Ellwood City PA 16117

Estate of: John R McNaugher
a/k/a: John Randolph McNaugher
 Late of: Valencia PA
 Executor: Melinda O McNaugher
 3201 Charlemagne Circle
 Pittsburgh PA 15237
 Attorney: Joseph Cafaro Jr
 205 McKnight Park Drive
 Pittsburgh PA 15237

Estate of: Ricarda A Meis
 Late of: Cranberry Township PA
 Administrator: Margaret Armen
 5230 Wendy Way
 Springfield VA 22151

Estate of: Patricia A Morgan
a/k/a: Patty Morgan
a/k/a: Patricia Morgan
 Late of: Penn Township PA
 Executor: David W Morgan
 113 W Rockenstein Avenue
 Butler PA 16001
 Attorney: William C Robinson Jr
 Henninger & Robinson PC
 6 West Diamond Street
 Butler PA 16001

Estate of: Gladys Riddle
a/k/a: Gladys M Riddle
 Late of: Jackson Township PA
 Executor: Carl Riddle
 343 Perry Highway
 Harmony PA 16037
 Attorney: Wesley F Hamilton
 208 South Main Street
 Zelienople PA 16063

Estate of: Laurence N Streff
 Late of: Valencia PA
 Executor: Shirley A Streff
 202 Stonewall Boulevard
 Valencia PA 16059
 Attorney: Harold A English
 H A English and Associates PC
 4000 Mt Royal Blvd
 Allison Park PA 15101

Estate of: Bertiann Thomas
 Late of: Butler PA
 Executor: John Pringle
 4206 Hewitt Ave
 Louisville KY 40220
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

Estate of: Tanya Tyson
 Late of: Jefferson Township PA
 Administrator: Bruce E Tyson
 608 Short St
 Clairton PA 15025
 Attorney: Richard C Levine
 Ainsman Levine LLC
 310 Grant St Suite 1500
 Pittsburgh PA 15219

BCLJ: May 18, 25 & June 1, 2018

EXECUTIONS

Week ending May 25, 2018

1st Name-Plaintiff

2nd Name-Defendant

Deutsche Bank Natl Trust Co vs. **Barr, Bradley Heir**: Writ of Execution:18-30114
 Capital One Bank (USA) NA vs. **Leasher, Nate D; PNC Bank Garnishee**: Writ of Execution:18-30117
 Wilmington Savings Fund Society FSB vs. **Loughran, Robert Kolt**: Writ of Execution:18-30113
 PHH Mortgage Corporation vs. **Martin, Kimberly; Martin, Mickey**: Writ of Execution:18-30116
 JPMorgan Chase Bk Natl Assn vs. **Miller, William P Sr**: Writ of Execution:18-30118
 Carrington MTG Services LLC vs. **Tosi, Charles E Jr**: Writ of Execution:18-30115

DIVORCES

Week ending May 25, 2018

1st Name-Plaintiff

2nd Name-Defendant

Smith, Zachary T vs. **Baer, Mary E**: Atty-None: 18-90325
 Maharg, Justin Charles vs. **Chevalier, Autumn Danielle**: Gail E Suhr, Esq: 18-90319
 Coddington, Christina L vs. **Coddington, Shawn P**: Gerri V Paulisick, Esq: 18-90317
 Frantz, Kelly vs. **Frantz, Michael**: Tyler J Foster, Esq: 18-90313
 Quinn, Tyler vs. **Quinn, Amber**: Atty-None: 18-90312
 Takac, Carisa L vs. **Takac, Jason**: Jill Sinatra, Esq: 18-90307
 Voelp, George E III vs. **Voelp, Lemira K**: Gene G Dimeo, Esq: 18-90311
 Young, Angela vs. **Young, Andrew**: Atty-None: 18-90318

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **The Clara Scoles Living Trust** dated October 7, 2008, as amended July 10, 2017, pursuant to 20 Pa.C.S. § 7755c. Clara Scoles, Settlor of the Trust, died on March 27, 2018, late of 110 Linden Court, Seven Fields, Butler County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Clara Scoles, Trustee
 10 Watercliff Lane
 Ormond Beach, FL 32174
 Phone: (412) 997-0991
 or
 Julia Keiser, Esq.
 D'Onofrio Law Office, P.C.
 500 Commerce Drive, Ste. 110
 Moon Township, PA 15108
 Attorney for Trust Estate
 Phone: (412) 893-2552

BCLJ: May 18, 25 & June 1, 2018

REVOCABLE TRUST NOTICE

On July 13, 2017, Martha R. Oesterling, Settlor of the **Albert J. & Martha R. Oesterling Revocable Living Trust** Agreement died. The Trustee, pursuant to 20 Pa.C.S. § 7755 (c), requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to:

Terese Jo Leyland
 c/o Julie C. Anderson, CELA
 103 N. Main Street, Suite 103
 Butler, PA 16001
 or
 Julie C. Anderson, CELA
 103 N. Main Street, Suite 103
 Butler, PA 16001

BCLJ: May 25 & June 1, 8, 2018

TRUST NOTICE

THE ELIZABETH E. VENTURA REVOCABLE TRUST, dated December 10, 1992 and amended August 14, 2008, late of Jefferson Township, Butler County, Pennsylvania.

The Trustee named below hereby gives notice that Elizabeth E. Ventura, Settlor of The Elizabeth E. Ventura Revocable Trust, dated December 10, 1992 and amended August 14, 2008, died on October 23, 2016. All persons having claims against the same will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Chris A. Ventura, Trustee
c/o Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: May 25 & June 1, 8, 2018

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION
NO: O.A. 49 of 2017**

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

**NOTICE
(23 Pa. C.S.A. §2513(b))**

TO: UNKNOWN BIRTHFATHER

A Petition has been filed asking the court to put an end to all rights you have to your child, **LILA JANE SALEMI**. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom Number 3 located in the Butler County Courthouse/Government Center on July 6, 2018 at 1:00 P.M.

YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER OR

CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

You are also notified of the Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the court.

OFFICE OF COURT ADMINISTRATION OF BUTLER COUNTY, PENNSYLVANIA
BUTLER COUNTY GOVERNMENT/ JUDICIAL CENTER
PO BOX 1208
BUTLER, PA 16003-1208
(724) 284-5200
SARAH E. EDWARDS

REGISTER OF WILLS & CLERK OF ORPHANS' COURT
BUTLER COUNTY GOVERNMENT/ JUDICIAL CENTER
PO BOX 1208
BUTLER, PA 16003-1208
(724) 284-5348

ATTORNEY: TYLER J. JONES, ESQUIRE
412 MAIN STREET
IRWIN, PA 15642
(724) 861-8333

BCLJ: May 25, & June 1, 8, 2018

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
AD. No. 18-10271
BUTLER TOWNSHIP VOLUNTEER**

FIRE DISTRICT, Plaintiff
V.

**PULLMAN STANDARD CAR
MANUFACTURING COMPANY and Its
successors and assigns, Defendants**

TO: PULLMAN STANDARD CAR
MANUFACTURING COMPANY, and its
successors and assigns:

NOTICE OF QUIET TITLE ACTION

NOTICE IS HEREBY GIVEN, that the Plaintiff has filed a Complaint in Action to Quiet Title against you to a certain tract of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

ALL that certain piece, parcel or tract of land situate in the Township of Butler, County of Butler, and State of Pennsylvania, bounded and described as follows, to-wit

Bounded by a line commencing at the intersection of the Northeasterly side of Lewis Avenue and the Easterly line of the proposed extension of Chesapeake Street; thence Southeastwardly along said Northeasterly line of Lewis Avenue, a distance of three hundred (300) feet' thence Northeastwardly at right angles a distance of thirty (30) feet; thence Northwestwardly by a straight line to a point on the Easterly line of said proposed extension of Chesapeake Street, a distance of 100 feet from the point of beginning; thence Southerly along Easterly line of Chesapeake Street, extended, to the point of beginning, having area of approximately .447 acres.

You are hereby notified to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within (30) days from entry of said judgment by default you commence an action in ejectment against the Plaintiff, a Final Decree may be entered against, forever barring you from asserting any right title, interest or claim in said property inconsistent with the claim of Plaintiff

NOTICE TO DEFEND

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Prothonotary's Office
300 South Main Street
Butler, PA 16001
(724) 284-5214

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

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

BCLJ: May 18, 25 & June 1, 2018

SERVICE BY PUBLICATION

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION – LAW
NO. 2018-10250**

BEAR CREEK WATERSHED AUTHORITY,
Butler County, Pennsylvania, Plaintiff,
vs.

**EDWARD M. HEETER, JR. and BEVERLY
A. HEETER, Defendants.**

TO: EDWARD M. HEETER, JR. and
BEVERLY A. HEETER

You are hereby notified that on March 21, 2018 a Writ of Scire Facias was issued in the Court of Common Pleas of Butler County, Pennsylvania at the above number and term. You must take action within twenty (20) days after the date of this Notice, by entering a written appearance personally or by attorney to the claims set forth against you. If you wish to defend, you must enter a written appearance personally by attorney and file your defenses and objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Office of the Prothonotary
1 st Floor – County Courthouse
300 South Main Street
Butler, PA 16001
(724) 284-5214

ANDREW M. MENCHYK, JR., ESQUIRE
STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001

BCLJ: June 1, 2018

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, by John A. Rader, the party to the registration, for the conduct of a business under the fictitious name of **RADER CLEAN OUT SERVICES** with its principal office or place of business at 496 North Duffy Road, Butler, Pennsylvania 16001.

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

BCLJ: June 1, 2018

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J.D., 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, according to law, and will be presented to Court for confirmation and allowances on **MONDAY, JUNE 11, 2018, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
WARNER, Billie J.	Franklin Blackstone, Jr.	04/06/18
NAME	GUARDIAN/TRUSTEE/POA	FILED
KEEGAN, Nancy S.	Kathleen A. Gallagher, Co-Guardian Dorothy J. Petrancosta, Co-Guardian	04/24/18

BCLJ: June 1, 8, 2018

BRIDGE THE GAP

June 8, 2018 Presented by Elizabeth A Smith, Esq
9:00am - 1:00pm
Cost \$25.00 / 4 ethics credits

December 7, 2018 Presented by Elizabeth A Smith, Esq
9:00am - 1:00pm
Cost \$25.00 / 4 ethics credits

***Open to any attorney in need of credit.
Not limited to new admittees**

To register, contact the Bar Office at 724.841.0130

Go to www.butlercountypabar.org for more information
and updates on PBI & BCBA CLEs

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 27th day of July 2018** 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 24, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30074
C.P. 2017-20780
ATTY KERI EBECK**

Seized and taken in Execution as the property of **JEFFREY M. BARBER, JULIANE M. WERNER, AND JULIANE M. WERNER BARBER** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:-

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF SUMMIT IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 03/27/2007 AND RECORDED 03/30/2007, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED VOLUME 2007033000 AND PAGE 07490.

TAX MAP OR PARCEL ID NO. 290-2F16-25.

BEING the same premises which Jeffrey M. Barber, by Deed dated March 27, 2007, and recorded on March 30, 2007 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Werner-Barber, in fee.

Being Parcel Number: 290-2F16-25

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30085
C.P. 2018-20453
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ERIC P. COLLINS AND CARRIE E. COLLINS** at the suit of HUNGTINTON NATL BANK, Being:-

All that certain lot or piece of ground situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, being Lot 3, 1.56 Acre, in the Final Plan of Subdivision for Roger R. and Juanita M. Collins, Trustees of the Collins Revocable Trust as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 285, Page 13.

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.

BEING known and numbered as 3586 Beck Road, Butler, PA 16002

Being the same property conveyed to Eric P. Collins and Carrie E. Collins, husband and wife who acquired title by virtue of a deed from Roger R. Collins and Juanita M. Collins, trustees of the Collins Revocable Trust dated July 27, 2004, dated August 30, 2005, recorded September 8, 2005, at Instrument Number 200509080025271, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1F151-19CA

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30094
C.P. 2018-20377
ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ERIC P. COLLINS AND CARRIE E. COLLINS** at the suit of HUNGTINTON NATL BANK, Being:-

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

Beginning at a point where the Southerly side of a 20 foot alley intersects the Westerly side of a 45 foot street, known as Cecelia

Street; thence in a Southerly direction along the Westerly side of Cecelia Street, a distance of 40 2/3 feet to a point; thence in a Westerly direction along land of Gensbigler, a distance of 142 feet, more or less, to a point on the Easterly side of a 20 foot alley, said point being 33 1/3 feet South from the point where the Southerly side of the first mentioned 20 foot alley intersects the Easterly side of the last mentioned alley; thence in a Northerly direction along the Easterly side of said 20 foot alley, a distance of 33 1/3 feet to a point; thence in an Easterly direction along the Southerly side of the first mentioned 20 foot alley, a distance of 140 feet to the point on the Westerly side of Cecelia Street, the place of beginning.

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

Bounded on the North, 140 feet, more or less, by land of Cecelia Margaret Benson; bounded on the East, 40 2/3 feet by Cecelia Street; bounded on the South, 140 feet, more or less, by land of Merle Gensbigler; and bounded on the West 33 1/3 feet by a 20 foot alley.

BEING known and numbered as 232 & 234 Cecelia Street, Butler, PA 16001

Being the same property conveyed to Eric P. Collins and Carrie E. Collins, husband and wife who acquired title by virtue of a deed from Eric P. Collins and Carrie E. Collins, husband and wife, dated June 19, 2006, recorded June 20, 2006, at Instrument Number 200606200015188, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 562-23-101A

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30093
C.P. 2017-21023
ATTY HEATHER RILOF

Seized and taken in Execution as the property of **RANDOLPH D. DAHL, SR, AND MARY KATHERINE DAHL** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

ALL THAT CERTAIN LOT OF GROUND SITUATE IN HE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOS:

COMMENCING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED ON ZIEGLER AVENUE; THENCE SOUTH ALONG LOT 307 IN THE W.S. BOYD PLAN, 100 FEET THENCE WEST ALONG LOT OF JENNIE W. BARNHART, 30 FEET, THENCE NORTH ALONG LOT OF SAME, 100 FEET TO ZIEGLER AVENUE; THENCE EAST ALONG ZIEGLER AVENUE, 30 FEET TO THE PLACE OF BEGINNING.

ADDRESS: 122 ZIGLEAR AVE; BUTLER, PA 16001

TAX MAP OR PARCEL ID NO.: MAP#26 PARCEL #163

BEING KNOWN AS: 122 Ziegler Avenue, Butler, PA 16001-0000

PROPERTY ID NO.: 56129162

TITLE TO SAID PREMISES IS VESTED IN RANDOLPH DANIEL DAHL, SR AND MARY KATHERINE DAHL, HIS WIFE, SON & DAUGHTER-IN-LAW OF GRANTOR BY DEED FROM Katherine V. Dahl DATED 06/24/1987

RECORDED 08/20/1993 IN DEED BOOK 2349 PAGE 524.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30092
C.P. 2018-20569
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **MATTHEW P. DURCI AND AMANDA E. DURCI** at the suit of WELLS FARGO BANK NA, Being:-

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

Beginning at the Southwest corner of tract conveyed by Treesdale Farms, Inc. to Harold A. and Helen M. Schubert, his wife, by deed dated June 13, 1952, and recorded in Deed Book 627, Page 77; thence North 4° 46' 31" 11 East a distance of 163.00 feet to a point; thence South 81° 28' 31" East along lands now owned by Donald A. Schubert, et ux, a distance of 339.79 feet to a point in the center of State Highway Route #68; thence South 13° 12' West a distance of 146.00 feet to a point; thence North 84° 34' West along the lands of St. John's E. L. Church a distance of 317.70 feet to a point, the place of beginning.

Together with all the right, title and interest of the Grantor in that certain 20 foot right of way which extends along the Western line of the property of now or formerly T. Schubert and John Farnen from Connoquenessing School Road, T-330, to the Northwest corner of the herein described property, Said right of way was for the benefit of the herein described property solely. This right of way was retained by the Grantor herein and is found more fully set form in the Schubert and Farnen deeds as recorded at Deed Book 1101, Page 449 and Deed Book 981, Page 674, respectively.

BEING known and numbered as 1206 Evans City Road, Evans City, PA 16027»

Being the same property conveyed to Matthew P. Durci and Amanda E. Durci, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Judy L. Tonya, unmarried, dated May 17, 2013, recorded May 22, 2013, at Instrument Number 201305220014843, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 370-S1-A10-0000

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30045
C.P. 2018-20375
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JODI L. SARVER ELLIOTT AND JODI ELLIOTT** at the suit of DEUTSCHE BK NATL TRUST CO, Being:-

ALL those certain pieces or parcels of land situated in Winfield Township, County of Butler, and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northwest corner in the center of a private road, between the land hereby conveyed and the land of now or formerly Bricker heirs; thence along the center of said private road, South 89 degrees East, a distance of 148.73 perches to the land of now or formerly Conrad Sell heirs and now or formerly Falkner; thence by said lands of now or formerly Conrad Sell heirs and now or formerly Falkner, South 1 degree West a distance of 97 perches to the lands of now or formerly Conrad Sell heirs; thence by lands of said Conrad Sell heirs, North 89 degrees West, a distance 148.73 perches to lands of now or formerly Todd; being Purpart Number 4 in the Partition of lands of Samuel Painter, deceased; thence along said Purpart Number 4, North 1 degree East, a distance of 97 perches to the place of beginning. Containing 89.17 acres.

EXCEPTING and RESERVING therefrom the following described tract of land:

BEGINNING at a point in the center of Legislative Route T-636, at the dividing line between the first tract described and Deed from Virginia D. Murrin, single, to Gerald Gildner, by deed dated August 17,1955, and recorded in Deed Book Vol. 674, Page 42, thence along said division line, South 83 degrees, 16 minutes West, 247.25 feet; thence North 9 degrees, 52 minutes West 408.79 feet to a point; thence South 68 degrees, 44 minutes East, 119.65 feet to a point; thence South 57 degrees, 37 minutes East, 253.93 feet to a point in the center line of said Township Road, T-656; thence along the center of the said Township Road, T-656, South 3 degrees, 2 minutes West, 194.63 feet, to a point, the place of beginning. Containing 1.97 acres.

EXCEPTING outsale to Joseph w. Conway, dated September 10,1973 and recorded at B 976 P 962 and further excepting any additional outsales of record.

TITLE TO SAID PREMISES IS VESTED IN JODI L. SARVER ELLIOTT AND EDWARD R. ELLIOTT, HER HUSBAND, by Deed from E. KENNETH SARVER AND HELEN M. SARVER, HIS WIFE, Dated 05/23/1995, Recorded 05/24/1995, in Book 2527, Page 540.

EDWARD R ELLIOTT A/K/A EDWARD ELLIOTT was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of EDWARD R ELLIOTT A/K/A EDWARD ELLIOTT'S death on or about 05/25/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 320 1F09 15

Premises Being: 130 PETERS LANE, CABOT, PA 16023-9539

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2015-30099
C.P. 2015-20458
ATTY TERRENCE MCCABE**

Seized and taken in Execution as the property of **JOHN G. HAYS AND KERI R. HAYS** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:-

TAX I.D. #: 170-4F19-25/2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF TOWNSHIP ROAD 443, ALSO KNOWN AS GRINDEL ROAD, 33 FEET WIDE, AT A POINT 1165.50 FEET EASTWARDLY FROM THE INTERSECTION OF SAID ROAD WITH STATE HIGHWAY 528, AND BEING THE SOUTHEASTERLY CORNER OF PROPERTY HEREIN DESCRIBED, AND ON THE LINE OF LAND OF WILLIAM J. HAYS AND DOLORES HAYS, HUSBAND AND WIFE, GRANTORS HEREIN; THENCE ALONG THE CENTER LINE OF TOWNSHIP ROAD 443, NORTH

89 DEGREES WEST, 100 FEET TO A POINT ON LAND NOW OR FORMERLY OF WILLIAM B. ENSLEN AND SHARON L. ENSLEN, HUSBAND AND WIFE; THENCE ALONG LAND NOW OR FORMERLY OF WILLIAM B. ENSLEN AND SHARON L. ENSLEN, HUSBAND AND WIFE, NORTH 1 DEGREE EAST, 581.11 FEET TO A POINT ON LAND NOW OR FORMERLY OF FLOYD HEETER THENCE ALONG LAND NOW OR FORMERLY OF FLOYD HEETER, SOUTH 89 DEGREES EAST, 100 FEET TO A POINT ON OTHER LAND NOW OR FORMERLY OF WILLIAM J. HAYS, ET UX.; THENCE ALONG LINE OF LAND NOW OR FORMERLY OF WILLIAM J. HAYS, ET UX., SOUTH 1 DEGREE WEST, 581.11 FEET TO A POINT AT THE PLACE OF BEGINNING.

CONTAINING 1.33 ACRES.

SUBJECT TO PRIOR CONVEYANCES, GRANTS, LEASES, EXCEPTIONS OR RESERVATIONS OF COAL, OIL AND GAS AND MINERAL AND MINING RIGHTS APPURTENANT THERETO, RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS AS THE SAME MAY APPEAR OF RECORD.

Being known as: 123 GRINDEL ROAD, PROSPECT, PENNSYLVANIA 16052.

Title to said premises is vested in John G. Hays and Keri R. Hays, husband and wife, by deed from William J. Hays and Dolores J. Hays, husband and wife, dated June 1, 1999 and recorded June 1, 1999 in Deed Book 3010, Page 100 Instrument Number 199906010015642.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30042
C.P. 2018-20373
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **FRANCES ELIZABETH KELLY** at the suit of CIT BANK N A, Being:-

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

BOUNDED on the North by lot formerly owned by Robert Story, now belonging to J.E. Hawk, on the East by Bear Creek; on

the South by an alley; on the West by Main Street of Bruin Borough; said lot of land fronting sixty (60) feet on said Main Street, and extending back one hundred seventy (170) feet to said Bear Creek.

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 129 Main Street, Bruin Pennsylvania, 16022

Parcel #340-S1-A37-0000

BEING THE SAME PREMISES which Francis Elizabeth Kelly by Corrective Deed dated May 23, 2008 and recorded June 17, 2008 in Instrument #200806170013493, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Frances Elizabeth Kelly, in fee.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30084

C.P. 2018-20615

ATTY SAMANTHA GABLE

Seized and taken in Execution as the property of **JACOB R. KOTHE, ROBERT M. KOTHE, AND EUNICE M. KOTHE** at the suit of PHH MORTGAGE CORPORATION, Being:-

ALL THAT CERTAIN piece, parcel or lot of ground situate in the Borough of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northerly side of Franklin Street at the Southeasterly corner of lot of John Watson, said Lot being known as Lot No.11 in the Franklin Terrace Plan; thence along said Lot No. 11 in a Northwesterly direction a distance of 150.00 feet to a point at line of Lot No. 33; thence in a northeasterly direction along line of Lot. No. 33 and Lot No. 32 a distance of 75.00 feet to a point; thence through the center of Lot No. 13 in a Southeasterly direction a distance of 150.00 feet to a point on Franklin Street; thence along Franklin Street in a Southwesterly direction a distance of 75.00 feet to the place of beginning.

BEING Lot No. 12 and one-half of Lot No. 13 in the Franklin Terrace Plan of Lots, as laid out by S.J. Taylor, RS, which plan is recorded in the Recorder's Office in and for Butler County in Rack File 13, Page 6.

FOR INFORMATIONAL PURPOSES ONLY:

BEING known as 453 Franklin Street, Slippery Rock, PA 16057.

BEING Parcel #510-S2-A12-0000

BEING THE SAME PREMISES which Bradley A. Holtzapple and Raili M. Holtzapple, husband and wife, by Deed dated June 15, 2010 and recorded June 18, 2010, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Jacob R Kothe, in fee.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30100

C.P. 2018-20731

ATTY LEON HALLER

Seized and taken in Execution as the property of **LINDA MAUTHE** at the suit of MIDFIRST BANK, Being: ALL that certain piece, parcel or tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern line of a 50 foot street known as Wycliffe Way where the same is intersected by the eastern line of Lot No. 33 in the within plan being the southwest corner of the lot herein described; thence continuing along the eastern line of Lot No. 33 and Lot No. 34, north 1 degree 26 minutes East, a distance of 250.78 feet to a stake; thence North 88 degrees 34 minutes East, a distance of 253.19 feet to a stake on the western line of Wycliffe Way; thence continuing along the western line of Wycliffe Way as it becomes the northern line of Wycliffe Way, the following courses and distances, to wit: by a curve to the left having a radius of 3061.42 feet, a distance of 20.30 feet to a stake; by a curve to the right having a radius of 192.28 feet, a distance of 308.74 feet to a stake; by a curve to the left having a radius of 550 feet, a distance of 84.55 feet to a stake on the eastern line of Lot No. 33 and the place of beginning.

Being Lot No. 43 in the Franklin Grove Plan No. 2, Addition No. 1, recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 68, page 36.

UNDER AND SUBJECT to the following reservations and restrictions, to wit:

- 1. Only one residence shall be built on a lot;

- 2. The premises shall be used for residential purposes only;
- 3. No commercial vehicles other than vehicles servicing the premises shall be parked on the premises;
- 4. No residence under \$25,000.00 shall be constructed on each lot;
- 5. No vehicle shall be parked along the streets, but shall be parked on the premises;
- 6. Only one utility building shall be permitted per lot;
- 7. No trees or shrubs shall be planted closer than 25 feet from the center line of the street;
- 8. All electrical transmission cables shall be buried underground.

Said parcel is being more particularly bounded and described per the survey or Land Surveyors, Inc. dated August 17, 1995:

BEGINNING at a point on the western line of Wycliffe Way, a 50 foot right-of-way, said point being the northeast corner of the parcel herein described; thence along Wycliffe Way, the following three courses and distances: by a curve to the right having a radius of 3,061.42 feet an arc distance of 25.13 feet to a point; thence by a curve to the right having a radius of 192.28 feet an arc distance of 308.81 feet to a point; thence by a curve to the left having a radius of 550.00 feet an arc distance of 82.95 feet to a point, being the southwest corner herein and in the center line of a 10 foot easement; thence along the center line of a 10 foot easement, North 02 degrees 03 minutes 00 seconds West, a distance of 252.53 feet to a point, being the northwest corner hereof and common to lands of now or formerly J.D. Klein; thence along lands of now or formerly J.K Klein, North 87 degrees 57 minutes 00 seconds East, a distance of 253.78 feet to a point, the place of beginning.

Containing 1.247 acres and having thereon erected a one story frame dwelling house.

Being Lot No. 43 in the Franklin Grove Plan No. 2, Addition No. 1, as recorded in Rack File 68, page 36.

UNDER AND SUBJECT to a 10 foot easement along the western line of premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 107 WYCLIFFE WAY BUTLER, PA 16001

TAX PARCEL NO. 170-S2-B 43

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Carl L. Mauthe and Linda D. Mauthe by deed dated 12/10/99 and recorded 12/21/99 in Butler County Instrument No. 199912210035489, granted and conveyed to Linda D. Mauthe.

TO BE SOLD AS THE PROPERTY OF LINDA D. MAUTHE UNDER JUDGMENT NO. 2017-10064.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30047
C.P. 2018-20415
ATTY MATTHEW FISSEL

Seized and taken in Execution as the property of **ROBERT MCCLAIN JR HEIR AND PATRICIA ANN MCCLAIN DECEASED** at the suit of SPECIALIZED LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being Lot No. 23 in the Woodlands Estate Park Plan, as recorded in the Recorder's Office of Butler County in Rack File 63, Page 25.

TOGETHER with an easement in and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in the Recorder's Office of Butler County on Deed Book Volume 997, Page 1060.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in Instruments of Record.

DEED BOOK: Instrument Number 200405140015413

DEED PAGE: Instrument Number 200405140015413

MUNICIPALITY: Township of Cranberry

TAX PARCEL#: 130-S4-C23-000

PROPERTY ADDRESS: 110 Kirkwood Drive Cranberry Township, PA 16066

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2009-30176
C.P. 2009-20617
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JEFFREY A. MCCONNELL AND AMANDA MCCONNELL** at the suit of WILMINGTON SVGS FUND SOCIETY FSB, Being:-

ALL THAT CERTAIN lot of land situate in the Borough of West Sunbury, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the Southwestern corner of the within described property, said point being on the center line of a 60-foot street known as State Street and intersecting with an alley: thence North 11 degrees 13 minutes 21 seconds East, 211.731 feet along said alley to a point at the intersection with another alley; thence South 78 degrees 46 minutes 39 seconds East, 284.967 feet along said alley and property of West Sunbury United Presbyterian Church to a point on the center line of State Street; thence South 39 degrees 07 minutes 27 seconds West. 113.57 feet along center line of State Street (a dirt and gravel road) to a point; thence along said State Street by a curve to the right, having a radius of 210.985 feet to an arc measuring 233.02 feet to a point; thence continuing along State Street, North 77 degrees 35 minutes 48 seconds West. 41.023 feet to a point, the place of beginning.

BEING known and designated as Tax Parcel Number 540-S1-E15 in the Deed Registry Office of Butler County, Pennsylvania.

HAVING erected thereon a residential dwelling municipally known and numbered as 211 State Street, West Sunbury, PA 16061.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. McConnell and Amanda McConnell, h/w, by Deed from Jeffrey A. McConnell, married, Dated 08/16/2005.

Recorded 09/01/2005, Instrument No. 200509010024445.

Tax Parcel: 540-S 1 -E15-0000

Premises Being: 211 EAST STATE STREET. WEST SUNBURY, PA 16061-3131

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30099
C.P. 2018-20730
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **UNKNOWN HEIRS RAEANNE MEYERL DECEASED AND BRANDON MEYERL HEIR** at the suit of DEUTSCHE BK NATL TR CO, Being:-

ALL that certain lot or parcel of ground situate in the Borough of Mars, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a point on the easterly side of Pearl Street on the division line of Lots Nos. 141 and 142 in the plan of lots laid out by Sarah J. Crowe, said Lot No. 142 being now or formerly owned by F.V. Pinkerton; thence by Pearl Street, Southwardly 113-5/12 feet to the corner of a 14 foot alley, now McGee Street; thence Eastwardly along line of said alley, now McGee Street, 125 feet to Long Alley; thence Northwardly along line of Long Alley 108-5/12 feet to the division line of Lots Nos. 141 and 142; thence by said line 125 feet, Westwardly, to the place of beginning.

BEING Tax Map Parcel No, 450-S1-D2.

BEING Lot Nos. 139, 140 and 141 in the said Sarah J. Crowe plan of lots.

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.

BEING THE SAME PREMISES which Dan

A. Billman and Pamela S. Billman, by Deed Dated 3/30/2012 and Recorded 4/3/2012, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument # 201204030008962, granted and conveyed unto Raeanne Meyerl. AND THE SAID Raeanne Meyerl passed away on or about February 1, 2017, thereby vesting title in Brandon Meyerl and any Unknown heirs, successors, and assigns of Raeanne Meyerl.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30058
C.P. 2018-20456
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JAMES A. NELSON AND MARGARET S. NELSON** at the suit of LSF8 MASTER PARTICIPATION TR, Being:-

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

Beginning at a point in the center line of a public road designated T-552, a 33 foot right-of-way, said point being common to lands of Elizabeth K. Habarnet, et vir, and lands now or formerly of Gerard Krebs, said point being the Northwest corner of the within described tract of land; thence* from said beginning point south 88° 30' East along lands of Habarnet, 424.21 feet to a point on lands of Gerard Richard Krebs, et ux; thence South 01 ° 30' West along lands of Krebs, 200 feet to a point on other lands of Krebs; thence North 88° 30' West along other lands now of Krebs, 446.99 feet to a point in the center of Route T-552; thence now North 07° 05' 04" East along the center line of Route T-552, 201.30 feet to a point, the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN MARGARET S. NELSON AND JAMES A. NELSON, H/W, by Deed from JEANNE D. KONAR, AN UNMARRIED INDIVIDUAL, Dated 08/24/1998, Recorded 09/03/1998, in Book 2906, Page 0883.

Tax Parcel: 100-1F159-39A-0000

Premises Being: 226 KNOCH ROAD, SAXONBURG, PA 16056-9422

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30065
C.P. 2016-22090
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **ANDREW D. PARKER IND & DEVISEE, ANDREW DALE PARKER IND & DEVISEE, ROBERT T. PARKER, JR EST AND ROBERT THOMAS JR EST** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

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

On the North 40 feet by Lyon Avenue; on the East 124.75 feet, more or less, by Lot No. 20 in the same plan of lots, now or formerly owned by William C. Jahnig; on the South, 40 feet by Cottage Hill Avenue; and on the West, 122.50 feet, more or less, by Lot No. 18 in the same Plan of Lots now or formerly owned by William C. Jahnig.

BEING Lot No. 19 in the William C. Jahnig Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book No. 4, Page 121.

HAVING a two-story frame dwelling house and frame garage thereon erected.

ALSO: All that certain lot of ground situate in the First Ward of the City of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

On the North 3.75 feet by Lyon Avenue; on the East 136 feet by lands of Dietrich; on the South. 60.2 feet by Cottage Hill Avenue; and on the West, 124.75 feet by lands of Claire E. Plaisted, et

BEING Lot No. 20 in the William C. Jahnig plan of lots recorded as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Andrew D. Parker, Individually and as an heir of the Estate of Robert T. Parker, by Deed from Robert T. Parker, III, Executor of the Estate of Robert T. Parker, Jr., Dated 02/26/2014, Recorded 02/28/2014, Instrument No. 201402280004225.

Mortgagor ROBERT T. PARKER, JRAIKIA

ROBERT THOMAS PARKER, JR died on 01/09/2011, leaving a Last Will and Testament dated 01/02/2011. Letters Testamentary were granted to ROBERT T. PARKER, 111 on 01/24/2011 in BUTLER COUNTY, No. 10-11-0066. The Decedent's surviving heirs at law and next-of-kin are ANDREW D. PARKER, ROBERT T. PARKER, 111, CHRISTOPHER E. PARKER, and KATHER1NER. PARKER. Subsequently, ROBERT T. PARKER, 111, Executor of the Estate of ROBERT T PARKER, JR, transferred title to ANDREW D. PARKER, Individually and as an heir of the Estate of ROBERT T PARKER, by virtue of a deed dated 02/26/2014 and recorded 02/28/2014 in Instrument Number 201402280004225 with the BUTLER County Office of the Recorder of Deeds.

By executed waivers, CHRISTOPHER E. PARKER, ROBERT T. PARKER, III and KATHER1NE R. PARKER waived their right to be named as a defendant in the foreclosure action.

Tax Parcel: 561-1-24-0000

Premises Being: 105 LYON AVENUE, BUTLER, PA 16001-6322

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2015-30048
C.P. 2015-20372
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **BRIAN L. PERANI** at the suit of US BANK NATIONAL ASSN, Being:-

PARCEL NO.: 140-1F106-A13A

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

COMMENCING at a point in the center line of Medical Center Road at a point in common to lands of now or formerly Miller, said point being the Northwest corner of the premises herein described; thence along the center line of Medical Center Road, North 75 degrees 13 minutes 30 seconds East a distance of 358.50 feet to a point on lands of now or formerly Dellenbach; thence by line of same, the following three (3) courses and distances: South 01 degree 30 minutes 00 seconds West a distance of 243.00 feet to a point; thence South 63 degrees 30 minutes

00 seconds West a distance of 22.40 feet to a point; thence South 75 degrees 00 minutes 00 seconds West a distance of 336.50 feet to a point on lands of now or formerly Miller; thence by line of same, North 01 degree 30 minutes 00 seconds East a distance of 243.00 feet to a point in the center line of Medical Center Road, the place of beginning.

BEING known as 308 Medical Center Road, Chicora, PA 16025.

SAID DESCRIPTION is in accordance with a survey of Bock & Clark, Ltd. Dated march 22, 2001.

Fee Simple Title Vested in Brian L. Perani by deed from, Robert J. Fennick and Deana M. Fennick, husband and wife dated 10/26/2006, recorded 10/26/2006, in the Butler County Recorder of deeds in Deed Instrument No. 200610260027415.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30043
C.P. 2018-20374
ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **EDWARD RUDOLCHICK AND LAURIE A. SMITH** at the suit of CITIMORTGAGE INC., Being:-

ALL THAT CERTAIN TRACT OF LAND SJTUAIE IN CONCORD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS

ON THE NORTH BY LANDS OF NOW OR FORMERLY CH1APPINI; ON THE EAST BY LANDS NOW OR FORMERLY RICHARD WICK; ON THE SOUTH BY THEE SPRINGDALE LUTHERAN CHURCH PROPERTY AND PUBLIC ROAD; ON THE WEST BY THE BOYDSTOWN AND WEST SUNBURY PUBLIC ROAD

CONTAINING FIFTEEN (15) ACRES, MORE OR LESS, WITH ONE STORY FRAME HOUSE, BARN AND OTHER OUTBUILDINGS THEREON ERECTED

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE CENTERLINE OF LR 10057 (BOYDSTOWN AND WEST SUNBURY ROAD) APPROXIMATELY 1700 FEET

NORTHWEST ALONG THE SAID ROAD FROM ITS INTERSECTION WITH SPRINGDALE CHURCH ROAD AT THE SPRINGDALE LUTHERAN CHURCH, SAID IRON PIN BEING ALSO THE SOUTHWEST CORNER OF THE NOW OR FORMERLY SB. CHIAPPINI TRACT LYING NORTH OF THE SUBJECT PROPERTY AND ALSO THE SOUTHEAST CORNER OF THE NOW OR FORMERLY MM. CHIAPPINI PARCEL; THENCE ALONG A WIRE FENCE NORTH 89 DEGREES 5 MINUTES 57.6 SECONDS EAST 828.31 FEET TO AN EXISTING STONE TO THE LAND OF NOW OR FORMERLY ALAN E. CHUDEREWICZ; THENCE ALONG NOW OR FORMERLY CHUDEREWICZ ALONG A WIRE FENCE SOUTH 1 DEGREE 0 MINUTES 6 SECONDS EAST, 1,175.33 FEET TO AN EXISTING STONE A CORNER WITH SPRINGDALE LUTHERAN CHURCH AND NOW OR FORMERLY P. MCGREGOR; THENCE ALONG THE NORTH LINE OF SPRINGDALE LUTHERAN CHURCH SOUTH 75 DEGREES 53 MINUTES 30 SECONDS WEST PASSING THROUGH AN IRON PIN AT 154.05 FEET A TOTAL DISTANCE OF 263.02 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF LR. 10057 (HAVING PASSED THROUGH AN IRON PIPE SET AT THE SIDELINE OF THE 33 FOOT R.W. GRANTED TO THE PENNSYLVANIA DEPARTMENT OF HIGHWAYS; THENCE UP THE CENTERLINE OF LR. 10057 (THE BOYDSTOWN AND WEST SUNBURY ROAD) THE FOLLOWING COURSES AND DISTANCES: NORTH 31 DEGREES 40 MINUTES 4 SECONDS WEST 195.90 FEET ALONG LAND OF NOW OR FORMERLY HERALD TO A P.K. NAIL SET IN THE ROAD CENTERLINE; THENCE ALONG NOW OR FORMERLY WM. J. AND JOSEPHINE NOBUT NORTH 32 DEGREES 22 MINUTES 47 SECONDS WEST 329.62 FEET TO A P.K. NAIL SET IN THE ROAD CENTERLINE; NORTH 28 DEGREES 50 MINUTES 6 SECONDS WEST 332.29 FEET AND NORTH 17 DEGREES 26 MINUTES 48 SECONDS WEST 513.68 FEET TO P.K. NAILS SET IN THE ROAD CENTERLINE TO THE AFORESAID EXISTING IRON PIN IN THE CENTER OF LR. 10057, THE POINT OF BEGINNING, HAVING AN AREA OF 16.47883 ACRES AS SURVEYED OCTOBER 31, 1988 BY JAMES C. ALLISON, SURVEYOR, KMTANNING, PA.

BEING KNOWN AS: 57 RUDY LANE, WEST SUNBURY, PA 16061

BEING THE SAME PREMISES which Edward Rudolchick, a single person, by Deed dated June 20, 2002 and recorded June 25, 2002 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 200206250021527, granted and conveyed unto EDWARD RUDOLCHICK and LAURIE A. SMITH, as joint tenants with the right of survivorship.

PARCEL NO.: 110-2F59-B1A-0000

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30076
C.P. 2018-20570
ATTY LEON HALLER**

Seized and taken in Execution as the property of **ANDREW RAYMOND RUNK AND ANDREW R RUNK** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

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

BEGINNING at a point 65 feet from the Southwest corner of State Street and Mitchell Avenue; thence in a southerly direction along said Mitchell Avenue, 21 feet 8 inches to a point; thence in a westerly direction along Lot No. 8 of the same plan 80 feet to lot now or formerly of McDonald; thence North along McDonald lot, 21 feet 8 inches to a point; thence eastwardly along Lot 10, 80 feet to the point of beginning. BEING Lot No. 9 in the F.G. Hollman Division of Lots Nos. 25 and 26 in the Mitchell Brown Plan of Lots.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 316 MITCHELL AVENUE BUTLER, PA 16001

TAX PARCEL NO. 565-24-127-0000

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred

to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which James R. and Meredith E. Lindsay, by deed dated May 7, 2010 and recorded May 12, 2010 at Butler County Instrument No. 201005120010158 granted and conveyed unto Andrew Raymond Runk.

TO BE SOLD AS THE PROPERTY OF ANDREW R. RUNK A/K/A ANDREW RAYMOND RUNK UNDER JUDGMENT NO. 2017-11150.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30098
C.P. 2014-21079**

ATTY GREGORY JAVARDIAN

Seized and taken in Execution as the property of **DEBRA L. RUSSELL** at the suit of GREEN TREE CONSUMER DISCOUNT COMPANY, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being specifically described as Lot No. 6 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on the 20th day of December, 1996 at Plan Book Volume 198, pages 36-38.

BEING KNOWN AS: 607 Cassandra Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which Christopher P. Wiesen and Brenda K. Wiesen, his wife, by Deed dated 10/13/1999 and recorded 10/26/1999 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 3064, Page 556, granted and conveyed unto Debra L. Russell.

PARCEL NO.: 130-S24-D6

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30078
C.P. 2018-20039
ATTY THOMAS KING**

Seized and taken in Execution as the property of **MICHAEL J SCHATZMAN** at the suit of BREAKNECK CREEK REGIONAL AUTHORITY, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 5-8-2 in the Connie Heinauer Plan of Lots, being more particularly bounded and described as follows, to wit: (as recorded in P.B.V. 80, Page 44)

BEGINNING at a point on the Westerly side of Tenacity Trail, a 40 foot private right of way; thence from said point, North 3 degrees 30 minutes West, a distance of 437 feet to a point; thence South 75 degrees 44 minutes East, a distance of 234.365 feet to a point; thence South 3 degrees 30 minutes East, a distance of 218.50 feet to a point; thence North 75 degrees 44 minutes West, a distance of 234.365 feet to a point; thence North 3 degrees 30 minutes West, a distance of 218.50 feet to a point of beginning.

SUBJECT to all prior grants and reservations of coal, oil, gas, mining rights, rights of way, building lines, easements as the same may be or appear in prior instruments and plans of record.

Being part of the same property which Albert Heinauer and Connie J. Heinauer, his wife, by their Deed dated March 13, 1981, and recorded in the Recorder's Office of Allegheny County in Deed Book Volume 1110, Page 856, granted and conveyed unto Connie Heinauer, who by Installment Land Contract dated May 30, 1981, conveyed same property to Michael Schatzman.

BEING the same premises conveyed by Connie J. Heinauer to Michael J. Schatzman by Deed dated May 27, 1986, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Deed Book 1296, Page 160.

Said premises being known as 106 Misty Hollow Trail, Mars, Pennsylvania, 16046.

Tax Parcel No. 010-S6-A5B-0000.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2016-30186
C.P. 2016-21187
ATTY JENEICE DAVIS**

Seized and taken in Execution as the property of **CHAD E. SCHNUR AND KIMBERLY J. SCHNUR** at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:-

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

COMMENCING at a point in the center line of the Chicora Road (Route 68) at a point in common to lands of now or formerly Green; thence along the center line of the Chicora Road, North 80 degrees 31 minutes 28 seconds East, a distance of 50.11 feet to a point on lands of now or formerly of Fay; thence by line of same through two existing pipes, South 11 degrees 13 minutes 42 seconds East a distance of 439.50 feet to a point; thence by line of lands of now or formerly Fay and Pierce, North 84 degrees 32 minutes 18 seconds East a distance of 200.0 feet to an iron pin on lands of now or formerly Cumberland; thence by line of same and by line of lands of now or formerly Schoentag, North 82 degrees 04 minutes 00 seconds East a distance of 179.43 feet to an iron pin on line of lands of Institute Hill Christian & Missionary Alliance Church; thence by line of same South 13 degrees 19 minutes 29 seconds West a distance of 417.21 feet to an iron pin on line of lands of now or formerly Hinderlitter; thence by line of same and by line of lands now or formerly Armstrong; North 61 degrees 46 minutes 18 seconds West a distance of 523.12 feet to an iron pin on line of lands of now or formerly Walborn; thence by line of same North 11 degrees 10 minutes 47 seconds West a distance of 97.56 feet to an iron pin on line of lands of now or formerly Green; thence by line of same North 84 degrees 32 minutes 18 seconds East a distance of 150.0 feet to a point; thence continuing by lands of now or formerly Green, North 11 degrees 15 minutes 42 seconds West a distance of 436.0 feet to a point, the place of beginning.

SAID DESCRIPTION is in accordance with a survey of W.J. McGarvey, P.E., dated January 12, 1999.

HAVING thereon erected a dwelling house, carport, shed and cottage and being known as 330 Chicora Road, Butler, PA 16001.

Being the same premises which Guy H. Burk and Celia A. Burk, h/w, by Deed dated 1/15/1999, recorded 1/20/1999 in Deed Book 2959, Page 588 conveyed unto Chad E. Schur and Kimberly J. Schur, h/w.

Parcel #250-S2-A15

IMPROVEMENTS: Residential dwelling

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30054
C.P. 2018-20451
ATTY LEON HALLER**

Seized and taken in Execution as the property of **MICHELE A. SCOTT AND EDWARD E. SCOTT** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Township of Summit, County of Butler and State of Pennsylvania, being bounded and described as follows, to wit:

TRACT ONE:

BEGINNING at a point on the Southeast corner of the tract herein conveyed, said point being 25 feet from the center line of State Highway Route No. 68, and being on the West side of said State Highway adjoining lands of William Ross and Mary Ross; thence North 87 degrees 30 minutes West along lands of Ross, 200 feet to an existing iron pin; thence in a northeasterly direction along lands of now or formerly Dana Miller, North 22 degrees 51 minutes 30 seconds East, a distance of 142.70 feet to an iron pin on line of land of Hardy; thence along line of land of Hardy, South 61 degrees 16 minutes East a distance of 200 feet to an iron pin located at the West side of State Highway Route No. 68; thence proceeding along the West side of said Route 68, South 35 degrees 07 minutes 10 seconds West a distance of 53.88 feet to an iron pin at the place of BEGINNING.

Parcel No. 290-S1-F1.

As per Survey of Charles L. Fair, II dated April 20, 1977.

TRACT TWO:

BEGINNING at a point, being the Eastern corner of the land herein conveyed being a point in common with the center line of

Route 68, thence South 35 degrees 43 minutes 35 seconds West a distance of 67.66 feet to a point also being a point in the center line of Route 68; thence North 62 degrees 15 minutes 49 seconds West a distance of 132.75 feet to a point; thence South 87 degrees 30 minutes 00 seconds East ("East" erroneously omitted in prior recorded documents) a distance of 157.15 feet to a point, also being a center line of Route 68, being the place of BEGINNING.

Parcel No. 290-S1-E12A.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 249 CHICORA ROAD, BUTLER, PA 16001.

TAX PARCEL NOS. 290-S1-FA and 290-S1-E12A

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Charles J. Dallmus and Robin R Dallmus, husband and wife, by Deed dated October 25, 2010 and recorded November 2, 2010 in Butler County Instrument No. 201011020025672, granted and conveyed unto Michele A. Scott and Edward E. Scott, her husband.

TO BE SOLD AS THE PROPERTY OF EDWARD E. SCOTT AND MICHELE A. SCOTT UNDER JUDGMENT NO. 2017-11054.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30072
C.P. 2017-21863
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain parcel of ground situate in Slippery Rock Borough Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of said lot and running North by lands now or formerly of Allegheny Valley School, 180 feet to an alley; thence West along said alley 60 feet to a post; thence South by lands now or formerly of Francis J. Schmitt, 180 feet to Franklin Street, formerly known as Scrub Grass Road; thence East along the same 60 feet to the place of beginning. MAP #510-S2-53. Property address is 329 Franklin Street, Slippery Rock, Pennsylvania 16057

BEING the same premises conveyed by Edward J. Rieland and Beverly A. Rieland, husband and wife, to Slippery Rock Brothers LLC, a Limited Liability Company, organized and existing under the laws of the State of New York, by deed, dated September 25, 2009 and recorded September 25, 2009, in Butler County at Instrument No. 200909250022764.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30067
C.P. 2017-21864
ATTY WILLIAM E HAGER III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippery Rock, County of Butler, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin at the Northeast corner of lot herein described on line of lot now or formerly of Dean Staff and a lot now or formerly of Dave Alper; thence along said lot now or formerly of Dave Alper South 40° 45' East, 120 feet to an iron pin on Cooper Street; thence along Cooper Street South 49° 15' West 40 feet to an iron pin on line of

lands now or formerly of Brandon; thence along said lands now or formerly of Brandon North 40°45' West, 120 feet to an iron pin on line of lands now or formerly of Dean Staff; thence North 49°15' East, 40 feet to the place of beginning. Map #510-S3-46

BEING the premises conveyed by Stephen M. Spedalieri, and Scott A. Valentine, to Slippery Rock Brothers LLC, by deed dated October 3, 2007 and recorded October 11, 2007 at Butler County Instrument No. 200710110026614.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30070
C.P. 2017-21865
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippery Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

BOUNDED on the North, sixty (60) feet by line of lands of the Grantees herein; bounded on the East, sixty (60) feet by Normal Avenue; bounded on the South, sixty (60) feet by an alley; and bounded on the West by lot of the Grantees herein being the first tract herein described; said tract having a frontage of sixty (60) feet on Normal Avenue and extending back at the same width, a distance of sixty (60) feet to the said lot of the Grantees herein.

HAVING erected thereon a brick apartment building. MAP #510-S2-132.

Having a property address being known as 134 Normal Avenue, Slippery Rock, Pennsylvania 16057.

BEING part of the premises conveyed by Stephen M- Spedalieri and Scott A. Valentine, to Slippery Rock Brothers LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30078
C.P. 2017-21866
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippery Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a post at the Northeast corner of said lot and running South by lands of the Grantees herein, one hundred fifty-one (151) feet, more or less, to an alley; thence along said alley, West, sixty (60) feet to a post; thence by line of lands now or formerly Donald L. Hilgar, North one hundred fifty-one (151) feet, more or less to a post; thence along the New Castle-Franklin Street, also known as Route 108; sixty (60) feet to the place of beginning. MAP #510-S2-131. Having a property address being known as 352 and 354 Franklin Street, Slippery Rock, Pennsylvania 16057.

BEING part of the premises conveyed by Stephen M. Spedalieri, and Scott A. Valentine, to Slippery Rock Brothers, LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30069
C.P. 2017-21867
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

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

BEGINNING at a point on the Northeastern right of way line of North Main Street, a fifty foot public right of way, at the line dividing the land herein described and lands now or formerly of A. J. Snodgrass, and also marking the Northwestern corner of the land herein described; thence by the line dividing

the land herein described and lands now or formerly of A. J. Snodgrass North 56°26'30" East, a distance of 160 feet to a point on the Southwestern right of way line of a twenty foot alley; thence by the Southwestern right of way line of a 20 foot alley, South 33°33'30" East, a distance of 30 feet to a point on the line dividing the land herein described and lands now or formerly of J. Miller; thence by the same dividing line, South 56°26'30" West, a distance of 160 feet to a point on the Northeastern right of way line of North Main Street; thence by North Main Street aforesaid, North 33°33'30" West, a distance of 30 feet to a point on the line dividing the land herein described and lands now or formerly of A. J. Snodgrass, being the place of beginning. This description was mad according to a survey of Bock & Clark, Inc. dated May 24, 1999. Address is 212 North Main Street. Map #510-S2-15

BEING the same premises conveyed to Slippery Rock Brothers LLC, by deed of Stephen M. Spedalieri and Scott A. Valentine, dated July 9, 2013 and recorded July , 2013 at Butler County Instrument No.:

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30073
C.P. 2017-21868
ATTY WILLIAM E HAGER, III

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain parcel of ground situate in Slippery Rock Borough Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of said lot and running North by lands now or formerly of Allegheny Valley School, 180 feet to an alley; thence West along said alley 60 feet to a post; thence South by lands now or formerly of Francis J. Schmitt, 180 feet to Franklin Street, formerly known as Scrub Grass Road; thence East along the same 60 feet to the place of beginning. MAP #510-S2-53. Property address is 329 Franklin Street, Slippery Rock, Pennsylvania 16057

BEING the same premises conveyed by Edward J. Rieland and Beverly A. Rieland, husband and wife, to Slippery Rock Brothers LLC, a Limited Liability Company, organized

and existing under the laws of the State of New York, by deed dated September 25, 2009 and recorded September 25, 2009, in Butler County at Instrument No. 200909250022764.

It is hereby expressly intended and declared that this mortgage is subject, in lien and payment, to a certain mortgage to secure the payment of the principal sum of SEVENTY-FOUR THOUSAND NINE HUNDRED and NO/100 (\$74,900.00) Dollars given by said mortgagor to Clarion County Community Bank, dated September 25,2009, and intended to be recorded as a first mortgage; and that the lien of said first mortgage shall not be affected or impaired by a judicial sale under a judgment recovered upon this mortgage; but any such sale shall expressly advertised and made subject to the lien of the said first mortgage.

BCLJ: May 18, 25 & June 1, 2018

E.D. 2018-30075
C.P. 2017-21869
ATTY WILLIAM E HAGER, III

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

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

Beginning at an iron post on the east side of Normal Avenue. formerly Highland Avenue, ten (10) feet north of the original line between Lots #27 and #28 of the Lewis Patterson Plan of Lots m said Borough: thence in a northerly direction along the east side of said Normal Avenue 0 degrees 15 minutes West, a distance of fifty (50) feet to an iron post at the dividing line between Lots Nos. 26 and 27 of said plan; thence by dividing line between Lots Nos. 26 and 27. South 86 degrees 15 minutes East, one hundred sixty (160) feet to a sixteen foot alley: thence along the west side of said alley a distance of fifty (50) feet to an iron post; thence North 86 degrees 15 minutes West by a line parallel with the north line of the lot hereby conveyed a distance of one hundred and sixty (160) feet to an iron post, the place of beginning.

Being designated as Tax Parcel Number: 510 S3 179

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30074
C.P. 2017-21870
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

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

Beginning at an iron post on the east side of Normal Avenue. formerly Highland Avenue, ten (10) feet north of the original line between lots #27 and #28 of the Lewis Patterson Plan of Lots in said Borough: thence in a northerly direction along the east side of said Normal Avenue 0 degrees 15 minutes West, a distance of fifty (50) feet to an iron post at the dividing-line between lots Nos. 26 and 27 of said plan: thence by dividing line between lots Nos. 26 and 27. South 86 degrees 15 minutes East, one hundred sixty (160) feet to a sixteen foot, alley; thence along the west side of said alley a distance of fifty (50) feet to an iron post; thence North 86 degrees 15 minutes West by a line parallel with the north line of the lot hereby conveyed a distance of one hundred and sixty (160) feet to an iron post, the place of beginning.

Being designated as Tax Parcel Number: 510 S3 179

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30068
C.P. 2017-21871
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippy Rock, County of Butler, Pennsylvania, being more particularly bound and described as follows:

BEGINNING at an iron pin at the Northeast corner of lot herein described on line of lot now or formerly of Dean Staff and a lot now or formerly of Dave Alper; thence along said

lot now or formerly of Dave Apler South 40° 45' East, 120 feet to an iron pin on Cooper Street; thence along Cooper Street South 49°15' West 40 feet to an iron pin on line of lands now or formerly of Brandon; thence along said lands now or formerly of Brandon North 40°45' West, 120 feet to an iron pin on line of lands now or formerly of Dean Staff; thence North 49°15' East, 40 feet to the place of beginning. Map #150-S3-46

BEING the premises conveyed by Stephen M. Spedalieri, and Scott A. Valentine, to Slippy Rock Brothers LLC, by deed dated October 3rd, 2007 and recorded October 11, 2007 at Butler County Instrument No. 200710110026614.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30071
C.P. 2017-21872
ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippy Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a post at the Northeast corner of said lot and running South by lands of the Grantees herein, one hundred fifty-one (151) feet, more or less, to an alley; thence along said alley, West, sixty (60) feet to a post; thence by line of lands now or formerly Donald L. Milgar, North one hundred fifty-one (151) feet, more or less to a post; thence along the New Castle-Franklin Street, also known as Route 108; sixty (60) feet to the place of beginning. MAP #510-S2-131. Having a property address being known as 352 and 354 Franklin Street, Slippy Road, Pennsylvania 16057

BEING part of the premises conveyed by Stephen M. Spedalieri and Scott A. Valentine, to Slippy Rock Brothers LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30086
C.P. 2018-20633
ATTY PETER WAPNER**

CHICORA, PA 16025

BCLJ: May 18, 25 & June 1, 2018

Sheriff of Butler County, Michael T. Slupe

Seized and taken in Execution as the property of **DONALD E. SUTTON, DONALE E. SUTTON, JR, AND KMBERLY M. SUTTON** at the suit of US BANK NATIONAL ASSN, Being:-

ALL THOSE certain pieces or lots of land situate in Chicora Borough, (formerly Millerstown Borough), Butler County, Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at an iron pin on the South side of Central Avenue on line of lot of Anna E. Murphy; thence East along the South line of Central Avenue, thirty-five (35) feet to line of lot formerly of John W. Smith, now or formerly of Cress; thence South along line of lot of Cress, two hundred eleven (211) feet to an alley; thence West along the North line of said alley, twenty-eight (28) feet to an iron pin; thence in a Northerly direction along lands of Anna E. Murphy, one hundred forty-three (143) feet, more or less, to an iron pin three (3) feet distant Westwardly from the Southeast corner of the porch on the Gibson property; thence in a Northerly direction seventy-one (71) feet to an iron pin on the South line of Central Avenue, the place of beginning, with frame dwelling house thereon erected.

PARCEL TWO:

BOUNDED on the North by Central Avenue; on the East by lands of now or formerly F.C. Bell Heirs, formerly Mrs. McGinley; on the South by an alley; and on the West by lands of now or formerly Harry A. Hoch, fronting thirty (30) feet on Central Avenue and extending back one hundred ninety-five (195) feet to an alley, preserving an equal width throughout.

TITLE TO SAID PREMISES IS VESTED IN DONALD E. SUTTON AND KDvIBERLY M. SUTTON, HUSBAND AND WIFE, by Deed from BENJAMIN R. MORGAN, Dated 04/27/2005, Recorded 04/28/2005, Instrument No. 200504280010821.

Tax Parcel: S2-J22

Premises Being: 110 CENTRAL AVENUE,



FIRST FRIDAY OF THE MONTH • 8-9 am • \$5 / 1 credit sub CLE

June 8 - SOCIAL SECURITY BASICS

with Elizabeth A Smith, Esq

Essentials That Everyone Should Know

If you want to help your clients make the most of your Social Security benefits, you need to learn the basics for yourself. Walk away with any understanding of Social Security and gain working knowledge that allows you to help clients make smart, informed decisions about benefits.

BCBA CLE

Public Access Policy Update

with Tom Holman, Adam Fencil and Glenna Walters

June 7th, 2018

12:00pm - 1:00pm

\$10.00 for Lunch

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