

**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: Grace E Burkett**

**a/k/a: Grace Ethel Burkett**  
Late of: Concord Township PA  
Executor: Terry R Snyder  
123 Murtland Road  
Karns City PA 16041  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Janet M Codispot**

Late of: Butler PA  
Executor: Veto F Codispot  
510 Carbon Street  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Martin J Farinelli**

Late of: Muddycreek Township PA  
Executor: Ann M Farinelli  
224 Bloomfield School Road  
Portersville PA 16051  
Attorney: Charles R Reis  
Reis Law Firm  
3439 Babcock Blvd Suite 300  
Pittsburgh PA 15237

**Estate of: Nancy Murrin**

Late of: Butler PA  
Executor: Anne Lascuola  
605 East Brady Street  
Butler PA 16001  
Attorney: Michael D Gallagher  
Murrin Taylor Flack Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Michael Ryner**

Late of: Cranberry Township PA  
Executor: Robert Spicher  
100 Gilshire Drive  
Coraopolis PA 15108  
Attorney: Michael W Nalli PC  
150 Pleasant Drive Suite101  
Aliquippa PA 15001

**Estate of: Warren L Troutman**

Late of: Buffalo Township PA  
Executor: James E Swartz  
194 Old Pike Road  
Freeport PA 16229  
Attorney: Gerald G DeAngelis  
512 Market Street  
POB 309  
Freeport PA 16229

**Estate of: Robert H Tritsch**

Late of: Butler Township PA  
Executor: Robert L Tritsch  
150 Silverton Drive  
Butler PA 16001  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

BCLJ: November 29, December 6 & 13, 2013

**SECOND PUBLICATION****Estate of: Helen J Benson**

Late of: Jackson Township PA  
Executor: Sharon Salak  
1072 Feltham Lane  
Cranberry Twp PA 16066  
Attorney: Lauren C Hadburg  
Shields & Boris  
109 VIP Drive Suite 102  
Wexford PA 15090

**Estate of: Robert H Bick**

Late of: Adams Township PA  
Executor: Sarah Bick  
135 Erbes Lane  
Mars PA 16046  
Attorney: Maryann Bozich Diluigi  
107 Irvine Street  
POB 426  
Mars PA 16046

**Estate of: Edward H Bilowich**

Late of: Center Township PA  
Executor: Shirley A Bilowich  
931 Mercer Road  
Butler PA 16001  
Attorney: Holly L Deihl  
Goldberg Persky & White PC

1030 5th Ave  
Pittsburgh PA 15219

**Estate of: Barbara Blackstone**

Late of: Cranberry Township PA  
Executor: Martha L Blackstone  
2830 Rochester Road  
Cranberry Twp PA 16066  
Attorney: Michael K Parrish  
Goehring Rutter & Boehm  
2100 Georgetowne Drive  
Suite 300  
Sewickley PA 15143

**Estate of: Marion I Bryan**

Late of: Cranberry Township PA  
Executor: Barry Bryan  
3292 Route 59  
Bradford PA 16701  
Attorney: Norman D Jaffe  
Jaffe & Kecskemethy PC  
101 East Diamond Street  
Suite 204  
Butler PA 16001

**Estate of: Andrew P Chenzoff**

Late of: Adams Township PA  
Executor: Catherine C Shivers  
11576 Southington Lane  
Herndon VA 20170  
Attorney: Roger L Wise  
Roger Wise LLC  
2593 Wexford- Bayne Road Suite 206  
Sewickley PA 15143

**Estate of: Ruth H Evans**

**a/k/a: Ruth Horton Evans**

Late of: Jefferson Township PA  
Administrator: Gary L Wright  
1930 Ringing Rock Road  
Upper Black Eddy PA 18972  
Attorney: Laurel Hartshorn  
254 W Main St  
POB 553  
Saxonburg PA 16056

**Estate of: Richard Anthony Gall**

**a/k/a: Richard A Gall**

Late of: Center Township PA  
Executor: Josephine A Gall  
114b Blossom Ridge Dr  
Butler PA 16001  
Attorney: Michael J D'Amico  
Savinis D'Amico & Kane LLC  
707 Grant Street  
Suite 3626  
Pittsburgh PA 15219

**Estate of: Stella Mae Gillmore**

Late of: Cranberry Township PA  
Executor: Mary M Burr  
800 Azure Court  
Cranberry Twp PA 16066  
Attorney: None

**Estate of: David B Gourley**

Late of: Buffalo Township PA  
Administrator: Cynthia L Gourley  
375 Bradley Lane  
Natrona Heights PA 15065  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean St  
Butler PA 16001

**Estate of: George Eugene Hicks**

**a/k/a: George E Hicks**

Late of: Jackson Township PA  
Executor: William G Hicks  
1 Woods Place  
Sewickley PA 15143  
Attorney: None

**Estate of: Lisa A Fox Ierino**

Late of: Cranberry Township PA  
Administrator: Nick Ierino  
225 Jaclyn Dr  
Cranberry Twp PA 16066  
Attorney: Breonna C Frisk Miller  
The Frisk Law Firm LLC  
303 Fifth Street  
Ellwood City PA 16117

**Estate of: Robert J Kalan Jr**

Late of: Mars PA  
Executor: Stephen L Kalan  
207 Sunny Hill Court  
Stafford VA 22554  
Attorney: Maryann Bozich Diluigi  
107 Irvine Street  
POB 426  
Mars PA 16046

**Estate of: Robert H Koch**

**a/k/a: Bob Koch**

Late of: Lyndora PA  
Executor: Annabel Koch  
619 Bessemer Ave  
Butler PA 16045  
Attorney: J Stevenson Suess  
318 West Cunningham Street  
Butler PA 16001

**Estate of: Marilyn E McCarren**

**a/k/a: Marilyn McCarren**

Late of: Center Township PA  
Executor: Mary Turnbell  
801 Lelanford Circle

Bowling Green OH 43402  
 Executor: Michael McCarren  
 858 Dick Road  
 Renfrew PA 16053  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Gesward M Reddinger**

Late of: Valencia PA  
 Executor: Jeremy D Reddinger  
 125 Truver Rd  
 Valencia PA 16059  
 Attorney: None

**Estate of: Sophia S Zabicki**

Late of: Butler Township PA  
 Executor: Robert A Zabicki  
 36 Crescent Avenue  
 Clarion PA 16214  
 Attorney: Charles J Jacques III  
 Jacques & Jacques PC  
 2125 Freeport Road  
 Natrona Heights PA 15065

BCLJ: November 22, 29 & December 6, 2013

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**THIRD PUBLICATION**

**Estate of: Sandra L Burkhart  
 a/k/a: Sandra Lee Burkhart**

Late of: Butler Township PA  
 Executor: Theresa Locke  
 121 Heim Avenue  
 Butler PA 16001  
 Executor: Michele Burkhart  
 100 East Rockenstein Avenue  
 Butler PA 16001  
 Attorney: Robert J Stock  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Margaret Jane Cremonese**

Late of: Saxonburg PA  
 Executor: Robert T Woodruff  
 141 Chamlee Way  
 Mcdonough GA 30252  
 Attorney: Alan E Cech  
 Moorella & Associates  
 706 Rochester Road  
 Pittsburgh PA 15237

**Estate of: Robert Charles Danik Jr**

Late of: Valencia PA  
 Executor: Megan Danik  
 290 Glade Mill Rd  
 Valencia PA 16059  
 Attorney: Daniel M D'Antonio  
 300 Ninth Street  
 Conway PA 15027

**Estate of: Patricia A Johnston**

Late of: Connoquenessing Township PA  
 Administrator: Mary Kathryn Bobby  
 706 Parkview Drive  
 Gibsonia PA 15044  
 Administrator: David P Johnston  
 120 East Main Street  
 Saxonburg PA 16056  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Betty J Kuhn**

Late of: Buffalo Township PA  
 Executor: Denise E Scovern  
 418 Bear Creek Road  
 Sarver PA 16055  
 Executor: George F Kuhn Jr  
 133 Deer Creek Valley Road  
 Tarentum PA 15084  
 Attorney: Gerald G DeAngelis  
 512 Market Street  
 POB 309  
 Freeport PA 16229

**Estate of: Anthony L Molinaro**

Late of: Middlesex Township PA  
 Executor: Ronald L Molinaro  
 155 Denny Rd  
 Valencia PA 16059  
 Executor: Judith May Kurtzrock  
 244 State Road  
 Valencia PA 16059  
 Attorney: Douglas E Weinrich PC  
 107 Irvine Street POB 810  
 Mars PA 16046

**Estate of: Ronald V Montag**

Late of: Oakland Township PA  
 Administrator C.T.A.: Robert G Montag  
 179 Shearer Road  
 Chicora PA 16025  
 Attorney: Murray S Shapiro  
 101 East Diamond Street Suite 202  
 Butler PA 16001

**Estate of: H Richard Parker****a/k/a: Harry Richard Parker**

Late of: Cabot PA  
 Executor: Cindy S Hoak  
 434 Freeport Road  
 Butler PA 16002  
 Attorney: Laurel Hartshorn  
 254 W Main St POB 553  
 Saxonburg PA 16056

**Estate of: Harriet E Perri****a/k/a: Harriet Stein Perri**

Late of: Butler PA  
 Executor: Richard P Perri  
 216 Seminole Trail  
 Butler PA 16001  
 Executor: Deborah S Perri  
 229 West Fulton Street  
 Butler PA 16001  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler PA 16001

**Estate of: Marilyn V Pesci****a/k/a: Marilyn S Pesci**

Late of: Center Township PA  
 Executor: Michael Pesci  
 123 Braethorn Drive  
 Butler PA 16001  
 Executor: Thomas Pesci  
 227 Corey Drive  
 Gibsonia PA 15044  
 Attorney: Ted Tishman  
 Leech Tishman Fuscaldò & Lampi LLC  
 525 William Penn Place 28th Floor  
 Pittsburgh PA 15219

**Estate of: Julia H Plusa****a/k/a: Julie Plusa**

Late of: Cranberry Township PA  
 Executor: Raymond M Komichak  
 5900 Baum Blvd  
 Pittsburgh PA 15206  
 Attorney: William T Harvey  
 Tucker Arensberg PC  
 1500 One PPG Place  
 Pittsburgh PA 15222

**Estate of: Gerard F Rengers**

Late of: Jackson Township PA  
 Executor: Regis F Rengers  
 440 Textor Hill Road  
 Evans City PA 16033  
 Attorney: Edward L Miller  
 506 South Main St Suite 2201  
 Zelienople PA 16063

**Estate of: Helen C Traver**

Late of: Buffalo Township PA  
 Executor: James R Walsh  
 675 Sarver Road  
 Sarver PA 16055  
 Attorney: Gerald G DeAngelis  
 512 Market Street  
 POB 309  
 Freeport PA 16229

BCLJ: November 15, 22 &amp; 29, 2013

**MORTGAGES**

November 11 - 15, 2013

**Albert, John H., II, et al**-Mars Natl Bk-Adams Twp.-\$44,732.29**Alessandro, Rosario S., III, aka, et al**-PNC Bk Natl Assn-Adams Twp.-\$25,000.00**Andrasko, Robert A., et al**-Northwest Sav Bk-Winfield Twp.-\$10,000.00**Badac, Brian F., et al**-West Penn Fin Serv Ctr Inc, et al-Butler City, Wd. 4-\$96,000.00**Bair, Harriett D.**-American Advisors Group, et al-Jackson Twp.-\$229,950.00**Bair, Harriett D.**-Secretary Housing & Urban Dev-Jackson Twp.-\$229,950.00**Beggs, Linda J., aka Coward**-First Natl Bk of Pa-Butler Twp.-\$31,377.49**Bell, Douglas L., et ux**-Huntington Natl Bk-Center Twp.-\$300,000.00**Birckbichler, Nicole L., et al**-Farmers & Merchants Bk Wm Pa NA-Connoquenessing Twp.-\$137,000.00**Bittner, Audrey L.**-Housing Authority Butler Co-Parker Twp.-\$11,800.00**Black, Roger S., et ux**-Dollar Bk Fed Sav Bk-Adams Twp.-\$30,000.00**Bonadio, Blane J., et ux**-WesBanco Bk Inc-Harmony Borough-\$20,000.00**Boyle, Brian M., et ux**-NVR Mtg Fin Inc, et al-Adams Twp.-\$390,540.00**Brandon, Rebecca**-Housing Authority Butler Co-Fairview Twp.-\$12,000.00**Bricker, William S., et al**-PNC Bk Natl Assn-Butler Twp.-\$98,465.60**Burgoon, Michael D., et ux**-PNC Mtg, aka-Summit Twp.-\$80,300.00**Butler Hotel Associates LP, et al**-First Commonwealth Bk-Butler Twp.-\$7,200,000.00**Campbell, Betty L.**-Housing Authority Butler Co-Parker Twp.-\$12,000.00**Celender, Michael H., et ux**-Flagstar Bk FSB, et al-Cranberry Twp.-\$242,165.00**Cicero, Stephen C., et al**-Pentagon Fed Cred Un, et al-Center Twp.-\$30,000.00**Costanza, Caroline**-PNC Bk Natl Assn-Connoquenessing Twp.-\$25,000.00

**NOTICE OF TRUST**

**RE: Richard W. Tippet - Richard W. Tippet Trust (Revocable Trust)**

Notice is hereby given that **Paul D. Tippet** is the Trustee of the above-named Trust. All persons indebted to Richard W. Tippet are requested to make payment and all those having claims against Richard W. Tippet are directed to present the same without delay to:

Richard W. Tippet Trust  
4011 Old Orchard Way  
Gibsonia, PA 15044

or to:  
Shannon L. Crew, Esquire  
Houston Harbaugh, P.C.  
Three Gateway Center  
401 Liberty Avenue, 22nd Floor  
Pittsburgh, PA 15222-1005

File#37482

BCLJ: November 22, 29 & December 6, 2013

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**TRUST NOTICE**

LORRAINE MUSSIG, Deceased, of Zelenople Borough, Butler County, Pennsylvania, died August 20, 2013. Notice is hereby given to all persons indebted to **LORRAINE MUSSIG** to make immediate payment and to those having claims against her to present to:

Carroll M. Cooper, Successor Trustee  
115 N. High St.  
Zelenople, PA 16063

or to her attorney,  
Darla J. Hancher, Esquire  
101 North Green Lane  
Zelenople, PA 16063

BCLJ: November 15, 22 & 29, 2013

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**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about October 4, 2013, for: **Common Sense Ministries, Inc.**, 20436 Rt. 19, Suite 620, Cranberry Twp., PA 16066. The corporation will focus on teaching the simplicity of the Bible by using common sense to explain

the redemptive power of Jesus Christ, using all forms of written, spoken and electronic communications. We will provide Bibles free to anyone who is in need of one and support organizations that translate the Bible in different languages for all to use. The corporations has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

File#286915

Esquire Assist LTD  
125 Locust Street  
Harrisburg, PA 17101

BCLJ: November 29, 2013

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**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS CIVIL DIVISION BUTLER COUNTY No. AD-12-11059**

PNC BANK, N.A., S/B/M TO NATIONAL CITY BANK S/B/M TO NATIONAL CITY MORTGAGE COMPANY Plaintiff

**VS.**

**JAMES P. SORACE, LORI S. SORACE, Defendants**

**NOTICE**

**To: JAMES P. SORACE and LORI S. SORACE**

You are hereby notified that on August 29, 2012, Plaintiff, PNC BANK, N.A., S/B/M TO NATIONAL CITY BANK S/B/M TO NATIONAL CITY MORTGAGE COMPANY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. AD-12-11059. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 311 GREEN FIELDS DRIVE A/K/A, 311 GREEN FIELDS COURT, CRANBERRY, PA 16066-3359 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment

will be entered against you.

**NOTICE**

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

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

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

Notice to Defend:  
Glenna M. Walters  
Prothonotary  
Butler County Courthouse  
Butler, PA 16001  
(724) 284-5214

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

BCLJ: November 29, 2013

**NOTICE OF VIOLATION**

**TO: HAZEL CALDWELL**

**RE: 333 Wahl Avenue, Evans City, PA  
Tax Map Parcel: 400-S2-B39**

The building owned by you at 333 Wahl Avenue has the following defects, each of which constitutes a dangerous building pursuant to Chapter 70, Section 1 of the Code of Evans City Borough:

1. It is so damaged, dilapidated, decayed, unsafe, unsanitary and so utterly fails to

provide the amenities essential to decent living that it is unfit for human habitation or is likely to cause sickness or disease so as to work injury to the health, safety or general welfare. (§70-1(5))

2. It has parts thereof which may fall and injure property or members of the public. (§70-1(6))

3. It lacks illumination, ventilation or sanitation facilities and is otherwise unsafe, unsanitary or dangerous to the health, safety or general welfare of the occupants or the public. (§70-1(7))

4. Because of its location, it is unsanitary or otherwise dangerous to the health or safety of the occupants or the public. (§70-1(8))

5. It has been otherwise damaged so as to be dangerous to the life, safety and general health of the public. (§70-1(4))

6. It has damage or deterioration to 50% or more of the non-supporting, enclosing or outside walls or covering (§70-1(2))

As such, the building constitutes a public nuisance. (§70-2)

This Notice constitutes a demand that you: (1) provide Council with a plan to abate the nuisance; and (2) begin abating the nuisance within the next thirty (30) days, or Borough Council, may at its option, cause the building to be demolished pursuant to §70-3.D, in which case the Borough may issue a municipal lien against the property for costs of demolition + 10%. The Borough further reserves the right to institute an action against you in the Court of Common Pleas of Butler County, Pennsylvania, to abate the nuisance.

You have a right to request a hearing before the Evans City Code Management and Appeals Board by filing a written petition requesting a hearing and setting forth a brief statement of the grounds therefore. You have ten (10) days from the date of this Notice to file the request with Evans City Borough.

/s/ Richard Mannas  
Evans City Borough Code Officer

BCLJ: November 29, 2013

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on October 7, 2013 with respect to a Domestic Limited Liability Company which has been formed under the provisions of the Limited Liability Company Law of 1994, as amended. The name of the company is **Advance Wellness and Education Center, LLC** and its effective date is January 1, 2014.

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

BCLJ: November 29, 2013  
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**NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Krisanne Mrozinski has filed on November 4, 2013 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **KM Frost Consulting**, the business to be carried on at 404 Primrose Drive, Sarver, PA 16055

Krisanne Mrozinski  
404 Primrose Drive  
Sarver, PA 16055

BCLJ: November 29, 2013  
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**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, December 9, 2013 at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
BURGESS, Barbara C.....	Donald Lee Burgess and John Rogers Brooks .....	10/24/13
FOLEY, Mary C. ....	Lorrie L. Foley.....	10/25/13
JOHNSTON, Sara Evelyn .....	Russell C. Miller.....	10/17/13
STEINER, Anne Marie.....	John L. Steiner .....	10/28/13
YENKALA, Dorothy Mae.....	Rose Ann Muto.....	10/15/13
<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
SODARO,Anna Marie.....	PNC Bank, N.A. ....	10/28/13

BCLJ: November 29 & December 6, 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 17th day of January 2014** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, February 14, 2014 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30307  
C.P. 2013-21626  
SHF FILE: 13002848**

**ATTY PATRICK WESNER**

Seized and taken in Execution as the property of TODD F AMBROSIA at the suit of WELLS FARGO BK NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 8-E in Townhouse Building 8 Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 291, Page 27.

Title to said Premises vested in Todd F. Ambrosia, unmarried, by Deed from Southern Valley Commons, L.P., a Pennsylvania Limited Partnership dated 10/19/2005 and recorded on 3/29/2006 in the Butler County Recorder of Deeds in Instrument No. 200603290007025.

BEING KNOWN AS 787 Norwegian Spruce Drive, Mars, PA 16046

TAX MAP NO: 010-S12-B8E

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30312  
C.P. 2013-21734  
SHF FILE: 13002870**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of HENRY E BARRON AND AUDREY M BARRON at the suit of JPMORGAN CHASE BK NATL ASSN, Being:

ALL THAT CERTAIN tract of land in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Lot 226 in the Plan of Subdivision, Field Lake Estates Plan No.2, as recorded in the Recorder's Office of Butler County in Plan Book Volume 249, Page 8-10.

SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for FieldLake Estates, dated May 8, 2002, as recorded in the Recorder's Office of Butler County on May 20, 2002 at Instrument No. 200205200017451.

SUBJECT TO all easements and right of ways appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Henry E. Barron and Audrey M. Barron, h/w, by Deed from Monterey Development Associates, LP, a Pennsylvania Limited Partnership, dated 08/12/2002, recorded 08/27/2002 in Instrument Number 200208270028750.

Tax Parcel: 010-S15-B226-0000

Premises Being: 3009 PAIGE PLACE, MARS, PA 16046-2139

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**E.D. 2013-30284  
C.P. 2013-21476  
SHF FILE: 13002878**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DAVID L BOWSER AND LINDA M BLOOM at the suit of U S BANK TRUST NATL ASSN, Being:

ALL that certain lot or piece of ground situate in the Third Ward, City of Butler, County of Butler and Commonwealth of Pennsylvania being known as Lot No. 224 in the Cavanaugh



Plan of Lots.

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

TITLE TO SAID PREMISES IS VESTED IN David L. Bowser and Linda M. Bloom, both unmarried, as joint tenants with right of survivorship and not as tenants in common, by Deed from Myrtle Grossman, a/k/a Myrtle L. Grossman by Thelma M. Whittington, Attorney-in-Fact, duly constituted by Power of Attorney dated November 11, 1993 by recorded simultaneously with this deed, dated 06/23/1995, recorded 06/26/1995 in Book 2535, Page 925.

Tax Parcel: 563-6-1540000

Premises Being: 508 NEGLEY AVENUE, BUTLER, PA 16001-5837

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30320  
C.P. 2013-21935  
SHF FILE: 13002849**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of BRYAN R BRICKER AND CANDACE A BRICKER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL that certain piece, parcel ('A') or tract of land situate in Fairview Borough, Butler County, Pennsylvania, bounded and described as follows:

'A' BEGINNING at the Northeast corner point on sidewalk one inch from West side and two inches from North end of walk, on the West right-of-way line of South Fairview Main Street, a 50-foot right-of-way; thence by said West right-of-way line to a point on walk 8 inches from West side of walk, South 17 degrees 00 minute West for 36.00 feet to said corner point in walk common to land of Albert J. Schnelzer; thence by land of Albert J. Schnelzer, North 71 degrees 20 minutes 56 seconds west for 179.47 feet to a corner iron pin on East right-of-way line of 16-foot unopened alley; thence by said East right-of-way line North 17 degrees 00 minute East for 34.25 feet to a corner iron pin at South right-of-way line of 11-foot public alley; thence by the South right-of-way line of alley South 71 degrees 54 minutes 02 seconds East for 179.44 feet to the place of beginning.

SAID PARCEL contains water well, sanitary sewer line to Bearcreek Sewer Authority and house. It is noted that the extreme North side of house does encroach on the 11-foot alley right-of-way by 0.45 foot (5 3/8 inches). Said parcel has the right of use of the 11-foot right-of-way on the North.

ALSO, ALL that certain piece, parcel ('B') or tract of land situate in Fairview Township, Butler County, Pennsylvania, bounded and described as follows:

'B' BEGINNING at a mid corner of parcel to be described on the West right-of-way line of 16-foot alley right-of-way, said beginning point is North 73 degrees 35 minutes 15 seconds West for 16.00 feet from the Southwest corner of Parcel 'A' described above; thence South 17 degrees 13 minutes 34 seconds West for 79.99 feet to a corner iron pin on line of land of Albert J. Schnelzer; thence by land of Albert J. Schnelzer, North 73 degrees 35 minutes 15 seconds West for 56.00 feet to a corner iron pin; thence by land of Allen B. Bartoe, North 17 degrees 13 minutes 34 seconds East for 79.99 feet to a corner iron pin; thence by land of Allen B. Bartoe, North 17 degrees 00 minute East for 77.01 feet to a corner iron pin; thence by land of Allen B. Bartoe, South 73 degrees 35 minutes 15 seconds East for 56.00 feet to a corner iron pin on the West right-of-way line of 16-foot alley right-of-way; thence by said West right-of-way line South 17 degrees 00 minute West for 77.01 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bryan R. Bricker and Candace A. Bricker, his wife, as tenants by the entireties, by Deed from James D. Friters and Sherry L. Friters, h/w, dated 01/09/1997, recorded 01/10/1997 in Book 2701, Page 609.

Parcel No.1: 401-S1-C12-000  
Parcel No.2: 150-S3-A1-0000

Premises Being: 148 SOUTH FAIRVIEW MAIN STREET, PETROLIA, PA 16050-9502

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30308  
C.P. 2013-21794  
SHF FILE: 13002867**

**ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of BARRY M CHUHRA AND DEBRA S CHUHRA at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

ALL THAT CERTAIN place, parcel or tract of ground situate in the Township of Clinton, County of Butler, and Commonwealth of Pennsylvania, being Lot No.3 of the Robert W. and Donna M. Shipe Subdivision Plan recorded in the Recorder of Deeds of Butler County, Pennsylvania in Plan Book 122, Page 15.

PARCEL No.100-2F08-8C3

BEING the same premises which John M. Scheck and Cheryl L. Scheck, husband and wife, by Deed dated December 30, 2009 and recorded in Butler County Recorder of Deeds Office on January 5, 2010 as Deed Instrument No. 201001050000203, granted and conveyed unto Barry M. Chuhra and Debra S. Chuhra, husband and wife.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2012-30111  
C.P. 2012-20403  
SHF FILE: 13002869**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of CHRISTOPHER R DAUGHERTY JR AND JENNIFER L DAUGHERTY at the suit of U S BANK NATIONAL ASSN, Being:

ALL that certain piece, parcel or lot of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. 57 in Addition No.1 of the Nursery Park Plan of Lots recorded May 4, 1950 in the Recorder's Office of Butler County in Rack File Section 15, page 13.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Daugherty, Jr. and Jennifer L. Daugherty, his wife, by Deed from Melinda M. Niemczyk, single, dated 12/12/2005, recorded 12/13/2005 in Instrument Number 200512130035572.

Tax Parcel: 230-S1-12A57-0000

Premises Being: 104 MAPLE DRIVE, VALENCIA, PA 16059-2410

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30269  
C.P. 2013-20930  
SHF FILE: 13002885**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of BRANDI NICOLE DEMARCO ADMRX & HEIR, SUSAN C PERRY EST BY ADMRX, WESTBROOK PERRY HEIR, AND UNKNOWN HEIRS at the suit of WELLS FARGO BANK NA, Being:

All that certain lot or piece of ground situate in the Township of Middlesex, County of Butler, Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point, the Northeast corner of the tract herein conveyed at a point in the center line of a public highway known as Route #8, where it intersects with the centerline of a private road; thence along the center line of public highway Route #8, South 3 degrees 17 minutes East, 160 feet to a point; thence South 87 degrees 28 minutes 30 seconds West along lands of J.B. McClelland and Gertrude McClelland, his wife, 160 feet to a point, thence along other lands of J.B. McClelland and Gertrude McClelland, his wife, North 3 degrees 17 minutes West 160 feet to a point in the center line of a private road, thence along the center line of said private road, North 87 degrees 28 minutes 30 seconds East, 160 feet to a point in the center line of a public highway known as Route #8, the place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Susan C. Perry, nka, Susan C. Perry, dated 07/24/2003, recorded 08/08/2003 in Instrument Number 200308080035566.

Mortgagor SUSAN C PERRY died on 09/12/2010 and BRANDI NICOLE DEMARCO was appointed Administratrix of her estate. Letters of Administration were granted to her on 12/28/2010 by the Register of Wills of BUTLER COUNTY, No. 10-10-0944. Decedent's surviving heir(s) at law and next-of-kin are WESTBROOK PERRY and BRANDI NICOLE DEMARCO.

Tax Parcel: 230-S4-4F1A-0000

Premises Being: 844 PITTSBURGH ROAD, BUTLER, PA 16002-8901

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30279  
C.P. 2013-21588  
SHF FILE: 13002883**

**ATTY CHRISTOPHER DENARDO**

Seized and taken in Execution as the property of CHRISTIAN BLAKE ELLISON at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

All that certain lot or piece of ground situate in the Township of Buffalo, County of Butler, and Commonwealth of Pennsylvania, being lot no. 223 in the 1st revision to the Ridgeview Estates Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 299, page 11.

Having erected thereon a dwelling known as 107 Wagon Drive.

PARCEL No. 040-S14-B223

Being the same property which Sharon L. Stewart, single, by Deed dated March 17, 2013 and recorded in the Butler County Recorder of Deeds Office on March 18, 2013 as Deed Instrument No. 201103180006989, granted and conveyed unto Christian Blake Ellison, a married man.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30330  
C.P. 2013-21962  
SHF FILE: 13002877**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of CLIFFORD D FREEHLING AND DAWN FREEHLING at the suit of U S BANK NATL ASSN, Being:

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

Beginning at a point in the center of Legislative Route 10059, the Northwest corner of the Tract herein described; thence North 82

degrees 30" East along the Southern line of lands of now or formerly V.S. Elliott, a distance of 1450.00 feet to a point; thence South 1 degrees 47" West along the line of lands of now or formerly G.E. FUGes, a distance of 202.65 feet to a point; thence South 82 degrees 30" West along other lands of now or formerly W.G. Hogan, a distance of 1507.11 feet to a point in the center line of Legislative 10059; thence North 16 degrees 40" 50" East along the center line of Legislative Route 10059, a distance of 219.24 feet to a point at the place of beginning, survey of W.J. McGarvey, P.E. dated 3/27/87.

HAVING erected thereon a dwelling known and numbered as 129 Center Dr., Chicora PA 16025. Parcel No.: 250-2F20-28D

BEING KNOWN AS: 129 Center Drive, Chicora, PA 16025

PROPERTY ID NO.: 250-2F20-28D  
TITLE TO SAID PREMISES IS VESTED IN CLIFFORD D. FREEHLING AND DAWN FREEHLING, H/W BY DEED FROM GARY J. WULFF AND CINDY L. FRY FKA CINDY L. WULFF DATED 12/30/2003 RECORDED 01/05/2004 IN DEED BOOK Instrument Number: 200401050000251.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30296  
C.P. 2013-21633  
SHF FILE: 13002857**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of MICHELE A GREGO AND ADAM GREGO at the suit of NATIONSTAR MORTGAGE LLC, Being:

All that certain lot or parcel of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route T-663 known as Doyle Road; thence South 88 degrees-31 minutes-51 seconds West along the centerline of said road to the true place of beginning, this being a distance of 150.00 feet from the southwest corner of land N/F of Mark A. & R. Joanne Colpo; thence continuing along said centerline South 88 degrees-31 minutes-51 seconds West a distance of 77.13 feet and North 89

degrees-39 minutes-36 seconds West an additional distance of 97.87 feet to a point, said point being the southwest corner of the subject land being conveyed; thence North 4 degrees-55 minutes 23 seconds West a distance of 291.62 feet along the line of other lands of the sellers herein to a point; thence North 67 degrees-31 minutes-58 seconds East a distance of 204.63 feet to a point; thence South 1 degree-42 minutes-00 second East a distance of 367.52 feet to the place of beginning.

CONTAINING therein 1.39 Acres of Land per Bankson Engineer, Inc., April 1983 survey drawing 1891-B-83, revised in June of 1983.

UNDER AND SUBJECT TO any and all building restrictions, building set-back lines, easements, rights-of-way, covenants, reservations, exceptions and conditions apparent on the property or shown by prior instruments of record.

RESTRICTIVE COVENANTS: No trailer, motor home, basement, garage, bam, outbuilding or other structure of a temporary character shall at any time be utilized as a residence. It shall not be allowed to have on the premises exposed vehicles not bearing both a current registration plate and inspection sticker. Also prohibited from being stored out in the open are discarded appliances, disabled machinery or any other debris.

TITLE TO SAID PREMISES IS VESTED IN Adam Greco and Michele A. Greco, his wife, by Deed from Sylvia s. Dlake, survivor to Francis S. Howard, who died on July 23, 1976, in New Orleans, Louisiana, by John J. Howard, her attorney in fact, for her and for himself and Patricia A. Howard, his wife, dated 07/13/1983, recorded 08/09/1983 in Book 1169, Page 108.

Tax Parcel: 040-S12-A2-0000

Premises Being: 135 DOYLE ROAD, SARVER, PA 16055-9402

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30290  
C.P. 2013-20290  
SHF FILE: 13002858**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JEAN L HINES AND JEAN LOUISE HINES at the suit of NATIONS TAR MORTGAGE LLC, Being:

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

Beginning at a point at the East side of Delaware Drive, said point being the northwest corner of the lot herein described; thence along the dividing line between Lots #47 and #48, South 88 degrees 06 minutes East, one hundred eighty nine and eighty five hundredths (189.85) feet to a point at line of Lot #56; thence along line of Lot #56, South 37 degrees 33 minutes 30 seconds East, sixty (60) feet to a point common to Lots #47, #56, #72 and #73; thence South 63 degrees 45 minutes West, seventy six and forty eight hundredths (76.43) feet along line of Lot #73 to a point; thence North 354 degrees 26 minutes West, one hundred fifty nine and twenty one hundredths (159.21) feet to a point at Delaware Drive; thence along Delaware Drive, North 0 degree 45 minutes East, seventy five (75) feet to a point, the place of beginning. Having thereon erected a one story frame dwelling house and being Lot #47 in the Campbell Acres Plan of Lots as recorded in the Recorder's Office in and for Butler County, Pennsylvania in Plan Rack Section 14 page 13.

TITLE TO SAID PREMISES IS VESTED IN Jean Louise Hines, by Deed from Paul R. Henry and Joanne Henry, his wife, dated 06/05/1956, recorded 06/05/1956 in Book 685, Page 335.  
Tax Parcel: 056-11-B47-0000

Premises Being: 114 DELAWARE DRIVE, BUTLER, PA 16001-7412

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30326  
C.P. 2013-20500  
SHF FILE: 13002873**

**ATTY KEVIN FOGERTY**

Seized and taken in Execution as the property of CYNTHIA HOFFMAN AND RANDY S HOFFMAN at the suit of CIRAS LLC, Being:

LEGAL DESCRIPTION All those certain lots or pieces of ground situate in the Borough of Valencia, County of Butler and Commonwealth of Pennsylvania, as more particularly described as follows, to wit:

TRACT 1: Beginning on the Southeast corner of Lot No. 53 and proceeding North 19 degrees 15'00" East a distance of 30 feet along Lee Street to a point; thence North 70 degrees 45'00" West a distance of 140 feet along the southern most line of Lot No. 54 to a point; thence South 19 degrees 15'00" West a distance of 30 feet along George Street; thence South 70 degrees 45'00" East a distance of 140 feet to the place of beginning. Being Lot No. 53 in the Sterrett Plan of Lots, as recorded in Plan Book Section 2, page 3.

TRACT II: Beginning at the Southeast corner of Lot No. 54 and proceeding North 19 degrees 15'00" East a distance of 30 feet along Lee Street to a point; thence North 70 degrees 45'00" West a distance of 40 feet along the southern most line of Lot No. 55 to a point; thence South 19 degrees 15'00" West a distance of 30 feet along George Street; thence South 70 degrees 45'00" East a distance of 140 feet to the place of beginning. Being Lot No. 54 in the Sterrett Plan of Lots, as recorded in Plan Book Section 2, page 3.

HAVING erected thereon a dwelling known and numbered as 72 George Street, Valencia, PA.

BEING designated as Parcel B53 Map 51 in the Deed Registry Office of Butler County.

BEING THE SAME PREMISES which was conveyed from Jeffrey A. Blasko and Cynthia C. Blasko, his wife, by Deed dated July 7, 2000, recorded July 20, 2000, at Instrument No. 200007200016631 at the offices of the Recorder of Deeds in Butler County, Pennsylvania.

TAX PARCEL NO. 520-S1-B53-0000

IMPROVEMENT consisting of dwelling house

known as 72 George Street, Valencia, Butler County, PA 16059.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30287  
C.P. 2013-21657  
SHF FILE: 13002861**

**ATTY JILL JENKINS**

Seized and taken in Execution as the property of JAMES D HOPSON AND VICKIE L HOPSON at the suit of M&T BANK, Being:

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

BEGINNING at a point on Ridge Avenue adjoining lot of now or formerly Flick; thence East, along Ridge Avenue, thirty four (34) feet to lot of now or formerly Duffy; thence South along the Duffy lot seventy (70) feet to lot or now or formerly Flick; thence North seventy (70) to Ridge Avenue, the Place of Beginning.

HAVING erected thereon a two story frame dwelling known as 312 Ridge Avenue, Butler, Pa. 16001.

BEING designated as Map & Parcel No. 565-42-47A in the Deed Registry Office of Butler County, Pennsylvania,

DEED BOOK: 2866

DEED PAGE: 245

MUNICIPALITY: City of Butler

TAXPARCEL#: 565-42-47A-000

PROPERTY ADDRESS: 312 Ridge Avenue Butler, PA 16001

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30270  
C.P. 2013-21332  
SHF FILE: 13002886**

**ATTY JILL JENKINS**

Seized and taken in Execution as the property of VINCENT P HOUPT AND DIANE H PAPANU-HOUPT at the suit of BANK OF AMERICA NA, Being:

ALL that certain piece, parcel or tract of land situate in the Borough of West Liberty, County of Butler, Commonwealth of Pennsylvania, known as Lot NO. 3 in the Greenfields II Subdivision Plan of Lots as recorded in the office of the Recorder of Deeds In and for Butler County in Rack File 140, page 31, and being more particularly bounded and described as follows, to-wit BEGINNING at a point on the centerline of Hid Road (T-368), said point being the northeast corner of Lot NO.4 in said Plan and being the southeast corner of the parcel herein described; thence South 70° 0& 37" West along the northerly line of Lot No. 4 in said Plan, a distance of 504.98 feet to an iron pin; thence North 2° 31' 49" West along the easterly line of Lot NO.6 and Lot No.1 in said Plan, a distance of 355.00 feet to an iron pin; thence North 67° 46' 09" East along the southerly line of Lot No.2 in said Plan, a distance of 520.86 feet to a point in the centerline of Hill Road aforesaid; thence South 1° 16\* East along said centerline, a distance of 380.00 feet to a point at the place of beginning.

DEED BOOK: 2467

DEED PAGE: 445

MUNICIPALITY: BOROUGH OF WEST LIBERTY

TAX PARCEL #: 530-S1-22C

PROPERTY ADDRESS: 118 Hill Road Slippery Rock, PA 16057

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30322  
C.P. 2013-21713  
SHF FILE: 13002872**

**ATTY MICHAEL MAZACK**

Seized and taken in Execution as the property of DONALD A HUEGEL at the suit of PNC BANK NATL ASSN, Being:

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

BEGINNING at a point where the line dividing the Knox Chapel Cemetery and property being conveyed by this deed intersects the center line of Pennsylvania Route 356, also known as SR 2010 or North Pike Road; thence in a Westerly direction 156 feet along this dividing line being the Northern line of the Knox Chapel property to a point on line of lands formerly Thomas A. Edwards and Sylvia J. Edwards, his wife, now W. E. Lewis; thence in a Northerly direction 11 7 feet along these lands formerly Edwards, now Lewis, to a point on line of lands formerly Robert L. Lewis; thence in an Easterly direction 156 feet along the line of other lands formerly of James Boldy and Anna Margaret Boldy, his wife, now Huegel, to a point in the center line of Pennsylvania Route 356, also known as SR 2010 or North Pike Road; thence in a Southerly direction along the center One of this road 117 feet to a point where this center line intersects the line dividing Knox Chapel Cemetery from the property being conveyed by this deed, the piece of beginning.

Containing .42 acres, more or less.

HAVING THEREON ERECTED a one-story frame dwelling house known as 508 North Pike Road, Sarver, Pennsylvania.

BEING the same premises granted and conveyed unto Donald A. Huegel by Deed of Boldy, Inc., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, dated June 3, 2005, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on June 7, 2005 at Instrument No. 200506070014557.

BUTLER COUNTY TAX PARCEL NO. 320-S1-24-0000

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30277  
C.P. 2013-21585  
SHF FILE: 13002879**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of MICHELE L KERNER AND MICHELE KERNER at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:

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

Beginning at a point on the Northern line of Pinehurst Drive, said point being the Southwest corner of parcel herein described and being common to the Southeast corner of Lot No. 16, now or formerly owned by N.C. Sutton; thence by land now or formerly of Sutton, North 02 degrees 97 minutes 00 second east, 283.86 feet to a point on the Southern Property line of lands now or formerly of K.D. Broerman; thence by lands now or formerly of Broerman, South 80 degrees 10 minutes 00 second East, 209.79 feet to a point on the Northwest corner of Lot No. 18, now or formerly of Lauster; thence by Lot No. 18, South 02 degrees 57 minutes 00 second West, 221.97 feet to a point on the Northern line of Pinehurst Drive; thence by same, North 77 degrees 00 minute 00 second West, 190 feet to a point, the place of beginning. Being all of Lot No. 17 in the unrecorded Pine Hurst Plan of Lots.

Having erected thereon a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Michele L. Keraer, by Deed from Mark L. Vicario and Connie Vicario, h/w, dated 11/24/2000, recorded 12/15/2000 in Instrument

Number 200012150029861.

Tax Parcel: 060-S11-A17A-0000

Premises Being: 122 PINWOOD LANE, A/K/A 122 PINWOOD DRIVE, BUTLER, PA 16001-1296

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2012-30047  
C.P. 2010-22161  
SHF FILE: 13002866**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TEDDIE J KRAJEWSKI AND BOBBI J KRAJEWSKI at the suit of DEUTSCHE BK NATL TR CO, Being:

All that certain parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being bounded and described more particularly as follows:

Beginning at a point on the center line of T-548 also known as the Hughes Road; thence along the lands now or formerly of Carl E. Pranevich, North 17 degrees 24 minutes 3 seconds West, a distance of 166.75 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence along the lands now or formerly of S. Vogel, South 83 degrees 49 minutes 56 seconds East, a distance of 223.04 feet to a point along the center line of T-548; thence along said center line North 48 degrees 57 minutes 4 seconds East, a distance of 51.43 feet to another point along said center line; thence continuing along said center line North 54 degrees 17 minutes 27 seconds East, a distance of 86.78 feet to another point along said center line; thence continuing along said center line North 56 degrees 19 minutes 58 seconds West, a distance of 36.54 feet to a point being the place of beginning. Containing 1.00 acres strict measure as per the survey of Olsen, Zarnich, and Seybert, Inc. dated February 9, 1983.

Subject to an existing cartway across subject premises for access by adjacent land owners to their oil wells.

TITLE TO SAID PREMISES IS VESTED IN Teddie J. Krajewski and Bobbi J. Krajewski, h/w, by Deed from Dolores E. Hughes, dated 08/01/2005, recorded 08/18/2005 in Instrument Number 200508180022610.

Tax Parcel: 300-3FI4-24B-0000  
Premises Being: 170 HUGHES ROAD, HILLIARDS, PA 16040-1512

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30306**  
**C.P. 2013-21717**  
**SHF FILE: 13002856**

**ATTY CHANDRA ARKEMA**

Seized and taken in Execution as the property of JAMES K LAUTENBACHER AND SUSAN L LAUTENBACHER at the suit of WELLS FARGO BANK N A, Being:

All that certain parcel of ground situated in Cranberry Township, Butler County, Pennsylvania, being Lot No. 245 in the Freedom Woods Plan of lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in plan Book Volume 115, Page 26.

Tax Id No: 130-S19-A245

For information purposes only - Property also known as: 463 Monmouth Dr., Cranberry, TWP, PA 16066-5759

TITLE TO SAID PREMISES IS VESTED IN James K. Lautenbacher and Susan L. Lautenbacher, husband and wife from Raymond H. Smith, Jr. and Mary Jo Smith, husband and wife dated 08/18/1988 and recorded 08/29/1988 under Liber 1420, Page 284.

Planned Unit Development, dated 6/26/2000, recorded 6/30/2000, in Instrument 200006300015017, Association Name: Cranberry Township.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30321**  
**C.P. 2013-21949**  
**SHF FILE: 13002854**

**ATTY DANIEL SCHMEIG**

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

ALL that certain lot or piece of ground situate in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, being Lot No. 294 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 and Amended at Plan Book Volume 296, at page 23.

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 Paul A. Lobaugh, a married man, by Deed from Maronda Homes, Inc., a corporation organized and existing under the laws of Pennsylvania, dated 10/29/2007, recorded 12/11/2007 in Instrument Number 200712110031302.

Tax Parcel: 040S14B294

Premises Being: 106 WAGEN DRIVE, SARVER, PA 16055-1826

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30278**  
**C.P. 2013-21252**  
**SHF FILE: 13002882**

**ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of MARK E LUTZ AND MICHELLE L LUTZ at the suit of CITIZENS BANK-PA, Being:

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

BEGINNING at a point at the West side of Delaware Drive at a point where the dividing line between Lots 10 and 11 intersect with said Delaware Drive; thence North 89° 15' West, 160 feet along the line of Lot 10, to a point on line of lands of Evergreen Plan; thence by line of lands of Evergreen Plan, North 0° 45' East, 75 feet to a point on the South side of Charles Street; thence along the South side of Charles Street, South 89° 15' East, 130 feet to a point; thence by a curve having a radius of 30 feet and an arc distance of 47.12 feet; thence South 0° 45' West, 45 feet along the West line of Delaware Drive to a point, the place of BEGINNING.

BEING KNOWN AS: 122 Charles Drive, Butler, PA 16001

BEING THE SAME PREMISES which John N. Lasichak and Karen Lasichak, husband and wife, by Deed dated 7/3/2001 and recorded 7/3/2001 in the Office of the Recorder of Deeds in and for Butler County in Instrument



#200107030017817, granted and conveyed unto Mark E. Lutz, son in law of the parties of the first part.

PARCEL NO.: 056-11-B11

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30275  
C.P. 2013-21576  
SHF FILE: 13002884**

**ATTY SALVATOR FILIPPELO**

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

All that certain piece, parcel and lot of ground situate in North Butler, in the Township of Butler, County of Butler and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the west side of Harrison Avenue at the southeast corner of the lot herein described, said point being also the northeast corner of Lot No. 15 in the same plan; thence northwardly along the west side of Harrison Avenue forty (40) feet to an alley; thence westwardly along said alley one hundred and fifteen (115) feet to another alley; thence southwardly along said last mentioned alley forty (40) feet to Lot No. 15 in same plan; thence eastwardly along line of said Lot No. 15 one hundred and fifteen (115) feet to Harrison Avenue, the place of beginning. Being Lot Number 16 in the McJunkJn and Stover Plan of Lots which is recorded as aforesaid in Plan Book No.2, page 15.

Being designated as Tax Parcel Number: 53 16 A16

DEED BOOK: Instrument#200108090022030

DEED PAGE: Instrument#200108090022030

MUNICIPALITY: Township of Butler

TAXPARCEL#: 053-16-A16-0000

PROPERTY ADDRESS: 134 Harrison Avenue Butler, PA 16001

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30329  
C.P. 2013-21961  
SHF FILE: 13002874**

**ATTY MARK UDREN**

Seized and taken in Execution as the property of GEOFFREY W MILLER SR, GEOFFREY W MILLER, AND SHARON A MILLER at the suit of DEUTSCHE BANK NATL TRUST CO, Being:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND SITUATE IN THE VILLAGE OF MARWOOD, WINFIELD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO.3, IN THE WILLIAM VOGLEY'S PLAN OF LOTS IN SAID VILLAGE, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE HANNAHSTOWN ROAD; EAST BY LOT NUMBER 4, FORMERLY ROBERT KRAUSE, NOW PHIL CYPHER; ON THE SOUTH BY AN ALLEY; AND ON THE WEST BY A STREET; AND HAVING ERECTED THEREON A TWO -STORY BUILDING. SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LOT HEREIN CONVEYED, SAID POINT BEING LOCATED AT THE SOUTHERN RIGHT-OF-WAY LINE OF LEGISLATIVE ROUTE 10031; THENCE BY SAID RIGHT-OF-WAY LINE NORTH 78° EAST A DISTANCE OF 44.33 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF P. E. CYPHER SOUTH 13° 0' EAST A DISTANCE OF 125 FEET TO AN EXISTING IRON PIN ON THE NORTH SIDE OF AN UNNAMED ALLEY; THENCE BY THE NORTH SIDE OF SAID UNNAMED ALLEY SOUTH 78° 0' WEST 44.33 FEET TO AN EXISTING IRON PIN; THENCE BY THE EASTERN SIDE OF SOUTH STREET NORTH 13° 0' WEST A DISTANCE OF 125 FEET TO A POINT AT THE PLACE OF BEGINNING.

BEING KNOWN AS: 234 Marwood Road, Cabot, PA 16023 PROPERTY ID NO.: 320-S4-A3

TITLE TO SAID PREMISES IS VESTED IN Geoffrey W. Miller and Sharon A. Miller BY DEED FROM Federal National Mortgage Association aka Fannie Mae, a Corporation DATED 07/05/2001 RECORDED

07/11/2001 IN DEED BOOK Instrument #200107110018628.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2011-30029  
C.P. 2011-20002  
SHF FILE: 13002868**

**ATTY DANIEL SCHMIEG**

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

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 225 in the Cranberry Estates Plan of Lots as recorded in the Recorder's office of said County in Plan Book Volume 72, page 45.

HAVING erected thereon a dwelling house.

SUBJECT to grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instruments of record and in said recorded plan.

SUBJECT to coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record and to building lines and easements on said recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick G. Montgomery and Deborah A. Montgomery, h/w, by Deed from Srinii Raman, single, dated 03/09/1992, recorded 03/10/1992 in Book 1975, Page 111.

Tax Parcel: 130-S11-D225-0000

Premises Being: 428 ANNA MARIE DRIVE, CRANBERRY TOWNSHIP, PA 16066-5604

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30323  
C.P. 2013-21955  
SHF FILE: 13002852**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of VIRGINIA A MOSESSO at the suit of CITIMORTGAGE INC, Being:

All that certain piece, parcel and lot of land situate in Butler Township, Butler County,

Pennsylvania, bounded and described as follows:

Beginning at a point, said point being the Northeast corner of the tract herein described, said point being common to the West line of Avon Drive and line of Lot Nos. 2 and 3; thence by the West line of Avon Drive by a curve in a Southeasterly direction having a radius of 746.09 feet, a distance of 44.01 feet to a point; thence continuing by the West line of Avon Drive South 00 degree 49 minutes 30 seconds West, a distance of 31.98 feet to a point on line of Lot No.4; thence continuing by the same North 89 degrees 10 minutes 30 seconds West, a distance of 137.70 feet to a point on line of lands now or formerly M.V. Myers; thence continuing by the same North 01 degree 27 minutes 50 seconds East, a distance of 76.0 feet to a point on line of Lot No.2; thence continuing by the same South 89 degrees 10 minutes 30 seconds East, a distance of 136.55 feet to a point on the West line of Avon Drive, the place of beginning.

Being Lot No.3 in the Stratford Park Plan of Lots as recorded February 7, 1966, in Rack File Section 45, Page 11.

HAVING thereon erected a dwelling house.

SUBJECT to the building conditions and restrictions of Stratford Park Plan as recorded in Butler County, Pennsylvania, in Deed Book 865, Page 379.

TITLE TO SAID PREMISES IS VESTED IN Virginia A. Mosesso and Florinda F. Lang, both single women, as joint tenants with right of survivorship and not as tenants in common, by Deed from Heman A. Muniz and Maria T. Muniz, his wife, dated 04/12/1976, recorded 04/13/1976 in Book 1021, Page 639. By virtue of the death of Florinda F. Lang on 1/30/2010, title to said premises vested solely to Virginia A. Mosesso as the surviving joint tenant with rights of survivorship.

Tax Parcel: 056-19-F3-0000

Premises Being: 110 AVON DRIVE, BUTLER, PA 16001-2729

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30289**  
**C.P. 2013-21659**  
**SHF FILE: 13002860**

**ATTY DANIEL SCHMIEG**

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

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

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

Tax Parcel: 056-20-G78-0000

Premises Being: 208 WOODBURY DRIVE, BUTLER, PA 16001-2616

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30328**  
**C.P. 2013-21960**  
**SHF FILE: 13002876**

**ATTY ANDREW MARLEY**

Seized and taken in Execution as the property of JAVIER A ROBAYO AND SHERI S ROBAYO at the suit of HSBC MORTGAGE SERVICES INC, Being:

TAX PARCEL NO. 053-6-A34

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

ON THE NORTH by Lot 35 in the same plan of lots;

ON THE EAST by Lots No. 25 and 26;

ON THE SOUTH by Lot No. 33; and

ON THE WEST by Bellefield Drive and fronting on said Bellefield Drive, eighty (80) feet and extending back or eastward a distance of 150 feet.

BEING Lot No. 34 in the Homewood Plan of Lots as recorded in Rack 13, page 16 and 5 in the Recorder's Office of Butler County, Pennsylvania.

HAVING thereon erected a two-story dwelling house.

BEING the same premises which Daniel A. Kenyon and Jeanne L. Kenyon, husband and wife, by Deed dated October 31, 2001, and recorded November 2, 2001, in the Office of the Recorder of Deeds in and for Butler County as Instrument No. 200111020031245, granted and conveyed unto Javier A. Robayo and Sheri S. Robayo, husband and wife, in fee.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30324**  
**C.P. 2013-21653**  
**SHF FILE: 13002853**

**ATTY MARK WEISBERG**

Seized and taken in Execution as the property of STEPHEN A WALSH at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CLAY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING LOCATED IN THE CENTERLINE OF S.R. 138 AND BEING COMMON TO LANDS OF NOW OR FORMERLY R. TAYLOR AND THE GRANTOR HEREIN; THENCE ALONG THE CENTERLINE OF S.R. 138, SOUTH 59 DEGREES 59'53" WEST, A DISTANCE OF 199.54 FEET TO A POINT; THENCE ALONG PARCEL A NORTH 30 DEGREES 33' 07" WEST, A DISTANCE OF 150.01 FEET TO A POINT; THENCE BY LANDS OF NOW OR FORMERLY R. TAYLOR, NORTH 60 DEGREES 06'51" EAST, A DISTANCE OF 224.40 FEET TO AN EXISTING STUMP; THENCE BY SAME SOUTH 20 DEGREES 58' 26" EAST A DISTANCE OF 151.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.71 ACRE AND BEING KNOWN AS PARCEL B. OF THE MERSHIMER DEVELOPMENT CORPORATION PLAN OF SUBDIVISION

AS PREPARED BY LAND SURVEYORS, INC. OCTOBER 3,1991 AND RECORDED AT PLAN BOOK 151 PAGE 18.

TAX ID.#: 2F110-18C

Being known as: 413 EUCLID ROAD, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Stephen A. Walsh by deed from Stephen A. Walsh and Angela N. Walsh, his wife dated January 25, 2006 and recorded February 1, 2006 in Instrument # 200602010002421.

BCLJ: November 29, December 6 & 13, 2013

**E.D. 2013-30325  
C.P. 2013-21583  
SHF FILE: 13002851**

**ATTY CHRISTINE GRAHAM**

Seized and taken in Execution as the property of WILLIAM R WITTENBURG at the suit of M&T BANK, Being:

First: ALL those two certain pieces, parcels or tracts of land situate in the Township of Fairview, County of Butler, and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by lands of W.R. Roach, seventy (70) feet; on the East by land of Ralph K. Day, one hundred eighty (180) feet; on the South by Fairview and Washington Road, seventy (70) feet; and on the West by Harry Mcmillen, one hundred eighty (180) feet.

Second: On the north 80 feet by other lands of Roach; on the East 180 feet by other lands of Roach; On the South 80 feet by the Petrolia-Fairview and North Washington Road; and on the West 180 feet by the other lands of roach, containing about 1/3 of an acre, more or less.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto 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 the said Grantor(s), as well At law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TAX I.D.#:1501F55A10C

Being known as: 307 PETROLIA ROAD, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in William R Wittenburg by deed from Gary G. Smith and Sandra Smith, his wife as tenants by the entireties not as tenants in common dated October 1, 2004 and recorded November 2, 2004 in Instrument #200411020035083

BCLJ: November 29, December 6 & 13, 2013

Sheriff Michael T Slupe  
Butler County, Pennsylvania