

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: Carl L Barton Jr**

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

Estate of: Arnold F Chaffee

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

Estate of: John W Conway

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

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

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

128 West Cunningham Street
 Butler PA 16001

Estate of: Giovanna M Grosso

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

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

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

Estate of: Mary Susan Moore

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

Estate of: Rose Oleksak

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

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

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

Estate of: Mary Elizabeth Saxion

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

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

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

Estate of: James C Stroup

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

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

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

Estate of: Amelia W Wrenn

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

BCLJ: November 13, 20 & 27, 2015

SECOND PUBLICATION**Estate of: Carol Conner**

Late of: Middlesex Township PA
 Executor: Debra Scelza
 220 Old Route 8
 Valencia PA 16059
 Attorney: Nicole L Thurner Kievit
 Heck Silbaugh
 1421 Pittsburgh Road Suite 200
 Valencia PA 16059

Estate of: Carl W Cooper**a/k/a: Carl Cooper**

Late of: Worth Township PA
 Executor: Eugene A Cooper

154 Reichert Rd
 Portersville PA 16051
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippy Rock PA 16057

Estate of: Russell C Diehl

Late of: Butler Township PA
 Executor: Randal L Diehl
 273 Grindel Rd
 Prospect PA 16052-2005
 Attorney: David A Crissman
 Montgomery Crissman
 Montgomery & Kubit LLP
 518 North Main Street
 Butler PA 16001

Estate of: Marie E Hart**a/k/a: Marie Ella Hart**

Late of: Jackson Township PA
 Executor: Patricia Leach
 532 Pfeiffer Road
 Marion Center PA 15759
 Executor: David Hart
 1025 Skunk Run Road
 Mercer PA 16137
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117

Estate of: Dolores J Nelson

Late of: Mars PA
 Executor: Nancy J Pappas
 1242 Mars Evans City Rd
 Evans City PA 16033
 Executor: James A Nelson
 226 Knoch Road
 Saxonburg PA 16056
 Attorney: Douglas E Weinrich PC
 POB 810
 Mars PA 16046

Estate of: Helen R Oils

Late of: Saxonburg PA
 Executor: Barbara E Browning
 16210 Bayside Pointe Apt 1308
 Fort Myers FL 33908
 Attorney: Lillian Orzechowski
 POB 77
 Springdale PA 15144

Estate of: William R Parker

Late of: Buffalo Township PA
 Executor: Jodi L Parker
 492 Parker Road
 Sarver PA 16055
 Attorney: Kathleen Marie Charlton
 Charlton & Charlton Inc

617 South Pike Road
Sarver PA 16055

Estate of: Marsha B Petrarca

Late of: Butler Township PA
Executor: Shirley L Kerr
407 Sawmill Run Road
Butler PA 16001
Attorney: Sean M Gallagher
Murrin Taylor Flach Gallagher
110 E Diamond Street
Butler PA 16001

Estate of: Harold V Reed

Late of: Forward Township PA
Executor: Harold D Reed
227 Arlington Avenue
Butler PA 16001
Executor: Gary L Reed
282a Reibold Road
Renfrew PA 16063
Attorney: Michael A Nahas
1631 Nolo Way
Pittsburgh PA 15206

Estate of: Agnes F Sarver

a/k/a: Agnes Florence Kirk Sarver

Late of: Prospect PA
Executor: William N Sarver Jr
POB 216
Prospect PA 16052
Attorney: Amy E Molloy
Sr Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Robert G Shaheen

Late of: Cranberry Township PA
Executor: Anita M Shaheen
305 Woodmont Drive
Cranberry Township PA 16066
Attorney: J Benjamin Yeager
Yeager & Eberhardt
700 Park Avenue Suite One
Altoona PA 16602

Estate of: Alexander J Stockmal

Late of: Buffalo Township PA
Administrator: Philip Stockmal
9411 Babcock Boulevard
Allison Park PA 15101
Attorney: Rebecca L Hagan
Fox Rothschild LLP
BNY Mellon
500 Grant Street Ste 2500
Pittsburgh PA 15219

Estate of: Edward E Vasko

Late of: Adams Township PA
Executor: Janice L Dunbar

3042 Point Clear Drive
Fort Mill SC 29708
Attorney: Orlando R Sodini
Thompson Calkins & Sutter LLC
850 Ridge Avenue Suite 300
Pittsburgh PA 15212

BCLJ: November 6, 13 & 20, 2015

THIRD PUBLICATION

Estate of: Anthony F Bryan Jr

Late of: Harrisville PA
Administrator: Leah Ferguson
5461 Richland Road
Gibsonia PA 15044
Attorney: John R Owen Esq
Rhoades & Owen LLC
310 Grant Street Suite 1030
Pittsburgh PA 15219

Estate of: Margery L Himes

Late of: Cranberry Township PA
Admr dbn cta: Robert W McFate Esq
3178B State Route 257
POB 407
Seneca PA 16346
Attorney: Robert W McFate
McFate And Merkel
3178B State Route 257
POB 407
Seneca PA 16346

Estate of: Mary Ann A Hiwiler

Late of: Cranberry Township PA
Administrator: Michael E Hiwiler
137 York Road
Cranberry Twp PA 16066-2153
Attorney: Peter J Pietrandrea
Pietrandrea Law
1309 Freedom Road
Cranberry Twp PA 16066

Estate of: Dylan Patrick Johnson

Late of: Clay Township PA
Administrator: Tammy M Johnson
173 Kelly Rd
Butler PA 16001
Attorney: Sam H Jessee PC
POB 100091
Pittsburgh PA 15214

Estate of: Mark B Maharg

Late of: Jefferson Township PA
 Executor: Eric B Maharg
 966 Sunset Drive
 Butler PA 16001
 Executor: Dennis L Maharg
 119 Skyview Lane
 Lititz PA 17543
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

**Estate of: Barbara B Parsons
a/k/a: Barbara Parsons**

Late of: Cranberry Township PA
 Administrator: Frederick R Parsons
 722 Norman Drive
 Cranberry Twp PA 16066
 Attorney: Keith H West
 Clark Hill PLC
 One Oxford Centre
 301 Grant St 14th Fl
 Pittsburgh PA 15219 1425

**Estate of: Earl Lester Phipps
a/k/a: Earl L Phipps**

Late of: Connoquenessing PA
 Executor: Donald B Phipps
 119 Harmony Road
 Prospect PA 16052
 Executor: James E Phipps
 183 Heath Terrace
 Buffalo NY 14223
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

**Estate of: Elizabeth R Walker
a/k/a: Emma Elizabeth Walker**

Late of: Zelenople PA
 Executor: David O Cashdollar
 803 Enterprise Road
 Grove City PA 16127
 Attorney: No Attorney on Record

Estate of: John P Zamperini

Late of: Center Township PA
 Executor: Carol Niggel
 2102 Winchester Court
 Renfrew PA 16053
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: October 30, November 6 & 13, 2015

MORTGAGES

October 26 - 30, 2015

Adams, Andrew C., et al-PNC Bk Natl Assn-
Penn Twp.-\$75,000.00
Allen, Barnes J., Jr., et al-Butler Armco Emp
Cred Un-Butler City, Wd. 1-\$35,000.00
Allen, Frederick R., et al-Butler Armco Emp
Cred Un-Brady Twp.-\$100,000.00
Angelini, David A., et ux-Wells Fargo Bk
NA-Slippery Rock Twp.-\$83,500.00
Arndt, William J., et al-PNC Bk Natl Assn-
Winfield Twp.-\$225,000.00
Basham, Brittany A.-Union Home Mtg Corp,
et al-Franklin Twp.-\$188,688.00
Birckbichler, Robert O., et al-Butler Armco
Emp Cred Un-Connoquenessing Twp.-
\$100,000.00
Blower, Daniel W., et ux-Mars Natl Bk-
Zelenople Borough-\$71,600.00
Boulanger, Amanda D.-Quicken Loans Inc,
et al-Butler City, Wd. 3-\$54,131.00
Brooks, Gary L., et al-Citizens Bk of Pa-
Cranberry Twp.-\$315,000.00
Bulger, John T., et ux-WesBanco Bank Inc-
Jackson Twp.-\$50,000.00
Burd, Robert J., et ux-Dollar Bk Fed Sav
Bk-Connoquenessing Twp.-\$180,231.00
Cain, Marnie-West Penn Fin Serv Ctr Inc, et
al-Clearfield Twp.-\$68,732.00
Cain, Marnie-Pennsylvania Housing Fin
Agency-Clearfield Twp.-\$2,800.00
Chappel, Christopher J., et ux-Victorian Fin
LLC, et al-Jackson Twp.-\$245,520.00
Chappie, Derek, et al-NARFE-Premier
Fed Cred Un, et al-Slippery Rock Twp.-
\$229,400.00
Cherry, Kenneth J., et ux-Huntington Natl
Bk-Oakland Twp.-\$200,000.00
CIG Comp Tower LLC, et al-Toronto
Dominion TX, LLC (ground lease)-Jefferson
Twp.-\$0.00
Clark, Edd G., et al-PNC Bk Natl Assn-Center
Twp.-\$79,000.00
Coleman, Michael H., et ux-USAA Fed Sav
Bk, et al-Seven Fields Borough-\$371,880.00
Collins, Jane M.-PNC Bk Natl Assn-Seven
Fields Borough-\$158,000.00
Courson, Troy W., et ux-USX Fed Cred Un-
Adams Twp.-\$35,000.00
Coyle, Vincent J., et ux-Navy Fed Cred Un-
Prospect Borough-\$56,250.00
Deal, Joseph B., et ux-Plaza Home Mtg Inc,
et al-Oakland Twp.-\$77,017.00
DeAngelis, Kenneth, et ux-JPMorgan Chase
Bk NA-Cranberry Twp.-\$200,000.00
Dellemonache, Louis J., et al-PNC Bk Natl
Assn-Seven Fields Borough-\$50,000.00
Dittmer, Kristen L.-Princeton Fin LLC-Butler
Twp.-\$110,675.00

Steinman and Brianna Steinman: Cost Judgment: P. Brennan Hart, Esq.: 15-21817
USX Federal Credit Union vs. Paul Suarez: Judgment: \$4267.06: Matthew D. Urban, Esq.: 15-21812
Portfolio Recovery Associates LLC vs. Lisa Voit and Mick D. Kendrick: Judgment: \$1714.72: Robert N. Polas, Jr., Esq.: 15-21810
Portfolio Recovery Associates LLC vs. Ryan Waller: Judgment: \$879.49: Robert N. Polas, Jr., Esq.: 15-21796

EXECUTIONS

Week ending November 6, 2015

1st Name-Plaintiff
2nd Name-Defendant

U.S. Bank National Association vs. **Raymond L. Bigley:** 15-30282
 Cavalry SPV, I LLC vs. **Holly H. Butcher and Bank of America, Garnishee:** 15-30277
 Sysco Corporation and Sysco Pittsburgh, LLC vs. **D & M Investments, Inc., Ramada Inn & Conference Center, Ramada Morgantown Hotel & Conference Center and Wesbanco Bank, Garnishee:** 15-30279
 Broadcast Music Inc. vs. **Ghost Riders, II, Inc. dba Ghost Riders, II aka Ghost Riders 2 and First National Bank, Garnishee:** 15-30278
 Ocwen Loan Servicing LLC vs. **Larry W. Koebler:** 15-30280
 PennyMac Loan Services LLC vs. **Katelyn Jean Scheidemantle:** 15-30281

DIVORCES

Week ending November 6, 2015

1st Name-Plaintiff
2nd Name-Defendant

Rachel Barlow vs. **Jacob Barlow:** Mildred B. Sweeney, Esq.: 15-90744
 Patricia Roman-Bubb vs. **Kevin Bubb:** Gregory P. Diulus, Esq.: 15-90747
 Mary Ellen Corrigan vs. **Edward Corrigan:** Kristen M. Humphrey, Esq.: 15-90753
 Emily Huber vs. **William Huber:** Mildred B. Sweeney, Esq.: 15-90734
 John K. Lincoln vs. **Stacey L. Lincoln:** Elizabeth A. Smith, Esq.: 15-90742
 Timothy D. McGonigal vs. **Melinda A. McGonigal:** Gene G. Dimeo, Esq.: 15-90740
 Sandra L. Olczak vs. **George R. Olczak:** Norman D. Jaffe, Esq.: 15-90746
 Ryan L. Schmoll vs. **Tonya L. Schmoll:** Gerri

V. Paulisick, Esq.: 15-90745
 Denise M. Slagel vs. **David P. Slagel:** Gerri V. Paulisick, Esq.: 15-90752
 Gerald Vanasdale vs. **Carleen Vanasdale:** Atty - None: 15-90735

REVOCABLE TRUST NOTICE

On September 17, 2015, Dorothy S. McKennan, surviving settlor of the **McKennon Revocable Agreement of Trust**, 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

David W. Snyder, Successor Trustee
24620 Wolf Rd.
P.O. Box 40581
Bay Village, OH 44140,

or to JOHN H. AULD, II, ESQUIRE
ABERNETHY, AULD & YOUNG, P.C.
4499 Mt. Royal Blvd.
Allison Park, PA 15101.

BCLJ: October 30, November 6 & 13, 2015

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **ROBERT B. KLINE LIVING TRUST DATED MAY 26, 1997**. ROBERT B. KLINE, Settlor of the Trust, of 554 Holyoke Road, Butler County, Pennsylvania, died on April 19, 2015. All persons having claims against the Decedent or the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Decedent or the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Sandra L. Markle, Successor Trustee
550 Holyoke Road
Butler, PA 16001

David A. Crissman, Esquire
Montgomery, Crissman
Montgomery, Kubit, LLP
518 North Main Street
Butler, PA 16001

BCLJ: November 6, 13 & 20, 2015

**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. 15-10608**

WELLS FARGO BANK, N.A., Plaintiff
VS.

GLENN EALY, in his capacity as Heir of RICHARD I. EALY, Deceased; ALICE SCOTT, in her capacity as Heir of RICHARD I. EALY, Deceased; CINDY FRESH-DAVIS, in her capacity as Heir of RICHARD I. EALY, Deceased; LORI WILLIAMS, in her capacity as Heir of RICHARD I. EALY, Deceased; BRUCE FRESH, in his capacity as Heir of RICHARD I. EALY, Deceased; GARY FRESH, in his capacity as Heir of RICHARD I. EALY, Deceased; JAMES R. JAMISON, JR, in his capacity as Heir of RICHARD I. EALY, Deceased; GEORGE RAYMOND JAMISON, in his capacity as Heir of RICHARD I. EALY, Deceased; FRED A. JAMISON, in his capacity as Heir of RICHARD I. EALY, Deceased; EDNA E. JAMISON, in her capacity as Heir of RICHARD I. EALY, Deceased; G. CATHERINE PATRICK, in her capacity as Heir of RICHARD I. EALY, Deceased; SHARON L. RUNYAN, in her capacity as Heir of RICHARD I. EALY, Deceased; DALE H. EALY, JR, in his capacity as Heir of RICHARD I. EALY, Deceased; GAYLE E. SUISE, in her capacity as Heir of RICHARD I. EALY, Deceased; PATRICIA R. WITHERS, in her capacity as Heir of RICHARD I. EALY, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD I. EALY, DECEASED, Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD I. EALY, DECEASED

You are hereby notified that on August 4, 2015, Plaintiff, WELLS FARGO BANK, N.A., 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. 15-10608. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 551 FAIRVIEW ROAD, PETROLIA, PA 16050-1607 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.

Office of Prothonotary, Butler County
1st Floor Courthouse
124 West Diamond Street
P.O. Box 1208
Butler, PA 16003
Telephone (724) 284-5214

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

Phelan Hallinan Diamond & Jones, LLP
1617 JFK BLVD, STE 1400
Philadelphia, Pa 19103

BCLJ: November 13, 2015

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

**NOTICE OF FILING OF PETITION FOR NAME CHANGE
Docket No. 15-40246**

Notice is hereby given that, on October 29, 2015, the Amended Petition of Name Change Was filed in the above-named court, requesting an order to change the name of **Dylan David Alford-Scott Petrozza to Dylan David Petrozza**. The Court has fixed the 27th day of January 2016, at 10:00 AM in Court Room No. 4, Court House, Butler, Pennsylvania, for a hearing on the Amended Petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Deborah R. Erbstein, Esquire,
Attorney for Petitioner, Allison Petrozza
GOLDBERG, KAMIN & GARVIN
1806 Frick Building
437 Grant Street
Pittsburgh, PA 15219
Ph: (412) 281-1119

BCLJ: November 13, 2015

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Station Sullutions, LLC** and it is organized effective January 1, 2016.

S.R. LAW, LLC
Amy E. Molloy, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: November 13, 2015

NOTICE OF REGISTRATION OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed by Heather Archer and Valorie Andreassi of 110 Willow Wood Drive, Butler, PA 16001, and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 17th day of August 2015. The fictitious name is: **Keeping Beat**, with an address of 110 Willow Wood Drive, Butler, PA 16001.

Gwilym A. Price, III, Esquire
12,9 South McKean Street
Butler, PA 16001

BCLJ: November 13, 2015

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on October 16, 2015, for **TYTANIC, LLC.**, located at 201 S. Duffy Road, Butler, Butler County, Pennsylvania 16001. The principal business activity is to be engaged in Insurance and Financial Services and all other lawful business activities. The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa.C.S.A. § 8901 et seq.

Jack W. Cline, Esquire
Stranahan, Stranahan & Cline
101 S. Pitt St., P.O. Box 206
Mercer, PA 16137-0206

BCLJ: November 13, 2015

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of January 2016 at Eleven o'clock A.M., Eastern Standard Time** the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, February 12, 2016 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 13, 20 & 27, 2015

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

ATTY ADAM DAVIS

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

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

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

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

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

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

Premises Being: 216 Columbia Street, Butler, PA 16001

BCLJ: November 13, 20 & 27, 2015

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

ATTY ADAM DAVIS

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

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

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

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

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

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

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

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

Tax Parcel: 060S 14C64

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY ADAM DAVIS

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

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

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

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

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

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

Tax Parcel: 052-36-F1-0000

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY ADAM DAVIS

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Deborah L. Conti, a single person, by Deed from David E. Dorcy and Carol E. Dorcy, h/w, dated 11/30/2005, recorded 12/06/2005 in Instrument Number 200512060034930

Tax Parcel: 564-9-60-0000

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY MARGARET GAIRO

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

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

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

FIRST:

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

SECOND:

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

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

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

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY RICHARD M SQUIRE

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

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

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

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

CONTAINING 8.60 acres, more or less.

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

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

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

PARCEL #:2F16-23

BCLJ: November 13, 20 & 27, 2015

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

ATTY TERRENCE MCABE

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

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

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

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

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

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

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

THE DERIVATION OF SAME BEING:

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

Parcel Identification Number: S2-D15

Being known as: 112 CONSTITUTION AVENUE,

CONNOQUENESSING, PENNSYLVANIA 16027.

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY LEON HALLER

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

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

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

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

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

TAX PARCEL NO. 561-35-10-0000

BEING THE SAME premises which lannotti

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY GREGORY JAVARDIAN

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

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

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

AS TO PARCEL V: 052-29-H561

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

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

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

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

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY TERRENCE MCCABE

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

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

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

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

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

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

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

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

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY JONATHAN LOBB

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

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

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

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

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

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY TERRENCE MCCABE

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

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

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

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

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

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY LEON HALLER

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

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

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

TAX PARCEL NO. 120-S5-A1053

BEING THE SAME premises which Frederick J. Rollins, by Deed dated 05/29/09 and recorded 06/02/09 in Butler County Instrument No.200906020012028, granted and conveyed unto Jeffrey P. Tritch. Jeffrey P. Tritch died May 3, 2013. Colleen M. Miller was granted Letters of Administration on May 20, 2013 to Butler County File No. 1-13- 0418. Colleen M. Miller was appointed Administratrix of the Estate of Jeffrey P. Tritch on May 20, 2013. UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

BCLJ: November 13, 20 & 27, 2015

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

ATTY GREGORY JAVARDIAN

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

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

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

AND BEING more particularly bounded and described as follows:

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

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY MARK UDREN

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

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

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

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

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

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

PROPERTY ID NO.: 260-S1-D1

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY VICTORIA CHEN

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

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

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

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

DEED BOOK: 2891

DEED PAGE: 0161

MUNICIPALITY: Butler Township

TAX PARCEL*: 054-41-28-0000

PROPERTY ADDRESS: 546 Meridian Road Renfrew, PA 16053

BCLJ: November 13, 20 & 27, 2015

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

ATTY GARY DARR

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

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

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

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

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

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

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

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

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY ADAM DAVIS

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

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

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

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

Tax Parcel: 563-24-280-0000

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY ADAM DAVIS

Seized and taken in Execution as the property of MARY TURNBULL AND MARY RAECHEL TURNBULL at the suit of BANK OF AMERICAN A, Being:

ALL THAT CERTAIN lot or piece of ground situate in the township of Cranberry, county of Butler and commonwealth of Pennsylvania, being lot no. 445 in the Fernway plan of lots no. 2, section B, as recorded in the recorder's office of Butler county, Pennsylvania in Rack file 22, page 44.

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

Tax Id: 130-S5-A445

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

Tax Parcel: 130-S5-A445-0000

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

BCLJ: November 13, 20 & 27, 2015

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

ATTY MICHAEL SHINER

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

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

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

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

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

CONTAINING 910,207 sq. ft. or 20.896 acres

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

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

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

Pennsylvania.

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

BCLJ: November 13, 20 & 27, 2015

Sheriff of Butler County, Michael T Slupe