

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: Valjean J Champ**

Late of: Butler Township PA
Executor: Ronald A Champ
215 South Duffy Road
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Lucy Dollar

Late of: Butler Township PA
Administrator: John Dollar
201 Surrey Lane
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchuk LLP
222 South Main St
Butler PA 16001

Estate of: Marie E Furka

Late of: Butler Township PA
Executor: David J Furka
228 Willard Avenue
Butler PA 16001
Attorney: Amy D Rees Esquire
Heritage Elder Law &
Estate Planning, LLC
318 South Main Street
Butler PA 16001

Estate of: Ralph E Goehring**a/k/a: Ralph Eugene Goehring**

Late of: Evans City PA
Executor: Justin J Goehring
100 Trapp Rock Lane
Mars PA 16046
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

Estate of: Pete G Guillard**a/k/a: Pete Guillard**

Late of: Muddycreek Township PA
Executor: Pete G Guillard II
2702 Deerfield Road
Roanoke VA 24015
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

Estate of: Ardeth J Herbel**a/k/a: Ardeth Joan Herbel**

Late of: Zelienople PA
Executor: Duane K Herbel
126 South Clinton Street
Baltimore MD 21224
Executor: Kimberly H Widener
69 Selleck Hill Road
Salisbury CT 06068
Attorney: John P Iurlano Esq
125 Hidden Valley Drive
Pittsburgh PA 15237

Estate of: Maxine H Meeder

Late of: Butler Township PA
Administrator: Daniel Taylor
309 Bessemer Ave
Lyndora PA 16045
Administrator: Dorothy F Meeder
7112 Franklin Rd
Cranberry Twp PA 16066
Attorney: No Attorney on Record

Estate of: Olive E Miller

Late of: Fairview Township PA
Executor: Ronald W Miller
313a Old Plank Road
Butler PA 16001
Executor: Donna E Ladow
4211 Latour Court
Allison Park PA 15101
Attorney: Michael S Lazaroff Esquire
The Cingolani Building
300 North McKean St
Butler PA 16001

Estate of: Hana F Romovacek

Late of: Cranberry Township PA
Executor: Irena Hana Romovacek
7 Lone Oak Drive
Centerport NY 11721
Attorney: Gregg P Otto
Davies McFarland & Carroll LLC
One Gateway Center 10th Floor
Pittsburgh PA 15222

Estate of: Maxine J Schroder

Late of: Middlesex Township PA
Executor: Dale C Schroder

161 Browns Hill Road
Butler PA 16059
Attorney: John J Morgan
115 South Washington Street
Butler PA 16001

Estate of: William Leland Zier

Late of: Winfield Township PA
Administrator: William L Zier
206 Springwater Court
Moon Township PA 15108
Attorney: Robert J Winters
Goehring Rutter and Boehm
437 Grant Street, Suite 1424
Pittsburgh PA 15219

BCLJ: August 12, 19 & 26, 2016

SECOND PUBLICATION**Estate of: Luella C Armahizer**

Late of: Jefferson Township PA
Executor: Ronald Armahizer
119 Carol Drive
Saxonburg PA 16056
Executor: Judy Cehelsky
221 Carbon Center Road
Butler PA 16002
Attorney: Amy D Rees Esquire
Heritage Elder Law &
Estate Planning, LLC
318 South Main Street
Butler PA 16001

Estate of: Marilyn S Carnahan

Late of: Butler PA
Executor: Catherine J Hills
305 Woodcroft Rd
Baden PA 15005
Attorney: William D Kemper
7001 Forrest Trail
Butler PA 16002

Estate of: Emily Benedict Grey**a/k/a: Emily B Grey**

Late of: Cranberry Township PA
Executor: Emily B Gascoyne
808 Philadelphia Avenue
Chambersburg PA 17201
Attorney: Maryann Bozich-DiLuigi
506 S Main Street
Suite 2201
Zelienople PA 16063

Estate of: Martha L Kerr

Late of: Jefferson Township PA
Executor: Colleen S Crytzer
812 Sunset Drive
Freeport PA 16229

Attorney: Gerald G DeAngelis
512 Market Street
PO Box 309
Freeport PA 16229

Estate of: Theresa M Link

Late of: Cranberry Township PA
Administrator C.T.A.: James B Link
621 Partridge Drive
Cranberry Twp PA 16066
Attorney: Maryann Bozich-DiLuigi
506 S Main Street
Suite 2201
Zelienople PA 16063

Estate of: Jennifer Elaine Matuke

Late of: Butler PA
Administrator: Dodie E Matuke
429 Negley Avenue
Butler PA 16001
Attorney: Eric D Levin
Rishor Simone
101 East Diamond St Suite 208
Butler PA 16001

Estate of: Arthur L Russell Jr**a/k/a: Arthur L Russell**

Late of: Franklin Township PA
Executor: Stephen L Russell
118 Fared Drive
Butler PA 16001
Attorney: Sean M Gallagher
Murrin Taylor & Gallagher
110 East Diamond Street
Butler PA 16001

Estate of: Mima M Sipes

Late of: Jackson Township PA
Administrator: Chris D Sipes
284 Little Creek Road
Harmony PA 16037
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

Estate of: Robert Earl Snyder**a/k/a: Robert E Snyder**

Late of: Cranberry Township PA
Executor: Betty Louise Snyder
4583 Old Route 19
Cranberry Township PA 16066
Attorney: Edward L Miller
506 South Main St
Suite 2201
Zelienople PA 16063

Estate of: David Homer Tack Sr

Late of: Center Township PA
Executor: David E Benedict

471 Olde Country Lane
N Lima OH 44452
Executor: Eric L Tack
208 N Pine Aire Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Lillian Mae Taylor
a/k/a: Lillian M Taylor

Late of: Cranberry Township PA
Executor: David M Taylor
582 Lindsey Road
Zelienople PA 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Cheyenne Warner

Late of: Brady Township PA
Administrator: Richard D Warner
110 Hobart Boulevard
Slippery Rock PA 16057
Administrator: Heidi L Warner
110 Hobart Boulevard
Slippery Rock PA 16057
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001

BCLJ: August 5, 12 & 19, 2016

THIRD PUBLICATION

Estate of: Lottie Ellen Bergbigler
a/k/a: Lottie Bergbigler

Late of: Summit Township PA
Executor: Sherry Lee Bergbigler
2116 Highland Drive
Butler PA 16002
Attorney: J Stevenson Suess
318 West Cunningham Street
Butler PA 16001

Estate of: Raymond E Blacksmith

Late of: Valencia PA
Executor: Jeffrey Allen Blacksmith
P.O. Box 331
Bairdford PA 15006
Attorney: Carolyn Spicer Russ
Olds Russ & Associates
1007 Mt Royal Blvd
Pittsburgh PA 15223

Estate of: Georgianna Bupp

Late of: Jackson Township PA
Executor: Cheryl L Miller
143 Oak Lane
Fombell PA 16123
Attorney: Wesley F Hamilton
208 South Main Street
Zelienople PA 16063

Estate of: Ralph H Cable

Late of: Zelienople PA
Executor: Nellie M Miller
609 Pattison St. Ext.
Evans City PA 16033
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Aletta L Cumberland

Late of: Connoquenessing Township PA
Administrator: Michael S Cumberland
612 New Castle Road
Butler PA 16001
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Margaret T Matz

Late of: Cranberry Township PA
Executor: PNC Bank, National Association
901 State Street
Erie PA 16501
Attorney: Keith H West
Clark Hill PLC
One Oxford Centre
301 Grant St 14th Fl
Pittsburgh PA 15219

Estate of: Michael Anthony Ness

a/k/a: Michael A Ness

Late of: East Butler PA
Executor: Jennie L Ness
1119 E Brandon Road
Butler PA 16001
Attorney: Norman D Jaffe
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

Estate of: Anna Belle Rau

Late of: Penn Township PA
Executor: Melinda S Ripper
6144 Penn Drive
Butler PA 16002
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001

Estate of: Richard A Sloan

Late of: Eau Claire PA
 Executor: Richard Mark Sloan
 115 Helga Drive
 West Sunbury PA 16061
 Attorney: Dennis M Sloan
 Sloan and Associates PC
 106 S Main St Suite 305
 Butler PA 16001

Estate of: Emilia C Varisco

Late of: Mars PA
 Executor: Frank J Varisco
 338 West Arch St
 PO Box 1081
 Mars PA 16046
 Attorney: No Attorney on Record

Estate of: Joseph L Vidmar**a/k/a: Joe Vidmar**

Late of: Summit Township PA
 Executor: Deborah A Vidmar
 8484 16th Street
 Apt 906
 Silver Spring MD 20910
 Attorney: William C Robinson Jr
 Henninger & Robinson PC
 6 West Diamond Street
 Butler PA 16001

Estate of: Kenneth L Wagner

Late of: Penn Township PA
 Executor: Donna Tarcha
 132 Orchard Avenue
 Butler PA 16001
 Attorney: David A Crissman
 Montgomery Crissman
 Montgomery and Kubit LLP
 518 North Main Street
 Butler PA 16001

Estate of: Mildred I Weidenhof**a/k/a: Mildred Weidenhof**

Late of: Butler Township PA
 Executor: Devon Weidenhof
 2234 Highland Drive
 Butler PA 16002
 Attorney: Michael J Pater
 101 East Diamond Street
 Suite 202
 Butler PA 16001

BCLJ: July 29, August 5 & 12, 2016

MORTGAGES

Recorded July 18 - 22, 2016

Abbott, Robert G-Citizens Bk Pa-Cranberry Twp-\$100,000.00
Aiken, Russell W-Northwest Bk-Adams Twp-\$38,000.00
Anderton, Robin L aka-Wells Fargo Bk NA-Cranberry Twp-\$222,300.00
Ankrom, Matthew-Howard Hanna Mtg Servs-Mars Boro-\$211,105.00
Anthony, Eric Vance-Third Fed S&L Assn Cleveland-Jackson Twp-\$182,400.00
Ashton, Mark T-USX Fed Cred Un-Middlesex Twp-\$32,000.00
Bable, Michelle I-Butler Armco Emp Cred Un-Worth Twp-\$20,000.00
Baker, Scott A-Guaranteed Rate Inc-Lancaster Twp-\$153,015.00
Beacom, Theresa M-Butler Armco Emp Cred Un-Saxonburg Boro-\$50,000.00
Beck, Barrie L-Citizens Bk NA-Connoquenessing Twp-\$225,450.00
Beer, Ryan S-JLB Corp dba-Cranberry Twp-\$304,100.00
Belz, Thomas A II-NVR Mtg Fin Inc-Adams Twp-\$398,900.00
Bergmann, Peter W-Citizens Bk Pa-Adams Twp-\$120,000.00
Bernardi, Ryan A-PNC Mtg aka-Center Twp-\$284,000.00
Bier, James A III-Dollar Bk Fed Sav Bk-Connoquenessing Twp-\$195,000.00
Biesinger, Doris-Union Home Mtg Corp-Forward Twp-\$112,637.00
Birch, Brian James-FBC Mtg LLC-Zelienople Boro-\$156,750.00
Bischak, Katherine-Pennsylvania Equity Resources Inc-Cranberry Twp-\$256,410.00
Blank, Benjamin J-First Commonwealth Bk-Middlesex Twp-\$135,218.00
Blodgett, Kurt-Allegheny Health Servs Emp FCU-Adams Twp-\$47,000.00
Bodnar, Edward V Jr-First Natl Bk Pa-Cranberry Twp-\$340,850.00
Boggs, William-S&T Bk-Cranberry Twp-\$153,900.00
Bonetti, Anthony J Jr-Butler Armco Emp Cred Un-Butler Twp-\$18,600.00
Bosetti, Paul M-First Commonwealth Bk-Adams Twp-\$100,000.00
Brown, Alexis A-American Fin Network Inc-Butler Twp-\$176,500.00
Bucklew, Jeffrey A-US Mtg Network-Adams Twp-\$261,500.00
Burr, Joseph A Jr-Liberty Bail Bonds Inc-Adams Twp-\$50,000.00
Callen Family Tr, Richard N Trs-NexTier Bk NA-Saxonburg Boro-\$150,000.00
Cancilla, Mark W-West Penn Fin Serv Ctr

Pucci, Decd., and Unknown Heirs: Writ of Execution: 16-30198

Freedom Mortgage Corp vs. **Robert A Smith:**
Writ of Execution: 16-30200

Federal Natl Mortgage Assn vs. **Harley D Stone and Jenna M Stone:** Writ of Execution: 16-30194

DIVORCES

Week ending August 5, 2016

1st Name-Plaintiff

2nd Name-Defendant

Jessica L Orban vs. **Salem A Elassard:** Cori S Dunn, Esq: 16-90499

David M Gilliland vs. **Marcia L Gilliland:** Atty - None: 16-90501

Eric Lynn Decroo vs. **Michelle Lyn Kunkle:** Atty - None: 16-90498

Krystal L Rattigan vs. **Travis P Rattigan:** Michael D Gallagher, Esq: 16-90502

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 410 Clearfield Road, Cabot, PA 16023 being more fully described at Butler County Instrument No. 200704120008638.

SAID SALE to be held at the Butler County Courthouse, 4th Floor Hearing Room, 124 W. Diamond Street, Butler, PA 16001 at 10:00 a.m. prevailing, standard time, on August 30, 2016.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 320-1F71-6C recorded in Butler County, Pennsylvania. Seized and taken in execution as the property of Kenneth K. Miller and Cassandra Wagner at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:16-CV-00071.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. **Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds.** Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

BCLJ: August 5, 12, 19 & 26, 2016

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 15-10409 ED 16-30101**

Urban Financial of America, LLC, Plaintiff
VS.

**Alex A. Lotraris, Individually, and as
Known Heir of Beverly J. Lotraris,
Christine Davis, Known Heir of Beverly
J. Lotraris, Steven Pomykata, Known Heir
of Beverly J. Lotraris and Unknown Heirs,
Successors, Assigns and All Persons,
Firms, or Associations Claiming Right,
Title or Interest From or Under Beverly J.
Lotraris, Defendants**

**NOTICE OF SALE OF REAL PROPERTY
To: Alex A. Lotraris, Individually, and
as Known Heir of Beverly J. Lotraris,
Defendant, whose last known address is
120 Moran Road, Butler, PA 16002.**

Your house (real estate) at 120 Moran Road, Butler, PA 16002, is scheduled to be sold at the Sheriff's Sale on September 16, 2016 at 11:00 a.m. in the Butler County Courthouse, Center Stairwell, S. Main St., Butler PA 16001, to enforce the court judgment of \$138,894.66, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**PROPERTY DESCRIPTION: ALL THAT
CERTAIN LOT OF LAND SITUATE IN
SUMMIT TOWNSHIP, BUTLER COUNTY,
PENNSYLVANIA. Being Known as 120 Moran
Road, Butler, PA 16002. Parcel Number: 290-
S6-D33. Improvements: Residential Property.**

**UDREN LAW OFFICES, P.C. IS A DEBT
COLLECTOR AND THIS IS AN ATTEMPT
TO COLLECT A DEBT. ANY INFORMATION
OBTAINED WILL BE USED FOR THAT
PURPOSE. IF YOU ARE NOT OBLIGATED
UNDER THE NOTE OR YOU ARE IN
BANKRUPTCY OR YOU RECEIVED A
DISCHARGE OF YOUR PERSONAL
LIABILITY UNDER THE NOTE IN
BANKRUPTCY, THIS COMMUNICATION
IS NOT SENT TO COLLECT THE DEBT;
RATHER, IT IS SENT ONLY TO PROVIDE
INFORMATION WITH REGARD TO THE
LENDER'S RIGHT TO ENFORCE THE LIEN
OF MORTGAGE.**

Udren Law Offices, P.C.
Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.482.6900.

BCLJ: August 12, 2016

**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-13-10857**

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, Plaintiff

VS.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER ALBERT
S. YAKSIC, DECEASED, Defendant**

**NOTICE
To UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER ALBERT
S. YAKSIC, DECEASED**

You are hereby notified that on September 11, 2013, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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-13-10857. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 185 LESLIE ROAD, VALENCIA, PA 16059-1127 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.

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

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

PH#928197

BCLJ: August 12, 2016

NOTICE

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania on July 25, 2016. The name of the limited liability company is **TOPS 2, LLC**. The purpose for which the limited liability company is and has been organized is to engage in and to do any lawful acts and/or business for which limited liability companies may be organized under the Limited Liability Company Law of 1994, as amended.

JOHN J. DeCARO, JR., ESQ.
Cusick & De Caro, P.C.
100 Decker Drive
P.O. Box 5137
New Castle, PA 16105

BCLJ: August 12, 2016

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that the Articles of Incorporation were filed on August 1, 2016 with the Department of State of the Commonwealth of Pennsylvania, with respect to a Corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Diamond Nails Co.**

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT L.L.P.

David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: August 12, 2016

**2016 INACTIVE LIST FOR
JUDGE STREIB
SEPTEMBER 15, 2016
1:00 PM COURTROOM NO. 1**

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY
COMMONWEALTH OF PA**

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention to proceed should be filed on or before September 15, 2016 with the Prothonotary of the Court at:

Prothonotary's Office
PO Box 1208
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED
STATEMENT OF INTENTION TO PROCEED,
THE CASE WILL BE TERMINATED AT THE
CALL OF THE LIST ON SEPTEMBER 15,
2016 AT 1:00 PM IN CR 1, BUTLER COUNTY
GOVERNMENT CENTER.**

BY THE COURT:

1st Name-Plaintiff
2nd Name-Defendant

2012

12-90481

Scott A. Blaney

vs.

Jennifer D. Blaney

12-90695

Justin J. Herrington

vs.

Brittany M. Herrington

12-90754

Jodi Renee Coennen

vs.

William Paul Coennen

2013

13-90003

Lisa E. Beck

vs.

John C. Beck

13-90534

Richard Kummer

vs.

Dawn Kummer

13-90616

Tiffany A. Crowe

vs.

John R. Crowe

13-90663

Roxanne N. Cypher

vs.

Philip T. Cypher

2014

14-90102

Tracy J. Ion

vs.

Barbara E. Ion

BCLJ: August 12, 2016

**2016 INACTIVE LIST FOR
JUDGE HORAN
SEPTEMBER 14, 2016
10:00 AM COURTROOM NO. 4**

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY
COMMONWEALTH OF PA**

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention to proceed should be filed on or before September 07, 2016 with the Prothonotary of the Court at:

Prothonotary's Office
PO Box 1208
Butler, PA 16003-1208

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON SEPTEMBER 07, 2016 AT 10:00 AM IN CR 4, BUTLER COUNTY GOVERNMENT CENTER.

BY THE COURT:

1st Name-Plaintiff
2nd Name-Defendant

2005

05-10326

Jamie S. Strezeski

vs.

Larry S. Goettler,

2008

08-11302

ARK-CLO, 2001-1 Limited

vs.

James R. Combs and Megan M. Combs

2009

09-11445

TD Bank USA, N.A. As Successor in Interest to Target National Bank

vs.

Angela M. Neal

2010

10-10566

Sterling Jewelers, Inc., D/B/A Kay Jewelers

vs.

Nicholas J Nickleach and Diane Brinks

2013

13-10658

USX Federal Credit Union

vs.

Brian L. Tristani and Megan K. Tristani

2014

14-10162

Citimortgage, Inc.

vs.

Chad R. Gallagher or Occupants

BCLJ: August 12, 2016

LEGAL NOTICE

In Re: Petitions of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

Msd. No. 16-40032

To: Domenick Bonino (Property of Domenick & Amelia Bonino)-Claim No. 16-2, Parcel No. 040-S4-C2-0000 – Property located in Buffalo Township; Description – Lot, Coal St, Map Code S4-C2; Date of previous Public Sale: September 8, 2014; Price at Upset Sale \$713.53

To: Amelia Bonino (Property of Domenick & Amelia Bonino)-Claim No. 16-2, Parcel No. 040-S4-C2-0000 – Property located in Buffalo Township; Description – Lot, Coal St, Map Code S4-C2; Date of previous Public Sale: September 8, 2014; Price at Upset Sale \$713.53

To: Richard E. Gobert (Property of Richard E. Gobert)-Claim No. 16-7, Parcel No. 053-16-A3-0000 – Property located in Butler Township, Ward 3; Description – 0.12 Ac, 1252 E. Brady St. Ext., Map Code 16-A3, Instr #200110190029672; Date of Previous Public Sale: September 8, 2008; Price at Upset Sale \$4,793.17

To: Roman Deutsch (Property of Roman Deutsch)-Claim No. 16-10, Parcel No. 120-4F25-30A-0000 – Property located in Connoquenessing Township; Description – 0.886 Ac. E of T 392, Map Code 4F25-30A, Instr #200609190024085; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$508.72

To: Kelley L. Kapusta (Property of Kelley L. Kapusta)-Claim No. 16-11, Parcel No. 120-S1-C7-0000 – Property located in Connoquenessing Township; Description – Lot Hse 120 Maple Dr, Map Code S1-C7, Instr #200212310044459; Date of Previous Public Sale: September 11, 2006; Price at Upset Sale \$6,649.93

To: Beneficial Consumer Mtg. Disc. Co. d/b/a Beneficial Mtg. Co of PA (Property of Kelley L. Kapusta)-Claim No. 16-11, Parcel No. 120-S1-C7-0000 – Property located in Connoquenessing Township; Description – Lot Hse 120 Maple Dr, Map Code S1-C7, Instr #200212310044459; Date of Previous

Public Sale: September 11, 2006; Price at Upset Sale \$6,649.93

To: William D. Wright (Property of William D. & Mildred J. Wright)-Claim No. 16-13, Parcel No. 120-S3-A285-0000 – Property located in Connoquenessing Township; Description – Lot 285 Rabbit Rd, Map Code S3-A285, Deed Book 0907, Page 0805; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$760.20

To: Mildred J. Wright (Property of William D. & Mildred J. Wright)-Claim No. 16-13, Parcel No. 120-S3-A285-0000 – Property located in Connoquenessing Township; Description – Lot 285 Rabbit Rd, Map Code S3-A285, Deed Book 0907, Page 0805; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$760.20

To: Martin Rodgers (Property of Martin Rodgers)-Claim No. 16-14, Parcel No. 120-S3-A290-0000 – Property located in Connoquenessing Township; Description – Lot 290 Rabbit Rd, Map Code S3-A290, Instr #200412300040783; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$760.20

To: Margaret K Novak (Property of William J & Margaret K Novak)-Claim No. 16-23, Parcel No. 120-S5-A1210-0000 – Property located in Connoquenessing Township; Description – Lot 1210 Hawk Dr, Map Code S5-A1210, Deed Book 1091, Page 0319; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$737.60

To: Vincent Czajkoski (Property of Vincent & Olga Czajkoski)-Claim No. 16-24, Parcel No. 120-S5-A1211-0000 – Property located in Connoquenessing Township; Description – Lot 1211 Connoquenessing Woodlands Plan, Map Code S5-A1211, Instr #200311060050525; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$706.30

To: Olga Czajkoski (Property of Vincent & Olga Czajkoski)-Claim No. 16-24, Parcel No. 120-S5-A1211-0000 – Property located in Connoquenessing Township; Description – Lot 1211 Connoquenessing Woodlands Plan, Map Code S5-A1211, Instr #200311060050525; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$706.30

To: Elmer Dropp (Property of Elmer & Katherine J. Dropp)-Claim No. 16-26, Parcel No. 120-S6-A1155-0000 – Property located in Connoquenessing Township; Description – Lot 1155 Pidgeon Dr, Map Code S6-A1155, Deed Book 1096, Page 0580; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$760.20

To: Katherine J. Dropp (Property of Elmer & Katherine J. Dropp)-Claim No. 16-26, Parcel No. 120-S6-A1155-0000 – Property located in Connoquenessing Township; Description – Lot 1155 Pidgeon Dr, Map Code S6-A1155, Deed Book 1096, Page 0580; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$760.20

To: Claire Abdeldaim (Property of Claire Abdeldaim)-Claim No. 16-34, Parcel No. 190-1F155-26-0000 – Property located in Jefferson Township; Description – 8.05 Acs Hse/Rest Home, 111 Bonniebrook Rd, Map Code 1F155-26, Instr # 200512010034518; Date of Previous Public Sale: September 10, 2012; Price at Upset Sale \$35,963.58

To: U. S. Small Business Administration (Property of Claire Abdeldaim)-Claim No. 16-34, Parcel No. 190-1F155-26-0000 – Property located in Jefferson Township; Description – 8.05 Acs Hse/Rest Home, 111 Bonniebrook Rd, Map Code 1F155-26, Instr # 200512010034518; Date of Previous Public Sale: September 10, 2012; Price at Upset Sale \$35,963.58

To: Logan, Inc. (Property of Claire Abdeldaim)-Claim No. 16-34, Parcel No. 190-1F155-26-0000 – Property located in Jefferson Township; Description – 8.05 Acs Hse/Rest Home, 111 Bonniebrook Rd, Map Code 1F155-26, Instr # 200512010034518; Date of Previous Public Sale: September 10, 2012; Price at Upset Sale \$35,963.58

To: McCumber, Daniels, Buntz, Hartig & Puig, P.A. (Property of Claire Abdeldaim)-Claim No. 16-34, Parcel No. 190-1F155-26-0000 – Property located in Jefferson Township; Description – 8.05 Acs Hse/Rest Home, 111 Bonniebrook Rd, Map Code 1F155-26, Instr # 200512010034518; Date of Previous Public Sale: September 10, 2012; Price at Upset Sale \$35,963.58

To: Dennis M. Ostrowski (Property of Dennis M. & Susan G. Ostrowski)-Claim No. 16-35, Parcel No. 190-S4-B8A-0000

– Property located in Jefferson Township; Description – Lot 8A, N of L R 10019, Map Code S4-B8A, Deed Book 2372, Page 0986; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$721.18

To: Susan G. Ostrowski (Property of Dennis M. & Susan G. Ostrowski)-Claim No. 16-35, Parcel No. 190-S4-B8A-0000 – Property located in Jefferson Township; Description – Lot 8A, N of L R 10019, Map Code S4-B8A, Deed Book 2372, Page 0986; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$721.18

To: Estate of Mary B. Mouldan (Property of Mary B. Mouldan Est)-Claim No. 16-42, Parcel No. 270-S1-106-0000 – Property located in Penn Township; Description – Lot Hse, Mill St, Map Code S1-106, Deed Book 0769, Page 0382; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$2,637.74

To: Joan McCafferty c/o Deborah Cohn (Property of Joan M & G Daniel Little)-Claim No. 16-46, Parcel No. 280-S3-A84-0000 – Property located in Slippery Rock Township; Description – Lot 84, S of Creek Dr, Map Code S3-A84, Deed Book 1000, Page 0297; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$558.61

To: Daniel G Little c/o Deborah Cohn (Property of Joan M & G Daniel Little)-Claim No. 16-46, Parcel No. 280-S3-A84-0000 – Property located in Slippery Rock Township; Description – Lot 84, S of Creek Dr, Map Code S3-A84, Deed Book 1000, Page 0297; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$558.61

To: ARMCO Advanced Materials Corporation (Property of Stillwaters Inc Et Al)-Claim No. 16-49, Parcel No. 280-S4-CE-0000 – Property located in Slippery Rock Township; Description – 1.287 Acs, Clarwynn Rd, Map Code S4-CE, Deed Book 1382, Page 0083; Date of Previous Public Sale: September 10, 2001; Price at Upset Sale \$551.35

To: Glenn A. Miller (Property of Glenn A. & Rita G. Miller)-Claim No. 16-51, Parcel No. 310-S1-D11-0000 – Property located in Washington Township; Description – 3 Lots, 2720 Oneida Valley Rd, Map Code S1-D11, Deed Book 1015, Page 1000; Date

of Previous Public Sale: September 8, 2008; Price at Upset Sale \$2,042.91

To: Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of PA (Property of Glenn A. & Rita G. Miller)-Claim No. 16-51, Parcel No. 310-S1-D11-0000 – Property located in Washington Township; Description – 3 Lots, 2720 Oneida Valley Rd, Map Code S1-D11, Deed Book 1015, Page 1000; Date of Previous Public Sale: September 8, 2008; Price at Upset Sale \$2,042.91

To: Glenn A. Miller (Property of Glenn A. & Rita G. Miller)-Claim No. 16-52, Parcel No. 310-S1-D14-0000 – Property located in Washington Township; Description – Lot 14, Oneida Valley Rd, Map Code S1-D14, Deed Book 1015, Page 1000; Date of Previous Public Sale: September 8, 2008; Price at Upset Sale \$583.43

To: Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of PA (Property of Glenn A. & Rita G. Miller)-Claim No. 16-52, Parcel No. 310-S1-D14-0000 – Property located in Washington Township; Description – Lot 14, Oneida Valley Rd, Map Code S1-D14, Deed Book 1015, Page 1000; Date of Previous Public Sale: September 8, 2008; Price at Upset Sale \$583.43

To: Richard A. Gold (Property of Richard A. Gold)-Claim No. 16-53, Parcel No. 310-S2-C39-0000 – Property located in Washington Township; Description – Lot Trlr, 113 High St, Map Code S2-C39, Instr #200607200018212; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$1,482.13

To: John A. Molter (Property of John A. & Diane Y. Molter)-Claim No. 16-54, Parcel No. 320-S3-A74-0000 – Property located in Winfield Township; Description – Lot, Gray Ave, Map Code S3-A74, Deed Book 1486, Page 0739; Date of Previous Public Sale: September 9, 2002; Price at Upset Sale \$388.28

To: Diane Y. Molter (Property of John A. & Diane Y. Molter)-Claim No. 16-54, Parcel No. 320-S3-A74-0000 – Property located in Winfield Township; Description – Lot, Gray Ave, Map Code S3-A74, Deed Book 1486, Page 0739; Date of Previous Public Sale: September 9, 2002; Price at Upset Sale \$388.28

To: Meritage Mortgage Corporation (Property of Stanley M. Lopinski)-Claim No. 16-57, Parcel No. 440-S1-B20-0000 – Property located in Karns City Borough; Description – 13.12 Acs – Lot 2 Gar Shed, 108 Oak St, Map Code S1-B20, Instr #200308040034589; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$4,989.16

To: Roy J. Seybert (Property of Stanley M. Lopinski)-Claim No. 16-57, Parcel No. 440-S1-B20-0000 – Property located in Karns City Borough; Description – 13.12 Acs – Lot 2 Gar Shed, 108 Oak St, Map Code S1-B20, Instr #200308040034589; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$4,989.16

To: Beverly J. Seybert (Property of Stanley M. Lopinski)-Claim No. 16-57, Parcel No. 440-S1-B20-0000 – Property located in Karns City Borough; Description – 13.12 Acs – Lot 2 Gar Shed, 108 Oak St, Map Code S1-B20, Instr #200308040034589; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$4,989.16

To: The Pennsylvania Capital Bank (Property of Kevin A. Schuring)-Claim No. 16-61, Parcel No. 480-S2-B35B-0000 – Property located in Portersville Borough; Description – 2.69 Acs Com Bldg, 1351 Perry Hwy, Map Code S2-B35B, Deed Book 1561, Page 0250; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$97,776.91

To: Harchelroad Trucking Co. (Property of Kevin A. Schuring)-Claim No. 16-61, Parcel No. 480-S2-B35B-0000 – Property located in Portersville Borough; Description – 2.69 Acs Com Bldg, 1351 Perry Hwy, Map Code S2-B35B, Deed Book 1561, Page 0250; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$97,776.91

To: Huntington Bancshares, Incorporated (f/k/a Three Rivers Bank & Trust Company) (Property of Kevin A. Schuring)-Claim No. 16-61, Parcel No. 480-S2-B35B-0000 – Property located in Portersville Borough; Description – 2.69 Acs Com Bldg, 1351 Perry Hwy, Map Code S2-B35B, Deed Book 1561, Page 0250; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$97,776.91

To: IB Property Holdings, LLC (Property of Courtney Hower)-Claim No. 16-62, Parcel No. 510-S1-33-0000 – Property located in Slippery Rock Borough – 0.11 Ac, N Main St, Map Code S1-33, Instr #200708210021973; Date of Previous Public Sale: September 10, 2012; Price at Upset Sale \$509.94

To: First Horizon Home Loans (Property of Courtney Hower)-Claim No. 16-62, Parcel No. 510-S1-33-0000 – Property located in Slippery Rock Borough – 0.11 Ac, N Main St, Map Code S1-33, Instr #200708210021973; Date of Previous Public Sale: September 10, 2012; Price at Upset Sale \$509.94

To: Bank of America, N.A. (Property of Courtney Hower)-Claim No. 16-62, Parcel No. 510-S1-33-0000 – Property located in Slippery Rock Borough – 0.11 Ac, N Main St, Map Code S1-33, Instr #200708210021973; Date of Previous Public Sale: September 10, 2012; Price at Upset Sale \$509.94

To: Green Tree Servicing, LLC (Property of John L. Mohan Jr.)-Claim No. 16-63, Parcel No. 561-29-61-0000 – Property located in Butler City, Ward 1 – Lot, 306 Brown Ave, Map Code 29-61, Instr #200407200023748; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$783.64

To: Green Tree Servicing, LLC (Property of John L. Mohan Jr.)-Claim No. 16-64, Parcel No. 561-29-62-0000 – Property located in Butler City, Ward 1 – Lot, RR 308 Brown Ave, Map Code 29-62, Instr #200407200023748; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$499.81

To: Wells Fargo Bank, N.A. c/o Ocwen Loan Servicing, LLC (Property of Robin Rapone)-Claim No. 16-68, Parcel No. 562-25-26-0000 – Property located in Butler City, Ward 2 – 0.09 Ac, 463 E. Jefferson St, Map Code 25-26, Instr #200109120025490; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$7,613.66

To: Eugene M. Rapone (Property of Robin Rapone)-Claim No. 16-68, Parcel No. 562-25-26-0000 – Property located in Butler City, Ward 2 – 0.09 Ac, 463 E. Jefferson St, Map Code 25-26, Instr #200109120025490; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$7,613.66

To: Kevin G. Zang (Property of Kevin G. & Michelle Zang)-Claim No. 16-69, Parcel No. 562-43-8-0000 – Property located in Butler City, Ward 2 – 0.40 Ac, 312-314 Eau Claire St, Map Code 43-8, Instr #200506100014957; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$4,038.42

To: Michelle M. Zang (Property of Kevin G. & Michelle Zang)-Claim No. 16-69, Parcel No. 562-43-8-0000 – Property located in Butler City, Ward 2 – 0.40 Ac, 312-314 Eau Claire St, Map Code 43-8, Instr #200506100014957; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$4,038.42

To: Bank of America (Property of Kevin G. & Michelle Zang)-Claim No. 16-69, Parcel No. 562-43-8-0000 – Property located in Butler City, Ward 2 – 0.40 Ac, 312-314 Eau Claire St, Map Code 43-8, Instr #200506100014957; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$4,038.42

To: The Bank of New York Mellon f/k/a The Bank of New York as Successors to JP Morgan Chase Bank, N.A. (Property of Bret G. Iannotti)-Claim No. 16-70, Parcel No. 563-6-52-0000 – Property located in Butler City, Ward 3 – 0.04 Ac – Lot 101, 518 Virginia Ave, Map Code 6-52, Instr #200401070000534; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$3,646.19

To: W. A. Wilson, Inc. (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-73, Parcel No. 564-17-4-0000 – Property located in Butler City, Ward 4 – Lot 12, 729 Belmont Rd, Map Code 17-4, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$824.26

To: Portfolio Recovery Associates, LLC (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-73, Parcel No. 564-17-4-0000 – Property located in Butler City, Ward 4 – Lot 12, 729 Belmont Rd, Map Code 17-4, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$824.26

To: Citibank, N.A. (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-73, Parcel No. 564-17-4-0000 – Property located in Butler City, Ward 4 – Lot 12, 729 Belmont Rd, Map Code 17-4, Deed Book

2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$824.26

To: Deborah L. Gregg (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-73, Parcel No. 564-17-4-0000 – Property located in Butler City, Ward 4 – Lot 12, 729 Belmont Rd, Map Code 17-4, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$824.26

To: Ronald C. Gregg (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-73, Parcel No. 564-17-4-0000 – Property located in Butler City, Ward 4 – Lot 12, 729 Belmont Rd, Map Code 17-4, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$824.26

To: W. A. Wilson, Inc. (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-74, Parcel No. 564-17-5-0000 – Property located in Butler City, Ward 4 – 7 Acs, E of Belmont Rd, Map Code 17-5, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$7,433.22

To: Portfolio Recovery Associates, LLC (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-74, Parcel No. 564-17-5-0000 – Property located in Butler City, Ward 4 – 7 Acs, E of Belmont Rd, Map Code 17-5, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$7,433.22

To: Citibank, N.A. (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-74, Parcel No. 564-17-5-0000 – Property located in Butler City, Ward 4 – 7 Acs, E of Belmont Rd, Map Code 17-5, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$7,433.22

To: Deborah L. Gregg (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-74, Parcel No. 564-17-5-0000 – Property located in Butler City, Ward 4 – 7 Acs, E of Belmont Rd, Map Code 17-5, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$7,433.22

To: Ronald C. Gregg (Property of Ronald C. & Deborah L. Gregg)-Claim No. 16-74, Parcel No. 564-17-5-0000 – Property located in Butler City, Ward 4 – 7 Acs, E of Belmont Rd, Map Code 17-5, Deed Book 2688, Page 0557; Date of Previous Public Sale: September 12, 2011; Price at Upset Sale \$7,433.22

To: Michelle M. Zang (Property of Kevin G. & Michelle M. Zang)-Claim No. 16-76, Parcel No. 565-10-211-0000 – Property located in Butler City, Ward 5 – 0.10 Ac, 522 New Castle St, Map Code 10-211, Instr #200608290022209; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$3,750.14

To: Kevin G. Zang (Property of Kevin G. & Michelle M. Zang)-Claim No. 16-76, Parcel No. 565-10-211-0000 – Property located in Butler City, Ward 5 – 0.10 Ac, 522 New Castle St, Map Code 10-211, Instr #200608290022209; Date of Previous Public Sale: September 8, 2014; Price at Upset Sale \$3,750.14

You are hereby notified that on February 4, 2016 the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a decree should not be made that your properties as identified above by the assessment records and the respective tax assessment numbers be sold, freed and cleared of their respective tax municipal claims, liens, mortgages, charges and estates of whatsoever kind except those ground rents which are separately taxed, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for each parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on August 30, 2016 at 9:00 a.m. in Courtroom No. 4 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You

are warned that if you fail to do so the case may proceed against 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. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

BUTLER COUNTY PROTHONOTARY
Butler County Courthouse
124 W. Diamond St.
Butler PA 16003
(724) 284-5214

BCLJ: August 12, 2016
