



# Butler County Legal Journal

(USPS 081020)

Vol. 20

March 23, 2012

No. 12

*Designated as the Official Legal Periodical for Butler County, Pennsylvania*

## **Judges of the Courts of Butler County**

Honorable Thomas J. Doerr, President Judge  
Honorable Marilyn Horan  
Honorable William R. Shaffer  
Honorable S. Michael Yeager  
Honorable Timothy F. McCune  
Honorable Kelley Streib

## **Butler County Bar Association**

Joseph E Kubit, President

## **Legal Journal Committee**

Leo M. Stepanian, Editor & Chairman  
Michael J. Pater  
Armand R. Cingolani, III  
Michael D. Gallagher  
Robert F. Hawk  
Pamela Walters

Owned and Published weekly by:

## **Butler County Bar Association**

201 South Main Street, Ste 101, Butler PA 16001

Phone: 724.841.0130 | Fax: 724.841.0132

[bclegaljournal@zoominternet.net](mailto:bclegaljournal@zoominternet.net)

## **INDEX**

CLE .....	2
Divorce Notices.....	12
Estate Notices.....	3
Executions .....	12
Judgments .....	11
Mortgages.....	6
Notices .....	12
Suits .....	10

## **PLEASE NOTE:**

Advertisements must be received by 12:00 pm  
the Friday preceding the date of publication.

Email: [BCLegalJournal@zoominternet.net](mailto:BCLegalJournal@zoominternet.net)

[www.butlercountypabar.org](http://www.butlercountypabar.org)

**Dated Material - Do Not Delay Delivery**

The Butler County Legal Journal is published every Friday. Owned and published by the Butler County Bar Association Copyright © 2011. Periodical Postage paid at Butler, PA 16001. POSTMASTER: Please send address changes to: BUTLER COUNTY LEGAL JOURNAL, 201 South Main St, Ste 101, Butler, PA 16001.

**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: Ida M Findley**

Late of: Jefferson Township PA  
Executor: James A Taylor  
348 Church Road  
West Sunbury PA 16061  
Attorney: Michael D Gallagher  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Marjorie M Held**

Late of: Brady Township PA  
Administrator: Ronald E Held Sr  
1210 Old State Road  
Apollo PA 15613  
Attorney: None

**Estate of: David F Kasenic**

Late of: Penn Township PA  
Executor: Elizabeth J Kasenic  
6221 Crestmont Drive  
Butler PA 16002  
Attorney: Paula J Willyard  
Heck Silbaugh  
PO Box 224  
Valencia PA 16059

**Estate of: John W Katzenmeyer**

Late of: Cranberry Township PA  
Administrator: Linda K Katzenmeyer  
8383 Sunset Circle  
Cranberry Twp PA 16066  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelienople PA 16063

**Estate of: Anthony J Kulesza**

Late of: Seven Fields PA  
Executor: Stanley B Kulesza  
1035 East Woods Rd  
Beaver Falls PA 15010  
Attorney: Deborah Lancos Decostro

250 Insurance St Suite 201  
Beaver PA 15009

**Estate of: Thomas Lincoln Mathews****a/k/a: Thomas L Mathews**

Late of: Slippery Rock PA  
Executor: Jay W Mathews  
107 Kaibab Trail  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Boulevard PO Box 67  
Slippery Rock PA 16057

**Estate of: Marian A Smith****a/k/a: Marian Arlene Smith**

Late of: Zelienople PA  
Executor: Marilyn S Half  
54 South 22nd Street  
Pittsburgh PA 15203  
Attorney: James F McCormick  
Cain Ackerman & McCormick P.C.  
710 Fifth Ave Suite 3000  
Pittsburgh PA 15219

BCLJ: March 23, 30 & Apr 6, 2012

-----

**SECOND PUBLICATION****Estate of: Grace M Bellora**

Late of: Pinellas County FL  
Ancillary Executor: Karen Moors  
279 Fern Lane  
East Brady PA 16028  
Attorney: Roger L Wise  
2593 Wexford Bayne Road  
Suite 206  
Sewickley PA 15143

**Estate of: Karan A Born****a/k/a: Karan Ann Born****a/k/a: Karan Born**

Late of: Clinton Township PA  
Executor: Lori L Thomas  
255 Victory Road  
Saxonburg PA 16056  
Attorney: Robert D Spohn  
277 Main Street  
POB 551  
Saxonburg PA 16056-0551

**Estate of: Robert J Greer**

Late of: Cranberry Township PA  
Executor: Theresa E Greer  
136 York Drive  
Cranberry Twp PA 16066  
Attorney: None

**Estate of: Sara Jane Harvey**

Late of: Cranberry Township PA  
Executor: James B Harvey  
508 Kandyce Dr  
Cranberry Twp PA 16066  
Attorney: None

**Estate of: Peter J Klein**

Late of: Adams Township PA  
Executor: Mary E Powell  
3269 Unionville Rd  
Cranberry Twp PA 16066  
Executor: Thomas F Klein  
762 Sunset Circle  
Cranberry Twp PA 16066  
Attorney: Claire Johnson Saenz  
Krassenstein & Associates PC  
7500 Brooktree Road  
Wexford PA 15090

**Estate of: Harry Monnier**

Late of: Butler PA  
Executor: David C Allison  
3356 Saxonburg Blvd  
Pittsburgh PA 15238  
Attorney: Allan J Opsitnick  
Opsitnick & Associates  
564 Forbes Avenue #1301  
Pittsburgh PA 15219

**Estate of: Amy Ann Monteleone**

Late of: Butler PA  
Executor: Marcia A Cornibe  
333 Holyoke Road  
Butler PA 16001  
Attorney: Michael D Gallagher  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Eunice Baumgarten Nevins****a/k/a: Eunice B Nevins**

Late of: Center Township PA  
Administrator: Richard F Baumgarten  
5353 Richland Rd  
Gibsonia PA 15044  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

**Estate of: Frederick William Nickle**

Late of: Harmony PA  
Administrator DBN: Fritz Nickle  
111 Nickle Road  
Harmony PA 16037  
Attorney: J Lauson Cashdollar  
Cashdollar & Associates  
640 Fourth Street  
Beaver PA 15009

**Estate of: Daniel A Posney**

Late of: Sarver PA  
Administrator: Karen Thiry  
106 Kleylein Court  
Level Green PA 15085  
Attorney: Dorothy J Petrancosta  
POB 423  
Glenshaw PA 15116

**Estate of: Judith L Scovern**

Late of: Buffalo Township PA  
Executor: Donna Bart  
1523 Carlisle Street  
Natrona Heights PA 15065  
Attorney: Charles B Hadad  
Feldstein Grinberg Stein & McKee  
428 Blvd of The Allies  
Pittsburgh PA 15219

**Estate of: Thomas C Supernovich**

Late of: Butler PA  
Administrator: John A Supernovich  
317 Euclid Avenue  
Glassport PA 15045  
Attorney: None

**Estate of: Shirley A Wright**

Late of: Cranberry Township PA  
Administrator: Robert B Wright Jr  
5183 Bear Run Road  
Cranberry Twp PA 16066  
Attorney: Mark A Criss  
Cranberry Professional Park  
501 Smith Dr Suite 5  
Cranberry Township PA 16066

**Estate of: James R Zeigler****a/k/a: James Robert Zeigler**

Late of: Zelienople PA  
Executor: Loretta Zeigler  
309 E Beaver Street  
Zelienople PA 16063  
Executor: James R Zeigler Jr  
112 Bassie Drive  
Zelienople PA 16063  
Attorney: Darla J Hancher  
101 North Green Lane  
Zelienople PA 16063

BCLJ: March 16, 23 & 30, 2012

-----

**THIRD PUBLICATION****Estate of: Donna Louise Arnoldi  
a/k/a: Donna Louise Baiardo Arnoldi**

Late of: Zelienople PA  
Administrator: Karen G St Esprit  
303 Ridge Rd  
New Brighton PA 15066  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Suzanne M Bauer**

Late of: Valencia PA  
Executor: William D Bauer  
205 Kayla Court  
Gibsonia PA 15044  
Attorney: Mark Stadler  
Cohen Seglias Pallas Greenhall & Furman  
707 Grant St Gulf Tower 18th Fl  
Pittsburgh PA 15219

**Estate of: Harold L Bowers**

Late of: Jackson Township PA  
Executor: Brenda L Martin  
144 Browns Mill Road  
Evans City PA 16033  
Attorney: Darla J Hancher  
101 North Green Lane  
Zelienople PA 16063

**Estate of: Patricia Ann Cedel**

Late of: Mars PA  
Executor: James E Cedel  
1028 Sophia Lane  
Mars PA 16046  
Attorney: Larry J Puntureri  
2102 Wilmington Road  
New Castle PA 16105

**Estate of: Levaria Ruthine Freshcorn**

Late of: Evans City PA  
Executor: Zelda M Smith  
567 Allendale Road  
New Brighton PA 15066  
Executor: Richard L Smith  
567 Allendale Road  
New Brighton PA 15066  
Attorney: Michael W Nalli  
150 Pleasant Drive Suite 101  
Aliquippa PA 15001

**Estate of: George W Gerhardt  
a/k/a: George William Gerhardt**

Late of: Cranberry Township PA  
Executor: BNY Mellon National Association  
500 Grant St Suite 3815  
Pittsburgh PA 15258  
Executor: Frederick B Elliott  
1208 Winterton Street  
Pittsburgh PA 15206  
Attorney: Frederick B Elliott  
1208 Winterton Street  
Pittsburgh PA 15206

**Estate of: Evelyn M Lynch**

Late of: Butler PA  
Executor: Sandra Anne Natchie  
548 Mercer Road  
Butler PA 16001  
Attorney: Richard R Morelli  
2654 Wilmington Road  
New Castle PA 16105

**Estate of: Helen Alice McKindree**

Late of: Butler PA  
Executor: Deborah Jean Eyberger  
10 Timber Ridge Court  
Newark DE 19711  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Ella M May**

Late of: Butler PA  
Executor: M Dolores Wittmer  
112 Avon Drive  
Butler PA 16001  
Attorney: Michael D Gallagher  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Darryl A Miller**

Late of: Butler Township PA  
Administrator: Paul A Miller  
223 Decatur Drive  
Butler PA 16002  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Carrie E Oertel****a/k/a: Carrie Elizabeth Oertel**

Late of: Connoquenessing PA  
Executor: Douglas W Oertel  
PO Box 363  
Connoquenessing PA 16027  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Ella M Piccola****a/k/a: Ella Piccola**

Late of: Summit Township PA  
 Administrator: Teresa Wood  
 6315 Bartlett St  
 Pittsburgh PA 15217  
 Attorney: Robert J Stock  
 PNC Bank Building Suite 603  
 106 South Main Street  
 Butler PA 16001

**Estate of: Brony Robeson**

Late of: Jefferson Township PA  
 Executor: James T Robeson  
 107 Twisted Stalk Drive  
 Gaithersburg MD 20878  
 Executor: Kenneth C Robeson  
 422 Sun Mine Road  
 Sarver PA 16056  
 Attorney: Pamela H Walters  
 277 Main Street POB 654  
 Saxonburg PA 16056

**Estate of: Thomas J Rodgers**

Late of: Chicora PA  
 Executor: Pamlyn S Allen  
 Po Box 279  
 Harrisville PA 16038  
 Attorney: Joseph E Kubit  
 Montgomery Crissman  
 Montgomery & Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Herman W Rieck**

Late of: Middlesex Township PA  
 Executor: Edward P Rieck  
 114 Brownsdale Road  
 Butler PA 16002  
 Attorney: Paula J Willyard  
 Heck Silbaugh  
 1421 Pittsburgh St POB 224  
 Valencia PA 16059

**Estate of: William A Smith**

Late of: Harrisville PA  
 Executor: Richard A Smith  
 4434 Pontiac St  
 Erie PA 16511  
 Executor: Andrea J Montgomery  
 1042 Enterprise Rd  
 Grove City PA 16127  
 Attorney: Michael S Barr  
 Barr & Shaffer  
 701 N Hermitage Rd  
 Hermitage PA 16148

**Estate of: Peter Spryn****a/k/a: Pete Spryn**

Late of: Center Township PA  
 Administrator: Nickles Spryn  
 1953 N Main Street  
 Butler PA 16001  
 Attorney: William C Robinson Jr  
 6 West Diamond Street  
 Butler PA 16001

**Estate of: Harold P Van Cott**

Late of: Cranberry Township PA  
 Executor: Laurent B Van Cott  
 Southern Design Group  
 609 North Hepburn Ave Suite 204  
 Jupiter FL 33458  
 Executor: Anne C Van Cott  
 1901 Louise Dr  
 Glenshaw PA 15166  
 Attorney: Emily E Diederich  
 125 Technology Dr Suite 202  
 Bailey Center I Southpointe  
 Canonsburg PA 15317

BCLJ: Mar 9, 16 &amp; 23, 2012

**MORTGAGES**

February 27 - March 2, 2012

**1st name-Mortgagor**

2nd name-Mortgagee

**Adams, Mark D., et ux** - Dollar Bk Fed Sav  
 Bk - Clearfield Twp. - \$48,198.45

**Allen, Barry L., et ux** - JPMorgan Chase Bk  
 NA - Adams Twp. - \$92,998.00

**Aronsohn, Jeff D., et ux** - ESB Bank -  
 Cranberry Twp. - \$105,600.00

**Aurora Huts LLC, et al** - First Niagara Bk  
 NA - Jackson Twp., et al - \$5,750,000.00

**Baker, James L., et ux** - Huntington Natl Bk,  
 et al - Butler Twp. - \$95,000.00

**Barnyk, John E., aka, et ux** - Wells Fargo Bk  
 NA - Lancaster Twp. - \$277,950.00

**Beck, Adam K., et ux** - U.S. Mortgage  
 Network, et al - Cranberry Twp. - \$175,134.00

**Beer, Terry L., et ux** - Dollar Bk Fed Sav Bk  
 - Buffalo Twp. - \$27,000.00

**Benson, Teresa M.** - PNC Mtg, aka - Center  
 Twp. - \$116,850.00

**Beswick, Patrick T., et al** - Bank of England,  
 et al - Butler Twp. - \$88,693.00

**Bittner, Charles P., et ux** - Dollar Bk Fed Sav  
 Bk - Middlesex Twp. - \$68,698.45

**Bitzer, Jordan A., et al** - Dollar Bk Fed Sav  
 Bk - Cranberry Twp. - \$180,000.00

**Blotzer, Robert H., et ux** - JPMorgan Chase

**Kunke:** Transcript: \$3388.36: Atty - None: 12-20440

Ridgeview Estates Homeowners Association vs. **Michael Lang and Christine Lang:** Judgment: \$1228.90: Lisa M. Burkhart, Esq.: 12-20433

USX Federal Credit Union vs. **Justine Laux:** Transcript: \$373.85: Atty - None: 12-20436

USX Federal Credit Union vs. **Charles W. Lindsay:** Transcript: \$1112.78: Atty - None: 12-20437

Target National Bank vs. **Mary P. May:** Judgment: \$12228.55: Daniel Santucci, Esq.: 12-20442

USX Federal Credit Union vs. **Maureen Motosicky:** Transcript: \$218.13: Atty - None: 12-20438

Cavalry Portfolio Services, LLC vs. **Karen Nagy:** Transcript: \$1567.58: Atty - None: 12-20427

USX Federal Credit Union vs. **Bryan Ruhl:** Transcript: \$4521.82: Atty - None: 12-20435

CACH, LLC vs. **Dennis B. Swarmer:** Judgment: \$5350.62: Frederic I. Weinberg, Esq.: 12-20431

Sharon National Health System vs. **Roy W. Tate and Debra L. Tate:** Exemplification: \$9491.66: Barbara Seman Ochs, Esq.: 12-20445;

#### EXECUTIONS

Week ending March 16, 2012

1st Name-Plaintiff

2nd Name-Defendant

Citimortgage Inc vs. **Charles K. Amos and Tina D. Amos:** 12-30064

Huntington National Bank vs. **Richard Fiel, Executor of the Estate of Evelyn V. Rohm:** 12-30065

Bank of America, NA vs. **Donald L. Thompson:** 12-30066

Nicklas Supply Company vs. **Custom Works Painting LLC, Kenneth R. Wroblewski and Huntington Bank, Garnishee:** 12-30067

#### DIVORCES

Week ending March 16, 2012

1 st Name-Plaintiff

2nd Name-Defendant

Richard Anthony Vega vs. **Imarychelle Ocasio Astacio:** Marion Laffey - Ferry, Esq. 12-90164

Rebekah S. Aust vs. **Michael A. Aust:** William C. Robinson, Jr., Esq.: 12-90166

Dawn A. Cancilla vs. **Douglas R. Cancilla:** Atty - None: 12-90174

Joseph L. Casey vs. **Michelle L. Casey:** Charles M. Carpinelli, Esq.: 12-90167

Cathy A. Clark vs. **Bruce E. Clark:** Norman D. Jaffe, Esq.: 12-90180

Robert E. Davis vs. **Gladys M. Davis:** John T. Haller, Jr., Esq.: 12-90175

Cecilia M. Ottenweller vs. **Chad E. Norcera:** Elizabeth A. Smith, Esq.: 12-90177

Jeffrey Lee Parkinson, Jr., vs. **Tiffany Ann Parkinson:** Atty - None: 12-90172

Joyce Ann Redmond vs. **Douglas Kip Redmond:** Atty - None: 12-90179;

#### LEGAL NOTICE

WILLIAM A. SMITH, late of Harrisville, Butler County, PA, died on December 25, 2011. During his lifetime, the decedent established The William A. Smith Revocable Trust Agreement Dated February 7, 2001 of which Richard A. Smith and Andrea J. Montgomery are the surviving Successor Co-Trustees. All persons having claims or demands against the estate of the decedent should make known and present the same without delay, and all persons indebted to the decedent should make payment without delay to:

Richard A. Smith  
4434 Pontiac Street  
Erie, PA 16511

Andrea J. Montgomery  
1042 Enterprise Road  
Grove City, PA 16127

Michael S. Barr, Esquire  
BARR and SHAFFER  
701 North Hermitage Road, Suite 20  
Hermitage, PA 16148

BCLJ: March 9, 16 & 23, 2012

**CIVIL ACTION LAW**

BAC Home Loans Servicing, LP, fka  
Countrywide Home Loans Servicing LP

v.

Kenneth J. Denzer, Sr. and Mary Denzer

BUTLER COUNTY  
COURT OF COMMON PLEAS

Number AD10-11634

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

**To: Kenneth J. Denzer, Sr.  
9526 East Juanita Avenue  
Mesa, Arizona 85209**

**Mary Denzer  
9526 East Juanita Avenue  
Mesa, Arizona 85209**

Your house (real estate) at 450 North Duffy Road, Butler, Pennsylvania 16001 is scheduled to be sold at Sheriff's Sale on May 18, 2012 at 10:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$239,999.48 obtained by BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing LP against you.

**NOTICE OF OWNER'S RIGHTS****YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing LP the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale

through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR  
PROPERTY AND YOU HAVE OTHER  
RIGHTS EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.



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

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

**LAWYER REFERRAL SERVICE**  
Glenna M. Walters, Prothonotary  
Butler County Courthouse  
First Floor, County Courthouse  
300 South Main Street  
Butler, Pennsylvania 16003  
(724) 284-5214

**ASSOCIATION DE LICENCIADOS**  
Glenna M. Walters, Prothonotary  
Butler County Courthouse  
First Floor, County Courthouse  
300 South Main Street  
Butler, Pennsylvania 16003  
(724) 284-5214

**McCABE, WEISBERG AND CONWAY, P.C.**  
BY:

TERRENCE J. McCABE, ESQUIRE -  
ID # 16496  
Attorneys for Plaintiff  
MARC S. WEISBERG, ESQUIRE -  
ID # 17616  
EDWARD D. CONWAY, ESQUIRE -  
ID # 34687  
MARGARET GAIRO, ESQUIRE -  
ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE -  
ID # 28009  
HEIDI R. SPIVAK, ESQUIRE -  
ID # 74770  
MARISA J. COHEN, ESQUIRE -  
ID # 87830  
KEVIN T. McQUAIL, ESQUIRE -  
ID # 307169  
CHRISTINE L. GRAHAM, ESQUIRE -  
ID # 309480  
BRIAN T. LaMANN, ESQUIRE -  
ID # 310321  
123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

BCLJ: March 23, 2012

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

Civil Division

MsD. No. 11-40158

IN RE:

PETITION OF BUTLER COUNTY  
TAX CLAIM BUREAU FOR SALE  
OF REAL ESTATE AT PUBLIC SALE,  
FREED AND CLEARED OF CLAIMS,  
LIENS, MORTGAGES AND GROUND  
RENTS IN ACCORDANCE WITH THE  
PROVISIONS OF THE REAL  
ESTATE TAX SALE LAW

PARCEL: 052-37-C100; 053-  
24-C5; 564-45-11; 563-7-9

LEGAL NOTICE

### **TO: JEISAN TIMBLIN, HIS EXECUTORS, HEIRS AND ASSIGNS:**

NOTICE IS HEREBY GIVEN that the Plaintiff has filed a Petition for Judicial Sale concerning the tract of land situate in the Third Ward of the City of Butler, Butler County, Pennsylvania:

Tax Map and Parcel No. 563-7-9

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

BEGINNING at a point on the Southerly side of West Jefferson Street distant Westwardly 106 feet from the Westerly line of South Main Street, said point of beginning being the Northeasterly corner of land herein conveyed and the Northwesterly corner of land and bank building of Union National Bank and Trust Company of Pittsburgh, formerly Butler Savings and Trust Company; thence along the Southerly side of West Jefferson Street due West, 20.07 feet to a point on the Easterly line of land now or formerly of R.L. Miller, being also the Easterly side of building erected on said Miller land, due South, 60 feet more or less, to the line of and now or formerly William G. Douthett; thence along the line of land now or formerly of William G. Douthett due East, 20 feet to the Southwesterly corner of land and bank building of Union National Bank and Trust



Company of Pittsburgh, aforesaid; thence along the line of land and bank building of Union National Bank and Trust Company of Pittsburgh due North, 60 feet, more or less, to a point at the place of beginning.

BEING the same premises conveyed to Howard E. Meyer and Florence C. Meyer, his wife, by deed of George H. Weaver and LaDonna Weaver, his wife, dated October 27, 1994, and recorded in the Butler County Office of the Recorder of Deeds at Deed Book Volume 2479, Page 707.

The Plaintiff has filed a Petition for Judicial Sale to have the property known and designated as Tax Map and Parcel No. 563-7-9 be sold, free and clear of its tax and municipal claims, liens, mortgages, charges, and estates of whatsoever kind, except those ground rents which are separately taxes, pursuant to the provision of the Real Estate Tax Sale Law (72 P.S. § 5860.610-612). A Rule has been issued upon you to show cause why said property should not be sold. The time schedule for hearing on the Rule is schedule for the 2nd day of May, 2012, at 11:00 am in Courtroom No. 4. Unless you attend said hearing on said date, you, your heirs, executors, successors and assigns, shall be forever barred from asserting any right, title, interest, lien or claim in the premises inconsistent with the interest or claim of the successful bidder at the sale.

If you wish to defend, you must enter a written appearance personally or by an 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 relief requested by the Plaintiff. You may lose money, property or other rights important to you.

#### NOTICE

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: OFFICE OF THE PROTHONOTARY

Butler County Courthouse  
Butler, Pennsylvania 16001  
Telephone: (724) 285-4731

Patrick V. Hammonds, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001  
(724) 283-2200

BCLJ: March 23, 2012

-----

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

Civil Division

MsD. No. 11-40158

IN RE:

PETITION OF BUTLER COUNTY TAX CLAIM BUREAU FOR SALE OF REAL ESTATE AT PUBLIC SALE, FREED AND CLEARED OF CLAIMS, LIENS, MORTGAGES AND GROUND RENTS IN ACCORDANCE WITH THE PROVISIONS OF THE REAL ESTATE TAX SALE LAW:

PARCEL: 052-37-C100; 053-24-C5;  
564-45-11; 563-7-9:

#### NOTICE OF TAX SALE

A Judicial Tax Sale has been scheduled in the above matter for May 2, 2012, at 11:00 a.m. in Courtroom No. 4 of the Butler County Courthouse. The property to be sold is:

Parcel 052-37-C100 Owned by James Pyles  
Parcel 053-24-C5 Owned by Gary and Gloria Campbell

These parcels shall be sold freed and cleared of all taxes and municipal claims, liens, mortgages, charges and estates of whatsoever kind, except separately taxed ground rents, as researched to the best of the Tax Claim Bureau's ability, to the highest bidder; and the purchaser at such Sale shall take and thereafter have an absolute title to the property sold free and clear of all taxes and municipal claims, liens, mortgages, charges and estates of whatsoever kind, except separately taxed ground rents, as researched to the best of the Tax Claim Bureau's ability. Out of the proceeds of said sale shall be paid the costs set forth in the upset price of the prior sale and all additional costs incurred relative to this sale, including

the fee for title searches.

Pursuant to Section 618 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.618, the owner of any property exposed for sale herein shall have no right to purchase his own property at this Judicial Sale.

The remainder of any proceeds from any property sold shall be distributed in the manner provided for under Section 205 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.205, as amended.

Reference is hereby made to the prior advertisements in the Butler Eagle on August 2, 2006, and in the Butler County Legal Journal on August 4, 2006, regarding these parcels.

Patrick V. Hammonds, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001  
(724) 283-2200

BCLJ: March 23, 2012

-----

#### 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 has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **C and D, LLC** and it was organized January 1, 2012.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: March 23, 2012

-----

#### 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 has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Branchton Hill, LLC** and it was organized February 20, 2012.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: March 23, 2012

-----

#### LEGAL NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania with respect to a corporation that has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **KELSEY KRADEL PHOTOGRAPHY, INC.**

Cynthia Sychak-Berry, Esq., Attorney,  
620 Karrastyn Court,  
Gibsonia, PA 15044

BCLJ: March 23, 2012

-----

#### NOTICE

Notice is hereby given by **Zanotti Enterprises, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: March 23, 2012

-----

**FICTITIOUS NAME NOTICE**

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa . C.S. Section 301 et. seq. that a certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on FEBRUARY 3, 2012 for the conduct of a business in BUTLER County under the fictitious name of **ASCENSION LEARNING SOLUTIONS** with its principal place of business at 5730 FRESHCORN ROAD, CRANBERRY TOWNSHIP, PA 16066. The name and address of the person owning or interested in said business is STEPHANIE WILLIAMS, 5730 FRESHCORN ROAD, CRANBERRY TOWNSHIP, PA 16066.

BCLJ: March 23, 2012

**LEGAL NOTICE**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company formed under the Limited Liability Company Law of 1994. The name of the company is **Carson Holdings, LLC**.

Gary T. Vanasdale, Esquire  
Gilliland Vanasdale Law Office, LLC  
1667 Route 228, Suite 300  
Cranberry Township, PA 16066

BCLJ: March 23, 2012

**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about February 16, 2012

**Rev Management, Inc**  
143 Main Street  
PO Box 158  
Callery, PA 16024

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988 as amended.

BCLJ: March 23, 2012

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, on March 16, 2012, for the purpose of obtaining a Certificate of Incorporation of an approved non-profit corporation organized pursuant to the Pennsylvania Business Corporation Law of 1988. The purpose of the corporation is to engage in any and all lawful business activities for which non-profit corporations may be incorporated under said law. The name of the corporation is **CONNOQUENESSING VALLEY ELEMENTARY PTO**, 300 South Pittsburgh Street, Zelienople, PA 16063.

Leo M. Stepanian II, Esquire  
STEPANIAN & MUSCATELLO, LLP  
222 South Main Street  
Butler, PA 16001

BCLJ: March 23, 2012

**LEGAL NOTICE**

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **CVE-PTO** with its principal place of business at 300 South Pittsburgh Street, Zelienople, PA 16063. The party to the registration is Connoquenessing Valley Elementary PTO, 300 South Pittsburgh Street, Zelienople, PA 16063.

Leo M. Stepanian II, Esquire  
STEPANIAN & MUSCATELLO, LLP  
222 South Main Street  
Butler, P A 16001

BCLJ: March 23, 2012

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA

CIVIL DIVISION

BUTLER COUNTY COURT  
OF COMMON PLEAS

NO. AD 11-11277

CIVIL ACTION - LAW

PHH MORTGAGE CORPORATION

vs.

JAMES M. COLE, IN HIS CAPACITY AS  
CO-ADMINISTRATOR AND HEIR OF  
THE ESTATE OF MICHAEL T. COLE

JANICE J. COLE, IN HER CAPACITY AS  
CO-ADMINISTRATRIX AND HEIR OF  
THE ESTATE OF MICHAEL T. COLE

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM UNDER  
MICHAEL T. COLE, DECEASED

**NOTICE**

TO UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM UNDER MICHAEL T.  
COLE, DECEASED:

You are hereby notified that on OCTOBER 19, 2011, Plaintiff, PHH MORTGAGE CORPORATION, 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 11-11277. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 111 BELLWOOD COURT, CRANBERRY TOWNSHIP, PA 16066-7331 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  
GLENNA WALTERS, PROTHONOTARY  
BUTLER COUNTY COURTHOUSE  
BUTLER, PA 16001  
(724) 284-5214

NEIGHBORHOOD LEGAL SERVICES  
220 SOUTH MAIN STREET  
SUITE 301  
BUTLER, PA 16001  
(724) 282-3888

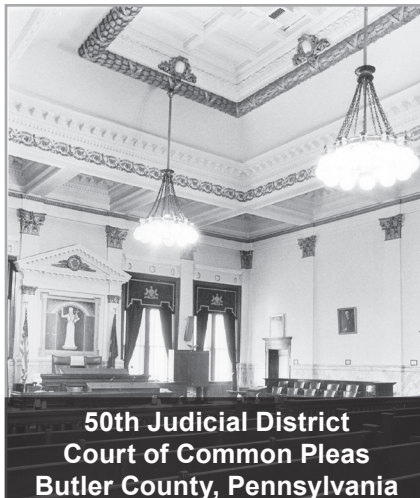
BCLJ: March 23, 2012

**The BCBA website contains  
up-to-date information  
about upcoming  
meetings, events  
and CLE seminars.**



**Visit us on the web  
@**

**butlercountypabar.org**



### 2012 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

#### MOTION COURT

<b>Judge Doerr</b>	<b>Family</b>	<b>Tuesday</b>	<b>1:30 pm (1)</b>
<b>Judge Horan</b>	<b>Civil</b>	<b>Wednesday</b>	<b>9:00 am (4)</b>
<b>Judge Yeager</b>	<b>Civil</b>	<b>Thursday</b>	<b>9:00 am (3)</b>
<b>Judge Streib</b>	<b>Family</b>	<b>Thursday</b>	<b>1:30 pm (1)</b>

\* Judge Streib's MOTION COURT for Thursday, April 5th, 2012 is cancelled.

\* Judge Streib's MOTION COURT for Thursday, April 19th, 2012 is cancelled.

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to [www.co.butler.pa.us](http://www.co.butler.pa.us)

#### Court Holidays

January 2, 2012	New Year's Day
January 16, 2012	Martin Luther King, Jr. Day
February 20, 2012	Presidents' Day
April 6, 2012	Good Friday
May 28, 2012	Memorial Day
June 14, 2012	Flag Day
July 4, 2012	Independence Day
September 3, 2012	Labor Day
October 8, 2012	Columbus Day
November 12, 2012	Veterans' Day
November 22, 2012	Thanksgiving Day
November 23, 2012	Day After Thanksgiving
December 25, 2012	Christmas Day