

RECENT OPINION SUMMARIES

PATTERSON v. OTTAVIO, ET. AL.**A.D. 08-1157 (2014)**

A claim under federal law (42 U.S.C. 1983) for violation of a person's civil rights must allege that the conduct complained of was committed by a person acting under color of state law and that this conduct deprived the Plaintiff of rights, privileges, or immunities secured by the Constitution or the laws of the United States. An individual has a property right in continued public employment, and the Fourteenth Amendment requires due process where the deprivation of this right is implicated. Due process requires that an individual be given adequate notice of the charges against him and an opportunity to be heard.

R.E. GAS DEVELOPMENT, LLC v. BARHART, ET. AL.**A.D. 11-10008 (2014)**

The signing, sealing, acknowledging, and recording of a deed constitute prima facie evidence of its delivery. This presumption is rebuttable. The burden lies with the grantor to prove clearly that the appearances were not consistent with the truth. The declarations of the intention or understanding of a grantor, different from the intent apparent on the face of the deed, must be made at the time of executing it. The presumption is against him, and the task is on him to destroy that presumption by clear and positive proof that there was no delivery, and that it was so understood at the time.

CRAWFORD v. MAKOZY**A.D. 12-22108 (2014)**

Pennsylvania Rule of Civil Procedure 3118 is designed to maintain the status quo of the judgment debtor's property as of the time the proceedings were initiated. Said rule authorizes summary proceedings in aid of execution solely for the above purpose. There are two predicates to an issuance of relief under Rule 3118: First, there must be an underlying judgment. Second, the debtor must possess property subject to execution.

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | f: 724.841.0132 |

BCLegalJournal@zoominternet.net

Visit us on the web @ butlercountypabar.org



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: Michael A Cocchiola**

Late of: Cranberry Township PA
Executor: Kathleen C Sommers
108 Hampton Court
Butler PA 16002
Executor: Julia E Cocchiola
3127 Perrysville Avenue
Pittsburgh PA 15214
Attorney: Nicole L Phatak
Cohen & Grigsby PC
625 Liberty Ave
Pittsburgh PA 15222

Estate of: Ruth M Cypher

Late of: Jefferson Township PA
Executor: Leo J Cypher
POB 40
Cabot PA 16023
Attorney: Michael J Pater
101 East Diamond St Suite 202
Butler PA 16001

Estate of: Frank J Drahos Jr

Late of: Buffalo Township PA
Administrator: Elaine M Drahos
228 Summer Road
Rural Valley PA 16249
Attorney: Michael J Pater
101 East Diamond St Suite 202
Butler PA 16001

Estate of: William Durci

Late of: Clinton Township PA
Administrator: Carol M Kondratowicz
225 Brewer Road
Saxonburg PA 16056
Attorney: Pamela H Walters
POB 654
277 Main Street
Saxonburg PA 16056

Estate of: Emma Evans

Late of: Cranberry Township PA
Executor: Carol Evans
213 Cashmere Ct
Cranberry Twp PA 16066
Attorney: John S Morrow Jr
Julian Gray Associates
1187 Thorn Run Ext Suite 400
Moon Township PA 15108

Estate of: Alexander A Ference

Late of: Cranberry Township PA
Executor: Dolores M Ference
185 Norman Drive
Cranberry Twp PA 16066
Attorney: James R Olson
2507 Birchwood Ct
Wexford PA 15090

Estate of: Harold L Maihle**a/k/a: H Lynn Maihle****a/k/a: Harold Lynn Maihle**

Late of: Adams Township PA
Executor: Jay Maihle
268 Downieville Road
Valencia PA 16059
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

Estate of: Garnet Martin**a/k/a: Garnet R Martin**

Late of: Butler PA
Executor: Robert P Miller
114 Williams Road
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Richard H Powell Sr

Late of: Center Township PA
Executor: Richard H Powell Jr
108 Powell Lane
Chicora PA 16025
Attorney: David A Crissman
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Margaret M Rock

Late of: Butler Township PA
Executor: Michael T Rock
POB 416
Unionville PA 19375
Attorney: None

Estate of: Kenneth E Turnbull

Late of: Cranberry Township PA
Administrator: Mary Raechel Turnbull
71 Dover Drive
Cranberry Twp PA 16066
Attorney: Michael J Henry
2828 Gulf Tower
707 Grant Street
Pittsburgh PA 15219

Estate of: Ronald L Wise

Late of: Summit Township PA
Administrator: Carol J Wise
401 St Wendelin Road
Butler PA 16002
Attorney: William D Kemper
209 Diamond Street West
Butler PA 16001

BCLJ: October 24, 31 & November 7, 2014

SECOND PUBLICATION

Estate of: Virginia C Barrett**a/k/a: Virginia Childress Barrett**

Late of: Cranberry Township PA
Executor: Linda Barrett
6001 Wintergreen Drive
Raleigh NC 27609
Executor: Edwin T Barrett Jr
8948 Hollyhock Drive
Cincinnati OH 45231
Attorney: Mark C Coulson
Williams Coulson
One Gateway Center 16th Fl
420 Fort Duquesne Blvd
Pittsburgh PA 15222

Estate of: Clifford Winfield Best**a/k/a: C W Best**

Late of: Center Township PA
Executor: Sandra J Gamble
116 Waterwood Drive
Butler PA 16001
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler PA 16001

Estate of: Paul E Delaney

Late of: Center Township PA
Executor: Carol L Nevel
505 Oneida Valley Road
Butler PA 16001
Attorney: Mark R Morrow
204 East Brady Street
Butler PA 16001

Estate of: Yvonne Dolores Dickens

Late of: Clinton Township PA
Executor: Paula J Vandame
22580 Halls Road
Richardsville VA 22736
Attorney: Lauren C Hadburg
Shields & Boris
109 VIP Drive Suite 102
Wexford PA 15090

Estate of: Margie L Ifft

Late of: Evans City PA
Executor: Omar G Ifft
136 Pioneer Road
POB 111
Evans City PA 16033
Attorney: Maureen Kroll RN MN JD
8981 Norwin Avenue Suite 203
North Huntingdon PA 15642

Estate of: J Walter Lindey**a/k/a: Walter Lindey****a/k/a: James Walter Lindey**

Late of: Brady Township PA
Executor: Gary L Christley
606 New Castle Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Elizabeth Jane Norris**a/k/a: Elizabeth Norris**

Late of: Winfield Township PA
Admr dbn cta: Susan Elaine Norris
11604 State Route 85
Kittanning PA 16201
Attorney: John N Paz
Paz & Paz
543 East Tenth Avenue
Tarentum PA 15084

Estate of: George Harrison Ray**a/k/a: George H Ray**

Late of: Jefferson Township PA
Executor: Patricia D Thompson
120 Greenwood Dr
Butler PA 16001
Executor: Kathleen L Puskarich
173 Cherry Valley Road
Saxonburg PA 16056
Attorney: Pamela H Walters
Po Box 654 277 Main Street
Saxonburg PA 16056

Estate of: Pearl M Rider**a/k/a: Pearl Martha Rider**

Late of: Cherry Township PA
Executor: Dennis L Rider

234 Daugherty Road
Grove City PA 16127
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Antoinette Rossi

Late of: Butler Township PA
Executor: Jane Anne Wolfe
225 Campbell Avenue
Butler PA 16001
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

**Estate of: William A Ruediger Sr
a/k/a: William A Ruediger**

Late of: Summit Township PA
Administrator: Nancy Ruediger
113 Jodi Lane
Butler PA 16002
Attorney: Michael P Robb
Savinis D'Amico & Kane LLC
707 Grant St Suite 3626
Pittsburgh PA 15219

BCLJ: October 17, 24 & 31, 2014

THIRD PUBLICATION

Estate of: Dorothy A Connolly

Late of: Zelienople PA
Administrator: Karen Kline
POB 28
Renfrew PA 16053
Administrator: Joseph P Connolly
120 McDonald Drive
Cranberry Twp PA 16066
Attorney: Dorothy J Petrancosta
POB 423
Glenshaw PA 15116

Estate of: William Guth**a/k/a: William Albert Guth**

Late of: Zelienople PA
Executor: Marcia J Guth
420 Fern Hollow Lane
Wexford PA 15090
Executor: William Alan Guth
393 Franklin St
Ellwood City PA 16117
Attorney: None

Estate of: Jeanette M Ireland**a/k/a: Jeannette M Ireland****a/k/a: Jeanette Ireland**

Late of: Butler Township PA
Executor: Julie Ann Ireland
1326 Stanford Street Apt D
Santa Monica Ca 90404
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Richard E Johnson

Late of: Buffalo Township PA
Executor: Sandra E Trettel
1623 Third Street
Natrona Heights PA 15065
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Joan S Kinney

Late of: Cranberry Township PA
Executor: Carolyn K Dumont
511 Sword Dance Place
Cranberry Twp PA 16066
Attorney: Ronald F Lawry Esq
8306 Ohio River Boulevard
Pittsburgh PA 15202

Estate of: Patricia J O'Day

Late of: Clearfield Township PA
Executor: Scott C O'Day
288b Vogel Road
Butler PA 16002
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Eugene A Rapone

Late of: Butler PA
Executor: Marsha A Rapone
512 W Pearl Street
Butler PA 16001
Attorney: Jennifer R Linn
The Linn Law Group LLC
228 South Main Street
POB 1554
Butler PA 16003-1554

Estate of: Arthur A Rotnour Jr**a/k/a: Arthur A Rotnour**

Late of: Jackson Township PA
Executor: Patti Jean Helgerman
132 Nickle Road
Harmony PA 16037
Attorney: Keith E McKissock
Provident Wealth Attorneys
100 Winers Circle Suite 220
Brentwood TN 37027

Estate of: Ronald F Vangrootenbruel
a/k/a: Ronald Francis Vangrootenbruel

Late of: Butler Township PA
 Executor: Katherine J Vangrootenbruel
 208 Rural Drive
 Butler PA 16001
 Attorney: Craig E Coleman
 Caroselli Beachler McTiernan & Conboy
 20 Stanwix St Seventh Floor
 Pittsburgh PA 15222

Estate of: Daniel R Watson

Late of: Muddycreek Township PA
 Administrator: Connie M Watson
 200 Bauder Mill Road
 Harmony PA 16037
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

BCLJ: October 10, 17 & 24, 2014

MORTGAGES

September 29 - October 3, 2014

240 Adams Pointe #7 Land Trust, et al-Clair L. Bupp, et ux-Adams Twp.-\$145,000.00
Aldridge, David C., et al-Butler Armco Emp Cred Un-Center Twp.-\$10,000.00
Anderson, Blade A.-Butler Armco Emp Cred Un-Butler Twp.-\$107,200.00
Antonucci, Daniel M., et ux-Princeton Fin LLC, et al-Jackson Twp.-\$313,000.00
Audino, Paul J., et al-PNC Bk Natl Assn-Cranberry Twp.-\$38,000.00
Audino, Paul J., et al-PNC Bk Natl Assn-Cranberry Twp.-\$303,129.60
Bary, Dave E., aka, et ux-FBC Mtg LLC, et al-Buffalo Twp.-\$378,445.00
Beatty, Chad L., et al-PNC Bk Natl Assn-Oakland Twp.-\$75,000.00
Beauchamp, Robert B., et ux-First Natl Bk of Pa, et al-Cranberry Twp.-\$198,550.00
Belluso, Thomas, et al-West Penn Fin Serv Ctr Inc, et al-Slippery Rock Borough-\$130,000.00
Belonzi, Charles J., Jr., et ux-West Penn Fin Serv Ctr Inc, et al-Center Twp.-\$166,920.00
Berg, Andrew R., et ux-NVR Mtg Fin Inc, et al-Cranberry Twp.-\$601,151.00
Berwick, Steven L., et ux-Citibank NA, et al-Cranberry Twp.-\$94,684.00
Birckbichler, Amy Sue-Huntington Natl Bk, et al-Connoquenessing Twp.-\$108,000.00
Bowser, Jeremy P.-Loandepot.com LLC, et al-Buffalo Twp.-\$103,785.00
Brennan Builders Inc.-Dollar Bk Fed Sav Bk-Adams Twp.-\$6,500,000.00

Calvert, Lance, et ux-Martha Jo Cahill-Butler City, Wd. 1-\$61,000.00
Campagna, Frank F., et ux-Howard Hanna Mtg Servs, et al-Adams Twp.-\$236,000.00
Capers, John F.-Thomas A. Lasky, et ux-Butler City, Wd. 3-\$40,000.00
Chiaravalle, Brian A., et al-Citizens Bk of Pa-Center Twp.-\$18,000.00
Connell, Jason A., et al-Mortgage Network Inc, et al-Worth Twp.-\$93,000.00
Connolly, Kyle P.-Stearns Lending LLC, et al-Middlesex Twp.-\$189,200.00
Cornelius, Joshua R., et ux-West Penn Fin Serv Ctr Inc-Venango Twp.-\$157,102.00
Craig, Michael, et al-Northwest Sav Bk-Cranberry Twp.-\$144,600.00
Dellich, William K., Jr., et al-Butler Armco Emp Cred Un-Cherry Twp.-\$37,500.00
DeWeese, Timothy E., et ux-First Natl Bk of Pa-Slippery Rock Twp.-\$25,000.00
Donaldson, John Adam, et ux-Huntington Natl Bk, et al-Jackson Twp.-\$90,300.00
Donaldson, Paul J., et al-Butler Armco Emp Cred Un-Jefferson Twp.-\$257,000.00
Dorsch, Anthony J., et al-Northwest Sav Bk-Cranberry Twp.-\$436,300.00
Erwin, Carole A.-First Natl Bk of Pa-Cranberry Twp.-\$10,000.00
Eyth, Robert J., Jr., et ux-PNC Mtg, aka-Connoquenessing Twp.-\$165,000.00
Fairley, Joseph, et al-JPMorgan Chase Bk NA-Butler Twp.-\$139,000.00
Fischer, Charles P., et al-Butler Armco Emp Cred Un-Zelienople Borough-\$25,000.00
Flickinger, Gregory L.-First Commonwealth Bk-Adams Twp.-\$120,000.00
Floris, Joseph D., Jr., et ux-Butler Armco Emp Cred Un-Center Twp.-\$215,000.00
Fodi, Scot E., et ux-First Commonwealth Bk-Adams Twp.-\$247,900.00
Ford, Kim, et al-Enterprise Bk-Middlesex Twp.-\$50,113.48
Fowler, Troy W., et ux-First Natl Bk of Pa-Slippery Rock Twp.-\$850,000.00
Garver, Richard J., et al-Dollar Bk Fed Sav Bk-Butler Twp.-\$50,000.00
Graham, Ralph R., Jr., et al-PNC Bk Natl Assn-Center Twp.-\$78,000.00
Hack, Paul R., et al-Citizens Bk of Pa-Oakland Twp.-\$17,500.00
Hall, Michael C., et ux-FBC Mtg LLC, et al-Jackson Twp.-\$348,478.00
Hartle, Carl J., Jr., aka, et al-Butler Armco Emp Cred Un-Venango Twp.-\$100,000.00
Hewko, Elizabeth A., et al-Sail Mtg Corp-Cranberry Twp.-\$71,200.00
Hines, David A., et ux-APCI Fed Cred Un-Cranberry Twp.-\$112,000.00
Hoffer, Mark A., et ux-Huntington Natl Bk, et al-Butler Twp.-\$54,700.00

Grady: Judgment: \$2109.25: Matthew D. Urban, Esq.: 14-21755

Georgino Industrial Supply Inc. vs.. **Ibis Tek LLC:** Judgment: \$43726.00: Paul R. Rennie, Esq.: 14-21749

USX Federal Credit Union vs.. **Tia A. Martin and Laura Elmore:** Judgment: \$1432.96: Matthew D. Urban, Esq.: 14-21748

Cavalry SPV I LLC vs.. **David J. Meerhoff:** Transcript: \$6047.03: David J. Apothaker, Esq.: 14-21743

GreenTree Servicing LLC vs.. **Mary Ann Monfre:** Judgment/Premises: \$89717.68: Gregory Javardian, Esq.: 14-21750

HIBU Inc vs.. **Nicholas Mong and TNT Construction:** Transcript: \$1533.17: Michael Lessa, Esq.: 14-21744

Robert Patterson vs.. **David Ottavio, Levon Hudson, Mark Mares, Steve Burgoon, John Lominski, Scott Pollard, Larry Felix and Steve Ross:** Cost Judgment: Alexander H. Lindsay, Jr., Esq.: 14-21754

Frank Pezzi vs.. **Dale Alan Pflug:** Transcript: \$880.00: Atty - None: 14-21753

Portfolio Recovery Associates LLC vs. **Beth A. Shearer:** Judgment: \$5397.38: Robert N. Polas, Jr., Esq.: 14-21747

Bank of America, NA vs.. **John Vogel:** Judgment/Premises: \$175347.45: Bradley J. Osborne, Esq.: 14-21752

EXECUTIONS

Week ending October 17, 2014

1st Name-Plaintiff

2nd Name-Defendant

PNC Bank, National Association vs.. **Harry A. Esler and Constance J. Esler:** 14-30307
JMMMP Company vs.. **Misty Hamersley:** 14-30303

Nexiter Bank vs.. **Kiebler Properties LLC:** 14-30305

Frank Pezzi vs.. **Dale Alan Pflug:** 14-30306
Nationstar Mortgage LLC vs.. **Heidi Sasse and Jonathan Sasse:** 14-30302

PNC Bank National Association vs.. **Carole E. Schreiber:** 14-30304

DIVORCES

Week ending October 17, 2014

1st Name-Plaintiff

2nd Name-Defendant

Trevor W. Anderson vs.. **Brianna M. Anderson:** Joseph J. Nash, Esq.: 14-90690
Lisa M. Branik vs.. **Mark J. Branik:** Armand R. Cingolani, III, Esq.: 14-90686
Robin S. Feagins vs.. **Bruce E. Feagins:** Atty - None: 14-90688

Madea Neumont vs.. **John Neumont:** Amanda C. Cook, Esq.: 14-90684

Albert Polanec vs.. **Bronwyn Polanec:** Meghan L. Zupancic, Esq.: 14-90692

Denise L. Price vs.. **Michael F. Price:** Mark R. Morrow, Esq.: 14-90694

Junieth D. Bravo Lazo vs.. **Robert J. Rhodes:** Amanda C. Cook, Esq.: 14-90683

Louella M. Scherder vs.. **Elmer C. Scherder, Jr.:** Gerri V. Paulisick, Esq.: 14-90695

Matthew R. Schmitt vs.. **Aimee L. Schmitt:** Atty - None: 14-90689

Michele R. Sheakley vs.. **Garrett F. Sheakley:** Kristen B. Eberle, Esq.: 14-90687

TRUST NOTICE

Notice is hereby given that Lois Kapalka and Valerie Kapalka are the Trustees of the **ROBERT J. AND DOROTHY M. DAMICO LIVING TRUST**. All persons having claims against the same trust present them for payment, duly authenticated; and those indebted thereto, please make immediate payment to:

Lois Kapalka and Valerie Kapalka, Trustees
398 Bullcreek Road
Butler, PA 16002

Laurel Hartshorn, Esq.
254 West Main Street
PO Box 553
Saxenburg, PA 16056

BCLJ: October 10, 17 & 24, 2014

**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. 14-10108**

JPMORGAN CHASE BANK, N.A., Plaintiff
VS.

**LISA MARIE DIGANGI, MICHAEL
ANTHONY DRAMMISSI, Defendants**

**NOTICE
To MICHAEL ANTHONY DRAMMISSI**

You are hereby notified that on January 30, 2014, Plaintiff, JPMORGAN CHASE 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. 14-10108. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 249 WEST WATER STREET, SLIPPERY ROCK, PA 16057-1024 whereupon your property would be sold by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

Phelan Hallinan, LLP
1617 JFK BLVD, STE 1400
Philadelphia, Pa 19103
File# 939751

BCLJ: October 24, 2014

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

MsD. No.: 14-40125

IN RE: SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU

TAX PARCEL NO. 320-S3-A48

TERRY A. SLAUGENHOUP

TO: CHRISTINE T. SLAUGENHOUP,
BARBARA SLAUGENHOUP, a/k/a
BARBARA SPRINGER, and ANY
INTERESTED PARTY

NOTICE OF SALE OF REAL ESTATE

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to Barbara A. Gray for the sum of Two Hundred Dollars (\$200.00).

The property is described as follows:

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

FIRST PIECE: BEGINNING at a point in the center line of Stoney Hollow Road T-620, said

point being the Northeastern corner of the tract herein described; thence along the center line of Stoney Hollow Road, the following courses and distances: South 14° 07' 54" West, a distance of 91.52 feet to a point; thence South 11° 39' 37" West, a distance of 50.35 feet to a point; thence South 03° 29' 40" West, a distance of 18.29 feet to a point, being the southeast corner hereof; thence South 81° 52' 00" West, a distance of 39.00 feet to a point, being the southwest corner hereof; thence along Lots 111, 112 and 113, North 00° 06' 39" East, a distance of 151.55 feet to a point, being the northwest corner; thence North 81° 52' 00" East, a distance of 72.69 feet to a point, the place of beginning.

CONTAINING 0.18 acre and having thereon erected a frame garage.

SECOND PIECE: BEGINNING at a point on the northern line of Spring Avenue, said point being the southeast corner hereof; thence along the northern line of Spring Avenue, the following two courses and distances: South 81° 52' 00" West, a distance of 39.43 feet to a point; thence South 81° 52' 00" West, a distance of 116.00 feet to a point at the intersection of Spring Avenue and Frank Avenue, being the southwest corner hereof; thence along Frank Avenue, North 09° 00' 00" West, a distance of 50.00 feet to a point, being the northwest corner hereof; thence North 81° 52' 00" West, a distance of 124.00 feet to a point; thence North 81° 52' 00" East, a distance of 39.00 feet to a point in the center line of Stoney Hollow Road; thence along the center line of Stoney Hollow Road, South 03° 29' 40" West, a distance of 29.21 feet to a point; thence South 05° 36' 37" East, a distance of 21.40 feet to a point, the place of beginning.

CONTAINING .18 of an acre.

BEING Tax Map Parcel 320-S3-A48.

The Court has fixed the 4th day of December, 2014, at 12:00 p.m., in Courtroom No. 3 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs.

At the time of the sale, the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make

a substantially higher bid and the sale shall be made to the highest bidder.

This property was previously advertised for the original tax sale made on September 8, 2008.

Thomas J. May, Esquire
MURRIN, TAYLOR, FLACH,
GALLAGHER & MAY
110 East Diamond Street
Butler, PA 16001

BCLJ: October 24, 2014

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 14-40156**

REDEVELOPMENT AUTHORITY OF THE
COUNTY OF BUTLER, Petitioner,

V.

MERLE R. BELL, Respondent.

**NOTICE OF FILING AND HEARING ON
PETITION FOR THE APPOINTMENT
OF A CONSERVATOR**

**TO: COMMUNITY CONSUMER DISCOUNT
COMPANY**

A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §§ 1101-1111 and a hearing has been scheduled for the appointment of a conservator to take possession of and rehabilitate or demolish the property located along Legislative Route 10075, Washington Township, Butler County, Pennsylvania (Butler County Tax Parcel 310-S1-B3A).

A hearing on the Petition for the Appointment of a Conservator will be held on December 3, 2014 at 1:00 p.m. in Courtroom No. 4 of the Butler County Government Center before the Honorable Marilyn J. Horan.

**YOU ARE RECEIVING THIS NOTICE
BECAUSE PUBLIC RECORDS REVEAL
THAT YOU MAY BE THE OWNER OF THE
PROPERTY AT ISSUE**

If you are the record owner or an owner claiming a right to title to the premises and want to be heard in this matter, you must file an answer to the petition or appear at the hearing. If you do not file an answer or appear at the hearing, the court may proceed without you

and you may lose your rights to the property. A conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the owner, including expenses incurred by the conservator.

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

BCLJ: October 24, 2014

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

NO. AD10-11544/CP 11-22461

BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP,
Plaintiff

VS.

**Evelyn Geronzin, Thomas S. Johnson &
Lisa M. Johnson, Defendants**

NOTICE OF SALE OF REAL PROPERTY

**To: Lisa M. Johnson and Evelyn Geronzin,
Defendants, whose last known address is
212 Chadwick Trail, Cranberry Township,
PA 16066.**

Your house (real estate) at 212 Chadwick Trail, Cranberry Township, PA 16066, is scheduled to be sold at the Sheriff's Sale on January 16, 2015 at 11:00 a.m. at the Butler County Courthouse, Center Stairwell, South Main St., Butler, PA 16001, to enforce the court judgment of \$388,942.97, 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 OR PLACE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 222 IN THE CRANBERRY HEIGHTS P.R.D. PHASE 2B, AS SAME HAS BEEN RECORDED IN THE RECORDER OF DEEDS OFFICE FOR BUTLER COUNTY ON JANUARY 10, 2000, IN PLAN BOOK

VOLUME 229 PAGES 60 THROUGH 52, INCLUSIVE.

BEING KNOWN AS: 212 Chadwick Trail, Cranberry Township, PA 16066.

PROPERTY ID NO.: 130-S31-A222-0000.

TITLE TO SAID PREMISES IS VESTED IN EVELYN GERONZIN, SINGLE WOMAN AND THOMAS S. JOHNSON AND LISA M. JOHNSON, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM THOMAS S. JOHNSON AND LISA M. JOHNSON, HUSBAND AND WIFE DATED 06/26/2007 RECORDED 7/18/2007 IN DEED BOOK INSTRUMENT NO. 200707180018646.

Udren Law Offices, P.C., Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

BCLJ: October 24, 2014

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

NO. AD-14-10699

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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 Flaud Carey, deceased; Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under George Carey, deceased; and Connie Carey, known Heir of George Carey, deceased, Defendant(s)

To the Defendant(s), Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Flaud Carey, deceased; Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under George Carey, deceased; and Connie Carey, known Heir of George Carey, deceased:

TAKE NOTICE THAT THE Plaintiff, JPMorgan Chase Bank, National Association has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 Lawyer Referral Center
Prothonotary, Butler County Courthouse
P.O. Box 1208,
290 S. Main St.,
Butler, PA 16003

CHRISTOPHER A. DeNARDO, BRADLEY J. OSBORNE, CHANDRA M. ARKEMA & LEEANE O. HUGGINS, Attys. for Plaintiff
Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

BCLJ: October 24, 2014

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: Adoption of M. A. R.

O.A. No. 51 of 2014

HEARING NOTICE

TO: John Joseph Rossi, III, Father of M.A.R.

A Petition has been filed asking to put an end to all rights you have as to this child. The Court has set a hearing to consider ending your rights. The hearing is scheduled for November 17, 2014 at 1:00 p.m. in Courtroom 7 in Butler, PA.

You are warned that even if you fail to appear the hearing will be held and your rights may be ended by the Court without your presence.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER 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.

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

Maura L. Palumbi,
Attorney at Law
127 S. McKean St.
Butler, PA 16001
(724) 282-0982

BCLJ: October 24, 2014

NOTICE**TO ALL CREDITORS OF PATKEN CONSTRUCTION CO., INC.:**

This is to notify you that **Patken Construction Co., Inc.**, a Pennsylvania corporation with its registered office located at 110 Brennan Lane, Evans City, Butler County, Pennsylvania, is dissolving and winding up its business.

Patken Construction Co., Inc.
110 Brennan Lane
Evans City, PA 16033
(724) 865-2608

Julie A. Brennan, Esquire
LEVICOFF, SILKO & DEEMER, P.C.
Centre City Tower, Suite 1900
650 Smithfield Street
Pittsburgh, PA 15222-3911

BCLJ: October 24, 2014

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 30th day of September, 2014, for the purpose of incorporation, to be organized under the Business Corporation Law of 1988. The name and address of the Corporation is: **Outdoor Connect, Inc.** of 911 Poplar Place, Cranberry Twp, PA 16066.

James P. Coulter, Esquire
Dillon McCandless King
Coulter & Graham L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: October 24, 2014

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 11, 2014 for **Affordable Family Fashions** located at 1698 North Main Street Butler PA 16001. The name and address of each individual interested in the business is Carrie Markel 1698 North Main Street Butler PA 16001. This was filed in accordance with 54 PaC.S. 311.

Burton D. Morris, Esq.
PennCorp Servicegroup, Inc.
P.O. Box 1210
600 North Second Street
Harrisburg, PA 17108-1210
File#11307

BCLJ: October 24, 2014


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**Statement of Ownership, Management, and Circulation
(All Periodicals Publications Except Requester Publications)**

1. Publication Title Butler County Legal Journal		2. Publication Number <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">0</div> <div style="border: 1px solid black; padding: 2px;">8</div> <div style="border: 1px solid black; padding: 2px;">1</div> <div style="border: 1px solid black; padding: 2px;">0</div> <div style="border: 1px solid black; padding: 2px;">2</div> <div style="border: 1px solid black; padding: 2px;">0</div> </div>		3. Filing Date 9/ 26 /2014												
4. Issue Frequency Weekly		5. Number of Issues Published Annually 52		6. Annual Subscription Price \$75.00												
7. Complete Mailing Address of Known Office of Publication (Not printer) (Street, city, county, state, and ZIP+4®) Butler County Bar Association/Butler County Legal Journal 240 S. Main Street, Butler PA 16001				Contact Person Janis Hackett Telephone (include area code) 724.841.0130												
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9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank) Publisher (Name and complete mailing address) Butler County Bar Association/Butler County Legal Journal 240 S. Main Street, Butler PA 16001 Editor (Name and complete mailing address) Leo M Stepanian, Sr 222 S. Main Street, Butler PA 16001 Managing Editor (Name and complete mailing address) Janis Hackett 240 S. Main Street, Butler PA 16001																
10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 45%;">Full Name</th> <th style="width: 55%;">Complete Mailing Address</th> </tr> </thead> <tbody> <tr> <td>Butler County Bar Association</td> <td>240 S. Main Street, Butler PA 16001</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>					Full Name	Complete Mailing Address	Butler County Bar Association	240 S. Main Street, Butler PA 16001								
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11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box <input checked="" type="checkbox"/> None <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 45%;">Full Name</th> <th style="width: 55%;">Complete Mailing Address</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>					Full Name	Complete Mailing Address										
Full Name	Complete Mailing Address															
12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: <input checked="" type="checkbox"/> Has Not Changed During Preceding 12 Months <input type="checkbox"/> Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)																

13. Publication Title		14. Issue Date for Circulation Data Below	
Butler County Legal Journal		9/26/2014	
15. Extent and Nature of Circulation		Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
General Publication			
a. Total Number of Copies (<i>Net press run</i>)		122	116
b. Paid Circulation (By Mail and Outside the Mail)	(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	27	23
	(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (<i>Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies</i>)	95	93
	(3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	0	0
	(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	0	0
c. Total Paid Distribution (<i>Sum of 15b (1), (2), (3), and (4)</i>)		122	116
d. Free or Nominal Rate Distribution (By Mail and Outside the Mail)	(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	0	0
	(2) Free or Nominal Rate In-County Copies Included on PS Form 3541	0	0
	(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)	0	0
	(4) Free or Nominal Rate Distribution Outside the Mail (<i>Carriers or other means</i>)	0	0
e. Total Free or Nominal Rate Distribution (<i>Sum of 15d (1), (2), (3) and (4)</i>)		0	0
f. Total Distribution (<i>Sum of 15c and 15e</i>)		122	116
g. Copies not Distributed (<i>See Instructions to Publishers #4 (page #3)</i>)		5	5
h. Total (<i>Sum of 15f and g</i>)		127	121
i. Percent Paid (<i>15c divided by 15f times 100</i>)		100	100
* If you are claiming electronic copies, go to line 16 on page 3. If you are not claiming electronic copies, skip to line 17 on page 3.			



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a. Paid Electronic Copies		
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)		
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)		
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)		

☐ I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership

☒ If the publication is a general publication, publication of this statement is required. Will be printed
in the 10/24/14 issue of this publication.

☐ Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

Publisher

Janis Havel

Date

9/ 26 /2014

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

Upcoming CLE Presentations

Pre-registration may be done through PBI at 1.800.932.4637 ext 2325 or by calling the Butler County Bar Association at 724.841.0130. Seminars are held at the Bar Office unless noted otherwise.

- Oct. 27, 2014 **The Intersection of Legal and Mental Health Issues in Custody Cases**
Live Seminar via Simulcast - Butler County Bar Association
5 sub/ 1 ethics CLE credits, Mon, Oct. 27, 2014, 9:00A-4:30P
(includes breakfast & lunch)
- Oct. 29, 2014 **18th Annual Family Law Update**
Live Seminar via Simulcast - Butler County Bar Association
4 substantive CLE credits, Wed, Oct. 29, 2014, 8:30A-12:45P
(includes breakfast)
- Oct. 30, 2014 **Preparing PA LLC Documents**
Live Seminar via Simulcast - Butler County Bar Association
3 substantive CLE credits, Thurs, Oct. 30, 2014, 9:00A-12:15P
(includes breakfast)
- Nov. 10, 2014 **Elder Law Update**
Live Seminar via Simulcast - Butler County Bar Association
3 substantive CLE credits, Mon, Nov. 10, 2014, 9:00A-12:15P
(includes breakfast)
- Nov. 17, 2014 **Ethical Client Strategies**
Live Seminar via Simulcast - Butler County Bar Association
6 ethics CLE credits, Mon, Nov. 17, 2014, 9:00A-4:30P
(includes breakfast & lunch)
- Dec. 5, 2014 **Labor Law Symposium**
Live Seminar via Simulcast - Butler County Bar Association
5 sub/ 1 ethics CLE credits, Fri, Dec. 5, 2014, 9:00A-4:30P
(includes breakfast & lunch)



Coffee with the Judges

Remember that "Coffee with the Judges" meets at the bar office from 8-9 am on the First Friday of each month unless otherwise noted. Check your email and our website for any updates regarding the topic of the meeting, speakers, date changes or if there will be CLE credit available.

November 7, 2014
December 5, 2014

For more information or to register, contact the Bar Office at 724.841.0130.

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