



Butler County Legal Journal

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Vol. 20

July 13, 2012

No. 28

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

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Civil • Criminal • Family

Friday, September 7, 2012
9am - 12pm

Oakview Golf Club

Golf tee-off begins at 1pm

Dillon Cup &
9-hole "all-for-fun" scramble



Owned and Published weekly by:

Butler County Bar Association

201 South Main Street, Ste 101, Butler PA 16001

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PLEASE NOTE:

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

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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: Russell H Barger Jr
a/k/a: Russell H Barger**

Late of: Butler Township PA
Executor: Kathleen M Barger
252 Grandview Blvd
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

**Estate of: Janet Evans
a/k/a: Janet Ambrose**

Late of: Winfield Township PA
Executor: Lois Noullet
222 Ambrose Lane
Cabot PA 16023
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham
128 West Cunningham Street
Butler PA 16001

Estate of: Frank R Gillis Jr

Late of: Connoquenessing Township PA
Executor: Joyce A Gillis
136 Shannon Road
Renfrew PA 16053
Attorney: Thomas J May
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Gladys B Herold

Late of: Summit Township PA
Executor: Charles Herold
172 West Cruikshank Road
Butler PA 16002
Attorney: C James Ruffennach
275 Curry Hollow Road Suite 280
Pittsburgh PA 15236

Estate of: Michael Denis Jeeves

Late of: Lyndora PA
Administrator: Douglas Jeeves
2347 Hollywood Dr
Pittsburgh PA 15235-2716
Attorney: None

Estate of: Dorothy M States

Late of: Slippery Rock PA
Executor: Jeffrey D States
3805 Spring Oak Dr
Modesto CA 95355
Attorney: Richard A Harper
Seltzer & Harper
2625 Wilmington Road
New Castle PA 16105

Estate of: Kathryn M Thoma

Late of: Zelienople PA
Executor: Sylvia F Lepczyk
2600 Burgess Dr Apt 205
Zelienople PA 16063
Attorney: Darla J Hancher
101 North Green Lane
Zelienople PA 16063

Estate of: Juanita S Todd**a/k/a: Juanita Schmitt Todd**

Late of: Cranberry Township PA
Executor: Stephan K Todd
5056 Bear Run Road
Cranberry Twp PA 16066
Attorney: Stephen P Paschall
Lovett Bookman Harmon Marks LLP
120 Fifth Ave
Fifth Avenue Place Suite 2900
Pittsburgh PA 15222

Estate of: Sara Jean Voelker**a/k/a: Sara C Voelker**

Late of: Butler PA
Executor: Connie Lynn Malinski
148 Valleyview Lane
Butler PA 16001
Executor: Nancy J Rettig
434 Vista Drive
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Thomas C Walker Jr

Late of: Jefferson Township PA
Executor: Thomas Jeffrey Walker
333 Sarver Road
Sarver PA 16055
Attorney: Laurel Hartshorn
254 W Main St
POB 553
Saxonburg PA 16056

Estate of: Victoria J Weidenhof

Late of: Connoquenessing Township PA
 Executor: Deborah W Hillwig
 210 Litman Road
 Butler PA 16001
 Attorney: Laurel Hartshorn
 254 W Main St
 POB 553
 Saxonburg PA 16056

BCLJ: July 13, 20 & 27, 2012

SECOND PUBLICATION**Estate of: Edith Caruso****a/k/a: Edith M Caruso**

Late of: Cranberry Township PA
 Executor: Richard Caruso
 710 Ryland Drive
 Pittsburgh PA 15237-4206
 Attorney: Timothy A Schoonover
 Babst Calland
 330 Innovation Blvd Suite 302
 State College PA 16803

Estate of: Floyd D Croyle

Late of: Buffalo Township PA
 Executor: Floyd D Croyle Jr
 106 Briarwood Drive
 Sarver PA 16055
 Attorney: George R Kepple
 Law Office Of George R Kepple
 309 Kittanning Hollow Road
 East Brady PA 16028

Estate of: Eleanor R Gilbert

Late of: Center Township PA
 Executor: David L Gilbert
 9 Forest Drive
 Bedford Nh 03110
 Attorney: Laurel Hartshorn
 254 W Main St
 POB 553
 Saxonburg PA 16056

Estate of: Dorothy I McDonald

Late of: Buffalo Township PA
 Executor: Larry D McDonald
 269 South Rebecca Street
 Saxonburg PA 16056
 Attorney: Laurel Hartshorn
 254 W Main St
 POB 553
 Saxonburg PA 16056

Estate of: Anna Mae Mathe

Late of: Zelenople PA
 Executor: Marsha Lynn Mathe
 400 West Beaver St
 Zelenople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

Estate of: Dorothy E Miller**a/k/a: Dorothy C Miller**

Late of: Zelenople PA
 Administrator: Beth Haller
 120 Pine Meadow Drive
 Wexford PA 15090
 Attorney: Nathan C Platt
 Stepanian & Muscatello LLP
 222 South Main Street
 Butler PA 16001

Estate of: Findley Quay Morrow

Late of: Karns City PA
 Executor: Terri Jo Patterson
 124 Rennick Rd
 West Sunbury PA 16061
 Executor: Douglas Q Morrow
 1025 Hooker Road
 Karns City PA 16041
 Attorney: Mark R Morrow
 204 East Brady Street
 Butler PA 16001

Estate of: Robert J Poprovsky

Late of: Butler PA
 Executor: Joyce Lamison
 1302 Litman Grove Lane
 Butler PA 16001
 Attorney: Nathan C Platt
 Stepanian & Muscatello LLP
 222 South Main Street
 Butler PA 16001

BCLJ: July 6, 13 & 20, 2012

THIRD PUBLICATION**Estate of: Ruby Aiken Badger**

Late of: Muddycreek Township PA
 Executor: Sandra B Phillips
 271 West Park Road
 Portersville PA 16051
 Attorney: Samantha M Moyer
 The Linn Law Group LLC
 POB 1554 228 South Main St
 Butler PA 16001

Estate of: Donna M Ritz Carper

Late of: Cranberry Township PA
Executor: Christopher Ritz
3572 Huntertown Road
Allison Park PA 15101
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Richard Duffy**a/k/a: Richard Charles Duffy**

Late of: Saxonburg PA
Executor: Judy Duffy
655 Saxonburg Blvd
Saxonburg PA 16056
Attorney: Michael P Robb
707 Grant St Suite 3626
Pittsburgh PA 15219

Estate of: Anne Fedokovitz**a/k/a: Anne Prokop Fedokovitz**

Late of: Butler PA
Executor: Paula Worsley
492 South Eberhart Road
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Charles H Frain

Late of: Jefferson Township PA
Executor: Carol Livingston
586 Great Belt Road
Butler PA 16002
Attorney: Michael D Gallagher
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Judith A Jeffries

Late of: Lancaster Township PA
Executor: Mark W Jeffries
171 Camp Run Road
Harmony PA 16037
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Margery L Kruiise**a/k/a: Margery Louise Seybert Kruiise**

Late of: Center Township PA
Executor: Brenda E Lewis
11750 Shady Avenue
Conneaut Lake PA 16316
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Jean Yeager Love

Late of: Zelienople PA
Executor: John Husak
4480 Mt Royal Blvd
Apartment 305
Allison Park PA 15101
Attorney: Sara A Mercer
Thorp Reep & Armstrong LLP
One Oxford Centre 14th Floor
301 Grant St
Pittsburgh PA 15219

Estate of: Timothy C Miller

Late of: Adams Township PA
Executor: Kimberly A Miller
235 Downieville Road
Valencia PA 16059
Attorney: Nathan C Platt
Stepanian & Muscatello LLP
222 South Main Street
Butler PA 16001

Estate of: Charles F Myers

Late of: Buffalo Township PA
Administrator: Laurette Fraser Myers
322 North Pike Rd
Sarver PA 16055
Attorney: None

Estate of: Mildred T Neigh

Late of: Summit Township PA
Executor: Mary Catherine Laughlin
328 North Duffy Road
Butler PA 16001
Executor: James Neigh
287 St Wendelin Road
Butler PA 16002
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Monica Ramsbottom

Late of: Butler PA
 Executor: Linda Ramsbottom
 207 Cecelia Street
 Butler PA 16001
 Executor: Kimberly McPheron
 383 Chicora Road
 Butler PA 16001
 Attorney: Charles J Jacques III
 2125 Freeport Road
 Natrona Heights PA 15065

Estate of: Terry Albert Solla

Late of: Oakland Township PA
 Executor: Jennifer Lynn Randall
 1450 Birch Lane
 Perkesie PA 18944
 Attorney: Jarett R Smith
 109 North Main Street
 Coudersport PA 16915

Estate of: Annette T Sudano

Late of: Muddy Creek Township PA
 Executor: Ross F Sudano
 104 Robbie Way
 Portersville PA 16051
 Attorney: Gene G Dimeo
 120 Fourth St
 Ellwood City PA 16117

Estate of: Charmaine M Zielinski**a/k/a: Charmaine Zielinski**

Late of: Butler PA
 Executor: Judith A Rutkowski
 6120 Monroe Rd
 Butler PA 16002
 Attorney: J. Stevenson Suess
 318 West Cunningham Street
 Butler PA 16001

BCLJ: June 29 & July 6 & 13, 2012

MORTGAGES

June 18 - June 22, 2012

1st name-Mortgagor**2nd name-Mortgagee**

Adkins, Brandon S., et ux - Sirva Mtg Inc,
 et al - Adams Twp. - \$188,000.00

Alexandrov, Vitali A., et ux - PHH Home
 Loans LLC, dba, et al - Connoquenessing
 Boro. - \$258,184.00

Argo, Keith B. - PNC Bk Natl Assn - Buffalo
 Twp. - \$50,000.00

Ball, Dennis M. - Northwest Sav Bk -

Muddy Creek Twp., et al - \$48,000.00

Barkley, Dale C., Jr., et ux - First Natl Bk of
 Pa - Worth Twp. - \$150,000.00

Bauldoff, Phillip M. - Howard Hanna Mtg
 Servs, et al - Summit Twp. - \$178,600.00

Baxter, David P., et al - Butler Armco Emp
 Cred Un - Clay Twp. - \$86,615.00

Becker, Scott A. - Butler Armco Emp Cred
 Un - Clinton Twp. - \$100,000.00

Benedek, Ryan M., et al - Butler Armco Emp
 Cred Un - Clearfield Twp. - \$15,000.00

Berger, Patrick, et al - Howard Hanna Mtg
 Servs, et al - Jackson Twp. - \$192,400.00

Besong, Joseph, et ux - JPMorgan Chase Bk
 NA - Butler City, Wd. 3 - \$65,282.00

Bianchin, Robert A., et al - Northwest Sav
 Bk - Butler Twp. - \$50,000.00

Black, David B. - Nextier Bk NA - Parker
 Twp. - \$104,000.00

Brakebill, Timothy E., et ux - Network
 Capital Funding Corp, et al - Lancaster
 Twp. - \$175,050.00

Bratkovich, Joseph D., et al - Butler Armco
 Emp Cred Un - Center Twp. - \$140,825.84

Brethauer, Stacie L. - First Commonwealth
 Home Mtg LLC - Cranberry Twp. -
 \$146,098.00

Bruso, Christina M., et al - Howard Hanna Mtg
 Servs, et al - Cranberry Twp. - \$171,700.00

Buffington, Dennis P., et al - Nextier Bk NA
 - Center Twp. - \$250,000.00

Buffington, Dennis P., et al - Nextier Bk NA
 - Center Twp. - \$200,000.00

Burnett, Ptoshia - Premia Mtg LLC -
 Cranberry Twp. - \$367,000.00

Caldwell, William T. - Nextier Bk NA -
 Jackson Twp. - \$10,000.00

Carben, John M., et al - Butler Armco Emp
 Cred Un - Center Twp. - \$75,000.00

Carr-Dizinno, Luc I. - Butler Armco Emp Cred
 Un - Summit Twp. - \$92,450.00

Caruso, Scott D., et ux - Agchoice Farm Cred
 ACA - Clay Twp. - \$112,000.00

Chilcott, Donald W., et ux - First Natl Bk of
 Pa - Butler Twp. - \$99,900.00

Cimini, Stephen M., et ux - Huntington Natl
 Bk, et al - Adams Twp. - \$252,000.00

Colella, Amy Mae, et al - PNC Bk Natl Assn
 - Cranberry Twp. - \$75,000.00

Cooper, Eugene A., et ux - First Natl Bk of
 Pa - Worth Twp. - \$500,000.00

Craig, Corey L., et ux - Butler Armco Emp
 Cred Un - Donegal Twp. - \$173,000.00

Croll, Donald E., et al - Northwest Sav Bk -
 Center Twp. - \$67,500.00

Curry, Bruce N., et al - Northwest Sav Bk -
 Cranberry Twp. - \$78,028.07

Curry, Bruce N., et al - PNC Bk Natl Assn -
 Cranberry Twp. - \$100,000.00

Deegan, Kevin P., et ux - Pentagon Fed Cred

Protection vs. **Mr. Emmanuel Sanios**:
Judgment Roll: \$1614.00: Angela N. Erde,
Esq.: 12-21271

Clerk of Courts vs. **Jason Christian Sheppard**: Judgment: \$3959.82: Atty –
None: 12-21286

Clerk of Courts vs. **Brandon Scott Smith**:
Judgment: \$1543.50: Atty – None: 12-
21278

LVNV Funding LLC vs. **Joseph T. Stritzinger**:
Judgment/Non-Pros: Michael F. Ratchford,
Esq.: 12-21273

Clerk of Courts vs. **Patrick Vanburen**:
Judgment: \$4514.50: Atty – None: 12-
21276

PNC Bank, NA vs. **David A. Zanicky and
Roberta E. Zanicky**: Judgment: \$2937.24:
Sarah E. Ehasz, Esq.: 12-21265

EXECUTIONS

Week ending July 6, 2012

1st Name-Plaintiff
2nd Name-Defendant

Alliance Capital Management vs. **Cheryl Blymiller and First National Bank, Garnishee**: 12-30229

LVNV Funding LLC vs. **Barbara Crowe and Dollar Bank, Garnishee**: 12-30222

LVNV Funding LLC vs. **Pamela M. Dazen and PNC Bank, Garnishee**: 12-30224

S & T Bank vs. **Grace Ray Limited Partnership**: 12-30230

Onewest Bank FSB vs. **Janet M. Johnson, John D. Johnson and Joan Lowe**: 12-30227

NES Rentals vs. **William Konar, Jr., Konar Construction, Kendra Konar, Guarantor and Butler Armco Employees Credit Union, Garnishee**: 12-30225

Deutsche Bank National Trust Company vs. **Crystal Lee Lucas and Occupants**: 12-30228

LVNV Funding LLC vs. **Jacqueline Parr and Mars National Bank, Garnishee**: 12-30223

Alliance Capital Management vs. **Christopher C. Rhodes and Butler Armco Employees Credit Union, Garnishee**: 12-30226

DIVORCES

Week ending July 6, 2012

1 st Name-Plaintiff
2nd Name-Defendant

Haley J. Crighton vs. **Jonathan J. Crighton**:
Kristen B. Eberle, Esq.: 12-90447

Shanen Leigh Culp Cyphert vs. **John Cyphert**: Edith Sutton, Esq.: 12-90446

William R. Whitlatch vs. **Darla Whitlatch**:
Victor E. Vouga, Esq.: 12-90441

Christy A. Wolfinger vs. **Robert A. Wolfinger**:
Elizabeth A. Smith, Esq.: 12-90444

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 **BLC Ranch G.P., LLC** and it was organized June 4, 2012.

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

BCLJ: July 13, 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 **ULEX G.P., LLC** and it was organized June 18, 2012.

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

BCLJ: July 13, 2012

LEGAL NOTICE

The Municipal Authority of Buffalo Township, Butler County, Pennsylvania, of 707 S. Pike Road, Sarver, PA 16055 hereby advertises their intention to file articles of amendment with the Secretary of the Commonwealth of Pennsylvania at least three days after the publication of this notice. The nature and character of this amendment reads that "The term of existence of the Authority shall be extended from March 30, 2047 to March 30, 2062." This article of amendment will be filed under the Municipality Authorities Act of 1945, approved May 2, 1945, P.L. 382, as amended.

PAMELA H. WALTERS, SOLICITOR
P.O. Box 654
Saxonburg, PA 16056

BCLJ: July, 13, 2012

IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA

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

Ms. D. No. 12-40073

TO: Patrick J. Martin, Kimberly P. Martin, Portfolio Recovery Assoc., LLC, Portfolio Recovery Accos., LLC's Counsel, Attorney Robert N. Polas, Beneficial Consumer Discount Co., d/b/a Beneficial Mortgage Co. of PA, Beneficial Consumer Discount Co., d/b/a Beneficial Mortgage Co. of PA's Counsel, Attorney Terrence J. McCabe and Attorney Marc S. Weisberg of McCabe Weisberg Conway, P.C., Butler County (PA) Tax Claim Bureau, Connoquenessing Township (Butler County, PA), Connoquenessing Township (Butler County, PA) Tax Collector Thomas Pawlowicz, Butler County (PA) Treasurer, and all other parties of interest:

Please take Notice: RULE ORDER OF COURT AND NOW, this 9th day of May, 2012, it appearing that the Butler County Tax Claim Bureau has filed a Petition to sell at judicial sale the properties described as Spring Valley Road, Lot Nos. 1042, 1043, and 1044 in the Connoquenessing Woodland Plan No.5, Connoquenessing Township, Butler County,

Pennsylvania 16033, as recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book Volume 45, Page 3-A&B for Lot Nos. 1042 and 1044 and at Rack File Section 29, Page 19A and 19B for Lot No. 1043, it is hereby ORDERED that a Rule is issued and shall be returnable and heard on the 1st day of August, 2012 at 11:00 o'clock A.M. in Courtroom No.4 of the Butler County Government Center as the time the Court will sell said properties to the highest bidder free and clear of all real estate taxes, municipal claims, liens, mortgages, judgments, charges and estates of any kind. Counsel for the proposed private purchaser at sale shall be responsible for notice to all parties of interest, including taxing, municipal, sewer and water authorities and shall be responsible to advertise the Rule and Notice of Sale of Real Estate once in the Butler Eagle and once in the Butler County Legal Journal, by mailing a true and attested copy of said Order of Court by registered mail, return receipt requested, postage prepaid, U.S. Mail by Petitioner's Counsel at least 15 days before the return day of the Rule, Notice of the Rule shall be served on the following by registered mail, return receipt requested postage prepaid U.S. Mail by Petitioner's Counsel at least 15 days before the return day of the Rule:

- » Patrick J. Martin - to his last addresses known being 1017 Lincoln Highland Drive, Coraopolis, PA 15108, 201 Edna Street, Harrisville, PA 15038 and 105 Chicora Road, Apt. 40, Butler, P A 16001;
- » Kimberly P. Martin - to her last addresses know being 1017 Lincoln Highland Drive, Coraopolis, PA 15108, and 105 Chicora Road, Apt. 40, Butler, PA 16001;
- » Portfolio Recovery Assoc., LLC - 140 Corporate Blvd., Norfolk, VA 23502;
- » Portfolio Recovery Assoc., LLC's Counsel, Attorney Robert N. Polas, 140 Corporate Blvd., Norfolk, VA 23502;
- » Beneficial Consumer Discount Co., d/b/a Beneficial Mortgage Co. of PA - 220 South Main Street, Butler, PA 16001 and P.O. Box 8621, Elmhurst, IL 60126;
- » Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co of PA's counsel Attorney Terrence J. McCabe, McCabe Weisberg Conway PC, 123 Broad Street, Suite 2080, Philadelphia, PA 19109, and Attorney Marc S. Weisberg, McCabe Weisberg Conway, PC, 123 Broad Street, Suite 2080, Philadelphia, PA 19109.

Honorable Court

Attorney Michael J. Pater
101 East Diamond Street, Suite 202
Butler, PA 16001
(724) 287-7724

BCLJ: July, 13, 2012

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA**

NO. AD 09-11301 CP 09-22917 ED 11-30433

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS SER-
VICING, LP FKA COUNTRYWIDE HOME
LOANS SERVICING, LP

vs.

**ROBERTO R. CALDERON and THANIA
H. NAVAS**

**NOTICE TO: ROBERTO R. CALDERON and
THANIA H. NAVAS**

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

Being Premises: 231 CLIFFSIDE DRIVE,
MARS, PA 16046-4801

Being in Adams Township, County of BUT-
LER, Commonwealth of Pennsylvania

Tax Parcel No. 010-S16-A40-0000

Improvements consist of residential property.
Sold as the property of ROBERTO R. CALDE-
RON and THANIA H. NAVAS

Your house (real estate) at 231 CLIFFSIDE
DRIVE, MARS, PA 16046-4801 is sched-
uled to be sold at the Sheriff's Sale on JULY
20, 2012 at 11:00 AM, at the Butler County
Courthouse, Sheriff's Office Lobby, South
Main Street, Butler, PA 16003, to enforce the
Court Judgment of \$296,395.58 obtained by,
BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS SER-
VICING, LP FKA COUNTRYWIDE HOME
LOANS SERVICING, LP (the mortgagee),
against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP
Attorney for Plaintiff

BCLJ: July, 13, 2012

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVIC-
ING, LP FKA COUNTRYWIDE OME LOANS
SERVICING LP

Vs.

DONALD EUGENE DUNKLE, II

COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
NO. 12-10487

NOTICE

TO DONALD EUGENE DUNKLE, II:

You are hereby notified that on APRIL 11,
2012, Plaintiff, BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP FKA COUNTRY-
WIDE OME LOANS SERVICING LP, 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. 12-10487.
Wherein Plaintiff seeks to foreclose on the
mortgage secured on your property located
at 152 FOX RUN ROAD, CRANBERRY
TOWNSHIP, PA 16066 whereupon your prop-
erty 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: July, 13, 2012

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



Visit us on the web

@

butlercountypabar.org



Moving?

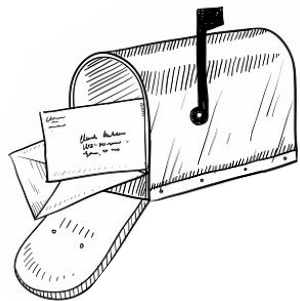
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Call: 724.841.0130

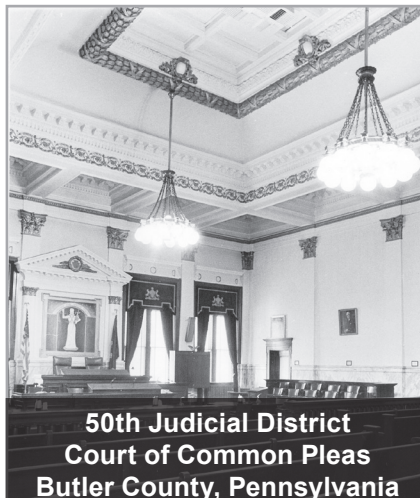
email: BCLegalJournal@zoominternet.net

mail: 201 S Main St, Suite 101

Butler PA 16001



Please don't miss an issue!



2012 Motion Court Calendar

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

MOTION COURT

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

* Judge Horan's MOTION COURT for Wednesday, July 18th, 2012 is cancelled.

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

* Judge Horan's MOTION COURT for Wednesday, July 25th, 2012 is cancelled.

* Judge Streib's MOTION COURT for Thursday, July 26th, 2012 is cancelled.

* Judge Yeager's MOTION COURT for Thursday, August 9th, 2012 is cancelled however Judge Yeager will hold MOTION COURT on Monday, August 13th, 2012 at 1:00 p.m.

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

Court Holidays

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