



Butler County Legal Journal

(USPS 081020)

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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Bench/Bar CLE
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
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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 Noulet
 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
 Saxenburg 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: Muddycreek 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 -

Muddycreek 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.**



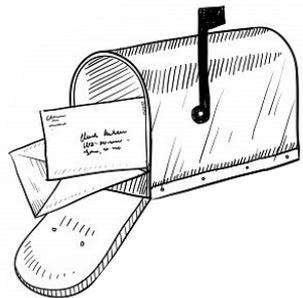
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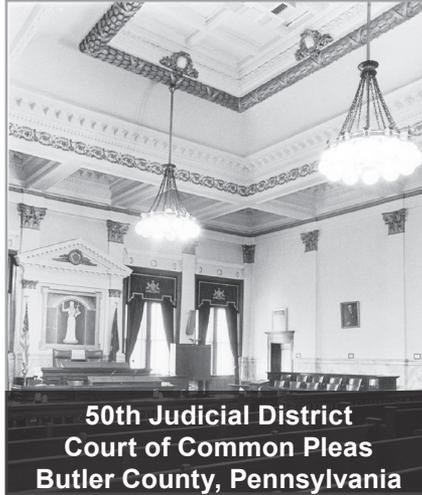
Call: 724.841.0130

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