



Butler County Legal Journal

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Vol. 20

March 30, 2012

No. 13

Designated as the Official Legal Periodical for Butler County, Pennsylvania

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PLEASE NOTE:

Advertisements must be received by 12:00 pm
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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: Patricia L Butler**

Late of: Butler Township PA
Executor: Linda Daniels
190 Patterson Road
Slippery Rock PA 16057
Executor: Brian Fend
342 Sunbury Road
Slippery Rock PA 16057
Attorney: Thomas J May
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Geraldine L Ehm

Late of: Butler PA
Executor: Jacqueline A Mackalica
212 Jamison Road
Boyers PA 16020
Attorney: John C Davey
129 S McKean Street
Butler PA 16001

Estate of: Joseph Liperato

Late of: Jackson Township PA
Executor: Darla J Hancher
101 N Green Lane
Zelienople PA 16063
Attorney: Darla J Hancher
101 North Green Lane
Zelienople PA 16063

Estate of: Shirley A McElroy

Late of: Chicora PA
Executor: Sharon Lee McElroy
533 Highland Avenue
Waynesboro VA 22980
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mary Ellen O'Mally

Late of: Zelienople PA
Administrator: Sean M O'Mally
221 Arthur Street
Zelienople PA 16063
Attorney: P Andrew Diamond
1040 Fifth Avenue 4th Floor
Pittsburgh PA 15219

Estate of: Lauretta G Phillips

Late of: Butler PA
Executor: Jeffrey L Coffin
102 Queenswood Drive
Cranberry Twp PA 16066
Attorney: Jonathan M Schmerling
Cohen & Grigsby PC
625 Liberty Ave
Pittsburgh PA 15222-3152

Estate of: Matt Aaron Scott

Late of: Butler PA
Administrator: Cheri L Scott
511 West Pearl Street
Butler PA 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Thomas H Sitarik

Late of: Franklin Township PA
Executor: Patricia A Sitarik
2007 Prospect Road
Prospect PA 16052
Attorney: Mark C Coulson
Williams Coulson
One Gateway Center 16th Floor
420 Fort Duquesne Blvd
Pittsburgh PA 15222

Estate of: Neil C Snyder

Late of: Slippery Rock PA
Executor: Bradley W Cooper
164 Lindey Road
Slippery Rock PA 16057
Attorney: Robert D Clark
201 North Market Street
New Wilmington PA 16142

Estate of: Merrill W Yingling

Late of: Butler PA
Executor: Donna L Pallone
305 School Street
Butler PA 16001
Attorney: Michael J D'Amico
Davinis D'Amico & Kane LLC
707 Grant St
Suite 3626 Gulf Tower
Pittsburgh PA 15219

BCLJ: March 30 & Apr 6 & 13, 2012

SECOND 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

THIRD 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

MORTGAGES

March 5 - March 9, 2012

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

Adduru, Benjamin M., et al - West Penn
Fin Serv Ctr Inc, etal - Oakland Twp. -
\$222,220.00

Alwine, Terry L., et ux - New Penn Fin LLC,
et al - Buffalo Twp. - \$155,699.00

Andrulonis, Nathan, et ux - Wells Fargo Bk
NA - Cranberry Twp. - \$199,776.07

Ashbaugh, James M., et ux - Wells Fargo Bk
NA - Adams Twp. - \$112,806.79

Discover Bank vs. **David F. Marchinoski and PNC Bank, Garnishee:** 12-30078
 Schneider Services vs. **Masco Construction, Inc. and PNC Bank, Garnishee:** 12-30081
 Discover Bank vs. **Ralph E. Niederlander, Jr. and PSECU, Garnishee:** 12-30080
 Discover Bank vs. **Kevin W. Roy and PNC Bank, Garnishee:** 12-30076
 Joseph L. Gray and Jacqueline P. Gray vs. **William D. Ward and United States of America:** 12-30082

DIVORCES

Week ending March 23, 2012

1 st Name-Plaintiff
2nd Name-Defendant

Brenda A. Ainsworth vs. **William R. Ainsworth:** Michael S. Lazaroff, Esq.: 12-90191
 Jamie R. Day vs. **Shawn P. Day, Jr.:** Gail E. Suhr, Esq.: 12-90196
 Michelle Lynn Garcia vs. **Dennis Victor Garcia:** Atty – None: 12-90200
 James A. Graham vs. **Carolyn K. Graham:** David A. Crissman, Esq.: 12-90186
 Christopher R. Johnston vs. **Marie Cathleen Johnston:** Norman D. Jaffe, Esq.: 12-90204
 Amy J. Olesnevich vs. **John D. Olesnevich:** Kristen L. Eberle, Esq.: 12-90197
 Roberta Jean Nelson-Sims vs. **John R. Sims, Jr.:** Gary H. Simone, Esq.: 12-90195
 Suzanne M. Yingling vs. **Calvin D. Yingling:** Robert D. Spohn, Esq.: 12-90202

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 18th day of May, 2012** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on June 15, 2012 and that distribution will be made in

accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 30, April 6 & 13, 2012

**E.D.2010-30245
 C.P.2010-21232
 SHF.: 12000606**

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of KRISTEN N ALBERT AND CHARLES ALBERT at the suit of BANK OF AMERICA N A, Being:-

ALL that certain piece, parcel or tract of land situate in Donegal Township, Butler County, Pennsylvania, being designated as all of Lot No. 11 in the Dewitt Stevenson Plan as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File 58, Page 21.

Under and subject to tall rights, restrictions, covenants, conditions, easements, grants, etc., as appear in prior instruments of record in the chain of title.

Vested by Warranty Deed given by Shane T. Nolan and Nikki L. Nolan, husband and wife, to Charles Albert and Kristen N. Albert dated 08/18/2006 and recorded 8/25/2006 Instrument # 200608250021962

Tax Parcel No. 140-S2-B11-0000

Premises being 221 MEDICAL CENTER ROAD, CHICORA, PA 16025-2615

BCLJ: March 30, April 6 & 13, 2012

**E.D. 2012-30064
 C.P. 2011-22636
 SHF.: 12000865**

ATTY RICHARD M SQUIRE

Seized and taken in Execution as the property of CHARLES K AMOS AND TINA D AMOS at the suit of CITIMORTGAGE INC, Being:-

All that certain lot or piece of ground situate in Concord Township, Butler County, Pennsylvania, being Lot Number 1 in

the Final Plan of Subdivision for Trophy Enterprises, LLC, recorded January 15, 2008 in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 305, page 20.

Being designated as PART of Tax Parcel Number: 110 1F 112 A5

BCLJ: March 30, April 6 & 13, 2012

E.D. 2012-30021
C.P. 2011-22440
SHF.: 12000429

ATTY PAIGE BELLINO

Seized and taken in Execution as the property of ANANDAKRISHNAN MADAKKARA ANANDAN at the suit of WELLS FARGO BANK NA, Being:-

Exhibit "A"

Parcel I: All that certain lot located in the Township of Clinton, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 701 in the La-Ray Plan No. 7 as the same is recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 109, page 32.

BEING designated as Map and Parcel No. 100-2F08-15B10A.

Parcel II: All that certain lot or piece of ground situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania being Lot No.8 in the La-Ray Plan No.3 as the same is recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 94, page 38.

BEING designated as Map and Parcel No. 100-2F08-15B8.

Together with a right of way of ingress, egress and regress over the 50 foot entrance corridor to Lot No. 10 in the LaRay Plan of Lots No.3 as set forth in the said recorded plan to the northerly boundary of said Lot No.8. The Grantees of Lot No.8, their heirs, assigns and successors shall have said right of way over said entrance corridor and shall be responsible for a pro-rata share of the cost of maintenance of said right of way.

The owners of Lot Nos. 7,8, and 10 in said

LaRay Plan of Lots No. 3 shall enter into a right of way agreement concerning said maintenance each party to pay a share of the expense of maintenance reflecting the percentage length of the right of way each party uses. Said right of way being more fully described in Deed Book Volume 1194, page 31.

Parcel III: All that certain lot or piece of ground situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania being Lot No. 7 in the La-Ray Plan No.3 Plan of Lots as the same is recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 94, page 38.

BEING designated as Map and Parcel No. 100-2F08-15B7.

Together with a right of way of ingress, egress and regress over the 50 foot entrance corridor to Lot No. 10 in the LaRay Plan of Lots No. 3 as set forth in the said recorded plan to the northerly boundary of said, Lot No.7. The Grantees of Lot No.7, their heirs, assigns and successors shall have said right of way over said entrance corridor and shall be responsible for a pro-rata share of the cost of maintenance of said right of way.

The owners of Lot Nos. 7, 8, and 10 in said LaRay Plan of Lots NO.3 shall enter into a right of way agreement concerning said maintenance each party to pay a share of the expense of maintenance reflecting the percentage length of the right of way each party uses. Said right of way being more fully described in Deed Book Volume 1194, page 31.

BEING the same premises title to which vested in ANANDAKRISHNAN MADAKKARA ANANDAN, an unmarried man. Mortgagor herein, by deed of Robert F. Gentile and Margaret A. Gentile, husband and wife, dated August 22, 2005 and to be recorded herewith.

BEING KNOWN AS: 230 Glade Mill Road, (Clinton Township), Valencia, PA 16059

PROPERTY ID NO.: 100-2F08-15B8, and 100-2F08-15B7

TITLE TO SAID PREMISES IS VESTED IN Anandakrishnan Madakkara Anandan, unmarried, BY DEED FROM Robert F. Gentile and Margaret A. Gentile, husband and wife, DATED 08/22/2005 RECORDED 08/26/2005 IN DEED BOOK Instrument

#200508260023488.

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30030
C.P.2012-20048
SHF.: 12000480

ATTY THOMAS O. VREELAND

Seized and taken in Execution as the property of BREAKTHROUGH DEVELOPMENT, LP at the suit of COMMUNITY BANK, Being:-

ALL that certain parcel of land located in the Township of Cranberry, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the property line common to other lands of now or formerly G. H. Goehring and now or formerly C. A. Sweeney; thence through other ground of now or formerly G. H. Goehring North 6°28' East 942.02 feet to property corner common to now or formerly Russell E. Phillips; thence along same South 86° 18' East 600 feet to a corner common to now or formerly J. W. Elstner and property line now or formerly of W. M. Bricker; thence along same, South 6° 28' West 445 feet to a point; thence South 88° 10' East 359.15 feet to a point on property line now or formerly of G.W. Woodward; thence along same South 7° 37' West 498.78 feet to a point now or formerly R. D. McCleary; thence North 86° 56' West 948.90 feet to the place of beginning, plus a 20 foot access road from above described parcel parallel to line now or formerly of C. A. Sweeney to Franklin Road known as L. R. 10088 and reserving to the grantor the right to use said road to insure to the benefit of the grantor, his heirs, executors, administrators and assigns in common with the grantee herein, his heirs and assigns.

BEING the same property conveyed to Breakthrough Development, LP, by deed dated July 17, 2006 and recorded July 20, 2006 at Instrument Number: 200607200018375.

The Real Property or its commonly known address is 7264 Franklin Road, Cranberry Township, PA 16066

The Real Property tax identification number is: 130 4F46 53AA

BCLJ: March 30, April 6 & 13, 2012

E.D. 2012-30049
C.P.2011 -22240
SHF.: 12000617

ATTY JOHN KOLESNIK

Seized and taken in Execution as the property of ROBERT A BROWN, SR. at the suit of BANK OF AMERICA, NA, Being:-

LEGAL DESCRIPTION

ALL THAT certain piece or parcel of land situate in the Township of Franklin, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point, the intersection of the center lines of Unionville Road and Lake Arthur Country Club Road; thence 2 degrees 30 minutes West, 931.86 feet to a point, the place of beginning, being the northeast corner of the tract herein conveyed; thence South 87 degrees 30 minutes West, 348.48 feet along land of now or formerly of Sanner to a point; thence South 2 degrees 30 minutes East, 125 feet along land now or formerly Ralph W. Muldoon to a point; thence North 87 degrees, 30 minutes East, 348.48 feet along land of now or formerly William Thurner to a point; the center line of the said Country Club Road; thence North 2 degrees 30 minutes West, along the center of Country, Club Road, 125 feet to the place of beginning.

CONTAINING one (1) acre more or less and being Lot No. 4 in a survey by L. S. and L. C. Blackwell, Engineers.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Brown, Sr., Single, by Deed from Kevin Hepfl, Single, dated 11/17/2000, recorded 11/20/2000 in Instrument Number 200011200027586.

Tax Parcel No. 170-3F82-26/4-0000

Premises being; 7219 COUNTRY CLUB ROAD, BUTLER, PA 16001-8576

BCLJ: March 30, April 6 & 13, 2012

E.D.2008-30475
C.P. 2008-21922

SHF.: 12000605**ATTY TERENCE MCCABE**

Seized and taken in Execution as the property of CHARLES R DARRELL AND JEANNE L DARRELL at the suit of BANK OF NEW YORK MELLON TRUST CO N A, Being:-

LEGAL DESCRIPTION:**TAX I.D. #: 520-S1-A5/22-0000**

ALL that certain piece, parcel or tract of land situate in Valencia Borough, Butler County, Pennsylvania, bounded and described as follows:

BEING Lot #2 in the Jones/Jordan Plan of Lots, as recorded in Butler County Plan Book 252, Page 7, recorded June 3, 2002 as Instrument Number 200206030018910.

CONTAINING 1.742 acres as set forth on said Plan.

Having thereon erected a house and a 1970 Dorchester Mobile Home permanently affixed to the real property.

Being known as: 55 DODDS AVENUE, VALENCIA, PENNSYLVANIA, 16059.

Title to said premises is vested in CHARLES R. DARRELL and JEANNE L. DARRELL by Correction Deed from Samuel David Jones, Michelle Jones, husband and wife, and Beverly Susan Jordan, a married person dated June 12, 2003 and recorded June 24, 2003 as Instrument Number 2003060240024490.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2011-30437
C.P. 2011-22731
SHF.: 12000433

ATTY THOMAS PULEO

Seized and taken in Execution as the property of ANGELO M DIMICHELE ADMR AND BETTY M DIMICHELE EST BY ADMR at the suit of BANK OF AMERICA N A, Being:-

LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land situate in the Third Ward (3rd) of the City of

Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the right of way line of the Butler-Pittsburgh Plank Road, now known as Roosevelt Boulevard, of line of lands of now or formerly Joseph Randig; and the herein described lot; thence, along the right of way line of the Butler-Pittsburgh Plank Road, now known as Roosevelt Boulevard, in a Westerly direction, a distance of 40 feet to line of lands of now or formerly James Lemmon; thence, along line of lands of now or formerly James Lemmon in a Southerly direction, a distance of 153 1/2 feet to an alley; thence, along said alley in an Easterly direction, a distance of 40 feet to line of lands of now or formerly Joseph Randig; thence, along line of lands of now or formerly Joseph Randig in a Northerly direction a distance of 160 feet to a point, at the place of beginning.

Being Lot Numbered 6 in the Duffy's Plan of Lots.

Being the same premises which Samuel A. Cherry and Glenda G. Cherry, by deed dated 10/2/91 and recorded 10/3/91, in the Office of the Recorder of Deeds in and for Butler County, in Deed Book 1870, Page 4, granted and conveyed unto Betty M. DiMechele, Widow and the said Betty M. DiMichele departed this life on 1/5/2010 vesting title solely in ANGELO M. DIMICHELE, As Administrator of the Estate of Betty M. DiMichele, Deceased.

DEED BOOK: 1870

DEED PAGE: 4

MUNICIPALITY: THIRD WARD OF THE CITY OF BUTLER

TAX PARCEL #: 563-4-117

PROPERTY ADDRESS: 303 Roosevelt Boulevard, Butler, PA 16001

BCLJ: March 30, April 6 & 13, 2012

E.D. 2010-30350
C.P. 2010-21981
SHF.: 12000439

ATTY THOMAS PULEO

Seized and taken in Execution as the property

of STEVEN J FAIR, SR AND APRIL M FAIR at the suit of PNC MORTGAGE, Being:-

All that lot of ground having thereon erected a two-story frame dwelling house and out-buildings, situate at Number 120 Hickory Street, First Ward, City of Butler, County of Butler and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a pin on Hickory Street at the Northeast corner of Lot No. 21 in same plan; thence East along line of Hickory Street, a distance of forty (40) feet to a pin at the Northwest corner of Lot No. 19 in same plan; thence South one-hundred twenty-five (125) feet to pin on twenty (20) foot alley; thence West along line of said alley, a distance of forty (40) feet to a pin at the corner of Lot No. 21 in same plan; thence North along line of said Lot No. 21 a distance of one hundred twenty-five (125) feet to a pin, the place of beginning. Being Lot Numbered twenty in Phillip Daubenspeck's Plan of Lots of Springdale, formerly Borough of Butler, now City of Butler, Pa, as found of record in deed Book 181, Page 497.

DEED BOOK: INSTRUMENT #
200504250010178

DEED PAGE: INSTRUMENT #
200504250010178

MUNICIPALITY: First Ward, City of Butler

TAX PARCEL #: 561-37-83

PROPERTY ADDRESS: 120 Hickory Street,
Butler, PA 16001

BCLJ: March 30, April 6 & 13, 2012

E.D. 2012-30001
C.P.2012-20018
SHF.: 12000432

ATTY CHRISTOPHER DENARDO

Seized and taken in Execution as the property of ADAM FIECHUK, ADAM T FIECHU, AND REBECCA BERQUIST at the suit of WELLS FARGO DELAWARE TRUST CO N A, Being:-

ALL THAT CERTAIN lot of piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being Lots Nos. 64 and 94 in the Lyndora Land

and Improvement Company Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 1, page 7.

Lot No. 64 designated as Tax Parcel No. 52-36-F64.

Lot No. 94 designated as Tax Parcel No. 5236-F94.

PARCEL No. 052-36-F94 & 052-36-F64

BEING the same premises which Adam Fiechuk and Rebecca Berquist, husband and wife, by Deed dated April 4, 2007 and recorded in the Butler County Recorder of Deeds Office on June 2, 2007 as Deed Instrument No. 200705020010958, granted and conveyed unto Adam t. Fiechuk.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2008-30074
C.P.2008-20196
SHF.: 12000675

ATTY RICHARD M SQUIRE

Seized and taken in Execution as the property of DAVID A FISHER AND DENISE M FISHER at the suit of DEUTSCHE BK NATL TR CO, Being:-

All that certain piece, parcel and lot of land and situate in Butler Township, Butler County, Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in the center of Legislative Route 10046, Whitestown Road, at the Southeast corner of lands now or formerly of W. C. Fediaczko; thence by a line along the Eastern line of now or formerly W.C. Fediaczko, North 3 degrees 25' 30" east, 300 feet to a point; thence by a line South 87 degrees 47' 40" East, 118.27 feet to a point; thence by a line, a curve to the left having a radius of 549 .93 feet and a distance of 148.67 feet to a point; thence by a line South 03 degrees 25' 30" West, 147.08 feet to a point in the center of Legislative Route 10046, Whitestown Road; thence by a line along the center line of the aforesaid Whitestown Road, North 75 degree 58' West, 100 feet to a point, the place of beginning.

BEING Parcel No. 056-26-85-0000.

Deed Book 2002-07240024878

Municipality: Township of Butler

Property Address: 536 Whitestown Road,
Butler, PA 16001

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30048
C.P.2012-20017
SHF.: 12000609

ATTY ALLISON F WELLS

Seized and taken in Execution as the property of LOUIS P. FRANCIONI, JR., GERALDINE L. FRANCIONI, AND GERALDINE L. TISDALE at the suit of BANK OF AMERICA N A, Being:-

ALL that certain piece, parcel or lot of land situate in Middlesex Township, Butler County, Pennsylvania, being known and designated as Lot No.2 in the Tisdale Subdivision Plan recording in the Recorder's Office of Butler County, PA in Plan Book Volume 89, page 26, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly side line of a public road, known as Leslie Road, also known as L.R. 10017, where the same is intersected by the line dividing Lot No.1 and Lot No.2 in said plan, said point of beginning being the northwest corner of the lot herein described; thence from said point of beginning and continuing along the side line of Leslie Road, South 79 degs 33 minutes 20 seconds East, a distance of 510.53 feet to an iron pin, being the line dividing the within described lot and property now or formerly of M. Leslie; thence continuing along last mentioned dividing line South 00 degs 19 minutes 30 seconds East, a distance of 274.61 feet to an iron pin on line of land of now or formerly M. Leslie and line of Lot No. 1 in the Tisdale Subdivision Plan; thence along line of Lot NO. 1 and the lot herein described, North 79 degs 33 minutes 20 seconds West, a distance of 552.56 feet to an iron pin; thence from said iron pin along other lands of Lot NO.1 in the Tisdale Subdivision Plan, North 09 degs 40 minutes East, a distance of 270.40 feet to an iron pin on the Southerly side of Leslie Road at the place of beginning.

Containing 3.298 acres per survey of North Hills Engineering Co. dated October 12, 1981.

Subject to a fifty (50) foot building line along Leslie Road, also known as L. R. 10017.

Also Subject to a twenty (20) foot drainage easement running across the southeast corner of the within described lot.

TITLE TO SAID PREMISES IS VESTED IN Geraldine L. Tisdale, N/K/A Geraldine L. Francioni and Louis P. Francioni, Jr. h/w, by Deed from Geraldine L. Tisdale, N/K/A Geraldine L. Francioni and Louis P. Francioni, Jr., h/w. dated 12/20/2002, recorded 01/03/2003 in Instrument Number 200301030000227.

Tax Parcel No. 230-2F90-40A-0000

Premises being: 152 LESLIE ROAD, VALENCIA, PENNSYLVANIA 16059

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30046
C.P.2011-22732
SHF.: 12000615

ATTY JOHN KOLESNIK

Seized and taken in Execution as the property of DEAN W. FREDLEY AND RICHELLE J. FREDLEY at the suit of BANK OF AMERICA N A, Being:-

All that certain piece, parcel or tract of land situate in Center Township, Butler County, Pennsylvania, bounded and described as follows in accordance with' survey of R. B. Shannon & Associates dated August 15, 1986, and Certification Survey of John E. Dusheck, Surveyor, dated May 15, 1995, as follows:

BEGINNING at a point in the center line of Mercer Road at the North curb of a brick lane, said point being the Southwest corner of the tract herein described; thence North 2 degrees 38 minutes East a distance of 165 feet along the center of Mercer Road to a point; thence South 87 degrees 06 minutes East along lands of J. B. Cavaliero a distance of 468.70 feet to a point; thence South 1 degree 40 minutes 50 seconds East a distance of 171.56 feet along line of lands of Philpot to a point on the North line of said brick lane; thence North 86 degrees 54 minutes West a distance of 274.70 feet along the North line of said brick lane to a point; thence North 85 degrees 42 minutes

West a distance of 207 feet along said brick lane to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dean W. Fredley and Richelle J. Frefley, h/w, as tenants by the entireties, by Deed from Ronald V. Hayder and Mildred Hayder, h/w, dated 05/19/1995 in Book 2526, Page 373.

Tax Parcel No. 060-2F104-17A-0000

Premises being: 852 MERCER ROAD,
BUTLER, PA 16001-1110

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30050
C.P.2012-20286
SHF.: 12000607

ATTY JILL P JENKINS

Seized and taken in Execution as the property of DAVID W GRAHAM at the suit of BANK OF AMERICA N A, Being:-

LEGAL DESCRIPTION

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

Beginning at a point on the Southern line of Hickory Street, said point being the Southwest corner of the parcel herein described; thence along the Southern line of Hickory Street, South 88° 22' 07" East a distance of 40.00 feet to a point on lands of now or formerly of M.R. Codispot; thence along lands of now or formerly M.R. Codispot, South 01° 30' 00" West a distance of 125.00 feet to a point on the Northern line of Pepper Street, a 20 foot right of way; thence along Pepper Street, North 88° 22' 0.7" West a distance of 40.00 feet to a point, said point being the Southwest corner hereof; thence North 01° 30' 00" East a distance of 125.00 feet to a point, the place of beginning.

DEED BOOK: INSTRUMENT #: 200401070000584

DEED PAGE: INSTRUMENT #: 200401070000584

MUNICIPALITY: Butler City

TAX PARCEL #: 561-37-96.

PROPERTY ADDRESS: 312 Hickory Street,
Butler, PA 16001

Being the same premises which David W. Graham, II, and Tammy Jo. Graham, husband and wife, by deed dated 12/23//03 and recorded 1/7/04, in the Office of the Recorder of Deeds in and for Butler County, in Deed Book Instrument #200401070000584, granted and conveyed unto David W. Graham.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2012-30040
C.P.2012-20277
SHF.: 12000557

ATTY MARK J UDREN

Seized and taken in Execution as the property of MICHAEL S GUIDOTTI at the suit of PNC BANK NATL ASSN, Being:-

LEGAL DESCRIPTION

ALL THAT certain lot, piece or parcel of ground situate In the First Ward, City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at an Iron pin at the corner of Garfield Avenue and Ash Alley, being the southeastern corner of the lot herein conveyed South 70° 00" West, a distance of 132 feet by Ash Alley to an Iron pin; thence North 13° 30" West, a distance of 25 feet by an unnamed 20 foot alley to an iron pin; thence North 70° 00" East, a distance of 132 feet by a lot now or formerly of Patton to an iron pin; thence South 13° 30" East a distance of 25 feet by Garfield Avenue to the place of beginning.

HAVING erected thereon a two and one-half story shingle dwelling house known as 118 Garfield Avenue.

BEING the same property conveyed unto the Mortgagors herein by deed recorded herewithin:

BEING KNOWN AS: 118 Garfield Avenue,
Butler PA 16001

PROPERTY ID NO.:561-3-170-0000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL S. GUIDOTTI BY DEED FROM

DALE R. HICKEY AND KAY HICHEY, HIS
WIFE DATED 07/25/1996 RECORDED
07/30/1996 IN DEED BOOK 2652, PAGE 837.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2010-30291
C.P.2010-21600
SHF.: 12000438

ATTY KRISTINA MURTHA

Seized and taken in Execution as the property
of HARRY HASHAGEN II AND NATALIE
RUTH HASHAGEN at the suit of BANK OF
AMERICA NA, Being:-

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land
situate in Slippery Rock Borough, Butler
County, Pennsylvania, being bounded and
described as follows:

BEGINNING at a point on the Eastern line
of a 50 foot street known as Parklane Drive,
where the same is intersected by the Southern
line of Lot # 19 of the within Plan of Lots,
being the Northwest corner of the premises
herein described; thence continuing along
the Southern line of Lot #19 of the within Plan,
South 42° 53' 38" East, 150 feet to a point
on line of lands of Slippery Rock Community
Park; thence continuing along line of lands
of Slippery Rock Community Park, South
47° 06' 22" West, 260 feet to a point on the
Northern line of Lot #23 of the within plan;
thence continuing along the Northern line of
Lot #23 of the within plan, North 42° 13' 13"
West, 150.18 feet to a point on the Eastern line
of Parklane Drive; thence continuing along the
Eastern line of Parklane Drive by a curve to the
left having a radius of 390.37 feet, a distance
of 11.23 feet; thence continuing along the
Eastern line of Park lane Drive, North 47° 06'
22" East, 247 feet to a point on line of Lot #19
and the place of beginning.

AND BEING Lots numbered 20,21 and 22
in the Parkvue Manor Plan of Lots as filed
in the Recorder's Office of Butler County,
Pennsylvania, on May 3, 1969, in Rack File
58, Page 14.

DEED BOOK: INSTRUMENT #: 2007053000013604

DEED PAGE: INSTRUMENT #: 2007053000013604

MUNICIPALITY: Borough of Slippery Rock

TAX PARCEL #: 510-S1-A20

PROPERTY ADDRESS: 110 Parklane Drive,
Slippery Rock, PA 16057

BCLJ: March 30, April 6 & 13, 2012

E.D. 2011-30438
C.P.2011-22768
SHF.: 12000431

ATTY KEVIN P DISKIN

Seized and taken in Execution as the property
of GERALD L HARVEY at the suit of BANK
OF NEW YORK, Being:-

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

Beginning at a point on the Western line of
School Street, a 20 foot right of way, said
point being the Northeast corner of the
parcel herein described and common to the
Southeast corner of lot of now or formerly M.C.
Courson; thence by School Street, South 7°
13' 30" East, 50 feet to a point at the Northeast
corner of lot of now or formerly J. Coyle;
thence by Coyle and lot of now or formerly M
Coyle, South 84° 20' 20" West, 70.00 feet to a
point at the Southeast corner of lot of now or
formerly R.E. Eilenfeldt; thence by Eilenfeldt,
North 7° 13' 30" West, 50.00 feet to an iron
pin at the Southwest corner of lot of now or
formerly Courson; thence by the Southern
line of Courson and through the center line
of a shared garage, North 84° 20' 20" East,
70.00 feet to a point, the place of beginning.

Containing 3,500 square feet and having
thereon erected a ranch dwelling house being
known and numbered as 104 School Street,
Butler, PA 16001.

BEING the same premises which Mary Diane
Bonetti f/k/a Mary Diane Noel, and Robert
A. Bonetti, her husband by Deed dated
May 9, 2003 and recorded May 15, 2003 in
the Office of the Recorder of Deeds in and
for Butler County as Instrument Number
200305150020638 granted

BCLJ: March 30, April 6 & 13, 2012

E.D. 2011-30439
C.P.2011-22770
SHF.: 12000436

ATTY WILLIAM J CISEK

Seized and taken in Execution as the property of JUSTIN C IRWIN AND LINDA P IRWIN at the suit of NORTHWEST SAVINGS BANK, Being:-

ALL that certain lot of ground situate in the Fourth Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by East Clay (now East Brady) Street; on the East by lot now or formerly of C.H. Barnard; On the South by an alley running from Franklin Street and a small portion of land owned by, now or formerly, A.W. Root; And on the West by 2 lots, 1 owned by now or formerly, A.W. Root and now or formerly, Mrs. W.G. Douthett, said described lot fronting 40 feet on East Clay (now East Brady) Street to said alley on the South a distance of 180 feet, said lot extending 27 feet along said alley and from said alley extending North same width, namely 27 feet with parallel lines 88 feet, then widening to the West with a right angle 13 feet, making the entire width of lot from this point to Clay (now Brady) Street, 40 feet with parallel lines extending North to said Clay (now Brady) Street a distance of 92 feet.

BEING the same premises granted and conveyed by deed dated July 8, 1960 from William R. Duffy and Arum D. Duffy, to Floy W. Dillmore & Janet K. Dillmore, and recorded July 13, 1960 in the Recorder's Office of Butler County, PA, in Book 743, Page 251. The said Floy W. Dillmore died on August 19, 1984 thereby vesting title solely in Janet K. Dillmore, his wife.

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30045
C.P.2011-22678
SHF.: 12000610

ATTY JOHN KOLESNIK

Seized and taken in Execution as the property

of MICHELLE E JORDAN at the suit of BANK OF AMERICA N A , Being:-

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 62 IN THE TIMBERIDGE PLAN OF LOTS PHASE IV, AS RECORDED IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, IN PBV 155, PAGE 7.

UNDER AND SUBJECT to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Michelle E. Jordan, an unmarried woman, by Deed from Robert M. Ruggiero and Mary J. Ruggiero, h/w, dated 07/13/2007, recorded 07/16/2007 in Instrument Number 200707160018320.

Tax Parcel No. 060-S19-A62-0000

Premises being: 101 DAKOTAH DRIVE A/K/A/ 101 DAKOTA DRIVES, BUTLER, PA 16001-

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30047
C.P.2010-22161
SHF.: 12000616

ATTY MICHAEL KOLESNIK

Seized and taken in Execution as the property of TEDDIE J KRAJEWSKI AND BOBBI J KRAJEWSKI at the suit of DEUTSCHE BK NATL TR CO, Being:-

All that certain parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being bounded and described more particularly as follows:

Beginning at a point on the center line of T-548 also known as the Hughes Road; thence along the lands now or formerly of Carl E. Pranevich, North 17 degrees 24 minutes 3 seconds West, a distance of 166.75 feet to an iron pin; thence continuing along the lands now or formerly of Pranevich South 52 degrees 24 minutes 33 seconds West, a distance of 393.16 feet to an iron pin; thence along the lands now or formerly of S. Vogel, South 83 degrees 49 minutes 56 seconds East, a distance of 223.04

feet to a point along the center line of T-548; thence along said center line North 48 degrees 57 minutes 4 seconds East, a distance of 51.43 feet to another point along said center line; thence continuing along said center line North 54 degrees 17 minutes 27 seconds East, a distance of 86.78 feet to another point along said center line; thence continuing along said center line North 56 degrees 19 minutes 58 seconds West, a distance of 36.54 feet to a point being the place of beginning. Containing 1.00 acres strict measure as per the survey of Olsen, Zarnich, and Seybert, Inc. dated February 9, 1983.

Subject to an existing cartway across subject premises for access by adjacent land owners to their oil wells.

TITLE TO SAID PREMISES IS VESTED IN Teddie J. Krajewski and Bobbie J. Krajewski, h/w. by Deed from Dolores E. Hughes, dated 08/01/2005, recorded 08/18/2005 in Instrument Number 200508180022610.

Tax Parcel No. 300-3FI4-24B-0000

Premises being: 170 HUGHES ROAD, HILLIARDS, PA 16040-1512

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30053
C.P.2012-20289
SHF.: 12000601

ATTY MARK J UDREN

Seized and taken in Execution as the property of DEBORAH D MILLER AND DEBORAH D LOVEWELL at the suit of PNC BANK N A, Being:-

LEGAL DESCRIPTION

All the remaining undivided one-half interest in and to all that certain piece or parcel of land situate in the Borough of Prospect, Butler county, Pennsylvania, bounded and described as follows:

Bounded on the North by lands of now or formerly Roth; on the East by a public road known as the Franklin Road; on the south by lands of now or formerly Henry Miller; and on the west by lands of now or formally Roth. Containing about one (1) acre, more or less. Having thereon erected a two-story dwelling

house and outbuildings.

BEING KNOWN AS: 146 North Franklin Street, Prospect, PA 16052

PROPERTY ID NO.: 490-S5-5-0000

TITLE TO SAID PREMISES IS VESTED IN DEBORAH D. MILLER, WIDOW OF KEITH F. MILLER BY DEED FROM DORIS H. BUSBEY AND WILBUR D. BUSBEY, JR., HEIR HUSBAND DATED 12/14/1984 RECORDED 12/14/1984 IN DEED BOOK 1213 PAGE 31. BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30042
C.P.2012-20281
SHF.: 12000604

ATTY JAMES F GRENN

Seized and taken in Execution as the property of JAMES N MCGUIRE AND DARLA S MCGUIRE at the suit of FIRST NATL BK-PA, Being:-

AD11-11592

Seized and taken in Execution as the property of James N. McGuire and Darla S. McGuire at the suit of First National Bank of Pennsylvania, Being:-

All the right, title, interest and claim of James N. McGuire and Darla S. McGuire, of, in, and to the following described property:

ALL THAT CERTAIN REAL ESTATE SITUATED IN CLAY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. PARCEL NO. 1: VACANT LAND CONTAINING 0.51 ACRE AND BEING LOT NO. 2 SUBDIVISION NO. 1 FOR FORREST WHITE, PARCEL NO. 080-S4-D2. PARCEL NO. 2: CONTAINING 0.76 ACRE AND BEING LOT NO. 3 IN SUBDIVISION NO. 1 FOR FORREST WHITE. HAVING ERECTED THEREON A DWELLING HOUSE AND POOL KNOWN AS 125 CLAYTONIA ROAD, BUTLER, PENNSYLVANIA, 16001, PARCEL NO. 080-S4-D3. INSTRUMENT NUMBER 200106010013981.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2008-30473**C.P.2008-22081****SHF.: 12000435****ATTY MICHAEL T MCKEEVER**

Seized and taken in Execution as the property of AMY T ROGAN, AMY ROGAN, JAMES F ROGAN, AND JAMES ROGAN at the suit of US BK NATL ASSN, Being:-

LEGAL DESCRIPTION

ALL that certain, tract or parcel of land situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the north by lands of Sefton and Slabogian; bounded on the east by the Christy Road; on the south by lands of Kerr; on the west by lands of Brewer. Excepting and reserving therefrom lands heretofore conveyed to Allen and lands heretofore conveyed to B. Brown together with a tract of land bounded on the north by lands of Allen; on the east by the Christy Road; on the south by lands of B. Brown fronting 250 feet; more or less, on the Christy Road and extending westward along the line of Allen and the line of Brown a distance of 550 feet.

EXCEPTING AND RESERVING therefrom unto Curtis Homes, a Partnership, the following described tract of land; That certain parcel of land containing 1.00 acres and being Parcel A of the Plan of Subdivision for Curtis Homes as same is recorded in Butler County at Plan Book 109, page 41, being more particularly bounded and described as follows:

BEGINNING on line of lands in common with Grantor herein and lands of now or formerly C. Slabogian; thence South 1 degrees 15 minutes 00 seconds East, a distance of 212.05 feet to a point; thence South 88 degrees 45 minutes 00 seconds West, a distance of 205.42 feet to a point; thence North 1 degrees 15 minutes 00 seconds West, a distance of 212.05 feet to a point; thence North 88 degrees 45 minutes 00 seconds East, a distance of 205.42 feet to a point, the place of beginning. Containing thereon a one story dwelling house.

DEED BOOK: INSTRUMENT #: 200103160005700

DEED PAGE: INSTRUMENT #: 200103160005700

MUNICIPALITY: TOWNSHIP OF CLINTON**TAX PARCEL #: 100-2F04-12DA**

PROPERTY ADDRESS: 134 Christy Road, Saxonburg, PA 15056

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30038**C.P.2012-20272****SHF.: 12000556****ATTY JAMES F GRENN**

Seized and taken in Execution as the property of WOODROW W RUFFANER, WOODROW W. RUFFANER, JR AND PAULA S RUFFANER at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, Being:-

ALL that certain parcel of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being more particularly described as follows, to-wit:

BEGINNING at a point in the Saxonburg Road ascertained as follows: commencing at the dividing line between property now or late of Henry L. Marshall, and property formerly of Rosie S. Krchniak, sold to Hartsky at their intersection in the center of the said Saxonburg Road; thence South 26 degrees East 168.30 feet to a point; thence South 57 degrees 15' East 346.50 feet to a point; thence South 31 degrees 26' East 340 feet to a point, being the true place of BEGINNING: thence South 72 degrees 34' 35" West 1814.68 feet to a point on the line of lands now or late of O.N. Obringer; thence South 0 degrees 15 West 50 feet to a point; thence North 76 degrees 09' 50" East 1874.70 feet to a point; in the Saxonburg Road; thence North 31 degrees 26' West in said Road 170 feet to the place of BEGINNING.

HAVING erected thereon a dwelling.

BEING the same property which Leonard Bortz and Patricia Bortz, his wife, granted and conveyed to Woodrow W. Ruffaner and Paula S. Ruffaner, his wife, by Deed date April 24, 1997 and recorded May 16, 1997, in the Recorder of Deeds Office, Butler County, Pennsylvania in Deed Book Volume 2738, Page 947.

Grenen & Birsic, P.C.

James F. Grenen, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

DBV 2738
Page 947
Parcel No. 040-1F79-12B

BCLJ: March 30, April 6 & 13, 2012

E.D. 2008-30096
C.P. 2008-20117
SHF.: 12000430

ATTY SCOTT SCHREFFLER

Seized and taken in Execution as the property of SANDRA L SCHNEIDER at the suit of FARMERS NATL BKEMLENTON, Being:-

ALL that certain piece, parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, bounded and described as follows:

BOUNDED on the South by lands of now or formerly James Murrin; bounded on the East by the graded road, T-504, also known as Jamison Road; bounded on the North by lands now or formerly of Jamison; and bounded on the West by lands now or formerly Jamison. CONTAINING one (1) acre, more or less, and having erected thereon a frame dwelling house.

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30004
C.P.2011-22303
SHF.: 12000437

ATTY CLIFFORD L TUTTLE, JR.

Seized and taken in Execution as the property of RALPH S SMITH AND MARGARET S SMITH at the suit of FARMERS NATIONAL BANK OF EMLENTON, Being:-

Parcel I:

ALL those two certain tracts 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 Northerly line of West Jefferson Street, said point being North 86° 24' West, 50 feet from the Northwest corner of West Jefferson Street and Broad Street at line of land now or formerly of Mrs. Frances Steighner; thence along said side of West Jefferson Street, North 86° 24' West, 50 feet to a line of land now or formerly of Helen R. Weldron; thence along same North 2° 11' East 118.19 to a 12 foot unnamed alley; thence along same, South 82° 54' East, 50 feet to a line of land now or formerly of Mrs. Frances Steighner, aforesaid; and thence along same, South 2° 06' West 115.14 feet to the Northerly line of West Jefferson, aforesaid, at the place of beginning.

AND

BEGINNING at a point at the intersection of West Jefferson and Broad Streets; thence North 2 ° West along Broad Street 112.10 feet to a point on the corner of Broad Street and an unnamed 12-foot alley; thence along same, North 82° 54' West, 50 feet to a point on land now or formerly of Helen Hardacker, et al., thence South 2° 6' West along line of Hardacker property 115.14 feet to a point at West Jefferson Street; thence South 86 degrees 24' East along West Jefferson Street, a distance of 50 feet to Broad Street aforesaid at the place of beginning.

BEING the same two tracts of land conveyed by deed of Vincent J. Travaglio to Ralph S. Smith dated October 24th 2006 and recorded the same day in the Office of the Recorder of Deeds of Butler County at Instrument Number 200610240027249. Having erected thereon a commercial building known and numbered as 502-508 West Jefferson Street, Butler, PA 16001. Being collectively Butler County Tax Parcel No. 563-10-302.

Parcel 2

ALL that certain lot or piece of ground situate in the 5th Ward of the City of Butler, County of Butler, Pennsylvania being bounded and described as follows:

BEGINNING at a point distant South 89°56'00" East, a distance of 80.12 feet from the Northeasterly corner of the intersection of North Chestnut Street and West Penn Street; thence from said point of beginning along line of land herein described and property now or formerly of C. J. Deal, North 2°30'00" West,

100 feet to an iron pin; thence South 89°56'00" East along line of land herein described and land now or formerly of C. Bodesheim, a distance of 40 feet to an iron pin; thence South thence 2°30'00" East, along line of land herein described and line of land now or formerly of R. C. Connelly, a distance of 100 feet to an iron pin; thence North 89° 56'00" West, along line of West Penn Street, a distance of 40 feet to a point at the place of beginning.

BEING the same parcel conveyed by Sheila Darlene Polum to Ralph S. Smith and Margaret E. Smith by deed dated January 6, 1989 and recorded in Deed Book Volume 1433 page 0528, re-recorded in Deed Book Volume 1453 page 0801 and re-recorded in Deed Book 1458 page 0932. Having erected thereon a dwelling house known and numbered as 324 West Penn Street. Being Butler County Tax Parcel No. 565-12-240.

Parcel 3

ALL that certain lot or piece of ground situate in Butler Township, County of Butler, Pennsylvania being bounded and described as follows:

BEGINNING at a point at the intersection of the center line of West Penn Street Extension and the West line of land now or formerly J. P. Mahood; thence along the center line of West Penn Street Extension as follows, North 46° 05' 51" West, 60.26 feet; North 47° 00' 19" West, 100.38 feet; North 47° 41' 51" West, 9.59 feet to a point; thence South 41° 51' West along the West line of lands of now or formerly B. P. Schiller, a distance of 277.32 feet to a point; thence North 48° 09' West along the North line of now or formerly County of Butler, a distance of 390.51 feet to a point; thence North 41° 51' East along the East line of now or formerly County of Butler, a distance of 270 feet to a point on the South right of way line of West Penn Street Extension, a distance of 70 feet to a point; thence North 41° 51' East along the East line of lands now or formerly County of Butler, a distance of 178.67 feet to a point; thence along the South line of lands of now or formerly A. Schlicht as follows: South 35° 41' East, 163.95 feet; South 51° 11' East, 280.50 feet; South 33° 11' East, 200 feet to a point; thence South 43° 22' West along the West line of lands of now or formerly J.P. Mahood, a distance of 103.44 feet to a point, the place of beginning.

Under and subject to the easement and right of way for West Penn Street Extension.

BEING Parcel B in the Ralph S. Smith and Margaret E. Smith Plan of Subdivision recorded in the Recorder of Deeds Office of Butler County in Plan Book 195 page 24. BEING a vacant lot with Butler County Tax Parcel No.056-21-D.

AND

ALL that certain lot or piece of ground situate in Butler Township, County of Butler, Pennsylvania being bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of West Penn Street Extension and the West line of land of formerly J. P. Mahood, now or formerly A. LeRoy Vinroe, said point being the Northeast corner of the herein described tract of land; thence along the center line of West Penn Street Extension as follows: North 4r 41' 51" West, a distance of 90.79 feet; North 48° 10' 41" West, a distance of 1 04.47 feet to a point, the Northwest corner; thence South 41° 51' 00" West along the East line of parcel B in the same subdivision, a distance of 252.99 feet to a point on line of lands now or formerly the County of Butler; thence South 48° 09' 00" East along the North Line of lands of now or formerly the County of Butler, a distance of 195.26 feet to a point, the Southeast corner; thence North 41° 51' 00" East along the West line of lands now or formerly of A. LeRoy Vinroe, a distance of 277.32 feet to a point, the place of beginning.

Under and subject to the easement and right of way for West Penn Street Extension and a 40-foot building line as set forth at Plan Book 195 page 24.

BEING Parcel A in the Ralph S. Smith and Margaret E. Smith Plan of Subdivision recorded in the Recorder of Deeds Office of Butler County in Plan Book 195 page 24. BEING a vacant lot with Butler County Tax Parcel No.056-21-DE.

BEING the same two parcels conveyed by Robert M. Williams to Ralph S. Smith and Margaret E. Smith by Deed in Lieu of Foreclosure dated October 3, 2008 and recorded in the Office of the Recorder of Deeds of Butler County on March 2, 2009 at Inst. Number 20090302003798

Parcel 4:

ALL those two certain pieces, parcels or lots ofland situate in Butler Township, County of Butler, Pennsylvania being bounded and described as follows:

COMMENCING at a point in the center line of North McKean Street on line of lands now or formerly of Hoffman, said point being the Southwest corner of the premises herein described; thence along the center line of North McKean Street the following two courses and distances: North 11° 02' 30" East, a distance of 10.75 feet; thence North 14° 40' East, a distance of 90.25 feet, to a point on lands now or formerly Smith; thence by line of same, South 87° 29' East, a distance of 227.97 feet to a point on line of a 40-foot reserve area; thence by line of same, South 03° 54' West, a distance of 105.00 feet to a point on lands now or formerly Hoffman; thence by line of same, North 86° 04' West, a distance of 246.11 feet to a point, the place of beginning. BEING Lot 20 of the Plan of Lots laid out for J.V. Ritts by Bryant Flemming.

AND

COMENCING at a point in the centerline of Haverford Drive at a point in common to land of formerly Klutinyot, now or formerly Horowitz, South 03° 54' West, a distance of 346.37 feet to a point on other lands now or formerly of Hoffman; thence by line of same, North 86° 04' West, a distance of 40.00 feet to a point on line of lands now or formerly of Ralph S. Smith; thence by line of same and by line of Lots 21 and 22 of the Plan of Lots laid out for J. V. Ritts, North 03° 54' East, a distance of 346.42 feet to a point on line of Lot 23; thence by line of same, North 81° 51' East, a distance of 35.50 feet to a point in the center line of Haverford Drive; thence by line of same, South 08° 20' East a distance of 9.19 feet to a point, the place of beginning. Said property being designated as the 40-foot reserve as set forth on the Plan of Lots for J. V. Ritts.

BEING TWO vacant lots with Butler County Tax Parcel No. 053-15-A20.

BEING the same two parcels conveyed by Mary S. Hoffinan, Trustee to Ralph S. Smith by Deed dated August 25, 1998 and recorded in the Office of the Recorder of Deeds of Butler County at Deed Book 2902 page 1009.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2012-30052

C.P. 2012-20288

SHF.: 12000598

ATTY MARK J UDREN

Seized and taken in Execution as the property of DEBRA A SMITH AND JOHN W SMITH at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:-

Legal Description:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the Western edge of Pittsburgh Road/State Route 8; thence South 02° 16' 42" East, a distance of 164.32 feet along said Western edge of Pittsburgh Road/State Route 8 to a point; thence a distance of 79.48 feet along the arc of a circle with a radius of 50.00 feet; thence South 88° 47' 47" West a distance of 299. 10 feet along a private right-of-way to an iron pin; thence North 01° 12' 13" West a distance of 208.74 feet along line of lands of grantor to an iron pin; thence North 87° 43' 18" East a distance of 346.07 feet to an iron pin, the place of beginning.

BEING KNOWN AS: 830 Pittsburgh Road, Butler, PA 16002

PROPERTY ID NO.: 230-S4-4D

TITLE TO SAID PREMISES IS VESTED IN John Smith and Deborah Smith, his wife BY DEED FROM Kathleen McCoppin, Trustee under the will of Domenic J. Morelli, deceased DATED 09/02/2005 RECORDED 11/07/2005 IN DEED BOOK Instrument No.: 200511070032190.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2012-30012

C.P.2011-22315

SHF.: 12000572

ATTY THOMAS MAY

Seized and taken in Execution as the property of ALICE JEAN SNOW at the suit of

BEAR CREEK WATERSHED AUTHORITY,
Being:-

All those two certain pieces, parcels and tracts of land situate in Fairview Township, Butler County, Pennsylvania, bounded and described as follows:

FIRST: Bounded on the North by lot of land formerly of Angie McClung, now or formerly H.L. Ward; on the East by the Butler and Fairview Public Road, or Main Street of the Borough of Fairview, Butler County, Pennsylvania; On the South by the Clear Spring School Grounds and on the West by lands of now or formerly Martha McClay. The same being eighty-two (82) feet on the west side of the Butler and Fairview Public Road and fronting on the same and extending back of uniform width One Hundred Eighty (180) feet.

Being the same property conveyed to Warren Snow, one of the Grantors herein. by Deed of Elva M. Stoughton et. al. dated November 24, 1942, and recorded in the Recorder's Office of Butler County, Pennsylvania, on June 28, 1943, in Deed Book 520.
Page 246.

SECOND: Bounded on the North by other lands of now or formerly Warren Snow and Mildred Snow: on the East by the State Highway: on the South by now or formerly Martha McCoy and Carpenter Heirs and on the West by now or formerly Martha McCoy. Containing one acre more or less.

Quit Claim Being the same property conveyed to the Grantors herein by Deed of W. H. Martin, widower, dated April 4, 1945, and recorded in the Recorder's Office of Butler County, Pennsylvania, on July 29, 1946, in Deed Book 550, Page 294.

BCLJ: March 30, April 6 & 13, 2012

E.D.2012-30020
C.P.2011-22157
SHF.: 12000428

ATTY ALAN MINATO

Seized and taken in Execution as the property of SARA K WOLENSKI at the suit of DEUTSCHE BANK NATL TRUST CO, Being:-

ALL that certain piece, parcel and lot of

ground situate in the Third Ward, City of Butler, Pennsylvania, bounded and described as follows:

On the North one hundred twenty-five and one-half (125 1/2) feet by Lot No. 17 in the Henry Pillow Heirs Plan of Lots; on the East thirty-six and seventy-five hundredths (36.75) feet by an alley; on the South one hundred nineteen and forty-five hundredths (119.45) feet by Lot No.9 in the same plan; on the West thirty-six and seventy-five hundredths (36.75) feet by Fifth Avenue. Being Lot No. 10 in the Henry Pillow Heirs Plan of Lots and having erected a two story brick dwelling house.

Tax Id No.: 563-26-27

For informational purposes only Property also known as 221 5th Ave, Butler, PA 16001-5605

BEING KNOWN AS: 221 5th Ave, Butler, PA 16001-5605

PROPERTY ID NO.: 563-26-27-0000

TITLE TO SAID PREMISES IS VESTED IN Sarah K. Wolenski BY DEED FROM M. Thomas Wolenski DATED 08/05/2000 RECORDED 12/21/2001 IN DEED BOOK Instrument # 200112210037044.

BCLJ: March 30, April 6 & 13, 2012

E.D. 2012-30039
C.P. 2012-20276
SHF.: 12000558

ATTY MARK J UDREN

Seized and taken in Execution as the property of SHAMUS T. YOUNG AND HEATHER M YOUNG at the suit of PNC BANK NATL ASSN, Being:-

All that certain piece, parcel and lot of land situate in the Township of Summit. County of Butler and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the Butler and Freeport Road; said point being the Southeast corner of the within described lot of land, at line of Lot No. 13 in the same Plan of Lots, now or formerly owned by E.J.C. Grohman and Elvia C. Grohman, his wife: thence along the line of said Lot No. 13 in the

same plan of lots, now or formerly owned by E.J.C. Grohman and Elvia C. Grohman, his wife, in a Southwesterly direction a distance of 332.96 feet to a point on line of lands of now or formerly Zeno F. Henninger; thence along the line of lands of now or formerly Zeno F. Henninger, in a Northerly direction, a distance of 130.78 feet to a point on line of Lot No. 11 in the same plan of lots, now or formerly owned by Herbert Stivason: thence along the line of Lot No. 11 in the same plan of lots now or formerly owned by Herbert Stivason in a Southeasterly direction, a distance of 321.87 feet to a point in the center of the Butler and Freeport Road; thence along the center of said Butler and Freeport Road in a Southerly direction a distance of 100 feet to a point on line of Lot No. 13 in the same plan of lots, now or formerly owned by E.J. Grohman and Elvia C. Grohman, his wife, being the southeast corner of the lot herein described at the place of beginning.

BEING Lot No. 12 in the plan of lots as recorded in the Recorder's Office in and for Butler County, Pennsylvania in plan Book "A" Page 63, later renumbered to Rack File 17. The description herein contained being as per survey made by L.C. D. Greenough Reg. Eng., made in June 1943, the difference in the depth of the within described lot with the plan as plan as recorded being on account of the relocation of the Butler and Freeport Road.

BEING Tax Map and Parcel No. S3-A12 in the Deed Registry Office of Butler County, Pennsylvania.

BEING the same premises conveyed to Shamus T. Young, a married man, by Deed of Philip M. Spampinato and Constance M. Spampinato dated October 29, 2000 and recorded in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200101040000251.

BEING KNOWN AS: 224 Freeport, Butler, PA 16002

PROPERTY ID NO.: 290-S3-A12-0000

TITLE TO SAID PREMISES IS VESTED IN SHAMUS T. YOUNG, A MARRIED MAN, BY DEED FROM PHILIP M. SPAMPINATO AND CONSTANCE M. STAMPINATO, HIS WIFE DATED 10/19/2000 RECORDED 01/04/2001 INSTRUMENT NUMBER 200101040000251.

BCLJ: March 30, April 6 & 13, 2012

IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

Action to Quiet Title

No. 12-10024-Civil

WILLIAM E. PAJER,

And

SANDRA D. PAJER, His wife,
Plaintiffs

Vs.

WILLIAM SMITH, and His heirs,
executors, administrators, and
Assigns, Generally,
Defendants

ORDER OF COURT

AND NOW, this 16th day of March, 2012, an Affidavit having been filed in accordance with Pa.R.C.P. 1066 that the above captioned Complaint in Quiet Title endorsed with a Notice to Plea has been served upon the Defendants by publication the Defendants having failed to file any Answer or responsive pleading, IT IS HEREBY ORDERED AND DIRECTED as follows:

1. The Plaintiff owns in fee simple and is entitled to the quiet and peaceful possession of the tract of land referred to in Exhibit "1" of the Complaint filed, a 9.91 acre tract of land, situate in both Butler and Allegheny Counties, but taxed only in Butler County, with no map number.
2. That Plaintiff's title to the said tract of land is hereby forever quieted against any and all claims or demands of Defendants, William Smith, and his heirs, executors, administrators, and assigns, and any person or persons claiming under said Defendants to any estate, right, title, lien, or interest in said real property.
3. That Defendants and any persons claiming under them are permanently enjoined and restrained from asserting any claim or interest in or to said real property or any part thereof.
4. Defendants and any person or persons claiming under them are forever barred from asserting any right, title, lien, or interest in said real property, inconsistent with the interest or claim of Plaintiffs as set forth in their Complaint to Quiet Title unless Defendants commence an Action in Ejectment within 30 days after service of notice of the Order. Service of this Order shall be by publication one

time in the Butler Eagle, a newspaper of general circulation in Butler County, Pennsylvania, and by publication one time in the Butler County Legal Journal.

By the Court:

S Michael Yeager

Attorney of Record for Plaintiff:

Gerald G. DeAngelis

512 Market Street

P.O. Box 309

Freeport, PA 16229

(724) 295 - 0013

BCLJ: March 30, 2012

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF PENNSYLVANIA**

In Re:

Bankruptcy No.: 09-28429-JAD

Chapter: 13

Hearing Date: 04/04/2012 11:00 AM

Response Deadline: 04/03/2012 12:00 PM

Related to Document No.: 54, 56

LEWIS A. MUCCIO, and NIKKI L. MUCCIO,
Debtors.

LEWIS A. MUCCIO, NIKKI L. MUCCIO,
Movants.

v.

**BAC HOME LOANS SERVICING, LP,
and ADAMS RIDGE HOMEOWNERS
ASSOCIATION, Respondents.**

RONDA J. WINNECOUR, Trustee.

**NOTICE OF HEARING ON MOTION
TO SELL PROPERTY FREE
AND DIVESTED OF LIENS**

**To: Respondents and all Creditors and
Parties in Interest of the above named
debtors:**

NOTICE IS HEREBY GIVEN THAT Lewis
A. Muccio and Nikki L. Muccio, have filed a
motion for public sale of the following property:

200 Southern Valley Court,
Mars, PA 16046

Butler County, Vol. 298, Page 44, Parcel No.
010-S12-B20A

An Order has been issued setting deadlines for objections to the sale of property and for the date of the hearing on the sale. On or before April 3, 2012, at 12:00 Noon, any objections shall be filed with the U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, with a copy served on all interested parties. A hearing is scheduled for April 4, 2012 at 11:00 A.M., before Judge Jeffery A. Deller in Court Room D, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, at which time higher/better offers will be considered, with the initial offer being \$179,900.00, and objections to the sale will be heard.

Date of Notice: March 22, 2012

Arrangements for inspection prior
to said sale hearing may be made with:

Dai Rosenblum, Esquire
Attorney for the Debtor
Suite B, 254 New Castle Road
Butler, PA 16001
724-283-2900 Pa. ID# 31802

Clerk, U.S. Bankruptcy Court
/s/ Dai Rosenblum, Esq.
254 New Castle Road, Suite B
Butler, PA 16001
724-283-2900 Pa. ID# 31802

BCLJ: March 30, 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 **S.R. Star O & G, LLC** and it was organized March 5, 2012.

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

BCLJ: March 30, 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 **G.B. Cummings, LLC** and it was organized February 13, 2012.

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

BCLJ: March 30, 2012

NOTICE

COURT OF COMMON PLEAS
 BUTLER COUNTY, PA
 CIVIL DIVISION - LAW
 No. AD 11-10936
 MORTGAGE FORECLOSURE

21ST MORTGAGE CORPORATION
 Plaintiff
 vs.

PHILLIP D. HILLIARD, Deceased,
 TERRI L. BRITTNER, and MICHAEL J.
 HILLIARD, as known heirs and any and
 all unknown Heirs, Assigns, Devisees,
 Executors, Administrators and all persons
 firms or associations claiming, right,
 title or interest from or under Phillip D.
 Hilliard, Deceased. Defendants

TO: All unknown heirs, assigns, devisees, executors, administrators or personal representatives and all persons, firms or associations claiming right, title or interest from or under Phillip D. Hilliard, Deceased.

BY ORDER DATED OCTOBER 5, 2011,
 THE COURT OF COMMON PLEAS
 ENTERED AN ORDER AUTHORIZING 21ST
 MORTGAGE CORPORATION, TO SERVE
 ITS COMPLAINT, WRIT OF EXECUTION
 AND ANY OTHER DOCUMENTS
 REQUIRED TO BE SERVED UPON YOU

BY PUBLICATION.

You are hereby notified that on July 20, 2012 at 10:00 A.M. in Sheriff's Office Lobby, 1st Floor of the Butler County Courthouse, 300 South Main Street, Butler, PA, your real estate located at 709 Cemetery Road, Hilliards, Venango Township, Butler County, Pennsylvania will be sold at a Sheriff's Sale based upon a Writ of Execution issued on behalf of 21st Mortgage Corporation, to No. AD 11-10936. The executing creditor holds a mortgage on the property. A schedule of distribution will be filed by the Sheriff on or about August 20, 2011, and distributions will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days from the date of filing. A description of the property being sold is set forth below as follows:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Venango, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

On the North by lands now or late of Mrs. E.M. Mountz; on the East by lands now or formerly of the Bessemer Coal Mining Company and W.J. Seaton; on the South by lands now or formerly of W.J. Seaton and the Annandale and Eau Claire Public Road (Legislative Route 10070); and on the West by lands now or formerly of Parker Seaton (formerly Elias Seaton).

BEING known and numbered as 709 Cemetery Road, Hilliards, Pennsylvania 16040, and a/k/a as Map No. 2F49, Parcel 2.

BEING THE SAME PREMISES WHICH Associates Housing Finance LLC, by their Power of Attorney, 21st Mortgage Corporation, by Deed dated November 21, 2006 and recorded on December 1, 2006 in the Office of the Recorder of Deeds in and for the County of Butler at Instrument Number 200612010030399, granted and conveyed unto Phillip Hilliard, the within Mortgagor, his heirs and assigns.

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

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

1. The sale will be canceled if you pay to 21st Mortgage Corporation and/

or its attorney, Thomas A. Capehart, Esquire, the entire judgment amount, accrued interest, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (610) 820-5450.

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 Notice below 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 (610) 820-5450.
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 in the sale. To find out if this has happened, you may call (610) 820-5450.
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 will 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 the money. The

money will be paid out in accordance with this schedule unless exceptions 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Glenna M. Walters, Prothonotary
Butler County Courthouse
300 S. Main Street
Butler, PA 16003-1208
(724) 284-5214

Thomas A. Capehart, Esquire
Attorney for Plaintiff
Attorney I. D. No. 57440
33 South 7th Street, PO Box 4060
Allentown, PA 18105-4060
(610) 820-5450

BCLJ: March 30, 2012

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. AD-10-12076
CP 11-22671
ED 11-30415

Bank of America [N.A.
475 Cross Point Parkway
Getzville, NY 14068;
Plaintiff

v.
**Ronald A. Markovich, Jr. and
Lori D. Conley**
204 Sandalwood Drive
Cranberry Township, PA
16066, Defendants

NOTICE OF SALE OF REAL PROPERTY

To: Lori D. Conley, Defendant
204 Sandalwood Drive
Cranberry Township, PA 16066

Your house (real estate) at 204 Sandalwood Drive, Cranberry Township, PA 16066 is scheduled to be sold at the Sheriff's Sale on May 18, 2012 (postponed from March 16, 2012) at 10:00 AM in the Butler County Courthouse, Center Stairwell, South Main Street, Butler, PA to enforce the court judgment of 114,923.22, 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:
:Exhibit "A"

All that certain property situated in the Township of Cranberry in the County of Butler and Commonwealth of Pennsylvania, being described as follows: Lot 371 Fernway Plan 2, Section B in PBV 22, Page 24. Being more fully described in a Deed dated 08/29/2001 and recorded 09/13/2001 among the land records of the county and state set forth above, in Deed Volume 2001091300 and Page 25730.

Address: 204 Sandalwood Drive, Cranberry PA 16066

Tax Map or Parcel ID No. S5-A371

BEING known as: 204 Sandalwood Drive, Cranberry Township, PA 16066.

Property ID No. 130-S5-A371-0000

Title to said premises is vested in Ronald A. Markovich, Jr, unmarried and Lori D Conley, unmarried by deed from James J. Klein and Helen J. Klein, husband and wife dated 08/29/2001 recorded 09/13/2001 Instrument Number 200109130025730.

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

BCLJ: March 30, 2012

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

IN RE: THE MATTER OF GERTRUDE M. MILLER; ELEANOR M. GRAHAM; and CLAIR L. GRAHAM, their respective Unknown Heirs, Successors, Assigns, Executors and Administrators, if any.

**ORPHANS' COURT
O.c. No. 58 of 2012**

**NOTICE OF HEARING FOR THE
ESTABLISHMENT OF A TRUST AND
THE APPOINTMENT OF A TRUSTEE
FOR THE UNKNOWN OWNERS
OF AN INTEREST IN
OIL AND GAS IN ACCORDANCE
WITH THE DORMANT
OIL AND GAS ACT. S8 P.S.
Section 701.1. et seq.**

TO: Gertrude M. Miller; Eleanor M. Graham; and Clair L. Graham, their respective Unknown Heirs, Successors, Assigns, Executors and Administrators, if any.

You are hereby notified that:

1. Phillips Exploration, Inc., Petitioner, has filed a Petition for the Establishment of Trust and the Appointment of a Trustee for the Unknown Owners of an interest in oil and gas pursuant to the Dormant Oil and Gas Act, 58 P.S. Section 701.1 through 701.5 ("Petition").
2. The Petition relates to an undivided 14/72nds interest in the oil and gas in and underlying a piece, parcel or tract of land containing 97.4 acres, more or less, situate in Forward Township and in Connoquenessing Township, Butler County, Pennsylvania.
3. A hearing pertaining to the Petition will be held on the 8th day of June, 2012, at 2:00 o'clock, p.m., in Courtroom No.3 of the Butler County Courthouse, Butler, Pennsylvania.
4. 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 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.

Office of the Prothonotary
BUTLER COUNTY COURTHOUSE
P.O. Box 1208
300 South Main Street
Butler, Pennsylvania 16003-1208
TELEPHONE: (724) 284-5214

Michael S. Delaney
Delaney & Fritz, PC
936 Philadelphia Street, First Floor
Indiana, PA 15701

BCLJ: March 30, 2012

IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA

**IN RE: CHANGE OF NAME OF
MICHAEL CARY FLEMING**

**MISC. DOCKET
DOCKET NO. 2012-40041**

LEGAL NOTICE

Notice is hereby given that, on February 28, 2012, the Petition for Change of Name was filed in the above-named Court, requesting an Order to change the name of Joseph Valencia to JMICHAEL CARLOS FLEMING BROWN.

The Court has fixed the 2nd day of May, 2012, at 9:30 a.m. in Courtroom #4, of the Butler County Courthouse, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: JMarch 30, 2012

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the 8th day of March, 2012 with respect to a proposed nonprofit corporation, **Lutherlyn Foundation**, which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose for which said corporation is organized is to provide charitable foundation services.

Janice M. Smith, Esq.
Cohen & Grigsby
625 Liberty Ave
Pittsburgh, PA 15222-3152

BCLJ: March 30, 2012

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the 8th day of March, 2012 with respect to a proposed nonprofit corporation, **Lutherlyn Properties**, which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose for which said corporation is organized is to provide charitable foundation services.

Janice M. Smith, Esq.
Cohen & Grigsby
625 Liberty Ave
Pittsburgh, PA 15222-3152

BCLJ: March 30, 2012

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY APRIL 9, 2012, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
CONTI, Anna Elvira	Mariannina Conti-LaRosa & Chester Conti....	02/24/12
DOUBLE, Raymond L.....	Dennis Double	02/27/12
HALAHURICH, William	Robert J. Halahurich.....	02/24/12
PROSERPI, Raymond H	Craig E. Wynn.....	02/23/12
WETZEL, Edward J. a/k/a		
WETZEL, Edward Joseph	Ruth C. Wtzel.....	02/27/12

NAME	GUARDIAN/TRUSTEE/POA	FILED
BASSLER, Mercedes C.....	John W. Bassler.....	02/10/12
SPANG, Loretta E.....	PNC Bank	02/13/12
SPANG, Loretta E.....	PNC Bank	02/13/12

BCLJ : March 30 & April 6, 2012

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



**Visit us on the web
@
butlercountypabar.org**

Your Credit Crunch Answer



Butler County Consumer Credit & Mortgage Foreclosure Diversion Program

Do you have consumer credit card bills that you can't pay?

Are you worried about residential mortgage foreclosure?

Help is available and, it is

free!

visit www.co.butler.pa.us for more information

Attorney Volunteers are needed.

If you would like to volunteer to serve as a pro bono attorney to support the Diversion Program, please contact the bar office at 724.841.0130 or email jhackett.butlercountybar@zoominternet.net.

2012 Conference Dates

April 4
April 25

July 18

October 3
October 17

May 9
May 30

August 8
August 22

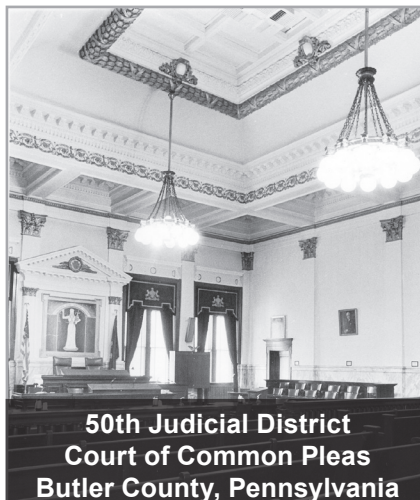
November 7
November 28

June 13
June 27

September 5
September 26

December 19

Wednesdays | 12:00 pm | 4th Floor courthouse



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 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

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