



Butler County Legal Journal

(USPS 081020)

Vol. 20

April 6, 2012

No. 14

Designated as the Official Legal Periodical for Butler County, Pennsylvania

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201 South Main Street, Ste 101, Butler PA 16001

Phone: 724.841.0130 | Fax: 724.841.0132

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PLEASE NOTE:

Advertisements must be received by 12:00 pm
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Email: BCLegalJournal@zoominternet.net

www.butlercountypabar.org

Dated Material - Do Not Delay Delivery

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

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**Estate of: Ruth Ann Thomas**

Late of: Renfrew PA
Executor: Carol D Walowen
161 Lee Lane
Petroia PA 16050-2215
Executor: Larry Forwerck
299 Reiber Road
Renfrew PA 16053
Attorney: John J Morgan
115 South Washington Street
Butler PA 16001

Estate of: Winifred Cahall

Late of: Callery PA
Executor: Charles E Cahall
122 Breakneck Street
Callery PA 16024
Attorney: Edward L Miller
304 South Main St Suite 2
Zelienople PA 16063

Estate of: Mary Esther Campbell**a/k/a: Mary E Campbell**

Late of: Butler PA
Executor: Dean A Campbell
121 Lake Rena Drive
Longwood Fl 32779
Attorney: Daniel P Johnson
Williams Coulson
420 Fort Duquesne Blvd 16th Fl
Pittsburgh PA 15222

Estate of: Julie H Sheptak

Late of: Butler Township PA
Executor: Michael A Sheptak
105 Congalton Road
Pittsburgh PA 15237
Executor: Lisa Ann Untrauer
4570 Pacific Rim Way
San Jose Ca 95121
Attorney: Michael D Gallagher
Murrin Taylor Flach Gallagher & May

110 East Diamond Street
Butler PA 16001

**Estate of: James Christian Overholt
a/k/a: James C Overholt**

Late of: Cabot PA
Executor: Elizabeth Overholt Lauffer
98 Hannah Mountain Lane
Otto NC 28763
Attorney: Gerald G Deangelis
512 Market Street POB 309
Freeport PA 16229

Estate of: Fred J Wagner

Late of: Penn Township PA
Executor: Virginia M Wagner
2390 Charles Wray Drive
Sewickley PA 15143
Attorney: Douglas E Weinrich
107 Irvine Street POB 810
Mars PA 16046

Estate of: Della I Sliker

Late of: Center Township PA
Executor: Victoria Lynn Sliker
108 Harper Avenue
Butler PA 16001
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

BCLJ: April 6, 13 & 20, 2012

SECOND 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

THIRD 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

MORTGAGES

March 12 - March 16, 2012

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

Acquaviva, Richard C., et al - Butler Armco
 Emp Cred Un - Cranberry Twp. - \$50,000.00

Adley, Eric - Metlife Home Loans, et al -
 Summit Twp. - \$124,809.00

Albert, George E., et ux - Dollar Bk Fed Sav
 Bk - Butler Twp. - \$30,000.00

Albert, Shane R. - American Fin Resources
 Inc, et al - Butler Twp. - \$53,605.00

Anderson, Glenn Lee, et ux - Nextier Bk

NA - Donegal Twp. - \$148,000.00

Babcock, Jeffrey J., et al - United American
 Sav Bk - Cranberry Twp. - \$145,500.00

Babcock, Jeffrey J., et ux - United American
 Sav Bk, et al - Cranberry Twp. - \$417,000.00

Baier, Brian T., et ux - Fifth Third Mtg Co -
 Seven Fields Borough - \$206,300.00

Bator, Marc P., aka, et ux - MFC Mtg Inc of
 Florida, et al - Cranberry Twp. - \$279,882.00

Baum, Alfred L., Jr. - Home Loan Ctr Inc, dba,
 et al - Cranberry Twp. - \$87,100.00

Behrik, Scott S., et al - PNC Bk Natl Assn -
 Buffalo Twp. - \$50,000.00

Berbach, Jeffrey F., et al - Wells Fargo Bk
 NA - Jackson Twp. - \$60,870.00

Biggs, Timothy N., et ux - Fifth Third Mtg
 Co - Adams Twp. - \$146,900.00

Bigley, Danielle M. - Bank of England, et al -
 Cranberry Twp. - \$114,520.00

Binus, Jesse A., et al - Butler Armco Emp
 Cred Un - Butler Twp., Wd. 2 - \$20,000.00

Bluedorn, Erin E. - Howard Hanna Mtg
 Servs Inc, et al - Slippery Rock Borough -
 \$143,750.00

Bogdan, Joseph M. - PNC Bk Natl Assn -
 Cranberry Twp. - \$26,000.00

Bou Samra, Sabah R., aka Samra - Dollar Bk
 Fed Sav Bk - Cranberry Twp. - \$80,309.50

Brazauskas, David J. - First Choice Mtg
 Servs Inc - Adams Twp. - \$218,400.00

Brestensky, Stephen M., et ux - Fidelity Bk
 Pasb, et al - Buffalo Twp. - \$275,000.00

Brinda, Wayne, et al - Al Allison Park
 Operations LLC, dba, et al - Cranberry
 Twp. - \$37,635.00

Brom, Stephen C., et ux - Home Loan Ctr Inc,
 dba, et al - Middlesex Twp. - \$224,450.00

Broskey, Beverly J. - ESB Bank - Adams
 Twp. - \$103,100.00

Bubenheim, Daniel L., et al - RBS Citizens
 NA - Cranberry Twp. - \$209,000.00

Buzzard, Nancy M. - First Natl Bk of Pa -
 Brady Twp. - \$175,000.00

Carfangia, Roger, et ux - First Natl Bk of Pa
 - Worth Twp. - \$325,000.00

Cassidy, William J., et ux - BOFI Fed Bk, et
 al - Adams Twp. - \$259,450.00

Castelnovo, Paul G., et ux - Mars Natl Bk -
 Adams Twp. - \$270,000.00

Coffaro, Robert J., aka, et al - First Niagara Bk
 NA - Slippery Rock Borough - \$144,000.00

Collins, Roger R., aka, Trs., et al - PNC Bk
 Natl Assn - Summit Twp. - \$35,000.00

Costel, Gary M., et ux - Citibank NA, et al -
 Penn Twp. - \$131,777.00

Crawford, Michael F., et ux - Wells Fargo Bk
 NA - Cranberry Twp. - \$187,250.00

Currie, Ralph H. - First Natl Bk of Pa -
 Muddy creek Twp. - \$50,000.00

Cushey, Jeremy W., et al - PNC Bk Natl Assn

Esq.: 12-20545
 Citimortgage Inc vs. **Kathleen D. Zellers:**
 Judgment/Premises: \$140595.48: Phelan
 Hallinan & Schmieg, LLP: 12-20589

EXECUTIONS

Week ending March 30, 2012

1st Name-Plaintiff

2nd Name-Defendant

Sharon Stebler and Jim Stebler vs. **Jason Bieber and Beiber Concrete:** 12-30091
 HSBC Bank USA vs. **Roy Ellenberger:** 12-30093
 PNC Bank NA vs. **James William Frame, Rebecca Oliver, Brokers Wholesale Solutions, and First Commonwealth Bank, Garnishee:** 12-30087
 Bank of America, N.A. vs. **David J. Kaminski:** 12-30090
 PHH Mortgage Corporation vs. **Helen M. Lingenfelter and John W. Lingenfelter:** 12-30085
 Nationstar Mortgage LLC vs. **Marlene K. Lowe and Bryan D. Lowe:** 12-30084
 Ally Financial Inc vs. **Errol McCaslin and Citizens Bank, Garnishee:** 12-30092
 Citimortgage Inc vs. **Michael P. Rihel:** 12-30089
 Atlantic Credit & Finance Inc vs. **Jodi Stitt and Butler Armco Employees Credit Union, Garnishee:** 12-30086
 Bank of America, N.A. vs. **Sally A. Wood and David J. Wood:** 12-30088

DIVORCES

Week ending March 30, 2012

1 st Name-Plaintiff

2nd Name-Defendant

Daniel Bolena vs. **Linda Bolena:** Jerry W. Wienand, Esq.: 12-90221
 Clara O. Gasper vs. **Robert E. Gasper:** Norman D. Jaffe, Esq.: 12-90213
 Nichoele M. Hall vs. **Jermaine E. Hall:** Michael S. Lazaroff, Esq.: 12-90224
 Linda P. Irwin vs. **Justin C. Irwin:** Michael S. Lazaroff, Esq.: 12-90211
 Branee S. Miller vs. **Mark R. Miller:** Douglas C. Hart, Esq.: 12-90219
 Diane M. Omelia vs. **Gary B. Omelia:** Susan B. Lope, Esq.: 12-90212

Sandra A. Povlick vs. **William E. Povlick:** Richard E. Goldinger, Esq.: 12-90214
 Brian G. Smith vs. **Jennifer J. Smith:** Michael P. Zunder, Esq.: 12-90216
 Matthew J. Swartzlander vs. **Sharen L. Swartzlander:** Elizabeth A. Smith, Esq.: 12-90210

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. I0088 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 TERRENCE 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. DiMechele 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 CON 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. FRANCONI, JR, GERALDINE L. FRANCONI, 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 DAKOTA 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 Hartsy

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 of land 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 Klutinoty, 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. Hoffman, 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 fee 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

**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 MICHAEL 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: March 30, 2012 & April 6, 2012

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

CIVIL DIVISION -LAW
MSD NO. 2012-40076

IN THE MATTER FOR CHANGE OF
NAME OF NAIMA RAYNE TADIMI

NOTICE

"Notice is hereby given that on the 23rd day of March, 2012, the Petition of Amber M. Trutley on behalf of the minor child, Naima Rayne Tadimi was filed in the above named Court requesting an Order to change the name of Naima Rayne Tadimi to Naima Rayne Trutley.

The Court has fixed the 6th day of June, 2012 at 9:30 o'clock a.m. in Courtroom No.4 of the Butler County Courthouse, Butler, Pennsylvania, as the time and place for hearing on said Petition, when and where all interested persons may appear and show cause, if any, why the request of the Petitioner should not be granted.

JAFFE & KECSKEMETHY, P.C.,
Kelley I. Harley, Esquire
Attorney for Petitioner

BCLJ: April 6, 2012

ARTICLES OF CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **The Pawlowicz Family Corporation.**

Darcy Monteverde Dayton
Attorney at Law

Lawrence D Brudy & Associates, Inc
2500 Brooktree Road, Suite 301
Wexford, PA 15090
(724) 935-1400

BCLJ: April 6, 2012

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that William A Ziegler III has filed on February 27, 2012, in the Department of State in the Commonwealth of Pennsylvania, an application under the Fictitious Names Act, approved the 24th day of May, 1945, PL 967, as amended, 54 Pa.C.S. § 311 to conduct business under the name of **Wm Ziegler 3 Transportation.**

BCLJ: April 6, 2012

LEGAL NOTICE

NOTICE is hereby given that Lorraine Troiano of 409A Hancock Avenue, Vandergrift, Pennsylvania 15690 filed with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an application under the Fictitious Names Act (54 Pa. C.S.A. Section 311), as amended, to conduct business under the name **Paulton Mini-Storage**, the business to be carried on at 1785 Hancock Avenue, Apollo, Pennsylvania 15613. Lorraine Troiano has since withdrawn as a party to the Fictitious Name Registration and Clearview Mart, Inc., of 1640 North Main Street Extension, Butler, Pennsylvania 16001, has been added as a party.

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT, L.L.P.
David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: April 6, 2012

LEGAL NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed for the name **Hi-Tech Learning**, located at 106 Hazel Street, Zelenople, PA 16063. The names of the individuals interested in the business are Shawn Walk of the same address and Peter May of 1208 Crescent Boulevard Extension, Crescent, PA 15046.

BCLJ: April 6, 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 **God's Blessed Acres, LLC** and it was organized March 20, 2012.

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

BCLJ: April 6, 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 **Ray Family Legacy, LLC** and it was organized March 21, 2012.

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

BCLJ: April 6, 2012

CIVIL ACTION LAW

MetLife Home Loans

v.

Debbie Krivak, Known Surviving Heir of Catherine Hosak, Deceased Mortgagor and Real Owner, And Andrew Hosak, known surviving heir of Catherine Hosak, deceased mortgagor and real owner and Unknown Surviving Heirs of Catherine Hosak, Deceased Mortgagor and Real Owner

COURT OF COMMON PLEAS
BUTLER COUNTY

Number 2010-11509

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

To: Debbie Krivak, known surviving Heir of Catherine Hosak, deceased mortgagor and real owner

150 Seneca Drive
Butler, Pennsylvania 16001

Debbie Krivak, known surviving Heir of Catherine Hosak, deceased mortgagor and real owner

1334 Waterford Falls Avenue
Las Vegas, Nevada 89123

Your house (real estate) at **150 Seneca Drive, Butler, Pennsylvania 16001** is scheduled to be sold at Sheriff's Sale on May 18, 2012 at 10:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$65,365.71 obtained by MetLife Home Loans against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to MetLife Home Loans the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at

(215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERENCE J. McCABE, ESQUIRE
- ID # 16496

Attorneys for Plaintiff
MARC S. WEISBERG, ESQUIRE
- ID # 17616
EDWARD D. CONWAY, ESQUIRE
- ID # 34687
MARGARET GAIRO, ESQUIRE
- ID # 34419
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

BCLJ: April 6, 2012

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

Misc. D. No 12-40048

In Re: Rick A. Miller, Petitioner

Notice

**To: Charles L. Steen a/k/a Charles L. Stern
and his liens, executors administrators
successors and assigns**

Petition For Order For Automobile Title

You are hereby notified that Plaintiff Rick A. Miller has filed a Petition For Order For Automobile Title against you at the above term and number wherein Petitioner seeks to extinguish any rights you may have in a Schield Bantam Truck VIN No. 2515-270. A hearing has been scheduled before Judge Marilyn J. Horan in Courtroom No. 4 on May 9, 2012 at 10:00 A.M. at the Butler County Government Center, 124 West Diamond Street, Butler, PA where you are invited to appear and voice any objections.

Notice To Defend

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Glenna A. Walters, Prothonotary
Butler County Court House
Butler, PA 16001

724-285-4731

Respectfully submitted,
MURRIN, TAYLOR, FLACH,
GALLAGHER & MAY

Thomas J. May, Esquire
Attorney for Petitioner
PA I.D. No. 46305
Diamond Park Place
110 East Diamond Street
Butler, PA 16001
(724) 282-3141

BCLJ: April 6, 2012

NOTICE

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

**CIVIL DIVISION
MSD. NO. 12-40073**

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

MAP AND PARCEL NOS.
120-S5-A I 042
120-S5-A I 043
120-S5-A I 044

**PATRICK J. MARTIN AND
KIMBERLY P. MARTIN, HIS WIFE**

NOTICE OF TAX SALE

A Judicial Tax Sale has been scheduled in the above matter for May 9, 2012, at 11:00 A.M. in Courtroom No.4 of the Butler County Courthouse.

The property to be sold is:
MAP AND PARCEL NOS.
120-S5-A I 042
120-S5-A I 043
120-S5-A I 044

**PATRICK J. MARTIN AND KIMBERLY P.
MARTIN, HIS WIFE**

Being described as Spring Valley Road, Lots 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, owned by Patrick J. Martin and Kimberly P. Martin, his wife.

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

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

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

1. The bid shall not be less than \$200.00.
2. The Tax Claim Bureau will issue a deed to the purchaser or nominee. The said deed will be recorded before delivery to the purchaser at the expense of the purchaser. In addition to the bid price, the purchaser will pay state and local realty transfer taxes, and the current recording fee.

These items will be computed after the property has been struck down, the bid price, the transfer taxes and the recording fee must be paid at the same time by CASH or by CERTIFIED CHECK.

3. All properties are sold under and by the

virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all title transferred by the Tax Claim Bureau are under and subject to the said act, specifically PS 612.1 thereof which states in part "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed.

4. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price immediately, the property will again be put up for sale."
5. The Tax Claim Bureau will sell subject to existing occupancy, existing utility easements and rights-of-way, if any.
6. The distribution of monies, after deduction of all costs received from the sale, will be made in accordance with said Act.
7. The Bureau will sell the property as described in the abstracts of file in the Tax Claim Bureau and said Bureau makes no representation or warranty as to the description or title, nor will it make any survey on the property to be sold.
8. The purchaser will be responsible for the 2012 taxes and thereafter. It is the Purchaser's responsibility to notify the tax collector immediately.
9. The owner, or any member of the owner's immediate family, shall have no right to purchase his own property at this sale.

ATTORNEY MICHAEL J. PATER
101 E. Diamond Street, Suite 202
Butler, PA 16001

BCLJ: April 6, 2012

NOTICE

Tri-Dom Contracting, Inc., hereby gives notice that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose for which the corporation is to be organized is for general contracting.

BCLJ: April 6, 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.**



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Butler PA 16001

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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

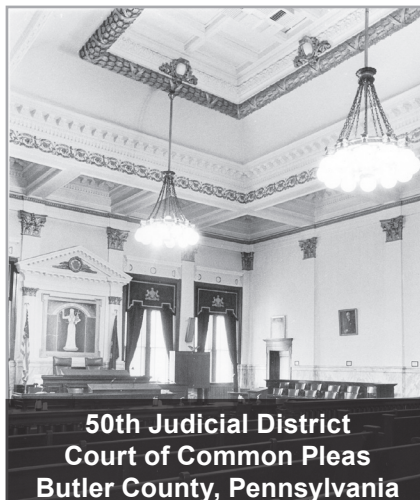
November 7
November 28

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