

**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: Joseph L Behrik**

**a/k/a: Joseph Behrik**  
Late of: Buffalo Township PA  
Executor: Douglas Behrik  
2074 Silversville Road  
Freeport PA 16229  
Attorney: Pamela H Walters  
277 Main Street  
POB 654  
Saxonburg PA 16056

**Estate of: John Lester Elliott**

Late of: Center Township PA  
Administrator: Renee Elliott  
1924 N Main St Ext Apt 1  
Butler PA 16001  
Attorney: David R Berk  
Saul Ewing LLP  
One PPG Place Suite 3010  
Pittsburgh PA 15222

**Estate of: Sarah J Ferree**

**a/k/a: Sally Ferree**  
**a/k/a: Sallie Ferree**  
Late of: Middlesex Township PA  
Executor: Robert A Ferree  
250 Logan Road  
Valencia PA 16059  
Executor: Edward E Ferree  
Logan Road  
Valencia PA 16059  
Attorney: Thomas E Weiers Jr.  
4848 Route 8 Unit 2  
Allison Park PA 15101

**Estate of: Margaret Druga Jarecki**

**a/k/a: Margaret D Jarecki**  
Late of: Butler Township PA  
Executor: Janis M Jarecki Liu  
105 Hillcrest Drive  
Shippensburg PA 16245  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Jane B Marshall**

**a/k/a: Jane Marshall**  
Late of: Middlesex Township PA  
Executor: Paul Edward Marshall  
5924 Thorndale Drive  
Kent OH 44240  
Attorney: Michael G Nelson  
Marsh Spaeder  
300 State Street Suite 300  
Erie PA 16507

**Estate of: Clyde E McCaslin**

Late of: Butler Township PA  
Executor: John H McCaslin  
8400 Hilltop Drive  
Poland OH 44514  
Attorney: Murray Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Jessie F Nagel**

**a/k/a: Jessie A Nagel**  
Late of: Summit Township PA  
Administrator: Joseph I Nagel  
420 Herman Rd  
Butler PA 16002  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Gary Joseph Namesnik**

**a/k/a: Gary Namesnik**  
Late of: Clearfield Township PA  
Administrator: Patricia Namesnik  
530 Cornetti Road  
Fenelton PA 16034  
Attorney: Leo M Stepanian II  
Stepanian & Menchuk LLP  
222 S Main St  
Butler PA 16001

**Estate of: Thomas R Osborne**

Late of: Renfrew PA  
Executor: Keith G Osborne  
4341 Winchester Drive  
Allison Park PA 15101  
Executor: Thomas C Osborne  
843 Dick Road  
Renfrew PA 16053  
Attorney: Thomas J May  
Murrin Taylor Flach  
Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Vera P Scott**

Late of: Butler Township PA  
Executor: William L Scott  
1099 Center Avenue  
Butler PA 16001  
Attorney: Murray Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Robert L Sheakley**

Late of: Fairview PA  
Executor: Cynthia E Sheakley Anderson  
111 Butternut Road  
Karns City PA 16041  
Attorney: Richard E Goldinger  
212 West Diamond St  
Butler PA 16001

**Estate of: Mary Lou Smith**

Late of: Cranberry Township PA  
Executor: Robert L Ryan  
1667 Sturbridge Drive  
Sewickley PA 15143  
Attorney: Steven L Sablowsky  
Goldblum Sablowsky LLC  
285 E Waterfront Drive Suite 160  
Homestead PA 15120

**Estate of: Sally Lou Thompson**

Late of: Butler PA  
Executor: Robert L Thompson  
118 Dutchtown Road  
Butler PA 16002  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

**Estate of: Louise Houser Weiss  
a/k/a: Louise H Weiss**

Late of: Mars PA  
Executor: Charlotte Potts  
114 Dick Road  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

BCLJ: May 17, 24 & 31, 2013

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**SECOND PUBLICATION**

**Estate of: Eleanor G Bauer**

Late of: Cranberry Township PA  
Executor: Martin L Bauer  
126 Clemson Drive  
Oak Ridge TN 37830

Attorney: Franklin Blackstone Jr  
Goehring Rutter & Boehm  
2100 Georgetowne Drive Suite 300  
Sewickley PA 15143

**Estate of: Raymond S Burk**

Late of: Boynton Beach FL  
Executor: Kathleen M Burk  
1004 Leasure Lane  
Boynton Beach FL 33426  
Attorney: James H Limbaugh  
Miller Limbaugh & Conley  
4767 Rte 8  
Allison Park PA 15101

**Estate of: Stanley J Coleman**

Late of: Winfield Township PA  
Executor: Martin Ide  
655 Vance Drive  
Lower Burrell PA 15068  
Attorney: Russell C Miller  
Miller Limbaugh & Conley  
4767 Route 8  
Allison Park PA 15101

**Estate of: John R Conklin Jr**

Late of: Franklin Township PA  
Executor: Robert Joseph Conklin  
229b Whitestown Village  
Butler PA 16001  
Attorney: Joseph E Kubit  
Montgomery Crissman  
Montgomery Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Hugh C Dorworth Jr**

Late of: Cranberry Township PA  
Executor: Gordon L Dorworth  
2540 Stewart Rd  
Xenia OH 45385  
Attorney: Julie C Anderson  
Stepanian & Menchik LLP  
222 South Main Street  
Butler PA 16001

**Estate of: Christopher M Jumba**

Late of: Summit Township PA  
Administrator: Kathleen N Jumba  
4874 Cole Road  
Murrysville PA 15669  
Attorney: Severin D Russo  
1106 5th Avenue  
Pittsburgh PA 15219

**Estate of: Kathleen Ann Jumba**

Late of: Summit Township PA  
Administrator: Kathleen N Jumba  
4874 Cole Road  
Murrysville PA 15669

Attorney: Severin D Russo  
1106 5th Avenue  
Pittsburgh PA 15219

**Estate of: Ernest F Kemper Jr**  
**a/k/a: Ernest F Kemper**

Late of: Butler Township PA  
Executor: Mary R Purdy  
276 Crestview Rd  
Slippery Rock PA 16057  
Executor: William D Kemper  
7001 Forrest Trail  
Butler PA 16002  
Attorney: William D Kemper  
209 Diamond Street West  
Butler PA 16001

**Estate of: Kenneth P Klein**

Late of: Butler Township PA  
Administrator: Gerald A Klein  
222 Ridge Road  
Valencia PA 16059  
Attorney: Maryann Bozich Diluigi  
107 Irvine Street POB 426  
Mars PA 16046

**Estate of: Robert H Mansell**  
**a/k/a: Robert Hull Mansell**

Late of: Cabot PA  
Executor: Laurie Mansell Reich  
118 Woodpecker Drive  
Kittanning PA 16201  
Attorney: Heidi Rai Stewart  
Houston Harbaugh PC  
Three Gateway Center  
401 Liberty Ave 22nd Floor  
Pittsburgh PA 15222-1005

**Estate of: Martha B Noble**

Late of: Center Township PA  
Executor: John A Noble  
4730 East Monroe Road  
Midland MI 48640  
Attorney: Thomas J May  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Margaret Shulik**

Late of: Butler Township PA  
Administrator: Charles B Hadad  
428 Boulevard of The Allies  
Pittsburgh PA 15219  
Attorney: Charles B Hadad  
FGSM PC  
428 Blvd of The Allies  
Pittsburgh PA 15219

**Estate of: Jeffrey W Steighner**

Late of: Clay Township PA  
Executor: Suzanne Denise Steighner  
114 Harnish Rd  
West Sunbury PA 16061  
Attorney: Michael J D'Amico  
Savinis D'Amico & Kane LLC  
707 Grant Street Suite 3626  
Pittsburgh PA 15219

**Estate of: Darla Gene Tack**

**a/k/a: Darla Tack**  
**a/k/a: Darla G Tack**

Late of: Butler PA  
Executor: Randall J Tack  
165 Catlin Hill Road  
Sugar Grove PA 16350  
Attorney: None

BCLJ: May 10, 17 & 24, 2013

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**THIRD PUBLICATION**

**Estate of: Robert James Barton**

**a/k/a: Robert J Barton**

Late of: Clay Township PA  
Executor: Lori J Lux  
149 Grossman Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Boulevard POB 67  
Slippery Rock PA 16057

**Estate of: H Roy Bauder**

Late of: Portersville PA  
Administrator: Frederick J Bauder  
1275 Perry Highway  
Porterville PA 16051  
Administrator: Richard D Bauder  
121 W Park Road  
Portersville PA 16051  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Boulevard POB 67  
Slippery Rock PA 16057

**Estate of: Esther E Burtner**

**a/k/a: Esther Burtner**

Late of: Jefferson Township PA  
Executor: David V Burtner  
1018 Turner Road  
Brookville PA 15825  
Attorney: John C Dennison II  
Dennison Dennison & Harper  
293 Main Street  
Brookville PA 15825

**Estate of: Kim Regis Cherry**

Late of: Butler PA  
Executor: Jeanne M Cherry  
POB 43  
606 Grant Ave  
East Butler PA 16029  
Attorney: Richard E Goldinger  
212 West Diamond St  
Butler PA 16001

**Estate of: Dean V Clawson**

Late of: Center Township PA  
Administrator: David M Clawson  
5110 Polo Fields Drive  
Gibsonia PA 15044  
Attorney: Christopher M Abernethy  
Abernethy Auld & Young PC  
4499 Mt Royal Boulevard  
Allison Park PA 15101

**Estate of: Dora Downing**

Late of: Butler Township PA  
Administrator: Ray Downing  
463 West Sunbury Road  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Mary C Foley**

Late of: Butler Township PA  
Admr.dbn cta.: Lorrie L Foley  
13008 Montpelier Ct  
Woodbridge VA 22192  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Willis E Gibson**

Late of: Chicora PA  
Executor: Joseph E Gibson  
POB 355  
Chicora PA 16025  
Executor: Matthew S Gibson  
100 Meg Lane  
Chicora PA 16025  
Executor: James D Gibson  
103 Fennel Lane  
Chicora PA 16025  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Ethel M Graff**

Late of: Zelienople PA  
Executor: Lloyd E Moyer  
410 Short Street Apt T-10  
Ellwood City PA 16117  
Executor: Clyde L Bowers  
127 Celia Road  
Ellwood City PA 16117  
Attorney: Edward Leymarie Jr  
Cusick Leymarie Decaro & Long  
423 Sixth Street  
Ellwood City PA 16117

**Estate of: William Robert Hollingshad**

Late of: Zelienople PA  
Executor: Nicholas W Hollingshad  
103 Teakwood Dr  
Clinton SC 29325  
Attorney: None

**Estate of: Henry J Houpt Sr**

Late of: Middlesex Township PA  
Executor: Regina M Riegler  
121 Windemere Drive  
Valencia PA 16059  
Executor: Karl M Riegler  
121 Windemere Drive  
Valencia PA 16059  
Attorney: Douglas E Weinrich PC  
107 Irvine Street  
POB 810  
Mars PA 16046

**Estate of: Loretta Marie Lafferty**

Late of: Butler PA  
Administrator cta: Arthur F Lafferty  
714 Center Avenue  
Butler PA 16001  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
104 East Diamond Street  
Butler PA 16001

**Estate of: Mary E Loutzenhiser**

Late of: Mars PA  
Administrator: Marilyn Boyer  
701 Stoneridge Boulevard  
Butler PA 16001  
Attorney: Lee A Montgomery  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Ralph B Muchow**

Late of: Adams Township PA  
 Executor: Michele A Jackson  
 1525 Three Degree Road  
 Mars PA 16046  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Mary Onufrak**

Late of: Butler PA  
 Executor: Diana L Kaufman  
 627 Center Drive  
 Chicora PA 16025  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Diane C Spuntak**

Late of: Adams Township PA  
 Administrator: Robert G Spuntak  
 2400 Oxford Drive No 410  
 Bethel Park PA 15102  
 Attorney: Robert J Stock  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Madalyne L Wellner**

Late of: Butler PA  
 Executor: Russell F Wellner Jr  
 643 Saxonburg Boulevard  
 Saxonburg PA 16056  
 Attorney: Pamela H Walters  
 277 Main Street  
 POB 654  
 Saxonburg PA 16056

**Estate of: Charlotte Zediker****a/k/a: Charlotte A Zediker****a/k/a: Charlotte Anne Zediker**

Late of: Oakland Township PA  
 Executor: Sarah J Zediker Parker  
 2141 Highland Drive  
 Butler PA 16002  
 Attorney: Robert J Stock  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

BC LJ: May 3, 10 & 17, 2013  
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**MORTGAGES**

April 29 - May 3, 2013

**Ackerman, Jennifer L.**-ESB Bank-Cranberry Twp.-\$153,600.00

**Alexander, John S., et ux**-Citibank NA, et al-Cranberry Twp.-\$116,000.00

**Antinopoulos, James C., aka, et al**-Union Bldg & Loan Sav Bk-Jackson Twp.-\$268,500.00

**Balog, Francis A., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$130,246.74

**Balog, Francis A., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$100,000.00

**Baniecki, Louis S., et al**-Home Sav & Loan Youngstown, Ohio, et al-Cranberry Twp.-\$540,000.00

**Baran, Daniel P.**-Bank of England, et al-Butler City, Wd. 5-\$105,945.00

**Baughman, Daniel J., et ux**-Wells Fargo Bk NA-Cranberry Twp.-\$205,600.00

**Beatty, Chad L., et ux**-Wells Fargo Bk NA-Oakland Twp.-\$214,038.00

**Becker, Wesley A., et ux**-Acre Mtg & Fin Inc, et al-Center Twp.-\$215,916.00

**Beilstein, Ryan, et al**-Coldwell Banker Home Loans, et al-Evans City Borough-\$170,905.00

**Bell, Deborah E.**-First Natl Bk of Pa-Slippery Rock Twp.-\$50,000.00

**Bell, William R., et ux**-Nextier Bk NA-Saxonburg Borough-\$81,000.00

**Birckbichler, Carrie A.**-Butler Armco Emp Cred Un-Butler Twp.-\$132,200.00

**Boben, Kevin L.**-First Natl Bk of Pa-Clay Twp.-\$138,578.64

**Boy, Donna**-First Natl Bk of Pa-Cherry Twp.-\$99,900.00

**Braun, William E., et ux**-USX Fed Cred Un-Buffalo Twp.-\$125,000.00

**Brennan, Robert A., et ux**-Washington Fin Bk-Lancaster Twp.-\$417,000.00

**Brennan, Robert A., et ux**-Washington Fin Bk-Lancaster Twp.-\$300,000.00

**Bridges, Edna M.**-Huntington Natl Bk -Cranberry Twp.-\$38,000.00

**Cadman, Robert J., Jr., et al**-Mars Natl Bk-Cranberry Twp.-\$40,000.00

**Caldwell, Craig S., et ux**-PNC Bk Natl Assn-Slippery Rock Twp.-\$213,000.00

**Campbell, Peter K., aka, et al**-Butler Armco Emp Cred Un-Washington Twp.-\$37,500.00

**Campbell, Robert L., et ux**-I. U. #7 Fed Cred Un-Penn Twp.-\$83,112.00

**Capella, Terry, et ux**-PNC Mtg, aka-Butler City, Wd. 5-\$78,553.00

**Carinci, Daniel K.**-Citibank NA, et al-Cranberry Twp.-\$114,589.00

**Carlisle, Glenn L.**-JLB Corp, dba, et al-Cranberry Twp.-\$147,283.00

**Talkington:** Lien: \$2612.03: Atty - None: 13-20780

Portfolio Recovery Associates, LLC vs. **Danielle Tate:** Judgment: \$985.42: Morris Scott, Esq.: 13-20786

Chase Home Finance, LLC vs. **United States of America:** Judgment/No Amount: Christine L. Graham, Esq.: 13-20795

Bank of America, NA vs. **United States of America:** Judgment/No Amount: Phelan Hallinan, LLP: 13-20796

#### EXECUTIONS

Week ending May 10, 2013

1st Name-Plaintiff

**2nd Name-Defendant**

Connie L. Lantz vs. **Donald B. Brockley, PC DMD:** 13-30140

First Horizon Home Loans vs. **Cathie A. Hassler and Adrian K. Hassler:** 13-30141

Lackawanna America Insurance vs. **JET Industries:** 13-30139

#### DIVORCES

Week ending May 10, 2013

1 st Name-Plaintiff

**2nd Name-Defendant**

Catherine Close vs. **Daniel Thomas Close:** Holly Glymour, Esq.: 13-90316

Janet N. Greiner vs. **Ryan Greiner:** Marion Laffey-Ferry, Esq.: 13-90309

Jason A. Martin vs. **Tina L. Martin:** Marion Laffey-Ferry, Esq.: 13-90311

Jeffrey Paul vs. **Yvonne Paul:** Atty - None: 13-90321

Kyra J. Rall vs. **Chris D. Rall:** David A. Crissman, Esq.: 13-90312

Allyson J. Rose vs. **Kenneth A. Rose:** Joseph M. Kecskemethy, Esq.: 13-90314

Kathleen E. Scotece vs. **Brian F. Scotece:** Maria A. Imbarlina, Esq.: 13-90315

Gregory S. Stephenson vs. **Jaclyn M. Stephenson:** David A. Crissman, Esq.: 13-90307

Justin Lee Vandorp vs. **Sarah Elizabeth Vandorp:** Nathan D. Lyle, Esq.: 13-90320

#### IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION O.A. 57 of 2012

**IN RE: Adoption of NICHOLAS GEORGE BERGER, (Adoptee's name as on birth certificate)**

**TO: GEORGE J. LOZOVY**

#### PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS NOTICE

[Sections 2S03(b) & 2513(b)]

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child(ren): NICHOLAS GEORGE BERGER

The Court has set a Hearing to consider ending your rights/duties to your child(ren). That Hearing will be held in Courtroom Number 7 located in the Butler County Courthouse/Government Center on the 24th day of May, 2013 at 2:00 P.M.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD(REN) AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD(REN). YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD(REN) MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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.

Butler County Administrator's Office  
724.284.5200

JUDITH MOSER, M.S.

Register of Wills & Clerk of Orphans' Court  
Govenunent/Judicial Center

Butler PA 16003-1208

724.284.5348

BCLJ: May 3, 10 & 17, 2013

**TRUSTEE'S LEGAL NOTICE**

Notice is hereby given that Richard H. Ash died on March 14, 2013, a resident of the Borough of Boyers, Butler County, Pennsylvania; that he was the settlor under the **Richard H. Ash Revocable Living Trust Agreement** dated August 16, 2002; that the successor trustee under said trust is Laurie L. Siford, to whom or to the undersigned attorney all persons indebted to the decedent or the trust are to make immediate payment, and those having claims or demands against the same will make them known without delay.

Laurie L. Siford  
133 Grubb Road  
Boyers, PA 16020

Andrew K. Mudrinich, Esq.  
Bartholomew, Mudrinich & Nesbit  
701 North Hermitage Road, Ste 12  
Hermitage, PA 16148

BCLJ: May 17, 24 & 31, 2013

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

**Ms.D. No. 12 - 40213**

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

**NOTICE OF SALE OF REAL ESTATE**

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

ALL that certain piece, parcel or lot of land situate in the Village of Fenelton, Butler County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Millerstown Public Road; thence running East along the south line of lot, now or formerly owned by Earl Swartzlander and W.K. Smith, 150 feet to a post; thence South along lands of W.S. Fennell Heirs, sixty (60) feet to a post; thence West along lands of James Coyle, one hundred fifty (150) feet to the Millerstown Road; thence North along the Millerstown Road, sixty (60) feet to the place of beginning.

HAVING THEREON ERECTED a two story frame dwelling house and outbuildings.

MAP AND PARCEL NO. 090-S1-B21.

The Court has fixed the 4th day of June, 2013, at 12:00 o'clock P.M. in Court Room No. 3 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs on it.

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

Any person may appear at this time and make a substantially higher bid and this sale shall be made to the highest bidder.

This property was previously advertised for the original Tax Claim Sale made on September 12, 2011. This property was also previously advertised for this private judicial sale on October 12, 2012 in both the Butler Eagle and in the Butler County Legal Journal.

John C. Davey, Esq.  
129 South McKean Street  
Butler, PA 16001

BCLJ: May 17, 2013

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

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

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
BUTLER COUNTY**

**No. AD-12-10818**

WELLS FARGO BANK, N.A. Plaintiff

**Vs.**

**JEFFREY G. PARKER, STACEY PARKER,  
Defendants**

**NOTICE**

**To JEFFREY G. PARKER**

You are hereby notified that on June 22, 2012, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the



Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. AD-12-10818. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 106 MOHAWK DRIVE, SARVER, PA 16055-1808 whereupon your property would be sold by the Sheriff of BUTLER County.

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

**NOTICE**

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

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

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

**Notice to Defend:**

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

**Lawyer Referral Service:**

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

FS PHS# 271564

BCLJ: May 17, 2013

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

**AD 11-11505 CP 12-20403 ED 12-30111**

U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR CSMC MORTGAGE-  
BACKED PASS-THROUGH CERTIFICATES,  
SERIES 2006-4

**V**

**CHRISTOPHER R. DAUGHERTY, JR and  
JENNIFER L. DAUGHERTY**

**NOTICE TO: CHRISTOPHER R.  
DAUGHERTY, JR**

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

Being Premises: 104 MAPLE DRIVE,  
VALENCIA, PA 16059-2410

Being in Township of Middlesex, County of  
BUTLER, Commonwealth of Pennsylvania,  
TAX # 230-S1-12A57-0000

Improvements consist of residential property.

Sold as the property of CHRISTOPHER  
R. DAUGHERTY, JR and JENNIFER L.  
DAUGHERTY

Your house (real estate) at 104 MAPLE  
DRIVE, VALENCIA, PA 16059-2410 is  
scheduled to be sold at the Sheriff's Sale on  
7/19/2013 at 11:00 AM, at the BUTLER County  
Courthouse, Butler County Courthouse, P.O.  
Box 1208, Butler, PA 16003, to enforce the  
Court Judgment of \$110,131.09 obtained  
by, U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR CSMC MORTGAGE-  
BACKED PASS-THROUGH CERTIFICATES,  
SERIES 2006-4 (the mortgagee), against the  
above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PHS# 278727

BCLJ: May 17, 2013

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

**AD 12-10757 CP 12-22147 ED 13-30030**

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

**V.**

**ROY L. PEFFER, JR**

**NOTICE TO: ROY L. PEFFER, JR**

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

Being Premises: 135 TIGER ROAD, EVANS  
CITY, PA 16033-4531

Being in CONNOQUENESSING TOWNSHIP,  
County of BUTLER, Commonwealth of  
Pennsylvania, TAX # 120-S7-A1470-0000

Improvements consist of residential property.

Sold as the property of ROY L. PEFFER, JR

Your house (real estate) at 135 TIGER  
ROAD, EVANS CITY, PA 16033-4531 is  
scheduled to be sold at the Sheriff's Sale on  
7/19/2013 at 11:00 AM, at the BUTLER County  
Courthouse, Butler County Courthouse, P.O.  
Box 1208, Butler, PA 16003, to enforce the  
Court Judgment of \$73,140.26 obtained by,  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION (the mortgagee), against the  
above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PHS# 279712

BCLJ: May 17, 2013

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

**AD 12-10597 CP 12-22338 ED 13-30031**

JPMORGAN CHASE BANK, N.A., S/B/M  
CHASE HOME FINANCE, LLC, S/B/M  
TO CHASE MANHATTAN MORTGAGE  
CORPORATION

**V.**

**JAMES V. REES and SHARON F. REES**

**NOTICE TO: SHARON F. REES**

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

Being Premises: 240 LOT 19 PINE ROAD  
A/K/A 240 PINE ROAD, KARNS CITY, PA  
16041-1824

Being in Township of Fairview, County of  
BUTLER, Commonwealth of Pennsylvania,  
TAX PARCEL # 150-S5-A19-0000

Improvements consist of residential property.

Sold as the property of JAMES V. REES and  
SHARON F. REES

Your house (real estate) at 240 LOT 19 PINE  
ROAD A/K/A 240 PINE ROAD, KARNS CITY,  
PA 16041-1824 is scheduled to be sold at the  
Sheriff's Sale on 7/19/2013 at 11:00 AM, at the  
BUTLER County Courthouse, Butler County  
Courthouse, P.O. Box 1208, Butler, PA 16003,  
to enforce the Court Judgment of \$79,433.10  
obtained by, JPMORGAN CHASE BANK,  
N.A., S/B/M CHASE HOME FINANCE, LLC,  
S/B/M TO CHASE MANHATTAN MORTGAGE  
CORPORATION (the mortgagee), against the  
above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PHS# 261601

BCLJ: May 17, 2013

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

**AD-11-11115 CP 12-21776 ED 12-30378**

FIFTH THIRD MORTGAGE COMPANY

**V.**

**AMY RULEY A/K/A AMY K. RULEY and  
BRADLEY A. RULEY**

**NOTICE TO: AMY RULEY A/K/A AMY K.  
RULEY and BRADLEY A. RULEY**

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

Being Premises: 23 RED OAK DRIVE,  
BUTLER, PA 16001-1925

Being in Butler Township, County of BUTLER,  
Commonwealth of Pennsylvania, TAX# 053-  
6-C23-0000

Improvements consist of residential property.

Sold as the property of AMY RULEY A/K/A AMY K. RULEY and BRADLEY A. RULEY

Your house (real estate) at 23 RED OAK DRIVE, BUTLER, PA 16001-1925 is scheduled to be sold at the Sheriff's Sale on 7/19/2013 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$143,458.77 obtained by, FIFTH THIRD MORTGAGE COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PHS# 251418

BCLJ: May 17, 2013

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

**AD-12-10514 CP 13-20388 ED 13-30087**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA

**V.**

**LAWRENCE W. STEMMERICH**

**NOTICE TO: LAWRENCE W. STEMMERICH**

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

Being Premises: 3268 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057-3544

Being in Township of Slippery Rock, County of BUTLER, Commonwealth of Pennsylvania, TAX # 280-3F90-18A1-0000

Improvements consist of residential property.

Sold as the property of LAWRENCE W. STEMMERICH

Your house (real estate) at 3268 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057-3544 is scheduled to be sold at the

Sheriff's Sale on 7/19/2013 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$74,686.01 obtained by, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

FS PHS# 245247

BCLJ: May 17, 2013

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**NOTICE**

NOTICE IS HEREBY GIVEN that on the 11th day of April, 2013, the petition of Denise Duncan, mother and natural guardian of DANIEL RICHARD FERRAGONIO, a minor, was filed in the Court of Common Pleas of Butler County, Pennsylvania, requesting an order to change his/her name from DANIEL RICHARD FERRAGONIO to **DANIEL RICHARD DUNCAN**.

The Court has fixed the 12th day of June, 2013 at 9:30 a.m. in Courtroom No. 4 of the Butler County Courthouse, Butler, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the request of the Petitioner should not be granted.

JOSEPH J. NASH, ESQUIRE  
ATTORNEY FOR PETITIONER  
The Nash Law Office  
131 Franklin Street  
P.O. Box 673  
Slippery Rock, PA 16057

BCLJ: May 17, 2013

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**NOTICE**

NOTICE IS HEREBY GIVEN that on the 11th day of April, 2013, the petition of Denise Duncan, mother and natural guardian of LUCY JULIANNA FERRAGONIO, a minor, was filed in the Court of Common Pleas of Butler County, Pennsylvania, requesting an order to change his/her name from LUCY JULIANNA FERRAGONIO to **LUCY JULIANNA DUNCAN**.

The Court has fixed the 12th day of June, 2013 at 9:30 a.m. in Courtroom No. 4 of the Butler County Courthouse, Butler, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the request of the Petitioner should not be granted.

JOSEPH J. NASH, ESQUIRE  
ATTORNEY FOR PETITIONER  
The Nash Law Office  
131 Franklin Street  
P.O. Box 673  
Slippery Rock, PA 16057

BCLJ: May 17, 2013

**ARTICLES OF INCORPORATION  
BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Baldwin Apartments, Inc.**, a business statutory-close Corporation organized under the Pennsylvania Business Corporation Law of 1988.

David L. Nixon  
Hollinshead, Mendelson,  
Bresnahan & Nixon, P.C.  
2901 Grant Building  
310-330 Grant Street  
Pittsburgh, PA 15219-2257  
412.355.7070

BCLJ: May 17, 2013

## Upcoming CLE Presentations

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

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|---------------|--|
| June 6, 2013  | <b>Using Trusts as Building Blocks for Your Client's Estate Plan</b><br>Live Seminar via Simulcast - Butler County Bar Association<br>3 CLE credits, Thurs, June 6, 2013, 8:30A - 4:45P                  |
| July 15, 2013 | <b>Snapshots of Special Education Law</b><br>Live Seminar via Simulcast - Butler County Bar Association<br>6 CLE credits, Mon, July 15, 2013, 8:30A - 3:45P(Incl. breakfast & lunch)                     |
| July 16, 2013 | <b>Fee Agreements</b><br>Live Seminar via Simulcast - Butler County Bar Association<br>3 sub/ 1 intergrated ethics CLE credits,<br>Tues, July 16, 2013, 9:00A - 1:15P (Includes breakfast)               |
| July 26, 2013 | <b>The Law of Guns in PA</b><br>Live Seminar via Simulcast - Butler County Bar Association<br>5 sub/ 1 intergrated ethics CLE credits,<br>Fri, July 26, 2013, 9:00A - 4:30P (Includes breakfast & lunch) |
| July 29, 2013 | <b>Google Applications/Internet Research</b><br>Live Seminar via Simulcast - Butler County Bar Association<br>6 CLE credits, Mon, July 29, 2013, 9:00A - 5:00P   |
| Aug 13, 2013  | <b>Coordinating Medicare and Medicaid Benefits</b><br>Live Seminar via Simulcast - Butler County Bar Association<br>4 CLE credits, Tues, Aug 13, 2013, 12:30P - 4:45P (includes lunch)                   |