



Butler County Legal Journal

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Vol. 20

July 27, 2012

No. 30

Designated as the Official Legal Periodical for Butler County, Pennsylvania

Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn Horan

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley Streib

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Civil • Criminal • Family

Friday, September 7, 2012
9am - 12pm

Oakview Golf Club

Golf tee-off begins at 1pm

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



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Butler County Bar Association

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PLEASE NOTE:

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

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ESTATE NOTICES

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

FIRST PUBLICATION**Estate of: Lee O Bable**

Late of: Donegal Township PA
Executor: Patricia D Harmon
163 Landgraf Road
Fenelton PA 16034
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Michael A McClure

Late of: Winfield Township PA
Administrator: Jean E McClure
143 Leasureville Road
Sarver PA 16055
Attorney: Pamela H Walters
277 Main Street POB 654
Saxonburg PA 16056

Estate of: Elwood Howard Mead

Late of: Lancaster Township PA
Executor: Nancy R Mead
100 Tranquility Lane
Harmony PA 16037
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Dolores A Owens

Late of: Jefferson Township PA
Admr. d.b.n. c.t.a.: Gwilym A Price III
129 South McKean Street
Butler PA 16001
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Esther P Raith

Late of: Jefferson Township PA
Executor: Gerald J Raith
160 North Isabella Street
Saxonburg PA 16056
Attorney: Robert D Spohn
277 Main Street
POB 551
Saxonburg PA 16056-0551

Estate of: James Robert Skidmore

Late of: Cranberry Township PA
Administrator: Nancy Nestler
217 Raccoon Road
Evans City PA 16033
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Helen F Spohn

Late of: Butler Township PA
Executor: Nancy C Scuro
258 Crisswell Road
Butler PA 16002
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Sandra E Van Atta

Late of: Valencia PA
Executor: Johanna M Schroder
196 Kyle Road
Valencia PA 16059
Executor: David S Van Atta
194 Kyle Road
Valencia PA 16059
Executor: Debra M Hagan
857 Lost Lake Trail
Oakland MI 48363
Attorney: Dorothy J Petrancosta
POB 423
Glenshaw PA 15116

Estate of: Harry W Wilson Jr

Late of: Middlesex Township PA
Executor: Ruth A Wilson
151 Hidden Acres Lane
Valencia PA 16059
Attorney: Christopher M Abernethy
Abernethy Auld & Young PC
4499 Mt Royal Boulevard
Allison Park PA 15101

BCLJ: July 27 & August 3 & 10, 2012

SECOND PUBLICATION**Estate of: Wilhelmina Bauer**

Late of: Jefferson Township PA
Executor: Albert G Bauer Jr
137 Oak Drive
Saxonburg PA 16056
Attorney: William C Robinson Jr
6 West Diamond Street
Butler PA 16001

**Estate of: Donald J Billings
a/k/a: Don J Billings**

Late of: Cranberry Township PA
Executor: Donna Rae Billings
1304 Towne Court
Allison Park PA 15101
Attorney: Claire Johnson Saenz
Krassenstein & Associates PC
7500 Brooktree Road
Wexford PA 15090

Estate of: Nancy J Dietrich

Late of: Middlesex Township PA
Administrator: Donald L Dietrich Sr
105 Manor Drive
Valencia PA 16059
Attorney: Regis C Welsh Jr
The Gamma Bldg Suite 115
4068 Mt Royal Blvd
Allison Park PA 15101

**Estate of: Lois M Fillgrove
a/k/a: Lois Marguerite Fillgrove**

Late of: Jefferson Township PA
Executor: William A Fillgrove
105 Belleshire Drive
Butler PA 16001
Attorney: Terry R Heeter
Kooman Heeter & Associates PC
Marianne Prof Center POB 700
Clarion PA 16214

Estate of: John P Krill

Late of: Cranberry Township PA
Administrator: Darlene F Zellers
118 Union Avenue
Pittsburgh PA 15205
Attorney: Scott E Kasbee
999 West View Park Drive
Pittsburgh PA 15229

**Estate of: Harriet Loretta Maxwell
a/k/a: Harriet L Maxwell**

Late of: Butler Township PA
Executor: Patricia A Bester
145 York Road
Cranberry Twp PA 16066
Attorney: Michael J Pater
101 East Diamond Street

Suite 202
Butler PA 16001

Estate of: Mary A Osche

Late of: Jefferson Township PA
Executor: James A Osche
349A Stoney Hollow Road
Cabot PA 16023
Attorney: Joseph Kubit
Montgomery Crissman
Montgomery Kubit LLP
518 North Main Street
Butler PA 16001

**Estate of: Josephine Marian Rob
a/k/a: Josephine M Rob**

Late of: Fairview Township PA
Executor: Samuel J Rob
2 Locust Court
Boiling Springs PA 17007
Attorney: None

Estate of: Cleora Mae Smith

Late of: West Sunbury PA
Executor: Marilyn R Smith
221 Renick Road
West Sunbury PA 16061
Attorney: John J Morgan
115 South Washington Street
Butler PA 16001

BCLJ: July 20, 27 & August 3, 2012

THIRD PUBLICATION

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

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

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

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

Estate of: Frank R Gillis Jr

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

Estate of: Gladys B Herold

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

Estate of: Michael Denis Jeeves

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

Estate of: Dorothy M States

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

Estate of: Kathryn M Thoma

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

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

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

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

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

Estate of: Thomas C Walker Jr

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

Estate of: Victoria J Weidenhof

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

BCLJ: July 13, 20 & 27, 2012

MORTGAGES

July 2 - July 6, 2012

1st name-Mortgagor

2nd name-Mortgagee

Ackerman, Robert W., et ux - JPMorgan

Chase Bk NA - Cherry Twp. - \$85,111.00

Alexander, Roy W., et ux - Dollar Bk Fed Sav

Bk - Cranberry Twp. - \$264,000.00

Arnett, Patricia F., aka - Nextier Bk NA -

Center Twp. - \$423,000.00

Atinum Marcellus I LLC, et al - Wells Fargo

Bk NA (Leasehold/Production Mtg) - Eau Claire Borough, et al - \$300,000,000.00

Atinum Marcellus I LLC, et al - Wells Fargo

Energy Capital Inc - Eau Claire Borough, et al - \$150,000,000.00

Barill, Samuel S., et ux - Wells Fargo Bk NA

- Adams Twp. - \$142,365.59

Barnhart, Timothy J., et ux - Wells Fargo Bk

NA - Cranberry Twp. - \$187,103.31

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

MSD No. 2012 of 40161

**In The Matter For Change of Name of:
Maddison Alexandria Nagle**

NOTICE

NOTICE is hereby given that on the 26th day of June 2012, the Petition of Amber Leigh Gibson on behalf of the minor child Maddison Alexandria Nagle was filed in the above named Court, requesting an Order to change the name of Maddison Alexandria Nagle to Maddison Alexandria Gibson.

The Court has fixed the 12th day of September, 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.
Norman D. Jaffe, Esquire
Attorney for Petitioner

BCLJ: July 27, 2012

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held on September 12, 2012, at 9:30am, in Courtroom No.4 of the Butler County Courthouse, on the request of **Crystal L. Burns** to change the name of Arika Renee Cleaver, born on March 1, 2007, to the name of Arika Renee Burns.

Gregory S. Fox, Esquire
Fox & Fox, P.C.
323 Sixth Street
Ellwood City, PA 16117
Attorney for Crystal L. Burns

BCLJ: July 27, 2012

**COURT OF COMMON PLEAS
BUTLER COUNTY**

CIVIL ACTION LAW

Number AD11-11117

State Farm Bank, FSB

v.

Timothy M. Bretz and Penny J. Bretz

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

To: Timothy M. Bretz
191 Overbrook Road
Valencia, Pennsylvania 16059

Penny J. Bretz
191 Overbrook Road
Valencia, Pennsylvania 16059

Your house (real estate) at 191 Overbrook Road, Valencia, Pennsylvania 16059 is scheduled to be sold at Sheriff's Sale on September 21, 2012 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$194,037.66 obtained by State Farm Bank, FSB against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PRE-
VENT 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 State Farm Bank, FSB 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:

TERRENCE 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

ANDREW L. MARKOWITZ, ESQUIRE
- ID # 28009

HEIDI R. SPIVAK, ESQUIRE
- ID # 74770

MARISA J. COHEN, ESQUIRE
- ID # 87830

KEVIN T. McQUAIL, ESQUIRE
- ID # 307169

CHRISTINE L. GRAHAM, ESQUIRE
- ID # 309480

BRIAN T. LaMANN, ESQUIRE
- ID # 310321

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

MWC File / 392-0043

BCLJ: July 27, 2012

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

**NO. 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

Vs.

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

NOTICE TO: CHRISTOPHER R. DAUGH-
ERTY, JR and JENNIFER L. DAUGHERTY
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 104 MAPLE DRIVE, VALEN-
CIA, PA 16059-2410

Being in Township of Middlesex, County of
BUTLER, Commonwealth of Pennsylvania
Tax Parcel No. 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 SEPTEMBER
21, 2012 at 11:00 AM, at the Butler County
Courthouse, Sheriff's Office Lobby, South
Main Street, Butler, PA 16003, to enforce
the Court Judgment of \$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 & SCHMIEG, LLP
Attorney for Plaintiff

PHS File / 278727

BCLJ: July 27, 2012

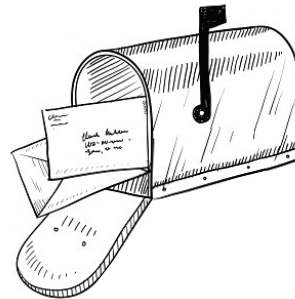
LEGAL NOTICE

NOTICE IS HEREBY GIVEN Articles of Incorporation - were filed with the Department of State in 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 **RUIZ TRUCKING INC.**

Miguel Ruiz
Valencia PA

BCLJ: July 27, 2012

**Please don't
miss an issue!**



Moving?
Please let us know.

Bench/Bar Event

Civil • Criminal • Family

Friday, September 7, 2012

9am - 12pm

Oakview Golf Club

New
One day
only
event!

Golf tee-off begins at 1pm

Dillon Cup Tournament &
9-hole “all-for-fun” scramble



Butler County lawyers and judges have been meeting annually, to discuss, in an informal setting, problems and possible practical solutions to issues confronting the court systems in western Pennsylvania.

The collegiality and camaraderie that exists in the Butler County legal community is unique. Bench/Bar events foster a positive relationship between the bench and bar.

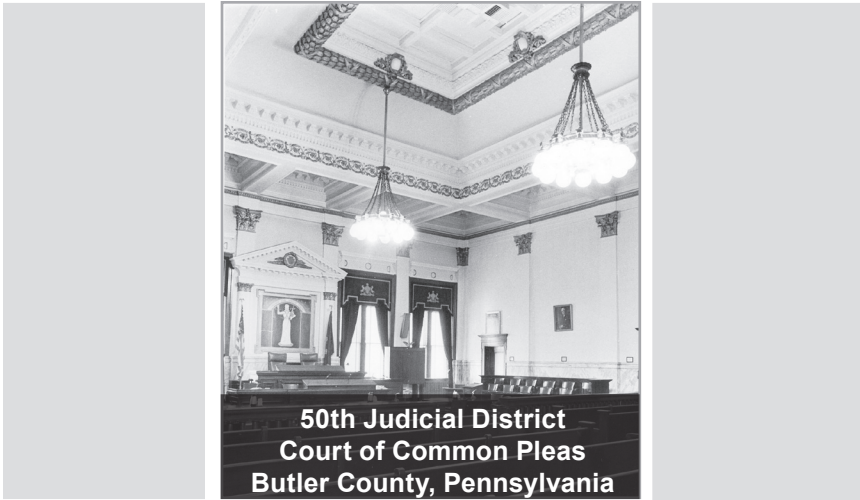
Why YOU should attend the Bench-Bar event

- Take advantage of the low CLE fee. This year we are trying something new! Earn up to 3 hours of CLE credits at our one day Bench/Bar event.
- Meet in a relaxed atmosphere to discuss court problems and offer practical solutions.
- Become better acquainted with those before whom you will be practicing.
- Keep the lines of communication open and participate in the ongoing dialogue that has created a very special working relationship among the lawyers and judges of our legal community.

For information please visit us on the web @

butlercountypabar.org or call/email 724.841.0130

butlercountybar@zoominternet.net



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 Doerr's MOTION COURT for Tuesday, August 7th, 2012 is cancelled.

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

* Judge Streib's MOTION COURT for Thursday, August 23rd, 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

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