



Butler County Legal Journal

(USPS 081020)

Vol. 20

January 6, 2012

No. 1

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

Butler County Bar Association

Joseph E Kubit, President

Legal Journal Committee

Leo M. Stepanian, Editor & Chairman

Michael J. Pater

S. Joseph Brydon

Armand R. Cingolani, III

Michael D. Gallagher

Robert F. Hawk

Pamela Walters

Owned and Published weekly by:

Butler County Bar Association

201 South Main Street, Ste 101, Butler PA 16001

Phone: 724.841.0130 | Fax: 724.841.0132

bclegaljournal@zoominternet.net

INDEX

Divorce Notices.....	10
Estate Notices.....	3
Executions	10
Judgments	9
Mortgages.....	6
Registers Notice/Audit.....	11
Sheriff Sale	10
Suits	8

PLEASE NOTE:

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

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.

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

201 South Main St., Ste 101 | Butler PA 16001 | p: 724.841.0130 | f:724.841.0132 |

BCLegalJournal@zoominternet.net



Visit us on the web @ butlercountypabar.org

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: Helen G Beck**

Late of: Butler Township PA
Executor: Billie Ann Moser
4301 Bulltown Road
Murrysville PA 15668
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Geraldine Ann Burlett**A/K/A: Geraldine A Burlett**

Late of: Adams Township PA
Executor: PNC Bank, National Association
620 Liberty Avenue 33rd Floor
Pittsburgh PA 15222
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St 14th Floor
Pittsburgh PA 15219

Estate of: Mary Jane Bryant

Late of: Butler Township PA
Executor: Richard James Bryant
1675 Valley Road
New Castle PA 16105
Executor: Sally Jane Carrier
832 Highland Ave
Salem OH 44460
Attorney: Robert J Stock
PNC Bank Building Suite 603
106 South Main Street
Butler PA 16001

Estate of: Gertrude C Conway

Late of: Cranberry Township PA
Administrator C.T.A.: Maryanne C Manning
527 Greenspire Court
Cranberry Township PA 16066
Attorney: Maureen E Lally-Green
207 Greenbriar Drive
Cranberry Twp PA 16066

**Estate of: Lester P Domhoff Jr
A/K/A: Lester Phillip Domhoff Jr**

Late of: Butler PA
Executor: Virginia Rowan
105 Fox Trot Drive
Mars PA 16046
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Brian Lee Gaiser**A/K/A: Brian L Gaiser**

Late of: Boyers PA
Executor: Larry McKinley
109 Emlenton Street
Clintonville PA 16372
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Boulevard PO Box 67
Slippery Rock PA 16057

Estate of: Gerald J Kossar

Late of: Adams Township PA
Executor: Robert Wiskemann
329 Allison Road
Gibsonia PA 15044
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
2100 Georgetowne Dr Suite 300
Sewickley PA 15143

Estate of: Gladys A Rarie

Late of: Saxonburg PA
Executor: Robin L Rarie
110 Lakehill Ln
Mars PA 16046
Attorney: None

Estate of: Richard F Seigworth**A/K/A: R Fred Seigworth**

Late of: Zelienople PA
Executor: Tracy D Kosis
20 Collins Drive
Clinton PA 15026
Executor: Brenda D Seigworth
205 Rock Lane Drive
Zelienople PA 16063
Attorney: Jack Wojdowski
Schiffman & Wojdowski
1300 Fifth Avenue
Pittsburgh PA 15219

BCLJ: Jan. 6, 13 & 20, 2012

SECOND PUBLICATION**Estate of: Mardelle O Arnold**

Late of: Zelienople PA
Executor: Charlotte A Massung
116 East First Avenue
Ellwood City PA 16117
Attorney: Gregory S Fox
Fox & Fox P.C.
323 Sixth Street
Ellwood City PA 16117

Estate of: Mary C Fallecker**A/K/A: Mary Catherine Fallecker**

Late of: Oakland Township PA
Executor: Roger L Fallecker
429 Chicora Rd
Butler PA 16001
Attorney: Norman D Jaffe
Jaffe & Kecskemethy PC
101 East Diamond Street, Suite 204
Butler PA 16001

Estate of: David Eugene Hollerman**A/K/A: David E Hollerman**

Late of: Zelienople PA
Administrator: Allan E Hollerman
206 N Pittsburgh Street
Zelienople PA 16063
Attorney: Jeffrey P Myers
Myers Law Firm
17025 Perry Highway
Warrendale PA 15086

Estate of: Stephen L Horkey

Late of: West Sunbury PA
Executor: Gregory Gold
187 Melody Road
West Sunbury PA 16061
Attorney: Mary Jo Dillon
Dillon Mccandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Leon E Jones

Late of: Center Township PA
Administrator: Thomas Jones
PO Box 71
Yatesboro PA 16263
Attorney: Elizabeth A Gribik
Dillon Mccandless King Coulter & Graham
128 West Cunningham Street
Butler PA 16001

Estate of: Anthony S Laniewski

Late of: Middlesex Township PA
Executor: Linda Dreveniak
124 Love Road
Valencia PA 16059

Attorney: Mary Jo Dillon
Dillon Mccandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Donald E McKinney

Late of: West Sunbury PA
Executor: Nancy J Porter
12118 Keister Road
Slippery Rock PA 16057
Attorney: Leo M Stepanian II
222 South Main Street
Butler PA 16001

Estate of: Jane Snyder Philbrook

Late of: Cranberry Township PA
Admr. D.B.N. C.T.A.: Claude E Barclay
725 Lazelle Road
Westerville OH 43081
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Paul E Rape

Late of: Evans City PA
Executor: Edward M Thomas
218 N Charles Street
Zelienople PA 16063
Executor: John H Drushel
469 Prospect Road
Evans City PA 16033
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Alvin W Rummel**A/K/A: Alvin Rummel**

Late of: Cabot PA
Executor: Arlin Rummel
402 Fisher Road
Cabot PA 16023
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Dorothy L Zatzko

Late of: Sarver PA
Executor: Judy C Hochbein
148 Grimm Road
Sarver PA 16055
Attorney: Leo M Stepanian Sr
Stepanian & Muscatello
222 South Main Street
Butler PA 16001

BCLJ: Dec. 30 & Jan. 6 & 13, 2011

THIRD PUBLICATION**Estate of: Nancy M Bryan**

Late of: Saxonburg PA
Executor: Miles R Bryan Jr
163 Monks Road
Saxonburg PA 16056
Attorney: David W Tyree
3371 Babcock Blvd
Pittsburgh PA 15237

Estate of: Polly Ellen Conner

Late of: Saxonburg PA
Executor: W Henry Ritts IV
1912 Kings Highway
Rockford IL 61107
Attorney: Carol Sikov Gross
Sikov & Love PA
428 Forbes Ave Suite 1400
Pittsburgh PA 15219

Estate of: Carmella F Feld

Late of: Zelienople PA
Executor: Philip A Feld
214 Andrews Trace
New Castle PA 16102
Attorney: Stephen L Feld
6 Old Glen Rd
Morristown NJ 07960

Estate of: Cecil D Furer**A/K/A: Dr Cecil D Furer**

Late of: Buffalo Township PA
Administrator C.T.A.: Janet Furer
109 Ekastown Road
Sarver PA 16055
Attorney: Pamela H Walters
277 Main Street Pob 654
Saxonburg PA 16056

Estate of: Robert P Ross

Late of: Cranberry Township PA
Executor: Jean C Ross
188 Norman Drive
Cranberry Twp PA 16066
Executor: Lynne R Lawry
952 Balmoral Drive
Pittsburgh PA 15237
Attorney: Michael K Parrish
Goehring Rutter & Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

Estate of: Margaret A Tatsak

Late of: Center Township PA
Executor: Debra Anderson
151 Creek Church Road
Ford City PA 16226
Attorney: Stephanie J McFadden
Stephanie J McFadden
217 Market Street Suite 48
Kittanning PA 16201

Estate of: Theda J Taylor**A/K/A: Theda J Magill Taylor**

Late of: Zelienople PA
Executor: Patricia Andrew
755 Spring Street
Harmony PA 16037
Executor: James B Magill
124 Shaffer Drive
Zelienople PA 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Donald G Ulrich

Late of: Jackson Township PA
Administrator: Mary Anne Ulrich
5246 Clarwin Avenue
Pittsburgh PA 15229
Attorney: Michael A Steger
707 Grant St Suite 1130
Pittsburgh PA 15219

Estate of: Michael Francis Wadlow**A/K/A: Michael F Wadlow**

Late of: Slippery Rock PA
Executor: Timothy Wadlow
8943 Huron Avenue
Pittsburgh PA 15237
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard Po Box 67
Slippery Rock PA 16057

Estate of: Glenn R Young

Late of: Buffalo Township PA
Admr. D.B.N. C.T.A.: Susan Renee Hensley
1326 Missouri Avenue
Pittsburgh PA 15017
Attorney: Lawrence P Lutz
Lutz & Pawk LLP
101 East Diamond St Suite 102
Butler PA 16001

BCLJ: Dec. 23, 30 & Jan. 6, 2011

MORTGAGES

Dec 12 - Dec 16, 2011

1-st name-Mortgagor

2nd name-Mortgagee

Abbott, James W., by P/A, et ux - US Mtg Network, et al - Cranberry Twp. - \$270,000.00

Acklin, Daniel M., et ux - PNC Mtg, aka - Cranberry Twp. - \$314,000.00

Alben, Raymond F., et ux - First Natl Bk of Pa - Worth Twp. - \$140,000.00

Albert, Everet Ronald, Jr., aka, et al - Grove City Area Fed Cred Un - Mercer Twp. - \$130,400.00

Albrecht, Colleen C. - RBS Citizens NA - Cranberry Twp. - \$80,000.00

Almoney, George R., et al - PNC Bk Natl Assn - Cranberry Twp. - \$95,061.09

Bachner, Ralph W., Jr., et ux - Omega Fin Servs Inc, et al - Cranberry Twp. - \$205,650.00

Baird, John W., et ux - Reliance First Cap LLC, et al - Center Twp. - \$151,096.00

Barron, Ryan N., et al - PNC Mtg, aka - Buffalo Twp. - \$159,860.00

Beck, Thomas, Jr. - Dollar Bk Fed Sav Bk - Fairview Twp. - \$281,500.00

Benoit, Marc P., et ux - ESB Bank - Cranberry Twp. - \$167,900.00

Bentz, Joseph A., et ux - PHH Home Loans LLC, dba, et al - Cranberry Twp. - \$110,135.00

Black, Donald W., et al - Butler Armco Emp Cred Un - Oakland Twp. - \$33,511.90

Bock, Kenneth E. - Philip A. Krisko, et ux - Venango Twp. - \$16,000.00

Bonetti, Robert A., et ux - Butler Armco Emp Cred Un - Butler Twp. - \$120,000.00

Book, Randy L., et ux - Dollar Bk Fed Sav Bk - Butler City, Wd. 4 - \$165,500.00

Bowland, Kenneth C. - Wells Fargo Bk NA - Franklin Twp. - \$58,650.00

Bowser, Jason M., et ux - Sail Mtg Corp, et al - Adams Twp. - \$298,000.00

Boyle, Larry J., et al - PNC Bk Natl Assn - Buffalo Twp. - \$90,000.00

Buha, Richard C., II, et al - Allstate Fin Servs Inc, et al - Jackson Twp. - \$125,725.00

Butia, Terry L., et al - Citizens Bk of Pa - Evans City Borough - \$105,000.00

Cascino, John J. - Butler Armco Emp Cred Un - Franklin Twp. - \$42,126.01

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

Chamberlin, Judy Elaine, et al - First Natl Bk of Pa - Connoquenessing Twp. - \$99,999.00

Christy, Kelley, et al - Howard Hanna Mtg

Servs, et al - Adams Twp. - \$286,400.00

Claypoole, Adam S., et ux - PHH Mtg Corp - Oakland Twp. - \$145,222.00

Clouse, Richard, Jr., et al - Butler Armco Emp Cred Un - Clearfield Twp. - \$25,000.00

Coleman, Danny L., et al - Butler Armco Emp Cred Un - Butler City, Wd. 4 - \$49,000.00

Connor, Kendee K. - Butler Armco Emp Cred Un - Connoquenessing Twp. - \$95,900.00

Defillipi, Lori J., aka - PNC Mtg, aka - Buffalo Twp. - \$169,600.00

Demetriadis, Eileen L. - ESB Bank - Cranberry Twp. - \$50,000.00

Difrischia, Tyler D. - JPMorgan Chase Bk NA - Callery Borough - \$115,305.00

Dillabaugh, Wayne L., et ux - S&T Bank - Winfield Twp. - \$30,000.00

Dodd, Daniel L., et ux - Nextier Bk NA - Donegal Twp. - \$108,000.00

Eberle, Ethan A., et al - First Niagara Bk NA - Butler City, Wd. 2 - \$45,200.00

Eppinger, William E., et ux - Navy Fed Cred Un - Cranberry Twp. - \$103,300.00

Faust, Kimberly E., et al - Wells Fargo Bk NA - Oakland Twp. - \$75,000.00

Fencil, Eric M., et ux - Wells Fargo Bk NA - Cranberry Twp. - \$388,000.00

Fezer, Richard W., et al - PNC Bk Natl Assn - Adams Twp. - \$278,000.00

Fletcher, Dean A., et al - Fidelity Bk Pasb - Cranberry Twp. - \$45,000.00

Frankenstein, James T., et ux - JLB Corp, dba, et al - Zelienople Borough - \$55,000.00

Frndak, Keith E., et ux - Nextier Bk NA - Winfield Twp. - \$304,000.00

Frontain, Judy E. - Huntington Natl Bk - Mercer Twp. - \$80,951.00

Gillott, Darin E. - Butler Armco Emp Cred Un - Butler Twp., Wd. 6 - \$30,000.00

Glynn, James T., et ux - First Commonwealth Bk - Cranberry Twp. - \$136,000.00

Gorniak, Rick E., et al - Parkvale Sav Bk - Cranberry Twp. - \$65,000.00

Gorniak, Rick E., et ux - Parkvale Sav Bk - Cranberry Twp. - \$400,000.00

Greene, Debra M. - PNC Bk Natl Assn - Adams Twp. - \$12,000.00

Hagen, Brett T. - Bank of America NA, et al - Cranberry Twp. - \$159,713.00

Halin, Scott A., et al - Butler Armco Emp Cred Un - Forward Twp. - \$13,820.00

Hammer, Albert C., et ux - Wells Fargo Bk NA - Butler Twp. - \$110,000.00

Hancheck, Michael P., et ux - PNC Mtg, aka - Penn Twp. - \$89,000.00

Hanz, Scott A., et ux - First Commonwealth Bk - Buffalo Twp. - \$98,324.37

Hassler, Steven B., et al - Butler Armco Emp Cred Un - Jefferson Twp. - \$50,000.00

Hayden, Paul M., et ux - Dollar Bk Fed Sav

- Bk - Cranberry Twp. - \$262,500.00
Heckard, Richard D., et ux - Fidelity Bk Pasb - Evans City Borough - \$10,000.00
Hogsett, Steven L., et al - Northwest Sav Bk - Clay Twp. - \$136,800.00
Hoppe, Barry J., et ux - iFreedom Direct Corp, et al - Parker Twp. - \$175,421.00
Hrycko, Thomas J., et al - ESB Bank - Lancaster Twp. - \$136,000.00
James, Ronald A., et ux - Wells Fargo Bk NA - Middlesex Twp. - \$275,500.00
Jamison, John P., et al - Northwest Sav Bk - Middlesex Twp. - \$46,133.27
Johns, John A., et ux - Bank of America NA, et al - Cranberry Twp. - \$405,500.00
Johnston, Steven E., et ux - Quicken Loans Inc, et al - Cranberry Twp. - \$375,000.00
Jones, James P., et al - Northwest Sav Bk - Jefferson Twp. - \$172,000.00
Karch, Justin J., et al - Wells Fargo Bk NA - Fairview Twp. - \$88,000.00
Katekovich, Raymond, Jr., et al - Gateway Bk of Pa - Adams Twp. - \$129,000.00
Katsko, Richard W., et al - Butler Armco Emp Cred Un - Clearfield Twp. - \$104,000.00
Kihn, Jeffrey L. - First Natl Bk of Pa - Washington Twp. - \$40,000.00
Kohler, Timothy P. - USX Fed Cred Un - Cranberry Twp. - \$20,000.00
Kraus, John L., et ux - Wells Fargo Bk NA - Adams Twp. - \$167,000.00
Kudamik, Frank J., et al - Butler Armco Emp Cred Un - Butler Twp., Wd. 1 - \$37,700.00
Kulin, Alex R., IV, et al - Butler Armco Emp Cred Un - East Butler Borough - \$45,118.69
LaBua, Anthony, et al - Howard Hanna Mtg Servs, et al - Cranberry Twp. - \$160,750.00
Lambert, Douglas J., et al - Citizens Bk of Pa - Middlesex Twp. - \$200,000.00
Lefever, David S., et ux - First Commonwealth Bk - Clinton Twp. - \$244,200.00
Leonetti, Leslie G., et ux - Wells Fargo Bk NA - Cranberry Twp. - \$157,500.00
Leuthold, William Norman, et ux - Greenlight Fin Servs, et al - Jefferson Twp. - \$147,000.00
Lewis, Christopher L., et ux - Huntington Natl Bk - Jackson Twp. - \$450,000.00
Lindsay, Charles G. - PNC Bk Natl Assn - Winfield Twp. - \$100,000.00
Linscott, Susan E., aka - JPMorgan Chase Bk NA - Cranberry Twp. - \$302,513.00
Liscinsky, John R., et ux - Huntington Natl Bk - Adams Twp. - \$62,200.00
Loughner, Joshua J., et al - Parkvale Sav Bk - Penn Twp. - \$129,400.00
Lovy, Mona G. - Quicken Loans Inc, et al - Cranberry Twp. - \$272,800.00
Lowery, Lori A. - First Niagara Bk NA, et al - Cranberry Twp. - \$248,535.00
Mack, David M., Sr., et ux - Nextier Bk NA - Cranberry Twp. - \$95,000.00
Mandalas, Gregory G., et ux - Butler Armco Emp Cred Un - Center Twp. - \$137,000.00
Martin, David, et ux - Dollar Bk Fed Sav Bk - Lancaster Twp. - \$125,000.00
Martin, Jeffrey L., et ux - Huntington Natl Bk - Adams Twp. - \$205,000.00
Martin, Tim M., et ux - Slovak Sav Bk - Clinton Twp. - \$92,000.00
Mauthe, John W., et ux - Huntington Natl Bk - Clearfield Twp. - \$166,951.41
McCormick, Colleen J. - PNC Bk Natl Assn - Butler City, Wd. 4 - \$10,000.00
McKenzie, Daniel, et ux - Vanguard Funding LLC, et al - Zelenople Borough - \$157,964.00
McNulty, David A., et al - Citizens Bk of Pa - Adams Twp. - \$149,500.00
Mihalic, Mark, et al - PSECU - Cranberry Twp. - \$35,000.00
Miller, Sandra M. - Butler Armco Emp Cred Un - Clay Twp. - \$23,000.00
Monteleone, Joshua J., et ux - Fifth Third Mtg Co - Zelenople Borough - \$163,922.00
Mrozek, Jeff S., et ux - Firstmerit Bk NA - Muddy creek Twp. - \$99,500.00
Myers, Brian C., et ux - First Commonwealth Bk - Saxonburg Borough - \$75,000.00
Nacey, Ronald G., et ux - Everbank, et al - Middlesex Twp. - \$200,000.00
O'Brien, Dennis J., et al - S&T Bank - Cranberry Twp. - \$64,000.00
Orloski, Robert W., et al - Butler Armco Emp Cred Un - Oakland Twp. - \$25,000.00
O'Rorke, Ryan T., et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$133,000.00
Parenti, Marjorie A. - Butler Armco Emp Cred Un - Butler Twp., Wd. 1 - \$29,000.00
Paulsen, Donald E., et al - Butler Armco Emp Cred Un - Penn Twp. - \$80,000.00
Pfeifer, Carl R., et al - Butler Armco Emp Cred Un - Cranberry Twp. - \$28,500.00
Phillips, Annette M. - PNC Bk Natl Assn - Penn Twp. - \$191,500.00
Phillips, Phyllis Anne - Wells Fargo Bk NA - Seven Field Borough - \$136,000.00
Pistorius, Joseph J., Jr. - Huntington Natl Bk, et al - Summit Twp. - \$105,600.00
Plasterr, Christopher J. - NVR Mtg Fin Inc, et al - Adams Twp. - \$156,650.00
Plovic, James A. - Douglas S. Miller, et al - Penn Twp. - \$18,000.00
Ponteri, Scott J., et ux - First Commonwealth Bk - Buffalo Twp. - \$35,000.00
Porter, John W., et al - Sail Mtg Corp, et al - Cranberry Twp. - \$336,000.00
Porter, John W., et ux - First Commonwealth Bk - Cranberry Twp. - \$42,000.00
Pryor, Robert Dale, et al - First Natl Bk of

Pa - Franklin Twp. - \$17,200.00
Radus, Brian D., et al - PNC Bk Natl Assn - Jefferson Twp. - \$242,795.71
Reichenbaugh, Melvin L., et al - Butler Armco Emp Cred Un - Buffalo Twp. - \$100,000.00
Rice, Thomas E., Jr., et ux - Huntington Natl Bk - Chicora Borough - \$73,500.00
Rick, Alexander J., Jr., et ux - Huntington Natl Bk - Adams Twp. - \$119,125.00
Ring, John M., et ux - First Place Bk - Cranberry Twp. - \$341,500.00
Robb, W. Duncan, II, et al - Kishacoquillas Valley Natl Bk - Middlesex Twp. - \$199,200.00
Rosellini, Jeffrey - PNC Bk Natl Assn - Marion Twp. - \$31,636.08
Ryan, James J., IV, et al - West Penn Fin Serv Ctr Inc, et al - Butler Twp. - \$73,600.00
Sams, James Stanley, Jr., et al - PNC Bk Natl Assn - Butler Twp. - \$49,900.00
Sanctis, Karla D. - Quicken Loans Inc, et al - Jackson Twp. - \$122,500.00
Sankey, Donald L., et ux - Huntington Natl Bk - Butler City, Wd. 3 - \$27,900.00
Savisky, Gregory W., et ux - Huntington Natl Bk - Butler Twp., Wd. 6 - \$105,700.00
Schacht, Lawrence J., et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$120,000.00
Scott, Judy A. - Butler Armco Emp Cred Un - Center Twp. - \$55,000.00
Simmer, Neil Aaron, aka, et ux - Wells Fargo Bk NA - Clay Twp. - \$170,000.00
Singleton, Christopher J., et ux - PNC Mtg, aka - Butler Twp. - \$344,000.00
Smith, John H. - PNC Bk Natl Assn - Winfield Twp. - \$65,000.00
Smith, Shawn R., et al - West Penn Fin Serv Ctr Inc, et al - Butler Twp. - \$93,566.00
Smith, Thomas J., et al - Butler Armco Emp Cred Un - Summit Twp. - \$35,000.00
Snyder, David E., et al - PNC Bk Natl Assn - Butler City - \$25,000.00
Snyder, James R., et ux - State Farm Bk FSB - Mercer Twp. - \$37,700.00
Spanos, George - Coldwell Banker Home Loans, et al - Cranberry Twp. - \$244,000.00
Spithaler, Roderick Michael - PNC Bk Natl Assn - Evans City Borough - \$65,197.00
Stanger, Janette C. - ESB Bank - Cranberry Twp. - \$110,000.00
Stepp, Paula E., aka - Huntington Natl Bk - Butler Twp. - \$53,856.50
Stiehler, Robert B., et ux - Huntington Natl Bk - Fairview Twp. - \$82,703.03
Taggart, Mary, aka Purdy - PNC Bk Natl Assn - Slippery Rock Twp. - \$50,000.00
Tomer, Robert Raymond, et ux - Wells Fargo Bk NA - Cranberry Twp. - \$209,183.00
Tomko, Christopher D., et ux - Wells Fargo

Bk NA - Butler Twp. - \$129,750.00
Twichell, Peter J., et ux - M. S. Flynn Inc, dba, et al - Cranberry Twp. - \$252,000.00
Uniatowski, Daniel D. - West Penn Fin Serv Ctr Inc, et al - Mars Borough - \$207,142.00
Uranker, Raymond E., et ux - Butler Armco Emp Cred Un - Butler Twp. - \$75,000.00
Urie, Robert, Jr., et al - Howard Hanna Mtg Servs, et al - Cranberry Twp. - \$268,000.00
Vetter, David C., et ux - PNC Mtg, aka - Cranberry Twp. - \$311,200.00
Vissari, John N., et al - Butler Armco Emp Cred Un - Butler City, Wd. 4 - \$10,000.00
Vokes, Brian S., et ux - Wings Fin Cred Un - Cranberry Twp. - \$15,000.00
Vukic, Thomas, et ux - Quicken Loans Inc, et al - Cranberry Twp. - \$314,539.00
Watkins, Robin J. - NVR Mtg Fin Inc, et al - Adams Twp. - \$165,200.00
Watson, Steven A., et al - Bonnie Watson Kniskern - Jackson Twp. - \$120,000.00
Woodward, Gary C., Trs., et al - PNC Bk Natl Assn - Adams Twp. - \$200,000.00
Yeager, Michelle K. - First Commonwealth Bk - Cranberry Twp. - \$96,635.99.

SUITS

Week ending December 30, 2011

1 st Name-Plaintiff 2nd Name-Defendant

US Bank National Association vs. **John E. Bedner and Rachel L. Bedner**: Real Property - Mortgage Foreclosure: Residential: Louis M. Vitti, Esq.: 11-11590;
 Equable Ascent Financial LLC vs. **Michael Burns**: Contract - Debt Collection: Credit Card: Andrew Sklar, Esq.: 11-11585;
 Jimmy V. Gearhart and Barbara Gearhart vs. **Commonwealth of Pennsylvania – Dept of Transportation**: Tort - Motor Vehicle: James A. Naddeo, Esq.: 11-11588;
 US Bank National Association vs. **James P. Hibbard, Jr.**: Real Property - Mortgage Foreclosure: Residential: Phelan Hallinan & Schmieg, LLP: 11-11598;
 PNC Bank NA vs. **Helen J. Jeffries**: Real Property - Mortgage Foreclosure: Residential: Phelan Hallinan & Schmieg, LLP: 11-11593;
 Jarrett Keefer vs. **Jeffrey A. Lutz**: Writ of Revival: Elizabeth A. Gribik, Esq.: 11-11597;
 First National Bank of Pennsylvania vs. **James N. McGuire and Darla S. McGuire**: Real Property - Mortgage Foreclosure: Residential: James F. Grenen, Esq.: 11-11592;

McClymonds Supply & Transit Co Inc vs. **Mon River Energy Corp**: Contract - Debt Collection: Other: Atty – None: 11-11583;
 Citimortgage Inc vs. **Jill L. Morrison and Scott A. Morrison**: Real Property - Mortgage Foreclosure: Residential: Phelan Hallinan & Schmieg, LLP: 11-11595;
 Ally Financial Inc vs. **Ronald Petroff and Jaymie Petroff**: Contract - Debt Collection: Other: William T. Molczan, Esq.: 11-11587;
 Discover Bank vs. **Peter J. Puliatti**: Contract - Debt Collection: Credit Card: Edward Stock, Esq.: 11-11589;
 Ken Pilarski and the Kaufman House vs. **QBE Insurance Corp**: Tort – Premises Liability: Peter H. Kurzweg, Esq.: 11-11596;
 PHH Mortgage Corp vs. **Allison Renfrew**: Real Property - Mortgage Foreclosure: Residential: Phelan Hallinan & Schmieg, LLP: 11-11594;
 First National Bank of Pennsylvania vs. **Woodrow W. Ruffaner aka Woodrow W. Ruffaner, Jr. and Paula S. Ruffner**: Real Property - Mortgage Foreclosure: Residential: James F. Grenen, Esq.: 11-11591;
 Irene A. Ilgenfritz vs. **Stirling Landscaping**: Contract – Other: Jeffrey D. Banner, Esq.: 11-11586;
 Nationstar Mortgage LLC vs. **James D. Watson and Sharon Edkins aka Sharon Edkins Watson**: Real Property - Mortgage Foreclosure: Residential: Phelan Hallinan & Schmieg, LLP: 11-11584;

JUDGMENTS

Week ending December 30, 2011

1 st Name-Plaintiff

2nd Name-Defendant

Commonwealth of PA - Dept Rev. vs. **Albert G. Albanowski and Giac Albanowski**: Lien: \$1425.72: Atty – None: 11-22798;
 Commonwealth of PA - Dept Rev. vs. **Baseball Card Castle**: Lien: \$1131.34: Atty – None: 11-22776;
 Citimortgage Inc vs. **David Boldy**: Judgment/Premises: \$63281.29: Yale Weinstein, Esq.: 11-22805;
 Commonwealth of PA - Dept Rev. vs. **Bruin Service Inc**: Lien: \$1297.76: Atty – None: 11-22786;
 Clerk of Courts vs. **Ian Bryant Hindley**: Judgment: \$2664.00: Atty – None: 11-22772;
 Commonwealth of PA - Dept Rev. vs. **Christywells Inc**: Lien: \$1797.38: Atty –

None: 11-22782;
 Commonwealth of PA - Dept Rev. vs. **Cranberry Excavating & Development Inc**: Lien: \$2837.43: Atty – None: 11-22787;
 Commonwealth of PA - Dept Rev. vs. **Crider Repair Service Inc**: Lien: \$793.15: Atty – None: 11-22785;
 Discover Bank vs. **Deborah J. Curry**: Judgment: \$10680.21: James C. Warmbrodt, Esq.: 11-22803;
 Commonwealth of PA - Dept Rev. vs. **Robert J. Damico**: Lien: \$554.58: Atty – None: 11-22783;
 Commonwealth of PA - Dept Rev. vs. **Thomas R. Donaldson and Elaine R. Donaldson**: Lien: \$1138.30: Atty – None: 11-22796;
 Clerk of Courts vs. **Brandon Michael Ealy**: Judgment: \$3342.49: Atty – None: 11-22809;
 Enterprise Bank vs. **Equine Vision LLC**: Complaint – Confession: \$1067635.56: Joseph A. Fidler, Esq.: 11-22806;
 Commonwealth of PA - Dept Rev. vs. **Fat Chaps Restaurant LLC**: Lien: \$1625.42: Atty – None: 11-22784;
 Commonwealth of PA - Dept Rev. vs. **Robert R. Fiechuk**: Lien: \$310.22: Atty – None: 11-22778;
 Commonwealth of PA - Dept Rev. vs. **Stanley I. Gruver, Jr. individually & Floor Fashions**: Lien: \$1481.59: Atty – None: 11-22769;
 Enterprise Bank vs. **Dyann Herrmann and Matt Herrmann**: Complaint – Confession: \$1067635.56: Joseph A. Fidler, Esq.: 11-22808;
 Commonwealth of PA - Dept Rev. vs. **Hill Boys Inc**: Lien: \$654.28: Atty – None: 11-22781;
 Commonwealth of PA - Dept Rev. vs. **Heidi M. Holben**: Lien: \$318.20: Atty – None: 11-22774;
 Commonwealth of PA - Dept Rev. vs. **Homison Auto Service & Glass, LLC**: Lien: \$256.54: Atty – None: 11-22790;
 Enterprise Bank vs. **Horse On Course, Inc**: Complaint – Confession: \$1067635.56: Joseph A. Fidler, Esq.: 11-22807;
 Northwest Savings Bank vs. **Justin C. Irwin and Linda P. Irwin**: Judgment/Premises: \$91981.63: William J. Cisek, Esq.: 11-22770;
 Commonwealth of PA - Dept Rev. vs. **JustInn Inc**: Lien: \$705.74: Atty – None: 11-22773;
 Commonwealth of PA - Dept Rev. vs. **Kairos Coffee & Tea LLC**: Lien: \$1258.24: Atty – None: 11-22780;
 Discover Bank vs. **Christine Lipke**: Judgment: \$2779.71: James C. Warmbrodt, Esq.: 11-22801;

Commonwealth of PA - Dept Rev. vs. **Michael E. Malcanas and Susan Malcanas**: Lien: \$1030.19: Atty – None: 11-22793;
 Commonwealth of PA - Dept Rev. vs. **Daniel L. Manning & Denise A. Manning**: Lien: \$3041.39: Atty – None: 11-22791;
 Clerk of Courts vs. **Shelly Marie McNamee**: Judgment: \$1959.43: Atty – None: 11-22813;
 Commonwealth of PA - Dept Rev. vs. **Med Construction Inc**: Lien: \$5577.82: Atty – None: 11-22779;
 Clerk of Courts vs. **Vanessa Elizabeth Morrison**: Judgment: \$1122.55: Atty – None: 11-22812;
 Commonwealth of PA - Dept Rev. vs. **Paul Moyer and Sharon A. Moyer**: Lien: \$864.22: Atty – None: 11-22795;
 Commonwealth of PA - Dept Rev. vs. **N & C Enterprises, Inc.**: Lien: \$1179.93: Atty – None: 11-22788;
 Commonwealth of PA - Dept Rev. vs. **Professional Furniture Restoration Inc**: Lien: \$627.98: Atty – None: 11-22775;
 Commonwealth of PA - Dept Rev. vs. **Kathleen C. Reibert**: Lien: \$1452.69: Atty – None: 11-22792;
 Commonwealth of PA - Dept Rev. vs. **Edward J. Schaming and Esther E. Schaming**: Lien: \$1675.74: Atty – None: 11-22797;
 Clerk of Courts vs. **Randy John Schuller**: Judgment: \$12802.51: Atty – None: 11-22771;
 Commonwealth of PA - Dept Rev. vs. **Dolores H. Selby**: Lien: \$7923.27: Atty – None: 11-22794;
 Clerk of Courts vs. **Jason T. Sherman**: Judgment: \$1422.94: Atty – None: 11-22811;
 Commonwealth of PA - Dept Rev. vs. **Siamo II Sole LLC**: Lien: \$279.09: Atty – None: 11-22777;
 Commonwealth of PA - Dept Rev. vs. **Slippery Rock Industries, Inc**: Lien: \$4519.50: Atty – None: 11-22789;
 Clerk of Courts vs. **Richard Allen Stepp, Jr.**: Judgment: \$4370.04: Atty – None: 11-22814;
 Commonwealth of PA - Dept Rev. vs. **Tammy L. Straughn Individually and President of JT Trucking Inc**: Lien: \$23675.68: Atty – None: 11-22800;
 Asset Acceptance LLC vs. **George Treich**: Judgment: \$1783.96: Frederic I. Weinberg, Esq.: 11-22804;
 Commonwealth of PA - Dept Rev. vs. **Philip Unger and Valerie Unger**: Lien: \$1752.24: Atty – None: 11-22799;
 Clerk of Courts vs. **Kevin David Vankirk**: Judgment: \$7817.76: Atty – None: 11-22810;
 Discover Bank vs. **Perlie L. Young**: Judgment: \$6737.95: James C. Warmbrodt, Esq.: 11-22802;

EXECUTIONS

Week ending December 30, 2011

1st Name-Plaintiff
 2nd Name-Defendant

Northwest Savings Bank vs. **Justin C. Irwin and Linda P. Irwin**: 11-30439;
 Capital One Bank (USA) N A vs. **Anita L. Miller and First National Bank, Garnishee**: 11-30442;
 PNC Bank NA vs. **Scott R. Stettmier and First Commonwealth Bank, Garnishee**: 11-30440;
 FIA Card Services LLC vs. **Michael S. Wolf and USX Federal Credit Union, Garnishee**: 11-30441;

DIVORCES

Week ending December 30, 2011

1 st Name-Plaintiff
 2nd Name-Defendant

Jennifer G. Clawson vs. **Luke M. Clawson**: Cori S. Dunn, Esq.: 11-90912;
 John Michael Kelly vs. **Kristin Kelly**: Atty – None: 11-90909;
 Frederick J. Mullins vs. **Linda J. Mullins**: Michael S. Lazaroff, Esq.: 11-90910;
 Jeffrey Ruffing vs. **Barbara A. Ruffing**: Mary Sue Ramsden, Esq.: 11-90905;
 Julie Snow vs. **Michael Snow**: Marion Laffey-Ferry, Esq.: 11-90911;

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 20th day of JANUARY, 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 February 17, 2012 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

E.D.2010-30470**C.P.2010-21976****SHF.: 11000006****ATTY THOMAS MAY**

Seized and taken in Execution as the property of GEORGE FREITERS AND DEBORAH EALY at the suit of BEAR CREEK WATERSHED AUTH, Being:-

ALL that certain piece. parcel or lot of land situate in Bruin Borough Butter County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being in the center line of a public road. known as the Bruin~ Parker Road, also known as Pennsylvania Route 268. and same point being the Southwest corner of the tract being conveyed, and being a point common with line of lands of Harry Miller; thence North 26 degrees 36' West along line of lands of Harry Miller, a distance of 247.88 feet to a point at line of lands of Hazel A. Vogt; thence South 84 degrees 06' East along line of lands of Hazel A. Vogt, a distance of 454.29 feet to a point in the center of the aforesaid Pennsylvania State Highway 268; thence South 60 degrees 30' West along the center line of said Highway, a distance of 107.64 feet to a point; thence continuing along the center line of said Highway, South 63 degrees 44' West a distance of 277.12 feet to a point at line of lands of Harry Miller, said point being the place of beginning. AND BEING Lot 13 and Lot 14 in the George Vogt Plan of Lots.

EXCEPTING AND RESERVING therefrom that certain piece of property sold by John C. Kinney, et ux. to John G. Rathfon of the Recorder of Deeds of Butler County, PA at Deed Book 1039, page 302.

BEING Map #S2 Parcel G13 and #1F3 135.

BEING the same premises conveyed to Pamela S. Frazer by the deed of Robert J. Frazer dated March 7, 1996 and recorded March 7, 1996. In the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Deed Book 2604, page 907.

BCLJ: Dec 23, 30 & Jan 6 2011

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



Visit us on the web

@

butlercountypabar.org

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, January 9, 2012, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
MALESKI, Emil E.	Merce Maleski	11/28/11

BCLJ - Dec 30, 2011 & Jan 6, 2012

BUTLER COUNTY LEGAL JOURNAL
201 SOUTH MAIN STREET SUITE 101
BUTLER PENNSYLVANIA 16001

PERIODICALS
POSTAGE
PAID
BUTLER, PA

**POSTMASTER: Please send address changes to:
BUTLER COUNTY LEGAL JOURNAL, 201 South Main St, Ste 101, Butler, PA 16001.**

**Butler County Bar Association
2012 Board of Directors**

Joseph Kubit, President
Michael Gallagher, Vice President
Thomas Lizzi, Secretary
Michael Pater, Treasurer

Executive Committee

Karen Berg
Kelley Harley
Michael Hnath
Michael Lazaroff
Susan Lope
Leo Stepanian II
Edie Sutton



Looking for the right attorney for
your business or personal matter?

We can help.

Please visit our on-line, automated Lawyer Referral Service @
www.butlercountypabar.org