

**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.

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**FIRST PUBLICATION****Estate of: Madeleine D Pond**

Late of: Cranberry Township PA  
Executor: Jonathan Davidson Pond  
16 Marcia Road  
Watertown Ma 02472  
Attorney: John F Meck  
Eckert Seamans Cherin Mellott Llc  
600 Grant Street 44Th Floor  
Pittsburgh PA 15219

**Estate of: Dennis A Boice Jr**

Late of: Cranberry Township PA  
Administrator: Karen Boice  
141 Chadborne Court  
Cranberry Twp PA 16066  
Attorney: Donald J Palmer  
Goehring Rutter & Boehm  
437 Grant St Frick Bldg 14Th Fl  
Pittsburgh PA 15219

**Estate of: David P Jones**

Late of: Center Township PA  
Executor: Tabatha Lee Spagnoletti  
401 Madison Street  
Birdsboro PA 19508  
Attorney: Michael A Carr  
Jones Gregg Creehan & Gerace Llp  
411 Seventh Avenue Suite 1200  
Pittsburgh PA 15219

**Estate of: Gwendolyn Ann Angstadt**

**aka: Gwendolyn A Angstadt**

**aka: Lynn A Angstadt**

Late of: Harmony PA  
Executor: Thomas F Angstadt  
214 Grant Avenue Suite 325  
San Francisco CA 94108  
Attorney: Matthew F Marshall  
Dillon Mccandless King  
Coulter & Graham LLP  
800 Cranberry Woods Drive Suite 100  
Cranberry Township PA 16066-4133

**Estate of: William Xavier Gardner**

Late of: Butler Township PA  
Executor: Jeffrey Gardner  
353 Mulberry Drive  
Mechanicsburg PA 17050-3109  
Attorney: David A Crissman  
Montgomery Crissman Montgomery Kubit  
& Petrancosta  
518 North Main Street  
Butler PA 16001

**Estate of: Dolores A Owens**

Late of: Jefferson Township PA  
Executor: Antoinette Kiefer  
108 Oak Leaf Dr  
Saxonburg PA 16056  
Attorney: Matthew E Fischer  
114 West Cunningham Street  
Butler PA 16001

**Estate of: Marian Wetick**

Late of: Butler PA  
Executor: Duane Wetick  
135 Marietta Dr  
Fairview PA 16415  
Attorney: None

**Estate of: Carolyn M Durci**

**aka: Carolyn M Aiken Anthony Durci**

Late of: Butler Township PA  
Executor: Joyce Schnur  
One Oakhurst Drive  
Butler PA 16002  
Attorney: None

**Estate of: Elizabeth J Kameron**

Late of: Butler PA  
Executor: James P Kameron  
306 Beechwood Blvd  
Butler PA 16001  
Executor: Thomas M Kameron  
506 E Penn St  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon Mccandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Mary Ann Krizner**

**Late of: Butler Township PA**

Executor: Kathleen A Ragan  
115 Outlaw Lane  
Butler PA 16001  
Attorney: Sheryle L Long  
Schenck & Long  
610 North Main Street  
Butler PA 16001

**Estate of: Olive M Sherrieb**

Late of: Jefferson Township PA  
Executor: Bruce Sherrieb  
302 Third Street  
Freeport PA 16229  
Attorney: Jack J Steiner  
Steiner & Steiner Po Box 789  
Kittanning PA 16201

BCLJ: Sept. 2, 9 & 16, 2011

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**SECOND PUBLICATION****Estate of: Marjorie Lynn Storch**

Late of: Slippery Rock PA  
Executor: Douglas S. Storch  
3130 Algonquin Trail  
Lower Burrell PA 15068  
Attorney: Timothy L McNickle  
209 West Pine Street  
Grove City PA 16127

**Estate of: Byron W. Foust**

Late of: Cabot PA  
Executor: Shirley Blauser  
114 Locust Lane  
Parker PA 16049  
Attorney: Scott W. Schreffler  
606 Main Street Po Box 99  
Emlenton PA 16373

**Estate of: Patricia L. Ahrens****aka: Patricia Lynn Ahrens**

Late of: Slippery Rock PA  
Executor: Patricia E. Cirillo  
3941 William Flynn Hwy  
Slippery Rock PA 16057  
Attorney: James P. Coulter  
Dillon McCandless King Coulter  
& Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Harry Cornelius****aka: Harry V. Cornelius**

Late of: Harrisville PA  
Executor: Randall Durnell  
841 Franklin Road  
Slippery Rock PA 16057  
Attorney: Lewis P McEwen  
234 West Pine Street PO Box 510  
Grove City PA 16127

**Estate of: Ruth W. Shay****aka: Ruth Shay**

Late of: Butler Township PA  
Executor: Kenneth H. Means  
240 S Duffy Rd

Butler PA 16001

Attorney: Leonard A. Grence  
222 S Washington St  
Butler PA 16001

**Estate of: Rosemarie Randolph**

Late of: Adams Twp PA  
Executor: Allan E Randolph III  
1044 Pittsburgh Road  
Valencia PA 16059  
Executor: Keith J. Randolph  
121 Wallace Road  
Portersville PA 16051  
Attorney: Orlando R. Sodini  
Thompson Calkins & Sutter LLC  
850 Ridge Avenue Suite 300  
Pittsburgh PA 15212

BCLJ: August 26 & Sept. 2 & 9, 2011

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**THIRD PUBLICATION****Estate of: Else B. Essel**

Late of: Center Township PA  
Executor: Cheryl Adams  
184 Mckay Rd  
Saxonburg PA 16056  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: John B. Thornbury Sr****aka: John Burdette Thornbury**

Late of: Mercer Township PA  
Executor: Sandra Thornbury  
125 Thornwood Lane  
Slippery Rock PA 16057  
Attorney: S Joseph Brydon  
S Joseph Brydon & Associates  
140 Grove City Rd POB 95  
Slippery Rock PA 16057-0095

**Estate of: Raymond M. Beacha****aka: Raymond Beacha**

Late of: Adams Township PA  
Executor: Betty Jean Beacha  
701 Laurel Oak Drive  
Valencia PA 16056  
Executor: Carolyn A Estoker  
46750 Glengarry Boulevard  
Canton MI 48188  
Attorney: Ted Tishman  
Leech Tishman Fuscaldo and Lampl LLC  
525 William Penn Place 30th Floor  
Pittsburgh PA 15219

**Estate of: Frank J. Michalek**

Late of: Connoquenessing Township  
Executor: Rosita L Michalek  
2101 Winchester Court  
Renfrew PA 16053  
Attorney: Charles F Flach III  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Edward Piela**

Late of: Zelienople  
Administrator: Joan Piela  
116 Piela Lane  
Zelienople PA 16063  
Attorney: Robert J Garvin  
1806 Frick Bldg  
437 Grant Street  
Pittsburgh PA 15219

**Estate of: Mary A. Puskarich**

Late of: Butler Township  
Executor: Matthew Puskarich  
173 Cherry Valley Road  
Saxonburg PA 16056  
Attorney: Pamela H Walters Attorney at Law  
277 Main Street POB 654  
Saxonburg PA 16056

**Estate of: John P. Costlow**

Late of: Buffalo Township  
Executor: Christine A Boyd  
129 Rangley Drive  
Pittsburgh PA 15209  
Attorney: Gerald G Deangelis  
512 Market Street PO Box 309  
Freeport PA 16229

**Estate of: Harry A. Neff**

Late of: Oakland Township  
Administrator: Marcella Desmond  
151 North Road  
Butler PA 16001  
Attorney: Jeffrey P Myers  
12300 Perry Highway Suite 300  
Wexford PA 15090

**Estate of: George A. Kovalchick**

Late of: East Butler PA  
Administrator: Frances Kovalchick  
160 Valvoline Road  
East Butler PA 16029  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Margaret Yaroschak**

**aka: Margaret A. H. Yaroschak**  
**aka: Angie Yaroschak**

Late of: Winfield Township PA

Executor: Chad William Yaroschak  
30 Thunderburd Trc  
Stroudsburg PA 18360  
Executor: Derrick P Yaroschak  
30 Thunderbird Trc  
Stroudsburg PA 18360  
Attorney: Gwilym A Price III  
129 South Mckean Street  
Butler PA 16001-6029

**Estate of: Karl-Heinz Frohne**

Late of: Slippery Rock PA  
Executor: Barbara Taylor Frohne  
103 White Oak Drive  
Slippery Rock PA 16057  
Attorney: Timothy L McNickle  
209 West Pine Street  
Grove City PA 16127

**Estate of: Margaret A. Bell**

Late of: Butler PA  
Administrator: Erik J Bell  
315 N Monroe St  
Butler PA 16001  
Attorney: Leonard A Grence  
222 South Washington St  
Butler PA 16001

**Estate of: Emil S. Svetecz**

**aka: Emil S. Sveticz**

Late of: Winfield Township PA  
Executor: Sylvia J Cibik  
207 Primrose Drive  
Sarver PA 16055  
Attorney: Cynthia M Maleski  
2413-B Freeport Road PO Box 263  
Natrona Heights PA 15065

**Estate of: Betty Jane Girard**

**aka: Betty J. Girard**

Late of: Butler Township PA  
Executor: Michael R Girard  
282 East Kelso Road  
Columbus Oh 43202  
Attorney: Robert J Stock  
PNC Bank Building Suite 603  
106 South Main Street  
Butler PA 16001

**Estate of: Anthony Berkos**

Late of: Harrisville PA  
Executor: Lee Ann Mcdowell  
1156 Sandy Lake Road  
Grove City PA 16127  
Attorney: Timothy L. McNickle  
209 West Pine Street  
Grove City PA 16127

**Estate of: Michael Thomas Belansky**

Late of: Jefferson Township PA  
 Executor: Evelyn Belansky  
 306 W Jefferson Rd  
 Butler PA 16002  
 Attorney: Craig S O'Connor  
 3371 Babcock Blvd  
 Pittsburgh PA 15237

**Estate of: Donald R. Franchi**

Late of: Cranberry Township PA  
 Administrator C.T.A.: Dayna L Manipole  
 904 Lynwood Ct  
 Cranberry Twp PA 16066  
 Attorney: Maryann Bozich-Diluigi  
 107 Irvine Street POB 426  
 Mars PA 16046

**Estate of: Thomas W. Keaney**

Late of: Connoquenessing Township PA  
 Administrator: Deborah Wallace  
 4807 Barone Drive  
 Pittsburgh PA 15227  
 Attorney: James N Perich  
 1430 Grant Bldg  
 310 Grant Street  
 Pittsburgh PA 15219

BCLJ: August 19, 26 & Sept. 2, 2011

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**MORTGAGES**

August 8 - August 12, 2011

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

**Allen, Kevin W., et al** - Farmers Natl Bk of  
 Emlenton - Butler Twp. - \$25,000.00

**Anderson, Travis W., et ux** - Huntington  
 Natl Bk - Connoquenessing Twp. -  
 \$30,000.00

**Arduini, Andy J., et ux** - Huntington Natl  
 Bk - Cranberry Twp. - \$30,000.00

**Armagost, Shawn R.** - Northwest Sav Bk  
 - Allegheny Twp. - \$131,000.00

**Baptiste, Kenneth R.** - Network Capital  
 Funding Corp, et al - Butler Twp. -  
 \$117,957.00

**Barlett, Randy S., et al** - Butler Armco Emp  
 Cred Un - Jefferson Twp. - \$69,025.00

**Barth, P. Joseph, et al** - First Natl Bk of Pa  
 - Slippery Rock Twp. - \$99,000.00

**Baumgartel, Kurt M., et ux** - Omega  
 Fin Servs Inc, et al - Adams Twp. -  
 \$258,600.00

**Beale, Travis D.** - Citizens Bk of Pa -  
 Clearfield Twp. - \$10,000.00

**Benson, Brian C., et al** - Northwest Sav  
 Bk - Lancaster Twp. - \$15,000.00

**Birkholz, Edward F., Jr., et al** - PNC Bk  
 Natl Assn - Cranberry Twp. - \$141,800.00

**Birkholz, Edward F., Jr., et al** - PNC Bk  
 Natl Assn - Cranberry Twp. - \$29,000.00

**Bisceglia, Fred A., III, et ux** - NVR Mtg Fin  
 Inc, et al - Adams Twp. - \$269,771.00

**Blauser, Cecil, et al** - American Fin Mtg  
 Corp - Concord Twp. - \$88,700.00

**Boburczak, Alan D., et al** - Omega Fin Servs  
 Inc, et al - Mars Borough - \$151,200.00

**Brower, Shane C., et ux** - Quicken Loans  
 Inc, et al - Marion Twp. - \$187,425.00

**Brown, Shaun C., et ux** - Butler Armco  
 Emp Cred Un - Slippery Rock Twp. -  
 \$223,250.00

**Campbell, James C., et al** - Northwest Sav  
 Bk - Middlesex Twp. - \$10,000.00

**Cassley, Douglas J., et ux** - Citibank NA,  
 et al - Penn Twp. - \$134,000.00

**Cepanec, Frank G., et ux** - Wells Fargo Bk  
 Na - Cranberry Twp. - \$140,428.00

**Concordia Lutheran Ministries of  
 Pittsburgh** - Concordia Lutheran  
 Ministries - Adams Twp. - \$15,733,395.00

**Conroy, Gerard J., et al** - PNC Bk Natl Assn  
 - Buffalo Twp. - \$125,000.00

**Cook, Deryk L.** - Farmers Natl Bk of  
 Emlenton - Washington Twp. - \$30,000.00

**Cote, Melody T., et al** - Wells Fargo Bk Na  
 - Cranberry Twp. - \$417,000.00

**Crevar, William A., et al** - Butler Armco Emp  
 Cred Un - Butler Twp., **Wd. 6** - \$35,000.00

**Curran, Elizabeth M.** - Farmers Natl Bk of  
 Emlenton - Parker Twp. - \$15,000.00

**Dagner, John A., Sr., et ux** - Bank of America  
 NA - Cranberry Twp. - \$211,200.00

**DeMatteis, Robert E., et ux** - First Natl Bk  
 of Pa, et al - Marion Twp. - \$107,300.00

**DeWalt, John P., et ux** - First Commonwealth  
 Bk - Jefferson Twp. - \$100,000.00

**Dodson, Chester J., et ux** - Dollar Bk Fed  
 Sav Bk - Adams Twp. - \$100,000.00

**Duffy, Breanna M., et al** - Dollar Bk Fed  
 Sav Bk - Harmony Borough - \$133,500.00

**Dulin, Nickolai O., et ux** - Navy Fed Cred  
 Un - Slippery Rock Twp. - \$70,000.00

**Dunlap, Shane E., et al** - Absolute Home  
 Mtg Corp, et al - Evans City Borough -  
 \$115,000.00

**Edris, Allen R., et ux** - Quicken Loans Inc,  
 et al - Center Twp. - \$129,321.00

**Elliott, Kenneth B., et ux** - First  
 Commonwealth Bk - Winfield Twp. -  
 \$80,000.00

**Erdner, Justin M.** - Sail Mtg Corp, et al -  
 Cranberry Twp. - \$118,182.00

**Erisman, J. Kelley, et al** - West Penn Fin  
 Serv Center Inc, et al - Cranberry Twp. -

**EXECUTIONS**

Week ending August 26, 2011

1 st Name-Plaintiff  
**2nd Name-Defendant**

Citimortgage Inc vs. **Donald LeRoy Coulombe & Nancy Lynn Coulombe:** 11-30293;

PHH Mortgage Corporation vs. **Trevor Dunlap aka Trevor Lee Dunlap & Amanda R. Callen aka Amanda Rae Dunlap:** 11-30297;

BAC Home Loans Servicing LP vs. **Elizabeth M. Hare Slevinski:** 11-30300;

Nationstar Mortgage LLC vs. **Darlene J. Hoffman aka Darlene Schroeder aka Darlene J. Schroeder:** 11-30294;

PHH Mortgage Corporation vs. **Stewart Blake Howell, Jr. & Danielle Lynn Howell:** 11-30296;

Bank of America, N.A. vs. **Erich J. Huy:** 11-30292;

Deutsche Bank National Trust Company vs. **Crystal Lee Lucas:** 11-30302;

Federal National Mortgage Association vs. **Thomas A. McKeough & Occupants:** 11-30301;

Bank of America, N.A. vs. **Raymond K. Ruth & Sherri L. Ruth:** 11-30290;

Bank of New York Mellon vs. **Khadir Salama & Tina M. Salama:** 11-30298;

Bank of America, N.A. vs. **James V. Schaffner:** 11-30289;

MTGLQ Investors, LP vs. **Peter Sebock:** 11-30291;

John Dellich vs. **Chris Smith & Theresa Smith:** 11-30303;

Citimortgage Inc vs. **Michelle L. Walker:** 11-30295;

Wells Fargo Bank, N.A. vs. **Lisa M. Weber:** 11-30299;

**DIVORCES**

Week ending August 26, 2011

1 st Name-Plaintiff  
**2nd Name-Defendant**

Blaine S. Martin vs. **Donna K. Martin:** Cathy S. Boyer, Esq.: 11-90589;

Christina L. Simpson vs. **Dale G. Simpson:** Maria A. Imbarlina, Esq.: 11-90588;

Robin M. Wethli vs. **Edward H. Wethli:** Kristen B. Eberle, Esq.: 11-90584;

IN THE COURT OF COMMON PLEAS OF  
 BUTLER COUNTY, PENNSYLVANIA

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

**PARCEL: 340-S3-12A-0000****JAY TOOK**

Civil Division

MsD. No. 11-40080

**NOTICE OF TAX SALE**

A Judicial Tax Sale has been rescheduled in the above matter to October 14, 2011 at 12:30 p.m. in Courtroom No.3 of the Butler County Courthouse. The property to be sold is: Parcel: 340-S3-12A-0000 Owned by Jay Took.

This parcel shall be sold freed and cleared of all taxes and municipal claims, liens, 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, mortgages, charges and estates 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 manner provided for under Section 205 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.205, as amended.

Andrea C. Parenti, Esquire  
 DILLON McCANDLESS KING  
 COULTER & GRAHAM L.L.P.  
 Attorneys at Law

128 West Cunningham Street  
Butler, Pennsylvania, 16001  
Telephone: 724/283-2200

BCLJ: September 2, 2011

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IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA

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

**PARCELS: 562-35-10 AND 562-25-20**  
**JAMES R. SHEVER**  
**C/O JANET CHRISTOFANO**

Civil Division  
MsD. No. 09-40144

**NOTICE OF TAX SALE**

A Judicial Tax Sale has been scheduled in the above matter for October 14, 2011 at 12:00 p.m. in Courtroom No.3 of the Butler County Courthouse. The property to be sold is: Parcel 562-35-10 AND 562-25-20 Owned by James R. Shever c/o Janet Christofano

These parcels shall be sold freed and cleared of all taxes and municipal claims, liens, 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, mortgages, charges and estates 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 manner provided for under Section 205 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.205, as amended.

Reference is hereby made to the prior advertisements in the Butler Eagle on August 1, 2007 and in the Butler County Legal Journal on August 3, 2007 regarding these parcels.

Patrick V. Hammonds, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
Attorneys at Law  
128 West Cunningham Street  
Butler, Pennsylvania, 16001  
Telephone: 724/283-2200

BCLJ: September 2, 2011

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. AD09-12073

U.S. Bank National Association I  
as Trustee for the Structured Asset  
Investment Loan Trust, 2005-3, Plaintiff  
v.

Thomas G. Birckbichler, Jr., Mary E.  
Birckbichler, David L. Birckbichler, Known  
Heir of Thomas G. Birckbichler Jr. and  
Howard Barnes, Known Heir of Mary E.  
Birckbichler  
P.O. Box 379  
Chicora, PA 16025

**NOTICE OF SALE OF REAL PROPERTY**

To: Thomas G. Birckbichler, Jr., Mary E.  
Birckbichler and Howard Barnes, Known  
Heir of Mary E. Birckbichler, Defendants  
112 Lower Green Street  
Chicora, PA 16025

Your house (real estate) at 112 Lower Green Street Chicora, PA 16025 is scheduled to be sold at the Sheriff's Sale on November 18, 2011 at 10:00 am in the Butler County Courthouse, Center Stairwell, South Main Street, Butler, PA, to enforce the court judgment of 56,927.36, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be

relisted for the Next Available Sale.  
Property Description: ALL that certain piece, parcel or tract of land situate in formerly Borough of Millerstown, now Chicora Borough, Butler County, Pennsylvania bounded and described as follows:

BEGINNING at a stake on Green Street, on lands formerly of Henry Stahl, now Waltman; thence running Southward along Green Street, a distance of 50 feet more or less, to Water Street; thence running Westward along Water Street, a distance of 112 feet strict measure, to lands of now or formerly Vensel; thence running Northward along the said lands of Vensel, a distance of 60 feet, more or less, to a stake on line of lands of Waltman; thence running Eastward along lands of Waltman, a distance of 118 feet strict measure to the place of beginning; having thereon located a two-story frame dwelling house.

BEING the same premises conveyed unto the grantor herein at Deed Book 1169, Page 630.

BEING KNOWN AS; 112 Lower Green Street, Chicora, PA 16025  
PROPERTY ID NO. : 460-S3-L18

TITLE TO SAID PREMISES IS VESTED IN THOMAS G. BIRCKBICHLER, JR. AND MARY E. BIRCKBICHLER, HIS WIFE BY DEED FROM DOLORES K. DAUGHERTY, A WIDOW, NOW DOLORES K. BUTLER, A MARRIED WOMAN DATED 6/30/87 RECORDED 6/30/87 IN DEED BOOK 1353, PAGE 199

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

BCLJ: September 2, 2011

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
NO. AD 10-10778  
CP 10-22051  
ED 10-30406

**PHH MORTGAGE CORPORATION  
vs.  
LUANN LINN**

NOTICE TO: LUANN LINN  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY"

Being Premises: 1265 NORBERRY COURT, UNIT 13, A/K/A 1265 DUTILH ROAD, UNIT 13, CRANBERRY TOWNSHIP, PA 16066-5133.

Being in CRANBERRY Township, County of BUTLER, Commonwealth of Pennsylvania  
Tax Parcel No. 130-S12-E13

Improvements consist of residential property.  
Sold as the property of LUANN LINN

Your house (real estate) at 1265 NORBERRY COURT, UNIT 13, A/K/A 1265 DUTILH ROAD, UNIT 13, CRANBERRY TOWNSHIP, PA 16066-5133 is scheduled to be sold at the Sheriff's Sale on NOVEMBER 18, 2011 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 \$96,216.02 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney for Plaintiff

BCLJ: September 2, 2011

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**Butler County Credit  
Conciliation Conference Dates**

All conferences are held Wednesdays  
~ 4th floor Butler County Courthouse

September ..... 7 & 21, 2011  
October ..... 5 & 12, 2011  
November ..... 9 & 30, 2011  
December ..... 14 & 21, 2011

**Butler County Sheriff Sales**

All sales conducted at 10 am.

Date	Cut-Off Date
January 21, 2011.....	October 15, 2010
March 18, 2011.....	December 17, 2010
May 20, 2011.....	February 18, 2011
July 15, 2011 .....	April 15, 2011
September 16, 2011....	June 17, 2011
November 18, 2011 ....	August 19, 2011



**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, September 12, 2011, at 1:30 PM** (prevailing time) of said day.

**ESTATE OF: PERSONAL REPRESENTATIVE****FILED**

CHUTZ, Eileen M. ....	Michael J. Chutz and Tina Kuhlman .....	07/29/11
DIMICHELE, Betty M. ....	Angelo M. DiMichele .....	07/29/11
PEARS, Mildred L. ....	Merle L. Pears .....	07/19/11
SHAFFER, E.B. a/k/a		
SHAFFER, E. BERTRUM .....	Joyce Collier .....	08/01/11
STEFANIK, Frank .....	Frank T. Stefanik .....	07/26/11
ZIMMER, Virginia .....	Richard Craig .....	08/01/11

**NAME****GUARDIAN/TRUSTEE/POA****FILED**

OWENS, ALFREDA a/k/a		
OWENS, ALFREDA P. ....	Edward J. Kress .....	08/01/11

BCLJ: September 2 & 9, 2011

**Commission on Sentencing  
Fall 2011 schedule of Sentencing Seminars**



The Commission on Sentencing is pleased to announce the Fall 2011 schedule of Sentencing Seminars. It is offering 6th Edition and (Revised) Sentencing Guidelines and Sentencing in PA as follows:

- September 7, 2011. Municipal Police Officers Education and Training Commission (MPOETC), Harrisburg.
- September 28, 2011. Celebration Hall, State College.
- October 12, 2011. Montgomery County Fire Academy, Conshohocken.
- October 26, 2011. Four Points by Sheraton – Pittsburgh North, Mars.
- November 16, 2011. Quality Inn and Conference Center, Somerset.
- December 14, 2011. Municipal Police Officers Education and Training Commission (MPOETC) Harrisburg.

Seminars are held from 8:30 a.m. to 4:00 p.m. These seminars are offered free of charge, however, pre-registration is required. CLE credits (6) are pending.

Additional information may be located in the seminar brochure located on the Commission web site (<http://pasentencing.us>). Registration is on-line.