

**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: Robert W Bischko**

Late of: Cranberry Township PA  
 Executor: Karen J Baker  
 101 Larry Street  
 Aliquippa PA 15001  
 Attorney: Louis Pomerico  
 2910 Wilmington Rd  
 New Castle PA 16105

**Estate of: Helen R Caridi**

Late of: Saxonburg PA  
 Executor: Louise T Kelly  
 PO Box 187  
 Bairdsford PA 15006  
 Attorney: Wayne V Deluca  
 Manor Building Penthouse  
 564 Forbes Avenue  
 Pittsburgh PA 15219

**Estate of: Anna Elvira Conti**

Late of: Marion Township PA  
 Executor: Mariannina Conti Larosa  
 1573 West Sunbury Rd  
 West Sunbury PA 16061  
 Executor: Chester Conti  
 116 Peaceful Valley Rd  
 West Sunbury PA 16061  
 Attorney: Armand R Cingolani III  
 Cingolani & Cingolani  
 104 East Diamond St Ste 220  
 Butler PA 16001

**Estate of: Marie Joan Dilts****aka: M Joan Dilts**

Late of: Cranberry Township PA  
 Administrator: Thomas A Dilts  
 108 Towne Hill Drive  
 Zellenople PA 16063  
 Attorney: Michael J Pater  
 101 East Diamond Street Suite 202  
 Butler PA 16001

**Estate of: Virginia Fitch****aka: Virginia F Fitch**

Late of: Butler Township PA  
 Executor: Susan G Thomas  
 836 Whitestown Road  
 Butler PA 16001  
 Attorney: Robert J Stock  
 PNC Bank Building Suite 603  
 106 South Main Street  
 Butler PA 16001

**Estate of: James F Gallagher**

Late of: Cranberry Township PA  
 Executor: Michael J Gallagher  
 109 Woodbine Drive  
 Cranberry Twp PA 16066  
 Attorney: John P Donovan  
 John P Donovan & Associates LLC  
 434 Allegheny River Blvd Suite 200  
 Oakmont PA 15139

**Estate of: John C Hicks**

Late of: Buffalo Township PA  
 Administrator: Tara L Garris  
 140 Quail Run Rd  
 Lower Burrell PA 15068  
 Attorney: Pamela H Walters  
 277 Main Street POB 654  
 Saxonburg PA 16056

**Estate of: Robert G Miller****aka: Robert Glenn Miller**

Late of: Eau Claire PA  
 Executor: P Edward Miller  
 422 Laning Creek Road  
 Towanda PA 18848  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Boulevard PO Box 67  
 Slippery Rock PA 16057

**Estate of: Irene C Phillips**

Late of: Jefferson Township PA  
 Executor: Matthew D Phillips  
 325 High Street  
 Saxonburg PA 16056  
 Executor: Brian A Synan  
 3329 Benden Circle  
 Murrys ville PA 15668  
 Attorney: B Earnest Long  
 Fisher, Long & Rigone  
 101 West Pittsburgh Street  
 Greensburg PA 15601

**Estate of: Rebecca Lynn Smith**

Late of: Butler PA  
 Administrator: Robert J Smith  
 142 Royal Troon SE  
 Warren Oh 44484  
 Attorney: Warren D Ferry  
 127 South McKean Street  
 Butler PA 16001

**Estate of: William B Varos**  
 Late of: Buffalo Township PA  
 Administrator: Jessica Varos  
 263 Ekastown Road  
 Sarver PA 16055  
 Attorney: William T Krzton  
 606 Corbet Street PO Box 5  
 Tarentum PA 15084

BCLJ: Oct 21 & 28, Nov. 4, 2011

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**SECOND PUBLICATION**

**Estate of: Mercedes C Bassler**  
 Late of: Evans City PA  
 Administrator: John W Bassler  
 670 Little Creek Road  
 Evans City PA 16033  
 Attorney: Laurel Hartshorn  
 254 W Main St POB 553  
 Saxonburg PA 16056

**Estate of: Kathryn Evans**  
 Late of: Zelenople PA  
 Executor: Frederick S Evans  
 9905 Silver Brook Drive  
 Rockville MD 20850  
 Attorney: Edward S Young  
 McClain Young & Patterson  
 909 Eight Avenue  
 Beaver Falls PA 15010

**Estate of: Jeffrey D Fagley**  
**a/k/a: Jeffrey Dean Fagley**  
 Late of: Franklin Township PA  
 Executor: Paul Fagley  
 781 Old Rte 422 West  
 Butler PA 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Lary S Gilbert**  
 Late of: Cranberry Township PA  
 Executor: Michael Joseph Gilbert  
 9554 Goehring Road  
 Cranberry Twp PA 16066  
 Attorney: Peter J Pietrandrea  
 1309 Freedom Road  
 Cranberry Township PA 16066

**Estate of: Clara Guidone**  
 Late of: Penn Twp PA  
 Executor: Carolyn Minnis  
 9960 Neuhart Boulevard  
 Wexford PA 15090

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

**Estate of: Elizabeth L Hilliard**  
 Late of: Butler Township PA  
 Executor: Marian L Frank  
 124 Shawnee Lane Apt 2  
 Slippery Rock PA 16057  
 Attorney: S Joseph Brydon  
 140 Grove City Rd POB 95  
 Slippery Rock PA 16057-0095

**Estate of: Robert A Kozera**  
 Late of: Buffalo Township PA  
 Executor: Kimberly A Kozera  
 208 Prairie Court  
 Freeport PA 16229  
 Attorney: Norman H Jacobs  
 312 East Sixth Ave  
 Tarentum PA 15084

**Estate of: Danial P Lagut**  
**a/k/a: Daniel P Lagut**  
 Late of: Parker Township PA  
 Executor: Michael Hasenflu  
 115 Shanahan Road  
 Butler PA 16001  
 Attorney: Zachary R Shekell  
 606 Main Street POB 99  
 Emlenton PA 16373

**Estate of: Gerald W McCommons**  
**a/k/a: Jake McCommons**  
 Late of: Clay Township PA  
 Administrator: Gerald R McCommons  
 1901 Ley St #1R  
 Pittsburgh PA 15212  
 Attorney: Darla J Hancher  
 101 North Green Lane  
 Zelenople PA 16063

**Estate of: Barbara Jean Peffer**  
 Late of: Jackson Township PA  
 Executor: Elmer B Peffer  
 210 Saint Ives Way PO Box 370  
 Zelenople PA 16063  
 Attorney: Robert J Winters  
 Goehring Rutter & Boehm  
 2100 Georgetowne Drive Suite 300  
 Sewickley PA 15143

**Estate of: Elizabeth Herbert Pendleton**  
**a/k/a: Elizabeth A Herbert**  
 Late of: Lee County, Florida  
 Executor: Philip J Herbert  
 1402 Villa Dr  
 Butler PA 16001  
 Executor: Paul D Herbert

741 Winter Park Dr  
Butler PA 16001  
Attorney: Louis Pomerico Esq  
2910 Wilmington Rd  
New Castle PA 16105

**Estate of: William W Prokopchak  
a/k/a: William Prokopchak**

**a/k/a: Bill Prokopchak**  
Late of: Lyndora PA  
Executor: David G Prokopchak  
4145 Hopewell Ave  
Butler PA 16001  
Attorney: J. Stevenson Suess  
318 West Cunningham Street  
Butler PA 16001

**Estate of: John H Rathfon**

Late of: Slippery Rock PA  
Executor: James D Rathfon DDS  
240 Laray Drive  
Butler PA 16001  
Attorney: Lewis P McEwen  
234 West Pine Street PO Box 510  
Grove City PA 16127

BCLJ: Oct 14, 21 & 28 2011

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**THIRD PUBLICATION**

**Estate of: Mary Ann Coyle**

Late of: Cranberry Township PA  
Administrator: William Eritz Jr  
4049 Crabapple Lane  
McKees Rocks PA 15136  
Attorney: James K Wood  
Diefenderfer Hoover McKenna & Wood LLP  
310 Grant Street Suite 1420  
Pittsburgh PA 15219

**Estate of: Donald E Flinger**

**a/k/a: Donald Edward Flinger**  
Late of: Butler PA  
Administrator CTA: Cindy L Flinger  
274 Stone Church Rd  
Prospect PA 16052  
Attorney: Richard W Kelly Sr  
1119 Penn Ave Suite 401  
Pittsburgh PA 15222-4205

**Estate of: Alice Grace Frank**

Late of: Jefferson Township PA  
Executor: H Warren Wilkewitz  
118 Alpine Drive  
Estes Park CO 80517  
Attorney: James H Limbaugh  
Miller Limbaugh & Conley 4767 Rte 8  
Allison Park PA 15101

**Estate of: Lavern M Geibel**

Late of: Butler Township PA  
Executor: Carol Freeze  
120 Cornell Dr  
Butler PA 16001  
Executor: Joyce Menor  
2826 Old Rte 422  
Fenelton PA 16034  
Attorney: John J Morgan  
115 South Washington Street  
Butler PA 16001

**Estate of: Velma M Hayden**

Late of: Clay Township PA  
Executor: Thomas M Hayden IV  
902 West Sunbury Road  
West Sunbury PA 16061  
Attorney: Laurel Hartshorn  
254 W Main St POB 553  
Saxonburg PA 16056

**Estate of: Florence L Hays**

Late of: Harrisville PA  
Executor: Mary Widner  
6220 Manatee Avenue West  
Bradenton FL 34209  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: William T Henderson**

Late of: Butler PA  
Executor: Sandra J Henderson  
139 Irene Drive  
Butler PA 16001  
Attorney: Leo M Stepanian II  
222 South Main Street  
Butler PA 16001

**Estate of: Addine Hoke**

**a/k/a: Ethel Addine Hoke**  
Late of: Butler PA  
Executor: Patricia F Fleeger  
7189 Country Club Road  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Joseph Kuziensky**

Late of: Summit Township PA  
Executor: Gary Joe Kuziensky  
314 W Main Street  
Tipp City OH 45371  
Attorney: Lee A Montgomery  
Montgomery Crissman Montgomery  
Kubit & Petrancosta LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Shirley H Lehnerd**

Late of: Butler PA  
 Executor: Jean Hall  
 1217 North Drive  
 Butler PA 16002  
 Attorney: Marion Laffey Ferry  
 127 S McKean St  
 Butler PA 16001

**Estate of: Mary Lois Reefer****a/k/a: Lois B Reefer****a/k/a: Mary L Reefer****a/k/a: M Lois Reefer**

Late of: Center Township PA  
 Executor: John C Reefer  
 320A North Rd  
 Butler Pa 16001  
 Attorney: John W Giltinan  
 401 Liberty Avenue Suite 1460  
 Three Gateway Center  
 Pittsburgh PA 15222

**Estate of: Norman Harold Rieder Jr**

Late of: Bruin PA  
 Executor: Debra L Jordan  
 110 Firehouse Dr POB 352  
 Bruin PA 16022  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: Ruth Emma Stockham**

Late of: Cherry Township PA  
 Executor: Jamie E Kilgore  
 279 Vogel Road  
 Butler PA 16002  
 Attorney: None

**Estate of: Charles E Tebay Jr****a/k/a: Charles Tebay**

Late of: Allegheny Township PA  
 Executor: Jeffrey C Tebay  
 407 East Prairie Street  
 Harrisville PA 16038  
 Attorney: John A Sparks  
 41 Hummel Boulevard  
 Grove City PA 16127

**Estate of: Thomas Twyford**

Late of: Butler PA  
 Executor: Debbie Compton  
 106 Trailwood Lane  
 Butler PA 16001  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: Margaret L Woods**

Late of: Chicora PA  
 Executor: Aaron Cipriani  
 128 Ridgewood Road  
 Moon Township PA 15108  
 Attorney: Michael J Pater  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: Oct 7, 14 &amp; 21, 2011

**MORTGAGES**

September 26 -September 30, 2011

**1-st name-Mortgagor**

2nd name-Mortgagee

**Abel, Lanny F., et ux** - Coldwell Banker Home Loans, et al - Butler Twp. - \$113,600.00

**Ali, James P., et ux** - Cartus Home Loans, et al - Cranberry Twp. - \$187,150.00

**Anderson, Tracy A., et al** - Nextier Bk NA - Adams Twp. - \$143,500.00

**Bacher, David R., et al** - Butler Armco Emp Cred Un - Cranberry Twp. - \$25,000.00

**Ballew, Travis A., et ux** - PHH Home Loans LLC, dba, et al - Franklin Twp. - \$143,566.00

**Bandzak, Neal B., Trs., et al** - Washington Fin Bk - Adams Twp. - \$55,000.00

**Banyay, H. Daniel, et ux** - Washington Fin Bk - Cranberry Twp. - \$172,000.00

**Bartolicus, Lee Richard, et ux** - Village Capital & Investment LLC, et al - Butler Twp., Wd. 1 - \$101,373.00

**Bayer, Wendy L.** - PNC Mtg, aka - Brady Twp. - \$194,930.00

**Bissell, Michelle** - First Natl Bk of Pa - Portersville Borough - \$110,500.00

**Bogdan, Joseph J.** - NVR Mtg Fin Inc, et al - Cranberry Twp. - \$199,800.00

**Boscia, Karl, III, et al** - Dollar Bk Fed Sav Bk - Butler Twp. - \$68,000.00

**Bottled Lightning LP, et al** - Northwest Sav Bk - Cranberry Twp. - \$4,000,000.00

**Brandt, Raymond J., et ux** - Ally Bk Corp, et al - Adams Twp. - \$123,600.00

**Brown, Heather L.** - PNC BK Natl Assn - Center Twp. - \$9,000.00

**Bunner, P. Daniel, et al** - West Penn Fin Serv Ctr Inc, et al - Adams Twp. - \$233,000.00

**Callahan, Michael J., Trs., et al** - Franklin American Mtg Co, et al - Clinton Twp. - \$300,000.00

**Campagna, Sandro, et al** - First Niagara Bk NA - Cranberry Twp. - \$220,400.00

**Carr, Amy M.** - Freedom Mtg Corp, et al - Harmony Borough - \$65,000.00

**Cassioi, Terence M., et al** - Butler Armco

Esq.: 11-90724;  
 Richard Lewis Elick vs. **Rona Jean Elick**:  
 Wesley F. Hamilton, Esq.: 11-90722;  
 Matthew S. Hardin vs. **Mary Jo Hardin**: Jane  
 O'Connell, Esq.: 11-90726;  
 Richard L. Miller vs. **Pamela M. Miller**: Lynn  
 Marie Patterson, Esq.: 11-90721;  
 Angela L. Reimers vs. **David B. Reimers**:  
 Susan B. Lope, Esq.: 11-90733;  
 David J. Wallisch vs. **Carolyn L. Wallisch**:  
 Barbara Ann Mohajery, Esq.: 11-90725;

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**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on June 3, 2011 for **Paws-A-While** located at 150 South Drive Butler PA 16001. The name and address of each individual interested in the business is Sandra K Glover 150 South Drive Butler PA 16001. This was filed in accordance with 54 PaC.S. 311.

BURTON D. MORRIS, ESQ.  
 PENNCORP SERVICEGROUP, INC  
 P . 0 . BOX 1210  
 600 NORTH SECOND STREET  
 HARRISBURG PA 17108-1210

BCLJ: October 21, 2011

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**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on June 6, 2011 for **Patricia A Joseph & Associates** located at 270 Clearbrook Court Cranberry Twp P A 16066. The name and address of each individual interested in the business is Patricia Ann Joseph 270 Clearbrook Court Cranberry Twp P A 16066. This was filed in accordance with 54 PaC.S. 311.

BURTON D. MORRIS, ESQ.  
 PENNCORP SERVICEGROUP, INC  
 P . 0 . BOX 1210  
 600 NORTH SECOND STREET  
 HARRISBURG PA 17108-1210

BCLJ: October 21, 2011

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**NOTICE OF SALE IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: GARY L. REINERT, SR., POWER CONTRACTING, INC., MFPF, INC., METAL FOUNDATIONS, LLC, DRESSEL ASSOCIATES, INC., FLYING ROADRUNNER, INC., AND GRILLE ON 7th, INC., Debtors.

Bankruptcy No. 11-22840-JAD Bankruptcy No. 11-22841-JAD Bankruptcy No. 11-22842-JAD Bankruptcy No. 11-22843-JAD Bankruptcy No. 11-22844-JAD Bankruptcy No. 11-22845-JAD Bankruptcy No. 11-22846-JAD Jointly Administered at Bankruptcy No. 11-22840-JAD, Chapter 11, Document No. 489 Related Document Nos. 431, 453 and 488

NOTICE IS HEREBY GIVEN THAT Trustee, Carlota M. Bohm, has filed a Motion to Sell Property of the Estate Free and Clear of All Liens and Encumbrances and For Authority to Assume and Assign Executory Contracts. The Property to be sold: All of the Debtors' assets related to the design, fabrication and installation of metal foundations (the "Foundations Business") primarily consisting of patents, patent applications, provisional patent applications, patent disclosures, patent licenses, real estate (in the Pittsburgh area including Allegheny and Beaver Counties and Nevada), vehicles including cars and trucks, equipment related to the Foundations Business, office furniture and equipment, computer data related to the Foundations Business, machinery, tooling, customer relationships, goodwill, inventory, books and records related to the Foundations Business and a 1978 Cessna 414 airplane. Date, Time And Place of Hearing: November 8, 2011 at 10:00 A.M. before Judge Jeffery A. Deller in Court Room D, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219. Date By Which Objections To Sale Must Be Filed and Served: November 1, 2011 with U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, with a copy served on all interested parties. Amount of Initial Offer/Higher or Better Offers: The Trustee has received an offer of a credit bid from Metal Foundations' Acquisitions, LLC ("MFA") of \$5,500,000.00. Higher/Better offers will be considered at the sale hearing. Name, Address and Telephone Number of Contact Person For Terms and Conditions of Sale or to Examine the Property: Carlota M. Bohm, Trustee, c/o Houston Harbaugh,

P.C., Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222, (412) 281-5060. Primary Terms And Conditions of Sale: (a) the sale is subject to higher and better offers; and (b) the offer is in cash without any outstanding contingencies; and (c) the property is sold in "as is, where is" condition and free and clear of all liens and encumbrances; and (d) the Trustee shall be authorized to assume and assign the contracts and leases included in the subject assets other than those contracts and leases that may be excluded by the purchaser; and (e) closing is to be held as soon as possible and no later than fifteen (15) days after the entry of an order by the Court approving the sale of the subjects assets and possession is to be given instantly; and (f) at the time of closing the successful purchaser shall pay the Trustee \$62,500.00 and Fifth Third shall pay the Trustee \$62,500.00. These funds are to be allocated as follows: \$62,500.00 to the Estate of Gary L. Reinert, Sr.; \$31,250.00 to the Estate of Dressel Associates, Inc.; and \$31,250.00 to the Estate of MFPF, Inc.; and (g) the Trustee, Carlota M. Bohm's, statutory fee of \$150,000.00 based on the initial bid of \$5,500,000.00 is to be paid by the successful purchaser at closing. The amount of the Trustee's statutory fee is to increase pursuant to the terms of the Credit Bid Agreement if bidding exceeds \$6,000,000.00; and (h) The Trustee's reasonable counsel fees and costs are to be paid by the successful purchaser at closing. Trustee's counsel shall submit an invoice for such fees and costs to the successful purchaser at closing. The Following Primary Bidding Procedures Apply Any third party (other than MFA) that is interested in acquiring the subject assets must submit an initial bid to the Trustee in conformance with the following procedures at or prior to October 31, 2011 at 12:00 p.m. (E.S.T.). For any bid to be a qualified bid, it must: (a) contain a signed definitive asset purchase agreement for the acquisition of the subject assets at a minimum price of \$5,600,000; and (b) be accompanied by the provision of a certified or bank check, wire transfer, or letter of credit reasonably acceptable to the Trustee in the amount of at least 10% of the amount of its bid as a good faith deposit, to be held in escrow and credited to the closing payment if the bidder is ultimately determined to be the Successful Bidder or to be returned to the bidder otherwise and a written statement that the bidder agrees to be bound by the terms of these Bidding Procedures and the Bidding Procedures Order; and (c) to extent not previously provided to Trustee, all bids must be accompanied by

evidence satisfactory to Trustee in her commercially reasonable discretion that the bidder is willing, authorized, capable and qualified financially, legally and otherwise, of unconditionally performing all obligations under any asset purchase agreement it submits; and (d) prior to the Auction Sale Hearing, bidder shall provide to the Trustee and the Trustee will serve an Assumption and Assignment Notice with respect to executory contracts that are designated as being assumed and assigned pursuant to the Credit Bid Agreement; and (e) an auction of the subject assets will take place at the scheduled Court hearing on the date and at the time indicated above. In order to participate in the Auction, each prospective purchaser shall be required to comply with the requirements of the Bidding Procedures and to submit an Initial Bid that is timely and that complies in all respects with the Bidding Procedures. At the Auction, qualified bidders may submit successive bids in increments of at least \$100,000 greater than the prior bid for the purchase of the subject assets until there is only one offer that Trustee determines, subject to Bankruptcy Court approval, is the highest and best offer.

Houston Harbaugh  
Attorneys at Law

BCLJ: October 21, 2011

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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 11-10850**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Ocwen Loan Servicing, LLC, Plaintiff vs. Erik J. Deitrick and Ginny L. Deitrick, Defendants  
To: Erik J. Deitrick, Defendant, whose last known address is 310 Church St., Harrisville, PA 16038.

**COMPLAINT IN MORT-  
GAGE FORECLOSURE**

You are hereby notified that Plaintiff, Ocwen Loan Servicing, LLC, has 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. 11-10850, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 310 Church St., Harrisville, PA 16038, whereupon your



property would be sold by the Sheriff of Butler County.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

LAWYERS REFERRAL SERVICE  
Glenna M. Walters, Prothonotary  
Butler County Courthouse, Butler, PA 16001  
724.284.5214

Mark J. Udren, Stuart Winneg, Lorraine Doyle,  
Alan M. Minato, Sherri J. Braunstein, Marguerite L. Thomas, Daniel S. Siedman, Heather Riloff & Shernese V. Woodbine,  
Attorneys for Plaintiff  
Udren Law Offices, P.C.  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.669.5400

BCLJ: October 21, 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, as Trustee for the Structured Asset Investment Loan Trust, 2005-3, Plaintiff vs. 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, Defendants

**NOTICE OF SALE OF REAL PROPERTY**

To: Thomas G. Birckbichler, Jr., Mary E. Birckbichler, Any and All Unknown Heirs of Thomas G. Birckbichler, Jr. & Mary E. Birckbichler and Howard Barnes, Known Heir of Mary E. Birckbichler, Defendants, whose last known address is 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 January 20, 2012 (postponed from November 18, 2011) at 10:00 a.m. in the Butler County Courthouse, Center Stairwell, South Main St., 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: October 21, 2011

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

**MsD. No. 11-40065**

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: 460-S2-U6-0000  
LEE RESPONTS  
C/O STEVENSON, HAROLD

**ORDER**

AND NOW, this 22nd day of September, 2011, upon consideration of the within Second Motion to Continue, it is hereby Ordered and Decreed that the Motion is granted.

The Prothonotary of Butler County shall issue a Rule upon the persons shown in said Petition, or shown in the Tax Claim Bureau searches who have an interest in the property, to appear and show cause why a Decree should not be made that the property identified on the assessment records by the tax assessment number indicated in the within Petition be sold, free and clear of its tax and municipal claims, liens, mortgages, charges, and estates of whatsoever kind, except those ground rents which are separately taxed, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. § 5860.610-612).

It is further Ordered that service of this Petition and Rule be made in accordance with Section 5860.611 of the Real Estate Tax Sale Law, for parties in interest known to your Petitioner as a result of said searches and abstracts.

The Rule returnable will be heard on the 4th day of January, 2012 at 12:00 p.m. in Courtroom No. 3, In the Butler County Government Center, Butler, Pennsylvania.

Ronald T. Elliott  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: October 21, 2011

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

COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION, Plaintiff, vs. BREAKTHROUGH DEVELOPMENT, LP, Defendant.

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. If you do not know a lawyer, Contact-

Lawyer Referral Service Office of the Prothonotary Glenna Walters  
1st Floor, County Courthouse  
300 South Main Street, P.O.  
BOX 1208 Butler, PA 16003  
Telephone Number (724) 284-4731

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. If you cannot afford a lawyer, Contact-Legal Aid Society  
Neighborhood Legal Service Association  
220 S. Main Street Butler, PA 16001  
Telephone (724) 282-3888

Thomas O Vreeland, Esquire  
Bassi, McCune & Vreeland PC  
Counsel for Plaintiff  
62 East Wheeling Street  
Washington PA 15301-4804  
724.228.7000

BCLJ: October 21, 2011



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

COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION, Plaintiff, vs. BREAKTHROUGH DEVELOPMENT, LP, Defendant.

**COMPLAINT IN CIVIL ACTION- MORTGAGE FORECLOSURE**

AND NOW, comes Plaintiff, COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION, by and through its counsel, BASSI, McCUNE & VREELAND, P.C., and brings this action in mortgage foreclosure, whereof the following is a statement, to wit:

1. The Plaintiff is COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION, (the "Bank") with its principal office at 100 North Market Street, Carmichaels, PA 15320.
2. The Defendant is BREAKTHROUGH DEVELOPMENT, LP, a Pennsylvania Limited Partnership with a last known address at 16 Burke Road, Cranberry Township, PA 16066.
3. On or about July 17, 2006, in consideration of a loan in the amount of Two Hundred Thirty Seven Thousand Five Hundred and No/100 Dollars (\$237,500.00), Jon Ward in his capacity as Managing Member of Breakthrough Development, LP, duly executed, sealed and delivered to the Bank a Promissory Note, a true and correct copy of which is attached hereto as Exhibit "A" and made a part hereof.
4. On or about July 17, 2006, Jon Ward in his capacity as Managing Member of Breakthrough Development, LP, duly executed a Mortgage in favor of Community Bank. A copy of said Mortgage is attached hereto as Exhibit "B" and made a part hereof. The land subject to the Mortgage is described therein.
5. The attached Note has not been assigned.
6. The attached Mortgage has not been assigned.
7. This is a Commercial Loan.
8. The Defendant is in default of the Mortgage, Exhibit "B" and the Note, Exhibit "A", by failing to make regular payments when due. Defendant's last payment was received on February 28, 2011. Defendant is in arrears and the full balance of \$6,106.72 is due and owing.
9. The Mortgage and related note require Defendant to pay Plaintiff its reasonable attorney fees incurred in collecting the debt.

10. Demand has been made upon the Defendant. Defendant has refused to pay.

11. The Borrowers, jointly and severally owe the Bank as follows:

Principal due .....	\$ 177,086.79
Late charges .....	\$ 389.05
Satisfaction fees .....	\$ 63.50
Property reports fees .....	\$ 32.00
Interest due to 2-10-2011	
at \$36.1552/day .....	\$ 964.76
Attorney fees.....	\$ 17,854.00
<b>TOTAL .....</b>	<b>\$ 196,390.10</b>

WHEREFORE, Plaintiff requests that judgment be entered in the amount of \$196,390.10, against Defendant, Breakthrough Development, LP, with interest from February 10, 2011, costs of suit and attorney fees. Plaintiff requests that the Mortgaged Property be sold by the Butler County Sheriff. Respectfully submitted, Bassi, McCune & Vreeland, P.C.

Thomas O Vreeland, Esquire  
Bassi, McCune & Vreeland PC  
Counsel for Plaintiff  
62 East Wheeling Street  
Washington PA 15301-4804  
724.228.7000

BCLJ: October 21, 2011

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In The Court of Common Pleas of  
Butler County Commonwealth of PA

**NOTICE OF PROPOSED  
TERMINATION OF COURT CASE**

Pursuant to Rule 230.2(f) of the PA Rules of Civil Procedure, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention to proceed should be filed on or before **November 01, 2011** with the Prothonotary of the Court at:

**Prothonotary's Office  
PO Box 1208  
Butler, PA 16003-1208**

**IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON November 08, 2011 at 2:30 pm in Courtroom No. 1, Butler County Government Center before Judge Thomas J. Doerr.**

1998-90688-D  
DENA R. MERKNER  
VS  
JASON E. MERKNER

2003-90781-D  
TINA UTZ  
VS  
MICHAEL L. UTZ

2005-90515-D  
GARY R. WALKER  
VS  
KATHY M. WALKER

2005-90574-D  
TERESA M. LEICHEN  
VS  
GEORGE F. LEICHEN

2007-90513-D  
DARLA E. WHITLATCH  
VS  
WILLIAM R. WHITLATCH III

2007-90611-D  
CHERYLE C. MONSOUR  
VS  
RAYMOND G. MONSOUR

2007-90819-D  
SCOTT R. WITTEBORT  
VS  
GINA K. WITTEBORT

2007-90821-D  
NICOLE NEUSCHWANDER  
VS  
DARREN NEUSCHWANDER

2008-90021-D  
GORDON L. TAGGART  
VS  
CHRISTINE J. TAGGART

2008-90107-D  
DANIEL C. MAGUIRE, JR.  
VS  
WHITNEY J. MAGUIRE

2008-90241-D  
PAMELA M. MCNALLY  
VS  
JOSEPH R. MCNALLY

2008-90289-D  
DEBORAH ANN REEPING  
VS  
JAMES ROBERT REEPING

2008-90315-D  
SARA A. VINCENT  
VS  
MILES P. VINCENT

2008-90317-D  
JAMES R. WEAVER  
VS  
SANDRA L. WEAVER

2008-90322-D  
JANET MARIE SPAGNOLO  
VS  
ANTHONY L. SPAGNOLO

2008-90326-D  
LISA M. POVLUCK  
VS  
WILLIAM P. POVLUCK

2008-90464-D  
JAMES H. MCCOY  
VS  
CAROL MCCOY

2008-90465-D  
LORI J. WILLIAMS  
VS  
ROBERT G. WILLIAMS

2008-90495-D  
TROY D. MILLER  
VS  
THERESA M. MILLER

08-90502-D  
MICHAEL A. MUKRICK  
VS  
SUSAN MUDRICK

2008-90544-D  
JAMES J. NICOTERO  
VS  
JENNIFER J. NICOTERO

2008-90597-D  
CASSANDRA ANN MILLWARD  
VS  
MONTY LEE MILLWARD

2008-90634-D  
RANDEL MORRIS  
VS  
LISA MORRIS

2008-90651-D  
DEBBIE J. RUMBARGER  
VS  
RICHARD LEE RUMBARGER

2008-90656-D  
TRACI M. BUEHLER  
VS  
ALBERT J. BUEHERL, JR.

2008-90719-D  
TERRY THOMAS  
VS  
LINDA S. THOMAS

2008-90755-D  
JUDITH V. TURNEY  
VS  
MARK S. TURNEY

2008-90783-D  
MICHELLE L. SUMMERILL  
VS  
GARY W. SUMMERILL

2008-90820-D  
PAUL W. STEWART  
VS  
CAROL STEWART

2009-90202-D  
GARY L. VINROE  
VS  
JENNIFER L. VINROE

2009-90258-D  
KELLY L. CERVI  
VS  
RICHARD P. CERVI, JR.

2009-90276-D  
AMY L. PEFFER  
VS  
STEPHEN J. PEFFER

09-90301-D  
ROBERTA WHITE  
VS  
JAMES JOSEPH WHITE

2009-90394-D  
GREGORY PAUL YEAGER  
VS  
IVA STOJANCEV

2009-90418-D  
JOY LAMPENFELD  
VS  
TIMOTHY LAMPENFELD

2009-90426-D  
CHARLES R. LOSH  
VS  
SOMPONG LOSH

2009-90454-D  
JENNIFER A. WENGRYN  
VS  
JASON J. WENGRYN

2009-90492-D  
WAYNE EDWARD PATTERSON  
VS  
BETTY CLARA PATTERSON

2009-90500-D  
HEATHER M. SLATER  
VS  
MARK M. SLATER

2009-90502-D  
DENISE ELAINE MORIN  
VS  
DOUGLAS W. MORIN, SR.

2009-90532-D  
LORI A. ZONA  
VS  
DOMINIQUE J. CLERKLEY

2009-90684-D  
ELEANOR A. LLOYD  
VS  
GEORGE T. LLOYD  
BCLJ: October 14 & 21

In The Court of Common Pleas of  
Butler County Commonwealth of PA

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2003-90164-D  
ROSELLE R. DUTTER  
VS  
WILLIAM D. DUTTER

2003-90482-D  
MICHAEL R. FORD  
VS  
SUSAN M. FORD

2005-90757-D  
SUSANNE N. GALLAGHER  
VS  
PATRICK L. GALLAGHER

2006-90605-D  
SANDRA L. BOLDSTRIDGE  
VS  
DAVID M. BOLDSTRIDGE

2007-90498-D  
LINDSEY M. RAPP  
VS  
RANDY HOESCH

2007-90522-D  
TIMOTHY S. BOYLE  
VS  
AMY L. ULM-BOYLE

2008-90215-D  
JUNE BURGARD  
VS  
DAVID BURGARD

2008-90248-D  
DAWN R. HEPLER  
VS  
JEREMY D. HEPLER

2008-90252-D  
CHARITY SUZANNE SUTTON  
VS  
CHRISTOPHER JOHN CANCELLA

2008-90292-D  
HELEN MARIE CHRISTY  
VS  
TERRY LAWRENCE CHRISTY

2008-90359-D  
CAROLYN J. ADKINS  
VS  
TRACY K. ADKINS

2008-90594-D  
RICHARD E. GRECCO  
VS  
JERRI A. GRECCO

2008-90622-D  
PAULA J. HEINTZINGER  
VS  
DAVID F. HEINTZINGER

2008-90652-D  
PAULETTE M. COLE  
VS  
RAYMOND A. COLE

2008-90669-D  
WILLIAM HARRISON CONRAD  
VS  
WANDA THEODORA CONRAD

2008-90701-D  
RANDY L. HALSTEAD, JR.  
VS  
LAURA L. HALSTEAD

2008-90789-D  
BARBARA L. EDINGER

2008-90791-D  
HELEN L. KRIEBEL  
VS  
JOSEPH M. KRIEBEL, JR.

2008-90808-D  
PETER M. HAWK  
VS  
LANA F. GROVE

2008-90812-D  
JULIE R. HRDLICKA  
VS  
RICHARD C. HRDLICKA

2008-90814-D  
RALPH A. BROWN  
VS  
MAMIE A. BROWN

2009-90009-D  
DEBORAH F. DUFFY  
VS  
PETER M. DUFFY

2009-90151-D  
DEAN CARROLL  
VS  
CHRISTINE A. CARROLL

2009-90152-D  
GARY M. KLINE  
VS  
AUTUMN A. KLINE

2009-90190-D  
JEAN B. DONNELLY  
VS  
GEOFFREY R. DONNELLY

2009-90210-D  
KAREN HOSKINSON  
VS  
JOHN HOSKINSON

2009-90228-D  
STEPHANIE T. STEWART  
VS  
THOMAS S. STEWART

2009-90312-D  
JENNIFER L. DAVIS  
VS  
ANDREW C. DAVIS

2009-90313-D  
DEBRA A. CONRAD  
VS  
SCOTT L. CONRAD

2009-90432-D  
STANLEY FUDOR  
VS  
ROSLYN FUDOR

2009-90440-D  
DAX GARRETT HOWARD  
VS  
LORI ANNE HOWARD

2009-90504-D  
ANNETTE E. CLINTON  
VS  
JEFFREY CLINTON

2009-90559-D  
DENNIS L. KRENITSKY  
VS  
KELLY L. KRENITSKY

2009-90576-D  
DEBRA K. GROSS  
VS  
STANLEY S. GROSS

2009-90617-D  
AMY L. EULER  
VS  
OLIVER K. EULER

BCLJ: October 14 & 21

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