

**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: Eleanor E Dusenberry**

Late of: Cranberry Township PA  
Executor: Bernard D Dusenberry  
115 Norman Drive  
Cranberry Twp PA 16066  
Attorney: John F Meck  
Eckert Seamans Cherin Mellott LLC  
600 Grant Street 44th Floor  
Pittsburgh PA 15219

**Estate of: Gilbert J Easley**

Late of: Cranberry Township PA  
Executor: David C Easley  
101 South Vincennes Circle  
Racine WI 53402  
Attorney: William C Price Jr  
Price & Associates PC  
2005 Noble Street  
Swissvale PA 15218

**Estate of: Margaret Faye Fleming**

Late of: Renfrew PA  
Administrator: Glen W Fleming  
123 Hickory Lane  
Renfrew PA 16053  
Administrator: Deborah M Vavro  
205 First Street  
Butler PA 16001  
Attorney: Mark R Morrow  
204 East Brady Street  
Butler PA 16001

**Estate of: Bernard A Hetrick**

Late of: Butler Township PA  
Executor: Paul R Hetrick  
6975 E Blue Lake Drive  
Tucson AZ 85715  
Attorney: Laurel Hartshorn  
254 W Main St  
POB 553  
Saxonburg PA 16056

**Estate of: Agnes H Hudac****a/k/a: Agnes Hudac**

Late of: Adams Township PA  
Executor: Lad J Hudac  
634 Rt 228 POB 559  
Mars PA 16046  
Attorney: Charles B Hadad  
FGSM PC  
428 Blvd of The Allies  
Pittsburgh PA 15219

**Estate of: Sarah E Joseph****a/k/a: Sarah Elizabeth Joseph**

Late of: Decatur AL  
Ancillary Executor: Mark F Joseph  
1228 Loggers Way SW  
Decatur AL 35603  
Attorney: Allison M Diehl Esq  
Jones Gregg Creehan & Gerace LLP  
411 Seventh Avenue Suite 1200  
Pittsburgh PA 15219

**Estate of: Alan W Lee II**

Late of: Butler Township PA  
Executor: Karen S Lee  
130 Dutchtown Rd  
Butler PA 16002  
Attorney: Julie C Anderson  
Stepanian & Muscatello LLP  
222 S Main St  
Butler PA 16001

**Estate of: Donald L Leslie**

Late of: Middlesex Township PA  
Executor: Grace L Lambert  
105 Truver Road  
Valencia PA 16059  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Howard E Miller**

Late of: Lancaster Township PA  
Executor: Jeffrey H Miller  
155 Flinner Lane  
Harmony PA 16037  
Attorney: None

**Estate of: Louis H Tiche**

Late of: Venango Township PA  
Executor: Samuel W Tiche  
219 Goff Station Road  
Boyers PA 16020  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001

BCLJ: Oct 19, 26 & Nov. 2, 2012

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**SECOND PUBLICATION****Estate of: Mildred E Bell  
a/k/a: Mildred Elizabeth Bell**

Late of: Harrisville PA  
Administrator: Loretta J Bell  
1563 Lee Lane  
Grove City PA 16127  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Boulevard POB 67  
Slippery Rock PA 16057

**Estate of: Tina L Blakley**

Late of: Butler Township PA  
Executor: Linda R Schoettker  
100 Dogwood Lane  
Connoquenessing PA 16027  
Attorney: Dennis W McCurdy Esq  
539 Main Street  
Harmony PA 16037

**Estate of: Helen M Franz**

Late of: Zelienople PA  
Executor: Susan M Gold  
280 Woodbine Lane  
Mars PA 16046  
Executor: William A Franz Jr  
67 Tanager Court  
Chillicothe OH 45601  
Attorney: Darla J Hancher  
101 North Green Lane  
Zelienople PA 16063

**Estate of: Patricia Faith Grant  
a/k/a: Patricia Grant**

Late of: Zelienople PA  
Executor: David G Grant  
27533 Northeast 140th Court  
Duvall Wa 98019  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Minerva Elizabeth Jones  
a/k/a: Minerva Jones****a/k/a: M Elizabeth Jones**

Late of: Butler Township PA  
Executor: Timothy Robert Jones  
225 Clark Avenue  
Butler PA 16002  
Attorney: Robert F Hawk  
POB 862  
Butler PA 16003-0862

**Estate of: Marjorie H Roberts**

Late of: Adams Township PA  
Executor: Karen Banks

POB 107  
Mars PA 16046  
Attorney: Cori S Dunn  
506 S Main St Suite 2201  
Zelienople PA 16063

**Estate of: Dorothy M Stanley  
a/k/a: Dorothy Mae Stanley**

Late of: Butler Township PA  
Executor: Cara J Flinner  
130 Ragan Road  
Prospect PA 16052  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Diane R Steigerwaldt**

Late of: Cranberry Township PA  
Executor: James J Steigerwaldt  
506 Quail Drive  
Cranberry Twp PA 16066  
Attorney: Dorothy J Petrancosta  
POB 423  
Glenshaw PA 15116

**Estate of: Elizabeth G Zimmerman  
a/k/a: Elizabeth M Zimmerman**

Late of: Zelienople PA  
Executor: Robert F Zimmerman  
173 Fanker Rd  
Harmony PA 16037  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

BCLJ: Oct 12, 19 & 26, 2012

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**THIRD PUBLICATION****Estate of: Thomas Edward Agostino**

Late of: West Liberty PA  
Administrator: Debra Hertzog  
494 Keister Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Boulevard POB 67  
Slippery Rock PA 16057

**Estate of: Patricia Louise Campbell**

Late of: Oakland Township PA  
Administrator: David F Watson  
506 Luvon Court  
Mount Juliet TN 37122  
Attorney: Andrea C Parenti  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Wilbur Lewis Christie****a/k/a: Wilbur L Christie**

Late of: East Butler PA  
Administrator: Donald R Weaver Sr  
109 Youkers Road  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: William Geary Everett****a/k/a: William G Everett**

Late of: Cranberry Township PA  
Executor: Louis Lind  
1152 South Negley Avenue  
Pittsburgh PA 15217  
Attorney: Keith H West  
Thorp Reed & Armstrong LLP  
One Oxford Centre  
301 Grant St 14th Fl  
Pittsburgh PA 15219-1425

**Estate of: Helen S Heasley****a/k/a: Helen Grace Heasley**

Late of: Butler Township PA  
Executor: Wade J Heasley Jr  
875 Mercer Road  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: James Paul Henschel****a/k/a: James P Henschel**

Late of: Winfield Township PA  
Executor: Janet L Ewing  
127 Crisswell Road  
Butler PA 16002  
Executor: Dorothy H Walker  
1005 Dallas Avenue  
Natrona Heights PA 15065  
Attorney: None

**Estate of: Ida Blanche Jakovac****a/k/a: Ida B Jakovac**

Late of: Saxenburg PA  
Executor: Terence J Jakovac  
4195 Woodland Road  
Butler PA 16002  
Attorney: William D Kemper  
209 Diamond Street West  
Butler PA 16001

**Estate of: Dolores Lucille Kloby**

Late of: Connoquenessing PA  
Administrator: Karen Hursh  
121 Timberlee Drive  
Evans City PA 16033  
Attorney: Laurel Hartshorn  
254 W Main St  
POB 553  
Saxenburg PA 16056

**Estate of: Ruth M McAndrew**

Late of: Butler PA  
Executor: Donald J Stutz  
145 S Duffy Road  
Butler PA 16001  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Mary M Schwab**

Late of: Adams Township PA  
Executor: Polly A Furlong  
73 Pickett Road  
Dover PA 17315  
Executor: Leslie A Lawther  
108 Allemande Lane  
Valencia PA 16059  
Attorney: Douglas E Weinrich PC  
107 Irvine Street  
POB 810  
Mars PA 16046

**Estate of: Josephine Varano**

Late of: Butler Township PA  
Executor: Mary Ann Henry  
373 Unionville Road  
Butler PA 16001  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Hailey Elizabeth Weiland**  
**a/k/a: Hailey E Weiland**  
**a/k/a: Hailey Weiland**

Late of: Prospect PA  
 Administrator D.B.N.: Jon Weiland  
 5012 W Colonial Dr  
 Tampa FL 33611  
 Attorney: Mark C Joseph  
 801 Vinial St Suite 350  
 Pittsburgh PA 15212

BCLJ: Oct 5, 12 & 19, 2012

#### MORTGAGES

September 24-28, 2012

**Acquaviva, Deborah A.**-FirstMerit Bk NA-Clay Twp.-\$123,500.00  
**Adams, Ronald E., et al**-Farmers & Merchants Bk Wrn Pa NA-East Butler Borough-\$120,000.00  
**Ainsworth, William R., et al**-Nextier Bk NA-Slippery Rock Borough-\$137,000.00  
**Allan, Christine L., et al**-Franklin American Mtg Co, et al-Cranberry Twp.-\$199,323.00  
**Allison, Larry J., et al**-SRU Fed Cred Un-Slippery Rock Twp.-\$28,000.00  
**Ambrose, Matthew J., et al**-Mercer County State Bk-Parker Twp.-\$128,500.00  
**Anderson, Juan J., et ux**-Coldwell Banker Home Loans, et al-Adams Twp.-\$272,000.00  
**Angert, Philip J.**-Reliance First Capital LLC, et al-Butler Twp.-\$80,800.00  
**Babka, Shaun, et ux**-PHH Home Loans LLC, dba, et al-Middlesex Twp.-\$226,164.00  
**Baer, Magill D.**-West Penn Fin Serv Ctr Inc, et al-Mars Borough-\$135,009.00  
**Balint, Lynda A.**-West Penn Fin Serv Ctr Inc -Penn Twp.-\$193,903.00  
**Baptiste, Justin M., et ux**-PHH Mtg Corp-Franklin Twp.-\$235,000.00  
**Barto, Gregory L., et ux**-Integrated Fin Group Inc, et al-Oakland Twp.-\$160,000.00  
**Batykefer, Duane M., et al**-PNC Bk Natl Assn-Jackson Twp.-\$125,000.00  
**Bauman, Robert K., et ux**-Bank of America NA -Butler City, Wd. 5-\$59,700.00  
**Baumgartel, Michael E.**-PNC Bk Natl Assn-Adams Twp.-\$100,000.00  
**Beachem, Jesse J., et al**-Northwest Sav Bk-Zelienople Borough-\$60,000.00  
**Beard, Eric, et al**-USAA Fed Sav Bk, et al-Cranberry Twp.-\$274,432.00  
**Bednarz, Brian A., et al**-Butler Armco Emp Cred Un-Center Twp.-\$57,000.00

**Bergdahl, Joshua R., et al**-Plaza Home Mtg Inc, et al-Middlesex Twp.-\$251,750.00  
**Birckbichler, Ralph, Jr., et al**-Bank of England, et al-Butler Twp.-\$62,400.00  
**Black, Julia A.**-First Natl Bk of Pa-Cranberry Twp.-\$50,000.00  
**Blodgett, Kurt, et ux**-Fifth Third Mtg Co-Adams Twp.-\$417,000.00  
**Blodgett, Kurt, et ux**-Fifth Third Mtg Co-Adams Twp.-\$101,500.00  
**Boice, Robert E., et ux**-First Natl Bk of Pa-Prospect Borough-\$29,740.00  
**Borelli, Matthew J., et al**-Wells Fargo Bk NA-Cranberry Twp.-\$300,000.00  
**Bowes, Scott W., et ux**-PNC Mtg, aka-Adams Twp.-\$354,000.00  
**Boyle, Larry W., et al**-Farmers Natl Bk of Emlenton-Clearfield Twp.-\$41,000.00  
**Brackbill, David P., et al**-Members 1st Fed Cred Un-Muddycreek Twp.-\$15,000.00  
**Braun, Angela U.**-Wells Fargo Bk NA-Seven Fields Borough-\$121,830.00  
**Braun, Jason P., et ux**-Sail Mtg Corp, et al-Seven Fields Borough-\$310,500.00  
**Braun, Jeffrey A., et al**-Butler Armco Emp Cred Un-Franklin Twp.-\$63,750.00  
**Brown, Brent Anthony, et ux**-M. S. Flynn Inc, dba, et al-Cranberry Twp.-\$598,000.00  
**Bunney, Daniel P., et al**-PNC Bk Natl Assn-Connoquenessing Twp.-\$160,200.00  
**Burnworth, David J., et ux**-JPMorgan Chase Bk NA-Cranberry Twp.-\$298,240.00  
**Bussard, Roy, et ux**-Fidelity Bk Pasb, et al-Jackson Twp.-\$125,000.00  
**Campbell, Thomas, Jr.**-PNC Mtg, aka-Center Twp.-\$84,000.00  
**Casciato, Edward F., et al**-ESB Bank-Adams Twp.-\$343,400.00  
**Casciato, Edward F., et al**-ESB Bank-Adams Twp.-\$42,900.00  
**Christie, Richard L., et al**-Butler Armco Emp Cred Un-Donegal Twp.-\$50,376.78  
**Corey, Joseph D., aka, et al**-Dollar Bk Fed Sav Bk-Buffalo Twp.-\$197,306.95  
**Cornelius, Daniel J.**-First Natl Bk of Pa-Harrisville Borough-\$20,300.00  
**Cortese, Caleb J., et al**-Howard Hanna Mtg Servs, et al-Jackson Twp.-\$176,600.00  
**Costanzo, Nicholas A., et ux**-NFM Inc, dba, et al-Cranberry Twp.-\$168,261.00  
**Coyle, Shawn P., et ux**-Huntington Natl Bk-Connoquenessing Twp.-\$50,000.00  
**Cranmer, Marshall A., et al**-Wells Fargo Bk NA-Butler Twp.-\$81,400.00  
**Crowley, Gerald F., et al**-PNC Bk Natl Assn-Middlesex Twp.-\$50,000.00  
**Dileo, John H., et al**-Princeton Fin LLC-Adams Twp.-\$404,400.00  
**Dougherty, William J., Jr., et ux**-PNC Bk

**SLIPPERY ROCK AREA  
SCHOOL DISTRICT  
NOTICE OF REFERENDUM QUESTION  
GENERAL ELECTION –  
NOVEMBER 6, 2012**

The Board of School Directors has voted to place a referendum question on the General Election ballot for the electors to approve/disapprove additional debt to be incurred by the District. The date of the General Election is Tuesday, November 6, 2012. The amount of the additional debt to be considered for approval/disapproval by the electors is \$38,354,000. The debt would be used to finance the construction of additions and renovations to the District's High School and Moraine Elementary School. The estimated cost of the projects is \$38,354,000.

The referendum question to be submitted to the electors at the General Election is as follows:

"Shall debt in the sum of \$38,354,000 for the purpose of financing construction of additions and renovations to the District's High School and Moraine Elementary Schools be authorized to be incurred as debt approved by the electors."

BCLJ: October 19 & 26, 2012

**NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Black Shepherd Farm, LLC** and it was organized September 21, 2012.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: October 19, 2012

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

**IN RE: Adoption of N.B.B.**

**OA 24 of 2012**

**NOTICE**

In Re: Adoption of N.B.B. in the Court of Common Pleas of Butler County, Pennsylvania, Orphans' Court Division, O.A. No. 24 of 2012.

**To: Jessica Lackey**

You are hereby notified that a Hearing for Termination of Parental Rights of Mother is set for the 9th day of November, 2012 at 1:00 p.m. in Courtroom #1 in the Butler County Courthouse before Judge Streib on the Petition filed by Donald and Beth Nowakowski. Your parental rights may be terminated at the aforesaid hearing.

Kenneth R. Harris, Jr., Esquire  
101 East Diamond Street  
Suite 204  
Butler, PA 16001  
(724) 285-4791

BCLJ: October 19, 2012

**ARTICLES OF INCORPORATION  
DOMESTIC NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Domestic Nonprofit Corporation were filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of obtaining a Certificate of Incorporation under the Nonprofit Corporation Law of 1988. The name of the corporation is **SHENANGO WOODS HOMEOWNERS ASSOCIATION, INC.**

Paul S. McGrath, Jr., Esquire  
McGrath Law Group, P.C.  
Three Gateway Center, Suite 1375  
401 Liberty Avenue  
Pittsburgh, PA 15222

BCLJ: October 19, 2012

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

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

**NO. AD 12-10514**

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

Vs.

**LAWRENCE W. STEMMERICH**

**NOTICE**

TO LAWRENCE W. STEMMERICH:

You are hereby notified that on 4/16/12, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE COMPANY AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Butler County Pennsylvania, docketed to No. AD 12-10514. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3268 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057-3544 whereupon your property would be sold by the Sheriff of BUTLER County.

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

**NOTICE**

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

plaintiff. You may lose money or property or other rights important to you.

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

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

BUTLER COUNTY  
GLENNA WALTERS, PROTHONOTARY  
BUTLER COUNTY COURTHOUSE  
BUTLER, PA 16001  
(724) 284-5214

NEIGHBORHOOD LEGAL SERVICES  
220 SOUTH MAIN STREET  
SUITE 301  
BUTLER, PA 16001  
(724) 282-3888

FS# 245247

BCLJ: October 19, 2012

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

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

**No. 12-10597**

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

Vs.

**JAMES V. REES  
SHARON F. REES**  
Defendants

**NOTICE**

To JAMES V. REES:  
You are hereby notified that on May 1, 2012,

Plaintiff, JPMORGAN CHASE BANK, N.A., S/B/M TO CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, 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. 12-10597. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 240 LOT 19 PINE ROAD, A/K/A 240 PINE ROAD, KARNIS CITY, PA 16041-1824 whereupon your property would be sold by the Sheriff of BUTLER County.

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

#### **NOTICE**

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

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

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

#### **Notice to Defend:**

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

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

FS# 261601

BCLJ: October 19, 2012

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

#### **IN RE: SALE OF UNREDEEMED PROPERTY BY BUTLER COUNTY TAX CLAIM BUREAU BY JUDICIAL SALE, FREE AND CLEAR OF ALL LIENS**

**PARCEL NO. 563-24-238  
TERRY SANFORD MULNEIX**

**MsD No. 12-40215**

#### **NOTICE OF PETITION OF SALE OF UNREDEEMED PROPERTY**

#### **TO: TERRY SANFORD MULNEIX**

You are hereby notified that the Butler County Tax Claim Bureau filed an action against you at the above number and term on August 15, 2012. The premises are situate in the Third Ward, Butler City, Butler County, Pennsylvania, being bounded and described as follows:

On the North by New Castle Street, 44 feet, 6 inches; on the East by lot now or formerly of W.H. Wise 150 feet; on the South by an alley 44 feet, 6 inches; and on the West by lot now or formerly of E.J. Brown, 150 feet, more or less. And having thereon erected a 2 story dwelling and garage.

Being Tax Parcel 563-24-238.

SUBJECT TO all prior documents of record.

Being conveyed to Terry Sanford Mulneix at Instrument No. 200303310013045.

You are further notified that a Rule to Show Cause has been issued against you to show cause why the Tax Claim Bureau of Butler County, Pennsylvania, should not sell to Ralph J. Bergbiger the property described in the Petition for the sum of \$3,000.00, plus costs.

This Rule is returnable and to be heard on the 30th day of November, 2012 at 12:30 p.m. in Courtroom No. e in the Butler County Government Center, Butler, Pennsylvania before Judge S. Michael Yeager.

#### **NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a



judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Glenna M. Walters, Prothonotary  
Butler County Courthouse  
Butler, PA 16001  
(724) 285- 4731

Robert J. Stock, Esquire  
Stock & Patterson  
PNC Bank Building - Suite 603  
106 South Main Street  
Butler, PA 16001

BCLJ: October 19, 2012

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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 September 21, 2012 for **Little Marsupials** located at 630 Ekastown Road Sarver PA 16055. The name and address of each individual interested in the business is Shannon Caro-Alviano 630 Ekastown Road Sarver PA 16055. This was filed in accordance with 54 PaC.S. 311.

BURTON D. MORRIS, ESQ .  
PENN CORP SERVICEGROUP INC  
P.O . BOX 1210  
600 NORTH SECOND STREET  
HARRISBURG, PA 17108-1210

BCLJ: October 19, 2012

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

### **CIVIL DIVISION**

**NO. 12-40208**

REDEVELOPMENT AUTHORITY  
OF THE COUNTY OF BUTLER,  
Petitioner,

Vs.

**IRON TRAC, LLC,**  
Respondent. :

### **NOTICE OF FILING AND HEARING ON PETITION FOR THE APPOINTMENT OF A CONSERVATOR**

**TO: Clarinda Fleeeger, her heirs and assigns**

A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §§ 1101-1111 and a hearing has been scheduled for the appointment of a conservator to take possession of and rehabilitate or demolish the property located at 207 North Main Street, Chicora, Pennsylvania 16025 (Butler County Tax Parcel 460-S1-F3).

The hearing on the Petition for the Appointment of a Conservator will be held on November 7, 2012 at 10 o'clock a.m. in Courtroom No. 4 of the Butler County Government Center before the Honorable Marilyn J. Horan.

**YOU ARE RECEIVING THIS NOTICE BECAUSE PUBLIC RECORDS REVEAL THAT YOU MAY BE THE OWNER OF THE PROPERTY AT ISSUE**

If you are the record owner or an owner claiming a right to title to the premises and want to be heard in this matter, you must file an answer to the petition or appear at the hearing. **If you do not file an answer or appear at the hearing, the court may proceed without you and you may lose your rights to the property.** A conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the owner, including expenses incurred by the conservator.

ANDREW M. MENCHYK, JR., ESQUIRE  
STEPANIAN & MUSCATELLO, LLP  
222 South Main Street  
Butler, PA 16001

BCLJ: October 19, 2012

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

**CIVIL DIVISION**

**NO. 12-40208**

REDEVELOPMENT AUTHORITY  
OF THE COUNTY OF BUTLER,

Petitioner,

Vs.

**IRON TRAC, LLC,**

Respondent. :

**NOTICE OF FILING AND  
HEARING ON PETITION FOR THE  
APPOINTMENT OF A CONSERVATOR**

**TO: Iron Trac, LLC**  
260 Pullman Square  
No. 261  
Butler, PA 16001

A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §§ 1101-1111 and a hearing has been scheduled for the appointment of a conservator to take possession of and rehabilitate or demolish the property located at 207 North Main Street, Chicora, Pennsylvania 16025 (Butler County Tax Parcel 460-S1-F3).

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**STEPANIAN & MUSCATELLO, LLP**  
222 South Main Street  
Butler, PA 16001

BCLJ: October 19, 2012

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

**CIVIL DIVISION**

**NO. 12-40208**

REDEVELOPMENT AUTHORITY  
OF THE COUNTY OF BUTLER,

Petitioner,

Vs.

**IRON TRAC, LLC,**

Respondent. :

**NOTICE OF FILING AND HEARING  
ON PETITION FOR THE APPOINT-  
MENT OF A CONSERVATOR**

**TO: Zelig Consumer Discount Company,  
Incorporated, its successors and assigns**

A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §§ 1101-1111 and a hearing has been scheduled for the appointment of a conservator to take possession of and rehabilitate or demolish the property located at 207 North Main Street, Chicora, Pennsylvania 16025 (Butler County Tax Parcel 460-S1-F3).

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**ANDREW M. MENCHYK, JR., ESQUIRE**  
**STEPANIAN & MUSCATELLO, LLP**  
222 South Main Street  
Butler, PA 16001

BCLJ: October 19, 2012

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**In the Court of Common Pleas of Butler  
County, Pennsylvania.**

In Re: PNC Bank, National Association  
Plaintiff,

Vs.

**Brian D. Crawford and Misty A. Crawford,**  
Defendants.

Attorney for Plaintiff: Louis P. Vitti, Esquire,  
Vitti and Vitti and Associates, P.C., 215 Fourth  
Ave., Pgh., PA 15222. (412) 281-1725.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

**CASE NO. 2011-11329**

You have been named as Defendants in a civil action instituted by PNC Bank, National Association. against you in this Court. This action has been instituted to foreclose on a Mortgage dated 25th of April 2008, and recorded in the Recorder's Office of Butler County at Instrument No. 200804280009015 on 28th of April, 2008.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

**LAWYER REFERRAL SERVICE:  
FIRST FLOOR, COUNTY COURTHOUSE  
300 SOUTH MAIN STREET**

P.O. BOX 1208  
BUTLER, PA 16003-1208  
724-284-5214

BCLJ: October 19, 2012



The BCBA is now accepting nominations for the 2013 Board of Directors. Three seats are up for election. Each Board Member serves a two-year term. To be eligible, candidates must live or have their primary office in the Butler County.

Any active Butler County Attorney, in good standing, and a member of the BCBA can self-nominate by contacting Karen Berg or Mike Hnath or by calling the office at 724.841.0130.

You may also visit us on the web at [butler-countypabar.org](http://butler-countypabar.org) to download the Candidate Nomination Form or for information regarding the responsibilities of BCBA Board of Directors members. Nominations may be submitted to the BCBA, 201 South Main Street, Suite 101, Butler PA 16001.

For information on submitting a self nomination, please contact Janis at [jhackett.butlercountybar@zoominternet.net](mailto:jhackett.butlercountybar@zoominternet.net) or 724.841.0130.