

**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: Bruce Edward Bailey**

Late of: Cranberry Township PA  
 Executor: Melissa Jan Painter  
 300 Kelton Place  
 Cranberry Twp PA 16066  
 Attorney: Claire Johnson Saenz  
 Krassenstein & Associates PC  
 7500 Brooktree Road  
 Wexford PA 15090

**Estate of: Diana Cullin**

Late of: Butler PA  
 Executor: Denise C Cullin  
 1101 Villa Drive Apt 3  
 Butler PA 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: William H Dauberman  
a/k/a: William Herbert Dauberman**

Late of: Zelienople PA  
 Executor: Susan Abazoris  
 10306 Romantic Drive  
 Las Vegas NV 89135  
 Attorney: Kathryn Linn Stevenson  
 140 Grove City Rd  
 Slippery Rock PA 16057

**Estate of: Daniel M Fine**

Late of: Center Township PA  
 Executor: Charles K Smith  
 2325 William Flynn Highway  
 Butler PA 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Chris D Kerry**

Late of: Butler PA  
 Executor: Daniel R Sullivan  
 318 West Jefferson Street  
 Butler PA 16001  
 Attorney: Katrine M Erie  
 316 West Jefferson Street  
 Butler PA 16001

**Estate of: Esther C Marburger**

Late of: Cabot PA  
 Administrator: Elsie Hemphill  
 1088 Dawson Road  
 Tarentum PA 15084  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Virginia L McEwen**

Late of: Marion Township PA  
 Executor: Jayne B Mays  
 810 Hamburg Road  
 Fredonia PA 16124  
 Attorney: Lewis P McEwen  
 234 West Pine Street  
 POB 510  
 Grove City PA 16127

**Estate of: William Schmedlin**

Late of: Penn Township PA  
 Executor: Debra Faye Walsh  
 POB 162  
 126 Forest Rd  
 Bradford Woods PA 15015  
 Attorney: None

**Estate of: Louise C Selfridge**

Late of: Cabot PA  
 Executor: Judy Hoover  
 629 Muddy Creek Dr  
 Slippery Rock PA 16057  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: Sandra K Sprankle  
a/k/a: Sandra Kalp Sprankle**

Late of: Butler PA  
 Executor: Colburn Weaver Sprankle  
 111 Deer Run Road  
 Butler PA 16001  
 Attorney: Samantha Moyer  
 Linn Law Group  
 228 South Main Street  
 Butler PA 16003-1544

**Estate of: Audra E Wiles**

Late of: Butler Township PA  
 Executor: Connie Wetzel  
 106 Whippo Avenue  
 Butler PA 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: August 24, 31 & Sept. 7, 2012

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**SECOND PUBLICATION****Estate of: M Esther Bauer  
a/k/a: Mary Esther Bauer**

Late of: Butler PA  
 Executor: Roberta B Henkel  
 7569 Huntington Road  
 Hudson OH 44236  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Elizabeth Schaeffer Bodesheim  
a/k/a: Elizabeth Bodesheim**

Late of: Harmony PA  
 Admr dbn cta.: Katie M Casker  
 207 E Grandview Ave  
 Zelienople PA 16063  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063

**Estate of: George John Conroy**

Late of: Butler Township PA  
 Executor: Charles Thomas Conroy  
 174 Paradise Drive  
 Export PA 15632  
 Attorney: Michael G Dailey  
 4373 Old William Penn Highway  
 Murrysville PA 15668

**Estate of: J Leonard Deener**

**a/k/a: Jasper L Deener**  
 Late of: Zelienople PA  
 Executor: Rebecca E McElhinny  
 260 Ash Stop Road  
 Evans City PA 16033  
 Executor: Marcy D Evans  
 212 Lindsay Road  
 Zelienople PA 16063

Attorney: Elizabeth J Poggi  
 Buchanan Ingersoll & Rooney  
 One Oxford Centre 20th Floor  
 301 Grant Street  
 Pittsburgh PA 15219-1410

**Estate of: William E Eichholtz**

Late of: Butler PA  
 Executor: Paul W Eichholtz  
 133 South Duffy Road  
 Butler PA 16001  
 Attorney: Thomas J May  
 Murrin Taylor Flach Gallagher & May  
 110 East Diamond Street  
 Butler PA 16001

**Estate of: George J Herbel**

Late of: Zelienople PA  
 Executor: Ardeth J Herbel  
 301 West Beaver Street  
 Zelienople PA 16063  
 Attorney: John P Iurlano  
 500 McKnight Park Dr  
 Suite 501B  
 Pittsburgh PA 15237

**Estate of: Barbara J Lipnichan**

Late of: Parker PA  
 Executor: Robert T Lipnichan  
 190 School St Box 272  
 Bruin PA 16022  
 Attorney: Julie C Anderson  
 Stepanian & Muscatello LLP  
 222 S Main St  
 Butler PA 16001

**Estate of: Raymond W Kelley**

Late of: Cranberry Township PA  
 Executor: Vickie Marie Kelley  
 834 Glendale Court  
 Cranberry Twp PA 16066  
 Attorney: James P Shields  
 Shields & Boris  
 109 VIP Drive Suite 102  
 Wexford PA 15090

**Estate of: Betty B Kelly**

Late of: Chicora PA  
 Executor: Lawrence E Kelly  
 101 Elliott Dr  
 Butler PA 16001  
 Attorney: Julie C Anderson  
 Stepanian & Muscatello LLP  
 222 S Main St  
 Butler PA 16001

**Estate of: Louise King**

**a/k/a: E Louise King**  
**a/k/a: Louise Kamerer King**  
 Late of: Butler PA

Executor: Myrna D Schrecongost  
110 Fairview Road  
Petrolia PA 16050  
Attorney: Dorothy J Petrancosta  
POB 423  
Glenshaw PA 15116  
Attorney: Robert F Hawk  
318 South Main Street  
POB 862  
Butler PA 16003-0862

**Estate of: Obie Gaylord King**  
**a/k/a: Obie G King**  
**a/k/a: Obie King**  
**a/k/a: Obie Gayliard King**  
Late of: Butler PA  
Executor: Myrna D Schrecongost  
110 Fairview Road  
Petrolia PA 16050  
Attorney: Dorothy J Petrancosta  
POB 423  
Glenshaw PA 15116  
Attorney: Robert F Hawk  
318 South Main Street  
POB 862  
Butler PA 16003-0862

**Estate of: Emma C Reynolds**  
Late of: Butler Township PA  
Executor: William J Flood  
POB 812  
Conyngham PA 18219  
Executor: George H Werner  
1909 Normal Hill  
Edmond OK 73034  
Attorney: Laurel Hartshorn  
254 W Main St  
POB 553  
Saxonburg PA 16056

**Estate of: Norma Jean Stalker**  
Late of: Venango Township PA  
Executor: Dana A Brown  
7711 134th St Court  
Puyallup WA 98373  
Executor: Jeffery Z Brown  
128 Reiber Road  
Renfrew PA 16053  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street

**Estate of: Herbert Joseph Statzer**  
**a/k/a: Herbert J Statzer**  
Late of: Zelenople PA  
Executor: Donna Jean Statzer  
107 Peffer St  
Zelenople PA 16063  
Attorney: Philip P Lope

Lope Casker & Casker  
207 East Grandview Avenue  
Zelenople PA 16063

**Estate of: James A West Sr**  
**a/k/a: James Arch West**  
Late of: Forward Township PA  
Executor: James A West Jr  
418 Chapel Harbor Drive  
Pittsburgh PA 15238  
Executor: Stephen S West  
155 North Drive  
Pittsburgh PA 15238  
Attorney: Anthony M Tedesco  
Williams Coulson  
420 Ft Duquesne Blvd 16th Fl  
Pittsburgh PA 15222

**Estate of: Catherine Wiles**  
**a/k/a: Catherine B Wiles**  
Late of: Winfield Township PA  
Executor: Terrence David Wiles  
7067 Franklin Road  
Cranberry Twp PA 16066  
Attorney: C Eric Pfeil  
Cohen & Grigsby PC  
625 Liberty Avenue  
Pittsburgh PA 15222-3152

**Estate of: Diana Lynn Winters**  
**a/k/a: Diana Winters**  
Late of: Butler PA  
Executor: Bradley R Winters  
200 Sawmill Road  
Port Matilda PA 16870  
Attorney: Hollyce L Winters  
Delafield McGee Jones & Kauffman  
112 West Foster Ave Suite 300  
State College PA 16801

BCLJ: August 17, 24 & 31, 2012

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**THIRD PUBLICATION**

**Estate of: Mary Baccari**  
**a/k/a: Mary Monday Baccari**  
Late of: Butler Township PA  
Executor: Angela Baccari Boggs  
2128 Oak Ridge Drive  
Fernandina Beach FL 32034  
Attorney: Robert J Stock  
PNC Bank Building Suite 603  
106 South Main Street  
Butler PA 16001

**Estate of: Josephine Cecelia Ball**

Late of: Oakland Township PA  
 Executor: George William Ball  
 842 Chicora Road  
 Chicora PA 16025  
 Executor: Thomas Joseph Ball  
 132 Garing Road  
 Chicora PA 16025  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Carl B Bean****a/k/a: Carl B Bean MD**

Late of: Cabot PA  
 Executor: Mary B Bates  
 251 Great Road  
 Maple Shade NJ 08052  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: Patricia L Comer****a/k/a: Patricia Marie Leistner Comer****a/k/a: Patricia M Comer****a/k/a: Patricia Marie Comer**

Late of: Mecklenburg NC  
 Ancillary Executor: Frederick E Comer  
 20118 Rainbow Circle  
 Cornelius NC 28031  
 Attorney: Andrea C Parenti  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Doretha M Dickey**

Late of: Marion Township PA  
 Executor: Linda D Landers  
 2713 State Route 981  
 New Alexandria PA 15670  
 Attorney: None

**Estate of: Florence V Frew**

Late of: Zellenople PA  
 Executor: Marsha A Jordan  
 102 Beverly Road  
 Butler PA 16001  
 Attorney: Michael D Gallagher  
 Murrin Taylor Flach Gallagher & May  
 110 East Diamond Street  
 Butler PA 16001

**Estate of: Marian L Rice**

Late of: Harmony PA  
 Executor: Jeffrey L Rice  
 Po Box 257  
 Harmony PA 16037  
 Attorney: Darla J Hancher  
 101 North Green Lane  
 Zellenople PA 16063

**Estate of: Champ Randall 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: James E Young Sr**

Late of: Donegal Township PA  
 Executor: Charles P Young  
 137 Welter Rd  
 Butler PA 16002  
 Attorney: Armand R Cingolani III  
 Cingolani & Cingolani  
 104 East Diamond St Suite 220  
 Butler PA 16001

BCLJ: August 10, 17 &amp; 24, 2012

**MORTGAGES**

July 30- August 3, 2012

**1st name-Mortgagor**

2nd name-Mortgagee

**Abbott, Richard E., Sr., aka, et ux** - Huntington  
 Natl Bk - Butler Twp. - \$75,000.00

**Aldridge, David C., et ux** - Butler Armco Emp  
 Cred Un - Center Twp. - \$242,400.00

**Anderson, Richard L., et ux** - Princeton Fin  
 LLC, et al - Adams Twp. - \$417,000.00

**Anderson, Richard L., et ux** - United-  
 American Sav Bk - Adams Twp. - \$79,850.00

**Anderson, Steven E.** - Howard Hanna Mtg  
 Servs, et al - Cranberry Twp. - \$135,600.00

**Andrews, Donald M., et ux** - JLB Corp, dba,  
 et al - Middlesex Twp. - \$124,517.00

**Angert, Mark W., et al** - Butler Armco Emp  
 Cred Un - Center Twp. - \$130,000.00

**Arblaster, Merle W., et al** - SRU Fed Cred  
 Un - Mercer Twp. - \$50,000.00

**Bachman, Matthew J., et ux** - Nextier Bk  
 NA - Center Twp. - \$137,000.00

**Barrow, Craig S., et ux** - Welcome Home Fin  
 LP, et al - Adams Twp. - \$220,000.00

**Bayles, Patrick D., et ux** - Victorian Fin LLC,

**DIVORCES**

Week ending August 17, 2012

1 st Name-Plaintiff  
2nd Name-Defendant

Ellit M. Wolf vs. **Ghizlane Aouni**: Mary Ann Bozich-Diluigi, Esq.: 12-90542  
 Gabriela M. L. Burford aka Gabriela M. Burford vs. **Matthew C. Burford**: 12-90549  
 Amy J. Butterfield vs. **Jason L. Butterfield**: Cori S. Dunn, Esq.: 12-90545  
 Summer L. Kenyon vs. **Keith A. Kenyon**: Karen M. Berg, Esq.: 12-90537  
 Timothy J. McCalman vs. **Carrie J. McCalman**: Leo M. Stepanian, II, Esq.: 12-90548  
 Kurt A. Mueller vs. **Lindy L. Mueller**: Mark R. Morrow, Esq.: 12-90543  
 Carla M. Reisdorf vs. **Gerard Reisdorf**: Elizabeth Bennington, Esq.: 12-90528  
 Linda Stetz vs. **Thomas S. Stetz**: Norman D. Jaffe, Esq.: 12-90534

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

**CIVIL DIVISION  
MSD. NO. 12-40073**

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

**MAP AND PARCEL NOS.  
120-S5-A1042  
120-S5-A1043  
120-S5-A1044**

**PATRICK J. MARTIN AND KIMBERLY P. MARTIN, HIS WIFE**

**NOTICE OF TAX SALE**

A Judicial Tax Sale has been scheduled by Order of Court in the above matter for September 28, 2012 at 11:00 A.M. in Courtroom No. 4 of the Butler County Courthouse.

The property to be sold is:

MAP AND PARCEL NOS.

120-S5-A1042  
120-S5-A1043  
120-S5-A1044

**PATRICK J. MARTIN AND KIMBERLY P. MARTIN, HIS WIFE**

Being described as Spring Valley Road, Lots 1042, 1043, and 1044 in the Connoquenessing Woodland Plan No. 5, Connoquenessing Township, Butler County, Pennsylvania 16033, as recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book Volume 45, page 3-A&B for Lot Nos. 1042 and 1044 and at Rack File Section 29, Page 19A and 19B for Lot No. 1043, owned by Patrick J. Martin and Kimberly P. Martin, his wife.

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

1. The bid shall not be less than \$200.00.
2. The Tax Claim Bureau will issue a deed to the purchaser or nominee. The said deed will be recorded before delivery to the purchaser at the expense of the purchaser. In addition to the bid price, the purchaser will pay state and local realty transfer taxes, and the current recording fee. These items will be computed after the property has been struck down, the bid price, the transfer taxes and the recording fee must

be paid at the same time by CASH or by CERTIFIED CHECK.

- 3. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all title transferred by the Tax Claim Bureau are under and subject to the said act, specifically PS 612.1 thereof which states in part "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed.
- 4. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price immediately, the property will again be put up for sale.
- 5. The Tax Claim Bureau will sell subject to existing occupancy, existing utility easements and rights-of-way, if any.
- 6. The distribution of monies, after deduction of all costs received from the sale, will be made in accordance with said Act.
- 7. The Bureau will sell the property as described in the abstracts of file in the Tax Claim Bureau and said Bureau makes no representation or warranty as to the description or title, nor will it make any survey on the property to be sold.
- 8. The purchaser will be responsible for the 2012 taxes and thereafter. It is the Purchaser's responsibility to notify the tax collector immediately.
- 9. The owner, or any member of the owner's immediate family, shall have no right to purchase his own property at this sale.

Counsel for the proposed private purchaser at sale shall be responsible for notice to all parties of interest, including taxing, municipal, sewer and water authorities and shall be responsible to advertise this Notice once in the Butler Eagle and once in the Butler County Legal Journal, and by mailing a true and attested copy of this Notice by certified, registered mail, return receipt requested, postage prepaid, U.S. Mail by Petitioner's Counsel at least 30 days before the Sale Date, Notice of the Order of Court shall be served on the following by certified, registered mail, return receipt requested postage prepaid U.S. Mail by Petitioner's Counsel at least 30 days before the sale date:

- > Patrick J. Martin - to his last addresses known being 1017 Lincoln Highland Drive, Coraopolis, PA 15108, 201 Edna Street, Harrisville, PA 15038 and 105 Chicora Road, Apt. 40, Butler, PA 16001;

- > Kimberly P. Martin – to her last addresses know being 1017 Lincoln Highland Drive, Coraopolis, PA 15108, and 105 Chicora Road, Apt. 40, Butler, PA 16001; Portfolio Recovery Assoc., LLC – 140 Corporate Blvd., Norfolk, VA 23502;
- > Portfolio Recovery Assoc., LLC's Counsel, Attorney Robert N. Polas, 140 Corporate Blvd., Norfolk, VA 23502;
- > Beneficial Consumer Discount Co., d/b/a Beneficial Mortgage Co. of PA – 220 South Main Street, Butler, PA 16001 and P.O. Box 8621, Elmhurst, IL 60126;
- > Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co of PA's counsel – Attorney Terrence J. McCabe, McCabe Weisberg Conway PC, 123 Broad Street, Suite 2080, Philadelphia, PA 19109, and Attorney Marc S. Weisberg, McCabe Weisberg Conway, PC, 123 Broad Street, Suite 2080, Philadelphia, PA 19109.

ATTORNEY MICHAEL J. PATER  
 101 E. Diamond Street, Suite 202  
 Butler, PA 16001

BCLJ: August 24, 2012

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**NOTICE**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company formed under the Limited Liability Company Law of 1994. The name of the company is **Ruk Properties, LLC**.

Gary T. Vanasdale, Esquire;  
 Gilliland Vanasdale Law Office, LLC  
 667 Route 228, Suite 300  
 Cranberry Township, PA 16066

BCLJ: August 24, 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. AD-12-10718**

WELLS FARGO BANK, N.A. FKA WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE FOR REPERFORMING LOAN REMIC TRUST, SERIES 2002-2

Vs.

**MARK CZAKE, in his capacity as Administrator and Heir of the Estate of Richard L. Czake**

**GEORGE CZAKE, II, in his capacity as Heir of the Estate as Richard L. Czake**

**CHARLES CZAKE in his capacity as Heir of the Estate as Richard L. Czake**

**DENNIS CZAKE in his capacity as Heir of the Estate as Richard L. Czake**

**JOHN CZAKE in his capacity as Heir of the Estate as Richard L. Czake**

**CHERYL CZAKE in her capacity as Heir of the Estate as Richard L. Czake**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD L. CZAKE, DECEASED**

**NOTICE**

TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD L. CZAKE, DECEASED:

You are hereby notified that on MAY 29, 2012, Plaintiff, WELLS FARGO BANK, N.A. FKA WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE FOR REPERFORMING LOAN REMIC TRUST, SERIES 2002-2, 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-12-10718. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 117 BELLWOOD COURT, CRANBERRY TOWNSHIP, PA 16066-7333 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/Phs 290499 Czake

BCLJ: August 24, 2012

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## Upcoming CLE Presentations

**\$5 CLE** (1 credit substantive)

**Wednesday, September 12, 2012 at 2:00pm**

**Estate Planning Considerations:**

**Topics will cover the uses of various types of trusts including split interest trusts and planning for intra family transfers.**

**presented by Joyce Schnur and the  
Endowment for Butler County  
*prior to the quarterly meeting***

**Please call the bar office to register. 724.841.0130**

Joyce Schnur joined Kaplan University School of Professional and Continuing Education in October 2006 as Vice President responsible for the CFP® faculty.

Currently, Joyce is an adjunct Professor for Duquesne University in the School of Leadership and Development in the CFP® certification program and has been a guest professor at many universities including Georgetown and San Francisco State Universities.

Throughout her career, Joyce has been a frequent lecturer on many financial planning topics including Investments, Stock Options and Estate Planning at many corporate training events.

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## **BCBA Quarterly Meeting**

**Wednesday, September 12, 2012**

**3:30 pm**

**Third Floor Grand Ballroom**

*\*Immediately following CLE*



**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 21st day of September 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 October 19, 2012 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: August 10, 17 & 24, 2012

**E.D. 2009-30223  
C.P.2009-21222  
SHF.: 12002058**

**ATTY MICHAEL J CLARK**

Seized and taken in Execution as the property of MICHELE ACKERMAN AND FLORANCE BATALIK at the suit of BAC HOME LOANS SERVICING, LP, Being:-

ALL that certain lot or parcel of ground situated in Cranberry Township, Butler County, Pennsylvania being Lot No. 3-F-R in the Deer Run PUD Phase II, Section III, Lot 3 as recorded in Plan Book Volume 172, Page 11, in the Recorder's Office of Butler County.

UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc. as continued in the record of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

PARCEL No. 130-S11-H3F

BCLJ: August 10, 17 & 24, 2012

**E.D.2012-30184  
C.P.2012-21093  
SHF.: 12002019**

**ATTY MARK J UDREN**

Seized and taken in Execution as the property of ELAINE E BARNHART at the suit of HSBC BANK NA, Being:-

All that certain piece, parcel or lot of land situate in Slippery Rock Township, Butler County, Pennsylvania, bounded and described as follows: Commencing at an iron pin at the southwest corner of lot herein conveyed on line of lands of now or formerly S. R. Stoughton in the center of Route 78; thence in a northerly direction along the center of Route 78; thence in a northerly direction along the center line of Route 78, a distance of one hundred feet (150) feet to an iron pin on line of lands now or formerly of J.A. Welton, et ux, et al, a distance of two hundred eighty-eight and five tenths (288.5) feet to an iron pin; thence in a southerly direction by lands of now or formerly J. A. Welton, et ux, et al, a distance of one hundred fifty (150) feet to an iron pin on line of lands now or formerly of J. A. Welton, et ux, et al, a distance of two hundred eighty-eight and five tenths (288.5) feet to an iron pin; thence in a southerly direction by lands of now or formerly J. A. Welton, et ux, et al, a distance of one hundred fifty (150) feet to an iron pin; thence in a westerly direction by lands of now or formerly S. R. Stoughton, a distance of two hundred eighty-eight and five tenths (288.5) feet to the place of beginning. Containing one acre of land.

Parcel # 4FII-20C

BEING KNOWN AS: 511 Centerville Pike, Slippery Rock, PA 16057

PROPERTY ID NO.: 280-4F11-20C

TITLE TO SAID PREMISES IS VESTED IN FORD D. BARNHART AND ELAINE E. BARNHART, HIS WIFE, AS TENANTS BY THE ENTIRETIES WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM RICHARD A. MCAFEE DATED 01/26/1976 RECORDED 02/18/1976 IN DEED BOOK 1019 PAGE 336.

BCLJ: August 10, 17 & 24, 2012

**E.D.2012-30197**  
**C.P.2012-21185**  
**SHF.: 12002109**

**ATTY MARGARET GAIRO**

Seized and taken in Execution as the property of BRIAN C BELONZI, DANIELLE M NORRIS, AND DANIELLE M BELONZI at the suit of HUNTINGTON NATL BANK, Being:-

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE CENTER LINE OF THE MARS-EVANS CITY ROAD, ALSO KNOWN AS STATE HIGHWAY ROUTE NO. 855, AT A POINT 124-93 FEET SOUTHWARD, AS MEASURED ALONG THE AFORESAID ROAD, FROM THE PROPERTY LINE NOW OR FORMERLY OF MARBURGER HEIRS, THE NORTHEASTERLY CORNER OF SAID PROPERTY HEREIN DESCRIBED; THENCE SOUTH 28 DEGREES 22' 33" EAST, 253.21 FEET ALONG THE AFORESAID ROAD TO A POINT; THENCE SOUTH 14 DEGREES EAST, 100.01 FEET ALONG THE SAME SAID ROAD TO MENG'S CENTER CULVERT LINE; THENCE ON THIS LINE, SOUTH 75 DEGREES 05' WEST, 320 FEET ALONG PROPERTY LINE OF LOT NO. 9 TO BREAKNECK CREEK TO A POINT; THENCE NORTH 48 DEGREES 02" WEST, 45.86 FEET DOWN STREAM ALONG BREAKNECK CREEK TO A POINT; THENCE NORTH 74 DEGREES 07' WEST, 132.10 FEET ALONG SAID CREEK TO A POINT; THENCE NORTH 9 DEGREES 45' WEST, 109.10 FEET ALONG SAID CREEK TO MENG'S NORTH CULVERT LINE; THENCE ON THIS LINE, NORTH 56 DEGREES DEGREES 41' EAST, 405 FEET ALONG SAID CREEK, AND ALSO ALONG PROPERTY LINE OF LOT NO. 14 TO THE PLACE OF BEGINNING. BEING LOTS 10, 11 AND 12 IN THE CALOMA PLAN OF LOTS AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 9, PAGE 21.

PARCEL 10-SA-A10

Being known as: 1284 MARS-EVANS CITY ROAD, EVANS CITY, PENNSYLVANIA 16033.

Title to said premises is vested in Brian C. Belonzi, unmarried and Danielle M. Norris, unmarried by deed from Brian C. Belonzi and

Rhonda J. Belonzi n/k/a Rhonda J. Lasichak, formerly husband & wife, dated June 7,2004 and recorded June 15,2004 as Instrument No. 200406150019264.

BCLJ: August 10, 17 & 24, 2012

**E.D. 2010-30373**  
**C.P.2010-20032**  
**SHF.: 12002241**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of ROBERT W BICKERSTAFF AND VERONICA A BICKERSTAFF at the suit of JPMORGAN CHASE BANK NATL ASSN, Being:-

ALL that certain lot or piece of ground situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, being Lot No.7 in the Sunshine Acres Plan of Lots, as recorded in the Recorder of Deeds Office in and for Butler County, Pennsylvania, in Plan Book Volume 231, pages 38 and 39, subject to the matters set forth on said Plan of Lots and to the matters described on the Plats and Plans thereof being recorded in said Recorder's Office in Plan Book Volume 243, pages 46-47.

UNDER AND SUBJECT to all matters appearing on the recorded plan and to the Declaration of Planned Community for Sunshine Real Estate Properties, LLC, dated June 9,2001 and recorded in the Recorder's Office of Butler County, Pennsylvania at Instrument Number 200107200019772; and by By-Laws of the Sunshine Acres Homeowner's Association, which are not recorded.

Under and subject to reservations, restrictions, conditions, covenants, easements and rights of way as set forth in prior instruments of record.

The Grantees, by acceptance of this deed, hereby agree for themselves, their heirs and assigns, to be governed by and subject ton membership in the Sunshine Acres Homeowners Association.

The Grantees, by acceptance of this deed, hereby agree for themselves, their heirs and assigns, to accept membership in and to join the Sunshine Acres Homeowners Association

as may be created in whole or part for the care and maintenance of common areas within the Sunshine Acres Planned Community in the Township of Slippery Rock. This covenant shall bind the Grantees and their heirs in title and shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Bickerstaff and Veronica A. Bickerstaff, h/w, by Deed from Mars General Construction, Inc., a Pennsylvania Corporation, dated 09/24/2004, recorded 09/28/2004 in Instrument Number 200409280031535.

Tax Parcel No. 280-S11-AA7-0000

Premises being: 104 MARISA WAY, SLIPPERY ROCK, PA 16057-2656

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30209  
C.P.2012-20795  
SHF.: 12002232**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of IVAN A BOSSLER at the suit of WELLS FARGO BANK N A, Being:-

ALL that certain piece, parcel or lot of land situate in the First Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North 44 feet by Center Avenue; on the East 157 feet, more or less, by lot of now or formerly Henry Shannon; on the South 44 feet by an alley; and on the West 157 feet, more or less, by lot of Lizzie Taggart. Having thereon erected a two-story frame dwelling house being known as 514 Center Avenue, in the First Ward, City of Butler, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Ivan A. Bossier, by Deed from Aaron M. Vicari and Stephanie M. Vicari, h/w, dated 04/18/2006, recorded 04/21/2006 in Instrument Number 200604210009310.

Tax Parcel No. 561-29-129-0000

Premises being: 514 CENTER AVENUE, BUTLER, PA 16001-6557

BCLJ: August 10, 17 & 24, 2012

**E.D.2012-30192  
C.P. 2012-20853  
SHF.: 12002100**

**ATTY TERRENCE J MCCABE**

Seized and taken in Execution as the property of TIMOTHY M BRETZ AND PENNY J BERTZ at the suit of STATE FARM BANK FSB, Being:-

ALL that certain parcel or lot of land situate in Middlesex Township, Butler County, Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point in the center of Overbrook Road, at a point adjoining lands now or formerly of grantee herein; thence N. 100 00' 50M E. a distance of 254.75 feet to an iron pin thence N. 88° 56' 54" E. along lands now or formerly of T.G. Uram a distance of 228.99 feet to an iron pin thence S. 11° 00' 00" W, along lands now or formerly of D.L. Hodak a distance of 236.03 feet to a point on the centerline of Overbrook Drive thence along centerline of Overbrook Drive N. 89° 57' 52" W. a distance of 223.64 feet to the place of beginning.

TAX PARCEL: 230-2F90-8A

TAX I.D. #: 230-2F90-8A

Being known as: 191 OVERBROOK ROAD, VALENCIA, PENNSYLVANIA 16059.

Title to said premises is vested in Timothy M. Bretz and Penny J. Bretz by deed from Lynn G. Ryan, now by marriage Lynn George Schriener and Robert Schriener, Wife and Husband dated December 20, 2004 and recorded December 23, 2004 as Instrument # 200412230040190.

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30211  
C.P.2010-21788  
SHF.: 12002216**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of OTILIE BRIGGS at the suit of JP MORGAN

CHASE BANK N A, Being:-

ALL that certain lot or piece of ground situate in the Township of Cranberry County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 375 in the Faraway Plan No.2 Section B as recorded in the Recorder's Office of Butler County in Back File Section 22, page 24.

Subject to a 50-foot building line from the front line of said lot, except that lots which abut on two streets shall have a building line of 30 feet.

Subject to rights of way for utility and pipe lines, and other rights of way, reservations and restrictions as set forth in prior instruments of record and affect the premises above described.

Subject also to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 720, page 93.

TITLE TO SAID PREMISES IS VESTED IN David W. Briggs and Otilie Briggs, his wife, by Deed from Femway Incorporated, dated 01129/1959, recorded 0210211959 in Book 722, Page 146.

BY VIRTUE OF THE DEATH OF DAVID W. BRIGGS ON OR ABOUT 09/23/07, DEFENDANT, OTILIE BRIGGS, BECAME SOLE OWNER OF THE MORTGAGED PREMISES AS SURVNING TENANT BY THE ENTIRETIES.

Tax Parcel No. 130-S5-A375-0000

Premises being: 212 SANDALWOOD DRIVE, CRANBERRY, PA 16066

BCLJ: August 10, 17 & 24, 2012

**E.D2011-30055  
C.P. 2009-22174  
SHF.: 12002245**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JAMES T BRINK AND CHRISTINA M BRINK at the suit of JP MORGAN CHASE BK NATL ASSN, Being:-

ALL THAT CERTAIN LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUILER

COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF WOODLAND ROAD, AT THE INTERSECTION OF LOTS 60 AND 61 IN THE HOMEWOOD PLAN OF LOTS SAID POINT BEING THE NORTHWEST CORNER OF LOT #61 IN THE HOMEWOOD PLAN OF LOTS; THENCE SOUTH 0 DEGREES 04 MINUTES EAST ALONG LOT #61 IN SAID PLAN, A DISTANCE OF ONE HUNDRED EIGHTY (180) FEET TO THE NORTHWEST CORNER OF WT NO. 44; THENCE NORTH 88 DEGREES 35 MINUTES WEST ALONG LOT NO. 44, A DISTANCE OF EIGHTY (80) FEET TO THE SOUTHEAST CORNER OF LOT #59; THENCE NORTH 0 DEGREES 04 MINUTES WEST ALONG LOT #59, A DISTANCE OF ONE HUNDRED EIGHTY (180) FEET TO A POINT ON THE SOUTH LINE OF WOODLAND ROAD; THENCE SOUTH 88 DEGREES 35 MINUTES EAST ALONG THE SOUTHERN LINE OF WOODLAND ROAD, A DISTANCE OF EIGHTY (80) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 60 IN THE HOMEWOOD PLAN OF LOTS IN BUTLER TOWNSHIP, RECORDED IN RACK FILE SECTION 13, PAGE 16.

SUBJECT TO BUIDDING RESTRICTIONS FOR THE HOMEWOOD PLAN OF LOTS, AS RECORDED AT DB 505, PAGE 287.

TOGETHER WITH THE TAP INTO A PRIVATE SEWER LINE WHICH CONNECTS WITH THE PUBLIC SEWER SYSTEM AS SET FORTH AT BUILER COUNTY DB 833, PAGE 520.

TITLE TO SAID PREMISES IS VESTED IN James T. Brink and ChristinaM. Brink, h/w, by Deed from JosephM. Behrens and Erin 1. Behrens, h/w, dated 03/24/2006, recorded 03/30/2006 in Instrument Number 200603300007159.

Tax Parcel No. 053-6-A60-0000

Premises being: 304 TEAKWOOD ROAD, BUTLER, PA 16001-1976

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30215**  
**C.P.2012-20754**  
**SHF.: 12002236**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of MELISSA J DEFOGGI AND MELISSA DEFOGGI at the suit of CITIMORTGAGE INC, Being:-

ALL that certain lot or piece of ground situate in the Township of Butler and partially in the Township of Center, County of Butler, and Commonwealth of Pennsylvania, being known as Lot No. 12 in the Westwood Plan No.3, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book RF60 at Page 4.

SUBJECT to the rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Melissa DeFoggi, unmarried, by Deed from Holly K. Yeasted, unmarried, dated 02/24/2008, recorded 0111612009 in Instrument Number 200901160000847.

Tax Parcel No. 060-S16-C12-0000

Premises being: 126 CORNELL DRIVE, BUTLER, PA 16001-1163

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30217**  
**C.P. 2012-20991**  
**SHF.: 12002237**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DENISE FALLECKER IND & EXTRX, MICHAEL E CASSIDY EST BY EXTRX AND DAVID FALLECKER at the suit of BANK OF AMERICA NA, Being:-

ALL that certain lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. Fifty-One (51) in the Addition No.1 Nursery Park Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File No. 15, page 13.

UNDER AND SUBJECT to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Denise Fallecker and David G. Fallecker, her husband, by Deed from Denise Fallecker and David G. Fallecker, her husband, dated 01107/2011, recorded 02/0912011 in Instrument Number 201102090003929.

Tax Parcel No. 230-S1-12A51-0000

Premises being: 116 MAPLE DRIVE, VALENCIA, PA 16059-2410

BCLJ: August 10, 17 & 24, 2012

**E.D.2012-30191**  
**C.P.2012-21161**  
**SHF.: 12002099**

**ATTY TERENCE J MCCABE**

Seized and taken in Execution as the property of BRENT E FISCUS AND MEGAN R REED at the suit of BANK OF NEW YORK MELLON, Being:-

ALL that certain piece or parcel of land situate partly in Oakland and partly in Summit Townships, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the center of the Bonnybrook and Woodbine Road, at the S.W. corner of land of James E, Neff; thence S. 800 14' W. along center of said road 130 feet more or less to S.E. corner of land of B.J. Graham; thence along east line of same northerly 725 feet more or less to First Parties northern tract line; thence along same N. 88° 21' E. 130 feet more or less to N.W. corner of lands of James E, Neff; thence along west line of same S2° H. 700 feet more or less. Being pan of the Grantors larger tract of land as devised to Lawrence Hesidence by last will of his father, Peter Hesidence, dated December 4, 1908, recorded in Will Book X, page 276, subject to the terms, conditions and reservations in said will; and conveyed to said Peter Hesidence by Andrew Hesidence by deed dated August 13th 1890, recorded in Deed Book 118, Page 49; and devised to said Andrew Hesidence by will of his father, Peter Hesidence, dated July 20th 1876, recorded in Will Book J. Page 372;

and being part of a larger tract conveyed to the last, named Peter Residence by Hugh Gold by deed dated September 10, 1S46, recorded in Deed Book P, Page 317.

TAX I.D. #: 290-S4-A7A

Being known as: 929 BONNIEBROOK ROAD, BUTLER, PENNSYLVANIA 16002.

Title to said premises is vested in Brent E. Fiscus and Megan R. Reed by deed from Mary C. Rodgers, widow dated August 8, 2005 and recorded November 9, 2005 as Instrument Number 200511090032605.

BCLJ: August 10, 17 & 24, 2012

**E.D. 2012-30146  
C.P. 2012-20837  
SHF.: 12001594**

**ATTY MARK J UDREN**

Seized and taken in Execution as the property of LISA M FRABOTTA at the suit of US BANK NATL ASSN, Being:-

The land referred to in this Commitment is described as follows:

ALL that certain lot of ground situate in the Fourth Ward of the City of Butler, County of Butler, and State of Pennsylvania, bounded and described as follows, to-writ

BEGINNING at a point at the intersection of an alley and North Monroe Street, thence in a Northerly direction along the East side of North Monroe Street, sixty-five (65) feet to a point on tend now or formerly of H.T. Anderson; thence in a Northeasterly direction atone said land of Anderson, one hundred eleven (111) feet, more or less, to a point on the West line of a sixteen foot alley; thence in a Southerly direction along said alley, ten 910} feet to a point on another sixteen foot alley; thence in a Southwesterly direction along the Northern line of last mentioned alley, one hundred twenty-four (124) feet to a point; thence in a Westerly direction, eleven (11) feet to the East side of North Monroe Street the place of beginning. Being the Southern part of Lot No. 6 and a small strip of the Southeast part of Lot No. in the John Berg ST., Heirs Plan of Lots as recorded In Butler County in Plan Book Volume 4, page 23.

Tax ID. Number 554-23-41

Being designated as: 217 N. Monroe Street Butter, PA 16001

BEING KNOWN AS: 217 North Monroe Street, Butler, PA 16001 PROPERTY ID NO.: 564-23-41

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Frabotta, married, heirs and assigns BY DEED FROM Caroline Costanza, widow DATED 06/04/2004 RECORDED 06/10/2004 IN DEED BOOK Instrument 200406100018924.

BCLJ: August 10, 17 & 24, 2012

**E.D.2010-30353  
C.P.2010-21984  
SHF.: 12001844**

**ATTY THOMAS I PULEO**

Seized and taken in Execution as the property of GEOFFREY A GAGNON AND JOYCE E GAGNON at the suit of JPMORGAN CHASE BANK, NA, Being:-

All that certain lot or piece of ground situate in Connoquenessing Township, Butler County, Pennsylvania being Lot No.102 in the Timberlee Farms Plan of Lots Phase 1 of record in the Butler County Recorder of Deeds Office in Plan Book Volume 196, Page 129

DEED BOOK: 2911

DEED PAGE: 179

MUNICIPALITY: Connoquenessing Township

TAX PARCEL\*: 120-S9-A102

PROPERTY ADDRESS: 103 Timberlee Drive Evans City, PA 16033

Being the same premises by deed dated 09/15/98, given by Timberlee, Inc. to Geoffrey A. Gagnon and Joyce E. Gagnon, husband and wife and recorded 09116/98 in book 2911 page 179.

BCLJ: August 10, 17 & 24, 2012

**E.D. 2012-30148  
C.P.2012-20377  
SHF.: 12001647**

**ATTY ASHLEIGH MARIN**

Seized and taken in Execution as the property of STACY M GILBERT AND STACY M FAIR at the suit of WELLS FARGO BANK, NA, Being:-

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE THIRD WARD, CITY OF BUTLER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH 90 FEET BY LOT OF THEODORE L. SCHENCK; ON THE EAST 30 FEET BY AN ALLEY; ON THE SOUTH 90 FEET BY LOT FORMERLY OF E.W. SCHENCK; AND ON THE WEST 30 FEET BY THIRD AVENUE. BEING LOT 25 IN THE SCHENCK AND MARSHALL PLAN OF LOTS AS RECORDED IN PLAN BOOK 2, PAGE 12.

TAX ID NO : 563-24-337

ADDRESS: 109 THIRD AVENUE, BUTLER, PA 16001-5641.

BEING THE SAME PREMISES WHICH SCOTT R. LOWE AND KRISTEN R. LOWE, HUSBAND AND WIFE, BY DEED DATED JUNE 23,2004 AND RECORDED JUNE 24,2004 IN AND FOR BUTLER COUNTY, PENNSYLVANIA, INSTRUMENT #200406240020644, GRANTED AND CONVEYED UNTO STACY M. GILBERT.

BCLJ: August 10, 17 & 24, 2012

**E.D. 2012-30175  
C.P. 2012-20978  
SHF.: 12001863**

**ATTY KRISTINA MURTHA**

Seized and taken in Execution as the property of LANCE L HESS AND TINA M HESS at the suit of BANK OF AMERICA, NA, Being:-

ALL that certain piece, parcel or lot of land situate in Oakland Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of

the center line of Township Road T-610, also known as Hoffman Road, and line of lands of Lot No, 2 in the Raymond A and Mildred R. Drogowski Subdivision and the herein described lot; thence along line of lands of Lot No, 2 in the Raymond A. and Mildred R. Drogowski Subdivision the following courses and distances: North 83° 37' 49" East, a distance of 223.20 feet; South 6° 22' 11" East, a distance of 136.87 feet; South 48° 21' 04" West, a distance of 234 feet to the center line of Township Road T-610. also known as Hoffman Road; thence along the center line of Township Road T-610, also known as Hoffman Road, the following courses and distances: North 14° 17' 00" West, a distance of 163.09 feet and North 11° 26' 35" West, a distance of 109.91 to a point, at the place of beginning.

SUBJECT to any and all prior grants and reservations of coal, gas, oil, mining rights of way as the same may be and appear in prior instruments of record.

ALSO SUBJECT to any and all easements, rights of way and building set back lines as the same may be and appear in prior instruments of record or as shown on the recorded plan.

DEED BOOK: Instrument #:20009070021023

DEED PAGE: Instrument #:20009070021023

MUNICIPALITY: OAKLAND

TOWNSHIP TAX PARCEL #: 250-1F147-2B

PROPERTY ADDRESS: 179 Hoffman Road Chicora,PA 16025

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30213  
C.P.2012-20819  
SHF.: 12002265**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JAMES P HIBBARD JR at the suit of US BANK NATL ASSN, Being:-

ALL that certain piece, parcel or tract of land situate in Adams Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a public road and lands now or formerly of W. Mikalauskas, being the Northwest corner of the herein described tract; thence along lands now or formerly of W. Mikalauskas, South 88 degrees 45 minutes 00 seconds East a distance of 590.70 feet to a point; thence along land now or formerly of C. Minehart, South 08 degrees 15 minutes 00 seconds East, a distance of 100.00 feet to a point; thence along land now or formerly of J. Skander, North 88 degrees 45 minutes 00 seconds West a distance of 615.32 feet to the aforementioned public road; thence running in a Northerly direction along the center line of said public road, North 05 degrees 57 minutes 15 seconds East a distance of 98.96 feet to a point at the place of beginning.

UNDER AND SUBJECT to reservations, restrictions, easements and rights-of-way as recorded in prior instruments of record and/or conveyances which are apparent from a physical inspection of said property.

TITLE TO SAID PREMISES IS VESTED IN James P. Hibbard, Jr., by Deed from Deanna K. Moore, a single woman, dated 0412812000, recorded 04/28/2000 in Instrument Number 200004280009511.

Tax Parcel No. 010-4F33-10B-0000

Premises being: 752 CALLERY ROAD, EVANS CITY, PA 16033-3010

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30214  
C.P.2010-21428  
SHF.: 12002263**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of CHARLOTTE E HOUGH AND LEA ANN KERNAN at the suit of BANK OF AMERICA N A, Being:-

All THAT CERTAIN lot or piece of ground situate in the Township of Clinton, County of Butler, and Commonwealth of Pennsylvania,

BEGINNING at a point on the centerline of Saxonburg Boulevard, aka LR 10131, said point being the southwest corner of the parcel herein being conveyed; thence North 08 degrees 36 minutes 40 seconds East along a

25 foot right of way and lands now or formerly of Bogacz and Mahan a distance of 300 feet to a point; thence South 82 degrees 58 minutes 50 seconds East along a 50 foot right of way a distance of 60 feet to a point; thence South 08 degrees 36 minutes 40 seconds West along lands now or formerly of Armstrong a distance of 300 feet to a point on the centerline of Saxonburg Boulevard; thence North 82 degrees 58 minutes 50 seconds West along the centerline of Saxonburg Boulevard a distance of 60 feet to a point, the place of beginning. Prepared in accordance with survey of Joseph P. Yakelis, Land Surveyor for Bock & Clark Corporation dated July 26,2005.

SUBJECT TO reservations, restrictions, limitations, conditions, exceptions and rights of way as may appear in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Charlotte Hough and Lea Ann Kernan, joint tenants with the right of survivorship and not as tenants in common, by Deed from Charlotte Hough, dated 07/25/2006, recorded 07/31/2006 in Instrument Number 200607310019208.

Tax Parcel No. 100-1F159-20N-0000

Premises being: 560 SAXONBURG BOULEVARD, SAXONBURG, PA 16056-2321

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30221  
C.P.2012-21320  
SHF.: 12002298**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of KRISTOPHER CAIN HOVAN AND MELINDA SUE KAUFMAN at the suit of US BANK NATL ASSN, Being:-

ALL that certain lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point, said point being the Southeast corner of the property herein conveyed, and said point lying on the dividing line between Lot No. 504 in the LaRay Plan of Lots, No.5, and Lot No. 503 being the herein conveyed lot, and said point lying on the



Northerly boundary of the Legislative Right of Way of Pennsylvania Route 288; thence in a Southwesterly direction along said Legislative Right of Way along a curve, R=756.78 feet, A=172.04 feet to a point; thence North 28 degrees 36 minutes 00 second West, 300 feet along the dividing line between Lot No. 503 and 502 in said plan; thence North 64 degrees 00 minute 00 second East, 242.18 feet along the dividing line between Lot No. 503 and 502 in said plan; thence South 15 degrees 34 minutes 28 seconds East, 316.63 feet along the dividing line between Lot No. 503 and 504 in said plan to a point, the place of beginning.

SUBJECT to building line as set forth in said subdivision plan.

SUBJECT to the Protective Covenants as recorded in the Recorder's Office of Butler County, in Record Book Volume 1194, Page 52.

TITLE TO SAID PREMISES IS VESTED IN Kristopher Cain Hovan and Melinda Sue Kaufman, as joint tenants with the right of survivorship, by Deed from Robert Russell Flack and Bonita Lea Flack, his wife, as tenants by the entireties with right of survivorship, dated 03/13/2006, recorded 0311712006 in Instrument Number 200603170005965.

Tax Parcel No. 230-2F75-41A4C-0000

Premises being: 262 GLADE MILL ROAD, VALENCIA, PA 16059-3310

BCLJ: August 10, 17 & 24, 2012

**E.D.2012-30189  
C.P.2012-21130  
SHF.: 12002057**

**ATTY MARK J UDREN**

Seized and taken in Execution as the property of ISABEL HUDECEK at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:-

ALL that certain lot of land situate in the Borough of Mars, County of Butler, State of Pennsylvania, bounded and described as follows:

LOT #7: BEGINNING at a point on the East line of a 40-foot street, known as Norton Drive, on line of Lot #6, being the Southwest corner

of the lot herein conveyed; thence along the East line of Norton Drive North 5 degrees 03' East a distance of 75 feet to a point on Lot # 8, now or formerly of Marshall; thence along line of Lot #8, South 84 degrees 57' East, a distance of 190 feet to a point; thence South 5 degrees 03' West, a distance of 75 feet to a point on Lot #6; thence along Lot #6, North 84 degrees 57' West, a distance of 190 feet to a point on the East lien of Norton Drive, the point of beginning. The lot described above is a Lot in an unrecorded Plan; it is bounded by a Lot in a recorded Plan, the Lot in the Recorded Plan is Lot #6 in the L. M. Norton Plan and recorded in the Recorded of Deeds Office of Butler County, Pennsylvania in Rack File 14, page 23.

Parcel Number: 450-S1-A7

BEING KNOWN AS: 1017 Norton Drive, Mars, PA 16046

PROPERTY ID NO.: 450-S1-A7

TITLE TO SAID PREMISES IS VESTED IN Emil J. Hedecek and Isabel Hudecek, his wife BY DEED FROM Rural Investment Company, a Partnership Composed of Donald G. Kaercher, Paul H Wirte and Frederick Tumbalcer DATED 01104/1974 RECORDED 0112111974 IN DEED BOOK 983 PAGE 738.

BCLJ: August 10, 17 & 24, 2012

**E.D2011-30292  
C.P.2011-21745  
SHF.: 12002243**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of ERICH J HUY at the suit of BANK OF AMERICA N A, Being:-

All that certain parcel or tract of land situate in Jackson Township, Butler County, Pennsylvania, bounded and described as follows:

ON the North by lands now or formerly of Rape; on the East by Old Route 19; on the South by Interstate Highway 79; and on the West by lands of now or formerly Rape and Price. Containing approximately 9-3/4 acres.

TITLE TO SAID PREMISES IS VESTED IN Erich J. Huy, a single man, by Deed from John

H. Huey and Jackaline T. Huey, his wife, dated 11/25/1987, recorded 11127/1987 in Book 1376, Page 779.

Tax Parcel No. 180-4F104-1C-0000

Premises being: 120 TOLLGATE ROAD, ZELIENOPLE, PA 16063-2920

BCLJ: August 10, 17 & 24, 2012

**E.D2009-30451  
C.P.2009-22229  
SHF.: 12002244**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of RICHARD T JANOVICK at the suit of BANKOF AMERICA NA, Being:-

All that certain parcel of land situate within the Borough of Hanisville, Butler County, Commonwealth of Pennsylvania, being more particularly described as follows:

Being Lot 7 and denoted right-of-way and cul-de-sac to service said lot, all as set forth in the Mershimer Sales, Inc. Subdivision Phase 2 as shown at Rack File 158, page 34.

TITLE TO SAID PREMISES IS VESTED BY Special Warranty Deed, dated 0311712008, given to Richard T. Janovick from Thomas Boyd and Linda Boyd, husband & wife, and recorded 312612008 Instrument # 200803260006170

Tax Parcel No. 430-S2-A23R

Premises being: 245 EAST WASHINGTON STREET, HARRISVILLE, PA 16038-0000

BCLJ: August 10, 17 & 24, 2012

**E.D. 2012-30176  
C.P.2012-21013  
SHF.: 12001953**

**ATTY KEVIN DISKIN**

Seized and taken in Execution as the property of SCOTT M KESSLER AND TAMMY J KESSLER at the suit of WELLS FARGO

BANK,NA, Being:-

ALL THAT CERTAIN tract of land situates in the Township of Adams, County of Butler and the Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of the lot herein conveyed, said point being an iron pin on the eastern side of the Highway 70 feet in width and known as State Highway Route no. 309; thence along other lands of grantors herein, north 62 degrees 49' east, 566.50 feet to an iron pin; thence along the westerly line of the B & O. Railroad right of way, by a curve to the left, having a radius of 1536.26 feet, a distance of 299.42 feet to an iron pin; thence along lands now or formerly of J. Barr, south 2 degrees 21 \* east, 178.04 feet to an iron pin; thence along lands ofR. Kramer, south 88 degrees 13' west, 659.50 feet to an iron pin, the eastern side of the highway mentioned herein; thence along said State Highway Route no. 309, by a curve to the left, having a radius of 1308.57 feet, a distance of 73.59 feet to a point; thence along said state highway route no. 309, north 38 degrees 16' 30" west, 76.41 feet to an iron pin, the place of beginning.

BEING the same premises which John H Fritz and Susan A. Firtz, husband and wife and Dennis J. Fritz and Carla Ann Fritz, husband and wife, by General Warranty Deed dated June 30, 2000 and recorded July 6, 2000 in the Office of the Recorder of Deeds in and for Butler County as Instrument Number 200007060015412, granted and conveyed unto Scott M. Kessler and Tammy J. Kessler, husband and wife.

PARCEL NO. 10-3F66-71

BCLJ: August 10, 17 & 24, 2012

**E.D2010-30338  
C.P.2010-21575  
SHF.: 12002242**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of TERRI LANTZ at the suit of FANNIE MAE, Being:-

ALL that certain piece or parcel of land situate in the Borough of Evans City, in the County of Butler and the Commonwealth of Pennsylvania

nia, bounded and described as follows, to wit:

ON the North by an alley; on the East by a lot conveyed by O. W. Shoup, John W. Shoup, et ux. To Elsie Hatje by deed dated November 14, 1934; on the West by Franklin Road; on the South by Pittsburgh Street, being Lot No. 45 in the General Plan of Lots of said borough.

TITLE TO SAID PREMISES IS VESTED IN Terri Lantz, unmarried, by Deed from Terri Ross, n/k/a Terri Lantz, unmarried, dated 0211112003, recorded 02/20/2003 in Instrument Number 200302200007139.

Tax Parcel No. 400-S2-A4S-0000

Premises being: 401 EAST MAIN STREET, EVANS CITY, PA 16033-1202

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30212  
C.P.2012-21012  
SHF.: 12002240**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of PATRICIA A LINDEY, PATTY A LINDEY AND LAVERNE J LINDEY at of BANK OF AMERICA N A, Being:-

All that certain piece, parcel or tract of land situate in Connoquenessing Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at the Northeast corner of the tract herein described at the Southeast corner oflands previously conveyed unto McGee in L.R. 10045; thence through and along said L.R. 10045 South 5 degrees 33 minutes 40 seconds West, 438.00 feet to line oflands now or formerly Williams; thence by said lands now or formerly Williams North 83 degrees 49 minutes 50 seconds West, 784.04 feet to line oflands now or formerly C. L. McConnell; thence by said lands of McConnell and by lands now or formerly V. J. Grimaldi North 6 degrees 54 minutes 10 seconds East, 438.01 feet to line oflands of McGee aforementioned; thence by said lands of McGee South 83 degrees 49 minutes 50 seconds East, 773.78 feet to the place of beginning. Containing 7.83 acres and being Lot No.1 in the McConnell Subdivision as recorded in the Office of the

Recorder of Deeds of Butler County in Plan Book 117, Page 30.

Subject to that Aerial and Underground Right of Way Agreement between Laverne J. Lindey and Patty A. Lindey and Pennsylvania Power Company and United Telephone of Pennsylvania recorded on June 15, 1988 in the Butler County Recorder of Deeds in Book 1406, Page 59.

Subject to the Memorandum of Oil and Gas Lease between Laverne J. Lindey and Patty A. Linde and R.E. Gas Development, LLC and Summit Discovery Resources II, recorded on December 13,2010 in the Butler County REcorder of Deeds as Instrument Number 201012130029412

TITLE TO SAID PREMISES IS VESTED IN LaVerne 1. Lindey and Patty A. Lindey, his wife, by Deed from Shenvin 1. McConnell andFrancesM. McConnell,his wife, dated09/15/1987,recorded0911711987 in Book 1366, Page 470.

Tax Parcel No. 120-3F76-7AA-0000

Premises being: 840 DICK ROAD, REN-FREW, PA 16053-9542

BCLJ: August 10, 17 & 24, 2012

**E.D2011-30174  
C.P.2011-20798  
SHF.: 12002299**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JUAN A MARCHELLI AND NATALYA A MARCHELLI at the suit of WELLS FARGO BANK N A, Being:-

ALL that certain lot or piece of ground situate in the Fourth Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

On the North 50 feet by an alley; on the East 136-112 feet by Lot No. 103 in the Theodore C. Limberg Plan of Lots; on the South 50 feet by Orchard Avenue; and on the West 136 112 feet by Lot No. 101 in said Plan of Lots.

AND being Lot No. 102 in the Theodore C. Limberg Plan of Lots for the City of Butler and

having thereon erected a brick dwelling known as 108 Orchard Avenue, Butler, PA, 16001.

TITLE TO SAID PREMISES IS VESTED IN Juan A. Marchelli and Natalya A. Marchelli, h/w, as tenants by the entireties, by Deed from Mark D. Hamilton and Melissa L. Hamilton, h/w, dated 08/19/2008, recorded 08/20/2008 in Instrument Number 200808200019206.

Tax Parcel No. 564-47-26-0000

Premises being: 108 ORCHARD AVENUE, A/K/A 108 ORCHARD STREET, BUTLER, PA 16001

BCLJ: August 10, 17 & 24, 2012

**E.D 2012-30208  
C.P.2012-20817  
SHF.: 12002230**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of MELANIE PETRIDIS AND GEORGE PETRIDIS at the suit of FLAGSTAR BANK FSB, Being:-

ALL THAT certain piece, parcel or tract of land situate in Worth Township, Butler County, Pennsylvania, bounded and described as follows:

Commencing at the southeast corner of the lot herein described at a point in the center line of Kelly Road (T-377) formerly Jacksville road, said point being located along the Jacksville Public Road, North 88 degrees 45 minutes West a distance of 492.00 feet from the West line oflands offonnerly Oscar Greer, now or formerly R. Steiner; thence along the Center line of the Jacksville Public Road, North 88 degrees 45 minutes West a distance of 298.94 feet to the East line ofa Driveway or Lane, said point being the southwest corner of the premises herein described; thence along the easterly line of said driveway or lane the following two (2) courses and distances; North 06 degrees 25 minutes 04 seconds East a distance of 202.21 feet to a point; thence North 07 degrees 13 minutes 08 seconds East a distance of 119.80 feet to an iron pin corner, said point being the northwest corner ofthe premises herein described; thence along line oflands of Patricia Nelson the following four (4)

courses and distances: South 65 degrees 20 minutes 34 seconds East a distance of 101.01 feet to an iron pin; thence North 32 degrees 56 minutes 09 seconds East a distance of 84.28 feet to an iron pin; thence South 64 degrees 55 minutes 57 seconds East distance of 150.18 feet to an iron situate at the northeast corner of the premises herein described; thence South 02 degrees 26 minutes 36 seconds west a distance of 292.18 feet to a point in the center line of Kelly Road, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN George Petridis and Melanie Petridis, his wife, by Deed from Demetres G. Goumis, a one-half interest dated 09/09/2003, recorded 0911812003 in Instrument Number 200309180042745. The remaining interest was vested in George Petridis and Melanie Petridis by Deed from M. Kenneth Stephenson and Gamet T. Stephenson, h/w, a one-half interest, dated 10/26/2004, recorded 11/08/2004 in Instrument Number 200411080035539.

Tax Parcel No. 330-4F68-11A-0000

Premises being: 221 KELLY ROAD, SLIPPERY ROCK, PA 16057-4213

BCLJ: August 10, 17 & 24, 2012

**E.D. 2012-30179  
C.P.2012-20948  
SHF.: 12001952**

**ATTY KATHERINE E KNOWLTON**

Seized and taken in Execution as the property of BRIAN PORTER AND REBECCA ROSE PORTER at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, Being:-

All that certain piece, parcel, or lot of ground situate in the City of Butler, County of Butler, Commonwealth of Pennsylvania bounded and described as follows:

BEING known and designated as Tax Parcel ID #565-22-150 in the Deed Registry Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling known and numbered as 337 North 6th Avenue, Butler, P A 16001-4153.

Beginning at a point on the Easterly line of 6th

Avenue, said point being the Northwest corner of the lot herein described and common to the Southwestern corner of Lot now or formerly of Robert A. Gould, Jr.; thence by the Southern line of the same, North 73 degrees 15 minutes East a distance of 120.00 feet to a point on the Westerly line of a 20 foot alley; thence by same, South 17 degrees 00 minutes East, a distance of 25.00 feet to a point the Northeastern corner of Lot of Howard O. Jallet; thence by the Northerly line of same, South 73 degrees 15 minutes West a distance of 120.00 feet to a point on the Easterly line of 6th Avenue; thence by same, North 17 degrees 00 minutes West a distance of 25.00 feet to a point, the place of beginning.

BEING the same land and premises conveyed to Brian Porter and Rebecca Rose Porter, husband and wife, by deed from Rebecca Rose Porter, dated 7/11/2005 and recorded 9/29/2005 as Instrument No. 200509290027871.

BCLJ: August 10, 17 & 24, 2012

**E.D 2012-30210**  
**C.P.2012-20839**  
**SHF.: 12002233**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of MADONNA G RUSH at the suit of PHH MORTGAGE CORP, Being:-

ALL that certain lot or piece of ground situate in the Township ofCranbeny, County of Butler and Commonwealth of Pennsylvania, being Lot No. 73 in the Glen Eden Phase II Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 114, Page 45.

FURTHER SUBJECT to all restrictions, reservations, rights of way, easements for public utilities and building line(s) as may be shown on the recorded plan and in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Madonna G. Rush, by Deed from Thomas G. Schmelzer and Elaine M. Schmelzer, dated 06/15/2007, recorded 06/26/2007 in Instrument Number 200706260016465.

Tax Parcel No. 130-S18-B73-0000

Premises being: 900 GLENDALE COURT A/K/A LOT 73 IN, GLEN EDEN PHASE II PLAN OF LOTS, CRANBERRY TOWNSHIP, PA 16066

BCLJ: August 10, 17 & 24, 2012

**E.D.2012-30166**  
**C.P. 2012-20459**  
**SHF.: 12002026**

**ATTY ROBERT W KOEHLER**

Seized and taken in Execution as the property of DEBORAH J SCOTT at the suit of TAM MAC CORP, Being:-

All that certain piece, parcel or lot of land being situate in the Township of Parker, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Route T -640 (Known as Sand Road) said point being the Northwest corner of the tract herein conveyed; thence, from said point, South 80 Degrees 07' East, a distance of 399.23 feet to a point; thence South 9 Degrees 43' West, a distance of 195.80 feet to a point; thence along line of other lands of now or formerly Sabol, North 80 Degrees 07' West, a distance of 490.06 feet to a point in the center line of Route T-640; thence along the center line of Route T-640, North 34 Degrees 38' East, a distance of 215.60 feet to a point, the place of beginning.

CONTAINING 1.997 acres per survey of Charles L. Hinds, dated October 4, 1990 and having erected thereon a house and a garage and upon which a 2004 Redman manufactured home has been placed.

SUBJECT to the right of way of Township Road T-371.

Parcel Number 260-1F51-17.

BCLJ: August 10, 17 & 24, 2012

**E.D. 2012-30206  
C.P.2010-21501  
SHF.: 12002225**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of JOSHUA W SHERMAN AND GRETCHEN R GIBSON at the suit of BANK OF AMERICA NA, Being:-

ALL that certain piece of ground situate in Srnnrit Township, Butler County and Commonwealth of Pennsylvania.

BEING Lot No. 1 in the Floyd J. Neigh Plan of Lots, as recorded on July 31,2006 in Plan Book No. 294, Page 29 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

SUBJECT to exceptions, reservations, restrictions, easements, rights of way, building lines, and protective covenants as may be stated in prior instruments of record and on the Plan recording.

HAVING erected thereon a residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN Joshua W. Sherman and Gretchen R. Gibson, as joint tenants with the right of survivorship, by Deed from Floyd J. Neigh and Dolores M. Neigh, h/w, dated 06/0812007, recorded 06/1312007 in Instrument Number 200706130015020.

Tax Parcel No. 290-1F102-15L-0000

Premises being: 443 KECK ROAD, BUTLER, PA 16002-1099

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30218  
C.P.2012-20555  
SHF.: 12002238**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of DOLORES J VIVIANO, MICHAEL A VIVIANO AND UNITED STATES OF AMERICA at the suit of HSBC BANK USA NATL ASSN, Being:-

ALL THAT CERTAIN piece, parcel or tract

of land situate in Forward Township, Butler County, Pennsylvania, being Lot No.4 in the James M. Schwartz Plan of Lots, which plan is of record in the Recorder's Office of Butler County, Pennsylvania in Rack File 70, Page 23.

CONTAINING an area of 1.350 acres.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Viviano and Dolores 1. Viviano, h/w, by Deed fromCarolynn L. Evans and Eugene R. Evans, her husband, dated 11130/2006, recorded 12/07/2006 in Instrument Number 200612070030994.

Tax Parcel No. 160-S3-G4-0000

Premises being: 136 STUCKY ROAD A/K/A, 136 STUCKEY ROAD, RENFREW, PA 16053-9020

BCLJ: August 10, 17 & 24, 2012

**E.D2012-30207  
C.P. 2012-20408  
SHF.: 12002227**

**ATTY DANIEL SCHMIEG**

Seized and taken in Execution as the property of ROBERT YUSKO AND CYNTHIA YUSKO at the suit of NATIONS TAR MORTGAGE LLC, Being:-

ALL that certain lot or piece of ground situate in Center Township, Butler County, Pennsylvania being know and designated as Lot No.1 in the Property Subdivision No 1 for Mary Jane letto as recorded in the Recorder's Office of Butler County at Plan Book Volume 124, Page 32. BEING more particularly bounded and described as follows:

BEGINNING at a point in the center line of Elliott Road, Township Route T-602, said point being the Northwest corner of the herein described parcel; thence by a line along the center line of Township Route T-602, a/k/a Elliott Road, South 87 degrees 30 minutes 20 seconds East a distance of 218.00 feet to a point on the line oflands of now or formerly of MK Eagal; thence by a line along the line oflands of now or formerly of MK Eagal, BS Mable & JD Betres, South 3 degrees 35 minutes 10 seconds West, a distance of 1,000.00 feet to point on Lot 3 of the Mary Jane letto

Plan of Subdivision; thence by a line along the line of land now or formerly of M. Letto, North 87 degrees 30 minutes 20 seconds West, a distance of 218.00 feet to a point on Lot No 2 in the foregoing plan; thence by a line North 3 degrees 35 minutes 10 seconds East, a distance of 1,000.00 feet to a point, said point being the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED from SHAWN T. KITAJIMA AND HEATHER L. KITAJIMA, HUSBAND AND WIFE to ROBERT YUSKO AND CYNTHIA YUSKO, HUSBAND AND WIFE, dated 7/17/07, Date Recorded: JULY 18, 2007 in Instrument Number: 200707180018648.

Tax Parcel No. 060-2F106-19E-0000

Premises being: 5214 ELLIOT ROAD, BUTLER, PA 16001-8106

BCLJ: August 10, 17 & 24, 2012

PROPERTY ID NO.: 563-8-157-000

TITLE TO SAID PREMISES IS VESTED IN KEVIN G. ZANG AND MICHELLE M ZANG, HUSBAND AND WIFE BY DEED FROM DAVID R. KORN DATED 08/24/2007 RECORDED 08/3112007 INSTRUMENT NO.: 200708310022899.

BCLJ: August 10, 17 & 24, 2012

**E.D.2012-30153  
C.P. 2012-20873  
SHF.: 12001845**

**ATTY MARK J UDREN**

Seized and taken in Execution as the property of KEVIN G ZANG AND MICHELLE M ZANG at the suit of ONEWEST BANK, FSB, Being:-

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND SITUATE IN THE THIRD WARD OF THE CITY OF BUTLER, BUTLER COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH, 30 FEET, MORE OR LESS, BY FORMERLY WEST STREET, NOW KNOWN AS WEST DIAMOND STREET; ON THE EAST, 115 FEET, MORE OR LESS, BY LOT OF FORMERLY FRANK DEMAR, NOW FORMERLY ANDY J. MATONAK; ON THE SOUTH, 30 FEET, MORE OR LESS, BY AN ALLEY; AND ON THE WEST, 115 FEET, MORE OR LESS, BY AN ALLEY.

HAVING THEREON ERECTED A TWO-STORY FRAME DWELLING HOUSE.

BEING KNOWN AS:  
515 West Diamond Street  
Butler, P A 16001

**2012 INACTIVE LIST FOR  
JUDGE DOERR  
SEPTEMBER 11, 2012  
2:30PM COURTROOM 1**

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 September 11,  
2012 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 September 11, 2012  
at 2:30 pm in Courtroom No. 1, Butler County  
Government Center before Judge Thomas  
Doerr.

Date of Notice: July 10, 2012  
Glenna M. Walters, Prothonotary

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

\_\_\_\_\_  
2002

02-90752-D  
LANDIS L. BRAIN  
VS  
RICHARD W. BRAIN

\_\_\_\_\_  
2006

06-90215-D  
GARY L. SIEFERT  
VS  
MARGARET M. SIEFERT

\_\_\_\_\_  
2007

07-90425-D  
SANDRA MCCLURG  
VS  
ROBERT MCCLURG

\_\_\_\_\_  
2008

08-90010-D  
LISA ROBINSON  
VS  
WILLIAM ROBINSON

08-90549

JOSEPH STOBERT  
VS  
CYNTHIA DIANE STOBERT

08-90612-D  
MARK A. MILLER  
VS  
CINDY L. MILLER

08-90617-D  
MICHAEL S. PALETTA  
VS  
CHRISTINA M. PALETTA

\_\_\_\_\_  
2009

09-90239-D  
LISA R. ELLERY  
VS  
DONALD G. MEYERS, JR.

09-90451-D  
CHARLOTTE M. WRIGHT  
VS  
ANTHONY M. WRIGHT

09-90444-D  
JOSHUA R. TRUCKLEY  
VS  
ELIZABETH A. TRUCKLEY

09-90646-D  
ROBERT J. THIEL  
VS  
MARIA D. THIEL

09-90654-D  
RONALD L. PAINTER  
VS  
EUGENIA D. PAINTER

09-90760-D  
MARK ZUNKIEWICZ  
VS  
KATE ZUNKIEWICZ



09-90790-D  
JONATHAN W. OMETZ  
VS  
TINA M. OMETZ

2010

10-90016-D  
JACQUELINE M. STADTERMAN  
VS  
KENNETH J. STADTERMAN

10-90024-D  
KRISTA M. LUCCHINI  
VS  
JOSEPH LUCCHINI

10-90076-D  
PAUL P. SCHMIDT  
VS  
REBECCA LYNN SCHMIDT

10-90137-D  
VINCENT PAUL SHOBER  
VS  
PATRICIA ALICE HOGUE-SHOBER

10-90222-D  
ANNIE Y. WIEST  
VS  
PAUL H. WIEST

BCLJ: August 17 & 24, 2012

**2012 INACTIVE LIST FOR  
JUDGE HORAN  
SEPTEMBER 12, 2012  
10:00 AM COURTROOM NO. 4**

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 September 5, 2012 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 September 12, 2012 at 10:00 am in Courtroom No. 4, Butler County Government Center before Judge Marilyn Horan.

Date of Notice: August 3, 2012  
Glenna M. Walters, Prothonotary

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

2006

06-10742  
ARTHUR BIELE  
VS.  
K-CON BUILDING SYSTEMS AND  
THE ARMY RESERVE CORPORATE  
CENTER

06-11842  
LISA WENZEL  
VS.  
MOHAWK CARPET, INC.

2007

07-11400  
SARSBECK, INC.  
VS.  
JAMES HUSTON and LOU ANN HUSTON  
a/k/a LUDMILLA HUSTON, his wife

07-11474  
LISA DARRAH  
VS.  
MICHAEL AND AMY GREY

07-11609  
CREDIGY RECEIVABLES, INC.  
VS.  
CLIFFORD W. HEURICH

2008

08-10274  
R. H. CONNELLEY PUBLISHING  
& ADVERTISING, INC.  
VS.  
DRAKE MORTGAGE CORP.

08-11355  
GEORGE HEIDEL and  
TANYA HEIDEL, his wife and  
CHERYL D. BRINKER  
VS.  
CUSTIS W. STEPP and  
CURTIS W. STEPP, D/B/A  
CURTIS STEPP CONSTRUCTION

08-11696  
STATE FARM MUTUAL AUTOMOBILE  
INSURANCE COMPANY A/S/O  
KIKUKO M. WHANN  
VS.  
SAMUEL M. TICHE

08-11742  
WILLIAM L. ST. CLAIR, SR.  
VS.  
BRIAN K. LINDSAY AND  
TAMMY L. LINDSAY, husband and wife

08-11994  
PALISADES COLLECTION, L. L. C.  
VS.  
LORA KOBAYASHI

08-12091  
CAPITAL ONE BANK USA NA  
VS.  
TRACY L. BELLES

08-12101  
SYSICO FOOD SERVICES OF  
PITTSBURGH, LLC  
VS.

F & G, LLC, d/b/a LA CASA DI FRANCO,  
a limited liability company, and THOMAS  
J. GRAVINA, an individual

08-12254  
FORD MOTOR CREDIT COMPANY  
VS.  
DINA J. WILLIAMS

08-12519  
BRUCE E. SIMMS  
VS.  
MAY STOP, LLC

2009

09-10048  
TARGET NATIONAL BANK  
VS.  
PAMELA S. DAVIS

09-10819  
COMMONWEALTH FINANCIAL SYSTEMS,  
INC.  
VS.  
ALYCE MCCOMBS

09-10924  
ARROW FINANCIAL SERVICES, LLC  
VS.  
RENE L. EVERETTS

09-10978  
FRANCES J. NICELY  
VS.  
TINA GIBSON

09-10979  
BUTLER COUNTY SEWAGE  
ASSOCIATION  
VS.  
JOHN E. SHERMAN

09-11016  
MATTHEW E. FISCHER  
VS.  
JUDD EVERLY

09-11037  
THOMAS R. BLEICHER  
VS.  
ROD WALKER, DIANE WALKER,  
t/d/b/a R & D TRUCKING, R & D  
TRUCKING, INC., ACTION HOMES  
SALES, and ACTION HOMES SALES, LTD\

09-11052  
KEYSTONE REAL ESTATE GROUP, LP  
t/a THE APARTMENT STORE REAL  
ESTATE GROUP, AGENT FOR THE

HEIGHTS  
VS.  
ANTHONY DEROSE AND TINA DEROSA

09-11119  
GE MONEY BANK  
VS.  
RUSS BOOTH

09-11124  
ALEX KRAUCHAK  
VS.  
RICHARD MOSES, CHARLES MOSES  
AND DOROTHY MOSES

09-11234  
LVNV FUNDING, LLC  
ASSIGNEE OF GE CAPITAL/HOME  
DEPOT  
VS.  
TERRY HISSEM

09-11257  
DISCOVER BANK  
VS.  
DAWN J DERMOND

09-11412  
ROSS FINESTONE  
VS.  
WSB REHABILITATION SERVICES, INC.  
D/B/A BLUE SKY THERAPY MANAGEMENT  
AND RENEE BUCCI HALFHILL

09-11471  
MIDLAND FUNDING, LLC  
VS.  
AMY L. CHAPMAN

09-11509  
SCOTT USA  
VS.  
SKI NORTH, INC., A CORPORATION AND  
ROBERT M. DRESCHER, AN INDIVIDUAL

09-11517  
JOHN THOMAS HOOTEN AND MARY AG-  
NES HOOTEN, HUSBAND AND WIFE, AND  
DAVID JONES  
VS.  
ADAMS TOWNSHIP

09-11546  
FIA CARD SERVICES, N.A. F/K/A BANK  
OF AMERICA  
VS.  
DAVID W. HILES

09-11551  
SONIA R. YOUNG

VS.  
EDWARD R. DORSEY

**CONSOLIDATED WITH**

09-11550  
EDWARD R. DORSEY  
VS.  
SONIA R. YOUNG

09-11592  
ROBERT E. ANGERT  
VS.  
KATHY A STUTLER

09-11641  
ARROW FINANCIAL SERVICES, LLC AS-  
SIGNEE OF WASHINGTON MUTUAL BANK  
VS.  
ELIZABETH A. LAPORTE

09-11674  
BONNIE BECKEY  
VS.  
GARY W. PRIORE

09-11686  
PERRY GRAHAM  
VS.  
WILLIAM H. CLARK, III

09-11708  
BUTLER COUNTY SEWAGE ASSOCIATION  
AS AUTHORIZED AGENT FOR WORTH  
TOWNSHIP, BUTLER County of Butler  
VS.  
BEVERLY KIBLER

09-11715  
STEPHEN C. MCGREGOR AND ANN  
MCGREGOR, HUSBAND AND WIFE  
VS.  
JASON E. IRWIN, AND CHRISTINA L.  
IRWIN, HUSBAND AND WIFE,

09-11721  
A-K VALLEY FEDERAL CREDIT UNION  
VS.  
CURTIS J. FRAMPTON AND SUZANNE  
FRAMPTON

09-11727  
CHUCK WATERS, D/B/A WATERWORKS  
FARMS  
VS.  
JOHN ALTMAYER, INDIVIDUALLY,  
LINDA ALTMAYER, HIS WIFE INDIVIDU-  
ALLY, AND ALTMAYER FABRICATING, LTD.,

09-11776

ALLSTATE INSURANCE COMPANY  
 VS.  
 JASON LEE CALLAHAN AND  
 ROSEMARIE RAIMONDI

09-11803  
 FIA CARD SERVICES, N.A. F/K/A BANK OF  
 AMERICA  
 VS.  
 KRISTI S SCALERA

09-11811  
 ALLEGHENY-KISKI POSTAL FEDERAL  
 CREDIT UNION  
 VS.  
 CHARLES M. YANGULA

09-11824  
 HOUSEHOLD FINANCE CONSUMER  
 DISCOUNT COMPANY  
 VS.  
 CURTIS W. STEPP  
 VAN CHRISTOPHER NOLKER A/K/A VAN C.  
 NOLKER A/K/A CHRISTOPHER V. NOLKER

09-11836  
 THE HUNTINGTON NATIONAL BANK  
 VS.  
 ROBERT J. MILLER, JR. AND TERRE  
 TENANT

09-11851  
 MICHAEL E. McCARTHY, JR., EXECUTOR  
 OF THE ESTATE OF RAYMOND A. WILL  
 VS.  
 DONALD T. NIGHTINGALE

09-11870  
 AMERICREDIT FINANCIAL SERVICES, INC.  
 VS.  
 DAVID KELLY

09-11875  
 JEFFREY MANSFIELD  
 VS.  
 UNIVERSAL AM-CAN LTD. AND  
 GLEN MACKEY

09-11910  
 MICHAEL E. McCARTHY, JR., EXECUTOR  
 OF THE ESTATE OF RAYMOND A. WILL  
 VS.  
 NATIONAL CITY BANK

09-11931  
 U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE FOR STRUCTURED ASSET  
 SECURITIES CORPORATION MORTGAGE  
 PASS-THROUGH CERTIFICATES, SERIES  
 2007-BC4

VS.  
 AMY L. EULER AND OLIVER K. EULER

09-11941  
 CAPITAL ONE BANK (USA), N.A.  
 VS.  
 DANIEL F DOUGLASS

09-11942  
 CACH, LLC  
 VS.  
 ADAM W MCKNIGHT

09-11947  
 CAPITAL ONE BANK (USA), N.A.  
 VS.  
 DEBORAH S SCHOLL

09-11968  
 STATE FARM MUTUAL AUTOMOBILE  
 INSURANCE COMPANY A/S/O DONALD  
 THOMPSON  
 VS.  
 NATHANIEL TESKE

09-11999  
 NATIONWIDE MUTUAL FIRE INSURANCE  
 COMPANY, AS SUBROGEE OF HERBERT  
 RAY ALLEN & BONNIE ALLEN  
 VS.  
 FLUIDMASTER, INC.

09-12001  
 MIDLAND FUNDING LLC  
 VS.  
 ASHLEY KREIDER

09-12013  
 KEYSTONE REAL ESTATE GROUP, INC.  
 T/A THE APARTMENT STORE REAL  
 ESTATE GROUP,  
 VS.  
 MICHAEL GIBBONS, FRED GIBBONS  
 AND SUZAN GIBBONS

09-12015  
 KEYSTONE REAL ESTATE GROUP, LP  
 T/A THE APARTMENT STORE REAL  
 ESTATE GROUP  
 VS.  
 JESSICA ROSSI, MICHAEL ROSSI AND  
 LYNETTE SIMONI

09-12016  
 CRAIG ADAMOVITS  
 VS.  
 JOSEPH KAPALKA, D/B/A PRO  
 WALL AND PATIO

09-12026

CAPITAL ONE BANK (USA) N.A.  
VS.  
DONALD J. SCHUBERT

09-12043  
IA CONSTRUCTION CORP  
VS.  
TABS INC

09-12060  
APOLLO IRRIGATION LLC  
VS.  
REPAL CONSTRUCTION COMPANY, INC.  
AND INTERNATIONAL FIDELITY INSUR-  
ANCE COMPANY

09-12071  
VIRGINIA CAMMISA  
VS.  
KING'S FAMILY RESTAURANT

09-12080  
MIDLAND FUNDING LLC ASSIGNEE  
OF CITIBANK N.A.  
VS.  
MARY JANE KARNES

09-12083  
COMMONWEALTH FINANCIAL SYSTEMS,  
INC.  
VS.  
PATRICIA A ZUNKLEY

09-12114  
ASHLEY KREIDER  
VS.  
ALLEN GRUVER

09-12132  
NORTH STAR CAPITAL ACQUISITION  
VS.  
JACK FRANCES

09-12146  
ARROW FINANCIAL SERVICES, LLC  
VS.  
PAUL PRITCHARD

09-12165  
MICHAEL LEPORE  
VS.  
GAVON P. SLATER

09-12201  
CITIMORTGAGE, INC.  
VS.  
JENNIFER E. MCFADDEN  
JAMES G. MCFADDEN

09-12203

CACH, LLC  
VS.  
GARY D. ELLENBERGER

09-12243  
MR ROOTER PLUMBING  
VS.  
JOSEPH J DEIULIIS

09-12280  
ANDREW FARNEY  
VS.  
STEPHEN CARSON

09-12282  
GREEN TREE SERVICING, LLC, BY AND  
THROUGH ITS AGENT AND SERVICER  
GREEN TREE CONSUMER DISCOUNT  
COMPANY  
VS.  
DANIEL E. COOPER AND DAWNA G.  
COOPER

09-12286  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE FOR ARGENT  
SECURITIES INC. ASSET- BACKED PASS-  
THROUGH CERTIFICATES SERIES  
2005-W4 UNDER THE POOLING AND SER-  
VICING AGREEMENT DATED NOVEMBER  
1, 2005  
VS.  
JASON PRAGER

09-12312  
NOREEN CADDELL  
VS.  
DR. CLINTON LOWRY  
DR. NICHOLAS (SON) LOWRY

09-12322  
BUTLER SIDING & WINDOW OUTLET INC  
VS.  
MCGINTY CONSTRUCTION  
DAVE MCGINTY

09-12348  
BUTLER ARMCO EMPLOYEES CREDIT  
UNION  
VS.  
GENE R. HOWARD AND LINDA A. HOWARD

09-12383  
DIVERSIFIED REHAB, LLC,  
VS.  
MCG REHABILITATION AGENCY, INC.,  
GRETCHEN M. MCGOWAN AND STEVEN  
P. BECK

10-10009  
BENEFICIAL CONSUMER DISCOUNT  
COMPANY D/B/A BENEFICIAL MORTGAGE  
CO OF PENNSYLVANIA  
VS.  
JAMES DOUGLAS REGES A/K/A JAMES  
REGES MARY BETH REGES

10-10060  
HOUSEHOLD FINANCE CONSUMER DIS-  
COUNT COMPANY  
VS.  
DANIEL BRENT FLICK  
STACEY L. FLICK

10-10075  
JUDY A. JOHNSTON  
VS.  
JOHN WOODS D/B/A WOODS  
CONSTRUCTION

10-10088  
MATTHEW J. MURPHY  
VS.  
WILLIAM HOSPODOR

10-10157  
GARY ROTHMAN  
VS.  
DON FARR MOVING & STORAGE

10-10174  
CHICORA MEDICAL CENTER  
VS.  
THOMAS KLOES  
JUDITH KLOES

10-10178  
MATTHEW E. FISCHER  
VS.  
SHERI RODGERS

10-10179  
MATTHEW E. FISCHER  
VS.  
JODI L. HORN

10-10186  
ESTATE OF EDWARD E. CALLEN,  
WAYNE A. CALLEN, EXECUTOR,  
VS.  
ESTATE OF ALBERTA M. CALLEN,  
GARY J. KOEHLER, EXECUTOR

10-10207  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE FOR EQUIFIRST  
MORTGAGE LOAN TRUST  
VS.  
DONALD C. COLTON AND OCCUPANTS

10-10246  
FLORENCE C. BRUNN  
VS.  
ROBERT FORNALCZYK, D.D.S.

10-10254  
BB&T CREDIT SERVICES, INC.,  
VS.  
DONALD E. KUHRT AND JAMIE  
M. KUHRT

10-10259  
DENNIS ASHCRAFT  
VS.  
FORT PITT ENTERPRISES

10-10285  
TROY DANIELS  
VS.  
OPEN DOOR RENTALS

10-10335  
BERNADETTE METZ  
VS.  
CLEARVIEW MALL ASSOCIATES

10-10365  
CHASE BANK USA, NA  
VS.  
JULIE GELETKA

10-10369  
JOHN J. NEALEN  
VS.  
LISA E. (FORCHT) BECK  
JOHN C. BECK

10-10371  
AL SERETTI, JR.  
VS.  
TONI KAZEVA

10-10376  
BARBARA COUCH  
VS.  
CHICORA MEDICAL CENTER  
MATTHEW P. TACK  
QUALITY LIFE SERVICES  
DEE HILLBERRY

BCLJ: August 17 & 24, 2012

**2012 INACTIVE LIST FOR  
JUDGE STREIB  
SEPTEMBER 13, 2012  
2:30 PM COURTROOM 1**

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 September 13,  
2012 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 September 13,  
2012 at 2:30 pm in Courtroom No. 1, Butler  
County Government Center before Judge  
Kelley Streib.

Date of Notice: July 10, 2012  
Glenna M. Walters, Prothonotary

\_\_\_\_\_  
2001

01-90255-D  
RODGER N. FINNEY  
VS  
PHYLLIS M. FINNEY

\_\_\_\_\_  
2007

07-90416  
MELINDA S. ELLENBERGER  
VS  
DAVID P. ELLENBERGER

\_\_\_\_\_  
2008

08-90414-D  
DONALD I. DIETRICH, JR.

VS  
SUSAN DAVIS DIETRICH

\_\_\_\_\_  
2009

09-90024-D  
TRAVIS JAMES CURTACCIO  
VS  
ALEASHA LEE CURTACCIO

09-90065-D  
JUDD EVERLY  
VS  
GESA EVERLY

09-90157-D  
DEBORAH R. CLAWSON  
VS  
LOWRY M. CLAWSON

09-90541  
JACOB DANIEL GIBSON  
VS  
ALIVIA RUTH GIBSON

09-90764-D  
BARBARA M. CROUP  
VS  
TIMOTHY S. CROUP

09-90813-D  
FRANK A. BROWN  
VS  
SHIRLEY Y. BROWN

\_\_\_\_\_  
2010

10-90187-D  
MARCIA L. GILLILAND  
VS  
DAVID M. GILLILAND

BCLJ: August 17 & 24, 2012