



Butler County Legal Journal

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Vol. 20

April 27, 2012

No. 17

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PLEASE NOTE:

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

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**Estate of: John J Andres**

Late of: Cabot PA
Executor: Kenneth L Andres
139 Tower View Drive
Butler PA 16002
Attorney: Robert J Stock
PNC Bank Building Suite 603
106 South Main Street
Butler PA 16001

Estate of: Alice J Clark

Late of: Saxonburg PA
Executor: Robert Clark
4180 Rue St Germaine
Stone Mtn GA 30083
Executor: Darla Clark
159 Golden City Road
Saxonburg PA 16056
Attorney: Michael A Nahas
1631 Nolo Way
Pittsburg PA 15206

Estate of: Robert A Davis

Late of: Cranberry Township PA
Executor: Susan M Petrancosta
1203 Joseph Court
Gibsonia PA 15044
Attorney: Maureen P Gluntz
647 Allegheny Avenue
Suite 100
Oakmont PA 15139

Estate of: Gene C Gump

Late of: Slippy Rock Township PA
Executor: Stephen R Knight
315 Boyers Road
Harrisville PA 16038
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippy Rock PA 16057

**Estate of: Shirley Joanne Livingston
a/k/a: Shirley J Livingston**

Late of: Jefferson Township PA
Executor: Sharon D Isanogle
130 Kravits Lane
Cabot PA 16023
Attorney: Pamela H Walters
277 Main Street POB 654
Saxonburg PA 16056

Estate of: Marcela Oplanic

Late of: Butler Township PA
Executor: Marisa Ewing
105 South Magnolia Drive
Butler PA 16001
Attorney: James E Spoden
Macdonald Illig Jones & Britton LLP
100 State Street Suite 700
Erie PA 16507

Estate of: William L Osborne

Late of: Butler PA
Administrator: Lorie K Frederick
4140 William Flynn Hwy
Box 62
Forestville PA 16035
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippy Rock PA 16057

Estate of: Felicia D Parkinson

Late of: Sarver PA
Executor: Linda L Walters
128 Parker Road
Sarver PA 16055
Attorney: John N Paz
Paz & Paz
543 E 10th Avenue
Tarentum PA 15084

Estate of: Victoria M Pietropola

Late of: Adams Township PA
Executor: George Pietropola Sr
1111 Lilly Vue Court
Mars PA 16046
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Herbert J Vonderau

Late of: Jackson Township PA
Administrator: Margaret Vonderau
202 Greenbriar Dr
Cranberry Twp PA 16066
Attorney: None

BCLJ: April 27 & May 4 & 11, 2012

SECOND PUBLICATION**Estate of: Mary H Ferraro**

Late of: Jefferson Township PA
 Executor: Michael R Mason
 2805 Wooster Drive
 Allison Park PA 15101
 Attorney: Warren D Ferry
 127 South Mckean Street
 Butler PA 16001

Estate of: Emily Kearney Gallagher
a/k/a: Emily Kearney Hartman

Late of: Valencia PA
 Executor: Richard W Hartman II
 15540 Eagle Tavern Lane
 Centreville VA 20120
 Attorney: None

Estate of: Lois A Hazen
a/k/a: Ula Lois Hazen

Late of: Cabot PA
 Executor: Paul S Hazen
 701 Fifth Street
 Verona PA 15147
 Attorney: R Jerry Little
 333 Freeport Street Suite 202
 New Kensington PA 15068

Estate of: Mark D Manfred

Late of: Butler Township PA
 Administrator: Janet M Manfred
 235 Alameda Road
 Butler PA 16001
 Attorney: Timothy B Sechler
 Banner & Sechler
 318 South Main Street
 Butler PA 16001

Estate of: Gilbert W Mason

Late of: Butler PA
 Administrator: Michael G Mason
 9706 Guildford Drive
 Allison Park PA 15101
 Attorney: James S Vergotz
 106 Arcadia Court
 9380 McKnight Road
 Pittsburgh PA 15237

Estate of: Pauline J Payak
a/k/a: Pauline Jane Payak

Late of: Cranberry Township PA
 Executor: Roberta M Hall
 2510 Riva Ridge Ct
 Wexford PA 15090
 Attorney: Robert E Thomas
 Kaminsky Thomas Wharton Lovette & Vigna
 360 Stonycreek Street
 Johnstown PA 15901

Estate of: Mary A Stawecki

Late of: Cranberry Township PA
 Executor: Thomas F Stawecki
 28 Roboda Boulevard
 Royersford PA 19468
 Executor: Frank S Stawecki
 385 Shawnee View Road
 Central City PA 15926
 Attorney: None

Estate of: Paul A Strobel Sr

Late of: Butler PA
 Admr. DBNCTA: Pamela S Kradel
 611 Madison Avenue
 East Butler PA 16029
 Admr. DBNCTA: Ronald E DeAngelo
 124 Colleen St
 Butler PA 16001
 Attorney: William C Robinson Jr
 6 West Diamond Street
 Butler PA 16001

Estate of: Lavada G Wiegand

Late of: Jefferson Township PA
 Executor: Bruce R Wiegand
 466 Riemer Road
 Sarver PA 16055
 Attorney: Laurel Hartshorn
 254 W Main St POB 553
 Saxonburg PA 16056

Estate of: Evelyn F Winge

Late of: Adams Township PA
 Administrator: Terrence C Tisdale
 806 E Golden Road
 Spokane WA 99207
 Attorney: Steven L Sablowsky
 Goldblum Sablowsky LLC
 285 E Waterfront Drive Suite 160
 Homestead PA 15120

BCLJ: April 20, 27 & May 4, 2012

THIRD PUBLICATION**Estate of: Oliver G Black**

Late of: Cabot PA
 Executor: Leroy H Black
 267 Hannahstown Road
 Cabot PA 16023
 Attorney: John H Auld II
 Abernethy Auld & Young PC
 4499 Mt Royal Boulevard
 Allison Park PA 15101

Estate of: Janine Duncan**a/k/a: Janine S Duncan**

Late of: Slippery Rock PA
 Administrator: Jason L Duncan
 215 Centreville Pike
 Slippery Rock PA 16057
 Attorney: Jeffrey P Myers
 Myers Law Firm
 17025 Perry Highway
 Warrendale PA 15086

Estate of: Lawrence L Keller

Late of: Concord Township PA
 Administrator: Paul Keller
 15711 Kruhm Road
 Burtonsville MD 20866
 Attorney: Gwilym A Price III
 129 South McKean St
 Butler PA 16001-6029

Estate of: Karl H Lange**a/k/a: Karl Lange**

Late of: Adams Township PA
 Executor: Dorothy Lange
 1504 Appleridge Court
 Gibsonia PA 15044
 Attorney: Charles B Hadad
 Feldstein Grinberg Stein & McKee
 428 Blvd of The Allies
 Pittsburgh PA 15219

Estate of: Mary Kathleen Dixon McBride

Late of: Butler PA
 Executor: James W Cunningham
 406 Stone Ridge Boulevard
 Butler PA 16001
 Attorney: Thomas J May
 Murrin Taylor Flach Gallagher & May
 110 East Diamond Street
 Butler PA 16001

Estate of: Raymond E Pierce

Late of: Mercer Township PA
 Executor: Paul E Pierce
 843 Eau Claire Road
 Harrisville PA 16038
 Executor: Lawrence Scott Pierce
 210 East Mercer St
 Harrisville PA 16038
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Richard E Russo

Late of: Butler Township PA
 Administrator: Susan M Russo
 365 Evans City Rd
 Butler PA 16001
 Attorney: None

Estate of: Aurella Rzepinski

Late of: Sarver PA
 Executor: Mary Jo Dillon
 128 W Cunningham St
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: John F Siekaniec

Late of: Butler Township PA
 Executor: Cora L Siekaniec
 111 Saddle Brook Circle
 Butler PA 16001
 Attorney: Laurel Hartshorn
 254 W Main St POB 553
 Saxtonburg PA 16056

Estate of: John P Wroblewski

Late of: Cranberry Township PA
 Executor: James Santypal
 104 Galer Drive
 Cranberry Township PA 16066
 Attorney: Wesley F Hamilton
 208 South Main Street
 Zelienople PA 16063

BCLJ: April 13, 20 & 27, 2012

MORTGAGES

April 2, 2012 - April 6, 2012

1st name-Mortgagor

2nd name-Mortgagee

Adamik, Paul J., Jr., et al - PNC Bk Natl Assn
 - Buffalo Twp. - \$100,000.00

Affolder, Patrick, et ux - NFM Inc, dba, et al - Cranberry Twp. - \$191,117.00

Ahlgren, Nils W., et ux - Sail Mtg Corp, et al - Cranberry Twp. - \$255,000.00

Albertini, Joseph W., et ux - Howard Hanna Mtg Servs, et al - Cranberry Twp. - \$387,000.00

Alvarez, Edward J., et ux - Ally Bk Corp, et al - Buffalo Twp. - \$132,966.00

Baccanti, John W., et ux - Direct Mtg Loans LLC, et al - Center Twp. - \$164,972.00

Banks, Margaret L. - PNC Bk Natl Assn - Middlesex Twp. - \$50,000.00

Barkley, John D., et ux - Nextier Bk NA - Evans City Borough - \$148,500.00

Battista, Michael T., et al - Princeton Fin LLC - Cranberry Twp. - \$68,250.00

Battista, Michael T., et ux - Princeton Fin LLC - Cranberry Twp. - \$417,000.00

Mars National Bank, Garnishee: 12-30138
Discover Bank vs. Michele L. Mangieri and Mars National Bank, Garnishee: 12-30117
Mars National Bank vs. Randy L. Massa and Patricia J. Massa: 12-30139
First National Bank of Pennsylvania vs. James F. McDeavitt, III and Lauren K. McDeavitt: 12-30115
Everbank vs. Michael McGinnis aka Michael L. McGinnis: 12-30130
PNC Bank, National Association vs. Prime Source Mortgage, Inc, Stephen McGregor, Jr., First National Bank, Garnishee, Citizens Bank, Garnishee, Huntington National Bank, Garnishee: 12-30137
Bank of America, N.A. vs. Deanne L. Miller: 12-30122
Deutsche Bank National Trust Company vs. Jason Prager: 12-30128
Northwest Savings Bank vs. Runyan & Runyan: 12-30141
Northwest Savings Bank vs. Runyan Contracting: 12-30142
Ally Financial Inc vs. Raymond L. Eyth, Bridget K. Eyth, First Commonwealth Bank, Garnishee and Butler Armco Employees Credit Union, Garnishee: 12-30120
Wells Fargo Bank, National Association vs. Ross B. Serold and Jill Serold aka Jill A. Serold: 12-30114
Bank of America, N.A. vs. Kimberly R. Werner and Kenneth G. Werner: 12-30133
TD Bank NA vs. Robert H. Younkens and Linda A. Younkens: 12-30123
PNC Bank, NA vs. Cathy I. Moore: 12-30125:

DIVORCES

Week ending April 20, 2012

1 st Name-Plaintiff
 2nd Name-Defendant

Rita M. Buchanan vs. Richard L. Buchanan:
 Joseph J. Nash, Esq.: 12-90267
Thomas J. Gavala vs. Paula Kim Gavala:
 Norman D. Jaffe, Esq.: 12-90269
Gregory M. Grossi vs. Cassie R. Grossi:
 Joseph W. Bowen, Esq.: 12-90260
Ngoc L. Do vs. Minhphung H. Nguyen:
 Elizabeth A. Smith, Esq.: 12-90266
Brian R. Peters vs. Helene J. Peters: Robert D. Spohn, Esq.: 12-90268
Sally A. Then vs. Regis J. Then: Jeffrey Myers, Esq.: 12-90254
Jay B. Sneddon vs. Lihong Zhang: Todd M. Begg, Esq.: 12-90259

LEGAL 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 **Wildcat Energy, LLC**.

Gary T. Vanasdale, Esquire
 Gilliland Vanasdale Law Office, LLC
 1667 Route 228,
 Suite 300
 Cranberry Township, PA 16066.

BCLJ: April 27, 2012

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on January 13, 2012 for **DuWare Solutions** located at 608 Unionville Road Butler PA 16001. The name and address of each individual interested in the business is Duane Paul Rettig 608 Unionville Road Butler PA 16001. This was filed in accordance with 54 Pa.C.S. 311.

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

BCLJ: April 27, 2012

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that the Articles of Incorporation - Nonprofit, were filed with the Department of State of the Commonwealth of Pennsylvania on April 2, 2012, with respect to a Nonprofit Corporation that has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. Stat. §§ 5301 et seq.). The name of the Nonprofit Corporation shall be **Gateway Community Evangelical Presbyterian Church**. The purpose of the corporation shall be to operate as a church under the Evangelical Presbyterian Church Denomination.

The Nash Law Office
Joseph J. Nash
131 Franklin Street
Slippery Rock, PA 16057

BCLJ: April 27, 2012

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

Ms.D. No.12 -40004

BOOK PAGE

**IN RE: SALE OF UNREDEEMED
PROPERTY BY BUTLER COUNTY
TAX CLAIM BUREAU**

NOTICE OF SALE OF REAL ESTATE

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to Orlando S. Pride III for the sum of Two Hundred (\$200.00) Dollars.

BEGINNING at a point at the intersection of Morton Avenue and a formerly unnamed street now known as Graham Road, said point being the Northwest corner of the tract herein described; thence along the Southern side of Morton Avenue South 51°24' East a distance of ninety seven and three-tenths (97.3) feet to a pOint; thence in a Southwesterly direction a distance of one hundred thirty (130) feet, more or less along line of lands now or formerly Harold J. Grossman, et ux., to a pOint on line of Lot No. 8; thence along line of Lot NO. 8 North 84°22' West a distance of forty eight and thirty-eight-hundreds (48.38) feet to a point on the Eastern side of a formerly unnamed street now known as Graham Road; thence along said Graham Road North 5°38' East a distance of one hundred eighty one and one-tenth (181.1) feet to a point at the intersection of Morton Avenue and said Graham Road, the place of beginning.

HAVING THEREON ERECTED a two story house.

BEING part of Lot NO. 9 of the Quigley Survey as recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, in Rack File 15 at Page 1, less the Eastern portion of said Lot No. 9 as sold to Harold J. Grossman and Ruby H. Grossman, his wife

by deed of Oscar L. Otterson et UX., dated September 27, 1947 and recorded in the Office of the Recorder of Deed in Deed Book 571 at page 121.

The Court has fixed the 30th day of May, 2012, at 9:00 o'clock A.M. in Court Room NO. 3 of the Butler County Government Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs on it.

At that time the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make a substantially higher bid and this sale shall be made to the highest bidder.

This property was previously advertised for the original Tax Claim Sale made on September 12, 2011.

This property was also previously advertised for this private judicial sale on February 9, 2012 in the Butler Eagle and on February 10, 2012 in the Butler County Legal Journal.

Gwilym A. Price III, Esq.
129 South McKean Street
Butler, PA 16001

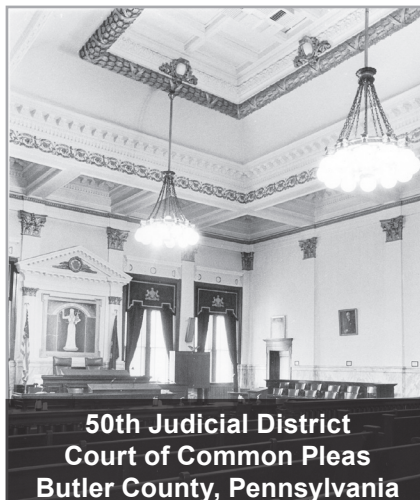
BCLJ: April 27, 2012

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



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2012 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

MOTION COURT

Judge Doerr	Family	Tuesday	1:30 pm (1)
Judge Horan	Civil	Wednesday	9:00 am (4)
Judge Yeager	Civil	Thursday	9:00 am (3)
Judge Streib	Family	Thursday	1:30 pm (1)

* Judge Doerr's MOTION COURT for Tuesday, May 15th, 2012 is cancelled.

* Judge Streib's MOTION COURT for Thursday, May 17th, 2012 is cancelled.

* Judge Streib's MOTION COURT for Thursday, May 24th, 2012 is cancelled.

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to www.co.butler.pa.us

Court Holidays

January 2, 2012	New Year's Day
January 16, 2012	Martin Luther King, Jr. Day
February 20, 2012	Presidents' Day
April 6, 2012	Good Friday
May 28, 2012	Memorial Day
June 14, 2012	Flag Day
July 4, 2012	Independence Day
September 3, 2012	Labor Day
October 8, 2012	Columbus Day
November 12, 2012	Veterans' Day
November 22, 2012	Thanksgiving Day
November 23, 2012	Day After Thanksgiving
December 25, 2012	Christmas Day