

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: Mardelle O Arnold

Late of: Zelienople PA
Executor: Charlotte A Massung
116 East First Avenue
Ellwood City PA 16117
Attorney: Gregory S Fox
Fox & Fox P.C.
323 Sixth Street
Ellwood City PA 16117

Estate of: Mary C Fallecker**A/K/A: Mary Catherine Fallecker**

Late of: Oakland Township PA
Executor: Roger L Fallecker
429 Chicora Rd
Butler PA 16001
Attorney: Norman D Jaffe
Jaffe & Kecskemethy PC
101 East Diamond Street, Suite 204
Butler PA 16001

Estate of: David Eugene Hollerman**A/K/A: David E Hollerman**

Late of: Zelienople PA
Administrator: Allan E Hollerman
206 N Pittsburgh Street
Zelienople PA 16063
Attorney: Jeffrey P Myers
Myers Law Firm
17025 Perry Highway
Warrendale PA 15086

Estate of: Stephen L Horkey

Late of: West Sunbury PA
Executor: Gregory Gold
187 Melody Road
West Sunbury PA 16061
Attorney: Mary Jo Dillon
Dillon Mccandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Leon E Jones

Late of: Center Township PA
Administrator: Thomas Jones
PO Box 71
Yatesboro PA 16263
Attorney: Elizabeth A Gribik
Dillon Mccandless King Coulter & Graham
128 West Cunningham Street
Butler PA 16001

Estate of: Anthony S Laniewski

Late of: Middlesex Township PA
Executor: Linda Dreveniak
124 Love Road
Valencia PA 16059
Attorney: Mary Jo Dillon
Dillon Mccandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Donald E McKinney

Late of: West Sunbury PA
Executor: Nancy J Porter
12118 Keister Road
Slippery Rock PA 16057
Attorney: Leo M Stepanian II
222 South Main Street
Butler PA 16001

Estate of: Jane Snyder Philbrook

Late of: Cranberry Township PA
Admr. D.B.N. C.T.A.: Claude E Barclay
725 Lazelle Road
Westerville OH 43081
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Paul E Rape

Late of: Evans City PA
Executor: Edward M Thomas
218 N Charles Street
Zelienople PA 16063
Executor: John H Drushel
469 Prospect Road
Evans City PA 16033
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Alvin W Rummel**A/K/A: Alvin Rummel**

Late of: Cabot PA
Executor: Arlin Rummel
402 Fisher Road
Cabot PA 16023
Attorney: Mary Jo Dillon

Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Dorothy L Zatko

Late of: Sarver PA
Executor: Judy C Hochbein
148 Grimm Road
Sarver PA 16055
Attorney: Leo M Stepanian Sr
Stepanian & Muscatello
222 South Main Street
Butler PA 16001

BCLJ: Dec. 30 & Jan. 6 & 13, 2011

SECOND PUBLICATION**Estate of: Nancy M Bryan**

Late of: Saxonburg PA
Executor: Miles R Bryan Jr
163 Monks Road
Saxonburg PA 16056
Attorney: David W Tyree
3371 Babcock Blvd
Pittsburgh PA 15237

Estate of: Polly Ellen Conner

Late of: Saxonburg PA
Executor: W Henry Ritts IV
1912 Kings Highway
Rockford IL 61107
Attorney: Carol Sikov Gross
Sikov & Love PA
428 Forbes Ave Suite 1400
Pittsburgh PA 15219

Estate of: Carmella F Feld

Late of: Zelienople PA
Executor: Philip A Feld
214 Andrews Trace
New Castle PA 16102
Attorney: Stephen L Feld
6 Old Glen Rd
Morristown NJ 07960

Estate of: Cecil D Furer**A/K/A: Dr Cecil D Furer**

Late of: Buffalo Township PA
Administrator C.T.A.: Janet Furer
109 Ekastown Road
Sarver PA 16055
Attorney: Pamela H Walters
277 Main Street Pob 654
Saxonburg PA 16056

Estate of: Robert P Ross

Late of: Cranberry Township PA
Executor: Jean C Ross
188 Norman Drive
Cranberry Twp PA 16066
Executor: Lynne R Lawry
952 Balmoral Drive
Pittsburgh PA 15237
Attorney: Michael K Parrish
Goehring Rutter & Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

Estate of: Margaret A Tatsak

Late of: Center Township PA
Executor: Debra Anderson
151 Creek Church Road
Ford City PA 16226
Attorney: Stephanie J McFadden
Stephanie J McFadden
217 Market Street Suite 48
Kittanning PA 16201

Estate of: Theda J Taylor**A/K/A: Theda J Magill Taylor**

Late of: Zelienople PA
Executor: Patricia Andrew
755 Spring Street
Harmony PA 16037
Executor: James B Magill
124 Shaffer Drive
Zelienople PA 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Donald G Ulrich

Late of: Jackson Township PA
Administrator: Mary Anne Ulrich
5246 Clarwin Avenue
Pittsburgh PA 15229
Attorney: Michael A Steger
707 Grant St Suite 1130
Pittsburgh PA 15219

Estate of: Michael Francis Wadlow**A/K/A: Michael F Wadlow**

Late of: Slippery Rock PA
Executor: Timothy Wadlow
8943 Huron Avenue
Pittsburgh PA 15237
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard Po Box 67
Slippery Rock PA 16057

Estate of: Glenn R Young

Late of: Buffalo Township PA
Admr. D.B.N. C.T.A.: Susan Renee Hensley

1326 Missouri Avenue
Pittsburgh PA 15017
Attorney: Lawrence P Lutz
Lutz & Pawk LLP
101 East Diamond St Suite 102
Butler PA 16001

BCLJ: Dec. 23, 30 & Jan. 6, 2011

THIRD PUBLICATION

Estate of: Ralph L Armour

a/k/a: Ralph Armour

Late of: Middlesex Township PA
Executor: Karen Armour
2215 Bakerstown Rd
Tarentum PA 15084
Attorney: Holly L Deihl
Goldberg Persky & White PC
1030 5th Ave
Pittsburgh PA 15219

Estate of: Logan Thomas Beckwith

Late of: Prospect PA
Administrator: Jason Beckwith
126 Longview Drive
Butler PA 16001
Attorney: Bernard C Caputo
Caputo Law Firm
300 Cedar Ridge Drive Suite 300
Pittsburgh PA 15205

Estate of: William P Braham

Late of: Harrisville PA
Administrator D.B.N.: Ronald W Coyer
631 Kelly Blvd
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law 631 Kelly Blvd Po Box 67
Slippery Rock PA 16057

Estate of: Fulton David Broerman

a/k/a: F David Broerman

a/k/a: David Broerman

Late of: Cranberry Township PA
Executor: Nancy Broerman
7337 Franklin Road
Cranberry Twp PA 16066
Attorney: Gregory D Gerlach
Brennan Robins & Daley PC
445 Fort Pitt Blvd Ste 200
Pittsburgh PA 15219

Estate of: Charlotte N Dobbs

Late of: Mars PA
Executor: Dalhart T Dobbs Jr
312 Cottingham Circle

Cranberry Twp PA 16066
Attorney: Michele McPeak Cromer
Gaitens Tucceri & Nicholas
519 Court Place
Pittsburgh PA 15219

Estate of: Dorothy M Frey

Late of: Zelenople PA
Executor: Lee E Frey
305 W Main Street
Canfield PA 44406
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Margaret D Hudak

Late of: Center Township PA
Executor: James P Munier
115 Dreschel Drive
Connoquenessing PA 16001
Attorney: Peter E Horne
143 E Wallace Avenue
New Castle PA 16101

Estate of: James J Kromada

Late of: Buffalo Township PA
Administrator: Lynne Stack
513 Fair Meadow Dr
Washington PA 15301
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Howard G Madison

Late of: Butler PA
Executor: Stephanie L Smith
214 American Ave
Butler PA 16001
Attorney: John J Morgan
115 South Washington Street
Butler PA 16001

Estate of: Marie E Robinson

Late of: Cranberry Township PA
Executor: Bernice Robinson
610 Warwick Lane
Cranberry Township PA 16066
Attorney: Robert J Taylor
Taylor & Alsko
337 Merchant Street
Ambridge PA 15003

Estate of: Milton John Tokash

Late of: Cranberry Township PA
Executor: Marla Jan Tokash Bissett
2920 Green Oaks Circle NW
Massillon OH 44646
Attorney: None

Estate of: Esther M Truver

Late of: Mars PA
 Executor: Betty L Ragozine
 19522 Charles Town Road
 Harpers Ferry WV 25425
 Attorney: Douglas E Weinrich
 107 Irvine Street
 Po Box 810
 Mars PA 16046

BCLJ: Dec. 16, 23 & 30, 2011

MORTGAGES

Dec 5 - Dec 9, 2011

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

Abbott, Michael R., et al - PNC Bk Natl Assn - Cranberry Twp. - \$80,000.00
Adams, Andrew C., et ux - JLB Corp, dba, et al - Penn Twp. - \$269,670.00
Allison, William F., et ux - Wells Fargo Bk NA - Adams Twp. - \$169,300.00
Alvarez, Alan A., et ux - Wells Fargo Bk NA - Adams Twp. - \$84,840.00
Angebrand, Joseph, et al - PNC Bk Natl Assn - Summit Twp. - \$75,000.00
Anselmi, Andrew B., et al - PNC Bk Natl Assn - Cranberry Twp. - \$77,197.00
Antoszyk, Brian P., et al - Citizens Bk of Pa - Saxonburg Borough - \$95,000.00
Arner, Doris J. - Huntington Natl Bk - Butler Twp. - \$50,000.00
Arnold, Jeffrey J., et ux - Princeton Fin LLC - Cranberry Twp. - \$150,000.00
Baldauf, Ryan C., et ux - Butler Armco Emp Cred Un - Center Twp. - \$103,000.00
Barger, Timothy Daniel, et al - Butler Armco Emp Cred Un - Chicora Borough - \$25,600.00
Bauer, David M., et ux - First Commonwealth Bk - Middlesex Twp. - \$83,485.00
Baverso, Anthony J., et al - First Commonwealth Bk - Cranberry Twp. - \$285,153.54
Bernstine, Aaron J. - PNC Bk Natl Assn - Adams Twp. - \$157,300.00
Birmingham, James P., et al - Mars Natl Bk - Adams Twp. - \$30,000.00
Birmingham, James P., et ux - Mars Natl Bk - Adams Twp. - \$219,000.00
Birsa, Joseph R., et ux - MFC Mtg Inc of Florida, et al - Cranberry Twp. - \$229,597.00
Bisceglia, Robert G., et al - Empower Fed

Cred Un - Adams Twp. - \$25,000.00
Bittner, Scott R., et al - Butler Armco Emp Cred Un - Forward Twp. - \$30,000.00
Bogulski, Jeffrey J. - Allegent Community Fed Cred Un - Cranberry Twp. - \$175,000.00
Bollo, Conrad A., et ux - Wells Fargo Bk NA - Cranberry Twp. - \$134,548.00
Book, Robert W., et al - Union Natl Mtg Co, et al - Worth Twp. - \$146,000.00
Boyer, Mark W., et ux - Wells Fargo Bk NA - Adams Twp. - \$249,979.00
Buletko, Richard J., et al - R-S Bellco Fed Cred Un - Harmony Borough - \$44,000.00
Burka, Timothy, et al - Butler Armco Emp Cred Un - Butler Twp., **Wd. 2** - \$24,000.00
Burke, Brendan E., et ux - Fifth Third Mtg Co - Cranberry Twp. - \$310,470.00
Buser, David A., et al - PNC Mtg, aka - Connoquenessing Twp. - \$267,120.00
Butler County Club - Nextier Bk NA - Penn Twp. - \$2,000,000.00
Butler County Club - Nextier Bk NA - Penn Twp. - \$65,000.00
Byers, Leon, et al - Farmers Natl Bk of Emlenton - Jefferson Twp. - \$96,000.00
Castelnovo, Paul G., et ux - Mars Natl Bk - Adams Twp. - \$200,000.00
Ceh, Robert P., et ux - Metlife Home Loans, aka, et al - Adams Twp. - \$201,856.00
Chrostowski, Jeffrey E. - Pennsylvania Housing Fin Agency - Prospect Borough - \$50,000.00
Chvilicek, Kenneth N., et ux - Princeton Fin LLC - Seven Fields Borough - \$245,000.00
Ciafre, Derec B. - Butler Armco Emp Cred Un - Clinton Twp. - \$15,000.00
Claypool, Jason C., et ux - Quicken Loans Inc, et al - Buffalo Twp. - \$184,299.00
CNX Gas Co., LLC, et al - Noble Energy Inc (Leasehold mtg.) - Cranberry Twp., et al - \$5,000,000,000.00
Cobbett, Sharon, aka Miller - Dollar Bk Fed Sav Bk - Butler Twp., **Wd. 6** - \$80,195.45
Cobbett, Sharon, aka Miller - Dollar Bk Fed Sav Bk - Butler Twp., **Wd. 6** - \$65,000.00
Collins, Leroy L., et al - Allstate Fin Servs Inc, et al - Oakland Twp. - \$130,603.00
Coltz, James - First Natl Bk of Pa - Venango Twp. - \$33,700.00
Conroy, Michael E., et al - Dollar Bk Fed Sav Bk - Buffalo Twp. - \$25,195.45
Conville, Melvin H., Jr., et ux - New Penn Fin LLC, et al - Evans City Borough - \$147,170.00
Corb, Michael P., et ux - Sail Mtg Corp, et al - Cranberry Twp. - \$236,000.00
Corey, Dennis D., aka, et al - Huntington Natl Bk - Lancaster Twp. - \$100,000.00
Crawford, Donald P., et al - Butler Armco

EXECUTIONS

Week ending December 23, 2011

1st Name-Plaintiff
2nd Name-Defendant

Bank of America, N.A. vs. **Angelo M. DiMichelle Administrator of the Estate of Betty M. DiMichelle**: 11-30437;
Deutsche Bank National Trust Co. vs. **Leah R. McCracken and Roger A. McCracken**: 11-30435;
Farmers National Bank of Emlenton vs. **Runyan Homes & Son Inc, Christopher L. Runyan, Brenda J. Runyan, and BLX Inc, Garnishee**: 11-30436;

DIVORCES

Week ending December 23, 2011

1 st Name-Plaintiff
2nd Name-Defendant

Wendi J. Avery vs. **Waitcell Avery, Jr.:** Cathy S. Boyer, Esq.: 11-90897;
Ronald L. Como vs. **Dacia R. Como:** Michael J. Deriso, Esq.: 11-90896;
Alicia Spehar vs. **Mark W. Spehar:** Maryann Bozich-DiLuigi, Esq.: 11-90893;
Gordon Bourgerie vs. **Meghan Wagner:** Atty – None: 11-90894;

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 20th day of JANUARY, 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 February 17, 2012 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

E.D.2010-30470
C.P.2010-21976
SHF.: 11000006

ATTY THOMAS MAY

Seized and taken in Execution as the property of GEORGE FREITERS AND DEBORAH EAL Y at the suit of BEAR CREEK WATERSHED AUTH, Being:-

ALL that certain piece. parcel or lot of land situate in Bruin Borough Butter County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being in the center line of a public road. known as the Bruin~ Parker Road, also known as Pennsylvania Route 268. and same point being the Southwest corner of the tract being conveyed, and being a point common with line of lands of Harry Miller; thence North 26 degrees 36' West along line of lands of Harry Miller, a distance of 247.88 feet to a point at line of lands of Hazel A. Vogt; thence South 84 degrees 06' East along line of lands of Hazel A. Vogt, a distance of 454.29 feet to a point in the center of the aforesaid Pennsylvania State Highway 268; thence South 60 degrees 30' West along the center line of said Highway, a distance of 107.64 feet to a point; thence continuing along the center line of said Highway, South 63 degrees 44' West a distance of 277.12 feet to a point at line of lands of Harry Miller, said point being the place of beginning. AND BEING Lot 13 and Lot 14 in the George Vogt Plan of Lots.

EXCEPTING AND RESERVING therefrom that certain piece of property sold by John C. Kinney, et ux. to John G. Rathfon of the Recorder of Deeds of Butler County, PA at Deed Book 1039, page 302.

BEING Map #S2 Paroel G13 and #IF3 135.

BEING the same premises conveyed to Pamela S. Frazer by the deed of Robert J. Frazer dated March 7, 1996 and recorded March 7, 1996. In the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Deed Book 2604, page 907.

BCLJ: Dec 23, 30 & Jan 6 2011

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, accoprding to law, and will be presented to Court for confirmation and allowances on **Monday, January 9, 2012, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
MALESKI, Emil E.	Merce Maleski	11/28/11

BCLJ - Dec 30, 2011 & Jan 6, 2012

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



Visit us on the web

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butlercountypabar.org