

**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 W Chesmark**  
**a/k/a: John William Chesmark**  
 Late of: Winfield Township Pa  
 Executor: Charles E Weston  
 3058 Leechburg Road Suite 10  
 Lower Burrell Pa 15068  
 Attorney: Charles E Weston  
 3058 Leechburg Road Suite 10  
 Lower Burrell Pa 15068

**Estate of: Richard K Baker**  
**a/k/a: Richard King Baker**  
 Late of: Cranberry Township Pa  
 Executor: Richard Kent Baker  
 415 Carlisle Avenue  
 Phoenixville Pa 19460  
 Attorney: Michael K Parrish Esq  
 Goehring Rutter And Boehm  
 2100 Georgetown Drive Suite 300  
 Sewickley Pa 15143

**Estate of: Wayne Deaner**  
**a/k/a: Wayne F Deaner**  
 Late of: Jefferson Township Pa  
 Executor: Donna L Deaner  
 170 Water St. Ext.  
 Saxonburg Pa 16056  
 Attorney: Laurel Hartshorn Esq  
 Po Box 553  
 Saxonburg Pa 16056

**Estate of: Elizabeth M Evans**  
**a/k/a: Elizabeth M Wertz**  
**a/k/a: Elizabeth Wertz Evans**  
**a/k/a: Elizabeth Maria Evans**  
 Late of: Cranberry Township Pa  
 Executor: Patricia A Mackiewicz  
 414 Winterset Drive  
 Pittsburgh Pa 15209  
 Attorney: John M Hartzell Jr  
 Houston Harbaugh PC  
 Three Gateway Center 401 Liberty Ave  
 22nd Floor  
 Pittsburgh Pa 15222

**Estate of: Doris Jane Heller**  
**a/k/a: Doris Heller**  
**a/k/a: Doris J Heller**  
 Late of: Muddycreek Township Pa  
 Executor: James S Heller Jr  
 3032 Eckert Bridge Rd  
 Portersville Pa 16051  
 Executor: Daniel Heller  
 4723 Perry Hwy  
 Volant Pa 16156  
 Attorney: Wade M Fisher Esq  
 Ekker Kuster McCall & Epstein LLP  
 1 E State St Suite 300 PO Box 91  
 Sharon Pa 16146

**Estate of: Esther M Hunter**  
**a/k/a: Esther Maxine Hunter**  
 Late of: Butler Pa  
 Executor: Patricia J Marzullo  
 847 Gameland Road  
 Chicora Pa 16025  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler Pa 16001

**Estate of: Marcella G Johnston**  
 Late of: Connoquenessing Township Pa  
 Executor: Sherrill C Cashdollar  
 625 Farmland Way  
 Coatesville Pa 19320  
 Attorney: Sarah G Hancher  
 Hancher Law office  
 101 N Green Lane  
 Zelenople Pa 16063

**Estate of: Ann B Koontz**  
**a/k/a: Ann Koontz**  
**a/k/a: Annabell Koontz**  
 Late of: Zelenople Pa  
 Executor: Vicki L Eppinger  
 236 Pfeifer Road  
 Harmony Pa 16037  
 Attorney: Maryann Bozich DiLuigi  
 506 S Main Street  
 Suite 2201  
 Zelenople Pa 16063

**Estate of: Alice I Mattace**  
 Late of: East Butler Pa  
 Executor: Patricia S Marcucci  
 109 Wood Street  
 Butler Pa 16001  
 Executor: Diana L Mattace  
 159 Dutchtown Road  
 Butler Pa 16002  
 Attorney: Murray S Shapiro  
 101 East Diamond Street

Suite 202  
Butler Pa 16001

**Estate of: Mary K McCabe**

Late of: Zelenople Pa  
Executor: Allyssa McCabe Cuneo  
336 North Ave  
Weston Ma 02493  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelenople Pa 16063

**Estate of: Martha Jane Ochaba**

**a/k/a: Martha J Ochaba**  
Late of: Butler Township Pa  
Executor: Jeffrey R Ochaba  
107 Mar Vel Drive  
Butler Pa 16001  
Attorney: Sean M Gallagher  
Murrin Taylor & Gallagher  
110 East Diamond Street  
Butler Pa 16001

**Estate of: Dorothy Rodgers**

**a/k/a: Dorothy M Rodgers**  
Late of: Center Township Pa  
Executor: Rex Rodgers  
565 Mercer Road  
Butler Pa 16001  
Executor: Theresa A Fox  
203 Oliver Drive  
Butler Pa 16002  
Attorney: William C Robinson Jr  
Heninger & Robinson PC  
6 West Diamond Street  
Butler Pa 16001

**Estate of: Robert Mark Rounsley**

Late of: Clearfield Township Pa  
Administrator: William Mark Rounsley  
4205 Pine Avenue Unit A  
Erie Pa 16504

**Estate of: Martha J Stanley**

Late of: Franklin Township Pa  
Executor: Carrie Meals  
81 Falls Road  
Mercer Pa 16137  
Attorney: Lawrence P Lutz  
Lutz & Pawk  
The Morgan Center Bldg  
101 East Diamond St Suite 102  
Butler Pa 16001

**Estate of: Heather M Sumney**

Late of: Butler Township Pa  
Administrator: Ann Marie Sumney  
1126 West Penn Street  
Butler Pa 16001  
Attorney: George R Farneth II

Farneth Tomosovich LLC  
437 Grant Street Suite 1000  
Pittsburgh Pa 15219

**Estate of: David A Tysarczyk**

Late of: Adams Township Pa  
Executor: Teresa H Tysarczyk  
9014 Audubon Drive  
Gibsonia Pa 15044  
Attorney: Dennis W Trohaugh Esq  
5305 Steubenville Pike  
McKees Rocks Pa 15136

**SECOND PUBLICATION**

**Estate of: Della M Gahagan**

**a/k/a: Della Gahagan**  
Late of: Butler Pa  
Administrator: Amanda S Noullet  
2327 Kittanning Pike  
Parker Pa 16049  
Administrator: Tyler S Lower  
5156 Brown Road  
Butler Pa 16001  
Attorney: Sarah G Hancher  
Hancher Law office  
101 N Green Lane  
Zelenople Pa 16063

**Estate of: William J Gallagher**

Late of: Butler Pa  
Executor: Daniel P Gallagher  
8116 Hunting Valley Drive  
Boardman Oh 44512  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler Pa 16001

**Estate of: Joanne Marie Grecco**

**a/k/a: Joanne M Grecco**  
Late of: Center Township Pa  
Executor: Thomas E Grecco  
110 Mohawk Drive  
Butler Pa 16001  
Attorney: Michael P Robb  
Savinis & Kane LLC  
707 Grant St Suite 3626  
Pittsburgh Pa 15219

**Estate of: Anna Isabell Bell Grossman**

**a/k/a: Anna I Grossman**  
Late of: Harrisville Pa  
Executor: Timothy Lee Grossman  
115 Roosevelt Ave  
Waynesburg Oh 44688  
Executor: Richard Carl Grossman  
5927 State Rt 8

Harrisville Pa 16038  
 Attorney: Mary Ann McConnell  
 237 W Market St  
 Po Box 579  
 Mercer Pa 16137

**Estate of: Gloria R Heemer**

Late of: Jefferson Township Pa  
 Executor: Sally A Naret  
 150 Gristmill Lane  
 Zelenople Pa 16063  
 Attorney: John S Morrow Jr  
 Julian Gray Associates  
 954 Greentree Road  
 Pittsburgh Pa 15220

**Estate of: Eleanor L Heidelberg**

Late of: Adams Township Pa  
 Executor: Melody M Kummer  
 119 Mount View Lane  
 Butler Pa 16001  
 Attorney: Amy D Rees Esquire  
 Heritage Elder Law & Estate Planning, LLC  
 318 South Main Street  
 Butler Pa 16001

**Estate of: Richard L Hilliard Sr**

Late of: Penn Township Pa  
 Executor: Paul Vogel  
 620 Perry Way  
 Zelenople Pa 16063  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler Pa 16001

**Estate of: Arlene Hindman**

a/k/a: Mary Arlene Hindman  
 Late of: Butler Township Pa  
 Executor: Steven Wayne Hindman  
 7043 18th Avenue  
 Nw Seattle Wa 98117  
 Attorney: Robert J Stock  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler Pa 16001

**Estate of: Robert C Hofer**

Late of: Butler Pa  
 Executor: Leslie E Hofer  
 11739 Cotton Rd  
 Meadville Pa 16335  
 Executor: Kristin A Bearer  
 912 East Pearl St  
 Butler Pa 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP

128 West Cunningham Street  
 Butler Pa 16001

**Estate of: Paul D Jones Jr**

Late of: Callery Pa  
 Executor: John P Jones  
 115 Posey Lane  
 POB 113  
 Callery Pa 16024  
 Attorney: Maryann Bozich DiLuigi  
 506 S Main Street  
 Suite 2201  
 Zelenople Pa 16063

**Estate of: Michael J Kerr**

Late of: Petrolia Pa  
 Administrator: Sharon A Kerr  
 102 Line Street  
 Rural Valley Pa 16249  
 Attorney: Andrew J Sacco  
 Steiner Sacco Law  
 160 North McKean Street  
 Kittanning Pa 16201

**Estate of: Zilna Livengood**

Late of: Jefferson Township Pa  
 Executor: Danny Livengood  
 201 Riemer Road  
 Sarver Pa 16055  
 Attorney: Laurel Hartshorn Esq  
 Po Box 553  
 Saxonburg Pa 16056

**Estate of: Dennis John McCormick Sr**

**a/k/a: Dennis J McCormick**

**a/k/a: Dennis J McCormick Sr**

Late of: Cherry Township Pa  
 Administrator: Dennis J McCormick Jr  
 1505 West Sunbury Road  
 West Sunbury Pa 16061  
 Administrator: Robert P McCormick  
 121 Lessner Lane  
 Butler Pa 16001  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd Po Box 67  
 Slippy Rock Pa 16057

**Estate of: Douglas B McCullough**

Late of: Clinton Township Pa  
 Administrator: Donna Ann McCullough  
 1383 Kittanning Pike Road  
 Karns City Pa 16041  
 Attorney: R Bruce Ralston  
 229 North Washington Street  
 Butler Pa 16001

**Estate of: Sylvia Ann Miller****a/k/a: Sylvia A Miller**

Late of: Butler Township Pa  
 Administrator: Malika A Miller  
 107 Greenview Drive Apt 1D  
 Butler Pa 16001  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler Pa 16001

**Estate of: Jacquelyn K Pry**

Late of: Cherry Township Pa  
 Administrator: John P Pry Sr  
 142 Pry Road  
 West Sunbury Pa 16061  
 Attorney: Sean M Gallagher  
 Murrin Taylor & Gallagher  
 110 East Diamond Street  
 Butler Pa 16001

**Estate of: Laura Ricail****a/k/a: Laura M Ricail**

Late of: Buffalo Township Pa  
 Executor: Larry Reitz  
 6419 Lakeridge Dr  
 New Market Md 21774  
 Attorney: Preston T Younkins  
 200 N Jefferson St  
 Kittanning Pa 16201

**Estate of: Rodney A Stuebgen****a/k/a: Rodney Stuebgen**

Late of: Butler Pa  
 Administrator: Jean Stuebgen  
 111 Greenview Drive Apt B  
 Butler Pa 16001  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler Pa 16001

BCLJ: September 30 & October 7, 14 2016

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**THIRD PUBLICATION****Estate of: Elizabeth Jean-Louise Adams****a/k/a: Elizabeth A Addorio****a/k/a: Elizabeth Adams Addorio****a/k/a: Elizabeth Addorio**

Late of: Portersville Pa  
 Executor: William E Adams III  
 1256 The Buffalo Bill  
 Cody Memorial Highway  
 Portersville Pa 16051  
 Attorney: Keith H West  
 Clark Hill PLC  
 One Oxford Centre 301 Grant St 14th Fl  
 Pittsburgh Pa 15219

**Estate of: Sara C Donnell****a/k/a: Sara Clouser Donnell**

Late of: Cranberry Township Pa  
 Executor: James K Donnell  
 606 Norman Drive  
 Cranberry Twp Pa 16066  
 Attorney: Heidi Rai Stewart  
 Houston Harbaugh PC  
 Three Gateway Center  
 401 Liberty Ave 22nd Floor  
 Pittsburgh Pa 15222

**Estate of: Rose A Karenbauer****a/k/a: Rose Anna Karenbauer**

Late of: Center Township Pa  
 Executor: Sandra K Fritch  
 3022 Kensington Court  
 Renfrew Pa 16053  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler Pa 16001

**Estate of: Marylin J Kim****a/k/a: Marylin Jean Kim**

Late of: Butler Township Pa  
 Executor: James J Kim  
 137 Delaware Dr  
 Butler Pa 16001  
 Executor: Marcey L Kim  
 510 W Jefferson St  
 Butler Pa 16001  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler Pa 16001

**Estate of: Carl C Landgraf Jr**

Late of: Butler Township Pa  
 Administrator: Carol A Landgraf  
 271 Hemlock Drive  
 Butler Pa 16001  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler Pa 16001

**Estate of: Nancy J Paulsen**

Late of: Saxonburg Pa  
 Executor: Terry L Jakovac  
 114 Sassafrass Lane  
 Butler Pa 16002  
 Attorney: William D Kemper  
 7001 Forrest Trail  
 Butler Pa 16002

**Estate of: Philip E Snyder Sr  
a/k/a: Philip E Snyder**

Late of: Butler Pa  
 Administrator: Sandra M Snyder  
 203 Wiltshire Avenue  
 Butler Pa 16001  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler Pa 16001

**Estate of: Leora Thompson  
a/k/a: Leora L Thompson**

Late of: Butler Township Pa  
 Executor: Timothy J Thompson  
 220 Oakvale Blvd  
 Butler Pa 16001  
 Executor: Rona Thompson Smith  
 156 Leasureville Road  
 Sarver Pa 16055  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler Pa 16001

BCLJ: September 23, 30 & October 7, 2016

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**MORTGAGES**

Recorded September 12 - 16, 2016

**Achezinski, Cory S**-First Commonwealth Bk-Butler Twp-\$146,664.00  
**Aiken, Thomas R**-Pnc Bk Natl Assn-Seven Fields Boro-\$210,000.00  
**Alford Properties Ltd Partnership**-Apollo Tr Co-Penn Twp-\$245,000.00  
**Allen, Ralph**-Mortgage Research Ctr Llc Db-a-Connoquenessing Twp-\$149,223.00  
**Antoszewski, Gerard F**-Holland Mtg Advisors-Cranberry Twp-\$552,000.00  
**Baker, Timothy Albert Jr**-Fbc Mtg Llc-Jackson Twp-\$223,814.00  
**Bauer, Robert J**-Northwest Bk-Butler Twp-\$160,000.00  
**Beach, Banker C Jr**-Pnc Bk Natl Assn-Cranberry Twp-\$250,000.00  
**Benkowski, Mark R**-Bank England-Cranberry Twp-\$296,400.00  
**Bitter, Rebecca Sue**-Dollar Bk Fed Sav Bk-Butler Twp-\$10,000.00  
**Bitter, Rebecca Sue**-Dollar Bk Fed Sav Bk-Butler Twp-\$29,000.00  
**Bolena, Linda**-Greentree Mtg Co Lp-Cranberry Twp-\$332,500.00  
**Bowman, Richard T**-Sru Fed Cred Un-Slippery Rock Twp-\$55,000.00  
**Bowser, Kristin S**-Nextier Bk Na-Butler Twp-\$113,274.00  
**Burke, Norman D**-Butler Armco Emp Cred Un-Clearfield Twp-\$20,150.00  
**Butschle, Ronald A**-Jlb Corp Db-a-Harmony Boro-\$277,600.00  
**Byrne, Sean P**-Dollar Bk Fed Sav Bk-Cranberry Twp-\$200,175.00  
**Charlton, Joseph V**-Farmers Natl Bk Emlenton-Buttalo Twp-\$267,898.00  
**Chinoda, Tendai P**-Princeton Fin Llc-Cranberry Twp-\$641,300.00  
**Churchinlang, Loren M**-Union Home Mtg Corp-Cranberry Twp-\$303,750.00  
**Cicci, John N**-Pnc Mtg Aka-Cranberry Twp-\$470,000.00  
**Cimini, Kathleen L Revocable Tr By Trs**-Citizens Bk Pa-Adams Twp-\$100,000.00  
**Claddagh Properties Lp**-First Natl Bk Pa-Penn Twp-\$3,400,000.00  
**Clark, Justin**-State Farm Bk Fsb-Butler City-\$64,600.00  
**Clayton, Michael W**-Pnc Bk Natl Assn-Fairview Boro-\$39,900.00  
**Coblitz, Chad P**-Dollar Bk Fed Sav Bk-Jackson Twp-\$259,286.89  
**Codispot, Jamie J**-Northwest Bk-Cranberry Twp-\$120,000.00  
**Comstock, Edward J**-Citizens Bk Pa-Out Of Butler County-\$100,000.00  
**Convery, James L**-Dollar Bk Fed Sav Bk-

Resiter, James vs **Resiter, Cynthia**: Mildred B Sweeney, Esq: 16-90640  
Sheils, James Joseph vs **Sheils, Linda Armanda**: Atty-None: 16-90637  
Szelestey, Emily G vs **Szelestey, Charles TJ**: Brooke B McMorrow ; Meghan L Zupancic: 16-90638

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**NOTICE**

NOTICE IS HEREBY GIVEN that the Court of Common Pleas of Butler County, Pennsylvania, will hold a hearing on the Petition of the Board of School Directors of the Mars Area School District regarding the sale of the Middlesex Elementary School on November 15, 2016, at 9:00 o'clock a.m., in Courtroom No. 3, before the Honorable Judge Dr. S. Michael Yeager, located at the Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania.

Said Petition of the Board of School Directors of the Mars Area School District concerns all of the land and building comprising the Middlesex Elementary School located at 116 Browns Hill Road, Valencia, Middlesex Township, Butler County, Pennsylvania. S. A. Arias Holdings, LLC, or its assigns, has submitted the highest Purchase Price Offer in the amount of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) for the purchase of said land and buildings. AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, MAY ENTERTAIN HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE LAND AND BUILDING COMPRISING THE MIDDLESEX ELEMENTARY SCHOOL, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE MIDDLESEX ELEMENTARY SCHOOL AT ITS PURCHASE PRICE OFFER OF \$450,000.00. INTERESTED CITIZENS MAY APPEAR AND BE HEARD.  
MARS AREA SCHOOL DISTRICT  
Thomas W. King, III, Solicitor  
Dillon McCandless King Coulter & Graham L.L.P.  
128 West Cunningham Street Butler, PA 16001

BCLJ: September 30 & October 7, 14, 2016  
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**NOTICE OF TRUST**  
**RE: Paul D. Jones, Jr. Living Trust dated October 17, 2002**

Notice is hereby given of the administration of the **Paul D. Jones, Jr.** Living Trust as Amended. The last Amendment was made on October 4, 2006. Paul D. Jones, Jr., the grantor of the Trust, of 115 Posey Lane, Callery, PA 16024 died on July 26, 2016. All persons having claims against said Trust are requested to make same known to the trustee or his attorney named below. All persons indebted to the Trust are requested to make payment without delay to the trustee or his attorney named below.

John P. Jones, Trustee 115 Posey Lane  
P.O. Box 113 Callery, PA 16024

Maryann Bozich-DiLuigi, Esquire  
Attorney at Law  
506 S. Main Street Suite 2201  
Zelienople, PA 16063

BCLJ: October 7, 14, 21, 2016  
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**LEGAL NOTICE**

Notice is hereby given that Letters Testamentary in the **Estate of Doris Jane Heller a/k/a Doris J. Heller a/k/a Doris Heller, deceased**, late of Muddy Creek Township, Butler County, Pennsylvania, have been granted to the undersigned, to whom or to their attorney all persons indebted to said estate are to make immediate payment and those having claims or demands against the same will make them known without delay.

James S. Heller, Jr.  
3032 Eckert Bridge Road  
Portersville, PA 16051-5004

Daniel Heller  
4723 Perry Highway  
Volant, PA 16156-5233

Jay R. Hagerman, Esquire  
EKKER, KUSTER,  
McCALL & EPSTEIN, LLP  
One East State Street, Suite 300  
P.O. Box 91  
Sharon, PA 16146

BCLJ: October 7, 14, 21, 2016  
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**NOTICE OF FILING CERTIFICATE OF ORGANIZATION**

Notice is hereby given that **Starting Fresh Appliances, L.L.C.** of Cranberry Township, Butler County, Pennsylvania, did on September 15, 2016, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an Application under December 21, 1988, P.L. 144, No. 177, Section 103, The Business Corporation Law of 1988, to conduct business under the name of "Starting Fresh Appliances, L.L.C.", the business to be carried on at 202 Bentbrook Circle, Cranberry Township, PA 16066.

RISHOR SIMONE  
Kurt S. Rishor, Esquire  
Suite 208, 101 East Diamond Street  
Butler, PA 16001  
(724) 283-7215

BCLJ: October 7, 2016

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**NOTICE OF FILING CERTIFICATE OF ORGANIZATION**

Notice is hereby given that **F-4, LLC**, of Valencia, Butler County, Pennsylvania, did on September 15, 2016, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an Application under December 21, 1988, P.L. 144, No. 177, Section 103, The Business Corporation Law of 1988, to conduct business under the name of "F-4, LLC, the business to be carried on at 105 Industrial Drive West, Valencia, PA 16059.

RISHOR SIMONE  
Kurt S. Rishor, Esquire  
Suite 208, 101 East Diamond Street  
Butler, PA 16001  
(724) 283-7215

BCLJ: October 7, 2016

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**NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NO. AD 16-10319, CP 16-21045, ED-16-30162**

FIFTH THIRD MORTGAGE COMPANY vs. **STEVEN J. IMAN and PAMELA J. IMAN**

NOTICE TO: STEVEN J. IMAN

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Being Premises: 105 REMBRANDT DRIVE, BUTLER, PA 16002-7557

Being in BUTLER TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 051-54-C55-0000

Improvements consist of residential property.

Sold as the property of STEVEN J. IMAN and PAMELA J. IMAN

Your house (real estate) at 105 REMBRANDT DRIVE, BUTLER, PA 16002-7557 is scheduled to be sold at the Sheriff's Sale on 11/18/2016 at 11:00 AM, at the BUTLER County Courthouse, Butler County Courthouse, P.O. Box 1208, Butler, PA 16003, to enforce the Court Judgment of \$178,526.79 obtained by, FIFTH THIRD MORTGAGE COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff  
PH# 982445

BCLJ: October 7, 2016

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**CIVIL ACTION LAW COURT OF COMMON PLEAS BUTLER COUNTY Number 15-10503**

The Huntington National Bank v. **Debbie Jean Horner, Known Surviving Heir of Blakney Scott, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Blakney Scott, Deceased Mortgagor and Real Owner**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Debbie Jean Horner, Known Surviving Heir of Blakney Scott, Deceased Mortgagor and Real Owner

Your house (real estate) at 115 Horner Road, Petrolia, Pennsylvania 16050 is scheduled to be sold at Sheriff's Sale on November 18, 2016 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$37,665.02 obtained by The Huntington National Bank against the above



premises.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to The Huntington National Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property

until the full amount due is paid to the Sheriff and the

Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE ASSOCIATION DE LICENCIADOS  
Glenna M. Walters, Prothonotary Butler County Courthouse  
First Floor, County Courthouse  
300 South Main Street Butler, Pennsylvania 16001  
(724) 284-5214

McCABE, WEISBERG & CONWAY, P.C.  
Attorneys for Plaintiff 123 S. Broad Street  
Suite 1400 Philadelphia, PA 19109  
215-790-1010

BCLJ: October 7, 2016

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**Notice**

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S. Section 301 et. seq. that a certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on September 15, 2016, for conducting business in Butler County under the fictitious name of **ARS Coffee**, with its principal place of business at 185 Ivywood Road, Saxonburg, PA 16056. The name and address of the party owning or interested in said business is James Bruggeman, Inc., 185 Ivywood Road, Saxonburg, PA 16056.

Dornish Law Offices, PC  
1207 Fifth Avenue, Suite 300  
Pittsburgh, PA 15219  
Phone: 412-765-2726

BCLJ: October 7, 2016  
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**Notice**

**KNL MEDICAL, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

David M. Howes, Esq.  
Howes & Howes  
P.O. Box 210  
Valencia, PA 16059

BCLJ: October 7, 2016  
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**REGISTER'S NOTICE**

I, SARAH E. EDWARDS, 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, according to law, and will be presented to Court for confirmation and allowances on TUESDAY, OCTOBER 11, 2016 at 1:30 PM (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
CORNELIUS, Sarah J..... a/k/a Sarah Jane Cornelius a/k/a Sarah Cornelius	Tina Cornelius.....	08/12/16
DEAL, Roy Eugene Sr. ....	Daniel P. Deal.....	08/29/16
SCHIEBEL, Janice F.....	Peggy Ortmann and Diane Smolen .....	08/29/16

<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
JANICE HOPE RIEMER SUPPLEMENTAL NEEDS TRUST U/T/D OCTOBER 10, 2013	Achieva Family Trust, Trustee	08/29/16

BCLJ: September 30 & October 7, 2016