

**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: Elizabeth W Graham  
a/k/a: Elizabeth B Graham**

Late of: Butler PA  
 Executor: Cleora N Schmidt  
 108 Country Club Heights  
 Butler PA 16002  
 Attorney: William D Kemper  
 209 Diamond Street West  
 Butler PA 16001

**Estate of: Bette A Hartzell**

Late of: Center Township PA  
 Executor: Ellen Hartzell Knox  
 129 Laray Drive  
 Butler PA 16001  
 Executor: David Dale Hartzell Jr  
 119 May Drive  
 Saxonburg PA 16056  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Edward James McCauslin**

Late of: Mercer Township PA  
 Administrator: Barbara L Geiger  
 305 Kilgore Road  
 Jackson Center PA 16133  
 Attorney: Raymond H Bogaty  
 Bogaty & Smith PC  
 101 S Center Street POB 825  
 Grove City PA 16127

**Estate of: Patricia Ann Moore  
a/k/a: Patricia A Moore**

Late of: Muddycreek Township PA  
 Executor: Brenda S Moore  
 106 Kildoo Rd  
 Portersville PA 16051  
 Executor: Daniel R Moore  
 106 Kildoo Road  
 Portersville PA 16051  
 Attorney: C Timothy Shaffer

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

**Estate of: Anne Passarelli**

Late of: Butler Township PA  
 Executor: Christine A Soley  
 141 Butler Road  
 Butler PA 16001  
 Attorney: Thomas J May  
 Murrin Taylor Flach Gallagher & May  
 110 East Diamond Street  
 Butler PA 16001

**Estate of: Robert E Schmidt**

Late of: Harmony PA  
 Executor: Kay L Schmidt  
 234 Cedar Boulevard  
 Pittsburgh PA 15228  
 Attorney: John S Morrow Jr  
 Julian Gray Associates  
 1187 Thorn Run Ext Suite 400  
 Moon Township PA 15108

**Estate of: Donald S Varga**

Late of: Valencia PA  
 Executor: Linda A Beard  
 200 Trillium Drive  
 Cranberry Township PA 16066  
 Attorney: Karen E Bononi  
 Morella & Associates PC  
 706 Rochester Road  
 Pittsburgh PA 15237

**Estate of: John E Zang**

Late of: Oakland Township PA  
 Administrator: Sharon R Zang  
 114 Zang Lane  
 Butler PA 16002  
 Attorney: Richard R Morelli  
 2654 Wilmington Road  
 New Castle PA 16105

BCLJ: Dec. 20 & 27, 2013, & Jan. 3, 2014

**SECOND PUBLICATION****Estate of: Richard B Birckbichler  
a/k/a: Richard Clair Birckbichler**

Late of: Butler PA  
 Executor: Louis R Birckbichler  
 327 Redbud Road  
 Chicora PA 16025  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Thomas E Bing**  
**a/k/a: Thomas Elton Bing Sr**  
**a/k/a: Thomas E Bing Sr**

Late of: Winfield Township PA  
 Executor: A Brian Bing  
 290 Ray Road  
 Leechburg PA 15656  
 Executor: Thomas E Bing Jr  
 1916 Constitution Blvd  
 New Kensington PA 15068  
 Executor: Elaine B Pettigrew  
 217 Sunset Drive  
 Lower Burrell PA 15068  
 Attorney: Mary Jo Corsetti  
 Williams Coulson  
 420 Ft Duquesne Blvd 16th Floor  
 Pittsburgh PA 15222

**Estate of: Mary Louise Lunn**  
**a/k/a: Mary L Lunn**

Late of: Franklin Township PA  
 Administrator: Donna L Campbell  
 270 Election House Road  
 Butler PA 16001  
 Administrator: Landis L Brain  
 270 Election House Road  
 Butler PA 16001  
 Attorney: Ronald W Coyer  
 Sr Law LLC  
 631 Kelly Boulevard  
 POB 67  
 Slippery Rock PA 16057

**Estate of: Frances B O'Neill**  
**a/k/a: Frances Bernadette O'Neill**

Late of: Butler Township PA  
 Executor: Norberta Duffy  
 415 S Monroe Street  
 Butler PA 16001  
 Attorney: Matthew E Fischer  
 114 West Cunningham Street  
 Butler PA 16001

**Estate of: Elizabeth R Ridl**  
**a/k/a: Betty Rogers Ridl**

Late of: Cranberry Township PA  
 Executor: Elizabeth R Baun  
 POB 7  
 4956 Wexford Run Road  
 Bradfordwoods PA 15015  
 Attorney: Franklin Blackstone Jr  
 Goehring Rutter & Boehm  
 2100 Georgetowne Drive Suite 300  
 Sewickley PA 15143

**Estate of: Bruce D Sayers**

Late of: Adams Township PA  
 Executor: Judith E Sayers  
 201 Appleridge Court  
 Gibsonia PA 15044

Attorney: Ted Tishman  
 Leech Tishman  
 525 William Penn Place 28th Floor  
 Pittsburgh PA 15219

**Estate of: Helen R Slepecki**  
**a/k/a: Helen Slepecki**  
**a/k/a: Helen Ruth Slepecki**

Late of: Butler PA  
 Executor: Kenneth D Matthews  
 225 Thompsonstown Road  
 West Sunbury PA 16061  
 Attorney: Ronald W Coyer  
 Sr Law LLC  
 631 Kelly Boulevard  
 POB 67  
 Slippery Rock PA 16057

BCLJ: December 13, 20 & 27, 2013

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**THIRD PUBLICATION**

**Estate of: Janet L Garrison**

Late of: Penn Township PA  
 Executor: James Goldie  
 109 Rays Lane  
 Valencia PA 16059  
 Attorney: None

**Estate of: Gertrude M Getsay**

Late of: Jackson Township PA  
 Executor: James G Getsay  
 125 Zeigler Drive  
 Harmony PA 16037  
 Attorney: Louis J Moraytis  
 Eckert Seamans Cherin & Mellott LLC  
 600 Grant Street 44th Floor  
 Pittsburgh PA 15219

**Estate of: Richard John Hopper**  
**a/k/a: Richard J Hopper**

Late of: Charlotte County FL  
 Ancillary Admr cta: Joseph P Nigro Esq  
 Two Gateway Center 17th Fl  
 Pittsburgh PA 15222  
 Attorney: Joseph P Nigro  
 Two Gateway Center 17 th Fl  
 Pittsburgh PA 15222

**Estate of: Jennie Hughes**

Late of: Penn Township PA  
 Executor: Robert J Hughes  
 950 Telegraph Road  
 Coatesville PA 19320  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchuk LLP  
 222 S Main St  
 Butler PA 16001

**Estate of: William L Kaltenbaugh**

Late of: Jefferson Township PA  
 Administrator: Marysue Hitchens  
 205 Oak Leaf Drive  
 Saxonburg PA 16056  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelenople PA 16063

**Estate of: Bette M McAnany  
a/k/a: Bette Marie McAnany**

Late of: Center Township PA  
 Executor: Rosalee A Stepulla  
 110 Oak Avenue  
 Seminole PA 16253  
 Attorney: Dorothy J Petrancosta  
 POB 423  
 Glenshaw PA 15116

**Estate of: Beryl W Mealey**

Late of: Bruin PA  
 Executor: Richard E Mealey  
 582 Allio Drive  
 Leeper PA 16233  
 Attorney: Andrea C Parenti  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Frank N Monteleone Jr  
a/k/a: Frank Natale Monteleone Jr**

Late of: Slippery Rock Township PA  
 Executor: Bonnie Davis  
 212 Arrowhead Drive  
 Slippery Rock PA 16057  
 Attorney: Timothy W Silbaugh  
 Heck Silbaugh  
 1421 Pittsburgh Road Suite 200  
 Valencia PA 16059

**Estate of: Elizabeth Jane Norris  
a/k/a: Elizabeth Norris**

Late of: Winfield Township PA  
 Executor: James S Norris Jr  
 11604 State Route 85  
 Kittanning PA 16201  
 Attorney: John N Paz  
 Paz & Paz  
 543 East Tenth Avenue  
 Tarentum PA 15084

**Estate of: George H Rader**

Late of: Center Township PA  
 Executor: George W Rader  
 130 West Brewster Road  
 Butler PA 16001  
 Attorney: Eric D Levin  
 Rishor Simone  
 101 East Diamond St Suite 208  
 Butler PA 16001

**Estate of: James L Reed**

Late of: Clearfield Township PA  
 Executor: Gary J Reed  
 2404 Old Route 422 East  
 Fenelton PA 16034  
 Attorney: Julie C Anderson  
 Stepanian & Menchyk LLP  
 222 South Main Street  
 Butler PA 16001

**Estate of: Angela M Reeves**

Late of: Winfield Township PA  
 Executor: Kenneth D Reeves  
 12 Woodlawn Dr  
 Freeport PA 16229  
 Attorney: William T Woncheck  
 Sikov & Woncheck PC  
 1625 Union Ave Suite 5  
 Natrona Heights PA 15065

**Estate of: Florence M Rieder**

Late of: Bruin PA  
 Executor: Debra L Jordan  
 110 Firehouse Dr  
 POB 352  
 Bruin PA 16022  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: Phyllis J Weigel**

Late of: Cranberry Township PA  
 Executor: Sharon L Fruchey  
 19540 Argyle Oval  
 Rocky River OH 44116  
 Attorney: Allison T Reinersmann  
 McMorrow Law LLC  
 10475 Perry Highway Suite 204  
 Wexford PA 15090

BCLJ: December 6, 13 & 20, 2013

**MORTGAGES**

December 2 - 6, 2013

**Abbott, Ronald, et ux-Howard Hanna**  
 Mtg Servs, et al-Seven Fields  
 Borough-\$307,800.00

**AHIP PA Cranberry Properties LP, et**  
**al-German American Capital Corp-**  
 Cranberry Twp.-\$9,870,131.00

**AHIP PA Cranberry Properties LP, et**  
**al-German American Capital Corp-**  
 Cranberry Twp.-\$7,897,466.00

**Altmire, David S., et al-Agchoice Farm Cred**  
 ACA-Center Twp.-\$278,000.00

**Anthony, Daniel J., et ux-Pennsylvania**  
 Equity Resources Inc, et al-Center Twp.-  
 \$108,022.00

**Babusci, John A., et ux-Quicken Loans Inc,**

**deceased:** Judgment/Premises: \$75392.56:  
 Udren Law Offices: 13-22305  
 Discover Bank vs. **Frances Seekford:**  
 Judgment on Award: \$7455.67: Benjamin  
 J. Cavallaro, Esq.: 13-22282  
 Commonwealth of PA - Dept Rev vs. **Roy M.  
 Summerville:** Lien: \$957.75: Atty - None:  
 13-22288  
 Commonwealth of PA - Dept Rev vs. **Michael  
 J. Usselman and Bonnie L. Usselman:**  
 Lien: \$923.28: Atty - None: 13-22289

**EXECUTIONS**

Week ending December 13, 2013

1st Name-Plaintiff  
2nd Name-Defendant

Federal Home Loan Mortgage Corporation,  
 First National Bank of Pennsylvania vs.  
**Timothy D. Carr:** 13-30380  
 Federal National Mortgage Association vs.  
**Jason D. Craig and Michelle L. Craig:**  
 13-30380  
 Target National Bank vs. **Joan Cross and  
 Citizens Bank, Garnishee:** 13-30377  
 Emmanuel Sanios vs. **Emanuel Klimantis:**  
 13-30374  
 Discover Bank vs. **Matthew R. Livorio and  
 PNC Bank, Garnishee:** 13-30379  
 Citimortgage, Inc. vs. **Joseph P. Rockenstein  
 and Robin D. Fulmer:** 13-30376  
 Ocwen Loan Servicing, LLC vs. **Unknown  
 Heirs of John W. Schafer, deceased,  
 Betsy J. Hayden and John W. Schafer,  
 deceased:** 13-30378

**DIVORCES**

Week ending December 13, 2013

1st Name-Plaintiff  
2nd Name-Defendant

Paul J. Deleone vs. **Amy S. Deleone:** Cathy  
 S. Boyer, Esq.: 13-90814  
 Jeffrey E. Fullem vs. **Tracy Fullem:** Anthony  
 G. Urti, Esq.: 13-90822  
 Janice M. Kelley vs. **Shane R. Kelley:** Gerri  
 V. Paulisick, Esq.: 13-90818  
 Lynn Denise Kline vs. **Robert Eugene Kline:**  
 Atty - None: 13-90825  
 David J. Williams vs. **Amelia A. Rouse:**  
 Nathan D. Lyle, Esq.: 13-90815  
 Emily J. Gold vs. **James Scheidemantle:**  
 Dennis W. McCurdy, Esq.: 13-90820  
 Gary L. Siefert vs. **Margaret Siefert:** Gerri V.  
 Paulisick, Esq.: 13-90817  
 Michelle L. Summerill vs. **Gary W. Summerill:**  
 Maryann Bozich-DiLuigi, Esq.: 13-90826  
 Rhonda Vollman vs. **Gregory Vollman:**  
 Mildred B Sweeney, Esq.: 13-90819

**NOTICE OF TRUST**

**RE: Joan W. Lyle Revocable Trust**

Notice is hereby given that Robert D. Lyle and Jay D. Lyle are the Co-Trustees of the above named Trust. All persons indebted to Joan W. Lyle are requested to make payment and all those having claims against Joan W. Lyle are directed to present the same without delay to:

Joan W. Lyle Revocable Trust  
 Robert D. Lyle and Jay D. Lyle, Co-Trustees  
 C/O Cohen & Grigsby, P.C.  
 625 Liberty Avenue  
 Pittsburgh, PA 15222-3152

or to:

C. Eric Pfeil, Esquire  
 C/O Cohen & Grigsby, P.C.  
 625 Liberty Avenue  
 Pittsburgh, PA 15222-3152

BCLJ: December 13, 20 & 27, 2013

**TRUST NOTICE**

**CHARLOTTE K. HARTMANN**, Deceased, of Zelenople Borough, Butler County, Pennsylvania, died October 15, 2013. Notice is hereby given to all persons indebted to CHARLOTTE K. HARTMANN, to make immediate payment and to those having claims against her to present to:

Apollo Trust Company, Trustee  
 201 N. Warren Ave.  
 P.O. Box 247  
 Apollo, PA 15613

or to:

Darla J. Hancher, Esquire  
 101 North Green Lane  
 Zelenople, PA 16063

BCLJ: December 13, 20 & 27, 2013

**NOTICE OF TRUST**

**BARBARA JEAN BAILEY, Deceased, of Butler County, Pennsylvania, Died on November 4, 2013.**

Notice is hereby given to all persons indebted to BARBARA JEAN BAILEY to make immediate payment and to those having claims against her to present to:

Aligned Partners Trust Company, Trustee  
707 Grant Street, Suite 2800  
Pittsburgh, PA 15219  
412.258.3590

BCLJ: December 6, 13 & 20, 2013

**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 12-11265**

PHH MORTGAGE CORPORATION, Plaintiff  
**VS.**  
**BETTY L. JESSOP, Defendant**

**NOTICE**

**To BETTY L. JESSOP**

You are hereby notified that on November 1, 2012, Plaintiff, PHH MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. AD 12-11265. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 210 HOOT OWL ROAD, EVANS CITY, PA 16033-4314 whereupon your property would be sold by the Sheriff of BUTLER County.

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

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file

your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

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

FS PH# 801967

BCLJ: December 20, 2013

**LEGAL NOTICE**

NOTICE is hereby given that Leslie R. Miller, of 103 Reed Lane, Butler, PA 16002, filed with the Pennsylvania Department of State on September 23, 2013, an application under the Fictitious Name Act (54 Pa. C.S. 3111 as amended) to conduct business under the name of **AUTOMATED PHYSICIAN SERVICES**, the business to be carried on at 103 Reed Lane, Butler, PA 16002.

STEPANIAN & MENCHYK, LLP  
Attorneys at Law  
Butler, PA 16001

BCLJ: December 20, 2013

**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 **MK-Starr & Associates, LLC**.

Melanie Starr

BCLJ: December 20, 2013

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**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: AD-11-10168**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

Wells Fargo Bank, NA, Plaintiff  
**VS.**  
**Unknown Heirs and Administrators of the Estate of Russell W. Moore, Defendant(s)**

**TO: Unknown Heirs and Administrators of the Estate of Russell W. Moore**

PRESENTLY OR FORMERLY of 103 Staley Avenue, Butler, PA 16001. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 103 Staley Avenue, Butler, PA 16001 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, NA. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Butler County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

**NOTICE TO DEFEND**  
Butler County Courthouse  
Butler, PA 16001  
Phone (724) 284-5214

**LAWYER REFERRAL**  
Butler County Prothonotary  
P.O. Box 1208  
Butler, PA 16003  
Phone (724) 284-5214

Zucker, Goldberg & Ackerman LLC  
200 Sheffield Street  
Mountainside, NJ 07092

BCLJ: December 20, 2013

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**ARTICLES OF INCORPORATION  
NONPROFIT CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the 19th day of November, 2013 with respect to a proposed nonprofit corporation, **Jeremiah Village**, which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose or purposes for which said corporation is organized is: Develop and operate an intentional housing community designed to meet the unique needs of individuals and families affected by autism.

K&L GATES LLP  
K&L Gates Center  
210 Sixth Avenue  
Pittsburgh, Pennsylvania 15222-2613

BCLJ: December 20, 2013



## **PENNSYLVANIA DEPARTMENT OF REVENUE**

### **2013 INTEREST RATE**

The 2014 annual interest rate for purposes of calculating interest due on underpayments will be 3% (.000082 daily) as determined by the U.S. Secretary of the Treasury.

Under the provisions of Act 45 of 2003, interest on overpayments will be calculated at a rate 2% lower than the underpayment rate, except for taxes covered under Article III of the Tax Reform Code of 1971.

For PA personal income tax and employer withholding, the interest will be calculated at the 3% annual rate (.000082 daily).

For all other overpayments, the rate shall be calculated at 1% annually (.000027 daily).

The rate takes effect January 1, 2014.