

**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: Herbert Lincoln Langdon  
a/k/a: Herbert L Langdon**

Late of: Adams Township PA  
 Executor: Judith Anderson Langdon  
 215 Brickyard Road  
 Mars PA 16046  
 Attorney: Matthew F Schwartz  
 Lange Legal Group LLC  
 2200 Murray Ave  
 Pittsburgh PA 15217

**Estate of: Jennie E Keeler**

Late of: Cranberry Township PA  
 Executor: Judith E Sturges  
 211 Hillside Road  
 Derry PA 15627  
 Attorney: Suzanne J Mahady  
 Mahady & Mahady  
 1308 Ligonier Street  
 Latrobe PA 15650

**Estate of: Zetta May Lynn****a/k/a: Zetta Lynn****a/k/a: Zetta M Lynn**

Late of: Buffalo Township PA  
 Executor: Richard J Korber  
 819 Freeport Road  
 New Kensington PA 15068  
 Attorney: John Eric Bumbaugh  
 Bumbaugh & Nicola  
 Old Trail Professional Bldg  
 10526 Old Trail Rd Ste 1  
 North Huntingdon PA 15642

**Estate of: Esther Jean Wallace**

Late of: Cabot PA  
 Executor: Russell C Miller  
 4767 Wm Flynn Hwy  
 Allison Park PA 15101  
 Attorney: James H Limbaugh  
 Miller Limbaugh & Conley  
 4767 William Flynn Highway  
 Allison Park PA 15101

BCLJ: Jan. 9, 16 & 23, 2015

**SECOND PUBLICATION****Estate of: James A Daley**

Late of: Winfield Township PA  
 Executor: Marjorie Ann Shutack  
 616 E 7th Avenue  
 Tarentum PA 15084  
 Attorney: John N Paz  
 Paz & Paz  
 543 East Tenth Avenue  
 Tarentum PA 15084

**Estate of: Harry L Graham****a/k/a: Harry L Graham Jr**

Late of: Summit Township PA  
 Executor: Harry T Graham  
 621 Fisher Road  
 Butler PA 16002  
 Attorney: Murray S Shapiro  
 101 East Diamond St Suite 202  
 Butler PA 16001

**Estate of: Glenda Heilman**

Late of: Jefferson Township PA  
 Executor: M Stephen Heilman  
 189 Iron Bridge Road  
 Sarver PA 16055  
 Attorney: Charles J Jacques III  
 Jacques & Jacques PC  
 2125 Freeport Road  
 Natrona Heights PA 15065

**Estate of: Jerald W Mayhew**

Late of: Seven Fields PA  
 Administrator CTA: Jessica Wade Mayhew  
 3051 Lincoln Boulevard  
 Cleveland Heights OH 44118  
 Attorney: Kenneth A Eisner  
 Eisner Law PC  
 1386 Old Freeport Rd Suite 2A  
 Pittsburgh PA 15238

**Estate of: Mary V Owens**

Late of: Butler Township PA  
 Executor: Sarah E Jones  
 877 Parkridge Drive  
 Media PA 19063  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 PNC Bank Bldg Ste 603  
 106 S Main St  
 Butler PA 16001

**Estate of: Ksenia Pelech**

Late of: Butler Township PA  
Executor: Kathryn S Pelech Plunkard  
627 Muddy Creek Drive  
Slippery Rock PA 16057  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Leonard S Thomas Sr**

**a/k/a: Leonard Scott Thomas Sr**

Late of: Penn Township PA  
Executor: Leonard S Thomas Jr  
337 Logan Road  
Valencia PA 16059  
Attorney: None

**Estate of: Leona R Zitzman**

**a/k/a: Leona R Forster Zitzman**

Late of: Winfield Township PA  
Executor: Flo E Allison  
12630b Kenwood Lane  
Ft Myers FL 33907  
Attorney: Pamela H Walters  
POB 654  
277 Main Street  
Saxonburg PA 16056

BCLJ: Jan. 2, 9 & 16, 2015

-----  
**THIRD PUBLICATION**

**Estate of: Regis J Bopp**

**a/k/a: Regis Bopp**

Late of: Butler Township PA  
Administrator C.T.A.: Joshua Burns  
113 Heathercroft Drive  
Cranberry Twp PA 16066  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: William E Donnel**

Late of: Butler PA  
Executor: Rhonda L Monks  
112 Bartley Avenue  
Butler PA 16001  
Executor: Rene L Saeler  
252 Henricks Road  
Butler PA 16001  
Attorney: Julie C Anderson  
Stepanian & Menchyk LLP  
222 South Main Street  
Butler PA 16001

**Estate of: William C Hayes**

Late of: Valencia PA  
Administrator: Alice Hayes  
55 Almira St  
Valencia PA 16059  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

**Estate of: Alice May Hibbs**

**a/k/a: Alice M Hibbs**

Late of: Zelenople PA  
Executor: Larry D Hibbs  
101 Walney Drive  
Butler PA 16002  
Attorney: Douglas E Weinrich PC  
107 Irvine Street  
POB 810  
Mars PA 16046

**Estate of: John F Murphy**

Late of: Buffalo Township PA  
Executor: Frank A Yerace  
115 Avey Drive  
Freeport PA 16229  
Attorney: Gerald G DeAngelis  
512 Market Street  
POB 309  
Freeport PA 16229

**Estate of: Hazel N Senn**

**a/k/a: Hazel Senn**

Late of: Jackson Township PA  
Administrator C.T.A.: Beverly McCall  
115 Senns Way  
Harmony PA 16037  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelenople PA 16063

**Estate of: Julia K Sherman**

**a/k/a: Julia Sherman**

Late of: Washington County Maryland  
Ancillary Executor: Karl Sherman  
82 Manchester Court  
Red Bank NJ 07701  
Ancillary Executor: Kurt Sherman  
9532 Hyde Place  
Frederick MD 21704  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Mary R Sutton**

Late of: Clay Township PA  
 Executor: Helen M Fleeger  
 945 Mahood Road  
 West Sunbury PA 16061  
 Executor: E Joan Bell  
 238 Euclid Road  
 Butler PA 16001  
 Attorney: Chester B Scholl Jr  
 Fruit Dill Goodwin & Scholl  
 32 Shenango Ave POB 673  
 Sharon PA 16146

BCLJ: Dec. 26, 2014 & Jan. 2 & 9, 2015

**MORTGAGES**

December 15 - 19, 2014

- Ackerman, David R., et ux**-CU Members Mtg, aka, et al-Penn Twp.-\$301,000.00
- Bajack, Douglas S., et ux**-JPMorgan Chase Bk NA-Jackson Twp.-\$220,629.00
- Bajco Real Venture II, LLC, et al**-First Franchise Capital Corp-Butler City, Wd. 3-\$770,000.00
- Baker, Timothy A., et ux**-First Choice Mtg Servs Inc-Cranberry Twp.-\$152,500.00
- Balentine, Janet L.**-Dollar Bk Fed Sav Bk-Adams Twp.-\$156,000.00
- Barba, Timothy P.**-Princeton Fin LLC-Cranberry Twp.-\$176,000.00
- Bellack, Michael J., et al**-Ameriserv Fin Bk-Seven Fields Borough-\$65,000.00
- Benson, Jonathan**-Standard Bk PASB-Cranberry Twp.-\$137,795.00
- Bernardini, David J., et ux**-NVR Mtg Fin Inc, et al-Middlesex Twp.-\$340,480.00
- Bezier, Jeffrey L., et al**-Dollar Bk Fed Sav Bk-Cranberry Twp., et al-\$70,000.00
- Boscia, Richard T.**-Freedom Mtg Corp, et al-Concord Twp.-\$151,948.00
- Bova, Christopher, et al**-Pittsburgh Central Fed Crd Un-Adams Twp.-\$5,000.00
- Brady Hills MHC, LLC, et al**-C-111 Commercial Mtg LLC-Brady Twp.-\$1,460,000.00
- Brzozowski, Francis R., et ux**-Dollar Bk Fed Sav Bk-Clinton Twp.-\$50,000.00
- Burger, John Henry, et al**-Butler Armc Co Cred Un-Butler City, Wd. 4-\$90,761.00
- Cannon, Patrick J., et al**-Northwest Sav Bk-Adams Twp.-\$405,775.00
- Cellurale, Michael W., et al**-Mars Natl Bk-Jackson Twp.-\$100,500.00
- Cellurale, Michael W., et ux**-Mars Natl Bk-Jackson Twp.-\$417,000.00
- Clune, Glenn, et ux**-PNC Mtg, aka-Butler City, Wd. 1-\$68,732.00
- Cortazzo, Michael J.**-NVR Mtg Fin Inc, et al-Adams Twp.-\$217,600.00
- Cowen, Darin M., et al**-Charleroi Fed Sav Bk-Venango Twp.-\$290,400.00
- Crudden, Scott A., et al**-Citizens Bk of Pa-Cranberry Twp.-\$336,000.00
- DeLeone, Paul J., III, et al**-RBS Citizens NA-Adams Twp.-\$383,000.00
- Demosky, Daniel J., et ux**-First Commonwealth Bk, et al-Butler Twp.-\$278,920.00
- Deutsch, Linda**-Pennsylvania Equity Resources Inc, et al-Adams Twp.-\$192,000.00
- Dickey, Russell F., et ux**-First Natl Bk of Pa-Slippery Rock Twp.-\$25,000.00
- Discovery Christian Church**-S&T Bank-Adams Twp.-\$351,000.00
- Downs, Timothy A., et ux**-Huntington Natl Bk-Cranberry Twp.-\$217,700.00
- Duff, Thomas E., et al**-Pittsburgh Central Fed Crd Un-Butler Twp.-\$35,000.00
- Duncan, Mark A., et ux**-First Natl Bk of Pa-Worth Twp.-\$155,000.00
- Eldredge, Jeffrey B., et ux**-Coldwell Banker Home Loans, et al-Adams Twp.-\$245,250.00
- Erdlen, Todd H., et al**-Nextier Bk NA-Zelienople Borough-\$163,000.00
- Fiore, David M., et ux**-Welcome Home Finance LP, et al-Clinton Twp.-\$275,850.00
- French, Thomas W., Jr., et al**-Southern Butler Co Community Cred Un-Forward Twp.-\$27,000.00
- Galvan, Kenneth J., et ux**-S&T Bank-Center Twp.-\$54,000.00
- Garver, Richard M., et al**-Mars Natl Bk-Middlesex Twp.-\$105,000.00
- Gesin, Frederick L., et ux**-One Reverse Mtg LLC, et al-Penn Twp.-\$118,000.00
- Glace, Eleanor M., Trs., et al**-Mars Natl Bk-Penn Twp.-\$101,436.41
- Grafton, Jonathon R.**-Flagstar Bk FSB, et al-Butler City, Wd. 5-\$48,995.00
- Grainger, Jonathan, et al**-Mars Natl Bk-Seven Fields Borough-\$200,000.00
- Green, David C., et al**-Plaza Home Mtg Corp, et al-Lancaster Twp.-\$220,924.00
- Grinder, John F., III, et ux**-First Natl Bk of Pa-Butler Twp.-\$80,000.00
- Hans, Ronald M., et ux**-Farmers Natl Bk of Emlenton-Summit Twp.-\$15,500.00
- Herbert, James J., Jr., et ux**-Dollar Bk Fed Sav Bk-Cranberry Twp.-\$400,000.00
- Hoffman, Lori A.**-First Natl Bk of Pa-Slippery Rock Twp.-\$75,000.00
- Holmes, John N., et al**-Howard Hanna Mtg Servs-Middlesex Twp.-\$239,580.00
- Holt, Justin C., et al**-Butler Armc Co Cred Un-Butler Twp.-\$109,000.00
- Horner, Tod W., et al**-SRU Fed Cred Un-

Premises Liability: Atty - None: 14-11091  
 Rodney Gasch, Laurie Kirsch, John Bame, Paul Bilski, Lisa Bilski, Ronald Double, Judith Double, Norman Graham, Stella Graham, Roy Knauf, Audrey Knauf, Donald Reedy, Dennis Schmidt, Inez Schmidt, Helen Shannon, Jerome Weakland, Doris Weakland, Lou Westerman, Cynthia Westerman, Donald Zirnsak, Roseann Zirnsak, Elmira Zirnsak, Leonard Zirnsak and Diana Zirnsak vs. **REX Energy Corporation and R.E. Gas Development, LLC**: Contract - Other: Steven T. Casker, Esq.: 14-11094

Nationstar Mortgage LLC vs. **Patricia Ann Stevenson aka Patricia Ann Miller aka Patricia Stevenson and George Stevenson aka George E. Stevenson**: Real Property - Mortgage Foreclosure: Residential: Zucker, Goldberg & Ackerman, LLC: 14-11092

-----  
**JUDGMENTS**

Week ending January 2, 2015

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

Owen Oesterling vs. **Dan Burns**: Judgment: \$4800.00: Chad P. Doman, Esq.: 14-22238  
 Dinnerbell Garage vs. **Walter Dawson, Jr. and Brandy Snyder**: Transcript: \$2209.62: Atty - None: 14-22237  
 Bank of New York Mellon vs. **Edward M. Heeter aka Edward M. Heeter, Jr. and Beverly A. Heeter**: Judgment/Premises: \$142926.80: Robert W. Williams, Esq.: 14-22240  
 Motorists Mutual Insurance Company vs. **Andrew P. Hoehn**: Judgment: \$1575.00: Travis L. McElhaney, Esq.: 15-20001  
 Nelmark Electric Inc. vs. **Kelly Construction LLC**: Judgment on Award: \$5808.68: David W. Tyree, Esq.: 14-22239  
 Cavalry SPV I LLC vs. **Robert D. Pflugh**: Judgment: \$4566.43: David J. Apothaker, Esq.: 14-22235  
 Discover Bank vs. **Tam M. Quan**: Judgment: \$534.77: David J. Apothaker, Esq.: 14-22236

**EXECUTIONS**

Week ending January 2, 2015

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

Discover Bank vs. **David C. Ireland, Jr., PNC Bank, Garnishee and Dollar Bank, Garnishee**: 15-30001  
 Ford Motor Credit Company vs. **Donald L. Patterson and ESB Bank, Garnishee**: 14-30358

-----  
**DIVORCES**

Week ending January 2, 2015

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

Araminta Roberts Brown vs. **Michael Westcott Brown**: Marion Laffey-Ferry, Esq.: 14-90833  
 Dana Klaus vs. **Bryan Klaus**: Christine Gale, Esq.: 14-90834  
 Tarina Jo Visone vs. **Richard Visone**: Jennifer Gilliland Vanasdale, Esq.: 14-90832  
 Deborah L. Wellner vs. **Christopher M. Wellner**: Leland C. Clark, Esq.: 15-90003

-----  
**NOTICE OF TRUST**

Notice is hereby given of the administration of the **Glenda Heilman Revocable Trust Agreement** dated July 24, 2012. Glenda Heilman, Grantor of the Trust of Jefferson Township, Butler County, Pennsylvania. Glenda Heilman, Grantor of the Trust, died on November 13, 2014. All persons having claims against said Trust are requested to make the same known to M. Stephen Heilman, Trustee, or his attorney named below. All persons indebted to the Trust are requested to make payment without delay to M. Stephen Heilman, Trustee, or his attorney named below.

CHARLES J. JACQUES, III, ESQUIRE  
 JACQUES & JACQUES, P.C.  
 Attorneys at Law  
 2125 Freeport Road  
 Natrona Heights, P A 15065

BCLJ: January 2, 9 & 16, 2015  
 -----

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
AD 11-11475 CP 14-22016 ED 14-30330**

CITIMORTGAGE, INC.

V

**PATRICE LOSI A/K/A PATRICE G. LOSI and  
DAVID LOSI A/K/A DAVID J. LOSI**

**NOTICE TO: PATRICE LOSI A/K/A PATRICE  
G. LOSI and DAVID LOSI A/K/A DAVID J.  
LOSI**

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

Being Premises: 990 SAXONBURG  
BOULEVARD, SAXONBURG, PA 16056-  
2318

Being in CLINTON TOWNSHIP, County of  
BUTLER, Commonwealth of Pennsylvania,  
100-1F161-20E-0000

Improvements consist of residential property.

Sold as the property of PATRICE LOSI and  
DAVID LOSI

Your house (real estate) at 990 SAXONBURG  
BOULEVARD, SAXONBURG, PA 16056-  
2318 is scheduled to be sold at the Sheriff's  
Sale on 3/20/2015 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 \$145,284.86  
obtained by, CITIMORTGAGE, INC. (the  
mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
1617 JFK BLVD, STE 1400  
Philadelphia, Pa 19103

File# 776331

BCLJ: January 9, 2015

-----

**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. 2014-10776**

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, Plaintiff

VS.

**MARY H. HUTCHINSON, Defendant**

**NOTICE**

**To MARY H. HUTCHINSON**

You are hereby notified that on August  
29, 2014, Plaintiff, JPMORGAN CHASE  
BANK, NATIONAL ASSOCIATION, 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. 2014-10776.  
Wherein Plaintiff seeks to foreclose on the  
mortgage secured on your property located at  
216 PENN AVENUE, LYNDORA, PA 16045-  
1055 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.

Office of Prothonotary, Butler County  
1st Floor Courthouse  
124 West Diamond Street  
P.O. Box 1208  
Butler, PA 16003  
(724) 284-5214

Butler County Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0130

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
1617 JFK BLVD, STE 1400  
Philadelphia, Pa 19103

File# 949257

BCLJ: January 9, 2015

-----  
**LEGAL NOTICE**

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **The Butler Hot Dog Shoppe** with its principal place of business at 129 South Monroe Street, Butler, PA 16001. The party to the registration is Covert Operations, LLC, 116 Brooksedge Drive, Butler, PA 16001.

Leo M. Stepanian II, Esquire  
STEPANIAN & MENCHYK, LLP  
222 South Main Street  
Butler, PA 16001

BCLJ: January 9, 2015  
-----

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 2, 2014 for **Ground Hogs Land Maintenance** located at 101 Charles Drive, Butler PA 16001. The name and address of each individual interested in the business is Timothy James McCalman 101 Charles Drive, Butler PA 16001. This was filed in accordance with 54 PaC.S. 311.

Burton D. Morris, Esq.  
PennCorp Servicegroup, Inc.  
P.O. Box 1210  
600 North Second Street  
Harrisburg, PA 17108-1210

Ref#5706

BCLJ: January 9, 2015  
-----

**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, according to law, and will be presented to Court for confirmation and allowances on **Monday, January 12, 2015 at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
DeFOGGI, Anna.....	Carol A. Jerry and Albert R. DeFoggi.....	1/25/2014
MOORE, Sally Ann .....	Gregory S. Leslie .....	12/01/2014
NEFF, Harry A. ....	Marcella Desmond .....	12/01/2014
VICKERMAN, Joan E. a/k/a VICKERMAN, Joanne Eris....	Debbie V. Dunn .....	12/01/2014
ZUPANCIC, Delia.....	Joseph A. Zupancic .....	12/01/2014

<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
BRANNON, Frances J.....	Brian E. Scott, Guardian.....	12/01/2014
GRINDEL, Tanner G., Minor Trust.....	Thomas Browne, Trustee .....	11/10/2014

BCLJ: January 2 & 9, 2015

