

**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: Rose Marie Green  
a/k/a: Rose M Green**

Late of: Summit Township PA  
Executor: Sharon L Snyder  
100 Cheers Lane  
Butler PA 16002  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Geraldine Leona Heemer  
a/k/a: Geraldine L Heemer**

Late of: Center Township PA  
Executor: Randall B Heemer  
4355 Stone Creek Drive  
Blue Ball PA 17506  
Attorney: Andrea C Parenti  
Dillon McCandless King  
Coulter & Graham LLP  
600 Cranberry Woods Drive Suite 175  
Cranberry Twp PA 16066

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Garry Lee Hunter**

Late of: Center Township PA  
Executor: Robert J Hunter  
3724 Cole Hull Road  
Russell PA 16345  
Attorney: John J Morgan  
115 South Washington St  
Butler PA 16001

BCLJ: August 25 & September 1, 8, 2023

**Estate of: James E Kalkbrenner**

Late of: Callery PA  
Administrator C.T.A.:  
Lorrie Kalkbrenner  
256 Kline Avenue  
PO Box 215  
Callery PA 16024  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Shirley A McCandless**

Late of: Connoquenessing Township PA  
Executor: Robert W McCandless II  
103 Buss Lane  
Renfrew PA 16053  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Gertrude J Mooney**

Late of: Cranberry Township PA  
Executor: Mary Louise Bogdan  
322 Dutch Road  
Harmony PA 16037  
Attorney: McKenna Adams  
The Elder Law Offices of Shields and Boris  
1150 Old Pond Road  
Bridgeville PA 15017

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Stella Mae Rape**

**a/k/a: Stella M Rape**

Late of: Franklin Township PA  
Executor: Cynthia Lorraine Palladino  
238B Freeport Road  
Butler PA 16002  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Jeffrey Lynn Rickard**

**a/k/a: Jeffrey L Rickard**  
Late of: Jefferson Township PA  
Executor: Dennis C Rickard  
314 Freeport Street  
Saxonburg PA 16056  
Attorney: Thomas W King III  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Doris A Scheidemantle**

Late of: Zelenople PA  
Executor: David R Scheidemantle  
35 E Union Street F  
Pasadena CA 91103  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelenople PA 16063

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Braden L Weitzel**

Late of: Center Township PA  
Administrator C.T.A.: Rae C Weitzel  
1181 Sunset Drive  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Joseph Westcott**

Late of: Jackson Township PA  
Executor: Joseph Westcott Jr  
240 Rock Lane Drive  
Zelenople PA 16063  
Executor: Valerie W Checkeye  
117 Teakwood Road  
Butler PA 16001  
Attorney: Louis C Blauth Jr  
The Mitchell Building  
304 Ross Street Suite 703  
Pittsburgh PA 15219

BCLJ: August 25 & September 1, 8, 2023

**Estate of: Dolores A Wise**

Late of: Cranberry Township PA  
Executor: Toby E Wise  
619 East End Avenue  
Pittsburgh PA 15221  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: August 25 & September 1, 8, 2023

**SECOND PUBLICATION**

**Estate of: Bernadine Chuba**

Late of: Center Township PA  
Executor: Lee Ann Shoemaker  
429 Arbor Drive  
Mars PA 16046  
Executor: John M Chuba Jr  
2044 Isleworth Ln  
Cranberry Twp PA 16066  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Donald C Kamerer**

**a/k/a: Donald Kamerer**  
Late of: Donegal Township PA  
Executor: Thomas R Coyer  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Carol Ann Kulbacki**

Late of: Jackson Township PA  
Executor: Daniel J Kulbacki Jr  
17 Greenbriar Drive  
Milton PA 17847  
Executor: David P Kulbacki  
333 Lindsay Road  
Zelenople PA 16063

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Elizabeth May McKee**

a/k/a: Elizabeth M Betty McKee  
 Late of: Butler PA  
 Executor: Michael F McKee  
 326 S Home Avenue  
 Pittsburgh PA 15202

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Sandra M Snyder**

Late of: Butler PA  
 Executor: Scott M Snyder  
 311 Tulane Place NE  
 Albuquerque NM 87106  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 106 South Main St, Ste 603  
 Butler PA 16001

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Ronald R Snyder Sr****a/k/a: Ronald Robert Snyder Sr**

Late of: Butler Township PA  
 Executor: Ronald R Snyder Jr  
 285 Thelma Drive  
 Saxonburg PA 16056  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Virginia Maxine Thompson****a/k/a: Virginia M Thompson**

Late of: Eau Claire PA  
 Executor: Charles R Thompson  
 156 Blauser Road  
 Parker PA 16049  
 Attorney: Michael W Sloat  
 Lynn, King & Schreffler, P.C.  
 606 Main Street P.O. Box 99  
 Emlenton PA 16373

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Vincent James Travaglio**

Late of: Center Township PA  
 Executor: Susan D Wice  
 463 Stonecliff Lane  
 Butler PA 16001  
 Attorney: Matthew T McCune  
 Conlon Tarker PC  
 108 E Diamond Street  
 Butler PA 16001

BCLJ: August 18, 25 & September 1, 2023

**Estate of: Lorraine Mary Wing****a/k/a: Lorraine M Wing****a/k/a: Lorraine Wing**

Late of: Mars PA  
 Executor: Alexa Kinslow  
 4001 S Pearl St  
 Englewood CO 80113  
 Attorney: Charles F Perego  
 McMonigle Vesely and Perego PC  
 694 Lincoln Ave  
 Pittsburgh PA 15202

BCLJ: August 18, 25 & September 1, 2023

**THIRD PUBLICATION****Estate of: Sarah J Bick****a/k/a: Sarah Bick**

Late of: Adams Township PA  
 Executor: Darlene Swartz  
 263 New Hampshire Lane  
 Trafford PA 15085  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

BCLJ: August 11, 18, 25, 2023

**Estate of: Patricia Lorraine Bowser**

Late of: Franklin Township PA  
 Admr. D.B.N. C.T.A.: Veronica S Hoadley  
 1272 Grove Road  
 West Chester PA 19380  
 Attorney: Michael W Sloat  
 Lynn, King & Schreffler, P.C.  
 606 Main Street P.O. Box 99  
 Emlenton PA 16373

BCLJ: August 11, 18, 25, 2023

**Estate of: Robert Leroy Donaldson****a/k/a: Robert L Donaldson**

Late of: Penn Township PA  
 Administrator: Arlene Donaldson  
 112 Railroad Street  
 PO Box 142  
 Renfrew PA 16063  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001

BCLJ: August 11, 18, 25, 2023

**Estate of: Richard D Federkeil Sr**

**a/k/a: Richard Federkeil**  
**a/k/a: Richard D Federkeil**  
Late of: Franklin Township PA  
Executor: Lynne S Ellis  
207 Timber Ridge Crt  
Cranberry Twp PA 16066  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: August 11, 18, 25, 2023

**Estate of: William B Gracie**  
**a/k/a: William Barclay Gracie**

Late of: Adams Township PA  
Executor: Scott B Gracie  
763 Rockdale Road  
Butler PA 16002  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: August 11, 18, 25, 2023

**Estate of: Marlin M Guest**  
**a/k/a: Marlin Guest**

Late of: Summit Township PA  
Executor: M Suzanne Weiland  
936 Bonniebrook Road  
Butler PA 16002  
Executor: Jack L Kriess  
371 Kriess Road  
Renfrew PA 16053  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

BCLJ: August 11, 18, 25, 2023

**Estate of: Kevin Patrick McAtee**  
**a/k/a: Kevin McAtee**

**a/k/a: Kevin P McAtee**  
Late of: Clinton Township PA  
Administrator: Karen S McAtee  
173 Ivywood Road  
Saxonburg 16056  
Attorney: Philip D Luciano II  
Abernethy & Hagerman LLC  
4927 William Flinn Hwy  
Allison Park PA 15101

BCLJ: August 11, 18, 25, 2023

**Estate of: Susanne E McNally**

Late of: Cranberry Township PA  
Executor: Bernard P McNally  
3 Monmouth Drive  
Cranberry Twp PA 16066  
Executor: Kathleen M McNally  
658 Wharton Hill Road  
Dallas WV 26036  
Attorney: Addison L Walter  
SutterWilliams LLC  
850 Ridge Ave Suite 300  
Pittsburgh PA 15212

BCLJ: August 11, 18, 25, 2023

**Estate of: Janet M Motosicke**

Late of: Clinton Township PA  
Administrator C.T.A.:  
River Communities Fiduciary Services Inc  
2097 Duss Avenue  
Ambridge PA 15003  
Attorney: Michelle A Ross  
Leech Tishman Fuscaldo & Lampl LLC  
525 William Penn Place 28th Floor  
Pittsburgh PA 15219

BCLJ: August 11, 18, 25, 2023

**Estate of: William M Motosicke**

Late of: Clinton Township PA  
Administrator C.T.A.:  
River Communities Fiduciary Services Inc  
2097 Duss Avenue  
Ambridge PA 15003  
Attorney: Michelle A Ross  
Leech Tishman Fuscaldo & Lampl LLC  
525 William Penn Place 28th Floor  
Pittsburgh PA 15219

BCLJ: August 11, 18, 25, 2023

**Estate of: Marcia Lee Stamp Rider**  
**a/k/a: Marcia Lee Rider**

Late of: Summit Township PA  
Executor: Thomas P Stamp  
PO Box 968  
100 Allen Dr  
Gambier OH 43022  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: August 11, 18, 25, 2023

**Estate of: Carol Ann Santa  
a/k/a: Carol A Santa**

Late of: Adams Township PA  
 Executor: Joseph J Santa III  
 114 Cloverdale Dr  
 Evans City PA 16033  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055

BCLJ: August 11, 18, 25, 2023

**Estate of: Robert C Wellman  
a/k/a: Robert Clifford Wellman**

Late of: Butler Township PA  
 Administrator: Robert D Wellman  
 8513 Tapestry Circle  
 Apt 304  
 Louisville KY 40222  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: August 11, 18, 25, 2023

—  
**MORTGAGES  
 RECORDINGS ARE VERIFIED  
 THROUGH August 11, 2023**

Recorded July 31, 2023 - August 11, 2023

**A D F Assets LLC; ADF Assets LLC--**  
 CLARION CO COMMUNITY BK--Slippery  
 Rock Boro Street:218-224 South Main  
 Street Parcel:510-S3-55:\$88,000.00

**Abbs, Judith A--CLEARVIEW FED**  
 CRED UN--Cranberry Twp Sub/  
 Condo:Foxmoor Flats la Condo Unit:121  
 Street:1015 Stockton Rdg Parcel:130-  
 S34-M121:\$60,000.00

**Anderson, Alice L; Anderson, Robert**  
 L--ARMSTRONG ASSOC FED CRED  
 UN--Donegal Twp Street:415 Trimbur  
 Road Parcel:140-1F23-18C:\$47,000.00

**Arnold, Brad--DOLLAR BK FED SAV BK--**  
 Buffalo Twp Street:261 Ekastown Rd  
 Parcel:040-1F79-12Fb:\$35,000.00

**Asterinonous, Catrina Marie; Nous,**  
**Catrina Marie Asterino--NVR MTG FIN**  
 INC--Cranberry Twp Sub/Condo:Park  
 Place Amend No 56 Lot:7-11B Street:317  
 Caledonia Place Parcel:130-S46-  
 A11B:\$292,600.00

**Bachmann, Henry--AXOS BK--Butler**  
 City Ward:3 Street:120 Goldwood Ave  
 Parcel:563-24-226:\$90,930.00

**Bally, Merilee Diane Trs; Bally Family**  
**Living Tr by Trs--UNIVEST BK & TR CO--**  
 Center Twp Sub/Condo:Villas @ Forest  
 Oaks Condo Pla Unit:1001 Street:1001  
 Forest Oaks Drive Parcel:060-S21-  
 Fb1001:\$83,255.00

**Belmin LLC; Cranberry Dentistry PC--**  
 FARMERS NATL BK CANFIELD--Adams  
 Twp Street:337 Myoma Road Parcel:010-  
 4F33-25A:\$70,000.00

**Benjamin Marcus Homes LLC; Marcus**  
**Homes LLC, Benjamin--SHEPHERDS**  
 FIN LLC--Cranberry Twp Sub/Condo:Eagle  
 Ridge Plan Lot:7 Street:212 Falcon Ln  
 Parcel:130-S8-F7:\$158,000.00

**Bennett, Jeffrey Lee II; Labeka, Ashley N--**  
 NVR MTG FIN INC--Lancaster Twp Sub/  
 Condo:Arden Wood Res Plan Ph 2 Lot:206  
 Street:210 Arden Drive Parcel:200-  
 S7-A206:\$420,379.00

**Beyer, Derek C; Graham, Jessica L--**  
 UNITED WHOLESAL MTG LLC--Evans  
 City Boro Sub/Condo:Wahl Plan Lot:60  
 Street:246 Elizabeth Ave Parcel:400-  
 S1-B60:\$185,242.00

**Blanchard, Brett Alan; Blanchard, Brittany**  
**Nichole--NVR MTG FIN INC--Jackson**  
 Twp Sub/Condo:Seneca Trails Planned  
 Res Sub Lot:282 Street:444 Sarjean Way  
 Parcel:180-S13-A282:\$446,021.00

**Blecher, Adam Jaye; Blecher, Kim T by**  
**P/A--HOLLAND MTG ADVISORS--Adams**  
 Twp Sub/Condo:Kaufman Run Ests Plan  
 Rev No 3 Lot:43-R Street:131 Broadstone  
 Dr Parcel:010-S20-C43:\$439,920.00

**Blizzard, Seth McKay; Eisenhauer,**  
**Amy Katherine--CMG MTG INC DBA--**  
 Middlesex Twp Street:105 Colonial Drive  
 Parcel:230-S9-Ca7 Acre:.58:\$266,000.00

**Boguslawski, David; Boguslawski,**  
**Karlyn--BRENTWOOD BK--Adams**  
 Twp Sub/Condo:Indian Meadow Prd  
 Ph 1 Lot:141 Street:200 Longbow Ln  
 Parcel:010-S19-C141:\$990,000.00

**Bowser, Patty aka; Bowser, Patty Jo**  
**aka; Bowser, Shawn--ARMCO CRED**  
 UN--Franklin Twp Street:207 Pflug Rd  
 Parcel:170-S4-D2:\$225,000.00

**Brewer, Betsy P; Henson, Brandon L--**  
 SECRETARY HOUSING & URBAN DEV--  
 Jefferson Twp Sub/Condo:Rockdale Acres  
 Lot:5 Street:131 Rockdale Rd Parcel:190-  
 2F12-2H Acre:.889:\$37,361.96

**Brown, Clark L; Hammill, Maureen E--**  
 HOWARD HANNA MTG SERVS--Adams  
 Twp Sub/Condo:Amherst Village Ph No  
 2 Plan Lot:240 Street:210 Shadow Rock  
 Lane Parcel:010-S12-D240:\$348,000.00

**Burg, Charles F Jr; Burg, Erica--NVR**  
 MTG FIN INC--Middlesex Twp Sub/

**TRUST NOTICE**

Trust of:

**Kathleen R. Steeb Protector Trust** dated 02/16/2012

**Kathleen R. Steeb Revocable Living Trust** dated 02/16/2012

Late of:

Zelienople, Butler County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Larry T. Steeb  
103 Steeb Road  
Zelienople, PA 16063

Or to:

James P. Shields, Esq.  
Elder Law Offices of Shields and Boris  
1150 Old Pond Road  
Bridgeville, PA 15017

BCLJ: August 11, 18, 25, 2023

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA**

IN THE MATTER OF: Ms.D. 2023-40163  
Notice is hereby given that, on July 16th, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Cara Marie Dalcamo** to Jasper James Dalcamo.

The Court has fixed the 12th day of September, 2023, at 9:45 A.M., in Court Room number 3, in the Butler County Courthouse, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: August 25, 2023

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
NOTICE OF FILING OF PETITION FOR  
CHANGE OF NAME**

In the matter of MsD. No. 2022-40308. Notice is hereby given that, on October 17 2022, a petition for change of name of Rebeka Lyndsy Kramer was filed in the above-named Court, requesting an order to change the name of **Rebeka Lyndsy Kramer** to Rebeka Lyndsy Rose.

The court has fixed the 26th day of September, 2023 at 9:45am in courtroom number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: August 25, 2023

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
NOTICE OF FILING OF PETITION FOR  
CHANGE OF NAME**

In the matter of MsD. No. 2022-40307. Notice is hereby given that, on October 17 2022, a petition for change of name of Zosima Rose Miller was filed in the above-named Court, requesting an order to change the name of **Zosima Rose Miller** to Zosima Rose.

The court has fixed the 26th day of September, 2023 at 9:45am in courtroom number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: August 25, 2023

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Alben Hardwood Flooring, LLC**, and it is to be organized effective August 17, 2023.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: August 25, 2023

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Kenic Gas and Oil Company** and it is to be organized effective August 3, 2023.

S.R. LAW, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

BCLJ: August 25, 2023

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **PAUL'S PICKLEBALL PALACE, LLC** and it is organized effective August 2, 2023.

Joseph V. Charlton, Esquire  
Charlton Law  
617 South Pike Road  
Sarver, PA 16055

BCLJ: August 25, 2023

**CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
BUTLER COUNTY  
Number 2022-10964**

Click N' Close, Inc. F/K/A Mid America Mortgage, Inc.  
v.  
Unknown Surviving Heirs of Cloyd Allen Smith

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

**TO: Unknown Surviving Heirs of Cloyd Allen Smith**

Your house (real estate) at **224 Mercer Street, Butler, Pennsylvania 16001** is scheduled to be sold at Sheriff's Sale on **November 17, 2023** at 11:00 a.m. at Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$91,386.56 obtained by Click N' Close, Inc. F/K/A Mid America Mortgage, Inc. 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 Click N' Close, Inc. F/K/A Mid America Mortgage, Inc. 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, LLC, 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, LLC, 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, LLC, 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  
Prothonotary  
Office of Prothonotary, Butler County  
Butler County Government Center  
124 West Diamond Street  
Butler, Pennsylvania 16001  
(724) 284-5214

McCABE, WEISBERG & CONWAY, LLC  
Attorneys for Plaintiff  
1420 Walnut St., Ste. 1501, Phila., PA 19102,  
215-790-1010

BCLJ: August 25, 2023

\_\_\_\_\_