

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: David A Burkey**

Late of: Cranberry Township PA
Administrator: Tracey Burkey
406 Rose Drive
Cranberry Twp PA 16066
Attorney: Regis M McClelland
The McClelland Law Group PC
100 Ross Street Suite 102
Pittsburgh PA 15219

Estate of: Carl F Christofano

Late of: Butler Township PA
Administrator: Sandra K Christofano
110 Judson Avenue
Butler PA 16001
Attorney: Jeffrey D Banner
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

Estate of: Philip C Christofano

Late of: Butler PA
Administrator: Sandra K Christofano
110 Judson Ave
Butler PA 16001
Attorney: Jeffrey D Banner
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

Estate of: Thomas Gilman Crosby

a/k/a: Thomas G Crosby
Late of: Butler PA
Administrator: Catherine Anne Franz
341 Spring St
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Ronald H Gerwig

Late of: Zelienople PA
Executor: Trev R Gerwig

106 Stoney Creek Court
Seven Fields PA 16046
Executor: Ashley T Gerwig
215 Woodhaven Drive
Seven Fields PA 16046
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Ruth Ann Gilmore

Late of: Fairview Township PA
Administrator C.T.A.: Marie A Ray
342 Aspen Rd
Petroia PA 16050
Attorney: Michael A Nahas
1631 Nolo Way
Pittsburgh PA 15206

Estate of: Ralph T Jones

Late of: Adams Township PA
Executor: Esther H Jones
107 Gray Lane
Mars PA 16046
Attorney: Charles R Reis
Reis Law Firm
3439 Babcock Blvd Suite 300
Pittsburgh PA 15237

Estate of: Georgia V Lucas

Late of: Franklin Township PA
Executor: Steven Edward Lucas
280 Boy Scout Road
Evans City PA 16033
Attorney: Roxanne Julian
218 Broadstone Drive
Mars PA 16046

**Estate of: Nancy T McBride
a/k/a: Nancy Theodora McBride**

Late of: Zelienople PA
Executor: Deborah A Ellefson
12442 Annagreen Ct
Manassas VA 20112
Executor: Caprice P Lavery
13147 Ashnut Ln
Herndon VA 20171
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

Estate of: Anna M Rodrian

Late of: Jackson Township PA
Administrator: Wade Rodrian
14 Rock Lake Court W
Zelienople PA 16063
Attorney: Kenneth M Ventresca Esq
5500 Brooktree Road Suite 101
Wexford PA 15090

Estate of: Joyce A Struhar

Late of: Buffalo Township PA
Executor: Anthony W Dimeno
303 Grandvue Drive
Sarver PA 16055
Attorney: Gerald G Deangelis
512 Market Street
POB 309
Freeport PA 16229

Estate of: Carl L Wise**a/k/a: Peck Wise**

Late of: Penn Township PA
Executor: Jeanna M Martin
115 Old Pike Lane
Cabot PA 16023
Attorney: None

Estate of: Edna Lavelle Wright

Late of: Slippery Rock PA
Executor: Elizabeth Ann Ezar
306 Crimson Drive
Pittsburgh PA 15237
Attorney: Lauren C Hadburg
Shields & Boris
109 VIP Drive Suite 102
Wexford PA 15090

BCLJ: July 11, 18 & 25, 2014

SECOND PUBLICATION

Estate of: Frank Craig Dickson II

Late of: Penn Township PA
Executor: Mary S Dickson
160 Winters Rd
Butler PA 16002
Attorney: Steven H Seel
Metz Lewis Brodman Must O'Keefe LLC
535 Smithfield St Suite 800
Pittsburgh PA 15222

Estate of: Sara A Haugh

Late of: Oakland Township PA
Administrator: Janet A Haugh
111 Madison Avenue
Butler PA 16001
Attorney: Michael D Gallagher
Murrin Taylor Flack Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Irene Texanna Ketterer**a/k/a: Texanna K Deener****a/k/a: Texanna Deener**

Late of: Zelienople PA
Executor: David Ketterer
229 Oakvale Blvd
Butler PA 16001

Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Ralph W Kroll

Late of: Middlesex Township PA
Executor: Bradley W Kroll
306 Court Drive
Valencia PA 16059-2310
Attorney: Howard S Auld Jr
Howard S Auld & Associates
5018 William Flynn Highway
Gibsonia PA 15044

Estate of: Ronald Verne Matthews

Late of: Jefferson Township PA
Administrator: Rose M Matthews
124 May Drive
Saxonburg PA 16056
Attorney: None

Estate of: Barbara H McCollough

Late of: Fairview Township PA
Executor: Michael A McCollough
142 Washington Street
Bruin PA 16022
Attorney: Danielle R Grunden
Boyer Paulisick & Eberle
108 East Diamond Street 3rd Floor
Butler PA 16001

Estate of: Carolyn Miles**a/k/a: Carolyn Lee Miles**

Late of: Cranberry Township PA
Executor: Robert Miles
718 Sunset Circle
Cranberry Twp PA 16066
Attorney: Richard S Ross
4075 Windgap Avenue
Building 18
Pittsburgh PA 15204

Estate of: Howard Emery**Andrew Pitterhoff****a/k/a: Howard Pitterhoff****a/k/a: Howard E Pitterhoff**

Late of: Middlesex Township PA
Executor: Paula J Willyard
1219 Cornplanter Rd
Cabot PA 16023
Attorney: Paula J Willyard
Heck Silbaugh
1421 Pittsburgh Rd Suite 200
Cabot PA 16023

Estate of: James A Stoops**a/k/a: James Albert Stoops**

Late of: Harrisville PA
Executor: Gary L Stoops
384 Jervis Road
Grove City PA 16127
Executor: James David Stoops
531 E Mercer Street
Harrisville PA 16038
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Richard L Wilson

Late of: Lancaster Township PA
Administrator: Debra L Wilson
115 Edgewood Drive
Harmony PA 16037
Attorney: Cori S Dunn
506 S Main St Suite 2201
Zelienople PA 16063

BCLJ: July 4, 11 & 18, 2014

THIRD PUBLICATION

Estate of: Esther R Arn**a/k/a: Esther Regina Arn**

Late of: Butler PA
Executor: Mary Ellen Haught
10825 Olympia Fields Loop
Austin TX 78747
Attorney: Henry R Johnston III
Cohen & Grigsby PC
625 Liberty Avenue 7th Fl
Pittsburgh PA 15222-3152

Estate of: Elizabeth S Balsiger

Late of: Center Township PA
Executor: Robert B Balsiger
104 Malwood Drive
Butler PA 16001
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Elise H Blanford**a/k/a: Suzanne Elise Beighley Blandford**

Late of: Buffalo Township PA
Executor: Alfred C Beighley
1320 Chartwell Drive
Upper St Clair PA 15241
Attorney: Charles F Fox III
Uncapher & Fox
171 Columbia Ave
Vandergrift PA 15690

Estate of: Frank Colosimo III

Late of: Penn Township PA
Administrator: Maria Colosimo
2319 S Alice St
Allentown PA 18104
Attorney: Samuel F Feldman
Feldman Law Offices PC
221 N Cedar Crest Blvd
Allentown PA 18104

Estate of: Helen B Contray

Late of: Cranberry Township PA
Executor: Barbara Ann Dorsey
841 Beech Avenue
Pittsburgh PA 15233
Attorney: Bridget C Sereday
Lutz & Pawk
101 E Diamond St
Morgan Center Suite 102
Butler PA 16001

Estate of: Francis A Cupps

Late of: Center Township PA
Executor: Robert F Cupps
214 Janice Lane
Saxonburg PA 15056
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 S Main St
Butler PA 16001

Estate of: Myrtle E Durkin

Late of: Jackson Township PA
Administrator: Phillip R Durkin
6378 Big Creek parkway
Parma Heights OH 44130
Attorney: None

Estate of: Howard R Gray

Late of: Center Township PA
Admr. dbn cta: John J Gray
383 Boyers Rd
Harrisville PA 16038
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Janet M Huth

Late of: Winfield Township PA
Executor: Rebecca Venesky
160 Bauer Road
Cabot PA 16023
Executor: Regis J Huth III
109 Morris Road
Fort Wright KY 41011
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Arthur A Kuhne PhD

Late of: Butler Township PA
 Executor: Richard W Cotter
 340 Lake Cassidy Dr
 Kissimmee FL 34759
 Attorney: Bridget C Sereday
 Lutz & Pawk
 101 E Diamond St Morgan Center Suite 102
 Butler PA 16001

Estate of: Patricia L O'Brien

Late of: Cranberry Township PA
 Executor: Shelley Dolan
 204 King Crossing Circle Apt 1B
 Bel Air MD 21014
 Attorney: Robert K. Schweitzer
 Sherrard German & Kelly PC
 620 Liberty Avenue
 Two PNC Plaza 28th Floor
 Pittsburgh PA 15222

Estate of: Gertrud Petrus

Late of: Butler Township PA
 Executor: William R Clark
 113 Rural Drive
 Butler PA 16001
 Attorney: Norman D Jaffe
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001

Estate of: Nicholas J Sichak

Late of: Butler Township PA
 Executor: Nicole J Slomer
 7034 Forrest Trail
 Butler PA 16002
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

Estate of: Robert H Smith

Late of: West Sunbury PA
 Administrator: Peggy A Morris
 504 Halyday Run Road
 Oil City PA 16301
 Attorney: Elissa M Stuttler
 1243 Liberty Street Ste 401
 Franklin PA 16323

Estate of: Margaret Lynn Straughters

Late of: Forward Township PA
 Administrator: Robin L Straughters
 353 Watters Station Road
 Evans City PA 16033
 Attorney: Lauren C Hadburg
 Shields & Boris
 109 VIP Drive Suite 102
 Wexford PA 15090

Estate of: Alice M Summerhill**a/k/a: Alice May Summerhill**

Late of: Cabot PA
 Administrator: Albert F Summerhill
 1376 Oak Road
 Leechburg PA 15656
 Attorney: Robert A Cinpinski
 200 North Jefferson Street
 Kittanning PA 16201

BCLJ: June 27, July 4 & 11, 2014

MORTGAGES

June 19-20, 2014

Ackelson, Michael M., et ux-Green Tree Servicing LLC, et al-Center Twp.-\$167,372.00

Adams, Alan A.-PNC Bk Natl Assn-Buffalo Twp.-\$75,000.00

Adams, John D., Trs., et al-PNC Bk Natl Assn-Adams Twp.-\$172,496.00

Ambrose, Jonathan, et ux-Franklin American Mtg Co, et al-Adams Twp.-\$255,200.00

Arbogast, Jeffrey A., et ux-USX Fed Cred Un-Cranberry Twp.-\$30,000.00

Baker, Howard G., et ux-First Natl Bk of Pa-Mercer Twp.-\$99,000.00

Ballentine, Donald W., Jr., et al-West Penn Fin Serv Ctr Inc, et al-Butler Twp.-\$150,955.00

Barnhart, Floyd H.-PNC Bk Natl Assn-Donegal Twp.-\$25,000.00

Battistone, Christopher, et al-PNC Bk Natl Assn-Forward Twp.-\$40,000.00

Battistone, Christopher, et al-PNC Bk Natl Assn-Forward Twp.-\$325,000.00

Bollinger, Denice P.-Dollar Bk Fed Sav Bk-Buffalo Twp.-\$131,000.00

Bonislawski, Larry-PNC Bk Natl Assn-Cranberry Twp.-\$150,000.00

Cochran, Jeffrey B., et al-American Mtg Fin Inc, et al-Lancaster Twp.-\$199,920.00

Davenport, Trent W., et al-PNC Bk Natl Assn-Seven Fields Borough-\$75,000.00

Desmond, Michael S., et al-Butler Armco Emp Cred Un-Muddycreek Twp.-\$17,950.00

Elyaderani, Nasser K., et ux-First Natl Bk of Pa-Cranberry Twp.-\$99,000.00

Faust, David L.-Mars Natl Bk-Jefferson Twp.-\$25,000.00

Fawcett, Kenneth G., et al-PNC Bk Natl Assn-Cranberry Twp.-\$171,124.00

Francic, Michael J., et al-PNC Bk Natl Assn-Jackson Twp.-\$25,000.00

Francic, Michael J., et al-PNC Bk Natl Assn-Jackson Twp.-\$135,309.00

Furl, Brent C., et al-PNC Bk Natl Assn-Adams Twp.-\$50,000.00

vs. **Timothy Michael O'Shea and Lori Jo O'Shea**: 14-30198
 Clearvue Opportunity XXIV, LLC vs. **Jill A. Stevenson**: 14-30197

DIVORCES

Week ending July 4, 2014

1st Name-Plaintiff
2nd Name-Defendant

Michael J. Beltrami vs. **Jodi M. Beltrami**: Gail E. Suhr, Esq.: 14-90424
 Elizabeth L. Schott vs. **Joseph E. Schott**: James A. Stranahan, IV, Esq.: 14-90415
 Brian Lee Sibble vs. **Patricia Louise Sibble**: Atty - None: 14-90419

NOTICE OF TRUST
RE: DARWIN W. CROCKER

Notice is hereby given of the administration of the **Trust of Darwin W. Crocker**, deceased, late of Cabot, Butler County, PA. Trust dated 10/04/2012, First Commonwealth Bank – Trust, Trustee; all persons indebted to the decedent to make immediate payment and those having claims will present the same to:

First Commonwealth Bank
 Trust, Trustee
 PO Box 760
 Greensburg, PA 15601

BCLJ: July 11, 18 & 25, 2014

NOTICE OF TRUST
RE: THE AFFRICA FAMILY TRUST

Notice is hereby given that William J. Affrica is the Trustee of the above-named Trust. All persons indebted to **William Paul Affrica** are requested to make payment and all those having claims against William Paul Affrica are directed to present the same without delay to.

The Affrica Family Trust
 William J. Affrica, Trustee
 115 Iseman Road
 Freeport, PA 16229

Pamela H. Walters, Esquire
 P.O. Box 654
 Saxtonburg, PA 16056

BCLJ: June 27, July 4 & 11, 2014

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW
NO. 2013-11147 ED 2014-30046

U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement Dated as of July 1, 2004 MASTR Asset-Backed Securities Trust 2004-WMC2 Mortgage Pass-Through Certificates, Series 2004-WMC2, Plaintiff

VS.

Dennis M. Randolph a/k/a Dennis M. Randolph, Jr., Defendant

NOTICE OF SALE OF REAL PROPERTY

To: Dennis M. Randolph a/k/a Dennis M. Randolph, Jr., Defendant, whose last known address is 220 Fifth Avenue, Butler, PA 16001.

Your house (real estate) at 220 Fifth Avenue, Butler, PA 16001, is scheduled to be sold at the Sheriff's Sale on September 19, 2014 (Postponed from July 25, 2014) at 11:00 a.m. at the Butler County Courthouse, Center Stairwell, South Main St., Butler, PA 16001, to enforce the court judgment of \$76,893.77, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION: All that certain lot or parcel of land lying, situate and being in the Third Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows: On the North 101.25 feet, more or less, by the Lot of Jack Ziman, et ux, formerly Jenny Green; on the East 51.50 feet by Fifth Avenue; on the South 105.70 feet, more or less, by Lot No. 30 in the same plan; and on the West, 55.50 feet by land now or formerly of A. Shott. Being part of Lot 29 in the plan of lots laid out by the heirs of Henry Pillow. Subject to all covenants, conditions, restrictions, easements, and rights of way as contained in prior instruments of record in the chain of title.

BEING KNOWN AS: 220 Fifth Avenue, Butler, PA 16001. **PROPERTY ID NO.:** 563-26-19.

TITLE TO SAID PREMISES IS VESTED IN Dennis M. Randolph, unmarried BY

DEED FROM Bertha R. Chatsko n/k/a Bertha Selfridge, widow DATED 10/21/2002 RECORDED 11/12/2002 IN DEED BOOK Instrument #200211120037841.

Udren Law Offices, P.C., Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

BCLJ: July 11, 2014

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

**CIVIL ACTION – LAW
NO. AD-08-11269/ED-09-30139
CP 09-20427**

U.S. Bank National Association, as Trustee
for the C-BASS Mortgage Loan Asset-Backed
Certificates, Series 2006-CB6, Plaintiff
VS.

Douglas R. Balliet, Defendant

NOTICE OF SALE OF REAL PROPERTY

**To: Douglas R. Balliet, Defendant, whose
last known address is 171 Marwood Rd.,
Cabot, PA 16023.**

Your house (real estate) at 171 Marwood Rd., Cabot, PA 16023, is scheduled to be sold at the Sheriff's Sale on September 19, 2014 at 11:00 a.m. at the Butler County Courthouse, Center Stairwell, South Main St., Butler, PA 16001, to enforce the court judgment of \$79,344.08, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION: ALL that certain lot or piece of ground situate in the Township of Winfield, County of Butler, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows: BEGINNING at a point in the middle of the Marwood Public Road a/k/a T-846, said point being the corner of lands now or formerly A. Hook, and the said Marwood Public Road; thence continuing along the Marwood Public Road, South 86°27' 38" West, a distance of 140.25 feet to a point; thence continuing along line of lands now or formerly J.T. Simon, North 3° 06' 01" East, a distance of 216.49

feet to a point; thence continuing along line of other lands of said now or formerly J.T. Simon, North 87° 05' 20" East, a distance of 140.08 feet to a point; thence continuing along line of lands now or formerly A. Hook, the grantor herein, South 3° 06' 01" West, a distance of 214.94 feet to a point in the center of the Marwood Public Road a/k/a T-846, the place of beginning. This description was made in accordance with a survey performed by John E. Dusheck, surveyor, dated August 25, 1998. Commonly known as Parcel No. 320-1F96-20F.

BEING KNOWN AS: 171 Marwood Road, Cabot, PA 16023. PROPERTY ID NO.: 320-1F96-20F-0000.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Balliet BY DEED FROM Chad E. Slaughenhaupt and Oleva R. Slaughenhaupt DATED 8/31/2004 RECORDED 9/2/2004 IN DEED BOOK No. 200409020028837.

Udren Law Offices, P.C., Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

BCLJ: July 11, 2014

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA**

**CIVIL ACTION – LAW
NO. ED-14-30007**

PINTA, LLC FOR THE BENEFIT OF
WACHOVIA CAPITAL MARKETS, LLC,
Plaintiff

VS.

**Robert D. Crispen and Dana R. Crispen,
Defendant**

NOTICE

**TO: Robert D. Crispen, Defendant, whose
last known address is 202 Main Hill Road,
Petrolia, PA 16050 a/k/a Karns City, PA
16041.**

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

TAKE NOTICE that the real estate located at 202 Main Hill Road, Petrolia, PA 16050 a/k/a Karns City, PA 16041, is scheduled to be sold at Sheriff's Sale on SEPTEMBER 19, 2014 at

10:00 A.M., in the Butler County Courthouse, Butler, PA 16003 to enforce the court judgment of \$56,716.09, obtained by PINTA, LLC FOR THE BENEFIT OF WACHOVIA CAPITAL MARKETS, LLC (the mortgagee).

PROPERTY DESCRIPTION: Property situated in the Township of Fairview, Butler County, PA. Front: 125 ft., Depth: 100 ft. BEING prem.: 202 Main Hill Road, Petrolia, PA 16050 a/k/a Karns City, PA. Tax Parcel: #150-S3-D14. Improvements consist of residential property. Sold as the property of Robert D. Crispen and Dana R. Crispen.

TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Butler County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Gregory Javardian, Atty. for Plaintiff.
1310 Industrial Blvd.
1st Fl., Ste. 101
Southampton, PA 18966
215.942.9690

BCLJ: July 11, 2014

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA NO. AD-13-10956 CP-14 -20621 ED-14-30183

PHH MORTGAGE CORPORATION, D/B/A
COLDWELL BANKER MORTGAGE

V

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER EDWARD
H. BUTLER, IV, DECEASED**

**NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER EDWARD H. BUTLER,
IV, DECEASED**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 219 EAST BRADY STREET,
BUTLER, PA 16001-4848

Being in BUTLER CITY, County of BUTLER,
Commonwealth of Pennsylvania, 564-9-118-
0000.

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER EDWARD H. BUTLER,
IV, DECEASED

Your house (real estate) at 219 EAST BRADY
STREET, BUTLER, PA 16001-4848 is
scheduled to be sold at the Sheriff's Sale on
11/21/2014 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 \$76,808.57 obtained by,
PHH MORTGAGE CORPORATION, D/B/A
COLDWELL BANKER MORTGAGE (the
mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

FS# 796684

BCLJ: July 11, 2014

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD. No. 14-40140**

NOTICE OF CHANGE OF NAME

**McKENZIE LYNN STEWART TO McKAYLA
LYNN McKENZIE**

NOTICE IS HEREBY GIVEN that on the 25th day of June, 2014, the Petition of Danielle R. Stewart was filed in this Court praying for a decree to change her daughter's name to McKayla Lynn McKenzie.

The court has fixed the 3rd day of September, 2014 at 10:00 o'clock a.m. at Courtroom No. 4, of the Butler County Government Center as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

Steven T. Casker, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: July 11, 2014

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on June 9, 2014 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Parenting Choices of Beaver County, Inc.** The corporation is formed exclusively for charitable, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Steven T. Casker, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: July 11, 2014

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, July 14, 2014 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
FERGUSON, Kenneth J.	Theresa Ferguson f/k/a Theresa Cloak	06/02/14
OWENS, John F.	Franklin Blackstone, Jr.	05/21/14
MACZON, Margaret a/k/a		
MACZON, Margaret A.	Susan Margaret Suarez	05/14/14
SMITH, Cleora Mae	Marilyn R. Smith	05/30/14
NAME	GUARDIAN/TRUSTEE/POA	FILED
CIEHANOSKI, Joseph S.	Brian E. Scott, Gdn	06/02/14
DEMPSEY, Marlyn J.	Sharon J. Lopes & JoEllen M. Alberts, Trustees.....	06/02/14
DEMPSEY, Robert J.	Dawn Dempsey Lawrence, POA.....	05/09/14
DEMPSEY Robert J. and Marlyn J. Family Irrevocable Trust.....	Sharon J. Lopes & JoEllen M. Alberts, Trustees.....	05/09/14
FREDERICK, Wayne A.	Brian E. Scott, Gdn	06/02/14
FALLECKER, Regis Leo, Jr.	Brian E. Scott, Gdn	06/02/14
MCCANDLESS, Helen, T.	Victor E. Voga Esq, Trustee.....	05/15/14
RYNER, Michael	Pennsylvania Guardianship Services, LLP....	05/15/14
SMITH, Francis J.	Brian E. Scott, Gdn	06/02/14

BCLJ: July 4 & 11, 2014