

**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.

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**FIRST PUBLICATION****Estate of: Helen Barila**

Late of: Winfield Township PA  
Executor: Stanley Rafalko  
2512 Lincoln St  
Natrona Heights PA 15065

**Estate of: Howard A Connell**

Late of: Worth Township PA  
Executor: Russell A Connell  
316 Barron Rd  
Slippery Rock PA 16057  
Executor: Randall L Connell  
905 Plaingrove North Liberty Rd  
Volant PA 16156  
Attorney: Charles Y Mansell  
Mansell & Andrews  
14 N Mercer Street Suite 532  
New Castle PA 16101

**Estate of: Richard J Cook**

Late of: Butler PA  
Executor: Andrew B Cook  
824 West Water St  
Belleville PA 16823  
Attorney: Amy D Rees Esquire  
Heritage Elder Law  
& Estate Planning, LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Elmer T Engel****a/k/a: Elmer Thomas Engel**

Late of: Cranberry Township PA  
Executor: Richard Stewart Engel  
5713 Wesleyann Drive  
Gibsonia PA 15044  
Attorney: Amy D Rees Esquire  
Heritage Elder Law  
& Estate Planning, LLC  
318 South Main Street  
Butler PA 16001

**Estate of: Paul F McNally****a/k/a: Paul Francis McNally**

Late of: Summit Township PA  
Executor: Susanne E McNally  
311 Headland Road  
Butler PA 16002  
Attorney: Orlando R Sodini  
Thompson Calkins and Sutter LLC  
850 Ridge Avenue Suite 300  
Pittsburgh PA 15212

**Estate of: Kenneth W McKinney**

Late of: Adams Township PA  
Executor: Allyson Quinn Ashley  
3915 Millcreek Drive  
Annandale Va 22003  
Attorney: Christopher M Abernethy  
The Law Office of  
Christopher M Abernethy, LLC  
4499 Mt Royal Boulevard  
Allison Park PA 15101

**Estate of: Donald F Miller**

Late of: Marion Township PA  
Executor: Lois A Miller  
310 Apt B South Main Street  
Harrisville PA 16038  
Attorney: Milford L McBride III  
McBride & McBride PC  
211 South Center Street  
Grove City PA 16127

**Estate of: Lois M Montgomery****a/k/a: Lois Montgomery****a/k/a: Lois May Montgomery**

Late of: Slippery Rock Township PA  
Executor: Brenda J Snyder  
1503 South Jefferson Street  
New Castle PA 16102  
Executor: Betsy Anne Patterson  
3518 William Flynn Highway  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd Po Box 67  
Slippery Rock PA 16057

**Estate of: Douglas Edwin Smaretsky****a/k/a: Douglas E Smaretsky**

Late of: Butler Township PA  
Executor: Philip Smaretsky  
412 North Washington Street  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Ronald L Smith**

Late of: Clinton Township PA  
Administrator: Grace L Grimm  
488 Great Belt Road  
Butler PA 16002  
Attorney: Kathleen M Charlton  
Charlton and Charlton  
Attorneys at Law  
617 South Pike Road  
Sarver PA 16055

**Estate of: Raymond A Somerville Sr**

Late of: East Butler PA  
Admr. Pendente Lite: Lynn M Patterson Esq  
106 S Main Street  
Butler PA 16001  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg  
Suite 603  
106 South Main St  
Butler PA 16001

BCLJ: March 3, 10, 17, 2017

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**SECOND PUBLICATION**

**Estate of: Laura M Beattie**

Late of: Cranberry Township PA  
Executor: Laura M Beam  
128 Hill Lane  
West Sunbury PA 16061

**Estate of: Robert S Borso**

Late of: Jefferson Township PA  
Executor: Criss Anne Slupe  
105 East Patterson Avenue  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Carol M Campbell**

Late of: Cherry Valley PA  
Executor: Patty M Henderson  
3272 Oneida Valley Road  
Emlenton PA 16373  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Claude Frank Christy**

Late of: Parker Township PA  
Executor: Douglas F Christy  
449 Fairview Road  
Petroliia PA 16050

**Estate of: Gisele Louise Eiler****a/k/a: Gisele L Eiler**

Late of: Washington Township PA  
Executor: Laurie Thompson  
288 Eau Claire Road  
Boyers PA 16020  
Executor: Michael Eiler  
1104 Annisville Road  
Petroliia PA 16050  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Thomas M Gray**

Late of: Forward Township PA  
Administrator: Sandy Zivkovich  
107 Brook Lane  
Valencia PA 16059  
Attorney: Kelton Merrill Burgess  
Law Offices of Kelton M Burgess  
1300 Fifth Avenue  
Pittsburgh PA 15219

**Estate of: James S Heller Sr**

Late of: Muddycreek Township PA  
Admr. D.B.N. C.T.A.: 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: Margo L Hogan**

Late of: Zelienople PA  
Executor: Vicki L George  
808 Coleman Dr  
Rochester PA 15074  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Albert J Hrubes**

Late of: Cranberry Township PA  
Executor: Mary Jo Shankle  
296 Hollow Road  
Dayton PA 16222  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Jerry D Logan****a/k/a: Jerry Daniel Logan****a/k/a: Jerry Logan**

Late of: Prospect PA

Administrator: Melissa Logan  
1164 New Castle Rd  
Prospect PA 16052

**Estate of: Dorothy J McDonald**

**a/k/a: D Joan McDonald**

**a/k/a: Dorothy Joan McDonald**

Late of: Center Township PA  
Executor: Douglas E McDonald  
129 Franklin Oaks Drive  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Crystal Ann Riding**

**a/k/a: Crystal Riding**

**a/k/a: Crystal A Riding**

Late of: Butler PA  
Executor: Sandra Dee Zulick  
414 Zeigler Avenue  
Butler PA 16001  
Attorney: James Irwin  
3058 Leechburg Road  
Lower Burrell PA 15068

**Estate of: Margaret Ann Seebacher**

**a/k/a: M A Seebacher**

**a/k/a: Margaret A Seebacher**

Late of: Adams Township PA  
Executor: Peggy A Evans  
372 Duffy Road  
Slippery Rock PA 16057  
Attorney: Margaret C Abersold  
200 Hickory Lane  
Valencia PA 16059

**Estate of: Kenneth C Servatius**

Late of: Penn Township PA  
Executor: Sandra A Krstonich  
119 Church Road  
Butler PA 16002  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

BCLJ: February 24 & March 3, 10, 2017

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**THIRD PUBLICATION**

**Estate of: Agnes E Conway**

**a/k/a: Agnes Conway**

**a/k/a: Agnes Edith Conway**

Late of: Cherry Township PA  
Executor: Odessa Conway  
1322 Otter Street  
Franklin PA 16323  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd Po Box 67  
Slippery Rock PA 16057

**Estate of: Mildred M Eury**

Late of: Center Township PA  
Executor: Randall C Eury  
3575 Beck Rd  
Butler PA 16002

**Estate of: John E Fetzer**

Late of: Mars PA  
Executor: Todd Radzynski  
424 Darlington Road  
Wampum PA 16157  
Attorney: Maryann Bozich DiLuigi  
506 S Main Street  
Suite 2201  
Zelienople PA 16063

**Estate of: Maria R Goodzinski**

**a/k/a: Maria Rose Goodzinski**

Late of: Jackson Township PA  
Executor: Charles N Goodzinski  
207 Gregg Drive  
Harmony PA 16037  
Attorney: Orlando R Sodini  
Thompson Calkins And Sutter LLC  
850 Ridge Avenue Suite 300  
Pittsburgh PA 15212

**Estate of: Ashley M Hasychak**

Late of: West Sunbury PA  
Administrator: Robin S Hasychak  
911 West Sunbury Road  
West Sunbury PA 16061  
Attorney: Robert H Gustine  
Armstrong Development  
One Armstrong Place  
Butler PA 16001

**Estate of: Beverly A McClaine**

Late of: Butler Township PA  
Executor: April L McClaine  
861 Zermatt Drive  
Hummelstown PA 17036  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Mary E McIntyre**

Late of: Center Township PA  
Executor: Amy C Atkinson  
865 Rockdale Rd  
Emlenton PA 16373  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler PA 16001

**Estate of: Howard B Reed**

Late of: Cranberry Township PA  
Executor: James L Chemel  
9600 South Ocean Drive  
Unit 901  
Jensen Beach FL 34957  
Executor: Jeffrey E Reed  
1212 Catawba Bay Drive  
Port Clinton Oh 43452  
Attorney: James K Wood  
Diefenderfer Hoover  
McKenna & Wood LLP  
310 Grant Street Suite 1420  
Pittsburgh PA 15219

**Estate of: Nancy Faye Reeser****a/k/a: Nancy F Reeser**

Late of: Jefferson Township PA  
Executor: Jeffrey Noah Reeser  
128 Lynch Road  
Saint Marys PA 15857  
Attorney: John N Paz  
Paz & Paz  
543 East Tenth Avenue  
Tarentum PA 15084

**Estate of: Barbara Rothenbach****a/k/a: Barbara L Rothenbach**

Late of: Mars PA  
Executor: Sharon Wiegand  
759 Sunset Circle  
Cranberry Twp PA 16066  
Attorney: Claire Johnson Saenz LLC  
1000 Brooktree Rd #209  
Wexford PA 15090

**Estate of: Theresa Anna Thomas****a/k/a: Theresa A Thomas**

Late of: Jefferson Township PA  
Executor: Joseph E Thomas  
288 Rader School Road  
Renfrew PA 16053  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd Po Box 67  
Slippery Rock PA 16057

**Estate of: Dorothy E Warheit**

Late of: Butler Township PA  
Executor: Kevin E Warheit  
5151 McCandless Road  
Butler PA 16001  
Attorney: Mark R Morrow  
Attorney At Law  
204 East Brady Street  
Butler PA 16001

**Estate of: George W Wills**

Late of: Adams Township PA  
Executor: Betty Jean Beacha  
701 Laurel Oak Drive  
Valencia PA 16059  
Attorney: David W Tyree  
3371 Babcock Boulevard  
Pittsburgh PA 15237

**Estate of: Joseph E Vaughan****a/k/a: Joseph Edward Vaughan**

Late of: Center Township PA  
Admr. D.B.N. C.T.A.: Zachary Vaughan  
801 Lilac Street  
Pittsburgh PA 15217  
Attorney: David S Pollock Esq  
Pollock Begg Komar  
Glasser & Vertz LLC  
437 Grant Street Suite 501  
Pittsburgh PA 15219

BCLJ: February 17, 24 & March 3, 2017

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**NOTICE OF TRUST**

RE: H. Maxine Korb - H. Maxine Korb Revocable Living Trust dated March 3, 2004, First Amendment thereto dated August 25, 2014.

Notice is hereby given that **Michael C. Korb** is the Successor Trustee of the above-named Trust. All persons indebted to H. Maxine Korb are requested to make payment and all those having claims against H. Maxine Korb are directed to present the same without delay to:

H. Maxine Korb Revocable Living Trust  
Michael C. Korb, Successor Trustee  
626 Birch Rd.  
Wapwallopen, PA 18660  
or to his attorney,

Sarah G. Hancher, Esquire  
101 North Green Lane  
Zelienople, PA 16063

BCLJ: February 17, 24 & March 3, 2017

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**CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
BUTLER COUNTY  
Number 16-10709**

The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1 vs.

David G. Haggerty, Jr. and Rita E. Haggerty

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

**To: David G. Haggerty, Jr. and Rita E. Haggerty**

Your house (real estate) at 110 Union Church Road, Mars, Pennsylvania 16046 is scheduled to be sold at Sheriff's Sale on May 19, 2017 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$128,730.10 obtained by The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1 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 Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1 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: March 3, 2017

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**CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
BUTLER COUNTY  
Number 16-10361**

Reverse Mortgage Funding, LLC  
vs.  
Colleen Wiemann, Executrix of the Estate of  
Elanora G. Marburger

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

**To: Colleen Wiemann, Executrix of the  
Estate of Elanora G. Marburger**

Your house (real estate) at 121 Old Route 68, Evans City, Pennsylvania 16033 is scheduled to be sold at Sheriff's Sale on May 19, 2017 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$65,921.56 obtained by Reverse Mortgage Funding, LLC 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 Reverse Mortgage Funding, LLC 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.)

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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.

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**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: March 3, 2017

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**CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
BUTLER COUNTY  
Number 16-10225**

Finance of America Reverse LLC  
vs.

**Unknown Surviving Heirs of Daniel E. Mohr, Kathleen Ann Colwell, Known Surviving Heir of Daniel E. Mohr, Joseph D. Mohr, Known Surviving Heir of Daniel E. Mohr, and Daniel E. Mohr**

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

To: Joseph D. Mohr, Known Surviving Heir of Daniel E. Mohr

Your house (real estate) at 5059 Bear Run Road, Cranberry, Pennsylvania 16066 is scheduled to be sold at Sheriff's Sale on May 19, 2017 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$135,663.15 obtained by Finance of America Reverse LLC 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 Finance of America Reverse LLC 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.

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Butler County Courthouse  
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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: March 3, 2017

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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PA  
ORPHANS' COURT DIVISION  
O.A. 73 of 2016**

**IN RE: ADOPTION OF AMANDA ROSE  
SHEVER**

**NOTICE**

The Petitioner filed with the Court of Common Pleas of Butler County, Pennsylvania a Petition for Adoption with change of name on November 30, 2016. A hearing regarding the same has been scheduled before the Court of Common Pleas of Butler County, Pennsylvania on the 3rd day of March, 2017 at 2:30 p.m. in Courtroom No. 7 of the Butler County Courthouse. If there is an objection to the Petition for Adoption or change of



name, you may wish to attend the hearing.

STEPANIAN & MENCHYK, LLP  
222 South Main Street  
Butler, PA 16001

BCLJ: March 3, 2017

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**LEGAL NOTICE**

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
No.: 2016-10497**

NVR, INC.

Plaintiff,

v.

**BAYBERRY NORTH ASSOCIATES, L.P.,  
PINE RIDGE COMMONS, L.P., DICESARE-  
ENGLER DEVELOPMENT CORP., LAUREL  
RIDGE DEVELOPMENT COMPANY, The  
estates of LOYAL J. PARK, JR., JAMES  
L. MAWHINNEY, LYNN A. MAWHINNEY,  
MICHAEL M. ZAHORCHAK, R. RUSSEL  
GARHING, C. DONALD GATES, JR.,  
RAYMOND TANNEHILL, JOSEPH KEMPF,  
JOHN ZAHOR-CHAK, DIANNE MCKNIGHT**  
Defendants,

**Interested Parties:**

Daniel Menicucci, Viswanadha Kalidindi,  
Drujana Kothapalli, Joshua Corcoran,  
Melissa Corcoran, Rebecca Lucore,  
Christopher Cutone, Martin Ozolins,  
Elizabeth Page, David Dechellis, David  
Seifert, Jason Anderson, Jeffrey Hughey,  
April Hughey, Madhurmeet Singh, Devon  
Singh, Michael Montani, Merissa Montani,  
Melissa Thompson, Michael Thompson.

**NOTICE OF THIS ACTION  
BY PUBLICATION**

PLANTIFF, NVR Inc. ("Plaintiff" or "NVR"),  
by and through its undersigned counsel,  
Cipriani & Werner, P.C., respectfully submits  
and causes the publication of this Notice of  
this Action by Publication in accordance with  
an Order of Court dated February 1, 2017 and  
Pa.R.Civ.P. 430.

The nature of this action is as follows:  
NVR filed a Complaint in to Quiet Title  
regarding two (2) separate parcels of land  
(the "Properties") situated within Butler  
County of which NVR is the equitable owner.  
The Properties consist of two (2) separate tax  
parcels which are identified in the tax records  
of Butler County as Parcel Nos. 010-S2-F16  
and 010-S2-F17, and have street addresses

of 2033 and 2039 Golden Grove Drive. NVR  
seeks an Order of Court which requires  
the Recorder of Deeds of Butler County,  
Pennsylvania to mark a 1990 mortgage of  
record on the Properties as satisfied. The  
mortgage at issue was recorded within the  
Butler County Recorder's Office and with  
Allegheny County Office of the Recorder of  
Deeds, as follows:

Mortgage dated June 7, 1990 from DiCesare-  
Engler Development Corp. to Laurel Ridge  
Development Company recorded on June  
13, 1990, with the Butler County, Recorder's  
Office at Record Book Volume 1600, page  
43, and with the Allegheny County Office  
of the Recorder of Deeds at Mortgage  
Book Volume 10900, page 583 and re-  
recorded on July 6, 1990 at Mortgage Book  
Volume 10901, page 632.  
Original Debt: \$210,000.00.

The parties are as follows: Defendants  
Bayberry North Associates, L.P., DiCesare-  
Engler Development Corp., the Estates of  
Loyal J. Park, Jr., James L. Mawhinney,  
Lynn A. Mawhinney, Michael M. Zahorchak,  
R. Russel Garhing, C. Donald Gates,  
Jr., Raymond Tannehill, Joseph Kempf,  
John Zahorchak, and Dianne McKnight.  
The following parties are also named as  
interested parties: (1) Daniel Menicucci, (2)  
Viswanadha Kalidindi, (3) Drujana Kothapalli,  
(4) Joshua Corcoran, (5) Melissa Corcoran,  
(6) Rebecca Lucore, (7) Christopher Cutone,  
(8) Martin Ozolins, (9) Elizabeth Page, (10)  
David Dechellis, (11) David Seifert, (12)  
Jason Anderson, (13) Jeffrey Hughey, (14)  
April Hughey, (15) Madhurmeet Singh, (16)  
Devon Singh, (17) Michael Montani, (18)  
Melissa Montani, (19) Melissa Thompson,  
and (20) Michael Thompson.

**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 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.

Office of the Prothonotary,  
Butler County  
300 South Main Street  
Butler, PA 16001  
(724) 284-5214

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

BCLJ: March 3, 2017

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# LEGAL NOTICE IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY PENNSYLVANIA NOTICE OF FILING OF PETITION FOR NAME CHANGE

Notice is hereby given that on December 29, 2016, the petition of Name Change was filed in the above-named court, requesting an order to change the name of JESSICA HENRY to **JESSICA HARPER**. The Court has fixed the 29th day of March, 2017, at 10:00 AM, in Court Room 4, Court House, 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: March 3, 2017

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## REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J. D., 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, MARCH 13, 2017 at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
STOCKLIN, Terry Raymond a/k/a Terry R. Stocklin a/k/a Terry Stocklin	Larry Stocklin	01/24/17
GSCHWEND, Robert V.	Glasure, Angela E.	01/25/17
KVINDIS, William	Jean Pierce	01/27/17
COMER, Velma M. a/k/a Velma Cooper Comer	Deborah A. Fejko	01/30/17

NAME	GUARDIAN/TRUSTEE/POA	FILED
MEASEL, Norma J.	Gale Tillia, Guardian	01/27/17
MEASEL, Norman E.	Gale Tillia, Guardian	01/27/17
MEASEL, Charlene K.	Gale Tillia, Guardian	01/27/17

BCLJ: March 3, 10 2017

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**NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Karen Arendt 110, Kingsfield Drive, Mars, PA 16046 has filed on February 16, 2017 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act I 982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **Karen's Art Studio** the business to be carried on at 547 Beaver St. Ext., Mars, PA 16046

BCLJ: March 3, 2017

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**Quarterly Meeting**  
**March 15, 2017**  
**\*\* 11:30 - 12:30**

**PLEASE NOTE CHANGE**  
**IN START TIME**