

**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: Richard Paul Beilstein**

Late of: Jefferson Township PA  
Administrator: William K Beilstein  
405 Olive Street  
Butler PA 16001  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler PA 16001

**Estate of: Frank T Blonski**

Late of: Venango Township PA  
Administrator: Janet Blonski Hall  
26 Shiski Lane N  
Clinton PA 15026  
Attorney: No Attorney On Record

**Estate of: George E Boggs**

Late of: Jefferson Township PA  
Executor: Beverly J Sasse  
243 Cottage Hill Avenue  
Butler PA 16001  
Attorney: Sean M Gallagher  
Murrin Taylor Flach Gallagher  
110 E Diamond Street  
Butler PA 16001

**Estate of: Velma M Comer****a/k/a: Velma Cooper Comer**

Late of: Connoquenessing Township PA  
Administrator: Deborah A Fejko  
176 Cupps Road  
Renfrew PA 16053  
Attorney: Sean M Gallagher  
Murrin Taylor Flach Gallagher  
110 E Diamond Street  
Butler PA 16001

**Estate of: Mary Maxine Grose**

Late of: Fairview PA  
Executor: Christine Ann Snyder  
115 Walnut Road  
Karns City PA 16041  
Attorney: Scott W Schreffler

Lynn King & Schreffler PC  
606 Main St POB 99  
Emlenton PA 16373

**Estate of: Marie C Kniess****a/k/a: Marie Carolyn Kniess**

Late of: Zelienople PA  
Executor: Karen Kwiatek  
315 Pine Street  
Zelienople PA 16063  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

**Estate of: Raymond E Laurent**

Late of: Penn Township PA  
Executor: Donna Best  
POB 42  
Connoquenessing PA 16027  
Executor: Karen Wcislek  
3123 Goddard Road  
Toledo OH 43606  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: May K Lutz****a/k/a: May Kathryn Lutz**

Late of: Zelienople PA  
Executor: C Craig Lutz  
114 Maria Lane  
Zelienople PA 16063  
Executor: Carla Lutz McCoy  
862 Baker Road  
Franklin PA 16323  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

**Estate of: Walter T Matonak**

Late of: Butler Township PA  
Executor: Cynthia A Miller  
1245 Lakevue Drive  
Butler PA 16001  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001

**Estate of: Lillian M McCurdy**

Late of: Clinton Township PA  
Administrator: Karns McCurdy  
1121 Benton Avenue  
Pittsburgh PA 15212  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Michael J Olen****a/k/a: Mike Olen**

Late of: Butler Township PA  
Executor: Melanie Olen  
138 Township Line Road  
Butler PA 16002  
Attorney: J Stevenson Suess  
318 West Cunningham Street  
Butler PA 16001

BCLJ: June 12, 19 & 26, 2015

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**SECOND PUBLICATION**

**Estate of: Vera Jane Hahn****a/k/a: Vera J Hahn**

Late of: Jefferson Township PA  
Executor: Eva M Hahn  
287 Hannahstown Road  
Cabot PA 16023  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Kathryn J Hubert****a/k/a: Kathryn Hubert**

Late of: Adams Township PA  
Administrator: James W Manolis  
2622 Wilmington Road  
New Castle PA 16105  
Attorney: James W Manolis  
Verterano & Manolis  
2622 Wilmington Road  
New Castle PA 16105

**Estate of: William Walter Kaiser****a/k/a: William W Kaiser**

Late of: Brady Township PA  
Executor: Kenneth G Hertzog  
137 West Liberty Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Margaret A Krall****a/k/a: Margaret Krall**

Late of: Cranberry Township PA  
Executor: Tracey A Krall  
6742 Old Mars Criders Rd  
Cranberry Twp PA 16066  
Attorney: Scott E Kasbee  
Daniel & Kasbee  
999 West View Park Drive  
Pittsburg PA 15229

**Estate of: Joseph M Markiw****a/k/a: Joseph Michael Markiw**

Late of: Lorain County OH  
Ancillary Executor: John D Markiw  
7208 W Canterbury Dr  
Peoria AZ 85345  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Grace P Meyers**

Late of: Valencia PA  
Executor: James J Lovuola  
2211 Lark Drive  
POB 179  
Allenwood NJ 08720  
Attorney: Robert H Gustine  
Straka & Gustine  
435 Beaver Street 2nd Floor  
Sewickley PA 15143

**Estate of: James F O'Keefe Jr**

Late of: Adams Township PA  
Executor: James F O'Keefe III  
6571 Oasis Drive  
Loveland OH 45140  
Attorney: Robert J Winters  
Goehring Rutter & Boehm  
437 Grant St 14th Fl Suite 1424  
Pittsburgh PA 15219

**Estate of: John A Orlowski**

Late of: Lyndora PA  
Administrator cta: Lori Bortmas  
2420 Logan Avenue  
Youngstown OH 44505  
Attorney: No Attorney On Record

**Estate of: Raymond L Power**

Late of: Adams Township PA  
Executor: Mary Ann Muska  
114 Alderson Rd  
Saxonburg PA 16056  
Attorney: No Attorney On Record

**Estate of: Gregory A Shay**

Late of: Clearfield Township PA  
Executor: Angela Marie Clemens  
1100 Pennsylvania Avenue  
Harrisburg PA 17112  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: William E Rinehart**

Late of: Cranberry Township PA  
Executor: W McCook Miller Jr  
4612 Bayard St  
Pittsburgh PA 15213  
Executor: David W Rinehart  
9015 SW 55th St  
Cooper City FL 33328  
Executor: PNC Bank National Association  
620 Liberty Avenue  
Pittsburgh PA 15222  
Attorney: Alan H Finegold  
4612 Bayard Street  
Pittsburgh PA 15213

**Estate of: Kathleen A Young**

Late of: Butler PA  
Executor: Frederick W Young  
310 Cherokee Drive  
Butler PA 16001  
Attorney: No Attorney On Record

BCLJ: June 5, 12 & 19, 2015

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**THIRD PUBLICATION****Estate of: Dorothy A Ashmore**

Late of: Cranberry Township PA  
Executor: Jennifer A Smith  
4 Rutland Road  
Scarsdale NY 10583  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

**Estate of: Robert A Berner**

Late of: Slippery Rock PA  
Executor: Janine L Berner  
633 Cross Street  
Slippery Rock PA 16057  
Attorney: Larry J Puntureri  
2102 Wilmington Road  
New Castle PA 16105

**Estate of: Alyssa Renee Blakley**

Late of: Butler Township PA  
Administrator: Lisa A Blakley  
105 Dolphin Drive  
Butler PA 16002  
Administrator: Timothy S Blakley  
105 Dolphin Drive  
Butler PA 16002  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Richard Porterfield Butler  
a/k/a: Richard P Butler**

Late of: Jackson Township PA  
Administrator: Jessamyn B Cushing  
1407 Cranberry Point  
Cranberry Twp PA 16066  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

**Estate of: Michele Martha Day**

Late of: Summit Township PA  
Administrator: Val Dean Scott  
150 Moose Road  
Renfrew PA 16053  
Attorney: Joy V Maffei  
141 North Main Street  
Butler PA 16001-4983

**Estate of: Mary Emma Fetchak  
a/k/a: Mary E Fetchak**

Late of: Cranberry Township PA  
Executor: Frank T Fetchak  
706 Hartland Drive  
Cranberry Twp PA 16066  
Attorney: Robert J Winters  
Goehring Rutter & Boehm  
437 Grant St 14th Fl Suite 1424  
Pittsburgh PA 15219

**Estate of: John T Haefner**

Late of: Lancaster Township PA  
Executor: Frances Anderson  
600 Perry Highway  
Harmony PA 16037  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Joyce A Jackson**

Late of: Middlesex Township PA  
Executor: Jill Ruediger  
461 Glade Mill Road  
Valencia PA 16059  
Attorney: George W Jacoby  
564 Forbes Avenue Suite 1008  
Pittsburgh PA 15219

**Estate of: Margaret Louise Lunn****a/k/a: Louise Lunn****a/k/a: Margaret Louise Twentier Lunn****a/k/a: M Louise Lunn**

Late of: Prospect PA

Executor: Kathleen Double

240 Double Road

Renfrew PA 16053

Attorney: Peter J Pietrandrea

Pietrandrea Law Office

1309 Freedom Road

Cranberry Twp PA 16066

**Estate of: Jacqueline Matthews McIntyre****a/k/a: Jacqueline M McIntyre**

Late of: Butler Township PA

Executor: Ellen Marie McIntyre

210 N Boundry (sic) Street

Butler PA 16001

Attorney: Michael J Pater

101 East Diamond Street Suite 202

Butler PA 16001

**Estate of: Richard C Mockenhaupt**

Late of: Cranberry Township PA

Executor: R Kurt Mockenhaupt

Po Box 2148

Merrifield VA 22116

Attorney: John T Richards III

Richards &amp; Richards LLP

16020 Perry Highway

Warrendale PA 15086

**Estate of: Juanita J Miller**

Late of: Concord Township PA

Executor: Juanita J Brady

210 Grandview Blvd

Butler PA 16001

Attorney: Lee A Montgomery

Montgomery Crissman

Montgomery &amp; Kubit LLP

518 North Main Street

Butler PA 16001

**Estate of: Marian Leola Murray****a/k/a: Marian G Murray**

Late of: Oakland Township PA

Executor: Gwen E Gannon

112 Little Stone Lane

Butler PA 16002

Executor: Janet L Murray

1007 Oneida Valley Road

Chicora PA 16025

Attorney: Andrea C Parenti

Dillon McCandless King

Coulter &amp; Graham LLP

128 West Cunningham Street

Butler PA 16001

**Estate of: Rosemarie M Roffis****a/k/a: Rose Marie Roffis****a/k/a: Rosemarie Roffis**

Late of: Saxonburg PA

Executor: Stefan Roffis

715 Meadow Village Drive

Butler PA 16001

Attorney: Robert D Spohn

277 West Main St POB 551

Saxonburg PA 16056-0551

**Estate of: Wilbur Stevenson**

Late of: Butler PA

Executor: Samuel T Egan

237 Meridian Road

Butler PA 16001

Attorney: Andrea C Parenti

Dillon McCandless King

Coulter &amp; Graham LLP

128 West Cunningham Street

Butler PA 16001

**Estate of: Harold R Uber**

Late of: Harrisville PA

Executor: Cinda A Husband

52 Kocher Road

Grove City PA 16127

Attorney: Timothy R Bonner

209 West Pine Street

Grove City PA 16127-1595

**Estate of: Shirley Ann Walsnovich****a/k/a: Shirley A Walsnovich**

Late of: Penn Township PA

Executor: Judith Ann Gurnter

230 Iola Street

Glenshaw PA 15116

Attorney: Jennifer Rea Abel

Richards &amp; Richards LLP

16020 Perry Highway

Warrendale PA 15086

**Estate of: Gladys L Whitesell**

Late of: Butler Township PA

Executor: Thomas Neil Whitesell

206 Beech Road

Butler PA 16001

Attorney: William C Robinson Jr

Henninger &amp; Robinson PC

6 West Diamond Street

Butler PA 16001

BCLJ: May 29, June 5 &amp; 12, 2015

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**ESTATE NOTICE**

Notice is hereby given that in the **Estate of George Sodini**, the Court of Common Pleas has ordered distribution of the estate pursuant to the terms of the will by order at 2015-109. All persons having claims or demands against the estate to advised to file such claims as per the following:

Executor Mike Sutton through  
Attorney Rebecca A. Bowman, Esq., P.E.  
114 Aston Court  
McMurray, PA 15317.

BCLJ: June 12, 19 & 26, 2015

**MORTGAGES**

May 25 - 29, 2015

**Abbott, Shirley McMarlin**-First Natl Bk of Pa-Adams Twp.-\$17,500.00  
**Abel, Leslie G.**-Pennymac Loan Servs LLC, et al-Butler Twp.-\$157,496.00  
**Abersold, William A., Jr., et al**-Dollar Bk Fed Sav Bk-Jefferson Twp.-\$30,000.00  
**Albert, Francis J.**-West Penn Fin Serv Ctr Inc, et al-East Butler Borough-\$122,069.00  
**Anthony, Jerry L., Jr., et al**-PHH Home Loans LLC-Butler City, Wd. 1-\$100,800.00  
**Aubrey, John M., Jr., et al**-Residential Mtg Servs Inc, et al-Butler Twp.-\$125,900.00  
**Aveard, Dane, et al**-ClearPath Lending, et al-Cranberry Twp.-\$154,518.00  
**Bachman, Mel D.**-Huntington Natl Bk-Butler City, Wd. 5-\$55,492.33  
**Banas, James A., et ux**-Northwest Sav Bk-Adams Twp.-\$237,000.00  
**Barkus, Andrew, et al**-Residential Mtg Servs Inc, et al-Cranberry Twp.-\$225,386.00  
**Barnett, Justin Roger**-Franklin American Mtg Co, et al-Connoquenessing Twp.-\$100,800.00  
**Bartley, Nathan L.**-West Penn Fin Serv Ctr Inc, et al-Donnegal Twp.-\$153,824.00  
**Belansky, Heather**-Howard Hanna Mtg Servs, et al-Seven Fields Borough-\$242,700.00  
**Berard, Bernadette M.**-Huntington Natl Bk-Cranberry Twp.-\$155,000.00  
**Bibri, Frank J., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$190,000.00  
**Black, Joseph F.**-Dollar Bk Fed Sav Bk-Clearfield Twp.-\$282,000.00  
**Blair, Scott W., et al**-PNC Bk Natl Assn-Seven Fields Borough-\$90,000.00  
**Blakeslee, Jennifer L.**-Stearns Lending LLC, et al-Center Twp.-\$130,217.00  
**Bonicky, Ryan J., et ux**-Nextier Bk NA-Forward Twp.-\$268,000.00

**Brake, Kevin R., et al**-Coldwell Banker Home Loans-Middlesex Twp.-\$700,000.00  
**Brennan Builders Inc.**-Dollar Bk Fed Sav Bk-Adams Twp.-\$12,000,000.00  
**Buccino, Steven D., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$30,000.00  
**Buchek, Mark, et al**-Northwest Sav Bk-Cranberry Twp.-\$148,750.00  
**Burtner, Seth A., et al**-PNC Bk Natl Assn-Clinton Twp.-\$200,000.00  
**Camilli, Frank M., II, et al**-PNC Bk Natl Assn-Cranberry Twp.-\$151,000.00  
**Cantera, Tereso, et ux**-Dollar Bk Fed Sav Bk-Butler City, Wd. 1-\$87,520.00  
**Cavalero, Samuel M., III, et ux**-First Commonwealth Bk-Butler Twp., Wd. 3-\$102,157.00  
**Chiappini, Anthony T., et al**-First Niagara Bk NA-Center Twp.-\$31,000.00  
**Christofano, Maria L.**-Butler Armco Emp Cred Un-Butler City, Wd. 1-\$15,000.00  
**Covert, Kevin J., et ux**-Wells Fargo Bk NA-Adams Twp.-\$413,250.00  
**Crawford, Dennis L.**-United-American Sav Bk-Adams Twp.-\$417,000.00  
**Crawford, Dennis L.**-United-American Sav Bk-Adams Twp.-\$258,000.00  
**Crognale, Gino B., Jr., et ux**-Allegheny Valley Bk of Pittsburgh-Adams Twp.-\$105,500.00  
**Cumberland, Michael A., et al**-RBS Citizens NA, et al-Concord Twp.-\$160,115.00  
**Cushey, Jeremy W., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$64,000.00  
**Cyphert, Katelynn N.**-Stearns Lending LLC, et al-Washington Twp.-\$70,810.00  
**Davidson, Kelly Jo**-Howard Hanna Mtg Servs, et al-Adams Twp.-\$111,000.00  
**Depper, Darrell, et ux**-Cardinal Fin Co LTD, et al-Cranberry Twp.-\$343,500.00  
**Dreyer, Diana Y.**-SRU Fed Cred Un-Slippery Rock Twp.-\$15,201.00  
**Duffy, Eric, et ux**-FirstBank, et al-Penn Twp.-\$166,600.00  
**Dull, Randall, et al**-Northwest Sav Bk-Jackson Twp.-\$35,000.00  
**Edwards, Bruce Donald, et ux**-Dollar Bk Fed Sav Bk-Lancaster Twp.-\$125,000.00  
**Elser, Albert L., et ux**-WesBanco Bank Inc-Worth Twp.-\$75,000.00  
**Ferguson, Matthew J., et ux**-QR Lending, aka, et al-Butler Twp.-\$177,000.00  
**Ferrari, Robert D.**-Howard Hanna Mtg Servs-Adams Twp.-\$115,000.00  
**Finke, Wesley, et al**-Northwest Sav Bk-Slippery Rock Twp.-\$212,000.00  
**Freedman, Ralph C., Jr., et ux**-Huntington Natl Bk-Jackson Twp.-\$235,000.00  
**Frierson, Connie Edgar**-Dollar Bk Fed Sav Bk-Forward Twp.-\$75,000.00  
**Gadzick, Joseph, et ux**-Union Home Mtg

**deceased and Dana E. Mohney, heir and any unknown heirs:** Real Property - Mortgage Foreclosure: Residential: McCabe Weisberg & Conway PC: 15-10425  
**James R. Gottron vs. Luke Miller, Lisa Bucci Miller, Matthew M. Dragovits, Melanie R. Dragovits and Coldwell Banker Home Loans:** Real Property - Quiet Title: John F. Minzer, Esq.: 15-10410  
**Douglas Collins vs. Debra Morgeno and Raymond Morgeno:** Contract - Other: Atty - None: 15-10418  
**M&T Bank vs. Patrick A. Sherman, Heir of John E. Sherman and any and all unknown heirs successors and assigns:** Real Property - Mortgage Foreclosure: Residential: McCabe Weisberg & Conway, PC: 15-10420  
**Bank of New York Mellon vs. William M. Snow, Jr.:** Real Property - Mortgage Foreclosure: Residential: Zucker Goldberg Ackerman, LLC: 15-10421  
**Raymond Miller and Lucille Miller vs. James W. Zoppetti aka Jimmy Zoppetti President of Desirable Kitchen Refacing LLC:** Contract - Buyer Plaintiff: Joseph P. Nigro, Esq.: 15-10414

#### JUDGMENTS

Week ending June 5, 2015

1st Name-Plaintiff  
 2nd Name-Defendant

**Slippery Rock VFC & Rescue TM vs. Tykwan Cain:** Transcript: \$1163.99: Atty - None: 15-20942  
**Gotham Collection Service Corp vs. John M. Cyphert:** Transcript: \$1061.85: J. Scott Watson, Esq.: 15-20947  
**James A. Kirschner and Lu Ann Kirschner Michael nka Lu Ann Leone vs. Jay Gibson:** Land Judgment: Amy E. Molloy, Esq.: 15-20949  
**USX Federal Credit Union vs. Matthew King:** Transcript: \$7674.85: Atty - None: 15-20951  
**Donald E. Snow, Jr. vs. Roberta Boozel Kirkpatrick:** Land Judgment: Amy E. Molloy, Esq.: 15-20946  
**First National Bank of PA vs. Michael A. Matambanadzo:** Transcript: \$1245.86: Bernard C. John, Esq.: 15-20954  
**USX Federal Credit Union vs. Darryl A. Peterson:** Transcript: \$5765.86: Atty - None: 15-20941  
**USX Federal Credit Union vs. Darryl A. Peterson:** Transcript: \$6443.82: Atty - None: 15-20945  
**Brown Bark I LP vs. PNC Bank Garnishee:** Judgment: \$4867.62: Charles N. Shurr, Jr.,

Esq.: 15-20950  
**Thomas R. McLaughlin vs. Sally Preston:** Transcript: \$1524.00: Atty - None: 15-20943  
**USX Federal Credit Union vs. Roslyn J. Puskar:** Transcript: \$1068.50: Atty - None: 15-20953  
**USX Federal Credit Union vs. Thomas E. Robertson:** Transcript: \$6131.48: Atty - None: 15-20952  
**Grandshire Homeowners Association vs. Debra L. Russell aka Debra L. Speer:** Judgment: \$1733.28: Lisa M. Burkhardt, Esq.: 15-20948  
**USX Federal Credit Union vs. Thomas L. Shuler:** Transcript: \$5012.23: Atty - None: 15-20944  
**Citizens Bank of Pennsylvania vs. Stephen A. Truchan, Jr. aka Stephen A. Truchan:** Exemplification: \$116394.20: Eric D. Rosenberg, Esq.: 15-20955  
**USX Federal Credit Union vs. David T. Wilttrout:** Transcript: \$7835.42: Atty - None: 15-20940

#### EXECUTIONS

Week ending June 5, 2015

1st Name-Plaintiff  
 2nd Name-Defendant

**Bank of New York Mellon vs. Frank M. Bruno and Amy J. Bruno:** 15-30131  
**Bank of New York Mellon Corporation vs. Charles R. Darrell and Jeanne L. Darrell:** 15-30129  
**ACC LLC vs. Kimberly A. Gieger:** 15-30130  
**American Express Centurion Bank vs. Sue Graham and First Commonwealth Bank, Garnishee:** 15-30134  
**Wells Fargo Bank NA vs. Thomas J. McDonnell, III and Rachel M. McDonnell:** 15-30133  
**Grandshire Homeowners Association vs. Debra L. Russell aka Debra L. Speer:** 15-30132

#### DIVORCES

Week ending June 5, 2015

1st Name-Plaintiff  
 2nd Name-Defendant

**Erika Arbogast vs. Jeffrey Arbogast:** Brittany A. Conkle, Esq.: 15-90371  
**Jenny R. Campbell Dempsey vs. Christopher F. Dempsey:** Cathy S. Boyer, Esq.: 15-90378  
**Michael D. Dobson vs. Sarah J. Dobson:** William C. Robinson, Jr., Esq.: 15-90369

Candice M. Dunlap vs. **Shane E. Dunlap**:  
 Gene G. Dimeo, Esq.: 15-90370  
 Ryan L. Hewett vs. **Beenish Hewett**: Edith  
 L. Sutton, Esq: 15-90382  
 Alexander Stuart Huber vs. **Danielle Marie  
 Huber**: Atty - None: 15-90367  
 Matthew Homer Lawther vs. **Stacy Lynn  
 Lawther**: Gail E. Suhr, Esq.: 15-90379  
 Penny L. McMillen vs. **David P. McMillen**:  
 Nicole Turner Kievit, Esq.: 15-90366  
 Joshua Andrew Porter vs. **Alana Marie  
 Porter**: Atty - None: 15-90372

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**IN THE COURT OF COMMON PLEAS OF  
 BUTLER COUNTY, PENNSYLVANIA  
 ORPHANS' COURT DIVISION  
 OC No. 294 of 2014**

**NOTICE TO: CHRISTINE M. BECQUET, also  
 known as: CHRISTINE MARIE BECQUET  
 a/k/a, CHRISTINE M. CYPHER a/k/a,  
 CHRISTINE M. GEORGY a/k/a, CHRISTINE  
 GEORGY**

**IN RE: PHILIP E. CYPHER, a minor child-  
 guardianship**

NOTICE IS HEREBY GIVEN that the Court  
 has fixed the 8th day of September, 2015,  
 at 11:00 o'clock AM, in Courtroom No. 3,  
 of the Butler County Courthouse, Butler,  
 Pennsylvania, as the time and place for  
 hearing on a Plenary Petition for Guardian  
 of the person and estate of the minor child  
 Philip E. Cypher.

Lynn M. Patterson, Esq.  
 Stock & Patterson  
 106 S. Main St, Ste 603  
 Butler, PA 16001

BCLJ: May 29, June 5 & 12, 2015

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**IN THE COURT OF COMMON PLEAS OF  
 BUTLER COUNTY, PENNSYLVANIA  
 CIVIL ACTION – LAW  
 NO.: AD-14-10256**

**NOTICE OF ACTION IN  
 MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A., Plaintiff  
**VS.**

**Unknown heirs and/or administrators of  
 the Estate of Aaron M. McDowell, et al,  
 Defendant(s)**

**TO: Unknown heirs and/or administrators**

**of the Estate of Aaron M. McDowell,  
 Defendant(s)**

PRESENTLY OR FORMERLY of 127 Blue  
 Jay Drive, Connoquenessing, PA 16033. A  
 lawsuit has been filed against you in mortgage  
 foreclosure and against your real estate at 127  
 Blue Jay Drive, Connoquenessing, PA 16033  
 because you have failed to make the regular  
 monthly payments on your mortgage loan and  
 the loan is in default. The lawsuit is an attempt  
 to collect a debt from you owed to the plaintiff  
 above. A detailed notice to you of your rights  
 under the Fair Debt Collection Practices Act  
 (15 U.S.C. §1692, et. seq.) is included in the  
 Complaint filed in the lawsuit. The lawsuit is  
 filed in the Butler County Court of Common  
 Pleas, at the above term and number.

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

IF YOU WISH TO DEFEND, YOU MUST  
 ENTER A WRITTEN APPEARANCE  
 PERSONALLY OR BY AN ATTORNEY AND  
 FILE YOUR DEFENSES OR OBJECTIONS  
 IN WRITING WITH THE COURT. YOU ARE  
 WARNED THAT IF YOU FAIL TO DO SO THE  
 CASE MAY PROCEED WITHOUT YOU AND  
 A JUDGMENT MAY BE ENTERED AGAINST  
 YOU WITHOUT FURTHER NOTICE FOR  
 RELIEF REQUESTED BY THE PLAINTIFF.  
 YOU MAY LOSE MONEY OR PROPERTY  
 OR OTHER RIGHTS IMPORTANT TO YOU.  
 YOU SHOULD TAKE THIS NOTICE TO  
 YOUR LAWYER AT ONCE. IF YOU DO NOT  
 HAVE LAWYER OR CANNOT AFFORD ONE  
 GO TO OR TELEPHONE THE OFFICE SET  
 FORTH BELOW TO FIND OUR WHERE YOU  
 CAN GET LEGAL HELP.

**NOTICE TO DEFEND**  
 Butler County Bar Assn.  
 240 S. Main St., Butler, PA 16001  
 724-841-0130

**LAWYER REFERRAL**  
 Butler County Prothonotary  
 300 S. Main St.  
 Butler, PA 16003  
 724-284-5214

BCLJ: June 12, 2015



**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
MsD. No. 14-40368**

**IN RE: PETITION OF BUTLER COUNTY  
TAX CLAIM BUREAU FOR SALE OF  
REAL ESTATE AT PUBLIC SALE, FREED  
AND CLEARED OF CLAIMS, LIENS,  
MORTGAGES AND GROUND RENTS IN  
ACCORDANCE WITH THE PROVISIONS  
OF THE REAL ESTATE TAX SALE LAW**

**PARCEL: 310-1F118-A3  
DONALD K. LUFFY AND LOIS J. LUFFY**

**NOTICE OF TAX SALE**

A Judicial Tax Sale has been scheduled in the above matter for August 19, 2015 at 10:30 a.m. in Courtroom No. 4 of the Butler County Courthouse. The property to be sold is:

ALL that certain piece, parcel or lot of land in Washington Township, Butler County, Pennsylvania, being known as Lot No. 2 in the Wilbert P. Subdivision, Jr. Subdivision as recorded in the Office of the Recorder of Deeds of Butler County in Plan Book Volume 225, Page 18, and containing 2.68 acres as set forth on said recorded Plan.

SUBJECT to the covenants, conditions, restrictions, easements, right of way, etc., as set forth in Plan Book Volume 225, Page 18, including but not limited to the following:

1. Subject to a private, perpetual 25.00 foot access easement on Lot 1 for the use of Lot 3 and Lot 1 as shown on the recorded plan. Access easement use restricted to ingress/egress and utility purposes only. Lot 3 owner assumes all maintenance responsibilities for access easement and shall not install any improvements or planting that will restrict mobility across Lot 1 on each side of easement.
2. Subject to a 40.00 foot building setback line as shown on the recorded plan.
3. Subject to the restriction for Lots No. 1 and 3 and Parcel A of the recorded plan, that this property shall be designated for the purpose of agricultural use, and that no portion of the subdivision has been approved by the municipality or the department of environmental protection for the installation of sewage disposal facilities, that no sewage permit will be issued for the installation, construction, connection to or use of any

sewage collection conveyance, treatment for disposal system unless the municipality and the DEP have both approved sewage facilities planning and regulation promulgated thereunder, and that upon the issuance of an prosed sewage permit, this restriction shall be null and void for that lot for which the permit was issued.

4. Subject to the restrictions that a highway occupancy permit must be secured from the State Transportation Department prior to construction of access driveway(s) on for Lot 1 for Lot 3 access.

5. Subject to a variable width right of way for S.R. 0038 described as PaDOT right of way plan 10-0/RT 75/SEC 295.

BEING designated as Tax Parcel# 310-1F118-A3.

These parcels shall be sold freed and cleared of all taxes and municipal claims, liens, mortgages, charges and estates of whatsoever kind, except separately taxed ground rents, as researched to the best of the Tax Claim Bureau's ability, to the highest bidder; and the purchaser at such Sale shall take and thereafter have an absolute title to the property sold free and clear of all taxes and municipal claims, liens, mortgages, charges and estates of whatsoever kind, except separately taxed ground rents, as researched to the best of the Tax Claim Bureau's ability. Out of the proceeds of said sale shall be paid the costs set forth in the upset price of the prior sale and all additional costs incurred relative to this sale, including the fee for title searches.

Pursuant to Section 618 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.618, the owner of any property exposed for sale herein shall have no right to purchase his own property at this Judicial Sale.

The remainder of any proceeds from any property sold shall be distributed in the manner provided for under Section 205 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.205, as amended.

Reference is hereby made to the prior advertisements in the Butler Eagle on August 5, 2009 and in the Butler County Legal Journal on August 14, 2009 regarding these parcels.

Patrick V. Hammonds, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.



Attorneys at Law  
128 West Cunningham Street  
Butler, Pennsylvania, 16001  
Telephone: 724/283-2200  
Date: June 3, 2015

BCLJ: June 12, 2015

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**COURT OF COMMON PLEAS OF  
BUTLER COUNTY  
NO. 2015-10119**

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FANNIE MAE")  
3900 Wisconsin Avenue, NW  
Washington, DC 20016-2892  
Plaintiff

**V.**

**SARAH J. PERSINGER**  
127 Charlain Drive, f/k/a RR2 Box  
Charlain Drive  
Chicora, PA 16025  
Defendant

**CIVIL ACTION – MORTGAGE  
FORECLOSURE**

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you

**ADVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante

y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

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

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO. ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A PERSONAS ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO

THE BUTLER CO BAR ASSOCIATION  
240 SOUTH MAIN STREET  
BUTLER, PA 16001  
724-841-0130

THE BUTLER CO  
PROTHONOTARY'S OFFICE  
300 SOUTH MAIN STREET  
BUTLER, PA 16001  
724-284-5214

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel, Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
Jeniece D. Davis, Esquire / No. 208967  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

BCLJ: June 12, 2015

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

**A.D. No. 2015-10296**

DALE A. BLAIN and JOANN BLAIN, his wife,  
Plaintiffs

**VS.**

EDGAR L. RALSTON and WALTER J.  
RALSTON, and any known and unknown  
heirs, personal representatives, successors  
and assigns, Defendants

**LEGAL NOTICE**

**TO: THE ABOVE-NAMED DEFENDANTS,  
THEIR HEIRS, SUCCESSORS, OR  
ASSIGNS, AND ALL OTHER INTERESTED  
PARTIES WHO MAY CLAIM AN INTEREST  
IN THE PROPERTY HEREIN DESCRIBED**

NOTICE IS HEREBY GIVEN that the Plaintiffs  
have filed a Complaint to Quiet Title against  
you concerning the following tracts of land  
situate in Center Township, Butler County,  
Pennsylvania:

1. Tax Parcel Number 060-2F63-IB - owned  
by Dale A. Blain and Joann Blain.
2. Tax Parcel Number 060-2F63-7 - owned by  
Dale A. Blain and Joann Blain.
3. Tax Parcel Number 060-2F63-1A - owned  
by Dale A. Blain and Joann Blain.

The Plaintiffs have brought an action to quiet  
title to have declared in them an indefeasible  
fee simple title to said tracts of land, including  
oil and gas interests. Unless you answer said  
Complaint on or before the 20th day from the  
date of publication of this advertisement,  
judgment will be taken against you and, at  
the expiration of thirty (30) days from the date  
of said judgment, you, your heirs, executors,  
successors, and assigns, shall be forever  
barred from asserting any right, title, interest,  
lien, or claim in the premises inconsistent with  
the interest or claim of the Plaintiffs as set forth  
on said Quiet Title Complaint.

If you wish to defend, you must enter a written  
appearance personally or by an attorney and  
file your defenses or objections in writing with  
the Court. You are warned that, if you fail to  
do so, the case may proceed without you  
and a judgment may be entered against you  
without further notice for relief requested by  
the Plaintiff. You may lose money, property  
or other rights important to you.

**NOTICE**

**YOU SHOULD TAKE THIS NOTICE TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT**

**HAVE A LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW TO FIND OUT WHERE  
YOU CAN GET LEGAL HELP:**

**OFFICE OF THE PROTHONOTARY**

Butler County Courthouse  
Butler, Pennsylvania 16001  
Telephone: (724) 285-4731

**DILLON McCANDLESS KING**

COULTER & GRAHAM LLP.  
Elizabeth A. Gribik, Esquire  
Attorney for Plaintiffs  
128 West Cunningham Street  
Butler, PA 16001  
Telephone: (724) 283-2200

BCLJ: June 12, 2015

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 14-11051**

U.S. Bank National Association, (Trustee for  
the Pennsylvania Housing Finance Agency,  
pursuant to a Trust Indenture dated as of April  
1, 1982), Plaintiff,

**VS.**

**Raymond L. Bigley, Defendant.**

**COMPLAINT IN MORTGAGE  
FORECLOSURE  
CASE NO. 14-11051**

You have been named as Defendant in a  
civil action instituted by U.S. Bank National  
Association, (Trustee for the Pennsylvania  
Housing Finance Agency, pursuant to a  
Trust Indenture dated as of April 1, 1982)  
against you in this Court. This action has  
been instituted to foreclose on a Mortgage  
dated December 15, 2004, and recorded  
in the Recorder's Office of Butler County  
at Instrument No. 200412210039904 on  
December 21, 2004.

You are hereby notified to plead to the above-  
referenced Complaint within twenty (20) days  
from the date of publication of this Notice 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  
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.

#### LAWYER REFERRAL SERVICE:

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

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

#### Attorney for Plaintiff:

Lois M. Vitti, Esquire,  
Vitti & Vitti & Associates, P.C.  
215 Fourth Ave.  
Pgh., PA 15222  
(412) 281-1725.

BCLJ: June 12, 2015

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

#### IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA CIVIL ACTION NO. 14-11069

Tammac Holdings Corporation, Plaintiff  
VS.

**Jeffrey Reid, Defendant**

#### NOTICE OF SALE OF REAL PROPERTY

**To: Jeffrey Reid, Defendant, whose last known address is 101 Tall Oak Lane, Boyers, PA 16020.**

Your house (real estate) at 101 Tall Oak Lane, Boyers, PA 16020, is scheduled to be sold at the Sheriff's Sale on SEPTEMBER 18, 2015 at 11:00 a.m. at the Butler County Courthouse,

South Main Street, Butler, PA 16003, to enforce the court judgment of \$119,751.83 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 piece, parcel or lot of land situate in Venango Township, Butler County, Pennsylvania, being Lot No. 4 in West's Clearview Acres Plan of Lots as recorded in the Office of Recorder of Deeds of Butler County at Rack File Section 64, Page 12. BEING Map No. 300-S2-A4 and including the 76' x 31' Colony Mobile Home, Serial # SC18265AB.

STERN & EISENBERG, PC, Attys. for Plaintiff  
1581 Main St., Ste. 200  
The Shops at Valley Sq.  
Warrington, PA 18976  
215-572-8111

BCLJ: June 12, 2015

#### NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on May 26, 2015, with the Commonwealth of Pennsylvania Department of State, and that approval of said filing has been received, for the purpose of obtaining a Certificate of Incorporation of a proposed Business-Statutory Close Corporation, to be organized under the Business Corporation Law of 1988. The name of the corporation is: **A.D. Swartzlander Ready Mix, Inc.**

Elizabeth A. Gribik, Esquire  
DILLON McCANDLESS KING COULTER &  
GRAHAM L.L.P.  
Attorneys at Law  
128 West Cunningham Street  
Butler, Pennsylvania 16001

BCLJ: June 12, 2015

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 has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Bob's Sub of Slippery Rock, LLC** and it was organized effective May 20, 2015.

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

BCLJ: June 12, 2015

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ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Clair Boring Construction & Services** with principle address of 5 Pittsburgh Road, Butler, PA 16001.

BCLJ: June 12, 2015

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ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **PITTSBURGH TAXI, INC.**

William A. Gray, Esq.  
Vuono & Gray, LLC; Attorneys  
310 Grant Street, Suite 2310  
Pittsburgh, PA 15219.

BCLJ: June 12, 2015

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ARTICLES OF INCORPORATION  
BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved effective for the 15th day of April, 2015, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988, as amended, of the Commonwealth of Pennsylvania. The name of the corporation is **FORWARD ASSOC. INC.** The corporation's registered office is located at 8037 Rowan Road, Cranberry Township, Butler County, Pennsylvania 16066.

Attorney Michael J. Pater  
101 East Diamond Street  
Suite 202  
Butler, Pennsylvania 16001

BCLJ: June 12, 2015

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NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Alice A. Ferraro, 115 Equine Lane, Butler, PA 16002; Carol Walchesky, 106 Neupert Road, Cabot, PA 16023; Joyce Lauric, 130 Nursery Lane, Butler, PA 16002; and Sylvia Neubert, 18 Carol Drive, Saxonburg, PA 16056 have filed on May 18th, 2015 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 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **Saxonburg Fine Art**. The business to be carried on at 115 Equine Lane, Butler, PA 16002.

Alice A Ferraro, et al.

BCLJ: June 12, 2015

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**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of obtaining a Certificate of Incorporation of an approved for profit corporation organized pursuant to the Pennsylvania Business Corporation Law of 1988. The purpose of the corporation is to engage in any and all lawful for profit activities for which corporations may be incorporated under said law. The name of the corporation is **Travis Wick's Plumbing Service, Inc.** 561 North Pike Road, Sarver, PA 16055.

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

BCLJ: June 12, 2015

**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 has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Miller Resource Management, LLC** and it was organized effective May 18, 2015.

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

BCLJ: June 12, 2015

**NOTICE**

Notice is hereby given that on May 5, 2015 the petition of Hildegard May Xiang Burleigh was filed in the Court of Common Pleas of Butler County an order to change the name of **Hildegard May Xiang Burleigh to Wren Leslie McDaniel.**

The court has fixed the date of July 1, 2015 at 9:30 a.m. in Room 4, of Butler 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.

Hildegard Burleigh

BCLJ: June 12, 2015