

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: Kristopher Austin Barkus**

Late of: Butler Township PA
Administrator: Robert Barkus
134 September Drive
Butler PA 16001
Attorney: Alexander H Lindsay Jr
The Lindsay Law Firm
110 East Diamond St, Suite 301
Butler PA 16001

Estate of: Frances J Conlon

Late of: Butler Township PA
Executor: Raymond J Conlon
128 Beacon Road
Renfrew PA 16053
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Randy S Dennis

Late of: Harrisville PA
Administrator: David A Dennis
483 Irishtown Rd
Grove City PA 16127
Attorney: Lee A Montgomery
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Daniel E Fullerton

Late of: Zelienople PA
Executor: Maureen A Fullerton
208 Zehner School Road
Zelienople PA 16063
Attorney: Emily Fullerton Gyory
Howard Hanna
180 Fort Couch Rd Suite 265
Pittsburgh PA 15241

Estate of: Warren Hartmann

Late of: Clinton Township PA
Executor: Paula J Vandame
22580 Halls Road
Richardsville VA 22736
Attorney: Lauren C Hadburg
Shields & Boris
109 VIP Drive Suite 102
Wexford PA 15090

Estate of: William A Johnston

Late of: Franklin Township PA
Administrator: William B Johnston
300 Quincy Street Apt 1
Pittsburgh PA 15210
Attorney: Robert K Schweitzer
Sherrard German & Kelly PC
535 Smithfield Street Suite 300
Pittsburgh PA 15222

Estate of: Richard Minter Kelley**a/k/a: Richard M Kelley**

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

Estate of: William R Kihn Sr**a/k/a: William R Kihn**

Late of: Washington Township PA
Executor: Valerie J Rhall
298 Ahrensfield Road
Oil City PA 16301
Attorney: Timothy W Silbaugh
Heck Silbaugh
1421 Pittsburgh Road Suite 200
Valencia PA 16059

Estate of: Lois L King**a/k/a: Lois Lord King**

Late of: Butler Township PA
Executor: Cheryl Ann Walsh
7042 Forrest Trail
Butler PA 16002
Executor: Thomas W King III
456 Sheldon Road
Valencia PA 16059
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mary Jane Ley

Late of: Center Township PA
 Executor: Virginia Ann Carr
 5105 McCandless Road
 Butler PA 16001
 Attorney: Timothy W Silbaugh
 Heck Silbaugh
 1421 Pittsburgh Road Suite 200
 Valencia PA 16059

Estate of: Gladys G Matteoni

Late of: Butler Township PA
 Executor: David Matteoni
 220 Whispering Oaks Dr
 Cranberry Twp PA 16066
 Executor: Michael Matteoni
 110 Sasse Road
 Cabot PA 16023
 Attorney: No Attorney On Record

Estate of: Maryann H Nodge**a/k/a: Maryann H Gombos**

Late of: Summit Township PA
 Executor: Kathleen Bard
 441 North Duffy Road
 Butler PA 16001
 Attorney: Jeffrey D Banner
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

Estate of: Lois Jean Rugg

Late of: Penn Township PA
 Administrator: Barry D Rugg
 225 Hilliards Road
 Petrolia PA 16050
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: May 1, 8 & 15, 2015

SECOND PUBLICATION

Estate of: Michelle Lynn Bonetti**a/k/a: Michelle Bonetti****a/k/a: Michelle L Bonetti**

Late of: Mercer Township PA
 Administrator: Albert L Lauschus
 3719 William Flynn Highway
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

Estate of: Mary V Burk

Late of: Jefferson Township PA
 Executor: Mary Elizabeth Duggan
 322 Newbury Drive
 Monroeville PA 15146
 Attorney: John H Auld II
 Abernethy Auld & Young PC
 4499 Mt Royal Boulevard
 Allison Park PA 15101

Estate of: Louis J Delibero

Late of: Sarver PA
 Executor: Beth Ann Delibero
 119-A Singleton Road
 Sarver PA 16055
 Attorney: No Attorney on Record

Estate of: Janice L Figler**a/k/a: Janice Figler**

Late of: Buffalo Township PA
 Executor: Kathleen Mercurio
 2525 Elcor Drive
 New Kensington PA 15068
 Attorney: Larry D Loperfito
 Geary & Loperfito LLC
 158 Grant Avenue
 Vandergrift PA 15690

Estate of: Toni Lee Gilson**a/k/a: Toni L Gilson**

Late of: Butler PA
 Administrator: Rachel Gilson Winslow
 1400 Oakland Avenue Apt 78
 Indiana PA 15701
 Attorney: David J Rhodes
 Elderkin Law Firm
 150 East 8th Street
 Erie PA 16501

Estate of: Andreas Grotewold**a/k/a: Andreas P Grotewold**

Late of: Slippery Rock PA
 Executor: Ann Grotewold
 2005 Hermitage Avenue
 Silver Spring MD 20902
 Attorney: Brenda K McBride
 McBride & McBride PC
 211 S Center Street
 Grove City PA 16127

Estate of: Donald E Hattjar

Late of: Mars PA
 Executor: Bernadette Hattjar
 624 Chelsea Avenue
 Erie PA 16505
 Attorney: Elizabeth A Gribik
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

**Estate of: Stephen J Kitzko
a/k/a: Stephen Joseph Kitzko**

Late of: Center Township PA
Executor: Natalie S Kitzko
237 Oberlin Drive
Butler PA 16001
Attorney: Julie C Anderson
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

**Estate of: Ann Marie Lajoie
a/k/a: Ann Marie Tenney**

a/k/a: Ann M Lajoie
Late of: Cocoa Brevard County FL
Administrator: Heather A Lajoie
115 Davcol Lane
Slippery Rock PA 16057
Attorney: Sean M Gallagher
Murrin Taylor Flach Gallagher
110 E Diamond Street
Butler PA 16001

Estate of: David L Mcmillin

Late of: Summit Township PA
Executor: D Shane McMillin
114 Willow Drive
Butler PA 16002
Attorney: Joseph E Kubit
Montgomery Crissman
Montgomery Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Michael Nicko

Late of: Cranberry Township PA
Executor: Phyllis O Chambers
2122 Peters Rd
Pottstown PA 19465
Executor: Florence O Pattison
337 Sharon Dr
Pittsburgh PA 15221
Attorney: Gary Kalmeyer
410 Rodi Road
Pittsburgh PA 15235

Estate of: John A Orlowski

Late of: Lyndora PA
Administrator cta: Lori Bortmas
2420 Logan Avenue
Youngstown OH 44505
Attorney: Christine Mathews Long
Raphael Ramsden & Behers PC
Frick Bldg Suite 1200
437 Grant St
Pittsburgh PA 15219

**Estate of: M Allan Petrosky
a/k/a: Marion Allan Petrosky**

Late of: Concord Township PA

Executor: Damian Schultz
2079 Three Degree Road
Valencia PA 16059
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

**Estate of: Evelyn G Ubinger
a/k/a: Evelyn Ubinger**

Late of: Mars PA
Executor: John W Ubinger Jr
4711 Treeline Drive
Allison Park PA 15101
Executor: Richard M Ubinger
102 Pin Oak Court
Venetia PA 15367
Attorney: Raymond P Parker
Williams Coulson
One Gateway Center 16th Floor
420 Ft Duquesne Blvd
Pittsburgh PA 15222

Estate of: Andrew G Walter

Late of: Adams Township PA
Executor: Wendy P Walter
118 Pine Ridge Acres
Valencia PA 16059
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: Peter Zanicky

Late of: Butler Township PA
Executor: Stephen G Zanicky
220 N Boundary Street
Butler PA 16001
Attorney: Richard E Goldinger
212 West Diamond St
Butler PA 16001

BCLJ: April 24, May 1 & 8, 2015

THIRD PUBLICATION**Estate of: Velma J Baxter**

Late of: Jefferson Township PA
Executor: Joseph W Baxter
57 Laken Lane
Palm Desert CA 92211
Executor: Tammy J Hassler
684 Saxonburg Rd
Butler PA 16002
Attorney: Pamela H Walters
Po Box 654 277 Main Street
Saxonburg PA 16056

Estate of: Richard Francis Bingham

Late of: Cranberry Township PA
Administrator: Paulette Bingham
708 Helen Court
Cranberry Twp PA 16066
Attorney: Mark A Criss
Cranberry Professional Park
501 Smith Drive Suite 5
Cranberry Twp PA 16066

Estate of: Martin A Buerger

Late of: Zelienople PA
Executor: Edward L Kochuba Jr
408 Washington Road
Pittsburgh PA 15221
Attorney: Edward L Kochuba Jr PC
205 Ross Street
Pittsburgh PA 15219

Estate of: Derek J Codisport

Late of: Harrisville PA
Administrator: Carol B Codisport
432 W Prairie St
Harrisville PA 16038
Administrator: Phil Codisport
432 W Prairie St
Harrisville PA 16038
Attorney: Richard E Goldinger
212 West Diamond St
Butler PA 16001

Estate of: Patricia Ann Dissosway

Late of: Harmony PA
Administrator: Marc A Dissosway
4992 Lagoons Circle
West Bloomfield MI 48323
Attorney: Gary J Gushard
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222

Estate of: John M Folco

Late of: Valencia PA
Executor: Eva T Poppert
28 Alice Street
Pittsburgh PA 15205
Attorney: David J Barton
Bentz Law Firm PC
680 Washington Road Suite 200
Pittsburgh PA 15228

Estate of: Rose Marie Hay

Late of: Butler PA
Executor: Sharon McAllister
309 Pine St
Brackenridge PA 15014
Attorney: William T Krzton
Three Rivers Law
606 Corbet St POB 5
Tarentum PA 15084

Estate of: James A Hayson

Late of: Cranberry Township PA
Executor: Terry F Stokes
1287 Armstrong Drive
South Park PA 15129
Attorney: John R Cook
Cook & Associates
9380 McKnight Road
106 Arcadia Court
Pittsburgh PA 15237

Estate of: Donald E Heckert

Late of: Butler Township PA
Executor: Dale J Heckert
212 Eastwood Dr
Butler PA 16001
Attorney: Julie C Anderson
Stepanian & Menchuk LLP
222 South Main Street
Butler PA 16001

Estate of: Kathleen Ann Henderson

Late of: Summit Township PA
Executor: Ginger M Stevick
556 Bonniebrook Road
Butler PA 16002
Attorney: No Attorney On Record

Estate of: John F Jancse**a/k/a: John Frank Jancse**

Late of: Harrisville PA
Executor: Jeffrey J Jancse
464 Wolf Bridge Road
Carlisle PA 17013
Attorney: Brenda K McBride
McBride & McBride PC
211 S Center Street
Grove City PA 16127

Estate of: Fred L Maihle**a/k/a: Fred Lewis Maihle**

Late of: Butler Township PA
Executor: Fred L Maihle Jr
4200 Karla Dr
Butler PA 16001
Attorney: Julie C Anderson
Stepanian & Menchuk LLP
222 South Main Street
Butler PA 16001

Estate of: Elanora G Marburger

Late of: Forward Township PA
Executor: Colleen Wiemann
1505 La Place Point Court #403
Sewickley PA 15143
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Charles Francis Martin**a/k/a: Charles F Martin**

Late of: Franklin Township PA
 Executor: William R Martin
 2505 Clintonville Road
 Harrisville PA 16038
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd POB 67
 Slippery Rock PA 16057

BCLJ: April 17, 24 & May 1, 2015

MORTGAGES

April 13 - 17, 2015

Acquaviva, Richard C., et al-Butler Armco Emp Cred Un-Cranberry Twp.-\$86,000.00
Allison, Stephen J., et al-PNC Bk Natl Assn-Butler Twp.-\$169,925.00
Atkins, Corey T.-FBC Mtg LLC, et al-Forward Twp.-\$250,293.00
Autumn View Investments LLC, et al-S&T Bank-Cranberry Twp.-\$300,000.00
Barczak, John R., aka-Bank of America NA, et al-Winfield Twp.-\$137,720.00
Bartock, Paul, et ux-Freedom Mtg Corp, et al-Center Twp.-\$298,585.00
Beach, Ben-Howard Hanna Mtg Servs -Butler Twp.-\$119,900.00
Beauregard, John, et ux-Gateway Diversified Mtg Servs LP, et al-Cranberry Twp.-\$270,400.00
Benson, Adam E., et al-Plaza Home Mtg Inc, et al-Evans City Borough-\$131,632.00
Bernhard, Michael, et al-Nextier Bk NA-Center Twp.-\$251,000.00
Billinger, Marla J.-PNC Bk Natl Assn-Zelienople Borough-\$100,000.00
Boben, Donald J., Jr.-First Natl Bk of Pa-Clay Twp.-\$35,300.00
Bosley, Lowell M., et ux-PNC Bk Natl Assn-Center Twp.-\$200,000.00
Breth, Thomas E.-Farmers Natl Bk of Emlenton-Butler Twp., Wd. 3-\$175,000.00
Breth, Thomas E.-Farmers Natl Bk of Emlenton-Butler Twp., Wd. 3-\$25,000.00
Brown, Herbert A., et ux-Huntington Natl Bk, et al-Slippery Rock Borough-\$75,000.00
Brown, Jeffrey D.-West Penn Fin Serv Ctr Inc, et al-Adams Twp.-\$346,750.00
Bryan, Craig A., et ux-Union Home Mtg Corp, et al-Connoquenessing Boro.-\$231,920.00
Burtner, Nathan B.-PNC Bk Natl Assn-Prospect Borough-\$36,284.05
Buterbaugh, Audriana A.-Freedom Mtg Corp, et al-Buffalo Twp.-\$269,224.00
Claypoole, Mandy L.-PNC Bk Natl Assn-

Clearfield Twp.-\$164,150.00
Cloud, Thomas J.-S&T Bank-Cherry Twp.-\$20,000.00
Convery, James L., et ux-CFS Bank-Summit Twp.-\$124,000.00
Cook, Michael B., et ux-Howard Hanna Mtg Servs, et al-Cranberry Twp.-\$204,150.00
Courtyards at Creekside LP, et al-Washington Fin Bk-Adams Twp.-\$765,000.00
Courtyards at Creekside LP, et al-Washington Fin Bk-Adams Twp.-\$1,300,000.00
Cumberland, Thomas M., et al-Butler Armco Emp Cred Un-Franklin Twp.-\$38,600.00
Curtin, Vincent P., III, et al-PNC Bk Natl Assn-Adams Twp.-\$60,000.00
Daily, Kevin A.-Northwest Sav Bk-Zelienople Borough-\$31,095.00
Davis, Mark S., et ux-Dollar Bk Fed Sav Bk-Buffalo Twp.-\$249,000.00
DeCroo, Joseph K., et ux-First Commonwealth Bk, et al-Buffalo Twp.-\$175,500.00
Doucet, Brian, et ux-Howard Hanna Mtg Servs, et al-Center Twp.-\$306,300.00
Drushel, Neil Raymond-Farmers Natl Bk of Emlenton-Franklin Twp.-\$66,300.00
Dunlap, Jeremy J., et al-Nextier Bk NA-Fairview Twp.-\$118,400.00
Edwards, James Michael, aka, et al-Mars Natl Bk-Cranberry Twp.-\$105,423.58
Filges, Dennis J., Trs., et al-Northwest Sav Bk-Oakland Twp.-\$385,000.00
Fiorina, Gregg, et al-Pentagon Fed Cred Un-Cranberry Twp.-\$17,000.00
Four Wheeling for Less, LLC, et al-Dennis L. Barnhart-Summit Twp.-\$115,000.00
Funovits, Richard C., Jr., et ux-Mars Natl Bk-Cranberry Twp.-\$792,000.00
Gallagher, Barbara Jo-Butler Armco Emp Cred Un-Fairview Twp.-\$20,000.00
Gartner, Mark J., et al-Northwest Sav Bk-Cranberry Twp.-\$417,000.00
Geddes, Stephen, et al-PNC Bk Natl Assn-Butler Twp.-\$75,000.00
Geibel, Steven J., et al-Butler Armco Emp Cred Un-Donnegal Twp.-\$75,000.00
Goehring, Simon L., et ux-Farmers Bldg & Sav Bk-Adams Twp.-\$432,000.00
Greek, Linda L. Graham, aka, et al-PNC Bk Natl Assn-Butler City, Wd. 1-\$99,076.00
Greer, Gregory T., et ux-Dollar Bk Fed Sav Bk-Cranberry Twp.-\$50,000.00
Gutowski, James A., et ux-USX Fed Cred Un-Cranberry Twp.-\$40,000.00
Haburjak, Keith A., et ux-Gateway Diversified Mtg Servs LP, et al-Evans City Borough-\$146,074.00

Clerk of Courts vs. **Tina Marie Fowler**:
Judgment: \$1270.00: Atty - None: 15-20675

Clerk of Courts vs. **Anna Kathleen Genzoli**:
Judgment: \$1043.84: Atty - None: 15-20677

JMMMP Co. vs. **Amanda Gibson**:
Transcript: \$1187.40: Paul Colavecchi,
Esq.: 15-20664

Clerk of Courts vs. **Timothy James Glynn**:
Judgment: \$1743.63: Atty - None: 15-20676

Portfolio Recovery Associates LLC vs. **James Grimm**: Judgment: \$1048.06: Robert N. Polas, Jr., Esq.: 15-20690

Clerk of Courts vs. **Kellie Lynn Horne**:
Judgment: \$1379.20: Atty - None: 15-20678

Erie Insurance as subrogee of Jeananne Nicholls vs. **Lowe's**: Transcript: \$4754.74: Atty - None: 15-20684

Absolute Resolutions VI LLC vs. **Ronald Mays**: Transcript: \$501.81: Ralph Gulko, Esq.: 15-20668

Clerk of Courts vs. **Tyler Gregory Miller**:
Judgment: \$1984.50: Atty - None: 15-20679

Clerk of Courts vs. **Christopher George Nye**:
Judgment: \$1855.00: Atty - None: 15-20680

Portfolio Recovery Associates LLC vs. **Guillermo Ortiz**: Judgment: \$1608.93: Robert N. Polas, Jr., Esq.: 15-20689

Clerk of Courts vs. **Anthony Jimmie Pete**:
Judgment: \$1812.00: Atty - None: 15-20681

Capital One Bank (USA) NA vs. **Jennie L. Simko**: Transcript: \$936.13: Paul J. Klemm, Esq.: 15-20685

Cavalry SPV I LLC vs. **Wanda Stayert**:
Transcript: \$1335.82: Michael B. Volk, Esq.: 15-20666

First National Bank of Pennsylvania vs. **Stephen A. Truchan**: Judgment/Premises: \$55453.81: Thomas E. Reilly, Esq.: 15-20669

Wells Fargo Bank, NA vs. **Jeremy Tubbs**:
Judgment/Premises: \$186320.25: Phelan Hallinan Diamond & Jones, LLP: 15-20687

Clerk of Courts vs. **Scott Edward Tucker**:
Judgment: \$1284.50: Atty - None: 15-20682

EXECUTIONS

Week ending April 24, 2015

1st Name-Plaintiff
2nd Name-Defendant

First Commonwealth Bank vs. **Joshua Lewis Blash and United States of America**: 15-30102

Brown Bark I, LP vs. **Rock House Bar Inc., Donald R. Gregg, Robyn L. Gregg and PNC Bank, Garnishee**: 15-30101

PNC Bank National Association vs. **Alice Mae Snow all Known and Unknown Heirs**: 15-30104

Green Tree Servicing LLC vs. **Bobbie J. Vance and Robert W. Vance, Jr.**: 15-30103

DIVORCES

Week ending April 24, 2015

1st Name-Plaintiff
2nd Name-Defendant

Amanda J. Alwine vs. **Jeffrey L. Alwine**:
Cathy S. Boyer, Esq.: 15-90275

Raymond A. Christy, III vs. **Angela L. Christy**: Joseph Nash, Esq.: 15-90271

Tara Y. Hilliard vs. **Donald H. Hilliard**:
Kathryn Linn-Stevenson, Esq.: 15-90264

Allison Koch vs. **Raymond Koch**: Jonathan C. Voelker, Esq.: 15-90268

Thomas Lizzi vs. **Loretta A. Lizzi**: Thomas Lizzi, Esq.: 15-90276

William Albert Snyder vs. **Jillian Susan Macefe**: Atty - None: 15-90270

Rachel Shearer vs. **Zachery Shearer, Sr.**: Sarah G. Hancher, Esq.: 15-90274

Robin D. Tate vs. **Robert D. Tate**: Eric J. Yandrich, Esq.: 15-90269

Kristine Marie Wilkinson vs. **Scott Kelly Wilkinson**: Atty - None: 15-90273

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Ralph Jockel Jr of 427A Three Degree Road, Renfrew, PA 16053 and Lucy Nacey of 543 Beaver St. Ext., Mars, PA 16046 have file on March 3, 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 **Chrome Properties, LLC**. The business to be carried on at 543 Beaver St., Ext., Mars, PA 16046.

Chrome Properties LLC
Ralph Jockel Jr
Lucy Nacey
543 Beaver Street Ext.
Mars, PA 16046

BCLJ: May 1, 2015

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
BUTLER COUNTY
Number 2011-11305**

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
(CWABS 2005-HYB9)

V.

Ronald W. Zangaro and Kaci A. Zangaro

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

TO: Kaci A. Zangaro

Your house (real estate) at 109 Kaufman Run Boulevard, Mars, Pennsylvania 16046 is scheduled to be sold at Sheriff's Sale on July 24, 2015 at 11:00 a.m. at the Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$341,509.15 obtained by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-HYB9) against you.

**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 (CWABS 2005-HYB9) 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 St., Ste. 1400
Phila., PA 19109
215-790-1010

Ref#234-3857.

BCLJ: May 1, 2015

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
No. 15-10007**

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
(CWALT 2007-10CB), Plaintiff

VS.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER SARAH
L. BRADEN, DECEASED, Defendant**

NOTICE

**To UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER SARAH
L. BRADEN, DECEASED**

You are hereby notified that on January 6, 2015, Plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2007-10CB), filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 15-10007. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 143 LA RAY DRIVE, BUTLER, PA 16001-1407 whereupon your property would be sold

by the Sheriff of BUTLER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

PH#699443

BCLJ: May 1, 2015

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NO. 14-10108**

JPMORGAN CHASE BANK, N.A.

VS.

**LISA MARIE DIGANGI and MICHAEL
ANTHONY DRAMMISSI**

**NOTICE TO: MICHAEL ANTHONY
DRAMMISSI**

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

Being Premises: 249 WEST WATER
STREET, SLIPPERY ROCK, PA 16057-1024

Being in SLIPPERY ROCK BOROUGH,
County of BUTLER, Commonwealth of
Pennsylvania, 510-S1-53-0000

Improvements consist of residential property.

Sold as the property of LISA MARIE DIGANGI
and MICHAEL ANTHONY DRAMMISSI
Your house (real estate) at 249 WEST
WATER STREET, SLIPPERY ROCK, PA
16057-1024 is scheduled to be sold at the
Sheriff's Sale on 07/24/2015 at 11:00 AM,
at the BUTLER County Courthouse, Butler
County Courthouse, P.O. Box 1208, Butler,
PA 16003, to enforce the Court Judgment
of \$96,067.95 obtained by, JPMORGAN
CHASE BANK, N.A. (the mortgagee),
against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

PH#939751

BCLJ: May 1, 2015

NOTICE OF FILING

NOTICE is hereby given that Jamel
Industries, LLC, 135 McNulty Lane, Harmony,
Pennsylvania 16037, did on the 23rd day of
March, 2015, file with the Secretary of the
Commonwealth at Harrisburg, Pennsylvania,
an application under the Fictitious Names
Act approved the 16th day of December,
1982, P.L. 1309, (54 Pa. C.S.A. Section
311), to conduct business under the name
of **COSTUMES FOR SANTA**.

Philip P. Lope, Esq.
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: May 1, 2015

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a
Certificate of Organization was filed with the
Department of State of the Commonwealth of
Pennsylvania on April 7, 2015, for a Limited
Liability Company formed under the Limited
Liability Company Law of 1994, with the
name of **Deadhead, LLC**.

MONTGOMERY, CRISSMAN
MONTGOMERY, KUBIT, L.L.P.
David M. Crissman, Esquire
518 North Main Street
Butler, PA 16001
724.285.4776

BCLJ: May 1, 2015

REGISTER'S NOTICE

I, **Judith Moser**, Register of Wills and Clerk of Orphans' Court of Butler County Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **Monday, May 11, 2015 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
ESCHER, Joseph R.....	Catherine A. Martin.....	03/25/2015
LEASE, Ronald P.	Kimberly P. Ford	03/24/2015
MUSCATELLO, Salvatore.....	Aaron S. Muscatello.....	03/13/2015
A/K/A Sam Muscatello		

BCLJ: May 1 & 8, 2015

BUTLER COUNTY LEGAL JOURNAL ADVERTISING RATES

• Effective May 1, 2015 •

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Butler County Legal Journal
240 S Main Street
Butler PA 16001

Estate *Register of Wills collects this fee when opening an Estate.	\$85.00	runs (3) time(s) includes (1) Proof
Trust	\$85.00	runs (3) time(s) includes (1) Proof
Register's Notice	\$35.00	runs (2) time(s) includes (1) Proof
Corporation / LLC / Fictitious	\$90.00	runs (1) time(s) includes (1) Proof
Name Change	\$55.00	runs (1) time(s) includes (1) Proof
Sheriff Sale	\$250 minimum fee up to 48 lines plus \$1.75 per line over 48	runs (3) time(s) includes (1) Proof
Per Line	\$1.75	
Proof of Publication Notary	\$3.50	
Duplicate Proof	\$5.00	