

**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: Donald E Doerr**

Late of: Buffalo Township PA  
 Executor: Doris J Doerr  
 109 Lilac Lane  
 Sarver PA 16055  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Margaret R Dolhi**

Late of: Cabot PA  
 Executor: David G Dolhi  
 104 Orchard Drive  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, Mccandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Donna J Gallagher**

Late of: Zelienople PA  
 Executor: Barbara A Gallagher  
 215 West Spring Street  
 Zelienople PA 16063  
 Executor: Brian D Gallagher  
 131 Independence Lane  
 New Castle PA 16101  
 Attorney: Gregory S Fox  
 Fox & Fox PC  
 323 Sixth Street  
 Ellwood City PA 16117

**Estate of: Tonya M Geibel**

Late of: Fairview PA  
 Executor: Earle Dean Geibel  
 116 Redwood Road  
 Karns City PA 16041  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Albert C Hagen Jr**

Late of: Adams Township PA  
 Administrator C.T.A.: Holly J Reed  
 346 Gateway Road  
 New Wilmington PA 16142  
 Attorney: Deborah A Shaw  
 1906 Wilmington Road  
 New Castle PA 16105

**Estate of: Miriam R Martens**

Late of: Jefferson Township PA  
 Executor: Cristen Leigh Fiffik  
 1521a West Ingomar Road  
 Pittsburgh PA 15237  
 Attorney: Michael E Fiffik  
 Welch Gold Siegel And Fiffik PC  
 428 Forbes Avenue 1240 Lawyers Bldg  
 Pittsburgh PA 15219

**Estate of: Martha E Norris****a/k/a: Martha E Clark**

Late of: Cabot PA  
 Executor: A Gail Bowser  
 116 Huston Lane  
 Cabot PA 16023  
 Attorney: A Robert Shott  
 125 Mountain Laurel Dr  
 Butler PA 16002

**Estate of: Andrew P Olszak****a/k/a: Andrew M Olszak**

Late of: Clearfield Township PA  
 Executor: Mitchel A Olszak  
 118 East Edgewood Avenue  
 New Castle PA 16105  
 Executor: Molly A Raabe  
 945 Carbon Center Road  
 Fenelon PA 16034  
 Attorney: Tracy Cornibe Schaffner  
 Zunder & Associates PC  
 130 East Jefferson Street  
 Butler PA 16001

**Estate of: Elaine R Powis****a/k/a: Elaine May Raicos**

Late of: Cranberry Township PA  
 Executor: Janice P Kowalski  
 166 Hampshire Dr  
 Cranberry Twp PA 16066

**Estate of: Jeanne Riggs**

Late of: Summit Township PA  
 Executor: Glenn E Riggs  
 97 West Patterson Avenue  
 Butler PA 16001  
 Attorney: David A Crissman  
 Montgomery Crissman  
 Montgomery and Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Jane T Vidt**

Late of: Cranberry Township PA  
 Administrator: James E Vidt  
 849 Sleepy Hollow Road  
 Apt K  
 Pittsburgh PA 15234  
 Attorney: Michael J Henny  
 2828 Gulf Tower  
 707 Grant Street  
 Pittsburgh PA 15219

BCLJ: October 5, 12, 19, 2018

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**SECOND PUBLICATION**

**Estate of: Michael J Bobbish**

Late of: Adams Township PA  
 Executor: Michael J Bobbish Jr  
 205 Bresci Lane  
 Mars PA 16046  
 Executor: Jennifer H Cretella  
 143 Snyder Drive  
 Rochester PA 15074  
 Attorney: Michael K Parrish Esq  
 Goehring Rutter and Boehm  
 2100 Georgetown Drive Suite 300  
 Sewickley PA 15143

**Estate of: Kathleen B Cress****a/k/a: Kathleen Cress****a/k/a: Kathleen Bryan Cress**

Late of: Connoquenessing PA  
 Executor: Fawn P Kwok  
 7262 Cedar Lane Drive  
 Germantown TN 38138  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelienople PA 16063

**Estate of: Ellsworth R Davison****a/k/a: Ellsworth R Davison Jr**

Late of: Jefferson Township PA  
 Admr. D.B.N. C.T.A.: Shirley Abt  
 700 Limestone Drive  
 Allison Park PA 15101  
 Attorney: Dorothy J Petrancosta PC  
 1541 Butler Plank Rd #423  
 Glenshaw PA 15116

**Estate of: Harry W Gates Sr****a/k/a: Harry W Gates**

Late of: Venango Township PA  
 Executor: Jonathan L Gates  
 34 Green Lane  
 Parker PA 16049  
 Attorney: Michael W Sloat  
 Lynn, King & Schreffler, P.C.  
 606 Main Street P.O. Box 99  
 Emlenton PA 16373

**Estate of: Albert F Greiner**

Late of: Renfrew PA  
 Executor: Stacey R Smith  
 234a Beacon Road  
 Renfrew PA 16053  
 Attorney: William J Schenck  
 Schenck & Long  
 610 North Main Street  
 Butler PA 16001

**Estate of: Clarence J Herzer**

Late of: Saxonburg PA  
 Executor: Barbara Herzer  
 222 Pearl Avenue  
 Cheswick PA 15024  
 Attorney: Anthony R Sosso Jr  
 1310 Freeport Road  
 Pittsburgh PA 15238

**Estate of: Josephine B Kurpakus**

Late of: Saxonburg PA  
 Administrator: Damon Kurpakus  
 138 Stratford Dr  
 Sarver PA 16055  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Pauline Isabella Oswald**

Late of: Jefferson Township PA  
 Executor: Mary Susan Kaufman  
 1058 6th Street  
 Beaver PA 15009  
 Attorney: John L Walker Jr  
 McNees, Autenreith, Rackley & Walker  
 345 Commerce Street  
 Beaver PA 15009

**Estate of: Earl L Phipps**

Late of: Slippery Rock Township PA  
 Executor: Eric T Phipps  
 654 Main Street  
 Prospect PA 16052  
 Attorney: Laurel Hartshorn Esq  
 PO Box 553  
 Saxonburg PA 16056

**Estate of: Jeffrey William Watson**

Late of: Butler Township PA  
 Administrator: Rachel Watson  
 42 Village Road  
 Slippery Rock PA 16057  
 Attorney: Michael J Pawk  
 Lutz & Pawk LLP  
 101 East Diamond Street, Suite 102  
 Butler PA 16001

**Estate of: John E Weinel III**

Late of: Middlesex Township PA  
 Executor: Pamela M Long  
 758 Fairston Street  
 Pittsburgh PA 15204  
 Attorney: John M Hartzell Jr  
 Houston Harbaugh PC  
 Three Gateway Center  
 401 Liberty Ave 22nd Floor  
 Pittsburgh PA 15222

**Estate of: George A Xenias**

Late of: Valencia PA  
 Executor: Doreen Grada  
 100 Oakwood Circle  
 Gibsonia PA 15044  
 Attorney: David W Tyree  
 3371 Babcock Boulevard  
 Pittsburgh PA 15237

**Estate of: Joseph John Zajch**

Late of: Evans City PA  
 Administrator: Marilyn A Schnupp  
 245 Richfield Street  
 Pittsburgh PA 15234  
 Attorney: Joan Shinavski  
 McKay & Associates PC  
 3755 Library Road Suite 301  
 Pittsburgh PA 15234

**Estate of: Ruth E Zuccher**

Late of: Cranberry Township PA  
 Executor: Michael J Zuccher  
 133 Cottonwood Drive  
 Aliquippa PA 15001  
 Attorney: Russell C Miller  
 Auld Miller LLC  
 4767 William Flynn Hwy  
 Allison Park PA 15101

BCLJ: September 28 & October 5, 12, 2018

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**THIRD PUBLICATION****Estate of: Marie C Bartley**

Late of: Butler Township PA  
 Executor: Anna Mae Rock  
 519 North Washington St Unit 4  
 Butler PA 16001  
 Executor: Paul T Bartley  
 125 John Street  
 Valencia PA 16059  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Marie A Fahey**

Late of: Zelenople PA  
 Executor: Joan Busching  
 108 St Ives Way  
 Zelenople PA 16063  
 Attorney: Jayne Garver  
 Law Offices of Jayne Garver  
 1224 W Lincoln Hwy  
 Coatesville PA 19320

**Estate of: Roberta B Gierl**

Late of: Penn Township PA  
 Executor: Stephen W Gierl  
 1231 East Drive  
 Butler PA 16002  
 Attorney: Michael J Pater  
 101 East Diamond Street  
 Suite 202  
 Butler PA 16001

**Estate of: Ruth M Montgomery**

Late of: Cranberry Township PA  
 Executor: Katherine Ruth Montgomery  
 1708 Tiline Rd  
 Tiline KY 42083  
 Attorney: Charles R Reis  
 Reis Law Firm  
 3439 Babcock Blvd Suite 300  
 Pittsburgh PA 15237

**Estate of: Judith M Nye**

Late of: Harmony PA  
 Executor: Jacquely Losco  
 313 Monroe Street  
 Harmony PA 16037  
 Attorney: Michael W Nalli  
 Michael W Nalli PC  
 150 Pleasant Drive, Suite 101  
 Aliquippa PA 15001

**Estate of: Peter J Oesterling Sr**

Late of: Baltimore Fairfield County Ohio  
Ancillary Ancillary Executor:  
Michael J Oesterling  
10941 Deborah Drive  
Potomac MD 20854  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

**Estate of: Thomas L Slupe**

Late of: Butler Township PA  
Executor: Michael T Slupe  
201 Cedar Road  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Lucille G Treccase****a/k/a: Lucille K Treccase****a/k/a: Lucille Kelly Treccase**

Late of: Jefferson Township PA  
Executor: Kenneth W Dehus  
1550 Powers Run Road  
Pittsburgh PA 15238  
Attorney: Edward L Kelly  
Jones Gregg Creehan & Gerace LLP  
411 Seventh Ave Suite 1200  
Pittsburgh PA 15219

**Estate of: Margie Jean Whited**

Late of: Saxonburg PA  
Administrator: Mark Whited  
265 Bear Creek Road  
Sarver PA 16055  
Attorney: Dorothy J Petrancosta PC  
1541 Butler Plank Rd #423  
Glenshaw PA 15116

BCLJ: September 21, 28 &amp; October 5, 2018

**MORTGAGES**

Recorded September 3 - September 7, 2018

**15 VX2BL LLC**-FIRST COMMONWEALTH  
BK-Cranberry Twp-\$1,680,000.00

**Baker, Wayne E**-CLEARVIEW FED CRED  
UN-Cranberry Twp-\$30,000.00

**Banks, S John III**-PNC BK NATL ASSN-  
Butler Twp-\$25,000.00

**Bartley, Blain E**-BARTLEY, BLAIN  
E-Jackson Twp-\$59,921.97

**Barton, Ruth Aka**-BUTLER CO  
REDEVELOPMENT AUTH-Penn Twp-  
\$15,310.00

**Baumgartner, Frank C**-CITIZENS BK PA-  
Connoquenessing Twp-\$212,000.00

**Berg, Keith Ryder**-S&T BK-Cranberry Twp-  
\$267,600.00

**Berry, Cathy**-NEXTIER BK NA-Donegal  
Twp-\$146,100.00

**Bigger, Brian J**-PENNSYLVANIA EQUITY  
RESOURCES INC-Zelienople Boro-  
\$194,750.00

**Birckbichler, Brian S**-UNITED  
WHOLESALE MTG-Jackson Twp-  
\$235,875.00

**Blair, Josie**-UNION HOME MTG CORP-  
Washington Twp-\$171,731.00

**Bogan, Gregory T**-HOME SAV BK-Penn  
Twp-\$360,193.00

**Bosetti, Paul M**-SAIL MTG CORP-  
Cranberry Twp-\$524,000.00

**Brown, Ronald A**-DOLLAR BK FED SAV  
BK-Cranberry Twp-\$58,259.69

**Buzzelli, Veronica J**-KEYBANK NATL  
ASSN-Adams Twp-\$210,000.00

**Cagle, Christopher W**-HUNTINGTON  
NATL BK-Prospect Boro-\$75,000.00

**Cardamone, Dominic D**-QUICKEN LOANS  
INC-Saxonburg Boro-\$139,500.00

**Caruso, Samuel A Trs**-FIRST NATL BK  
PA-Penn Twp-\$50,000.00

**Casper, Regina LC**-UNITED WHOLESALE  
MTG-Cranberry Twp-\$178,200.00

**Ciarimboli, Anthony**-RELIANCE FIRST  
CAP LLC-Saxonburg Boro-\$242,755.00

**Clark, Bruce D**-SAIL MTG CORP-Jackson  
Twp-\$170,000.00

**CNC LLC**-PNC BK NATL ASSN-Cranberry  
Twp-\$2,775,600.00

**Coddington, Robert E**-JLB CORP DBA-  
Cranberry Twp-\$296,250.00

**Cogley, James**-JOHN, DARRYN-Butler  
City-\$30,000.00

**Cotherman, Jeffrey D**-MARS BK-Adams  
Twp-\$152,750.00

**Covell, Marissa L**-M S FLYNN INC DBA-  
Lancaster Twp-\$623,000.00

**Cress, James L Aka**-ARMCO CRED UN-  
Donegal Twp-\$25,000.00

**Court of Common Pleas  
Butler County, Pennsylvania  
Civil Action-Law  
No. 2018-10562**

**Notice of Action in  
Mortgage Foreclosure**

JPMorgan Chase Bank, National Association,  
Plaintiff

vs.

**Sally Flint King, Defendant**

**To the Defendant, Sally Flint King: TAKE NOTICE THAT THE Plaintiff, JPMorgan Chase Bank, National Association, has filed an action Mortgage Foreclosure, as captioned above.**

NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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.

Butler County Bar Assn.,  
240 S. Main St.,  
Butler, PA 16001.

Christopher A. DeNardo, Kristen Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff,  
SHAPIRO & DeNARDO, LLC,  
3600 Horizon Dr., Ste. 150,  
King of Prussia, PA 19406,  
610.278.6800.

BCLJ: October 5, 2018

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
IN RE: C.R.H.  
O.A. No. 45 of 2016  
PETITION FOR INVOLUNTARY  
TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

**To: Unknown Father**

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child.

**C.R.H. Date of Birth: 08/10/2004**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center on the 29th day of October, 2018 at 1:00 p.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER 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.

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724.284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724.284.5200

BCLJ: October 5, 2018

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
IN RE: G.M.G.  
O.A. No. 37 of 2018  
PETITION FOR INVOLUNTARY  
TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

**To: A.R.S.**

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child, **G.M.G. - Date of Birth: February 7th , 2017.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 19 th day of October, 2018 at 9:00 a.m. in Courtroom #7.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER 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.

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BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724-284-5200

BCLJ: October 5, 2018

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
IN RE: G.M.G.  
O.A. No. 37 of 2018  
PETITION FOR INVOLUNTARY  
TERMINATION OF PARENTAL RIGHTS**

**NOTICE**

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child, **G.M.G. - Date of Birth: February 7th , 2017.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 19 th day of October, 2018 at 9:00 a.m. in Courtroom #7.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER 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.

SARAH E. EDWARDS, M.A., J.D.  
Register of Wills & Clerk of Orphans' Court  
Government/Judicial Center  
Butler, PA 16003-1208  
724-284-5348

BUTLER COUNTY  
ADMINISTRATOR'S OFFICE  
724-284-5200

BCLJ: October 5, 2018

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
MSD No. 18-40210**

E. JUSTICE RAIN HARTMAN  
TO E. JUSTICE RAIN STRUCKER

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the 17th day of September, 2018, the Petition of E. Justice Rain Hartman was filed in this Court praying for a decree to change her name to **E. Justice Rain Strucker.**

The court has fixed the 28th day of November, 2018 at 10:00 o'clock a.m. at Courtroom No. 5, of the Butler County Government Center as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

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

BCLJ: October 5, 2018  
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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
MSD No. 18-40212**

JOANNE MARIE HARTMAN  
TO JOANNE MARIE STRUCKER

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the 17th day of September, 2018, the Petition of Joanne Marie Hartman was filed in this Court praying for a decree to change her name to Joanne Marie Strucker.

The court has fixed the 28th day of November, 2018 at 10:00 o'clock a.m. at Courtroom No. 5, of the Butler County Government Center as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

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

BCLJ: October 5, 2018  
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**CERTIFICATE OF ORGANIZATION  
DOMESTIC LIMITED LIABILITY  
COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 2016, as amended. The name of the Limited Liability Company is **Baglier Automotive Sales and Leasing LLC.** Baglier Automotive Sales and Leasing LLC's initial registered office is located at 7 Comfort Lane, Butler, Butler County, Pennsylvania 16001.

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

BCLJ: October 5, 2018  
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**NOTICE OF INCORPORATION**

Notice is hereby given that on July 24, 2018, Articles of Incorporation - Nonprofit were filed with the Commonwealth of Pennsylvania Department of State at Harrisburg, Pennsylvania for the domestic non-profit corporation, **PHA Charities**, which Corporation has been incorporated under the provisions of the Non-Profit Corporation Law of 1988. The corporation has been formed for charitable and other lawful purposes to be conducted on a not-for-profit basis.

Theodore A. Saad, Esquire  
 VERTERANO & MANOLIS  
 2622 Wilmington Road  
 New Castle, PA 16105-1530  
 Telephone: (724) 652-0300

BCLJ: October 5, 2018  
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**FICTITIOUS NAME REGISTRATION**

An application for registration of the fictitious name **Parker Technologies**, 118 Denny Rd, Valencia, PA 16059 has been filed in the Department of State at Harrisburg, PA, File Date 08/02/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Victoria Parker, 115 Fairview Ave, Apt 1, Butler, PA 16001.

BCLJ: October 5, 2018  
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**REGISTER'S NOTICE**

I, SARAH E. EDWARDS, 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 **TUESDAY, OCTOBER 9, 2018, at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
<b>BLACK, Gladys</b>	Marie Kent L. Roberts	08/27/18
<b>BOWERS, Matilda</b>	Jane Carole B. Karlik	08/13/18
<b>McINTYRE, Mary E.</b>	Amy Atkison	08/22/18
<b>WIND, Ruby K. a/k/a Ruby Wind a/k/a Ruby L. Wind</b>	Carissa Garing	08/21/18
<b>WISSMAN, Marie L.</b>	Rodney Watterson	08/27/18
<b>NAME</b>	<b>GUARDIAN/TRUSTEE/POA</b>	<b>FILED</b>
<b>IN RE: TRUST UNDER WILL OF HELEN NIXON FORSYTHE CREATING THE NIXON MEMORIAL EDUCATION FUND</b>	William D. Sutton, deceased Trustee and PNC Bank, N.A., surviving Trustee	08/27/18

BCLJ: September 28 & October 5, 2018  
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**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 16th day of November 2018** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, December 14, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 28 & October 5, 12, 2018

**IN THE COURT OF COMMON PLEAS  
of Butler County  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE  
Docket No. 17-10920**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA, FORMERLY KNOWN AS INTEGRA BANK, FORMERLY KNOWN AS INTEGRA BANK/PITTSBURGH 3232 Newmark Drive Miamisburg, OH 45342 Plaintiff  
vs.

**ELIZABETH M. MEDINA as Administratrix for the Estate of Betty M. Ritzert, Deceased and Solely in Her Capacity as Heir of John F. Ritzert, Deceased DAVID RITZERT Solely in His Capacity as Heir of John F. Ritzert, Deceased BRENDA J. RITZERT Individually, and in Her Capacity as Heir of John F. Ritzert, Deceased Mortgageor(s) and Record Owner(s) 139 Hickory Street Butler, PA 16001 Defendant(s)**

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY****TO: RITZERT, DAVID**

DAVID RITZERT Solely in His Capacity as Heir of John F. Ritzert, Deceased

139 Hickory Street Butler, PA 16001

Your house at 139 Hickory Street, Butler, PA 16001 is scheduled to be sold at Sheriff's Sale on Friday, November 16, 2018, at 11:00 AM, in Sheriff's Office, Courthouse, Butler, PA to enforce the court judgment of \$9,482.25 obtained by PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA, FORMERLY KNOWN AS INTEGRA BANK, FORMERLY KNOWN AS INTEGRA BANK/PITTSBURGH 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 cancelled if you pay to PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA, FORMERLY KNOWN AS INTEGRA BANK, FORMERLY KNOWN AS INTEGRA BANK/PITTSBURGH, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413- 2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 170958FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 notice below 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 NOT 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 bid price by calling the Sheriff of 724-284-5245.
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 in the sale. To find out if this has happened, you may call the Sheriff of 724-284-5245.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PROTHONOTARY OF BUTLER COUNTY  
300 South Main Street  
Butler, PA 16001

BUTLER COUNTY BAR ASSOCIATION  
240 South Main Street  
Butler, PA 16001

KML LAW GROUP, P.C.  
Suite 5000- BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Attorney for Plaintiff

BCLJ: September 28 & October 5, 12, 2018

Sheriff of Butler County, Michael T. Slupe