

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: Richard D Brown**

Late of: Penn Township PA
Executor: Donna Mary Clark
199 Royal Oak Dr
Butler PA 16002
Executor: Joanne Marie Brandl
PO Box 258
Gallery PA 16024

BCLJ: December 4, 11, 18, 2020

Estate of: Patricia J Collins

Late of: Middlesex Township PA
Administrator: Steven M Schmittauer
152 Dwellington Drive
Valencia PA 16059
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: December 4, 11, 18, 2020

Estate of: Mary T Geibel

Late of: Chicora PA
Executor: Dennis A Geibel
361 Rattigan Road
Chicora PA 16025
Executor: Elaine C Peth
114 Peth Lane
Renfrew PA 16053
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

**Estate of: Charles Dale Gibson
a/k/a: C Dale Gibson**

Late of: Prospect PA
Executor: Cathleen D Johnson
PO Box 371
Prospect PA 16052
Executor: Patric L Gibson
1330 Dewitt Lane
Sebastian FL 32958
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Margaret L Hankey

Late of: Summit Township PA
Executor: Christine M Scott
119 Sullivan Road
Butler PA 16001
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Ann Rochelle Matteoni

Late of: Butler Township PA
Administrator: Kim Greco
171 Orchard Dr
Prospect PA 16052
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

BCLJ: December 4, 11, 18, 2020

**Estate of: Lawrence Michael Pasquinelli
a/k/a: Lawrence M Pasquinelli**

Late of: Adams Township PA
Administrator C.T.A.: Michael L Pasquinelli
208 Sunset Court
Valencia PA 16059
Attorney: Robert W Koehler
Manor Complex Penthouse
564 Forbes Avenue
Pittsburgh PA 15219

BCLJ: December 4, 11, 18, 2020

Estate of: Cherylle M Rhodes

Late of: Zelenople PA
Executor: Lori Keene
7610 Lafayette Square
Aliquippa PA 15001
Attorney: Michele P Conti
Conti Law
986 Brodhead Road
Coraopolis PA 15108

BCLJ: December 4, 11, 18, 2020

Estate of: Deborah Rumbaugh

Late of: Butler Township PA
Executor: Barbara J Bastian
118 Timber Ridge Road
Saxonburg PA 16056
Attorney: John P Senich Jr
The Lindsay Law Firm PC
110 E Diamond St Suite 310
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: Donna Schnur

Late of: Oakland Township PA
Executor: Crystal Schnur
136 N Bonsall Ave
Glenolden PA 19036
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

Estate of: David G Tubridy Sr

a/k/a: David Gilbert Tubridy
a/k/a: David G Tubridy

Late of: Cranberry Township PA
Executor: Sherri L Tubridy
336 Ridge Rd
Zelenople PA 16063
Executor: John E Tubridy
336 Ridge Rd
Zelenople PA 16063

BCLJ: December 4, 11, 18, 2020

Estate of: David Waynes Wages

Late of: Middlesex Township PA
Administrator: Carrie L Bond
111 Bridle Lane
Exton PA 19341

BCLJ: December 4, 11, 18, 2020

Estate of: Randall Wimer

a/k/a: Randall G Wimer

Late of: Center Township PA
Executor: Norma J Wimer
503 Brookstone Court
Butler PA 16001
Attorney: Lee A Montgomery
Montgomery Crissman & Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: December 4, 11, 18, 2020

SECOND PUBLICATION**Estate of: Ann Aites**

Late of: Butler PA
Executor: Stanley R Aites
12300 Turnpike Road
Corry PA 16407

BCLJ: November 27 & December 4, 11, 2020

Estate of: Mattie F Anderson

Late of: Slippery Rock PA
Administrator: Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

BCLJ: November 27 & December 4, 11, 2020

Estate of: Terri Louise Bowser

a/k/a: Terri Bowser

Late of: Buffalo Township PA
Administrator: Karen Susan Bowser
209 Primrose Drive
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

Estate of: Mary L Butler

Late of: Franklin Township PA
Administrator: Timothy Paul Butler
136 North Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

**Estate of: John Lee Clutter
a/k/a: John Lee Clutter Sr**

Late of: Mars PA
Administrator: Christine Clutter
118 Irvine St
Mars PA 16046
Attorney: Michael Balzarini Esq
Balzarini & Watson
310 Grant St Suite 3303
Pittsburgh PA 15219

BCLJ: November 27 & December 4, 11, 2020

Estate of: Earl S Fennell

Late of: East Butler PA
Executor: Dennis C Fennell
528 South Franklin Park Circle
Boise ID 83709
Executor: Earl D Fennell
PO Box 195
610 Madison Ave
East Butler PA 16029
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

**Estate of: Martha A King
a/k/a: Martha Anne King**

Late of: Cranberry Township PA
Executor: William J Murphy
196 Hampshire Drive
Cranberry Twp PA 16066
Attorney: John H Auld II
Auld Miller, LLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: November 27 & December 4, 11, 2020

Estate of: Bradford Allen Mace

Late of: Butler PA
Administrator: Marla Ann Redick
1457 Mahood Rd
West Sunbury PA 16061

BCLJ: November 27 & December 4, 11, 2020

Estate of: Heather F Riley

Late of: Cranberry Township PA
Administrator: David E Riley
151 Oakview Drive
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: November 27 & December 4, 11, 2020

Estate of: Florence M Truver

Late of: Saxonburg PA
Executor: Edward M Truver
110 Lawry Drive
Valencia PA 16059
Attorney: Nicole L Thurner
Zunder & Associates PC
130 E Jefferson Street
Butler PA 16001

BCLJ: November 27 & December 4, 11, 2020

Estate of: Mary Ann Ungor

Late of: Middlesex Township PA
Executor: James W Ungor
5758 Phillips Road
Gibsonia PA 15044
Attorney: Leonard A DeJulio
617 Lincoln Avenue
Pittsburgh PA 15202

BCLJ: November 27 & December 4, 11, 2020

Estate of: Violet Anne Wasielewski

Late of: Forward Township PA
Executor: Elaine Buyna
132 Jacks Run Road
Pittsburgh PA 15214
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: November 27 & December 4, 11, 2020

THIRD PUBLICATION**Estate of: James E Goehring**

Late of: Evans City PA
Administrator: Ryan C Goehring
111 Edison Avenue
Leechburg PA 15656
Attorney: Kathryn Eck Goff
Kathryn Eck Goff Attorney at Law
3325 Saw Mill Run Blvd Suite 200
Pittsburgh PA 15227

BCLJ: November 20, 27 & December 4, 2020

Estate of: Bernice R Kuzio**a/k/a: Bernice Kuzio**

Late of: Butler PA
Executor: Deborah L Henry
222 Wallula Avenue
Butler PA 16001
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: November 20, 27 & December 4, 2020

Estate of: Ruth M Lankemeyer

Late of: Center Township PA
Executor: Nancy L Jerome
114 Spring Ridge Drive
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

BCLJ: November 20, 27 & December 4, 2020

Estate of: Margaret M Leo

Late of: Center Township PA
Executor: Sharon L Clouse
306 Wilderness Road
Glasgow KY 42141
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 20, 27 & December 4, 2020

Estate of: Jean A Mamula

Late of: Butler PA
Executor: Joy Vona Maffei
301 Cedar Rd
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: November 20, 27 & December 4, 2020

Estate of: Mary Ann Martsoff

Late of: Center Township PA
Executor: Jennifer Srock
127 Delason Avenue
Butler PA 16001
Attorney: Leeann A Fulena
Robb Leonard Mulvihill LLP
500 Grant St Suite 2300
1 BNY Mellon Center
Pittsburgh PA 15219

BCLJ: November 20, 27 & December 4, 2020

Estate of: Rita D McMeekin

Late of: Summit Township PA
Executor: Margaret R McMeekin
15 Leroy Street #2
New York NY 10014
Executor: Richard D McMeekin
PO Box 723
Butler PA 16003
Attorney: Gregory A Evashavik
310 Grant Street
Suite 520
Pittsburgh PA 15219

BCLJ: November 20, 27 & December 4, 2020

Estate of: Sharon A Penrod

Late of: Mars PA
Executor: Kimberly A Hentschel
110 Penn Street
Mars PA 16046

BCLJ: November 20, 27 & December 4, 2020

Estate of: Stefanie A Rankin

Late of: Allegheny Township PA
Executor: Jamie Leigh Eiler
4071 Kittaning Pike
Parker PA 16049
Attorney: Michael W Sloat
Lynn, King & Schreffler, P.C.
606 Main Street P.O. Box 99
Emlenton PA 16373

BCLJ: November 20, 27 & December 4, 2020

Estate of: Theodore R Small

Late of: Center Township PA
 Executor: Jane E Small
 113 Iroquois Drive
 Butler PA 16001
 Attorney: David A Crissman
 Montgomery Crissman and Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: November 20, 27 & December 4, 2020

Estate of: Gwendolyn I Wood
a/k/a: Gwendolyn Irene Wood

Late of: Butler PA
 Executor: Gwendolyn Sheryl Fulkerson
 36 Ridgeland Lane
 Asheville NC 28805
 Executor: Carol J Fulkerson
 9753 Dick Road
 Harrison OH 45030
 Attorney: Maureen P Gluntz
 102 Lexington Avenue
 Pittsburgh PA 15215

BCLJ: November 20, 27 & December 4, 2020

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH NOVEMBER 6, 2020

Recorded November 2, 2020 - November 6, 2020

A A B Rentals LLC; AAB Rentals LLC--
 CFSBANK--Butler City Ward:4 Street:332
 E Pearl St Parcel:564-21-36:\$59,200.00

Aguglia, Sela; Aguglia, Timothy W--
 PRINCETON FIN LLC--Cranberry Twp
 Sub/Condo:Forest Edge Prd Ph 2B
 Lot:226 Street:124 Morningside Drive
 Parcel:130-S43-AD226:\$750,000.00

Albert, Richard F; Albert, Tereza L--FIRST
 COMMONWEALTH BK--Center Twp
 Sub/Condo:Timberidge Plan Ph II Lot:24
 Street:124 Shawnee Drive Parcel:060-
 S19-A24 Acre:0.459:\$200,000.00

Alpha Cran GP LLC; Alpha Cran LP;
Alphacran GP LLC; Alphacran LP--
 FIRST COMMONWEALTH BK--Cranberry
 Twp Sub/Condo:Village Cranberry
 Woods CCD 20 Lot:F Parcel:130-4F44-
 35AU:\$1,000,000.00

Alter, Dawn C Kelley; Alter, George H;
Kelleyalter, Dawn C--CFSBANK--Buffalo
 Twp Sub/Condo:Silverville Plan Addn
 No 1 Lot:A-21 Street:214 Silverview Dr
 Parcel:040-S8-AA21:\$175,000.00

Altsman, Frederick L--REPUBLIC
 BK & TR CO--Cranberry Twp Sub/
 Condo:Franklin Crossing Prd Ph 1 Rev
 Lot:111 Street:209 Red Hawk Drive
 Parcel:130-S41-A111:\$492,200.00

Archambault, David E; Archambault,
Elizabeth H--PNC BK NATL ASSN--Butler
 Twp Street:2 Benbrooke Pl Parcel:056-9-
 10F:\$25,000.00

Archer, Lynn K--NVR MTG FIN INC--
 Forward Twp Sub/Condo:Peachmont
 Site Ph 1 Lot:103 Street:104 Jun Bug Dr
 Parcel:160-S7-A103:\$210,000.00

Atstupenas, Richard G--SAIL MTG
 CORP--Butler Twp Sub/Condo:Grandview
 Plan Lot:35 Street:227 Grandview Blvd
 Parcel:051-38-7/35:\$117,500.00

Bachman, Matthew J--FARMERS
 NATL BK EMLENTON--Center Twp
 Sub/Condo:Able View Circle Plan Lot:4
 Street:105 Able View Drive Parcel:060-
 S15-D4:\$125,000.00

Baptiste, Linda L; Baptiste, Max--PNC BK
 NATL ASSN--Butler City Ward:4 Street:414
 Charles St Parcel:564-19-7:\$69,467.50

Barnhart, Victor L--ARMCO CRED
 UN--Butler Twp Sub/Condo:Dershimer
 Plan Lot:17 Street:4115 Highland Ave
 Parcel:054-33-116:\$93,640.00

Basham, Victoria L aka; Geyer, Victoria

DIVORCES

Week ending November 27, 2020

1st Name-Plaintiff

2nd Name-Defendant

Caughey, Robert A vs. **Caughey, Melissa L**: 20-90735Fundark, Kristy L vs. **Fundark, Richard M**: 20-90736Maines, David M vs. **Manes, Heather McIntosh**: 20-90734Iovanella, Jessica L vs. **Tunstall, Scott H**: 20-90731Utara, Hadi vs. **Wang, Hong Hong**: 20-90723Dellen, George V vs. **Wood, Melinda Kay**: 20-90738**MARRIAGE LICENSE FILINGS**

Application Date: November 23, 2020 - November 25, 2020

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

2020-202000815 Brianna Rae Ellenberger and Michael Joseph Bogнар

2020-202000817 Michelle Edinger Jamieson and Dale Richard Smith

2020-202000819 Morgan Leigh Cashell and Michael Lawrence Jenkins

2020-202000816 Jordan Levi Rodgers and Colleen Mary Cannon

2020-202000818 Jocelyn Marie Hatfield and Mark Ambrose Klabnik

REGISTER'S NOTICE

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY DECEMBER 14, 2020, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
GILLILAND, Elizabeth D.	Aligned Partners Trust Co., Executor	10/22/2020
STEWART, Cynthia Jean	Darrell Stewart, Executor	10/27/2020
STEIGHNER, Robert L.	Robert F. Steighner and Brian J. Steighner, Executors	10/29/2020
SUTTON, Martha E.	Pamela Steiner, Executrix	10/30/2020

BCLJ: December 4, 11, 2020

NOTICE OF TRUST**RE: Henry Trust A**

Notice is hereby given that Susan E. Stocker and J. David Henry are the Trustees of the above named Trust. All persons indebted to Natalie Lenore Henry are requested to make payment and all those having claims against Natalie Lenore Henry are directed to present the same without delay to:

Susan E. Stocker and J. David Henry,
Trustees
c/o Dentons Cohen & Grigsby P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

Or to

Mario Santilli, Jr., Esquire
Dentons Cohen & Grigsby P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

BCLJ: November 27 & December 4, 11, 2020

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Names Act, approved the 24th day of May, 1945, Section 311 of Act 1982-294, as amended, (54 Pa. C.S. §311), White Elm Management LLC of Butler County, Pennsylvania, has filed an application in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 9th day of November, 2020, to conduct business under the assumed or fictitious name of **Forestville Beer**, with its principal place of business at 4127 William Flynn Highway, Forestville PA 16035

White Elm Management LLC
4127 William Flynn Highway
Forestville PA 16035

Thomas J. May, Esquire
Dillon McCandless King
Coulter & Graham, LLP
128 West Cunningham Street
Butler, Pennsylvania 16001

BCLJ: December 4, 2020

**LEGAL NOTICE –
ARTICLES OF INCORPORATION**

Notice is hereby given that **1023 Group** has filed Articles of Incorporation with the Pennsylvania Department of State for the purpose of incorporating a domestic nonprofit corporation under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988 and the incorporation has been approved.

Roxann Tyger
Alliance for Nonprofit Resources
127 S. Main Street
Butler, PA 16001

BCLJ: December 4, 2020

**LEGAL NOTICE
IN THE COURT OF COMMON PLEAS
BUTLER COUNTY, PENNSYLVANIA****IN RE: CERTIFICATE OF TITLE FOR
VEHICLE IDENTIFICATION NUMBER
4J9107****MSD NO 2020-40273**

Notice is hereby given that on November 12, 2020 a petition was filed by Steven P Harrison Jr, petition for Certification of Title to Motor Vehicle, relative to a certain **1966 M35A2 Kaiser Jeep, Vehicle Identification Number 4J9107**. The court has fixed January 19, 2021 at 9:15 AM in Courtroom #3 of the Butler County Courthouse/ Government Center, 124 W Diamond Street, Butler, Pennsylvania, as the time and place for the hearing on the petition, when and where any interested party may appear and show cause, if any why the request for certificate of title should not be granted.

BCLJ: December 4, 2020

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 20-10749**

LEGAL NOTICE

Armco Credit Union, Plaintiff

vs.

**Unknown Executor of the Estate of David
E. Carson and Unknown Heirs of the
Estate of David E. Carson, Defendants.**

TO: The Unknown Executor of the Estate
of David E. Carson and Unknown Heirs of
the Estate of David E. Carson, Defendants,
whose last known address is 106 Autumn
Drive, Butler, Pennsylvania 16001.

DATE OF NOTICE: December 4, 2020

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU
HAVE FAILED TO ENTER A WRITTEN
APPEARANCE PERSONALLY OR BY
AN ATTORNEY AND FILE IN WRITING
WITH THE COURT YOUR DEFENSES OR
OBJECTIONS TO THE CLAIMS SET FORTH
AGAINST YOU IN THIS CASE. UNLESS
YOU ACT WITHIN TEN DAYS FROM THE
DATE OF THIS NOTICE, A JUDGMENT MAY
BE ENTERED AGAINST YOU WITHOUT A
HEARING AND YOU MAY LOSE YOUR
RIGHT TO SUE THE PLAINTIFF AND
THEREBY LOSE PROPERTY OR OTHER
IMPORTANT RIGHTS.

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 THE INFORMATION
ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.

The Butler County Prothonotary's Office
300 South Main Street
Butler, PA 16001
Telephone: (724) 284-5214

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

Matthew F. Marshall
Attorney for Plaintiff
Dillon McCandless King
Coulter & Graham L.L.P.
600 Cranberry Woods Drive, Suite 175
Cranberry Township, PA 16066
(724) 776-6644

BCLJ: December 4, 2020

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA****IN RE: S.F.L.****O.A. No. 30 of 2020
PETITION FOR INVOLUNTARY TERMI-
NATION 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,

S.F.L. - Date of Birth: January 12th, 2011.

The Court has set a hearing to consider
ending your rights/duties to your child. That
Hearing will be held at the Butler County
Courthouse/Government Center, Butler,
Pennsylvania on the **5th day of February,
2021 at 9:00 A.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: December 4, 2020

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA****IN RE: T.S.L. - O.A. # 31 of 2020****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,

T.S.L. - Date of Birth: May 10th, 2009.

The Court has set a hearing to consider
ending your rights/duties to your child. That
Hearing will be held at the Butler County
Courthouse/Government Center, Butler,
Pennsylvania on the **5th day of February,
2021 at 9:00 A.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: December 4, 2020

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 15th day of January 2021** 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 February 12, 2021 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: December 4, 11, 18, 2020

E.D. 2020-30095

C.P. 2020-20767

ATTY PETER WAPNER

Seized and taken in Execution as the property of **JOHN H. ALBERT III AND JOHN H. ALBERT** at the suit of PENNYMAC LOAN SERVICES, LLC., Being:-

ALL THAT CERTAIN lot or piece of ground situate in Connoquenessing Borough, Butler County, Commonwealth of Pennsylvania Being known and designated as Lot No. 110, as shown on the plan entitled, "Leslie Farms PRD Phase 1" and recorded with the Recorder of Deeds Office, Butler County, Pennsylvania in Plat Book 304, pages 7-12.

TITLE TO SAID PREMISES IS VESTED IN JOHN H. ALBERT, H, UNMARRIED, by Deed from NVR INC, A VIRGINIA CORPORATION, Dated 09/16/2016, Recorded 09/27/2016, Instrument No. 201609270019935.

Tax Parcel: 370-S1-C110-0000

Premises Being: 120 LESLIE FARMS DRIVE, EVANS CITY, PA 16033-4722

BCLJ: December 4, 11, 18, 2020

E.D. 2020-30101

C.P. 2020-21240

ATTY ANDREW MARLEY

Seized and taken in Execution as the property of **HARRY ALCORN** at the suit of UNITED SECURITY FINANCIAL CORP., Being:-

ALL THOSE CERTAIN pieces, parcels or lots of land situated in the Township of Washington, County of Butler and Commonwealth of Pennsylvania, being Lot Nos. 1 and 2 in the Washington Plan of Lots, and being more particularly bounded and described as follows, to-wit;

BEGINNING at a stake at the Northeast corner of the herein described lots on the West side of the North Washington-EAU Clair Road, a/k/a PA State Route No. 38 and on the South line of a 30-foot private roadway; thence along the west side of PA State Route No. 38, South 28 degrees 8 minutes West, a distance of 80 feet to a stake; thence along PA State Route No. 38, South 31 degrees 47 minutes West, a distance of 252.93 feet to a stake on line of lands of now or formerly John Fithian; thence along said lands of now or formerly John Fithian, South 89 degrees 9 minutes West, a distance of 200 feet to a stake on the East side of a 30-foot roadway; thence along the East side of said 30-foot roadway, North 26 degrees 49 minutes East, a distance of 349.41 feet to a stake; thence along the east side of said 30-foot roadway, North 28 degrees 8 minutes East, a distance of 80 feet to a stake at the corner of the intersection of another 30-foot roadway; thence along the last mentioned 30-foot roadway, South 61 degrees 52 minutes East, a distance of 200 feet to the place of BEGINNING.

UNDER AND SUBJECT TO the restrictions set forth in a certain Deed from the School District of Washington to Sheldon Shaffer and Laura Shaffer, his wife, dated June 22, 1953.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Dennis D. Emery and Carol L. Emery, by Deed dated October 28, 2011, and recorded on October 28, 2011, by the Butler County Recorder of Deeds as Instrument No. 201110280026546, granted and conveyed unto Harry L. Alcorn.

BEING KNOWN AND NUMBERED AS 2753
Oneida Valley Road, Parker, PA 16049.

TAX PARCEL NO. 310-S3-A1-0000.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30107
C.P. 2020-21045
ATTY HOLLY WOLF**

Seized and taken in Execution as the property of **SHAWN P. DAY JR, SHAWN P. DAY, AND SHAWN DAY** at the suit of THE HUNTINGTON NATIONAL BANK, Being:-

All that Certain piece, parcel or lot of land situate in the First Ward of the City of Butler, Butler County, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the Westerly right-of-way line of a 20-foot alley and the Southerly right-of-way line of a 20-foot alley, and being the Northeast corner of the lot herein conveyed; thence along the Westerly right-of-way line of said 20-foot alley, South 01 degree 00 minutes 00 seconds West a distance of 73.00 feet to a point; thence through lands of now or formerly D.D. Bowser, North 89 degrees 00 minutes 00 seconds West a distance of 32.50 feet to a point on line of lands of now or formerly R.T. Fleming; thence along lands of now or formerly Fleming, North 01 degree 00 minutes 00 seconds East a distance of 73.25 feet to a point on the Southerly right-of-way line of a 20-foot alley; thence along the Southerly right-of-way line of said 20-foot alley, South 88 degrees 33 minutes 34 seconds East a distance of 32.50 feet to a point, the place of beginning.

BEING known and numbered as 110 Walton Avenue, Butler, PA 16001.

Being the same property conveyed to Shawn P. Day, Jr., a/k/a Shawn Day who acquired title by virtue of a deed from Curtis C. Leitem and Shara J. Leitem, husband and wife, dated September 12,2000, recorded September 13,2000, at Instrument Number 200009130021411, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-35-110A-0000

BCLJ: December 4, 11, 18, 2020

**E.D. 2018-30210
C.P. 2018-21608
ATTY KEVIN MCDONALD**

Seized and taken in Execution as the property of **MINDY EAGAL EXTRX, WILLIAM EAGAL EST BY EXTRX AND UNITED STATES OF AMERICA** at the suit of BAYVIEW LOAN SERVICING LLC, Being:-

All That Certain Parcel Of Land In City Of Butler, Butler County, Commonwealth of PA, As More Fully Described In Book 1145 Page 712 ID 565-10-280, Being Known and Designated as a Metes and Bounds Property Being The Same Fee Simple Property Conveyed By Deed From Edna Irene Dowening To William L. Eagal and Betty L. Eagal, husband and wife, Date 02/26/1982 In Book 1145, Page 712 in Butler County Records, Commonwealth of PA.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

All that certain piece or parcel of ground situate in the Fifth Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the dividing line between lands of formerly Paul Klinger and the property herein described, being the Northwest corner of said property and common to the Southside of West North Street; South 87° 12' East, 42.46 feet to lands formerly of Hilderbrand and Wagner, thence by the same South 2° 2' West, 68 feet to the North side of an alley; thence along the Northside of an alley; thence along the North side of the same North 87° 12' West, 4.75 feet to a point; thence along the end of said alley, South 2° 2' West, 13.5 feet to lands of formerly Klinger; thence by the same, North 87° 12' West, 37.71 feet to a point; thence by lands formerly of Klinger, North 2° 2' East, 81.51 feet to the place of beginning, as per survey of Lucas Engineering Company dated September 6, 1977. Having thereon erected a two-story frame dwelling.

BEING KNOWN AS: 227 WEST NORTH STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-10-280-0000

BEING THE SAME PREMISES WHICH EDNA IRENE DOWNING, WIDOW BY DEED DATED 2/26/1982 AND RECORDED 2/26/1982 IN THE OFFICE OF THE

RECORDER OF DEEDS IN DEED BOOK 1145 AT PAGE 712, GRANTED AND CONVEYED UNTO WILLIAM L. EAGAL, NOW DECEASED AND BETTY L. EAGAL, HIS WIFE, NOW DECEASED.

BCLJ: December 4, 11, 18, 2020

**E.D. 2019-30234
C.P. 2019-21796
ATTY KAITLIN SHIRE**

Seized and taken in Execution as the property of **SCOTT L. HUGHES** at the suit of WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, Being:-

ALL that certain lot or piece of ground situate in the Borough of Evans City (formerly the Township of Forward), County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 3, Block "B", of the Evans City Heights Plan of Lots, as laid out by Greenough, McMahon and Greenough. Registered Engineers, May, 1952, and recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack 9, page 26.

SUBJECT to a right of way for utilities over the northeasterly and southeasterly line of the subject premises as shown on the aforesaid recorded plan.

Tax ID/Parcel No. 400-S3-E3

Being the same premises which Cynthia D. Hopf, now by marriage known as Cynthia D. Colonna, and Kevin M. Colonna, wife and husband, and Donald P. Hopf, unmarried, by Deed dated September 28, 2012 and recorded in the Office of the Recorder of Deeds of Butler County on October 2, 2012 granted and conveyed to Scott L. Hughes.

BCLJ: December 4, 11, 18, 2020

**E.D. 2019-30026
C.P. 2018-22605
ATTY LISA BURKHART**

Seized and taken in Execution as the property of **ROBERT M. KOLACZYNSKI JR** at the suit of ADAMS POINTE SOUTH VILLAGE OWNERS ASSN, Being:-

ALL THAT CERTAIN lot or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being

known as Lot No. 12-A, as shown on a certain plan entitled Adams Pointe - PRD Revised Amendment No. 5 - Lot 12, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 343. Page 34 which lot is the same as designated in the Declaration Planned Community recorded in Instrument No. 201302280006087 and any Amendments thereto, as the same may change from time to time.

BEING known and numbered as 1402 Pointe View Drive, Mars, PA 16046.

PARCEL NO. 010-S18-B12A-0000.

BEING the same premises which NVR. Inc., a Virginia Corporation, by Deed dated 09/09/2014 and recorded 10/21/2014 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201410210025334. granted and conveyed unto Robert M. Kolaczynski. Jr.

BCLJ: December 4, 11, 18, 2020

**E.D. 2019-30212
C.P. 2019-21715
ATTY KRISTINE ANTHOU**

Seized and taken in Execution as the property of **ROSE A. RUPP AND FRANK L. RUMINER** at the suit of FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR TO PARKVALE SAVINGS BANK, Being:-

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 11 in the Rolling Mills Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 105, page 53-54.

BEING designated as Tax Parcel No. 230-2F75-20B11 in the Tax Assessment Office of Butler County, Pennsylvania.

HAVING erected thereon a dwelling municipally known and numbered as 100 Rolling Mills Road, Valencia, Pennsylvania 16059.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same premises which Benjamin Trew, by his Agent, Mark Trew and Elizabeth M. Trew, husband and wife, by Deed dated May 31,2000 and recorded in the Office of the Recorder of Deeds of Butler County on June 2, 2000, at Instrument Number 200006020012519, granted and conveyed to Rose A. Rupp, unmarried.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30096
C.P. 2020-21189
ATTY ROBERT FLACCO**

Seized and taken in Execution as the property of **DAVID E. SHAFFER, DAVID SHAFFER, HEIDI L. SHAFFER, HEIDI SHAFFER** at the suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP3 , Being:-

All that certain lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the Abraham U. Flowers Plan of Lots, bounded and described as follows:

Beginning at an iron stake, corner of Flowers Avenue and Pittsburgh Street; thence West 140 feet along Flowers Avenue to a stake; thence North 43 feet along through the lands of Abraham U. Flowers to a stake; thence East 140 feet along through lands of Abraham U. Flowers to a stake on Pittsburgh Street; thence South 43 feet along Pittsburgh Street to an iron stake, the place of beginning.

Also known as parcel no. 420-S1-K25

Under and subject to the easement between David and Heidi Shaffer and Erich and Karen Huy, dated July 15, 2007 and recorded on July 24, 2007 as Instrument Number 200707240019154 in the Butler County Recorder of Deeds Office.

BEING KNOWN AS: 211 SOUTH

PITTSBURGH STREET ZELIENOPLE, PA 16063

PROPERTY ID: 420-S1-K25-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AND HEIDI L. SHAFFER, HUSBAND AND WIFE BY DEED FROM ERICH HUY AND KAREN HUY, HUSBAND AND WIFE DATED August 4,2004 RECORDED August 26,2004 AS INSTRUMENT NUMBER 200408260028078.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30106
C.P. 2020-20480
ATTY LISA BURKHART**

Seized and taken in Execution as the property of **RACHEL ST GERMAIN FIGUERAS AND BRYAN ST GERMAIN** at the suit of ADAMS POINTE SOUTH VILLAGE OWNERS ASSOCIATION, A PENNSYLVANIA NON-PROFIT CORPORATION, Being:-

ALL THAT CERTAIN lot or tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 8B. as shown on a certain plan entitled Adams Pointe - PRD Amendment No. 12 - Lots 8 and 14. as recorded in the Office of the Recorder of Deeds of Butler County. Pennsylvania in Plan Book Volume 353. Page 48.

BEING known and numbered as 1802 Pointe View Drive, Mars. PA 16046.

PARCEL NO. 10-S18-B8B.

BEING the same premises which NVR Inc.. a Virginia Corporation, by Deed dated 04/26/2016 and recorded 04/27/2016 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201604270007914. granted and conveyed unto Rachel St. Germain-Figueras and Bryan St. Germain, wife and husband.

BCLJ: December 4, 11, 18, 2020

**E.D. 2020-30089
C.P. 2020-21081
ATTY JON LEWIS**

Seized and taken in Execution as the property of **TOMCATS LLC** at the suit of FLORENCE ARTMAN AND SARAH

STARRETT, Being:-

ALL THAT CERTAIN parcel of land situate in the Township of Mercer, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the center line of Shields Road and the northerly corner of lands now or formerly of L. Shields; thence along said center line of Shields Road South 71° 30' 55" East 50.00 feet to a point at Lot No. 5 in the Shidemantle Plan of Lots as recorded in Plan Book Volume 249, page 49; thence along said Lot No. 5 South 19° 00' 51" West 491.62 feet to an iron pin; thence continuing along said Lot No. 5 and further along Lot No. 4, Lot No. 3, Lot No. 2 in the aforesaid Plan South 70° 48' 24" East 896.64 feet to a point at Lot No. 1 in the aforesaid Plan; thence along said Lot No. 1 South 17° 44' 10" West 67.86 feet to an iron pin; thence continuing along the same South 70° 52' 37" East 208.14 feet to an iron pin; thence continuing along the same North 18° 01' 09" East 734.88 feet to a point in the center line of Shields Road; thence along said center line South 73° 57' 24" East 20.00 feet to a point; thence South 18° 00' 16" West 14.25 feet to a point; thence South 73° 57' 24" East 95.78 feet to an iron pin at lands now or formerly of G. Isacco; thence along said lands South 18° 26' 17" West 200.12 feet to an iron pin; thence continuing along said lands South 72° 14' 19" East 129.91 feet to an iron pin at lands now or formerly of M. Morrison; thence along said lands South 18° 26' 17" West 240.77 feet to an iron pin; thence continuing along said lands and further along lands now or formerly of E. Tonelli South 70° 17' 10" East 397.01 feet to an iron pin at lands now or formerly of J. Bliss; thence along said lands now or formerly of J. Bliss South 16° 41' 00" West 1603.91 feet to an iron pin at lands now or formerly of K. McCuean; thence along said lands North 71° 34' 34" West 1856.02 feet to an iron pin at lands now or formerly of L. Shields; thence along said lands now or formerly of L. Shields North 19° 00' 51" East 1900.26 feet to a point in the center line of Shields Road, the place of beginning.

CONTAINING 63.96 acres in accordance with a survey made by John E. Dusheck, Registered Professional Land Surveyor dated September 29, 2008.

The above parcel being comprised of the

following tax parcel numbers: 200-S3-BA-0000; 220-S3-BD 0000; 220-S3-BC-0000; 220-S3-B32-0000; 220-S3-B52-0000; 220-S3-B-0000; 220-S3-B-0001; 220-S3 B78A-0000.

UNDER AND SUBJECT to grants, rights, easements, exceptions, reservations, covenants and restrictions as contained in prior instruments of record and in said recorded plan.

EXCEPTING AND RESERVING coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record.

BEING the same premises granted and conveyed by deed from First Commonwealth Bank to Tomcats, LLC dated November 12, 2008 and recorded November 21, 2008 in the Recorder of Deeds Office in and for Butler County, Pennsylvania at Instrument No. 200811210025835.

BCLJ: December 4, 11, 18, 2020

E.D. 2018-30252

C.P. 2018-21888

ATTY BENJAMIN HOEN

Seized and taken in Execution as the property of **BRIAN L. TRISTANI AND MEGAN K. TRISTANI** at the suit of USX FEDERAL CREDIT UNION, Being:-

ALL that certain piece, parcel or lot of land situate in Jefferson Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 of the John W. Sell Plan Subdivision, Phase 2, recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania at Plan Book 225, page 3

BEING designated as Tax Parcel Number 190 1F94 12N

SUBJECT to the restrictive covenants for the John W. Sell Plan of Subdivision Phase II as recorded in the Office of the Recorder of Deeds of Butler County, PA, at RBV 2747, page 413, (incorrectly referred to as RB 3043, page 532 in Book 3049, page 337).

SUBJECT to a fifty (50) foot building line as set forth at Plan Book 225, page 3

SUBJECT to prior conveyances, grants, leases, exceptions, or reservations of coal, oil and gas and minerals and mining rights appurtenant thereto; rights-of-way,

easements, covenants, and restrictions as the same may appear of record.

BEING the same premises which Donald J. Fullerton and Pamela A. Fullerton, Husband and wife, by Deed dated August 10, 2000, and recorded on August 14, 2000 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200008140018776, granted and conveyed unto Brian L. Tristani and Megan K. Tristani, husband and wife, in fee

BCLJ: December 4, 11, 18, 2020

Sheriff of Butler County, Michael T. Slupe

Quarterly Meeting/ Election

Thursday, December 17, 2020
at 12:00 p.m.



VOTE

The Butler County Bar Association is now accepting nominations for the 2021 Board of Directors. Three seats are up for election. Each Board Member serves a two-year term. To be eligible, candidates must live or have their primary office in Butler County.

Slate of Officers:

President: John R. Kardos
Vice-President: Maria A. Imbarlina
Secretary: Ronald T. Elliott
(3-year commitment to the BCBA)
Treasurer: Michael J. Pater

Slate of Officers elected by acclamation upon motion (unless there is a movement for nominations from the floor.)

Sue Lope, Nominating Committee Chair