

**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: Frank Agostino Jr  
a/k/a: Frank Agostino**

Late of: Slippy Rock PA  
Administrator: Tiffany L Agostino  
204 Roenigk Road  
Boyers PA 16020  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippy Rock PA 16057

BCLJ: October 7, 14, 21, 2022

**Estate of: Norman L Bush**

Late of: Adams Township PA  
Executor: Laurie U Bush  
1789 Overlook Drive  
Ambridge PA 15003  
Attorney: John F Morris Esq  
Voelker Kairys & Morris LLC  
1220 Grant Building 310 Grant Street  
Pittsburgh PA 15219

BCLJ: October 7, 14, 21, 2022

**Estate of: James T Carver  
a/k/a: James Thomas Carver**

Late of: Zelienople PA  
Executor: Diane C Sims  
145 Hi-View Drive  
Fombell PA 16123  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: October 7, 14, 21, 2022

**Estate of: Henry B Franz  
a/k/a: Henry Benedict Franz**

Late of: Slippy Rock PA  
Executor: Mark G Franz  
206 London Down Circle  
Stephens City VA 22655  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippy Rock PA 16057

BCLJ: October 7, 14, 21, 2022

**Estate of: William G Hansmann  
a/k/a: William George Hansmann**

Late of: Cranberry Township PA  
Executor: Norma J Hansmann  
255 Norman Drive  
Cranberry Twp PA 16066  
Attorney: Wendy Denton Heleen  
Goehring Rutter & Boehm  
437 Grant St Suite 1424  
Pittsburgh PA 15219

BCLJ: October 7, 14, 21, 2022

**Estate of: George J Latkey**

Late of: Jefferson Township PA  
Executor: Valerie A McGee  
131 Williams Point  
Evans City PA 16033  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: October 7, 14, 21, 2022

**Estate of: Marjorie L Long  
a/k/a: Marjorie Long**

Late of: Cranberry Township PA  
Executor: John M Bornyas  
1208 Palo Alto St  
Pittsburgh PA 15212

BCLJ: October 7, 14, 21, 2022

**Estate of: William Maynard Mackay**

Late of: Pawleys Island  
Georgetown County South Carolina  
Ancillary Ancillary Executor:  
William M Mackay Jr  
418 Goldsmith Road  
Pittsburgh PA 15237  
Attorney: Christopher M Swart  
1151 Old Freeport Road  
Pittsburgh PA 15238

BCLJ: October 7, 14, 21, 2022

**Estate of: William F Mertens**

Late of: Clay Township PA  
Administrator: Paul E Mertens  
301 Five Acres Drive  
Pittsburgh PA 15238  
Attorney: Howard S Auld Jr  
Howard S Auld & Associates  
5018 William Flynn Highway  
Gibsonia PA 15044

BCLJ: October 7, 14, 21, 2022

**Estate of: Richard A Morledge**

Late of: Valencia PA  
Executor: Richard Charles Michaelian  
1537 High Meadow Lane  
Mechanicsburg PA 17055  
Attorney: Michael K Parrish Esq  
Goehring Rutter and Boehm  
2100 Georgetown Drive Suite 300  
Sewickley PA 15143

BCLJ: October 7, 14, 21, 2022

**Estate of: John Charles Mulzet****a/k/a: John C Mulzet**

Late of: Cranberry Township PA  
Executor: Sean C Mulzet  
4408 Spruce Road  
Gibsonia PA 15044  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

BCLJ: October 7, 14, 21, 2022

**Estate of: Catherine B Pearsick****a/k/a: Catherine Pearsick**

Late of: Cranberry Township PA  
Executor: Geraldine A Kerna  
339 Green Fields Drive  
Cranberry Twp PA 16066  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: October 7, 14, 21, 2022

**Estate of: Linda M Rihel****a/k/a: Linda Rihel****a/k/a: Linda Mae Rihel**

Late of: Slippery Rock Township PA  
Administrator: Tiffany L Agostino  
204 Roenigk Road  
Boyers PA 16020  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: October 7, 14, 21, 2022

**Estate of: James Kenneth Sines**

Late of: Stillwater  
Payne County Oklahoma  
Ancillary Ancillary Administrator:  
John Daniel Sines  
5205 Snowmass Cove  
Austin TX 78749  
Attorney: Nicholas Longinotti  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066

BCLJ: October 7, 14, 21, 2022

**Estate of: Emma C Walter****a/k/a: Emma Walter**

Late of: Harrisville PA  
Executor: Deborah K Barr  
151 Jones Road  
Harrisville PA 16038  
Attorney: Timothy R Bonner  
McNickle & Bonner LLP  
209 West Pine Street  
Grove City PA 16127

BCLJ: October 7, 14, 21, 2022

**Estate of: Linda B Wilkes****a/k/a: Linda Wilkes**

Late of: Cranberry Township PA  
Executor: Lindsey Lopresti  
4724 Coleridge Street  
Pittsburgh PA 15201  
Attorney: Ashley E Sharek  
Sharek Law Office LLC  
Box 130  
Bradford Woods PA 15015

BCLJ: October 7, 14, 21, 2022

**SECOND PUBLICATION****Estate of: Lois B Ellis**

Late of: Center Township PA  
Administrator: Jacque L Book  
112 Weckerly Road  
Butler PA 16002

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Betty Jean Fischer  
a/k/a: Betty J Fischer**

Late of: Connoquenessing Township PA  
Executor: Lisa Lynn Shimko  
114 Art-Lin Drive  
Butler PA 16001  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Kimberly L Kelly**

Late of: Jefferson Township PA  
Administrator C.T.A.: Jennifer N Laurenson  
251 Cobblestone Drive  
Pittsburgh PA 15237  
Attorney: Matthew E Fischer  
114 West Cunningham Street  
Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Carolyn Marie Malinak  
a/k/a: Carolyn M Malinak**

Late of: Butler PA  
Executor: Christopher R Malinak  
205 Columbia Street  
Butler PA 16001  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Paul M Newell**

Late of: Allegheny Twp  
Westmoreland County PA  
Ancillary Administrator C.T.A.:  
James P Henderson  
1212 S Vine Ave Apt 3A  
Park Ridge IL 60068  
Ancillary Administrator C.T.A.:  
Iris N Henderson  
1212 S Vine Ave Apt 3A  
Park Ridge IL 60068  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Rebecca H Newell**

Late of: Buffalo Township PA  
Executor: Iris N Henderson  
1212 S Vine Ave Apt 3A  
Park Ridge IL 60068  
Executor: James Paul Henderson  
1215 S Vine Ave Apt 3A  
Park Ridge IL 60068  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Thomas L Petty  
a/k/a: Thomas Lee Petty**

Late of: Forward Township PA  
Executor: Jeffrey Lee Petty  
208 Ledge Rock Lane  
Mars PA 16046  
Attorney: Karen Hennon McConnell  
Cafardi Ferguson Wyrick Weis & Gabriel  
2605 Nicholson Road Suite 2201  
Sewickley PA 15143

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Walter F Pfeifer**

Late of: Summit Township PA  
Executor: Michael F Pfeifer  
308 Evans City Road  
Butler PA 16001  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: James T Roush**

Late of: Concord Township PA  
Executor: Cynthia J Joswiak  
221 Joswiak Road  
West Sunbury PA 16061

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Martha M Schlereth**

Late of: Valencia PA  
Executor: Dolores S Strunk  
901 Timbercrest Trail  
Valencia PA 16059  
Attorney: Addison L Walter  
SutterWilliams LLC  
850 Ridge Ave Suite 300  
Pittsburgh PA 15212

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Georgia M Schmelzer****a/k/a: Georgia Mae Schmelzer**

Late of: Brady Township PA  
Executor: Janice L Hinchberger  
120 Hall Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Harry L Surrena****a/k/a: Harry Leonard Surrena**

Late of: Butler PA  
Executor: Teresa J Gilbert  
301 School Street  
Mercer PA 16137  
Attorney: Edward F Twomey  
The Lynch Law Group LLC  
501 Smith Drive Suite 3  
Cranberry Twp PA 16066

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Alfred D Swartzlander****a/k/a: Alfred Dale Swartzlander**

Late of: Clearfield Township PA  
Executor: Agnes M Neupert  
167 Old Route 422  
Worthington PA 16262  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

**Estate of: Charles George Wagner****a/k/a: Charles Wagner****a/k/a: Charles G Wagner**

Late of: Summit Township PA  
Administrator: Amy L Schwalb  
729 Heathergate Drive  
Pittsburgh PA 15238  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
340 N. Main Street, Suite 103  
Butler PA 16001

BCLJ: September 30 & October 7, 14, 2022

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**THIRD PUBLICATION****Estate of: Michael Basta Jr****a/k/a: Michael Basta**

Late of: Cranberry Township PA  
Admr. D.B.N. C.T.A.: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Robert W Brooks**

Late of: Renfrew PA  
Executor: Robert D Brooks  
414 Cyrus Street  
Jeannette PA 15644

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Elizabeth A Wilkening Cecil****a/k/a: Elizabeth A Cecil**

Late of: Cranberry Township PA  
Executor: Carol Burns  
153 William Penn Way  
New Brighton PA 15066  
Attorney: Wendy Denton Heleen  
Goehring Rutter & Boehm  
2100 Georgetown Drive Suite 300  
Sewickley PA 15143

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Roy Anthony Corso**

Late of: Marion Township PA  
Executor: Daniel V Corso  
431 Unionville Road  
Butler PA 16001  
Attorney: Matthew T McCune  
Conlon Tarker PC  
108 E Diamond St  
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Patricia A Fetter**

Late of: Adams Township PA  
Administrator: Robert L Fetter  
120 Fawn Drive  
Evans City PA 16033  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Betty M Graham**

Late of: Connoquenessing Township PA  
Executor: Donna Atwell  
250 Fisher Road  
Saxonburg PA 16056  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Mary Lou Grosskopf**

Late of: Palm Beach County Florida  
Ancillary Ancillary Executor:  
Rhonda C Grosskopf  
810 23rd Avenue North  
Lake Worth FL 33460  
Attorney: Brenda B Sebring  
Sebring and Associates  
339 Old Haymaker Road, Suite 1101  
Monroeville PA 15146

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Karen K Hart**

Late of: Cranberry Township PA  
Administrator: Chester A Hart  
321 Steeplechase Drive  
Cranberry Twp PA 16066  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Joyce Hays**

Late of: Connoquenessing PA  
Executor: Catherine Steffler  
145 Main Street  
Connoquenessing PA 16027  
Executor: Mary Alice Layton  
117 Constitution Avenue  
PO Box 17  
Connoquenessing PA 16027  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Charlotte E Kloker**

Late of: Karns City PA  
Executor: Mark E Earley  
557 Muddy Creek Drive  
Slippery Rock PA 16057  
Executor: Lewis A Earley  
1278 Kittaning Pike  
Chicora PA 16025  
Attorney: Adam K Hobaugh  
Murtagh Hobaugh & Cech  
PO Box 816  
Wexford PA 15090

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Melva Ann Marshall  
a/k/a: Melva A Marshall**

Late of: Penn Township PA  
Executor: Kathleen A Norante  
105 Windmill Road  
Butler PA 16002  
Attorney: Lee A Montgomery  
Montgomery Crissman & Kubit LLP  
518 North Main Street  
Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Barbara Ann Palladino**

Late of: Center Township PA  
 Executor: William J Palladino  
 2205 Cedar Cove Court  
 Reston VA 20191  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Donna Rochelle Scoville  
a/k/a: Donna R Scoville**

Late of: Butler Township PA  
 Executor: Donald T Scoville  
 113 Pinecrest Court  
 Butler PA 16001  
 Attorney: Michael S Butler Esquire  
 Heritage Elder Law & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Garrett Richard Webster**

Late of: Cranberry Township PA  
 Administrator: Lou Ann Webster  
 101 Crestwood Drive  
 Evans City PA 16033  
 Attorney: William D Kemper  
 7001 Forrest Trail  
 Butler PA 16002

BCLJ: September 23, 30 & October 7, 2022

**Estate of: Raymond S Yovanovich  
a/k/a: Ray Yovanovich**

Late of: Butler Township PA  
 Executor: Dorothy J Petrancosta  
 1541 Butler Plank Road  
 Unit 423  
 Glenshaw PA 15116  
 Attorney: Dorothy J Petrancosta PC  
 1541 Butler Plank Rd #423  
 Glenshaw PA 15116

BCLJ: September 23, 30 & October 7, 2022

**MORTGAGES****RECORDINGS ARE VERIFIED  
THROUGH September 2, 2022**

Recorded August 29, 2022 - September 2, 2022

**Abbott, Katherine T Verdolini by P/A; Abbott, Thomas Leslie; Verdoliniabbott, Katherine T By P/A--UNITED WHOLESALE MTG LLC--Adams Twp Sub/Condo:Gabriels Crest Plan Lot:57 Street:307 Crest Lane Parcel:010-S10-E57:\$618,313.00**

**Abbott, Katherine T Verdolini by P/A; Abbott, Thomas Leslie; Verdoliniabbott, Katherine T by P/A--QUORUM FED CRED UN--Adams Twp Sub/Condo:Gabriels Crest Plan Lot:57 Street:307 Crest Lane Parcel:010-S10-E57:\$115,933.00**

**Anderson, Carrie S; Anderson, Donald--USX FED CRED UN--Oakland Twp Street:131 Saint Joe Rd Parcel:250-1F147-16Faa:\$40,000.00**

**Anderson, Frankie M; Anderson, Kenneth J--ARMCO CRED UN--Washington Twp Street:1857 Branchton Road Parcel:310-3F14-26:\$45,000.00**

**Asfahani, Nicholas R; Ferraro, Emily A--FIRST NATL BK PA--Cranberry Twp Sub/Condo:Cranberry West Plan Lot:7 Street:504 Kandyce Dr Parcel:130-S12-C7:\$315,000.00**

**Balakrishnan, Ramakrishnan; Chandrasekaran, Subha--PROVIDENT FUNDING ASSOC LP--Adams Twp Sub/Condo:Kaufmann Run Est Rev No 6 Lot:602-E Street:194 Broadstone Drive Parcel:010-S20-Ct6/602E:\$235,500.00**

**Balbierer, Natalie Super; Balbierer, Tyler James--HOLLAND MTG ADVISORS--Cranberry Twp Sub/Condo:Manor Creek Farms Lot:245 Street:140 Bayberry Lane Parcel:130-S24-B245:\$349,650.00**

**Bam Bam Investments LLC--KUZORA THOMAS J--Center Twp Sub/Condo:Kuzora Lot Line Rev Lot:1 Street:1630-1640 North Main Street Ex Parcel:060-S3-1Fa Acre:10.17:\$1,000,000.00**

**Banks, Judith E; Banks, S John III--PNC BK NATL ASSN AKA--Butler Twp Ward:6 Street:315 Evans City Rd Parcel:056-19-17:\$75,000.00**

**Bernstein, Ethan Joshua--ARMCO CRED UN--Franklin Twp Street:106 Grindel Rd Parcel:170-4F19-25E:\$50,000.00**

**Bishop, Sarah E--UNITED WHOLESALE MTG LLC--Cranberry Twp Sub/Condo:Creekwood Plan No 2 Lot:286**

**MARRIAGE LICENSE FILINGS**

Application Date: September 26, 2022 - September 30, 2022

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.

2022-202200725 Amanda Joan Wiegel and Stephen Edward Feather II	2022-202200731 Adam Richard Took and Karissa Lynn Byers	2022-202200737 Dominic Andrew Palombo III and Amanda Rose King
2022-202200726 Jaycee Desiree Switzer and Jorge Armando Veladiz	2022-202200732 Michael Paul Zimmer and Sharon Marie Hicks	2022-202200738 Nicholas Robert Novitsky and Karalee Denise Pickerd
2022-202200727 Travis Michael Hernandez and Courtney Anne Jacobus	2022-202200733 Tyler Patrick Stone and Morgan Elise Hargis	2022-202200739 Trent Jacob Young and Jenae Nicole Lumley
2022-202200728 Jeffrey Scott Tonini and Jayne Lynn Smith	2022-202200734 Bryan Charles Byrd and Shelby Elane Erdman	2022-202200740 Cory Michael English and Miranda Marie Schneider
2022-202200729 Kylie Elizabeth Barnes and Brian Christopher Irlbacher	2022-202200735 Amber Christine Fichter and Trevor Jack Nelson	
2022-202200730 Nicholas Alexander Lichina and Jussie Michele Kumpfmiller	2022-202200736 Jacob Matthew Gray and Jacquelyn Leonor Campos	

**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 OCTOBER 11, 2022, at 1:30 PM** (prevailing time) of said day.

NAME	GUARDIAN/TRUSTEE/POA	FILED
<b>PINEWOOD MEMORIAL PARK (part of CMS WEST LLC), PERPETUAL LOT CARE FUND</b>	Regions Bank, Trustee	08/18/2022
<b>PRAZER, RICHARD MICHAEL</b>	Lou Jean Metcalfe, Guardian	08/26/2022

BCLJ: September 30 &amp; October 7, 2022

**NOTICE OF TRUST****RE: Jane E. Page a/k/a Evelyn Page  
–Evelyn Page Revocable Trust dated  
August 1, 2012 (Revocable Trust)**

Notice is hereby given that Jennifer E. Willetts is the Trustee of the above-named Trust. All persons indebted to Jane E. Page or Evelyn Page are requested to make payment and all those having claims against Jane E. Page or Evelyn Page are directed to present the same without delay to:

Evelyn Page Revocable Trust  
Jennifer E. Willetts, Trustee  
c/o 8282 Brittany Place  
Pittsburgh, PA 15237  
Or to:  
Rebecca A. Winge, Esquire  
Houston Harbaugh, P.C.  
Three Gateway Center  
401 Liberty Avenue, 22nd Floor  
Pittsburgh, PA 15222-1005

BCLJ: September 30 & October 7, 14, 2022

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
NOTICE OF FILING OF PETITION  
FOR NAME CHANGE**

IN THE MATTER OF: Ms.D. 2022-40275  
Notice is hereby given that, on September 21, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Parker James Spinneweber** to Izzy Havoc Spinneweber.

The Court has fixed the 20th day of December, 2022, at 9:45 A.M., in Court Room number 3, in the Butler County Courthouse, Butler, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: October 7, 2022

**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 22, 2022 for **COZMIC CANDY SHOP** at 131 Mulone Dr, Sarver, PA 16055. The name and address of each individual interested in the business is Robert Wyant at 131 Mulone Dr, Sarver, PA 16055. This was filed in accordance with 54 PaC.S. 311.417

PennCorp Servicegroup, Inc.  
600 North Second Street  
Harrisburg, PA 17101

BCLJ: October 7, 2022

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania on August 2, 2022, pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the Nonprofit Corporation is: **Cody's Community Closet Inc.** and its registered office is 101 Bear Lane, Chicora, PA 16025.

David M. Crissman, Esquire  
MONTGOMERY CRISSMAN PLLC  
518 North Main Street  
Butler, PA 16001  
(724) 285-4776

BCLJ: October 7, 2022

**VOLUNTARY DISSOLUTION  
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Katfish WC, Inc.**, a Pennsylvania corporation, with an address of 1611 North Main Street Ext., Suite 101, Butler, PA 16061, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

BCLJ: October 7, 2022



**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
ORPHAN'S COURT DIVISION**

IN RE: Adoption of : L.M.C.  
OA No. 6 of 2022

**LEGAL NOTICE**

Notice is hereby given that on the 26th day of August, 2022, the following was entered by the Court:

**FINDINGS OF FACT, OPINION AND  
DECREE TERMINATING PARENTAL  
RIGHTS**

AND NOW, this 26th day of August, 2022, following a hearing conducted this date, on the Petition to Involuntary Terminate the Parental Rights of Blas Iribarren (hereinafter, "Father") to his child, L.M.C. (hereinafter, "Child") (D.O.B.) at which hearing Father was not present, the Court finds as follows:

On February 24, 2022, Tricia L. Corona and Mark Andrew Bucciarelli (hereinafter, "Petitioners") filed a Petition for Involuntary Termination of Parental Rights of Birth Father under 23 Pa. C.S.A. § 2511, stating therein the basis upon which Petitioners sought involuntary termination of Father's parental rights. Tricia Corona is the Natural Mother of the child, and Mark Bucciarelli is her husband.

At the hearing, a brief history of natural parents' relationship was established. A review of the record shows that the Child was born (D.O.B.). Tricia L. Corona (hereinafter "Mother") and Father were in a relationship at the time of the child's birth. Approximately two (2) months after the child was born, Mother filed a Petition for Protection from Abuse against Father. A custody complaint was filed in April 4, 2017. A custody agreement was reached and filed on August 9, 2017. That agreement provided that Mother had sole legal and physical custody, while Father would have two (2) hours supervised custody with the child, to take place every other weekend. Father increasingly did not make use of his supervised custody, especially after he moved to Columbus, Ohio. On October 18, 2018, Mother filed a petition to change the name of the child, seeking to change the child's name to share her last name. At the hearing on that petition, Father appeared and objected to the name change. The Court granted the Petition in January

2019, and the child's name was changed. Father has not made any attempts since that time to be in the child's life. Father has not sent any letters or gifts, and has not made contact with Mother or child by phone calls or emails. Mother has lived in her home since November 2019, and has had the same email address for over a decade.

**LEGAL STANDARD**

The grounds for involuntary termination of parental rights are set forth in Section 2511(a), Title 23 of Pennsylvania Consolidated Statutes, which provides, in pertinent part: Grounds for Involuntary Termination

(a) General rule. The rights of a parent in regard to a child may be terminated after a petition filed on any of the following grounds:

(1) The parent by conduct continuing for a period of at least six months immediately preceding the filing of the petition either has evidenced a settled purpose of relinquishing parental claim to a child or has refused or failed to perform parental duties.

(b) Other considerations. The court in terminating the rights of a parent shall give primary consideration to the developmental, physical and emotional needs and welfare of the child. The rights of a parent shall not be terminated solely on the basis of environmental factors such as inadequate housing, furnishings, income, clothing and medical care if found to be beyond the control of the parent. With respect to any petition filed pursuant to subsection (a)(1), the court shall not consider any efforts by the parents to remedy the conditions described therein which are first initiated subsequent to the giving of notice of the filing of the petition.

23 Pa.C.S.A. § 2511 (Purdon 2018).

The Pennsylvania Supreme Court has stated "it is well-established that a court must examine the individual circumstances of each and every case and consider all explanations offered by the parent to determine if the evidence in light of the totality of the circumstances clearly warrants the involuntary termination." In re E.D.M., 708 A.2d 88, 91 (Pa. 1998). Moreover,

The court must engage in a bifurcated process prior to terminating parental rights. Initially, the focus is on the conduct of the parent. The party seeking termination must

prove by clear and convincing evidence that the parent's conduct satisfies the statutory grounds for termination delineated in Section 2511(a). Only if the court determines that the parent's conduct warrants termination of his or her parental rights does the court engage in the second part of the analysis pursuant to Section 2511(b): determination of the needs and welfare of the child under the standard of best interests of the child. One major aspect of the needs and welfare analysis concerns the nature and status of the emotional bond between parent and child, with close attention paid to the effect on the child of permanently severing any such bond.

In re L.M., 923 A.2d 505, 511 (Pa. Super. 2007).

Termination may occur based upon any one of the listed subsections. In re Adoption of R.K.Y., 72 A.3d 669, 671 (Pa. Super. 2013). Once statutory grounds for termination of parental rights have been met, the Court must then consider whether termination serves the needs and welfare of the child.

Instantly, the Natural Father of the minor has, by conduct continuing for a period of at least six (6) months immediately proceeding the filing of the Petition for Involuntary Termination of Parental Rights, evidenced a settled purpose of relinquishing his parental claims to the said minor; and, has also refused to and failed to perform his parental duties associated with the said minor. Terminating the Parental Rights of Blas Iribarren, Natural Father of L.M.C., best serves the developmental, physical, and emotional needs and welfare of said child.

Consequently, it is hereby DECREED that the parental rights of Blas Iribarren, the Natural Father of L.M.C., are hereby terminated.

YOU, Blas Iribarren, Natural Father of L.M.C., HAVE A CONTINUING RIGHT TO PLACE ON FILE AND TO UPDATE WITH THIS COURT AND THE PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE, YOUR PERSONAL AND MEDICAL HISTORY INFORMATION.

BOYER PAULISICK EBERLE & BISS  
108 East Diamond Street, Third Floor  
Butler, PA 16001  
(724) 283-0077

BCLJ: October 7, 2022

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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 18th day of November 2022** 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 December 16, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 23, 30 & October 7, 2022

**No. 2019-30216**

BANK OF AMERICA, N.A.

vs

**ROBERT S ANDREWS, JR, AMY JO ANDREWS, ROBERT S ANDREWS, AMY J ANDREWS**

PROPERTY ADDRESS: 26 BURKE ROAD, CRANBERRY TWP, PA 16066

UPI / TAX PARCEL NUMBER: 130-4F46-56H

All that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 6 in the Walden Pond Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 268, page 5.

AND ALSO ALL that certain parcel of land situate in Cranberry Township, Butler County, Pennsylvania, being Parcel B in the Raymond D. McCleary Subdivision Plan dated May 28, 2008, and recorded in the Recorder's Office of Butler County in Plan Volume 309 Page 36. The said Parcel B upon the recording hereof shall become part of Lot 6 Revised in the Walden Pond Plan heretofore of record.

Being part of the same premises conveyed to the Grantors herein by deed recorded in the Recorder's Office of Butler County in DeedBook1016Page85.

BEING KNOWN AS: 26 BURKE ROAD, CRANBERRY, PA 16066-3904

PROPERTY ED NUMBER: 130-4F46-56H

BEING THE SAME PREMISES WHICH RAYMOND D. MCCLEARY AND LINDA E. MCCLEARY, HUSBAND AND WIFE, BY DEED DATED 2/28/2009 AND RECORDED 3/19/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 200903190005109, GRANTED AND CONVEYED UNTO ROBERT S. ANDREWS, JR. AND AMY JO ANDREWS, HUSBAND AND WIFE.

BCLJ: September 23, 30 & October 7, 2022

**No. 2019-30289**

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

vs

**ALYSSA MARANATHA LAWSON, WILLIAM E LAWSON, WILLIAM LAWSON, WILLIAM E LAWSON, JR**

PROPERTY ADDRESS: 228 EAST PENN STREET, APT T, BUTLER, PA 16001

All That Certain Lot or Piece of Ground Situate in The 4th Ward of The City of Butler, County of Butler and Commonwealth Of Pennsylvania, Being Bounded And Described As Follows:

Beginning At A Point On The Northern Right of Way Line Of East Penn Street, Said Point Being Countered To The Southwest Corner Of Lot Of New Or Formerly Zalepos; Thence By East Penn Street, South 86 Degrees 13 Feet 34 Inches West, 43.62 Feet To A Point, The Southeast Corner Of Lot of Now or Formerly McChesney, Thence By McChesney. North 3 Degrees 21 Feet 18 Inches West 120.95 Feet To An Iron Pipe on The Southern Line Of Lands Of Now Or Formerty Fulton: Thence By Same And A Portion Of The Lands Of Now or Formerly Beck, North 83 Degrees 48 Feet 23 Inches, East, 43.67 Feet To A Point, The Northwest Corner Of Lands of Zalepos; Thence Be Zalepos, South 3 Degrees 21 Feet 18 Inches East, 122.79 Feet To An Iron Pin, The Place of Beginning.

Right Of Way Agreement Dated November 22, 1996 And Of Record In RBV 2689, Page 583, For A Common Driveway.

BEING KNOWN AS: 228 EAST PENN STREET, APT T, BUTLER, PA 16001

PROPERTY ID NUMBER: 564-11-156

BEING THE SAME PREMISES WHICH DAVID J. FETTER, JR., A SINGLE PERSON BY DEED DATED 2/8/2002 AND RECORDED 2/14/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 200202140005584, GRANTED AND CONVEYED UNTO WILLIAM LAWSON, JR., A SINGLE PERSON.

BCLJ: September 23, 30 & October 7, 2022

**No. 2016-30279**

TRUIST BANK FKA BRANCH BANKING & TRUST

vs

**AARON J LEDDON, RHIANNON MORIN**

PROPERTY ADDRESS: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S3-A88

TAX I.D. #: 130 S3 A88

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-A and 29-B.

UNDER AND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property, or as recorded in prior instruments of record,

UNDER AND SUBJECT to oil, gas and minerals, coal and coal bed methane gas and mining rights, and all rights incident to the extraction or development of oil, gas and minerals, coal or coal bed methane gas heretofore conveyed, leased, excepted and/or reserved by instruments of record; the rite of surface, lateral or subjacent support; or any surface subsidence.

Subject to a 50 foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

Being known as: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Aaron J. Leddon and Rhiannon Morin by deed from Donald C. Tusa and Bobette C. Tusa, ERRORNEOUSLY SPELLED AS BABETTE C TUSA, AT PRIOR DEED, HIS WIFE, husband and wife, dated April 1,2014 and recorded May 5,2014 in Instrument Number 201405050009706.

BCLJ: September 23, 30 & October 7, 2022

Sheriff of Butler County, Michael T. Slupe

**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 18th day of November 2022** 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 December 16, 2022 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: September 30 & October 7, 14, 2022

**No. 2019-30071**

PNC BANK NATL ASSN

vs

**GERALD B MCNALLY, PATRICIA MCNALLY**

PROPERTY ADDRESS: 2084 SILVERVILLE ROAD, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-1F05-17BE-0000

All that certain parcel or tract of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being particularly described as follows:

To arrive at the true point of beginning, begin at a point which is the intersection of the Saxonburg to Freeport Road and a public road known as the Silverville Road; thence along the center of said Silverville Road, South 2° 53' West, a distance of 797.43 feet to a point in the center of said Silverville Road, also being the true point of beginning; thence continuing along the center line of the aforesaid Silverville road, South 2° 53' West, a distance of 109 feet to a point in the center line of the aforesaid Silverville Road; thence through other lands of Steve Behrik and Mary Behrik, his wife, North 87° 54' 30" West, a distance of 303.16 feet to a point; thence through other lands of the aforesaid Behriks, North 2° 53' East, a distance of 109 feet to a point, said point being common to the

aforesaid Behriks and lands simultaneously conveyed by them to Stephen Behrik, Jr., et ux., thence through land being conveyed to Stephen Behrik, Jr., et ux., and the within described tract, South 87° 54' 30" East, a distance of 303.16 feet to a point in the center line of the aforesaid Silverville Road and the true point of beginning. Under and subject to coal and mining rights; rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Silverville Road; reservation of gas, coal and rights incident thereto as set forth in deed from Peter G. Doyle et ux. and Kerr Coal Company and in deed from Robert Joseph Behrik et ux. to Robert Joseph Behrik et ux.; and right of way; as all appear in prior instruments of record.

BEING known and numbered as 2084 Silverville Road, Freeport, PA 16229»

BCLJ: September 30 & October 7, 14, 2022

Sheriff of Butler County, Michael T. Slupe