

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: Milagros Samson Ackerman
a/k/a: Milagros S Ackerman**

Late of: Cranberry Township PA
Administrator: Earline Bugay
109 Kaitlin Place
Freedom PA 15042
Attorney: Matthew A Fiscus
Fiscus & Ball, PC
1605 Carmody Ct Suite 102
Sewickley PA 15143

BCLJ: November 18, 25 & December 2, 2022

Estate of: Patricia A. Dejeet

Late of: Cranberry Township PA
Executor: Michael A Dejeet
740 Kilbuck Drive
Cranberry Twp PA 16066
Attorney: Matthew T Kikta
Julian Gray Associates
954 Greentree Road
Pittsburgh PA 15220

BCLJ: November 18, 25 & December 2, 2022

**Estate of: Dale Richard Forrester
a/k/a: Dale R Forrester**

Late of: Franklin Township PA
Executor: Gary Forrester
2501 Skidmore Road
Greensburg PA 15601
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057

BCLJ: November 18, 25 & December 2, 2022

Estate of: Lois I Kreiger

Late of: Valencia PA
Executor: Laurie Kohl
555 The Esplanade N
Unit 504
Venice FL 34285
Attorney: James P Shields
The Elder Law Offices of Shields & Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: November 18, 25 & December 2, 2022

**Estate of: Norma W Laughner
a/k/a: Norma Watson Laughner**

Late of: Butler Township PA
Executor: Wendy S Honey
1304 Brookview Drive Apt 7
Grand Rapids MI 49505
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: November 18, 25 & December 2, 2022

Estate of: Nancy E Leitem

Late of: Butler Township PA
Executor: Amy Scott
708 Halston Rd
West Sunbury PA 16061
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: November 18, 25 & December 2, 2022

Estate of: William Wade Matchneer III

Late of: Valencia PA
Executor: Lauraine Matchneer
105 Delaware Avenue
Valencia PA 16059
Attorney: Jeffrey A Golvash
Golvash & Epstein LLC
9 Dewalt Avenue
Pittsburgh PA 15227

BCLJ: November 18, 25 & December 2, 2022

Estate of: Jerome J Mertz

Late of: Butler Township PA
 Executor: Natalie S Larkin
 1006 Iroquois Avenue
 Waterford MI 48327
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063

BCLJ: November 18, 25 & December 2, 2022

Estate of: Fred Mishler Jr

Late of: Slippery Rock PA
 Executor: Patricia Mishler Wolfe
 3810 East Peach Hollow Circle
 Pearland TX 77584
 Executor: David A Mishler
 1127 Kiester Road
 Slippery Rock PA 16057
 Attorney: James A Stranahan IV
 Stranahan Stranahan & Cline
 101 South Pitt Street, P O Box 206
 Mercer PA 16137

BCLJ: November 18, 25 & December 2, 2022

Estate of: Joshua Daniel Rock

Late of: Concord Township PA
 Administrator: Barbara Ann Rock
 877 Branchton Road
 Boyers PA 16020
 Attorney: Edward Leymarie Jr
 Leymarie Clark Long PC
 423 Sixth Street
 Ellwood City PA 16117

BCLJ: November 18, 25 & December 2, 2022

Estate of: Carl P Selmek Jr

Late of: Buffalo Township PA
 Executor: Charlene Malecki
 829 Brady St
 Lower Burrell PA 15068
 Attorney: Anthony R Sosso Jr
 1310 Freeport Road
 Pittsburgh PA 15238

BCLJ: November 18, 25 & December 2, 2022

Estate of: Dorothy I Sinz

Late of: Center Township PA
 Executor: Robert T Sinz
 1010 Bonniebrook
 Butler PA 16001
 Attorney: Mark R Morrow
 Attorney at Law
 204 East Brady Street
 Butler PA 16001

BCLJ: November 18, 25 & December 2, 2022

SECOND PUBLICATION**Estate of: Patricia Ann Anthony**

Late of: Cranberry Township PA
 Executor: Joseph E Anthony Jr
 7605 Franklin Road
 Cranberry Twp PA 16066
 Attorney: Ronald S Jones
 Jones Law Group
 309 Smithfield Street 6th Floor
 Pittsburgh PA 15222

BCLJ: November 11, 18, 25, 2022

Estate of: Esther Eleanor Bovard

Late of: Butler Township PA
 Administrator C.T.A.: David M Hollar
 161 Washington St
 Suite 400
 Conshohocken PA 19428
 Attorney: David M. Hollar
 161 Washington Street
 Suite 400
 Conshohocken PA 19428

BCLJ: November 11, 18, 25, 2022

Estate of: Kimberlyn Sue Heeter

Late of: Prospect PA
 Administrator: James M Anderson
 4507 Webbs Chapel Church Road
 Denver NC 28037
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: November 11, 18, 25, 2022

Estate of: Norman P Isles

Late of: Middlesex Township PA
 Executor: Dorothy Y Isles
 120 Lowery Drive
 Valencia PA 16059
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: November 11, 18, 25, 2022

Estate of: Henry M Kopczynski

Late of: Adams Township PA
 Executor: Rita L Short
 1048 Terrace Drive
 Latrobe PA 15650
 Attorney: L Christian Dediana
 533 Rugh St Suite 3
 Greensburg PA 15601

BCLJ: November 11, 18, 25, 2022

Estate of: Irene W Negle

Late of: Adams Township PA
 Administrator C.T.A.: Kelly L Wagner
 234 Gabriel Drive
 Mars PA 16046
 Attorney: William I Negle
 PO Box 38667
 Pittsburgh PA 15238

BCLJ: November 11, 18, 25, 2022

Estate of: Joan R Pitts**a/k/a: Joan Rachel Pitts**

Late of: Cranberry Township PA
 Executor: Joyce M Adler
 114 Little Hollow Dr
 Sewickley PA 15143
 Attorney: Steven Kocherzat
 763 Merchant St
 Ambridge PA 15003

BCLJ: November 11, 18, 25, 2022

Estate of: Arthur P Sallach

Late of: Jackson Township PA
 Admr. D.B.N. C.T.A.: Christina B Erdlen
 2367 James Drive
 Pittsburgh PA 15237
 Attorney: Louise R Vuono
 310 Grant Street Suite 2310
 Pittsburgh PA 15219

BCLJ: November 11, 18, 25, 2022

Estate of: Phyllis A Scanga

Late of: Adams Township PA
 Executor: Dr Edward R Robison
 115 Resolution Drive
 Mars PA 16046
 Attorney: Harold A English
 H A English and Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101

BCLJ: November 11, 18, 25, 2022

Estate of: Alexander Shott

Late of: Penn Township PA
 Executor: Alexander Robert Shott
 125 Mountain Laurel Drive
 Butler PA 16002
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

BCLJ: November 11, 18, 25, 2022

**Estate of: James M Shoup Jr
a/k/a: James Melvin Shoup Jr**

Late of: Cranberry Township PA
 Executor: Jeffrey M Shoup
 195 Barrington Ridge
 Delmont PA 15626
 Attorney: Scott P Magnuson
 Attorney at Law
 2651 Monroeville Boulevard
 Suite 101
 Monroeville PA 15146

BCLJ: November 11, 18, 25, 2022

Estate of: Margaret M Stillwagon

Late of: Harrisville PA
 Administrator: Barbara J McKean
 224 E Washington Street
 PO Box 44
 Harrisville PA 16038
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: November 11, 18, 25, 2022

Estate of: Glen T Widenhofer**a/k/a: Glenn T Widenhofer**

Late of: Jefferson Township PA
 Executor: Glenda L Martin
 338 Headland Road
 Butler PA 16002
 Attorney: William J Schenck
 Schenck & Long
 610 North Main Street
 Butler PA 16001

BCLJ: November 11, 18, 25, 2022

THIRD PUBLICATION**Estate of: Phyllis Ackner**

Late of: Cranberry Township PA
 Executor: Ilene Angarola
 2 Laura Lane
 Saratoga Springs NY 12866
 Attorney: Patrick T Narcisi
 Narcisi Law Office
 606 California Avenue
 Pittsburgh PA 15202

BCLJ: November 4, 11, 18, 2022

Estate of: Joseph Antoniono**a/k/a: Joseph P Antoniono**

Late of: Jefferson Township PA
 Executor: Martha E Matarrese
 429 Glenmore Street
 New Kensington PA 15068
 Attorney: James R Antoniono
 DeBernardo Antoniono McCabe
 Davis and Dediana PC
 11 North Main Street
 Greensburg PA 15601

BCLJ: November 4, 11, 18, 2022

Estate of: Betty L Bollinger

Late of: Butler PA
 Executor: Wayne E Ziegler
 458 Whitestown Rd
 Butler PA 16001

BCLJ: November 4, 11, 18, 2022

Estate of: Martha K Ciesielski

Late of: Cranberry Township PA
 Administrator: Joseph F Ciesielski
 213 Patriot Lane
 Freedom PA 15042
 Attorney: John T Richards III
 Richards & Richards LLP
 101 Bradford Rd Ste 100
 Wexford PA 15090

BCLJ: November 4, 11, 18, 2022

Estate of: Sonja F DeGray**a/k/a: Sonja DeGray**

Late of: Cranberry Township PA
 Executor: Richard J Freyvogel Jr
 1704 Law and Finance Building
 429 Fourth Avenue
 Pittsburgh PA 15219
 Attorney: Richard J Freyvogle Jr
 1704 Law & Finance Building
 429 Fourth Avenue
 Pittsburgh PA 15219

BCLJ: November 4, 11, 18, 2022

Estate of: Barbara A Gaynord

Late of: Middlesex Township PA
 Executor: Patricia A Kennihan
 530 Steiner Bridge Road
 Valenica PA 16059
 Executor: Martin F Gaynord III
 538 Steiner Bridge Road
 Valenica PA 16059
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: November 4, 11, 18, 2022

Estate of: Dennis M Hasenflu

Late of: Adams Township PA
 Administrator: Paula J Willyard
 347 N. Pike Road
 Sarver PA 16055
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: November 4, 11, 18, 2022

Estate of: Richard Wayne Kenyon

Late of: Buffalo Township PA
 Executor: Pamela Lynn Kenyon
 108 Chapelview Drive
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 4, 11, 18, 2022

**Estate of: Kenneth A Klein
a/k/a: Ken Klein**

Late of: Brady Township PA
 Executor: Tina M Keller
 258 E Butler Street
 Mercer PA 16137
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057

BCLJ: November 4, 11, 18, 2022

Estate of: Jae Woong Lee

Late of: Cranberry Township PA
 Administrator: Koeun Bae
 159 Lori Lane
 Mars PA 16046
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 4, 11, 18, 2022

**Estate of: Matthew R Malesh
a/k/a: Matthew Ronald Malesh**

Late of: Renfrew PA
 Administrator: James D Malesh
 554 Branchton Rd
 Slippery Rock PA 16057
 Attorney: James D Dizenzo
 PO Box 172
 Lyndora PA 16045

BCLJ: November 4, 11, 18, 2022

Estate of: Ross C Mollica

Late of: Cranberry Township PA
 Executor: Katherine L Mollica
 111 Lawnview Court
 Cranberry Twp PA 16066
 Attorney: Julian E Gray
 954 Greentree Road
 Pittsburgh PA 15220

BCLJ: November 4, 11, 18, 2022

**Estate of: Uday Sankar Roy
a/k/a: Uday S Roy**

Late of: Seven Fields PA
 Administrator: Ranjana Roy
 156 Jameson Way
 Mars PA 16046
 Attorney: Lisa M Henry
 Strassburger McKenna Gutnick & Gefsky
 Four Gategway Center
 444 Liberty Ave Suite 2200
 Pittsburgh PA 15222

BCLJ: November 4, 11, 18, 2022

**Estate of: John William Schlotter
a/k/a: John Schlotter**

a/k/a: John W Schlotter
 Late of: Butler Township PA
 Executor: Heidi L Morris
 357 Evans City Road
 Butler PA 16001
 Attorney: Michael E Fiffik
 Fiffik Law Group
 661 Anderson Drive Ste 315
 Foster Plaza 7
 Pittsburgh PA 15220

BCLJ: November 4, 11, 18, 2022

Estate of: William Alan Slater

Late of: Washington Township PA
 Administrator: Zachary Slater
 145 Morris Road
 Petrolia PA 16050
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: November 4, 11, 18, 2022

Estate of: Jeannie M Summers

Late of: Lyndora PA
 Administrator: Samantha Summers
 406 Penn Avenue
 Lyndora PA 16045
 Attorney: Amber L Archer
 1100 Law & Finance Building
 429 4th Avenue
 Pittsburgh PA 15219

BCLJ: November 4, 11, 18, 2022

Estate of: Norma J Vensel
a/k/a: Norma Jean Vensel
 Late of: Center Township PA
 Executor: Barbara L Stewart
 1103 Silver Oak Drive
 Renfrew PA 16053
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: November 4, 11, 18, 2022

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH October 14, 2022

Recorded October 10, 2022 - October 14, 2022

Allison, Anthony R; Allison, Ashley A--
 DOLLAR BK FED SAV BK--Seven Fields
 Boro Street:209 Hillvue Dr Parcel:505-
 S1-H2101:\$28,000.00

Anchors, Carol A; Anchors, Robert F--
 DOLLAR BK FED SAV BK--Clay Twp
 Street:449 Hall Rd Parcel:080-3F37-
 8F:\$60,000.00

Anderson, Donna J; Anderson, William
 J--WASHINGTON FIN BK--Adams
 Twp Sub/Condo:Sunrise Acres Plan
 Ph 2 Lot:205 Street:310 Stately Court
 Parcel:010-S10-D205:\$464,500.00

Begum, Anzuman A; Hoque, A K M
M; Hoque, AKM M--GUARANTEED
 RATE INC--Cranberry Twp Sub/
 Condo:Clearbrook Ph I Lot:22
 Street:120 Clearbrook Dr Parcel:130-
 S18-A22:\$275,500.00

Bigenho, Gabriella A--STOCKTON MTG
 CORP--Harrisville Boro Lot:11 Parcel:430-
 S1-D14:\$163,400.00

Binder, Kevin M--SPRING EQ LLC--
 Cranberry Twp Sub/Condo:Orchard Park
 Ph 2 Plan Lot:215 Street:400 Plum Court
 Parcel:130-S38-Bc215:\$60,000.00

Birckbichler, Erin R; Cypher, Ronald
 P--ARMCO CRED UN--Saxonburg Boro
 Street:510 Oakwood Ln Parcel:500-
 S1-H1:\$30,000.00

Black, Cody James; Mauder, Nicole aka;
Mauder, Nicole Elizabeth aka--NVRMTG
 FIN INC--Adams Twp Sub/Condo:Gabriels
 Crest Lot:35 Street:351 Crest Lane
 Parcel:010-S10-E35:\$590,240.00

Blackburn, Enoch--GENHOME MTG
 CORP--Connoquenessing Boro Sub/
 Condo:Wilsons Lot 8 & 10 Lot Line Rev
 Lot:8R Street:1250-1254 Evans City Rd
 Parcel:370-S2-D36C8:\$657,864.00

Bryant, Jasmine Kay Troutt; Bryant,
Spencer--ROCKET MTG LLC--Adams
 Twp Sub/Condo:Villages @ Camp Trees
 Ph 1 Lot:117 Street:211 Tamarack Drive
 Parcel:010-3F66-A117:\$440,000.00

Campbell, David aka; Campbell, David
Scott aka; Hazlett, Rachel aka; Hazlett,
Rachel K aka--BETTER MTG CORP--
 Clay Twp Sub/Condo:Country Road Ests
 Plan Lot:3 Street:406 Claytonia Road
 Parcel:080-S4-C3:\$181,000.00

Charles, Kristin L; Charles, Paul B--
 DOLLAR BK FED SAV BK--Cranberry
 Twp Street:210 Parkwood Dr Parcel:130-
 S4-Ct3017:\$150,000.00

Cisco, Joseph Alan; Dudash, Sara Ann--
 NVR MTG FIN INC--Lancaster Twp Sub/
 Condo:Arden Wood Amendment No 29
 Pla Lot:733B Street:754 Oliver Street
 Parcel:200-S7-B733:\$136,155.00

Claypoole, Mark A; Gotus Trucking LLC--
 HUNTINGTON NATL BK--Harrisville Boro
 Street:429 East Mercer Street Parcel:430-
 S1-B35A:\$200,000.00

Clouser, Barbara A; Clouser, Kevin
 S--WESBANCO BK INC--Cranberry
 Twp Sub/Condo:Deer Run Ph II Sec I
 Planned U Lot:1 Street:428 Ten Point Lane
 Parcel:130-S11-F1C:\$159,920.00

Collins, Jennifer L; Garstecki, Chad G--
 PNC BK NATL ASSN AKA--Cranberry Twp
 Sub/Condo:Cranberry Ests Plan Lot:128
 Street:106 Mcdonald Dr Parcel:130-
 S11-D128:\$100,000.00

Corbett, Lisa--FIRST COMMONWEALTH
 BK--Butler City Ward:3 Street:109 Eighth
 Avenue Parcel:563-24-211:\$68,800.00

Counts, Sarah--NBKC BK--Center Twp
 Sub/Condo:Rolling Hills Ests Plan Lot:C
 Street:105 Elliott Dr Parcel:060-S15-Bc
 Acre:.83:\$213,400.00

Criss, Mark A; Dugan, Cara L--FIRST
 NATL BK PA--Seven Fields Boro
 Street:119 Aspen Lane Parcel:505-S1-
 J22D:\$150,000.00

Cronintuite, Lori A aka; Dlutowski, Lori
A aka; Tuite, Lori A aka; Tuite, Lori A
Cronin aka; Tuite, Richard C--ROCKET
 MTG LLC AKA--Cranberry Twp Sub/
 Condo:Creekwood Plan No 2 Lot:350
 Street:103 Fox Chase Ct Parcel:130-
 S12-A350:\$250,000.00

Danilovics, Brian D; Danilovics, Kelly
 M--CLEARVIEW FED CRED UN--
 Cranberry Twp Sub/Condo:Pinehurst
 Plan Ph 7 Lot:722 Street:716 Magnolia
 Lane Parcel:130-S25-A722:\$428,000.00

Daube, Daniel; Daube, Marci J--BANK
 AMERICA NA--Middlesex Twp Sub/

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. 7755(c)

NOTICE is hereby given of the administration of the **GROSS FAMILY TRUST dated January 7, 1999, amended and restated on July 22, 2009.** FLORENCE M. GROSS, grantor of the trust, of the Borough of Zellenople, County of Butler, Commonwealth of Pennsylvania, died August 14, 2022. All persons having claims against Florence M. Gross are requested to make known the same to the trustees or attorney named below. All persons indebted to Florence M. Gross are requested to make payment without delay to the trustees or attorney named.

Diane L. Grinder, co-Trustee
352 E. New Castle Street
Zellenople, PA 16063

Alan S. Gross, co-Trustee
10602 Battalion Landing Court
Burke, VA 22015

or to Karen E. Mathias, Esq.,
Lange Legal Group, LLC, Attys.
2212 Murray Avenue
Pittsburgh, PA 15217

BCLJ: November 4, 11, 18, 2022

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **Merle L. Wagoner Trust** dated October 18, 1993. Merle L. Wagoner, Grantor of the trust, of Cranberry Township, Butler County, Pennsylvania, died on October 25, 2022. All persons having claims against Merle L. Wagoner are requested to make known the same to the trustee or attorney named below. All persons indebted to Merle L. Wagoner are requested to make payment without delay to the trustee or attorney named below.

Robert L. Wagoner, Trustee
c/o Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: November 18, 25 & December 2, 2022

NOTICE

VOLUNTARY DISSOLUTION of a NONPROFIT 501c3 CORPORATION IS HEREBY GIVEN that the directors of **JOY Ministries Worldwide, Inc.**, a Pennsylvania 501c3 Nonprofit Corporation with an address of 5168 Elliott Rd. Butler, PA 16001, 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: November 18, 2022

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA., on the 9th day of November, 2022, for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, as amended. The name of the corporation is: **J. D. Energy Corporation**

Charles J. Jacques, III, Esquire
2125 Freeport Road
Natrona Heights, PA 15065

BCLJ: November 18, 2022

**ARTICLES OF INCORPORATION
NONPROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on November 11, 2022, with respect to a nonprofit corporation which has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is **Shoulder To Shoulder Men**.

Penina K. Lieber, Esquire
540 North Neville Street
Pittsburgh, PA 15213

BCLJ: November 18, 2022

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania September 27, 2022 for **Cusp Coaching and Consulting, Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

BCLJ: November 18, 2022

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN , pursuant to the provisions of Act of Assembly No.295, effective March 16, 1983, as amended, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 24th day of October, 2022, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **Grenci Accounting & Finance** with its principal place of business at 245 Pittsburgh Road Suite 100, Butler, PA 16001. The name and address of the person owning or interested in said business is: Anthony Grecni 245 Pittsburgh Road Suite 100, Butler, PA 16001.

BCLJ: November 18, 2022

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN , pursuant to the provisions of Act of Assembly No.295, effective March 16, 1983, as amended, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 10th day of November, 2022, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **Marshall Cash Offer** with its principal place of business at 64 Progress Avenue, Cranberry Township, PA 16066. The name and address of the person owning or interested in said business is: Robert A Beall, 64 Progress Avenue, Cranberry Township, PA 16066.

BCLJ: November 18, 2022

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

**IN RE: A.N.M.
O.A. No. 52 of 2021**

**ORDER OF TERMINATION OF
PARENTAL RIGHTS**

NOTICE OF APPEAL

To: **Unknown Father,**

You are hereby notified that the Judge has entered an ORDER OF TERMINATION OF PARENTAL RIGHTS AND DUTIES relating to your child:

Name: A.N.M.; Date of Birth: June 20, 2019; Place of Birth: Butler County, Butler, Pennsylvania; Gender: Female; and Birth Mother's Last Name: McCabe.

You have thirty (30) days from the date of receipt in which to file an Appeal. If you wish to file an Appeal, you should take this Notice to your attorney at once. If you do not have an attorney or cannot afford one, contact one of the offices set forth below.

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: November 18, 2022

**Butler County
Court of Common Pleas
Number: 22-10726
Notice of Action in
Mortgage Foreclosure**

Reverse Mortgage Funding LLC, Plaintiff
v.
Richard A Benko, Known Surviving Heir of Emily Benko, John Benko, Known Surviving Heir of Emily Benko, and Unknown Surviving Heir of Emily Benko, Defendants

TO: Unknown Surviving Heir of Emily Benko. Premises subject to foreclosure: 324 Young Avenue, Butler, Pennsylvania 16001.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Prothonotary, Office of Prothonotary, Butler County, Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania 16001, (724) 284-5214, and Butler County Bar Association, 240 South Main Street, Butler, PA 16001, 724-841-0130.

McCabe, Weisberg & Conway, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109
215-790-1010

BCLJ: November 18, 2022

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
BUTLER COUNTY**

Number 2016-10392

Truist Bank fka Branch Banking & Trust
v.
Aaron J. Leddon and Rhiannon Morin

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Aaron J. Leddon and Rhiannon Morin

Your house (real estate) at 405 Sussex Drive, Cranberry Township, Pennsylvania 16066 is scheduled to be sold at Sheriff's Sale on January 20, 2023 at 11:00 a.m. at Butler County Courthouse, South Main Street, Butler, Pennsylvania 16001 to enforce the court judgment of \$121,375.37 obtained by Truist Bank fka Branch Banking & Trust against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Truist Bank fka Branch Banking & Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Prothonotary
Office of Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, Pennsylvania 16001
(724) 284-5214

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400, Phila., PA 19109
215-790-1010

BCLJ: November 18, 2022

NEED CLE?

Throughout November & December we will be offering video replays of locally developed CLE's. These offerings will be in-person (no zoom) at the bar office and are considered "live" by the PA CLE Board and count towards attorneys live CLE credit requirements. A moderator will be present to relay/answer any questions.

Monday, November 21, 2022
11:00 am - 12:00 pm
1 ethics CLE credit

"I Don't Belong"
Imposter Syndrome in the
Legal Profession

Presented by:
Brian S. Quinn, Esq.,
Education and Outreach
Coordinator
Lawyers Concerned for
Lawyers of Pa, Inc.

Registration information will be emailed to members and will also be available on our website at: <https://butlercountypabar.org/cle-seminars/>