

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: Gary Lee Bachman
a/k/a: Gary Bachman
a/k/a: Gary L Bachman**

Late of: Jefferson Township PA
Executor: Michael L Bachman
555 Saxonburg
Butler PA 16002
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: August 14, 21, 28, 2020

Estate of: Robert A Berg Sr

Late of: Cranberry Township PA
Administrator C.T.A.: Susan Berg
214 Sandlewood Drive
Cranberry Twp PA 16066
Attorney: Peter J Pietrandrea
Pietrandrea Law Office
1309 Freedom Road
Cranberry Twp PA 16066

BCLJ: August 14, 21, 28, 2020

Estate of: Harry A Brain

Late of: Lancaster Township PA
Executor: Jeffrey P Wright
7114 Old Route 422
Portersville PA 16051
Executor: Janet E Galat
101 Aspen Tree Ln
Portersville PA 16051
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: August 14, 21, 28, 2020

Estate of: Patricia I Bukowski

Late of: Mars PA
Executor: Scott A Bukowski
10943 Mariaville Road
Pattersonville NY 12137
Executor: Daren J Bukowski
331 E Spring Street
Zelienople PA 16063
Attorney: Deborah A Shaw
1906 Wilmington Road
New Castle PA 16105

BCLJ: August 14, 21, 28, 2020

Estate of: Paul G Bush

Late of: Butler Township PA
Executor: Matthew M Bush
110 Church Street
Prospect PA 16052
Attorney: Matthew J Kalina
Witherell & Associates
966 Perry Highway
Pittsburgh PA 15237

BCLJ: August 14, 21, 28, 2020

Estate of: Lawrence Paul Cravener**a/k/a: Lawrence Cravener
a/k/a: Lawrence P Cravener**

Late of: Freeport PA
Executor: Christopher L Cravener
106 Coal Street
Freeport PA 16229
Attorney: Richard James Bosco
512 Market Street
PO Box 309
Freeport PA 16229

BCLJ: August 14, 21, 28, 2020

Estate of: Janie Diane Gardner**a/k/a: Janie D Gardner**

Late of: Center Township PA
Executor: Jennifer D McDowell
252 Meridian Road
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder
Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

**Estate of: Frances Eleanor Hardt
a/k/a: Frances E Hardt**

Late of: Middlesex Township PA
Executor: Judy Mae Walker
339 Blatt Road
Fenelton PA 16034
Executor: Gary A Walker
339 Blatt Road
Fenelton PA 16034
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

BCLJ: August 14, 21, 28, 2020

Estate of: Thomas J Horan

Late of: Cranberry Township PA
Executor: Thomas W O'Dowd
566 Dorchester Avenue
Pittsburgh PA 15226
Attorney: Megan E Loftis
1650 Broadway Avenue
Pittsburgh PA 15216

BCLJ: August 14, 21, 28, 2020

Estate of: Mary Ann Jurysta

Late of: Franklin Township PA
Executor: Marilee Jurysta
422 Dogwood Drive
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

BCLJ: August 14, 21, 28, 2020

**Estate of: Keith Burkett Litzenberg
a/k/a: Keith Litzenberg**

Late of: Concord Township PA
Executor: Kirby Litzenberg
1734 Oneida Valley Road
Karns City PA 16041
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

**Estate of: Harold A MaCurdy
a/k/a: Harold Arthur MaCurdy**

Late of: Buffalo Township PA
Administrator: Beth A MaCurdy
120 Stratford Drive
Sarver PA 16055
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

BCLJ: August 14, 21, 28, 2020

**Estate of: Sharyl Ann Nickerson
a/k/a: Sharyl A Nickerson**

Late of: Center Township PA
Administrator C.T.A.:
Bonnie Jean Hayes
105 Belleshire Drive
Butler PA 16001
Attorney: Robert J Stock
Stock & Patterson
106 South Main St Suite 603
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

Estate of: Russell W Palmer**a/k/a: Russel W Palmer**

a/k/a: Russell William Palmer
Late of: Cranberry Township PA
Executor: Laurie E Nettelmann
3105 Stein Drive
Cranberry Twp PA 16066
Attorney: Carol Sikov Gross
Sikov & Love PA
428 Forbes Ave Ste 1400
Pittsburgh PA 15219

BCLJ: August 14, 21, 28, 2020

Estate of: Marlin D Sarvey

Late of: Prospect PA
Executor: Marlin F Sarvey
PO Box 255
Prospect PA 16052
Executor: Shirley Bilowich
107A Blossom Dr
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder
Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

Estate of: Ronald J Stoner

Late of: Center Township PA
Executor: Sandra J Stoner
220 Pinetract Road
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

**Estate of: Martha E Sweeney
a/k/a: Martha Miller Sweeney**

Late of: Fairview PA
Executor: Patricia C Craig
112 Pine Ridge Drive
Chicora PA 16025
Executor: Kathleen L Bowser
200 Chicora Rd Apt 6
Butler PA 16001
Attorney: Michael W Sloat
Lynn, King & Schreffler, P.C.
606 Main Street P.O. Box 99
Emlenton PA 16373

BCLJ: August 14, 21, 28, 2020

**Estate of: David Albert Thomas
a/k/a: David A Thomas**

Late of: Jefferson Township PA
Executor: Scott D Thomas
160 Sasse Road
Cabot PA 16023
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

BCLJ: August 14, 21, 28, 2020

**Estate of: Fred David Thomas
a/k/a: Fred D Thomas****a/k/a: Fred D Thomas Sr**

Late of: Connoquenessing PA
Administrator C.T.A.:
Val Dean Frances Scott
150 Moose Road
Renfrew PA 16053
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 102
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

Estate of: Steve J Truban

Late of: Center Township PA
Executor: Gwen L Stepanian
103 Sun Ridge Court
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

Estate of: Madeline VanGrootenbruel

Late of: Butler Township PA
Executor: Kathleen A Robb
200 Quail Run Lane
Slippery Rock PA 16057
Attorney: Eric D Levin
Rishor Simone
101 East Diamond St Suite 208
Butler PA 16001

BCLJ: August 14, 21, 28, 2020

Estate of: Dorothy Wheeler

Late of: Valencia PA
Executor: Suzette M Cook
1100 Surf Road Apt 104
Riviera Beach FL 33404
Attorney: George A Miller
Markovitz & Germinaro
1001 East Entry Drive
Pittsburgh PA 15216

BCLJ: August 14, 21, 28, 2020

SECOND PUBLICATION**Estate of: Eva Mae Bilowich**

Late of: Butler Township PA
Executor: Julie Ann Raisley
104 Eagle Mill Road
Butler PA 16001
Attorney: Katrine M Erie
Erie Law Offices PC
316 West Jefferson Street
Butler PA 16001

BCLJ: August 7, 14, 21, 2020

Estate of: Linda Kay Dittmer

Late of: Clearfield Township PA
Administrator: Larry Dittmer
116 Dalmagro Road
Butler PA 16002
Administrator: Nancy Judith Dittmer
207 Whitmire Road
West Sunbury PA 16061
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: August 7, 14, 21, 2020

Estate of: Mary G Ely

Late of: Cranberry Township PA
Executor: Charles G Ely II
4307 Maily Meadow Lane
Katy TX 77450
Attorney: Rosalie P Wisotzki
310 Grant Street Suite 1109
Pittsburgh PA 15219

BCLJ: August 7, 14, 21, 2020

Estate of: Judith L Harbison

Late of: Jefferson Township PA
Executor: Lee Harbison
112 Jones Road
Cabot PA 16023
Attorney: Andrew G Rothey
Rosen Louik & Perry PC
200 Frick Bldg 437 Grant St
Pittsburgh PA 15219

BCLJ: August 7, 14, 21, 2020

Estate of: Fae W Hirschy

Late of: Evans City PA
Executor: Kae Hirschy Kirkwood
246 Wahl Ave
Evans City PA 16033
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: August 7, 14, 21, 2020

Estate of: Leland Edward Kosinski

Late of: Forward Township PA
Administrator D.B.N.:
Dorothy J Petrancosta
1541 Butler Plank Road #423
Glenshaw PA 15116
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

BCLJ: August 7, 14, 21, 2020

Estate of: Ray H Mekis

Late of: Connoquenessing Township PA
Executor: Thomas B Mekis
108 Alyssum Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: August 7, 14, 21, 2020

Estate of: Justin Jay O'Donnell

Late of: Summit Township PA
Administrator: Jay A O'Donnell
108 Lindsay Lane
Butler PA 16002
Attorney: Matthew J Scanlon
Scanlon & Wojton LLC
304 Ross Street, Suite 510
Pittsburgh PA 15219

BCLJ: August 7, 14, 21, 2020

**Estate of: Zetta Mae Pistorius
a/k/a: Zetta M Pistorius**

Late of: Oakland Township PA
Executor: Nancy S Graham
110 Graham Road
Fenelton PA 16034
Executor: Margaret G Sherman
118 Zetta Lane
Butler PA 16002
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 102
Butler PA 16001

BCLJ: August 7, 14, 21, 2020

Estate of: Charles W Schwab

Late of: Cranberry Township PA
Executor: Melinda J Marner
114 Hartzell Road
Zelienople PA 16063
Attorney: Anastasa S Williams
500 Grant Street Suite 2900
Pittsburgh PA 15219

BCLJ: August 7, 14, 21, 2020

Estate of: Ruby Grace Sloan

a/k/a: Ruby Patricia Sloan

a/k/a: Ruby G Sloan

Late of: Center Township PA
Administrator: Robert L Sloan
362 N Duffy Rd
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: August 7, 14, 21, 2020

Estate of: John Alvin Snyder

Late of: Clearfield Township PA
Executor: Nancy Lea Snyder
128 Harris Road
Butler PA 16002
Attorney: Robert B Stein
370 Castle Shannon Blvd
PO Box 24533
Pittsburgh PA 15234

BCLJ: August 7, 14, 21, 2020

Estate of: John W Thomas

Late of: Mars PA
Executor: Keith J Thomas
546 Juniper Court
Mars PA 16046
Attorney: Matthew J Scanlon
Scanlon & Wojton LLC
304 Ross Street, Suite 510
Pittsburgh PA 15219

BCLJ: August 7, 14, 21, 2020

THIRD PUBLICATION**Estate of: Robert S Borso**

Late of: Jefferson Township PA
Admr. D.B.N. C.T.A.:
Dorothy J Petrancosta
1541 Butler Plank Road #423
Glenshaw PA 15116
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Agnes Bowlden

a/k/a: Agnes R Bowlden

Late of: Center Township PA
Administrator C.T.A.: Jennifer L Bowlden
106 Edgewood Rd
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
340 N. Main Street, Suite 103
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Frances J Brannon

Late of: Mars PA
Executor: Linda B Fox
442 Kodiak Lane
Summersville WV 26651
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Zora Rosemarie Carroll

a/k/a: Zora R Carroll

Late of: Clinton Township PA
Executor: James M Carroll
508 Burtner Road
Natrona Heights PA 15065
Attorney: David P Siegel Esquire
25 McKrell Road
Russellton PA 15076

BCLJ: July 31 & August 7, 14, 2020

Estate of: Terry H Craig

Late of: Butler PA
Executor: Steven T Craig
227 East Waring Ave
State College PA 16801
Executor: Kelly A McCord
4368 Stanton Ave
Pittsburgh PA 15201
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Doris B Dowling

Late of: Cranberry Township PA
Executor: Jeffrey P Myers
127 Preserve Valley Drive
Cranberry Twp PA 16066
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

BCLJ: July 31 & August 7, 14, 2020

Estate of: Judith Kay Hoover

Late of: Brady Township PA
Administrator: Ronald W Plunkard
627 Muddycreek Drive
Slippery Rock PA 16057
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Esther H Jones

Late of: Adams Township PA
Executor: Esther E Seebacher
144 Davis Road
Slippery Rock PA 16057
Executor: Ruth E Trumbetta
109 Antler Lane
Jeannette PA 15644
Attorney: Tyler J Jones
Petrillo Jones LLC
412 Main Street
Irwin PA 15642

BCLJ: July 31 & August 7, 14, 2020

Estate of: Martha Jane Kerr

Late of: Buffalo Township PA
Executor: Jody W Dolmayer
235 Bear Creek Road
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street
Suite 102
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Jack Raymond Matthews

Late of: Valencia PA
Executor: Paul G Matthews
914 Pittsburgh Street
Springdale PA 15144
Executor: Jack R Matthews Jr
16 Combahee Road
Hilton Head Island SC 29928
Attorney: Jennifer Lynn Enciso
309 Smithfield Street 6th Floor
Pittsburgh PA 15222

BCLJ: July 31 & August 7, 14, 2020

Estate of: Daniel McAnallen

Late of: Butler PA
Administrator: Jason D McAnallen
115 North Ridge Lane
Apt 25
Butler PA 16001
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Ronald W McElhinny

Late of: Forward Township PA
Executor: Betty Carol Lubbert
150 McFann Road
Valencia PA 16059

BCLJ: July 31 & August 7, 14, 2020

Estate of: Donna J Moyer

Late of: Karns City PA
Administrator: Paul Moyer
563 Buena Vista Road
Karns City PA 16041
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

BCLJ: July 31 & August 7, 14, 2020

Estate of: Martin Edward O'Donnell**a/k/a: Martin E O'Donnell**

Late of: Cranberry Township PA
Administrator: Ronald A O'Donnell
501 Meadowvale Drive
Cheswick PA 15024
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Beatrice M Parker**a/k/a: Beatrice Marian Jamison**

Late of: Oakland Township PA
Executor: Kevin Lee Parker
2737 William Flynn Highway
Slippery Rock PA 16057
Attorney: John J Morgan
115 South Washington St
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Jeanne Marie Sarnese

Late of: Prospect PA
Administrator C.T.A.: Tracey Oliver
169 Rolling Valley Lane
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: July 31 & August 7, 14, 2020

Estate of: Calvin L Stevens

Late of: Jefferson Township PA
Executor: Elizabeth A Stevens
111 Oberlin Drive
Butler PA 16001
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

BCLJ: July 31 & August 7, 14, 2020

Estate of: Edward F Thompson

Late of: Jefferson Township PA
Administrator: John A Tumolo Esq
437 Grant Street
1500 Frick Building
Pittsburgh PA 15219
Attorney: John A Tumolo
437 Grant Street
1500 Frick Building
Pittsburgh PA 15219

BCLJ: July 31 & August 7, 14, 2020

Estate of: Mary Jo West

Late of: Adams Township PA
Administrator: Nancy J West
148 Fairview Ave
Pittsburgh PA 15220
Attorney: Michael A Nahas
Law Office of Michael A Nahas
1631 Nolo Way
Pittsburgh PA 15206

BCLJ: July 31 & August 7, 14, 2020

Estate of: Edward L White**a/k/a: Edward Louis White**

Late of: Connoquenessing PA
Administrator: Wayne White
109 Chestnut Court
Sewickley PA 15143
Attorney: David Mauro
Attorney At Law
3001 Village Run Road
Wexford PA 15090

BCLJ: July 31 & August 7, 14, 2020

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **Matthews Family Trust** Dated October, 25, 1995 pursuant to 20 PA.C.S. Section 7755c. Jack Raymond Matthews Grantor/Settlor of the Trust died on March 6, 2020, late of Valencia, Butler County and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Jack R. Matthews Jr., Co-Trustee
16 Combahee Road
Hilton Head, South Carolina 29928

OR

Paul G. Matthews, Co-Trustee
914 Pittsburgh Street
Springdale, Pennsylvania 15144

BCLJ: August 7, 14, 21, 2020

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **RAY H. MEKIS REVOCABLE TRUST** DATED NOVEMBER 30, 1993 and as amended. RAY H. MEKIS, Settlor of the Trust, of 134 Silver Oak Drive, Renfrew, Pennsylvania, 16053 died on May 24, 2020. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Thomas B. Mekis, Successor Trustee
108 Alyssum Drive
Butler, PA 16001

David A. Crissman, Esquire
Montgomery, Crissman, Kubit LLP
518 North Main Street
Butler, PA 16001

BCLJ: August 7, 14, 21, 2020

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE DR. JAMES D. THORNE AND DORIS J. THORNE ASSET PROTECTION TRUST** DATED MARCH 16, 2011. DORIS

J. THORNE, Settlor of the Trust, of 160 Marwood Road, Cabot, Pennsylvania, 16023 died on June 10, 2020. All persons having claims against the Trust are requested to make known the same to the Successor Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or Attorney named below.

Charles F. Bodesheim, Jr.,
Successor Trustee
105 Larkspur Circle
Butler, PA 16002

David A. Crissman, Esquire
Montgomery, Crissman, Kubit LLP
518 North Main Street
Butler, PA 16001

BCLJ: August 14, 21, 28, 2020

NOTICE OF TRUST ADMINISTRATION

James C. Lawless, of 8743 Lost Valley Drive, Mars, Butler County, Pennsylvania, trustee of the **Lawless Revocable Trust** dated May 31, 2019, deceased. All persons having claims against decedent will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Mark T Lawless,
Successor Trustee
Lawless Revocable Trust
212 Cliffside Drive
Mars, PA 16046

BCLJ: August 14, 21, 28, 2020

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
IN RE: A.R.L.**

O.A. No. 20 of 2020

**ORDER OF TERMINATION
OF PARENTAL RIGHTS****NOTICE OF APPEAL**

To: Unknown Natural Father

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

A.R.L. Date of Birth: 1/25/2019

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: August 14, 2020

**2020 INACTIVE LIST FOR
JUDGE STREIB
SEPTEMBER 17, 2020
10:00 A.M. COURTROOM NO. 1**

**In the Court of Common Pleas of Butler
County Commonwealth of Pennsylvania**

**NOTICE OF PROPOSED
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the Court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the Court from terminating the case by filing a Statement of Intention to Proceed.

The Statement of Intention should be filed on or before September 10, 2020 with the Prothonotary of the Court at:

Kelly L. Ferrari
Prothonotary
P.O. Box 1208
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED
STATEMENT OF INTENTION TO PROCEED,
THE CASE WILL BE TERMINATED AT THE
CALL OF THE LIST ON SEPTEMBER 17,
2020 AT 10:00 A.M. IN COURTROOM 1
BUTLER COUNTY COURTHOUSE**

BY THE COURT:

Kelly L. Ferrari
Prothonotary

1st Name-Plaintiff

2nd Name-Defendant

13-90705

DANIEL CUSHMAN
VS.
THERESE SKINGER

15-90751

BRITTANY N. CHARMLEY
VS.
WILLFORD J. CHARMLEY

16-90605

ANASTASIA M BRAIN
VS.
RONALD M BRAIN

17-90140

MELISSA BUTLER
VS.
RYAN BUTLER

17-90448

MAYMOUNA KONTE
VS.
CHEIKH SADIBOU FATY

18-90161

ANTOINETTE M CUNNINGHAM
VS.
KELLY S CUNNINGHAM

BCLJ: August 14, 2020

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY**

NO: AD-2019-10892; CP-20-20636

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

Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company
PLAINTIFF

VS.

**Teri L. Cirillo, known Heir of Diana Joseph
a/k/a Diana Josephs, deceased and
Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest from or**

**under Diana Joseph a/k/a Diana Josephs,
deceased
DEFENDANTS**

TO: Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest from or
under Diana Joseph a/k/a Diana Josephs,
deceased

710 New Castle Street

Butler, PA 16001

Your house (real estate) at:

710 New Castle Street, Butler, PA 16001

565-24-148

is scheduled to be sold at Sheriff's Sale on
November 20, 2020 at:

Butler County Sheriff's Office

300 South Main Street

Butler, PA 16003

at 11:00AM to enforce the court judgment
of \$48,480.89 obtained by Bayview Loan
Servicing, LLC, a Delaware Limited Liability
Company against you.

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

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

1. The sale will be cancelled if you pay
back to Bayview Loan Servicing, LLC, a
Delaware Limited Liability Company the
amount of the judgment plus costs or the
back payments, late charges, costs, and
reasonable attorneys fees due. To find out
how much you must pay, you may call: (610)
278-6800.

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 be able to stop the sale through
other legal proceedings.

4. You may need an attorney to assert your
rights. The sooner you contact one, the more
chance you will have of stopping the sale.
(See notice on page two of 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.**

5. 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
(610) 278-6800.

6. 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.

7. The sale will go through only if the buyer
pays the Sheriff the full amount due in the
sale. To find out if this has happened you
may call 724-284-5245.

8. 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.

9. 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.

10. You may be entitled to a share of the
money, which was paid for your house. A
schedule of distribution of the money bid
for your house will be filed by the Sheriff
no later than thirty days after the Sheriff
Sale. This schedule will state who will be
receiving the money. The money will be paid
out in accordance with this schedule unless
exceptions (reasons why the proposed
distribution is wrong) are filed with the Sheriff
within ten (10) days after the date of filing of
said schedule.

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

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.**

Butler County Bar Association

240 S. Main Street

Butler, PA 16001

724-841-0130

Butler County Prothonotary

Butler County Courthouse

300 S. Main Street, P.O. Box 1208

Butler, PA 16003

724-284-5214

PURSUANT TO THE FAIR DEBT

COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
19-062701

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
S&D FILE NO. 19-062701

BCLJ: August 14, 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 18th day of September 2020** 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 October 16, 2020 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: August 7, 14, 21, 2020

**E.D. 2019-30291
C.P. 2019-22141
ATTY BROOKE WAISBORD**

Seized and taken in Execution as the property of JOHN ESSENWEIN AND JESSICA M. ESSENWEIN at the suit of NATIONSTAR MORTGAGE LLC, Being:

ALL that certain piece, or parcel or lot of ground situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, being Lot No. 14 in the A.M. Christley Plan of Lots,

Plan Book 2, Page 14, and having thereon erected a dwelling.

Being Known and Designated as Parcel No. Ward 5, Map 22, Parcel 190

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

Together with all and singular the buildings, improvements, streets, alleys, passages, ways, water, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever 'thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of him/her, the Grantor, in law equity, or otherwise howsoever, of£ in and to the same and every part thereof.

BEING KNOWN AS: 620 WEST PENN STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565-22-190-0000

BEING THE SAME PREMISES WHICH RICHARD ESSENWEIN AND JOHN ESSENWEIN AND JESSICA ESSENWEIN, HUSBAND AND WIFE BY DEED DATED 11/28/2007 AND RECORDED 12/4/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT 200712040030671, GRANTED AND CONVEYED UNTO JOHN ESSENWEIN AND JESSICA M. ESSENWEIN, WIFE AND HUSBAND.

BCLJ: August 7, 14, 21, 2020