

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: Lance Budway

Late of: Slippery Rock PA
Administrator: Chris Budway
4110 McGuffey Road
Lowellville OH 44436
Attorney: Thomas A Will
Thomas A Will & Associates
6000 Town Center Blvd Suite 106
Canonsburg PA 15317
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: Edward Francis Bugin Jr

a/k/a: Edward F Bugin
a/k/a: Edward F Bugin Jr
Late of: Middlesex Township PA
Executor: Frances R Bugin
221 Murrin Court
Mars PA 16046
Attorney: John T Richards III
Richards & Richards LLP
101 Bradford Rd Ste 100
Wexford PA 15090
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: Phyllis Jean Campbell

a/k/a: Phyllis J Campbell
Late of: Clay Township PA
Executor: Carl G Brandon
211 Beaver Dam Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King, Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: Satyajit Chatterjee

Late of: Cranberry Township PA
Administrator: Heather Hess-Chatterjee
603 Bittersweet Court
Cranberry Twp PA 16066
Attorney: Amy D Rees Esquire
Sechler Law Firm LLC

20206 Route 19 Suite 300
Cranberry Twp PA 16066
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: Daniel Edwin Condron

Late of: Buffalo Township PA
Administrator: David S Condron
611 Beech Road
Pittsburgh PA 15239
Administrator: Diane B Tropiano
27 Bronco Ln
Irwin PA 15642
Attorney: Joseph A Nese Jr
7883 Saltsburg Road
Pittsburgh PA 15239
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: Faye Ferris Lord

a/k/a: Faye O'Reta Lord
Late of: Valencia PA
Executor: James Corman Lord
5311 Pembroke Place
Pittsburgh PA 15232
Attorney: Joseph A Nese Jr
7883 Saltsburg Road
Pittsburgh PA 15239
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: Peter Mantzaris

Late of: Butler Township PA
Executor: Sandra Strychor
1106 Redoak Drive
Harrison City PA 15636
Attorney: Thomas J Dempsey Jr
20 Stanwix Street
Suite 1100
Pittsburgh PA 15222
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: James R Mueller

Late of: Middlesex Township PA
Executor: Todd J Mueller
2065 Blackberry Lane
Valencia PA 16059
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: Sept. 27 & Oct. 4,11, 2024

Estate of: Evan Pileski

Late of: Jefferson Township PA
Administrator: John Pileski
2182 New Germany Road
Ebensburg PA 15931
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: Sept. 27 & Oct. 4,11, 2024

**Estate of: Mary B Precious
a/k/a: Mary Bridget Precious**

Late of: Winfield Township PA
 Executor: Joanne E Krajcovic
 191 Creek Side Dr
 Sarver PA 16055
 Attorney: Benjamin W Urso
 Zacharia & Brown
 111 W McMurray Road
 McMurray PA 15317
 BCLJ: Sept. 27 & Oct. 4, 11, 2024

Estate of: John Jeffrey Rich

Late of: Adams Township PA
 Administrator: James Robert Rich
 2000 Creek View Cir
 Cranberry Twp PA 16066
 Administrator: Julia Marie Rich
 460 East 79th Street Apt 9b
 New York Ny 10075
 Attorney: Dixon R Rich Jr
 525 William Penn Place
 28th Floor
 Pittsburgh PA 15219
 BCLJ: Sept. 27 & Oct. 4, 11, 2024

Estate of: Marjorie M Scheller

a/k/a: Marjorie E Miller Scheller

Late of: Zelenople PA
 Executor: Sally L Miller
 1065 Main Street
 PO Box 255
 Wampum PA 16157
 BCLJ: Sept. 27 & Oct. 4, 11, 2024

Estate of: Leonard C Silhanek Jr

Late of: Lyndora PA
 Executor: Randy Silhanek
 Po Box 62
 Bessemer PA 16112
 Executor: Douglas Silhanek
 139 Hickory View Drive
 New Castle PA 16102
 Attorney: Shawn A Sensky
 809 Wilmington Avenue
 New Castle PA 16101
 BCLJ: Sept. 27 & Oct. 4, 11, 2024

Estate of: Genevieve P Zach

a/k/a: Genevieve Zacharewski

Late of: Butler Township PA
 Admr. D.B.N. C.T.A.: Kenneth Zach
 232 N Boundary St
 Butler PA 16001
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: Sept. 27 & Oct. 4, 11, 2024

SECOND PUBLICATION

Estate of: Patrick Bender Jr.

Late of: Butler PA
 Administrator: Brittney Lynn Bender
 21 Lumar Village Apt C
 Butler PA 16001
 Attorney: Michele P Conti
 Conti Law
 7880 Steubenville Pike
 Oakdale PA 15071
 BCLJ: Sept. 20, 27 & Oct 4, 2024

Estate of: Warren R Cooley

Late of: Charleston,
 Kanawha County, West Virginia
 Ancillary Administrator C.T.A.:
 Peggy Pritt-Cooley
 465 Silver Maple Ridge 2
 Charleston WV 25306
 Attorney: Brocton G Skeen
 The Skeen Firm PLLC
 6 S Main St Suite 210
 Washington PA 15301
 BCLJ: Sept. 20, 27 & Oct 4, 2024

Estate of: James P Diethorn

a/k/a: James Paul Diethorn

Late of: Seven Fields PA
 Executor: Adam J Diethorn
 405 Castle Creek Drive
 Seven Fields PA 16046
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: Sept. 20, 27 & Oct 4, 2024

Estate of: Thomas William Heckert

a/k/a: Thomas Heckert

a/k/a: Thomas W Heckert

Late of: Middlesex Township PA
 Administrator: Mac Purvis Jr
 114 Sylvan Springs Lane
 Valencia PA 16059
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: Sept. 20, 27 & Oct 4, 2024

Estate of: Jean M Matonak

Late of: Butler Township PA
 Executor: Cynthia A Miller
 1245 Lake Vue Drive
 Butler PA 16002
 Attorney: Kurt S Rishor
 Rishor Simone

101 East Diamond Street Suite 208
Butler PA 16001
BCLJ:Sept. 20, 27 & Oct 4, 2024

Estate of: Kay C McLafferty

Late of: Butler Township PA
Executor: Robert C McLafferty
139 Remil Drive
Butler PA 16001
Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchyk LLP
222 S. Main St.
Butler PA 16001
BCLJ:Sept. 20, 27 & Oct 4, 2024

Estate of: Patricia J Noble

Late of: Butler Township PA
Executor: Richard E Noble Jr
137 Artlee Ave
Butler PA 16001
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ:Sept. 20, 27 & Oct 4, 2024

Estate of: Maryann W Wallace

Late of: Lancaster Township PA
Executor: Raymond G Wild
234 Old Hickory Road
Zelienople PA 16063
Executor: Lisa Wild McLeod
154 Liberty Road
Harmony PA 16037
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ:Sept. 20, 27 & Oct 4, 2024

Estate of: William H Watson Jr

Late of: Connoquenessing PA
Executor: Ida Mae Cooper
1042 Springfield Court
Renfrew PA 16053
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ:Sept. 20, 27 & Oct 4, 2024

Estate of: Priscilla B Wood

Late of: Seven Fields PA
Executor: Julia W Coleman
108 Aspen Lane
Seven Fields PA 16046
Attorney: Amy D Rees Esquire
Sechler Law Firm LLC
20206 Route 19 Suite 300
Cranberry Twp PA 16066

BCLJ:Sept. 20, 27 & Oct 4, 2024

Estate of: Mary S Worthington

Late of: Slippery Rock PA
Executor: Paula R Worthington
5621 South Woodlawn Avenue
Chicago IL 60637
Attorney: Kevin F Israel
Meyer Unkovic & Scott LLP
535 Smithfield St #1300
Pittsburgh PA 15222
BCLJ:Sept. 20, 27 & Oct 4, 2024

Estate of: Rosemary Zerr

Late of: Adams Township PA
Executor: John W Zerr
205 Southview Road
Pittsburgh Pa 15237
BCLJ:Sept. 20, 27 & Oct 4, 2024

THIRD PUBLICATION

Estate of: Margaret Abulencia

a/k/a: Margaret M Abulencia
a/k/a: Margaret O Abulencia
Late of: Center Township PA
Executor: Julia Ivancik
111 Mar Vel Drive
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Norman J Brozenick Sr

Late of: Cranberry Township PA
Executor: Norman J Brozenick Jr
29 Rockwood Road
Pensacola FL 32514
Attorney: Emily N Masotto
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp PA 16066
BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Randy J Burkett

Late of: Connoquenessing PA
Executor: Gregory L Burkett
6492 Pleasant Dr
Warren PA 16365
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Anne C Clark

Late of: Summit Township PA

Executor: Ann Marie Monnie
 149 Doctor Lane
 Renfrew PA 16053
 Attorney: Thomas J May
 Dillon, McCandless, King, Coulter &
 Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Betty J Collins

a/k/a: Betty Jane Collins

Late of: Slippery Rock Township PA
 Executor: Dorsey B Davis Jr
 302 Holly Lane
 Grafton WV 26354
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: John Maurer Jr

a/k/a: Jack M Maurer

Late of: Cranberry Township PA
 Executor: Mark A Maurer
 204 Jaclyn Drive
 Cranberry Twp PA 16066
 Attorney: Harold A English
 H A English and Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: William Douglas Miller

a/k/a: Bill Miller

Late of: Cranberry Township PA
 Administrator: Marian M Miller
 309 Cottingham Circle
 Cranberry Twp PA 16066
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Clyde D Mills Jr

Late of: Valencia PA
 Executor: Douglas J Mills
 730 Sienna Drive
 Cumming GA 30040
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

Estate of: Michael E Moreland

Late of: Cranberry Township PA
 Executor: Barbara A Moreland
 415 Hidden Meadow Dr

Cranberry Twp PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Denise N Noblit

Late of: Clay Township PA
 Administrator: Erica L Thompson
 1925 Mendocino Lane
 Port Orange FL 32128
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Earl P Nudi Jr

a/k/a: Earl Paul Nudi Jr

Late of: Cranberry Township PA
 Executor: Kimberly Ann Quinn
 1612 Porter St
 Conway PA 15027
 Attorney: David C Moran
 Moran & Moran PC
 3000 Stonewood Drive
 Wexford PA 15090
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Patricia L Outrakis

a/k/a: Patricia Outrakis

Late of: Ocala Marion County Florida
 Executor: Rosanna O Barker
 11379 Sw 57th Ave
 Ocala FL 34476
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Howard F Stoeckel

a/k/a: Howard Frank Stoeckel

a/k/a: Howard Stoeckel

Late of: Hilliards PA
 Executor: Karen E Stoeckel
 122 McClellan Ave
 Hamilton NJ 08610-6046
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Shirley A Thompson

Late of: Adams Township PA
 Executor: Debra L Jones
 637 Spring Street
 PO Box 195

Mars PA 16046
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: Timothy L Trockenbrot Jr

Late of: Lancaster Township PA
 Administrator: Karen L Wahl
 647 Scott Ridge Road
 Harmony PA 16037
 Attorney: Mark J Krauland
 912 Western Ave
 Pittsburgh PA 15233
 BCLJ:Sept. 13, 20 & 27, 2024

Estate of: John Joseph Vrana

a/k/a: John J Vrana
 Late of: Jackson Township PA
 Executor: Emily J Vrana
 800 Fairgate Drive
 Wexford PA 15090
 Executor: Morgan A Vrana
 370 Wheelers Farm Rd
 Milford CT 06461
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ:Sept. 13, 20 & 27, 2024

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**MORTGAGES
 RECORDINGS ARE VERIFIED
 THROUGH
 August 3 - 9 2024**

Alexander, Adam C; Martin, Nicole M--
 FEDERATED MTG CORP--Cranberry
 Twp Sub/Condo:Meeder Unit:129
 Street:705 Halcyon Lane Parcel:130-
 S45-B129:\$327,033.00

Aron, Lawrence H; Aron, Michele C--
 PNC BK NATL ASSN--Cranberry Twp
 Sub/Condo:Clearbrook Ph IV Lot:432
 Street:322 Haldeman Dr Parcel:130-
 S18-C432:\$100,000.00

Bauer, Brandon J; Bauer, Brodie--S&T BK--
 Cranberry Twp Sub/Condo:Laurel Pointe
 Ph 2 Plan Lot:231 Street:165 Sequoia Lane
 Parcel:130-S18-M231:\$1,418,458.00

Bly, Audrianna; Grady, Jordan--NEXTIER
 BK NA--Butler Twp Street:160 Tranquil Ln
 Parcel:051-53-2B:\$252,000.00

Brown, Celena L--OPTIMUM FIRST INC--
 Cranberry Twp Sub/Condo:Winchester
 Farms Ph 1 Lot:143 Street:100 Aberdeen
 Dr Parcel:130-S27-B143:\$434,891.00

Chandolu, Santha; Chandolu, Vinod--
 JPMORGAN CHASE BK NA--Adams Twp
 Sub/Condo:Adams Pointe Prd Amendment
 2 L Lot:22-D Street:404 Pointe View Dr
 Parcel:010-S18-B22D:\$292,000.00

Claypool, James--MORTGAGE
 RESEARCH CTR LLC DBA--Butler
 City Ward:5 Sub/Condo:Schwab Plan
 Lot:12 Street:654 North Chestnut Street
 Parcel:565-14-174:\$147,250.00

Conterno, Carly Ann; Sandherr, Jonathan
Joseph--FIRST COMMONWEALTH
 BK--Winfield Twp Street:332 Gray Ave
 Parcel:320-1F94-6F:\$193,500.00

Crews, Dillon S Cullin; Cullincresws,
Dillon S--CITIZENS BK NA--Butler City
 Ward:5 Street:435 N Washington St
 Parcel:565-11-66:\$225,000.00

Dambach, Kimberly S--R S BELLCO
 FED CRED UN--Jackson Twp Street:107
 Zeigler Dr Parcel:180-S4-A66:\$45,266.15

Dampf, Julie a/k/a; Nini, Julie Ann a/k/a;
Nini, Philip--ARMCO CRED UN--
 Butler Twp Ward:1 Street:212 Oliver Dr
 Parcel:051-53-B1Aa:\$60,000.00

Daugherty, Hollie; Matteo, Ryan
 C--CFSBANK--Adams Twp Sub/
 Condo:Amherst Village Ph 1 Plan
 Lot:103 Street:105 Granite Ridge Circle
 Parcel:010-S12-D103:\$463,250.00

Devivo, Stacy A; Devivo, Vincent L--
 WELCOME HOME FIN LP--Cranberry Twp
 Sub/Condo:Park Place Ccd Amendment 8
 Pla Lot:9-C Street:220 Thornapple Ln
 Parcel:130-4F108-16B3D9C:\$296,000.00

Douds Bros Landscape Const Inc; Douds
Bros Real Est LLC a/k/a; Douds Real Est
LLC a/k/a--FIRST COMMONWEALTH
 BK--Middlesex Twp Street:359 Glade Mill
 Road Parcel:230-2F75-24D6:\$45,000.00

Dymerski, Carolyn--UNITED
 WHOLESAL MTG LLC--Cranberry
 Twp Sub/Condo:Cedarbrook Lot:7
 Street:112 Windsor Ct Parcel:130-
 S15-C7:\$175,002.00

Elder, Traci D--ARKLA TEX FIN SERVS LLC
 DBA--Cranberry Twp Sub/Condo:Foxmoor
 Flats Condo Unit:111 Street:423 Stockton
 Rdg Parcel:130-S34-J111:\$201,872.00

Erdos, Kelly M; Hakeem, Joshua A--
 ARMCO CRED UN--Butler Twp Street:110
 Avon Dr Parcel:056-19-F3:\$40,000.00

Fennick, Robert J--NEXTIER BK NA--
 Butler Twp Sub/Condo:Guillford Park
 Plan Lot:52 Street:125 Blackshire Road
 Parcel:051-38-G52 Acre:.21:\$43,000.00

Fry, Danielle M--PENNA HOUSING FIN
 AGENCY--Fairview Twp Sub/Condo:Hays
 Plan Lot:4 Street:1380 Hooker Rd
 Parcel:150-S2-C3:\$3,875.00

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **Buchanan Living Trust dated August 9, 2021**. Lana J. Buchanan, Grantor of the trust, of Cranberry Township, Butler County, Pennsylvania, died on July 12, 2024. All persons having claims against Lana J. Buchanan are requested to make known the same to the trustee or attorney named below. All persons indebted to Lana J. Buchanan are requested to make payment without delay to the trustee or attorney named below.

Shelly M. Droz, Trustee
c/o Emily N. Masotto, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: September 13, 20 & 27, 2024

**Butler County
Court of Common Pleas
Number: 23-11091**

**Notice of Action in
Mortgage Foreclosure**

Carrington Mortgage Services LLC, Plaintiff
v.
Margorie A. Kelly, Defendant

TO: Margorie A. Kelly. Premises subject to foreclosure: 311 Browns Mill Road, Evans City, Pennsylvania 16033.

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, 7248410130 .

McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff,
1420 Walnut St., Ste. 1501,
Phila., PA 19102, 215-790-1010

BCLJ: September 27, 2024

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

**NOTICE OF FILING OF PETITION
FOR CHANGE OF NAME**

In the Matter of MsD. No. 2024-40212

Notice is hereby given that, on August 1, 2024 a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**VANESSA ELIZABETH WETZEL to
VANESSA EVE MARTIN**

The Court has fixed the 15th day of October 2024, at 9:45 A.M. in Courtroom Number 3 of the Butler County Government Center 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:September 27, 2024

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

CHRISTOPHER STEINER and TIMOTHY ZEFFIRO, Plaintiffs, vs. THE JAMES GALLAGHER HEIRS; JAMES GALLAGHER; CLARA GALLAGHER; CATHERINE GALLAGHER GERBER, a/k/a KATHERINE GALLAGHER GERBER; TIMOTHY GALLAGHER; WILLIAM GALLAGHER; FRANCES E. GERBER, Executrix of the Catherine Gallagher Gerber Estate, a/k/a Katherine Gallagher Gerber; LUCILLE CALLANDER; FRED L. GERBER; RICHARD R. GERBER; MARGARET G. HUGHES; MARGARET ANNE DUMM, now DEEM, and the COMMONWEALTH TRUST COMPANY OF PITTSBURGH, Executors of the Estate of Margaret G. Hughes; MARGARET G. HUGHES; LUCILLE MOORE; J. F. GERBER, a/k/a JOHN F. GERBER; RUTH

G. CRAWLEY; HELEN M. SHAW; NORIENE WOLF; LAWRENCE C. SHAW; MARK H. SHAW; NORMA J. GALLAGHER; DOROTHY G. MELICK; and all of the heirs, unknown heirs, executors, administrators, successors, representatives, and assigns of the aforesaid Defendants, Defendants.

CIVIL DIVISION

**A.D. No. 2024 – 10490
C.P. No. 2024 – 21195**

ORDER OF COURT

AND NOW, this 22 nd day of August, 2024, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no Answer having been made by the Defendants for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiffs and pursuant to Pa. R.C.P. 1066, **IT IS HEREBY ORDERED** that a judgment by default be entered against the Defendants, The James Gallagher Heirs; James Gallagher; Clara Gallagher; Catherine Gallagher Gerber, a/k/a Katherine Gallagher Gerber; Timothy Gallagher; William Gallagher; Frances E. Gerber, Executrix of the Catherine Gallagher Gerber Estate, a/k/a Katherine Gallagher Gerber; Lucille Callander; Fred L. Gerber; Richard R. Gerber; Margaret G. Hughes; Margaret Anne Dumm, now Deem, and the Commonwealth Trust Company Of Pittsburgh, Executors of the Estate of Margaret G. Hughes; Margaret G. Hughes; Lucille Moore; J. F. Gerber, a/k/a John F. Gerber; Ruth G. Crawley; Helen M. Shaw; Noriene Wolf; Lawrence C. Shaw; Mark H. Shaw; Norma J. Gallagher; Dorothy G. Melick; and all of the heirs, unknown heirs, executors, administrators, successors, representatives, and assigns of the aforesaid Defendants, directing that the Defendants be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

PARCEL ONE: ALL that certain piece or parcel of land situate in Allegheny Township, Butler County, Pennsylvania, being bounded and described as follows:

ON the North by lands formerly of E. A. Knox Heirs, now David L. Lowers, et al., and a public road (now Allegheny Church Road); on the East by aid Knox Heirs and others (now Bruce R. Lowers); on the South and West by State Highway Route 10083 (now Parker

Pike), leading from Parker to Eau Claire.
CONTAINING 45 or 50 acres, more or less.
BEING part of the James Gallagher Heirs Farm.

BEING Tax Assessment Parcel 020-1F33-3-0000.

PARCEL TWO: O

N the North and East by land of Columbia Oil Co (now Jesse W. Smith and Bruce R. Lowers); on the South and West by Forest Oil Company (now Gary L. Irwin and Elaine C. Friters).

CONTAINING 5 acres, more or less.
BEING part of the James Gallaghers Heirs Farm.

BEING Tax Assessment Parcel 020-1F33-19-0000.

Unless the Defendants shall file an Action in Ejectment against the Plaintiffs, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Butler Eagle, once in the Butler County Legal Journal, once in the Pittsburgh Post-Gazette, and once in the Pittsburgh Legal Journal, the Prothonotary shall, upon Praecipe of the Plaintiffs, enter a final judgment against the Defendants.

BY THE COURT: Kelly T.D. Streib
J.

BCLJ:September 27, 2024

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

**IN RE: Adoption of R.J.C.
OA No. 24 of 2024**

**PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL
RIGHTS NOTICE PURSUANT TO
23 Pa.C.S. § 2503(b) & § 2513(b)**

TO: Unknown Natural Father A Petition has been filed asking the Court to put an end to all rights/duties you have to your child: R.J.C., a male child born to Angela Catherine

Carlson on February 19, 2024 in Butler, Butler County, Pennsylvania. The Court has set a Hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 7 located in the Butler County Courthouse/Government Center on the 11th day of October, 2024, at 9:00 a.m., in front of the Honorable Judge Maura L. Palumbi.

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

IN RE: J.J.S. O.A. No. 36 of 2024

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

NOTICE

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.

To: Unknown Father, A Petition has been filed asking the Court to put an end to all rights/duties you have to your child:

**Name of Child: J.J.S.
DOB: February 11, 2009;
Place of Birth: Armstrong County, PA;
Gender: Female
Birth Mother’s Last Name:Gaines**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom No. 7 located at the Butler County Courthouse/ Government Center on the **8th day of November 2024 at 9:00 A.M.**

Butler County Bar Association 724.841.0130

SARAH EDWARDS, MA., J.D. Register of Wills & Clerk of Orphans’ Court Government/ Judicial Center Butler PA 16003-1208 724.284.5348

If you are receiving this Notice as Putative Father of the above-named child, you rights/duties MAY ALSO BE TERMINATED UNLESS YOU FILE EITHER AN ACKNOWLEDGMENT OF PATERNITY OR CLAIM OF PATERNITY PURSUANT TO SECTION 5103 OF THE DOMESTIC RELATIONS CODE AND APPEAR AT THE HEARING TO OBJECT TO THE TERMINATION OR FILE A WRITTEN OBJECTION TO SUCH TERMINATION WITH THE COURT PRIOR TO THE HEARING.

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. This notice is to inform you of an important option that may be available to you under **PENNSYLVANIA LAW ACT 101 OF 2010**, which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, child, a birth parent and/or a birth relative of the child. The agreement must be signed and approved by the court to be legally binding. 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.

BCLJ:September 27, 2024

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 COURT
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: September 27, 2024

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

LUTHERAN SENIORLIFE, f/k/a LUTHERAN
AFFILIATED SERVICES and ST. JOHN
LUTHERAN CARE CENTER, both t/d/b/a
ST. JOHN SPECIALTY CARE CENTER
and LUTHERAN SENIORLIFE/ST. JOHN
LUTHERAN CARE CENTER, Plaintiffs

v. GENEVIEVE H. CZECH, Defendant,

**Case No. 24-10383
Complaint in Civil Action**

TO: DEFENDANT.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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.

Office of Prothonotary, Butler County Butler County Government Center 124 W. Diamond Street Butler, PA 16001 (724) 284-5214 Butler County Bar Association 240 South Main Street Butler, PA 16001 (724) 841-0130

4893-7721-8261

BCLJ:September 27, 2024

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

ORPHANS COURT DIVISION

**IN RE: Adoption of R.H.
O.A. No. 56 of 2023**

INVOLUNTARY TERMINATION OF
PARENTAL RIGHTS OF BIRTH PARENT,
GABRIELLA CAMACHO
HERNANDEZ

PRELIMINARY DECREE

AND NOW, this 7th day of August, 2024, upon consideration of the attached petition for involuntary termination of parental rights of GABRIELLA CAMACHO HERNANDEZ, to the child, ROBERTO HERNANDEZ, it is hereby **ORDERED and DECREED** that a hearing is set for the 4th day of October, 2024 at 1:00 o'clock p.m. in Courtroom #7, of the Butler County Courthouse. At least ten days' written notice of hearing shall be given to the Parents who have not consented in the attached petition. Method of providing notice shall conform to PA Orphans' Court Rule No. 15.6.

BY THE COURT,
Judge Maura Palumbi

BCLJ:September 27, 2024