

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: 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

SECOND 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

THIRD PUBLICATION**Estate of: Guilbert Lee Brown
a/k/a: Guilbert L Brown**

Late of: Brady Township PA
Administrator: Carrie J Birckbichler
140 Hickory Hills
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: September 16, 23, 30, 2022

**Estate of: Laura K Faust
a/k/a: Laura Kathryn Faust**

Late of: Jefferson Township PA
Executor: Reva Jean Faust
5932 Bayside Key Drive
Tampa FL 33615
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: September 16, 23, 30, 2022

**Estate of: Celine F Haynes
a/k/a: Celine Francis Haynes**

Late of: Cranberry Township PA
Administrator: Gary D Haynes
729 Skyview Drive
Cranberry Twp PA 16066
Attorney: Richard G Opiela
Opiela and Associates PC
970 Perry Highway
Pittsburgh PA 15237

BCLJ: September 16, 23, 30, 2022

Estate of: Christine Lee Hook

Late of: Jackson Township PA
Administrator: Brady Hook
407 Oak Drive
Cranberry Twp PA 16066
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue Suite 201
Pittsburgh PA 15219

BCLJ: September 16, 23, 30, 2022

Estate of: Keith Robert Hyatt

Late of: Slippery Rock Township PA
Administrator: Linda M Hyatt
3526 William Flynn Highway
Slippery Rock PA 16057
Attorney: Walter J Nalducci
Cutruzzula & Nalducci
3300 Grant Bldg 310 Grant St
Pittsburgh PA 15219

BCLJ: September 16, 23, 30, 2022

Estate of: Donald T MacLeod**a/k/a: Donald Terry MacLeod**

Late of: Cranberry Township PA
Executor: Joan MacLeod Heminway
8318 Alexander Cavet Drive
Knoxville TN 37909
Attorney: Kathleen D Schneider
Regent Square Professional Bld
1227 S Braddock Ave
Pittsburgh PA 15218

BCLJ: September 16, 23, 30, 2022

Estate of: William Edward Martin**a/k/a: William E Martin**

Late of: Butler Township PA
Executor: Lyudmyla Martin
146 Westwood Manor
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Ruth Ann McAnallen

Late of: Butler Township PA
Executor: Darla S Culbertson
105 Pine Aire Drive
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Robert A McGraw III

Late of: Slippery Rock PA
Administrator: Melissa J McGraw
140 Idris Lane
Butler PA 16001
Attorney: Kelley I Harley
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Richard B Meredith

Late of: Forward Township PA
Administrator: Joanne C Meredith
345 Beacon Road
Renfrew PA 16053
Attorney: Richard Osberg III
246 W Main Street
PO Box 451
Saxonburg PA 16056

BCLJ: September 16, 23, 30, 2022

Estate of: Edward G Roehling

Late of: Zelienople PA
Executor: Eric C Roehling
538 Dick Road
Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Marion Louise Sankovic

Late of: Zelienople PA
Executor: Marsha S Brennessel
131 Clubhouse Drive
West Columbia SC 29172
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: September 16, 23, 30, 2022

Estate of: Diane M Sobot

Late of: Jefferson Township PA
Executor: James H Limbaugh
4767 William Flynn Highway
Allison Park PA 15101
Attorney: James H Limbaugh
Miller & Miller Attorneys at Law PLLC
4767 William Flynn Highway
Allison Park PA 15101

BCLJ: September 16, 23, 30, 2022

Estate of: Paul John Starr**a/k/a: Paul J Starr**

Late of: Butler Township PA
 Executor: Debra M Baptiste
 2856 N Attebury Pt
 Hernando FL 34442
 Executor: Paula Master
 102 Fishing Creek Lane
 Boonsboro MD 21713
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Joan R Vogel**a/k/a: Joan Ruth Vogel**

Late of: Butler PA
 Executor: Lawrence John Vogel Jr
 3753 William Flynn Highway
 Slippery Rock PA 16057
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Richard Voge**a/k/a: Richard A Voge****a/k/a: Richard Allen Voge**

Late of: Center Township PA
 Executor: Barbara O'Baker
 124 Rustique Lane
 Butler PA 16002
 Attorney: Steven L Sablowsky
 Goldblum Sablowsky LLC
 285 E Waterfront Drive Suite 160
 Homestead PA 15120

BCLJ: September 16, 23, 30, 2022

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH August 26, 2022

Recorded August 22, 2022 - August 26, 2022

Albanowski, Albert G aka; Albanowski, Albert G III aka; Albanowski, Gia C--
 CLEARVIEW FED CRED UN--Jackson
 Twp Sub/Condo:Peffer Lot No 1 & No 2
 Lot:2 Street:7963 Franklin Rd Parcel:180-4F50-17Ab Acre:1.52:\$200,000.00

All About Reclaimed LLC--ARMCO
 CRED UN--Butler City Ward:3
 Street:331 S Washington Street
 Parcel:563-5-34:\$20,000.00

Allen, Jason E; Allen, Nicole M--SRU
 FED CRED UN--Slippery Rock Boro
 Street:645 New Castle Rd Parcel:280-4F70-14D:\$24,000.00

Allen, Matthew J; Makin, Sara--CITIZENS
 BK NA--Adams Twp Sub/Condo:Cypress
 Fields Prd Lot:104 Street:207 Monterey
 Court Parcel:010-S23-A104:\$51,400.00

Arbutiski, Jeremy; Arbutiski, Lori Ann--
 SMITHFIELD TR CO TRS--Buffalo Twp
 Sub/Condo:Oaks Plan Lot:134 Street:124
 Julia Rd Parcel:040-S15-B134:\$60,000.00

Bachelder, Andrew R; Bachelder, Lauren A--S&T BK--Middlesex Twp
 Street:3013 Eagle Ridge Dr Parcel:230-S16-F307:\$113,000.00

Bader, Hazel Diane; Bader, Jason aka; Bader, Jason Ronald aka--NVR MTG FIN
 INC--Adams Twp Sub/Condo:Brookhaven
 Prd Lot:105 Street:111 Abigail Drive
 Parcel:010-S9-H105:\$606,600.00

Baker, MaryAnn; Baker, William--
 NORTHWEST BK--Adams Twp Sub/
 Condo:Sunrise Acres Plan Ph 2 Lot:201
 Street:115 Imperial Drive Parcel:010-S10-D201:\$690,000.00

Baron, John Thomas; Baron, MaryEllen--NORTHWEST BK--Adams
 Twp Sub/Condo:Sunrise Acres Plan
 Ph 2 Lot:209 Street:302 Stately Court
 Parcel:010-S10-209:\$443,000.00

Bauer, Claire; Philogene, Olivier--
 AMERISAVE MTG CORP--Cranberry
 Twp Sub/Condo:Glen Eden V Lot:513
 Unit:513-A Street:819 Sunset Cir
 Parcel:130-S23-D513A:\$200,000.00

Benninger, Douglas L; Benninger, Laura A--FIRST NATL BK PA--Franklin Twp
 Street:125 Youkers Road Parcel:170-3F80-39G:\$125,000.00

Bier, Jodi L; Bier, Joseph R; Bier Meadows LLC--INFIRST BK--Jefferson
 Twp Street:113 Country Ln Parcel:190-1F94-18:\$118,752.92

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
PINEWOOD MEMORIAL PARK (part of CMS WEST LLC), PERPETUAL LOT CARE FUND	Regions Bank, Trustee	08/18/2022
PRAZER, RICHARD MICHAEL	Lou Jean Metcalfe, Guardian	08/26/2022

BCLJ: September 30 & October 7, 2022

NOTICE OF TRUST ADMINISTRATION

The Trustee named below gives notice of the death of **Annetta E. Ducato**, late of Cranberry Township, Butler County, Pennsylvania, who died on December 12, 2021. During her lifetime, the said Decedent established a Revocable Trust under Trust Agreement dated August 10, 2007, of which Mary E. Ducato Coley is the Trustee. The Trustee requests all persons having claims against the Decedent to make known the same in writing to her or her attorney, and all persons indebted to the Decedent to make payment to her without delay:

Mary E. Ducato Coley, Trustee
138 Monterey Drive
Canonsburg, PA 15317
Or
Nicole L. Phatak, Esquire
Clark Hill PLC
One Oxford Centre
301 Grant Street, 14th Floor
Pittsburgh, PA 15219

BCLJ: September 16, 23, 30, 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

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **BT-HIKEED, LLC** and it is to be organized effective September 6, 2022.

Molloy Law, LLC
Amy E. Molloy, Esquire
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

BCLJ: September 30, 2022

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Karns City Keystone Exploration, LLC** and it is to be organized effective September 8, 2022.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: September 30, 2022

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA CIVIL ACTION - LAW

PennyMac Loan Services, LLC
Plaintiff
vs.
Ruben Rios and Lynn M. Rios
Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION : BUTLER COUNTY
No. AD-2022-10221

**NOTICE
TO: Ruben Rios**

You are hereby notified that on March 29, 2022, Plaintiff, PennyMac Loan Services, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Butler County Pennsylvania, docket to TERM, No. AD-2022-10221. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 111 Central Drive, Center Township, PA 16001 whereupon your property would be sold by the Sheriff of Butler County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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 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 NOTICE 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.

OFFICE OF PROTHONOTARY,
BUTLER COUNTY
BUTLER COUNTY
GOVERNMENT CENTER
124 WEST DIAMOND STREET
BUTLER, PA 16001
(724) 284-5214

THE BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

BCLJ: September 30, 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. 2022-40242
Notice is hereby given that, on August 25, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Logan Michael Smith** to Logan Michael O'Hern.

The Court has fixed the 22nd day of November, 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: September 30, 2022

Lawyers Concerned for Lawyers

Confidential Services, Support & Information

Since 1988, we have discreetly assisted thousands of lawyers, judges, their family members and law students struggling with:

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Depression
Stress & Burnout
Problematic Alcohol Use
Problematic Prescription
& Illicit Drug Use
Grief & Loss
Problematic Gambling
Eating Disorders
Emotional & Vicarious Trauma
Compassion Fatigue
Compulsive Behaviors & Other
Mental Health Concerns

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Additional informational materials can be found under the Resources link.

<https://www.lclpa.org/>

Our toll-free Helpline is answered live 24 hours a day, 365 days a year.

100% Confidential Helpline:

1-888-999-1941

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 DeedBookI016Page85.

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 SO 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