

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: 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: Zelenople PA
Executor: Eric C Roehling
538 Dick Road
Butler PA 16001

BCLJ: September 16, 23, 30, 2022

Estate of: Marion Louise Sankovic

Late of: Zelenople PA
Executor: Marsha S Brennessel
131 Clubhouse Drive
West Columbia SC 29172
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelenople 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 Vogeles
a/k/a: Richard A Vogeles
a/k/a: Richard Allen Vogeles**

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

SECOND PUBLICATION

Estate of: Russell J Barkley Jr

Late of: Muddycreek Township PA
Executor: Benjamin T Ashley
2110 Katie Court
Anderson IN 46017
Attorney: Michael C Bonner
Medure Bonner Bellissimo LLC
713 Wilmington Avenue
New Castle PA 16101

BCLJ: September 9, 16, 23, 2022

Estate of: Judith Mae Beisswenger

Late of: Connoquenessing Township PA
Executor: Carol Lynne Freund Taylor
413 Rolling Mill Rd
Old Hickory TN 37138
Attorney: John R Markey
101 East Diamond Street Suite 102
Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Matthew Leo Bell

Late of: Washington Township PA
Administrator: Sheila M Neely
1147 Annisville Rd
Petrolia PA 16050
Attorney: Daniel R Tobin
2000 Corporate Dr Suite 350
Wexford PA 15090

BCLJ: September 9, 16, 23, 2022

Estate of: Janis D Benson

Late of: Butler Township PA
Executor: Clair L Dreher
1108 Elfin Avenue
Butler PA 16001
Executor: Stephen K Dreher
118 Shawnee Drive
Butler PA 16001
Attorney: Mark R Morrow
Attorney at Law
204 East Brady Street
Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Nancy L Bonarrigo

Late of: Adams Township PA
Executor: Liane Santilli
204 Chesapeake Drive
Gibsonia PA 15044
Attorney: Mario Santilli Jr
Denton Cohen & Grigsby PC
625 Liberty Avenue 5th Fl
Pittsburgh PA 15222

BCLJ: September 9, 16, 23, 2022

**Estate of: Diana L Amos Campbell
a/k/a: Diana L Amos**

Late of: Butler PA
Executor: Charles K Amos
93 Pittsburgh Road
Lyndora PA 16045
Attorney: Adam G Anderson Esq
Anderson & Labovitz, LLC
429 Fourth Avenue Suite 602
Pittsburgh PA 15219

BCLJ: September 9, 16, 23, 2022

**Estate of: Paul S Critchlow
a/k/a: Paul Scott Critchlow**

Late of: Center Township PA
Executor: Phyllis Ann Critchlow
1665 North Main Street
Butler PA 16001
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: September 9, 16, 23, 2022

**Estate of: William James Doerr Jr
a/k/a: Jim Doerr**

Late of: Slippery Rock Township PA
Executor: Orren Paul Doerr
71 Old Plank Road
Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Claire Burdett Douthett

Late of: Connoquenessing Township PA
Executor: Vickie Forbes
127 Rose Haven Road
Renfrew PA 16053
Attorney: Nicole L Thurner
240 Executive Drive
Unit 1813
Cranberry Twp PA 16066

BCLJ: September 9, 16, 23, 2022

Estate of: Thomas M Dunn

Late of: Fairview PA
 Executor: Judith A Dunn
 1451 Kittanning Pike
 Karns City PA 16041
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Douglas C Hogue**a/k/a: Douglas Hogue****a/k/a: Douglas Charles Hogue**

Late of: Slippery Rock Township PA
 Executor: Kimberly A Stoughton
 124 Stoughton Road
 Slippery Rock PA 16057
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: September 9, 16, 23, 2022

Estate of: John L Hyde

Late of: Mars PA
 Executor: Leslie Ann Firth
 446 Water Street
 Philipsburg PA 16866
 Attorney: Gary Milnes Esquire
 Brandt Milnes & Rea PC
 310 Grant Street Suite 1109
 Pittsburgh PA 15219

BCLJ: September 9, 16, 23, 2022

Estate of: Larry C Mainhart

Late of: Center Township PA
 Executor: Justin C Mainhart
 227 Holyoke Road
 Butler PA 16001
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Patricia L McClintock

Late of: Adams Township PA
 Executor: Glenn N McClintock
 804 Applridge Court
 Gibsonia PA 15044

BCLJ: September 9, 16, 23, 2022

Estate of: Floyd H Moore Jr**a/k/a: Floyd Moore Jr**

Late of: Middlesex Township PA
 Administrator: Paula J Willyard
 c/o Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: September 9, 16, 23, 2022

Estate of: Stanley Perdeus

Late of: Buffalo Township PA
 Administrator: Cindy L Perdeus
 484 Parker Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

Estate of: Thomas Anthony Richard**a/k/a: Thomas A Richard**

Late of: Harmony PA
 Executor: Kathleen L Richard
 113 S Charles St
 Zelienople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

BCLJ: September 9, 16, 23, 2022

Estate of: Alison M Skelley

Late of: Adams Township PA
 Executor: Kristin Wesbey
 2000 Hughes Landing Boulevard
 Unit 716
 The Woodlands TX 77380
 Attorney: Cary D Jones
 Marriner Jones & Fitch
 6 South Main Street Suite 600
 Washington PA 15301

BCLJ: September 9, 16, 23, 2022

Estate of: Edward L Thigpen II**a/k/a: Edward Thigpen**

Late of: Penn Township PA
 Executor: Leslie Archer
 417 Three Degree Road
 Renfrew PA 16053

BCLJ: September 9, 16, 23, 2022

**Estate of: Toni L Wilson
a/k/a: Toni Smith Wilson**
 Late of: Buffalo Township PA
 Administrator: Dave L Wilson
 540 South Pike Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: September 9, 16, 23, 2022

THIRD PUBLICATION

Estate of: Allen Eugene Abrino
 Late of: Butler PA
 Executor: Allison Lynn Berwick
 1383 Snee Dr
 Pittsburgh PA 15236

BCLJ: September 2, 9, 16, 2022

Estate of: Celestine M Anderson
 Late of: Valencia PA
 Executor: Raymond L Cook
 111 Sober Road
 Leechburg PA 15656
 Attorney: Robert A Cinpinski
 200 North Jefferson Street
 Kittanning PA 16201

BCLJ: September 2, 9, 16, 2022

Estate of: Nicholas Anderson
 Late of: Valencia PA
 Executor: Jane E Wymer
 112 Blackthorn Drive
 Butler PA 16002
 Attorney: Jay R Hagerman
 Abernethy & Hagerman, LLC
 4499 Mount Royal Blvd
 Allison Park PA 15101

BCLJ: September 2, 9, 16, 2022

Estate of: Carol A Beall
 Late of: Cranberry Township PA
 Executor: Brian Beall
 8189 Rowan Road
 Cranberry Twp PA 16066
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216

BCLJ: September 2, 9, 16, 2022

Estate of: Donna S Cicco
 Late of: Butler PA
 Administrator C.T.A.: Sharon L Moore
 111 Hollow Lane
 Butler PA 16001
 Attorney: Mark R Morrow
 Attorney at Law
 204 East Brady Street
 Butler PA 16001

BCLJ: September 2, 9, 16, 2022

Estate of: Scott Allen Crighton
 Late of: Clinton Township PA
 Administrator: James Crighton
 130 Main Street
 Prospect PA 16052
 Attorney: Richard L Osberg III
 Law Offices of Richard L Osberg, III, PLLC
 1900 Main Street, Suite 225
 Canonsburg PA 15317

BCLJ: September 2, 9, 16, 2022

Estate of: Dolores J Elli
 Late of: Butler Township PA
 Executor: Barbara E Brandon
 141 Boyd Dr
 Butler PA 16001
 Attorney: Linda Sekely
 200 Ladykirk Lane
 Greer SC 29650

BCLJ: September 2, 9, 16, 2022

Estate of: Jeffrey B Federoff
 Late of: Cranberry Township PA
 Executor: Nancy L Greco
 231 Faulk Dr
 Warrendale PA 15086
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: September 2, 9, 16, 2022

Estate of: George Louis Keck
 Late of: Penn Township PA
 Executor: Marlin J Keck
 152 Mountain Laurel Drive
 Butler PA 16002

BCLJ: September 2, 9, 16, 2022

Estate of: Walter D Madden
a/k/a: Walter Spiegelhalter Madden
a/k/a: Walter Daniel Spiegelhalter
a/k/a: Walter Daniel Madden

Late of: Worth Township PA
 Administrator C.T.A.: Jason Madden
 PO Box 2916
 Tybee Island GA 31328
 Administrator C.T.A.: Stephanie Madden
 12 Saint Catherine Road
 Savannah GA 31410
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: September 2, 9, 16, 2022

Estate of: John M Mahler

Late of: Center Township PA
 Executor: Margaret J Rivers
 131 Heather Drive
 Butler PA 16001
 Executor: John J Mahler
 140 Oak Street
 Butler PA 16001
 Attorney: Leo M Stepanian II
 Stepanian & Menchuk LLP
 222 South Main St
 Butler PA 16001

BCLJ: September 2, 9, 16, 2022

Estate of: Theresa Novelli
a/k/a: Theresa M Novelli

Late of: Mars PA
 Executor: Natalie M DeWeese
 120 Timberview Trail
 Evans City PA 16033

BCLJ: September 2, 9, 16, 2022

Estate of: Carol A Peter

Late of: Mars PA
 Administrator C.T.A.: Todd Manyx
 8312 Carreigh Parkway
 Springfield VA 22152
 Attorney: Tracy L Zihmer
 Zihmer Law Firm LLC
 3244 Washington Rd Suite 210
 McMurray PA 15317

BCLJ: September 2, 9, 16, 2022

Estate of: Beverly Ann Pugh
a/k/a: Beverly A Pugh

Late of: Cranberry Township PA
 Executor: Jennifer A Kramer
 1961 Henley Street
 Glenview IL 60025
 Attorney: John M Hartzell Jr
 Houston Harbaugh PC
 Three Gateway Center
 401 Liberty Ave 22nd Floor
 Pittsburgh PA 15222

BCLJ: September 2, 9, 16, 2022

Estate of: Daniel L Reynolds Jr
a/k/a: Daniel L Reynolds

Late of: Cranberry Township PA
 Executor: Joan H Reynolds
 613 Norman Drive
 Cranberry Twp PA 16066
 Attorney: Ashley R Bozewski
 Sherrard German & Kelly PC
 535 Smithfield St Suite 300
 Pittsburgh PA 15222

BCLJ: September 2, 9, 16, 2022

Estate of: Joseph Schewe Jr

Late of: Cranberry Township PA
 Executor: Jennifer Husek
 2045 Carriage Hill Road
 Allison Park PA 15101
 Attorney: Mary Jo Corsetti
 Williams Coulson
 420 Ft Duquesne Blvd 16th Floor
 Pittsburgh PA 15222

BCLJ: September 2, 9, 16, 2022

Estate of: Richard P Schlatz

Late of: Butler Township PA
 Administrator: Pearl M Schlatz
 150 Crisswell Road
 Butler PA 16002
 Attorney: Richard L Osberg III
 246 W Main Street
 PO Box 451
 Saxonburg PA 16056

BCLJ: September 2, 9, 16, 2022

Estate of: Stephen J Sekeras Jr

Late of: Buffalo Township PA
Executor: Patricia L Sekeras
221 Raven Circle
Sarver PA 16055
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: September 2, 9, 16, 2022

**Estate of: Harry J Shaner
a/k/a: Harry James Shaner**

Late of: Butler PA
Executor: Kimberly A Tabrosky
203 Scott Avenue
Glenshaw PA 15116
Attorney: Amy D Rees Esquire
Sechler Law Firm LLC
20206 Route 19 Suite 300
Cranberry Twp PA 16066

BCLJ: September 2, 9, 16, 2022

Estate of: David J Skeehan

Late of: Middlesex Township PA
Executor: Vincent F Lackner Jr
301 Kings Highway
Carnegie PA 15106
Executor: Matthew D Skeehan
1502 Mars Evans City
Evans City PA 16033
Attorney: Vincent F Lackner Jr
Carnegie Office Pk 290
800 North Bell Avenue
Carnegie PA 15106

BCLJ: September 2, 9, 16, 2022

**Estate of: Donna J Spencer
a/k/a: Donna Jean Spencer**

Late of: Cranberry Township PA
Executor: Ronald G Spencer
239 St Leonards Lane
Cranberry Twp PA 16066
Attorney: J Lynn DeHaven
Goldfarb, Posner, Beck,
DeHaven & Drewitz
62 E Wheeling St Ste 101
Washington PA 15301

BCLJ: September 2, 9, 16, 2022

Estate of: Denise L Staeger

Late of: Butler PA
Executor: Cassie R Grossi
235 McQuiston Road
Butler PA 16001
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: September 2, 9, 16, 2022

Estate of: Mary Ann Starr

Late of: Valencia PA
Executor: Sallie Starr Paracca
104 Mekis Road
Valencia PA 16059
Attorney: Michael J Pawk
Lutz & Pawk LLP
101 East Diamond Street, Suite 102
Butler PA 16001

BCLJ: September 2, 9, 16, 2022

Estate of: Roseanna Tackett

Late of: Slippery Rock Township PA
Executor: Natalie Tackett-Eby
7548 Chancery Drive
Dublin OH 01801
Attorney: John E Pallone
1725 Fifth Avenue
Arnold PA 15068

BCLJ: September 2, 9, 16, 2022

Estate of: Richard E Wain

a/k/a: Richard Wain

a/k/a: Richard Edward Wain

Late of: Cranberry Township PA
Administrator: Nicole I Wain
15 King Arthur Drive
Belle Vernon PA 15012
Attorney: Donald P Graham
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066

BCLJ: September 2, 9, 16, 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

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **D.P.M.**, for the conduct of business in Butler County, Pennsylvania, with the principal place of business being at 122 N. Main Street, Zelienople, PA 16063, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 11, 2006, pursuant to the Act of Assembly of December 16, 1982, Act 295.

And on August 19, 2022, a Statement of Correction to the application for registration of fictitious name was also approved correcting the name and address of each individual owning or interested in the said business to:

Andrew J. Mathew, III, 122 N. Main Street, Zelienople, PA 16063
Philip J. Mathew, 122 N. Main Street, Zelienople, PA 16063
Michelle Mathew, 122 N. Main Street, Zelienople, PA 16063

Esquire Assist, Ltd.
125 Locust Street
Harrisburg, PA 17101

BCLJ: September 16, 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 **Tri County Rust Prevention, LLC**, and it is to be organized effective August 31, 2022.

S.R. LAW, LLC
Ross M. Thompson, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: September 16, 2022

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

NO: AD-2022-10529

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1

vs.

MICHELLE MCCORD, AS SURVIVING HEIR OF LINDA C. WYANT, DECEASED, KEVIN WYANT, AS SURVIVING HEIR OF LINDA C. WYANT, DECEASED, RAYMOND WYANT, AS SURVIVING HEIR OF LINDA C. WYANT, DECEASED, UNKNOWN SURVIVING HEIRS OF LINDA C. WYANT, DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of NRPL Trust 2019-1, has filed a Complaint in Mortgage Foreclosure with regard to 765 Parker Pike, Parker, PA 16049, endorsed with a Notice to Defend, against you at No. AD-2022-10529 in the Civil Division of the Court of Common Pleas of Butler County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Butler County Sheriff.

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 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.

Butler County Prothonotary
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

Butler County Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

BCLJ: September 16, 2022

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 3020, SECTION 298 IN THE TOWNSHIP OF CRANBERRY

NO. 10583 TERM, 22

EMINENT DOMAIN PROCEEDING
IN REM

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on August 9, 2022 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county

at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on June 15, 2022 a plan entitled SR 3020 SEC 298 R/W, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on June 22, 2022, in Instrument No. 202206220013556.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No. 1000911000
Parcel No. 47
Name
Warrendale Land & Development Company, Inc.
Address
Unknown and undeterminable after diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary

objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Kevin D. Pollino
District Right-of-Way Administrator
Engineering District 10-0
Pennsylvania Department of Transportation

BCLJ: September 16, 2022

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 9, 16, 23, 2022

No. 2022-30097

CITIZENS BANK NA
vs
JOSEPH FIORE, JR., JENNIFER LYNN FIORE

PROPERTY ADDRESS: 277 HARMONY ROAD, EVANS CITY, PA 16033

UPI/ TAX PARCEL NUMBER: 160-S3-D9-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE PARTLY IN FORWARD TOWNSHIP AND PARTLY IN CONNOQUENESSING TOWNSHIP, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE HARMONY-CONNOQUENESSING ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED; THENCE BY LINE DIVIDING LOT HEREIN DESCRIBED FROM LOT NO. 8 IN THE SAME PLAN, NORTH 1 DEGREES 13' EAST, A DISTANCE OF 433.39 FEET TO POINT ON THE OTHER LANDS OF DAMAUGH; THENCE BY LANDS OF DAMBAUGH SOUTH 75 DEGREES 37'31" EAST, A DISTANCE OF 140.00 FEET TO POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE LOT

HEREIN DESCRIBED; THENCE BY LINE DIVIDING THE WITHIN-DESCRIBED LOT FROM BEING LOT NO. 10 IN THE SAME PLAN, SOUTH 1 DEGREE 13' WEST, A DISTANCE OF 433.21 FEET TO A POINT IN THE CENTER LINE OF THE HARMONY-CONNOQUENESSING ROAD; THENCE BY THE CENTER LINE OF THE HARMONY-CONNOQUENESSING ROAD, NORTH 75 DEGREES 01'30" WEST, A DISTANCE OF 29.10 FEET TO A POINT; THENCE CONTINUING BY SAID CENTER LINE, NORTH 75 DEGREES 52'20" WEST, A DISTANCE OF 110.86 FEET TO POINT IN THE SAID CENTER LINE, THE PLACE OF BEGINNING.

BEING KNOWN AS LOT NO. 9 IN THE DAMBAUGH PLAN OF LOTS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, IN PLAN BOOK 65, PAGE 2.

BEING KNOWN AS: 277 HARMONY ROAD, EVANS CITY, PENNSYLVANIA 16033.

PARCEL NO. 160-S3-D9-0000
BEING THE SAME PREMISES WHICH ANDREW M. CROCKER AND AMANDA L. DONAHUE, NOW KNOWN AS AMANDA CROCKER, HUSBAND AND WIFE, BY DEED DATED 04/20/2007 AND RECORDED 04/25/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER IN INSTRUMENT NO. 200704250010217, GRANTED AND CONVEYED UNTO HEATHER M. PAPP.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH FIORE JR. AND JENNIFER LYNN FIORE, HUSBAND AND WIFE, BY DEED FROM HEATHER M. PAPP N/K/A HEATHER M. SICIGNANO AND CRAIG T. SICIGNANO, HUSBAND AND WIFE, DATED JULY 24, 2018 AND RECORDED NOVEMBER 13, 2018 IN INSTRUMENT NUMBER 201811130023101.

BCLJ: September 9, 16, 23, 2022

No. 2022-30093

CRESCENT MORTGAGE COMPANY
vs
ANDREA L LUCAS, JOHN M LUCAS

PROPERTY ADDRESS: 133 MAPLE GROVE DRIVE, BUTLER, PA 16001

UPI/ TAX PARCEL NUMBER: 05-18-L5

ALL that certain piece, parcel or lot of land situate in Butler Township, Butler County and Commonwealth of Pennsylvania, being known and designated as Lot No. 5 in the plan of Maple Grove Estates, as recorded October 7, 1994 in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 178, page 5.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions for the Maple Grove Estates Plan of Lots, as recorded November 10, 1993 in the Recorder's Office of Butler County, Pennsylvania in Record Book Volume 2375, page 676; and any subsequent amendments and/or supplements made thereto.

BEING KNOWN AS: 133 MAPLE GROVE DRIVE, BUTLER, PA 16001

PROPERTY ID NUMBER: 056-18-L5

BEING THE SAME PREMISES WHICH KIMBERLY A. CULBERTSON, AN UNREMARIED WIDOW BY DEED DATED 12/28/2016 AND RECORDED 1/5/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT: 201701060000295, GRANTED AND CONVEYED UNTO JOHN M. LUCAS AND ANDREAL L. LUCAS, HUSBAND AND WIFE.

BCLJ: September 9, 16, 23, 2022

No. 2022-30073

TRINITY FINANCIAL SERVICES LLC vs **JACK L MIKO, JACK L TOTH**

PROPERTY ADDRESS: 321 EAST WALNUT STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-23-18-0000

ALL THAT CERTAIN piece or lot of ground situate in the Fourth Ward of the City of Butler, County of Butler, State of Pennsylvania, bounded and described as follows:

Bounded on the North forty-two (42) feet, by Walnut Street; on the East, forty-nine (49) feet, five (5) inches, by lot of George Reonigk, et ux; on the South forty-two (42) feet, by lot of Charles Horewitz; and on the West, forty-nine (49) feet, five (5) inches, by a twelve-foot alley and having thereon erected a two-story garage, with living quarters on the second

floor and designated 321 Walnut Street.

SUBJECT TO all easements and restrictions of record.

Having erected thereon a dwelling known as 321 East Walnut Street Butler, PA 16001

Being designated as Tax Parcel 564-23-18-0000

BCLJ: September 9, 16, 23, 2022

No. 2022-30090

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II

vs

JAMES H NEAL, JOHN NEAL, ANGELA GEIBEL, PAULA PAINTER, UNKNOWN HEIRS OF ROBERT E. NEAL, ROBERT E NEAL, STACY M RIDING

PROPERTY ADDRESS: 308 STATE STREET EXT, WEST SUNBURY, PA 16061

UPI/ TAX PARCEL NUMBER: 080-2F57-5DA-0000

All that certain piece, parcel or tract of land situate in Clay Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the center line of Township Road T-449 and the West line of lands of R. Hindman, said point being the Northeast corner of the herein described tract of land; thence South 35° 29' 30" East along the West line of lands of Hindman, a distance of 300 feet to a point, the Southeast corner; thence South 67° 24' West along line of lands of Hindman, a distance of 100 feet to a point; thence South 58° 03' West along line of lands of Hindman, a distance of 100 feet to a point; thence South 57° 27' West along line of lands of Hindman, a distance of 100 feet to a point, the Southwest corner; thence North 35° 29' 30" West, a distance of 300 feet to a point in the center line of Township Road T-449, the Northwest corner; thence North 57° 27' East along the center line of Township road T-449, a distance of 10 feet to a point; thence along the center line of Township Road T-449, North 58° 03' East, a distance of 100 feet to a point, thence continuing by

the same, North 67° 24' East, a distance of 100 feet to a point, the place of beginning.

CONTAINING 1.40 acres as per survey of Lucas Engineering Company dated October 12,1970.

UNDER AND SUBJECT to all prior deeds, Easements, leases, conveyances, restrictions and reservations affecting the premises, if any.

BEING KNOWN AS: 308 STATE STREET, WEST SUNBURY, PA 16061

PROPERTY ID: 080-2F57-5DA-0000

TITLE TO SAID PREMISES IS VESTED IN ROBERT E. NEAL BY DEED FROM CLAIR L. GLENN AND PAULINE E. GLENN, HIS WIFE DATED 05/10/1994 RECORDED 05/11/1994 IN BOOK NO. 2431 PAGE 853. ROBERT E. NEAL DIED ON OR ABOUT 06/30/2016.

BCLJ: September 9, 16, 23, 2022

No. 2022-30094

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST vs

ERIC J NOVOSAT, ERIC NOVOSAT, LISA M NOVOSAT, LISA NOVOSAT

PROPERTY ADDRESS: 48 MARION DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 550-S3-B29-0000

ALL THAT CERTAIN certain piece, parcel or lot of land situate in the Borough of Zelienville, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 29 in the Rosewood Plan No. 1, as recorded in the Recorder's Office of Butler County in Rack File 79, page 32. Having thereon a two-story dwelling on said lot.

SUBJECT to the Declaration of Protective Covenants affecting Rosewood Plan No. 1 as recorded in DBV1103, page 425 and 426.

UNDER and subject to all rights, privileges, agreements, leases, rights-of-way, easements, building lines, conditions, exceptions, restrictions and reservations as

exist by virtue of prior recorded instruments, deeds or conveyances.

BEING the same premises which Eric Novosat and Lisa Novosat, husband and wife, by deed from D. Michael Angelucci and Karen Angelucci, husband and wife, dated July 28, 2005, recorded November 2, 2005 in the Butler County Clerk's/Register's Office as Instrument Number 200511020031765.

BEING known and numbered as 48 Marion Drive, Zelienville, PA 16063 PARCEL NUMBER 550 S3 B290000

BCLJ: September 9, 16, 23, 2022

No. 2022-30091

WELLS FARGO BANK N.A. vs

GEORGE J. ORAVSKY

PROPERTY ADDRESS: 742 FAIRVIEW ROAD, NORTH WASHINGTON, PA 16048

UPI/ TAX PARCEL NUMBER: 310-S1-A22 310-S1-A23

ALL THAT CERTAIN piece, parcel or tract of land consisting of two lots in Washington Township. Butler County, Pennsylvania, bounded and described as follows:

FIRST LOT:

BOUNDED on the North by Kittanning Street; on the East by lot of formerly Etta Moore and Margaret Moore; on the South by an alley; and on the West of formerly James Young, now United Presbyterian Church of North Washington; fronting 60 feet on Kittanning Street and running back by parallel lines 210 feet to the alley.

SECOND LOT:

ON the North by Kittanning Street; on the East by lot in parcel one herein; on the South by an alley; and on the West by an alley; fronting 60 feet on Kittanning Street and extending at uniform width for a distance of 210 feet, more or less, to the alley. This being Lot No. 1 in the plot of lots in North Washington Village.

BEING THE SAME PREMISES which Robert G. Bcatty and Velma D. Bcatty, by Deed dated 9/19/2011 and recorded in the Office of the Recorder of Deeds of Butler County on 9/21/2011 in Instrument No. 201109210022757, granted and conveyed

untoGeorge J. Oravsky.

PARCEL NO.: 31 OS 1A220000 and 31 OS 1A230000

BCLJ: September 9, 16, 23, 2022

No. 2022-30089

FREEDOM MORTGAGE CORPORATION
vs
TYLER A. SLEPSKI

PROPERTY ADDRESS: 308 WEST BOYD AVENUE, BUTLER. PA 16001

UPI/ TAX PARCEL NUMBER: 561-31-130

All that certain piece, parcel or lot of land situate in the First Ward of the city of Butler, Butler County, Pennsylvania, being known and designated as Lot 15 in the Plan of Lots in Purpart 5 of the W.S. Boyd Plan of Springdale as recorded in the Recorder's Office of Butler County, PA, at Plan Book 2 page 22, and being more specifically bounded and described as follows:

Commencing at a point on the Northerly line of West Boyd Avenue at a point in common to Lot 14 of the same Plan, said point being the Southeast corner of the premises herein described; thence along the Northerly line of West Boyd Avenue, North 88 degrees 45 minutes 00 seconds West a distance of 40.0 feet to a point on Lot 16; thence by line of same, North 01 degree 15 minutes 00 seconds East a distance of 107.60 feet to Tacoma Avenue; thence by line of same North 54 degrees 00 minutes 00 seconds East a distance of 3.97 feet to a point on Shady Avenue; thence by line of same South 88 degrees 45 minutes 00 seconds East a distance of 36.84 feet to a point on line of Lot 14; thence by line of same South 01 degree 15 minutes 00 seconds West a distance of 110.0 feet to a point, the place of the beginning.

Having thereon erected a two-story frame dwelling.

BEING THE SAME PREMISES which Ralph D. Slepski and Tonya M. Snyder n/k/a Tonya M. Slepski, husband and wife, by Deed dated 10/30/2018 and recorded 10/31/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810310022311, granted and conveyed unto Tyler A. Slepski, a single man, his heirs,

successor, and assigns, in fee.

Tax Parcel: 561-31-130

Premises Being: 308 W Boyd Ave, Butler, PA 16001

BCLJ: September 9, 16, 23, 2022

Sheriff of Butler County, Michael T. Slupe