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: Wayne Russell Cypher

Late of: Butler Township PA Executor: Wesley R Cyper 115 Ramsey Road Evans City PA 16033 Attorney: Sean M Gallagher Gallagher Law Group 110 E Diamond Street Suite 101 Butler PA 16001

BCLJ: December 31 & January 7, 14, 2021

Estate of: Donalee V Dietrich a/k/a: Donna Dietrich

Late of: Adams Township PA Executor: Kenneth A Dietrich 6982 Crider Road Mars PA 16046 Executor: Mark A Dietrich 329 Stoup Road Mars PA 16046 Attorney: Amy D Rees Esquire Sechler Law Firm LLC 20206 Route 19 Suite 300 Cranberry Twp PA 16066

BCLJ: December 31 & January 7, 14, 2021

Estate of: John K Follstaedt

Late of: Jefferson Township PA Administrator: Shawn Follstaedt 130 Vogel Road Butler PA 16001 Attorney: David A Crissman Montgomery Crissman and Kubit LLP 518 North Main Street Butler PA 16001

BCLJ: December 31 & January 7, 14, 2021

Estate of: Joyce G Hall a/k/a: Barbara Joyce Hall

Late of: Butler PA

Executor: Stacey Hall Noah

411 Miller Avenue Butler PA 16001

Attorney: Thomas J May Dillon, McCandless, King.

Coulter & Graham I I P

128 West Cunningham Street

Butler PA 16001

BCLJ: December 31 & January 7, 14, 2021

Estate of: Ralph Wilbur Hotz Jr

Late of: Clay Township PA Executor: Debora L Webb 131 Forrester Road Slippery Rock PA 16057

BCLJ: December 31 & January 7, 14, 2021

Estate of: Alberta M Kroh

Late of: Center Township PA Administrator: Carol Musko 234 Holyoke Road Butler PA 16001 Attorney: Mary Jo Dillon Dillon McCandless King Coulter & Graham LLP 128 West Cunningham Street Butler PA 16001

BCLJ: December 31 & January 7, 14, 2021

Estate of: Donald E Lynch a/k/a: Donald Edward Lynch

Late of: Middlesex Township PA Executor: Cynthia Ann Lynch 922 Roland Road Pittsburgh PA 15221 Attorney: Meg L Burkardt 647 Allegheny Ave Suite 100 Oakmont PA 15139

BCLJ: December 31 & January 7, 14, 2021

Estate of: Joyce E Marnic a/k/a: Joyce Marnic

Late of: Butler Township PA Executor: Stephen P Marnic 619 Easy Street Bridgeport WV 26330 Attorney: Michael D Gallagher Gallagher Law Group 110 East Diamond Street Suite 101 Butler PA 16001

BCLJ: December 31 & January 7, 14, 2021

Estate of: Gary Eugene McCool

a/k/a: Gary McCool a/k/a: Gary E McCool Late of: Harrisville PA

Administrator: Christina Colantoni 306 Harvest View Drive

Slippery Rock PA 16057 Attorney: Ronald W Coyer

SR Law LLC

631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

BCLJ: December 31 & January 7, 14, 2021

Estate of: Sandra J Palmer

Late of: Jackson Township PA Administrator: Christopher J Palmer 1860 Route 68 Rochester PA 15074 Attorney: Steven T Casker Lope Casker & Casker 207 East Grandview Ave Zelienople PA 16063

BCLJ: December 31 & January 7, 14, 2021

Estate of: David Andrew Pilyih

Late of: Cranberry Township PA Administrator: Michelle Markley 5 Spring Drive Cranberry Twp PA 16066 Attorney: Stephen F Ban Metz Lewis Brodman Must O'Keefe LLC 535 Smithfield Street Suite 800 Pittsburgh PA 15222

BCLJ: December 31 & January 7, 14, 2021

Estate of: Dennis Andrew Schreiber Jr

Late of: Cranberry Township PA Executor: Debra Lynn Sarubbi 64 Ashford Drive Cranberry Township PA 16066

BCLJ: December 31 & January 7, 14, 2021

Estate of: Kathleen Steiner a/k/a: Kathleen M Steiner

Late of: Center Township PA Executor: John M McNallen 223 West Lake Drive Annapolis MD 21403 Attorney: Leo M Stepanian II Stepanian & Menchyk LLP 222 South Main St Butler PA 16001

BCLJ: December 31 & January 7, 14, 2021

Estate of: Robert Paul Trufley a/k/a: Robert P Trufley

Late of: Slippery Rock PA Administrator: Kelly R Smith

253 Maple Street

Slippery Rock PA 16057 Attorney: Ronald W Coyer

SR Law LLC

631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

BCLJ: December 31 & January 7, 14, 2021

Estate of: Marlene M Zellerino

Late of: Butler PA
Executor: Shawn Zellerino
12005 Los Reyes Avenue
La Miranda CA 90638
Executor: Sharon Warburton
277 Troutman Road
Chicora PA 16025
Attorney: John J Morgan
115 South Washington St
Butler PA 16001

BCLJ: December 31 & January 7, 14, 2021

SECOND PUBLICATION

Estate of: Thomas A Beatrice

Late of: Butler PA Administrator: Matthew J Friel 231 E Christie Ave Butler PA 16001

BCLJ: December 24, 31 & January 7, 2021

Estate of: Augusto Nicolas Delerme a/k/a: Augusto N Delerme-Martinez

Late of: Cranberry Township PA
Admr. D.B.N. C.T.A.:
Augusto Nicolas Delerme Jr
2111 Isleworth Lane
Cranberry Twp PA 16066
Admr. D.B.N. C.T.A.:
Augusto Felix Delerme
1333 Crossing Ridge Trail
Cranberry Twp PA 16066
Attorney: Carl B Zacharia
Zacharia Brown PC
4500 Walnut Street
McKeesport PA 15132

BCLJ: December 24, 31 & January 7, 2021

Estate of: John L Emrick

Late of: Buffalo Township PA Executor: Shannon L Emrick 168 Riemer Road Sarver PA 16055 Attorney: Michael J Pater Charlton Law 101 East Diamond Street Suite 202 Butler PA 16001

BCLJ: December 24, 31 & January 7, 2021

Estate of: Sandra L Falkner a/k/a: Sandra Falkner

Late of: Buffalo Township PA Executor: Meridith L McGinnis 718 Sarver Road Sarver PA 16055 Executor: Denice P Bollinger 704 Sarver Road Sarver PA 16055 Attorney: Richard James Bosco 512 Market Street PO Box 309 Freeport PA 16229

BCLJ: December 24, 31 & January 7, 2021

Estate of: George F Francis III

Late of: Cranberry Township PA Administrator: George F Francis Jr 125 Fox Run Rd Cranberry Twp PA 16066

BCLJ: December 24, 31 & January 7, 2021

Estate of: Robert A Frederick

Late of: Butler Township PA Executor: Katherine L Frederick 2006 Tudor Drive Butler PA 16001 Attorney: Mary Jo Dillon Dillon McCandless King Coulter & Graham LLP 128 West Cunningham Street Butler PA 16001

BCLJ: December 24, 31 & January 7, 2021

Estate of: Adam P Fry

Late of: Winfield Township PA Administrator: Wendy Bennett 122 South Washington Street Butler PA 16001 Attorney: Kurt S Rishor Rishor Simone 101 East Diamond Street Suite 208 Butler PA 16001

BCLJ: December 24, 31 & January 7, 2021

Estate of: Jimmie V Keys

Late of: Adams Township PA Executor: Drew S Keys 229 Cliffside Drive Mars PA 16046 Attorney: Brooke B McMorrow McMorrow Law LLC 10475 Perry Highway Suite 204 Wexford PA 15090

BCLJ: December 24, 31 & January 7, 2021

Estate of: Gary Michael Krepp a/k/a: Gary M Krepp

Late of: Penn Township PA Executor: Carl N Leicher Jr 4178 Woodland Road Butler PA 16002 Attorney: Paula J Willyard Willyard Law Firm PC 347 N Pike Road Sarver PA 16055

BCLJ: December 24, 31 & January 7, 2021

Estate of: George T Law

Late of: Cranberry Township PA Executor: Maryann Law 272 Sherwood Dr Cranberry Twp PA 16066

BCLJ: December 24, 31 & January 7, 2021

Estate of: Lawrence E McClain a/k/a: Lawrence E McClain Sr

Late of: Seven Fields PA
Executor: Lawrence E McClain Jr
588 Big Knob Road
Rochester PA 15074
Attorney: McKenna Adams
The Elder Law Offices of
Shields And Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: December 24, 31 & January 7, 2021

Estate of: Margaret E McGuirk

Late of: Center Township PA Executor: John E McGuirk 7390 Covey Road Forestville CA 95436 Attorney: Lee A Montgomery Montgomery Crissman & Kubit LLP 518 North Main Street Butler PA 16001

BCLJ: December 24, 31 & January 7, 2021

Estate of: Donald L Miller

Late of: Butler PA

Administrator: Tristen Miller

300 A Winfield Road Cabot PA 16023

Attorney: Michael S Lazaroff Esquire

277 West Main St

PO Box 216

Saxonburg PA 16056

BCLJ: December 24, 31 & January 7, 2021

Estate of: Jay A O'Donnell

Late of: Summit Township PA Executor: Jarrod O'Donnell 335 West Danville Road Chicora PA 16025 Attorney: Michael J Pater Charlton Law 101 East Diamond Street Suite 202 Butler PA 16001

BCLJ: December 24, 31 & January 7, 2021

Estate of: Linda Marie Raimond a/k/a: Linda M Raimond

Late of: Buffalo Township PA Administrator: Jarrod J Sleppy 168 Heathfield Drive Sarver PA 16055 Attorney: Michael J Girardi 2773 Leechburg Road Lower Burrell PA 15068

BCLJ: December 24, 31 & January 7, 2021

Estate of: Phyllis Ann Randolph a/k/a: Phyllis A Randolph

Late of: Butler PA
Administrator: James R Randolph
407 Anna Marie Drive
Cranberry Twp PA 16066
Attorney: Amy D Rees Esquire
Sechler Law Firm LLC
20206 Route 19 Suite 300
Cranberry Twp PA 16066

BCLJ: December 24, 31 & January 7, 2021

Estate of: Daisy Smolnik a/k/a: Daisy M Smolnik Lucas a/k/a: Daisy M Smolnik

Late of: Saxonburg PA Executor: Brian S Smolnik 2524 Country Side Lane Wexford PA 15090

Attorney: Lynn M Patterson

Stock & Patterson

106 South Main St, Ste 603

Butler PA 16001

Butler PA 16001

BCLJ: December 24, 31 & January 7, 2021

Estate of: Robert G Stewart Jr

Late of: Oakland Township PA Administrator C.T.A.: Eric Stewart 110 Lipinski Lane PO Box 98 Petrolia PA 16050 Attorney: Elizabeth A Gribik 328 South Main Street

BCLJ: December 24, 31 & January 7, 2021

Estate of: Floyd L Taylor Jr a/k/a: Floyd Taylor Jr a/k/a: Floyd Leroy Taylor Jr

Late of: Center Township PA Executor: Evelyn Marie Taylor 122 Sunflower Road

Butler PA 16001 Attorney: Amy E Molloy SR Law LLC 631 Kelly Blvd POB 67

Slippery Rock PA 16057

BCLJ: December 24, 31 & January 7, 2021

THIRD PUBLICATION

Estate of: Martha Jo Lynn Brackett a/k/a: Jo Lynn Brackett

Late of: Jackson Township PA Executor: Hugh Lawson Brackett 6245 Kester Ave Apt 15 Van Nuys CA 91411 Attorney: Steven T Casker Lope Casker & Casker 207 East Grandview Ave Zelienople PA 16063

BCLJ: December 17, 24, 31, 2021

Estate of: Catherine Mary Bryer a/k/a: Catherine M Bryer

Late of: Seven Fields PA

Executor: Charles A Bryer 11916 Grason Lane Bowie MD 20715 Attorney: Jennifer Gilliland Vanasdale Gilliland Vanasdale Law Office, LLC 257 S Main St Butler PA 16001

BCLJ: December 17, 24, 31, 2021

Estate of: Sylvester S Dittmer

Late of: East Butler PA
Executor: Henry C Dittmer
451 Whitestown Road
Butler PA 16001
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: December 17, 24, 31, 2021

Estate of: Elmina Elizabeth Facemire a/k/a: Elmina E Facemire

Late of: Jefferson Township PA Executor: Karen Elaine Keffalas 401 McCalmont Road Renfrew PA 16053 Attorney: Michael S Lazaroff Esquire 277 West Main St PO Box 216 Saxonburg PA 16056

BCLJ: December 17, 24, 31, 2021

Estate of: Stephany Jane Fosnaught

Late of: Center Township PA
Administrator: Jeremy Lee Fosnaught
125 Shanahan Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: December 17, 24, 31, 2021

Estate of: Robert A Hancheck Sr a/k/a: Robert A Hancheck

Late of: Penn Township PA

Executor: Carol Ann Markle 116 Star Grille Road Cabot PA 16023 Attorney: McKenna Adams Esq The Elder Law Offices of Shields and Boris 1150 Old Pond Road Bridgeville PA 15017

BCLJ: December 17, 24, 31, 2021

Estate of: Margaret L Long a/k/a: Margaret Louise Long

Late of: Seven Fields PA Executor: Stewart W Long 920 Northridge Drive Seven Fields PA 16046 Attorney: LeeAnn A Fulena Robb Leonard Mulvihill LLP 500 Grant St Suite 2300 1 BNY Mellon Center Pittsburgh PA 15219

BCLJ: December 17, 24, 31, 2021

Estate of: Joan C Marion

Late of: Center Township PA Executor: John L Marion 1820 Wilkins Road Erie PA 16505 Attorney: Michael S Butler Esquire Heritage Elder Law & Estate Planning LLC 318 South Main Street Butler PA 16001

BCLJ: December 17, 24, 31, 2021

Estate of: Diane L McClellan

Late of: Butler PA Administrator: Hugh Robert McClellan 119 Sugar Creek Dr Butler PA 16002 Administrator: David Ryan McClellan 6219 Crestmont Dr

Butler PA 16002 Attorney: Matthew E Fischer 114 West Cunningham Street

Butler PA 16001

BCLJ: December 17, 24, 31, 2021

Estate of: Opal Irene McClymonds

Late of: Portersville PA
Executor: Loretta Kay Wiskeman
116 Main St
West Sunbury PA 16061
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: December 17, 24, 31, 2021

Estate of: Michael Allen Raypush a/k/a: Michael A Raypush

Late of: Jefferson Township PA
Executor: Frank J Raypush
111 Grohman Road
Butler PA 16002
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: December 17, 24, 31, 2021

MORTGAGES RECORDINGS ARE VERIFIED THROUGH December 3, 2021

Recorded November 29, 2021 - December 3, 2021

- Abramson, Bradley--CITIZENS BK NA--Butler Twp Ward:6 Street:213 Pinewood Drive Parcel:056-19-27A Acre:.28:\$210,425.00
- Archer, Lori L; Archer, Lori Lynn--DOLLAR BK FED SAV BK--Butler City Ward:1 Street:239 E Christie Ave Parcel:561-31-29:\$180,000.00
- Archey, Kevin G--ALLEGENT COMMUNITY FED CRED UN--Seven Fields Boro Sub/Condo:Castle Creek Ph 3 Lot:4 Unit:320 Street:118 Stoney Creek Court Parcel:505-S13-D32:\$30,000.00
- Arnold, Douglas S; Arnold, Paula J--CITIZENS BK NA--Connoquenessing Boro Street:112 Constitution Ave Parcel:370-S2-D15:\$200,000.00
- Audo, Dino J; Audo, Elizabeth--FIRST GUARANTY MTG CORP DBA--Center Twp Sub/Condo:Beechwood Plan Lot:55 Street:225 Beechwood Blvd Parcel:060-S1-B55:\$160.000.00
- B Dale Group LLC; Bdale Group LLC; Fennell, Jay L; Fennell, Jennifer L; Racette, Mary B--MARS BK--Butler City Sub/Condo:Dunlap Plan Lot:7 Street:330 First St Parcel:562-21-261:\$100,000.00
- B Dale Group LLC; Bdale Group LLC; Fennell, Jay L; Fennell, Jennifer L; Racette, Mary B--MARS BK--Butler City Ward:4 Street:315 First St Parcel:562-43-1:\$100,000.00
- Bailey, Heath L--PNC BK NA--Washington Twp Street:1499 Branchton Rd Parcel:310-2F32-9A:\$65,000.00
- Ball, Charles; Leonberg, Erica L--CITIZENS BK NA--Connoquenessing Twp Sub/Condo:Napa Ridge @ Brandywine Unit:104 Street:104 Napa Court Parcel:120-3F78-34G104:\$190,000.00
- Balog, Kimberlee D; Balog, Ronald J--PREMIER BK--Cranberry Twp Sub/ Condo:Cranberry Heights Plan Ph 2B Lot:208 Street:5172 Bear Run Rd Parcel:130-S31-A208:\$342,500.00
- Barker, Ellen J; Barker, Richard J--CITIZENS BK NA--Center Twp Sub/ Condo:Callahan Plan Lot:2 Street:250 Sunset Dr Parcel:060-S3-B1:\$115,000.00
- Bean, Angela M; Bean, Carl W--CITIZENS BK NA--Middlesex Twp Sub/Condo:Lancashire Hills Plan Lot:5 Street:163 Forsythe Rd Parcel:230-3F57-4A5:\$135,000.00

REGISTRATION OF FICTITIOUS NAME

NOTICE is hereby given that an application for the registration of the fictitious name The Children's Advocacy Center of Butler County, 101 Mahood Road, Butler, PA 16001 was filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the Fictitious Names Act. The name and address of the entity who is interested in the business is Butler County Alliance for Children, with its principal place of business at 101 Mahood Road, Butler, PA 16001. This was filed in accordance with 54 Pa. C.S. Section 311

MONTGOMERY, CRISSMAN, KUBIT, L.L.P. David M. Crissman, Esquire 518 North Main Street Butler, PA 16001 724-285-4776

BCLJ: December 31, 2021

NOTICE

Notice is hereby given that an application for registration of Fictitious Name was filed in the department of State of the Commonwealth of Pennsylvania on December 28, 2021 for Mr. Rooter of Tampa and St. Petersburg at 2249 Wyndham Palms Way, Kissimmee FL. 34747. This was filed in accordance with 54 PaC.S. 311.417

JEGANEX,LLC. 2249 Wyndham Palms Way, Kissimmee, FL. 34747

Phoenix CPA's & Consultants, LLC 850 S. Hermitage Road Hermitage, PA 16148

BCLJ: December 31, 2021

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, on December 27, 2021, for the purpose of obtaining a Certificate of Incorporation of an approved non-profit corporation organized pursuant to the Pennsylvania Nonprofit Corporation Law of 1988. The purpose of the corporation is to engage in any and all lawful non-profit activities for which corporations may be incorporated under said law. The name of the corporation is **Operation School Readiness**, 101 Rembrandt Drive, Butler, PA 16002.

Leo M. Stepanian II STEPANIAN & MENCHYK, LLP 222 South Main Street Butler, PA 16001

BCLJ: December 31, 2021

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR NAME CHANGE

IN THE MATTER OF: Ms.D. 21-40339 Notice is hereby given that, on December 1, 2021, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Emily Elaine Teare** to Emily Teare Miller.

The Court has fixed the 9th day of February, 2022, at 1:00 P.M., in Court Room number 3, Court House, 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: December 31, 2021

NOTICE

The Evans City Water and Sewer Authority, a municipal corporation having its principal office at 216 Wahl Avenue, Evans City, Pennsylvania, 16033, pursuant to the provisions of the Municipality Authorities Act, 53 PA C.S.A. Chapter 56, as amended, intends to amend its articles of incorporation to provide as follows:

Article 5 of the Articles of Incorporation is repealed and in its place the following is provided:

"(5) The powers of the Authority shall be exercised by a governing body to be called the Board and which shall be composed of a total of six members, one of whom shall be a taxpayer in, maintain a business in or be a citizen of the Borough of Callery. Such member shall be selected by the Borough of Callery and if duly qualified, recommended by Evans City Water and Sewer Authority to Evans City Borough for approval.

Anything inconsistent herewith in the Articles of Incorporation adopted July 5, 2006 are repealed. In all other respects the Articles of Incorporation adopted July 5, 2006, are restated and approved as if fully set forth at length in this amendment."

The Articles of Amendment will be filed with the Secretary of the Commonwealth of Pennsylvania January 10, 2022.

Philip P. Lope, Esq. Solicitor for Evans City Water and Sewer Authority Lope, Casker & Casker 207 E. Grandview Avenue Zelienople. PA 16063

BCLJ: December 31, 2021

NOTICE OF ACTION IN MORTGAGE FORECLOSURE - COURT OF COMMON PLEAS - BUTLER COUNTY, PA - CIVIL ACTION - LAW - No. 19-10809/ED NO. 21-30072 - Pennsylvania Housing Finance Agency, Plaintiff vs. Joseph Leopardi and Martina Marie Leopardi, Defendants - To: Martina Marie Leopardi, Defendant - You are hereby notified that on 3/18/22 (Postponed from 1/21/222), a Sheriff Sale of Real Property will be held at 11:00 AM at the Butler County Courthouse, 300 S. Main St., Butler, PA 16003. The location of the property to be sold is 313 Hazel Street, Zelienople, PA 16063, whereupon this property would be sold by the Sheriff of Butler County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution No. 21-30072 in the amount of \$179,544.00. NOTICE - You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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. 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. Glenna M. Walters, Prothonotary, Butler County Courthouse, 300 S. Main St., P.O. Box 1208, Butler, PA 16003, 724, 284, 5214. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717.234.4178

Mark A. Mansfield William J. Mansfield, Inc. 998 Old Eagle School Road, Suite 1209 Wayne, PA 19087

BCLJ: December 31, 2021