

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: Daniel Patrick Daugherty

Late of: Center Township PA
Administrator: Rachel M McConnell
6937 Crider Rd
Mars PA 16046
Attorney: Nicole L Thurner
Bench Law Limited
8050 Rowan Road Suite 403
Cranberry Twp PA 16066

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Charles William Donovan

Late of: Cranberry Township PA
Executor: Judith T Donovan
653 Water View Drive
Cranberry Twp PA 16066
Attorney: Branden A Fulciniti
Jones Gregg Creehan & Gerace LLP
20 Stanwix Street Suite 1100
Pittsburgh PA 15222

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Brett N Ellis

Late of: Jackson Township PA
Executor: Susette M Ellis
463 Lindsay Road
Zelienople PA 16063
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Flinn Hwy
Allison Park PA 15101

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: William Thomas Falkner

Late of: Sarver PA
Executor: Crystal T Thrower
238 Tower Road
Saxonburg PA 16056

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Joseph W Homolek

Late of: Buffalo Township PA

Executor: Joseph J Homolek
305 Glencove Drive
New Kensington PA 15068
Executor: Jeannine L Homolek
779 Country Club Drive
Pittsburgh PA 15228
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: David Kello

a/k/a: David G Kello

Late of: Cranberry Township PA
Administrator: Ronald Schubert
9104 Timberglen Drive
Imperial PA 15126
Attorney: John R Kardos Jr
710 Fifth Avenue
Suite 2400
Pittsburgh PA 15219

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Milton G Kello

a/k/a: Milton Kello

Late of: Cranberry Township PA
Administrator: Ronald Schubert
9104 Timberglen Drive
Imperial PA 15126
Attorney: John R Kardos Jr
710 Fifth Avenue
Suite 2400
Pittsburgh PA 15219

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Linda C Ledonne

Late of: Cranberry Township PA
Administrator: Bettie Lou Bartolick
324 W Arch St
Pob 135
Mars PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Helen Luteran

a/k/a: Helen D Luteran

Late of: Cranberry Township PA
Executor: Cynthia Lynn Johnson
133 Southridge Drive
Cranberry Twp PA 16066
Attorney: Orlando R Sodini
Sutterwilliams LLC
850 Ridge Avenue Suite 300
Pittsburgh PA 15212

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Marylee Medve

Late of: Brady Township PA
Executor: Steven R Medve
7977 Oakmont Court
Columbus Ga 31909
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Wendy J Peffer

Late of: Zelenople PA
Executor: Gregg B Peffer
43 Marion Drive
Zelenople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Elizabeth A Petrozza

Late of: Cranberry Township PA
Administrator: Allison L Petrozza
403 B Market Street
Zelenople PA 16063
Attorney: Betty A Dillon
Betty A Dillon Attorney At Law
1725 Washington Road #503
Pittsburgh PA 15241

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: James H Prager Sr

Late of: Summit Township PA
Executor: Thomas G Prager
115 McClelland Drive
Pittsburgh PA 15238
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Flinn Hwy
Allison Park PA 15101

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Bernice M Purvis

a/k/a: Bernice Margaret Purvis

Late of: Saxonburg PA
Executor: Kenneth James Purvis
1156 W Portersville Road
Portersville PA 16051
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Edward F Rieger

a/k/a: Edward F Rieger Sr

Late of: Lancaster Township PA
Executor: Norma J Huerbin
677 Little Creek Road
Evans City PA 16033
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

BCLJ: Jan. 19, 26 & Feb. 2, 2024

Estate of: Theresa Smith

Late of: Adams Township PA
Executor: Richard J Kremer
304 Orchard Drive
Cranberry Twp PA 16066
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale S
inatra Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

BCLJ: Jan. 19, 26 & Feb. 2, 2024

SECOND PUBLICATION

Estate of: Ronald Ansin

a/k/a: Ronald M Ansin

Late of: Aventura
Miami-Dade County Florida
Ancillary Ancillary Executor:
Kenneth S Ansin
17 Bryant Road
Lexington MA 02420
Attorney: Lauren C Hadburg
Dentons Cohen & Grigsby PC
625 Liberty Avenue
Pittsburgh PA 15222

BCLJ: January 12, 19, & 26, 2024

Estate of: Joan L Campbell

Late of: Jefferson Township PA
Executor: William J Campbell
240 Medical Center Rd
Chicora PA 16025
Executor: Mary J Conrad
2844 North Augusta Drive
Wadsworth IL 60083
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: January 12, 19, & 26, 2024

Estate of: Milford G Cross

a/k/a: Milford Gene Cross

Late of: Eau Claire PA

Executor: Carissa Sue Stewart
 119 North Washington Street
 Eau Claire PA 16030
 Executor: Thomas Eugene McFadden
 101 Wishbone Rose Lane
 Thorton WV26440
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: January 12, 19, & 26, 2024

Estate of: John B Grau
 Late of: Valencia PA
 Executor: Julie A Sebeck
 119 Windmill Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: January 12, 19, & 26, 2024

Estate of: Frances M Gohn
a/k/a: Frances Gohn
 Late of: Butler Township PA
 Executor: Jennie L Budway
 20 Jones Street
 Lot 34
 Stoneboro PA 16153
 Attorney: Thomas E Breth
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: January 12, 19, & 26, 2024

Estate of: Don Allen Howell Jr
a/k/a: Don A Howell Jr
 Late of: Clinton Township PA
 Administrator: Connie L Howell
 164 Cherry Valley Road
 Saxonburg PA 16056
 Attorney: Devin Hallett Snyder
 Hallett Snyder Law
 518a Allegheny River Blvd
 Oakmont PA 15139
 BCLJ: January 12, 19, & 26, 2024

Estate of: James B Hutchinson
 Late of: Penn Township PA
 Executor: Steven M Hutchinson
 128 Rustique Lane
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King

Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: January 12, 19, & 26, 2024
Estate of: Timothy D Murray
 Late of: Butler PA
 Administrator: James H Murray
 147 Oak Street
 Butler PA 16001
 BCLJ: January 12, 19, & 26, 2024

Estate of: Dorothy Mae Pinsky
a/k/a: Dorothy Pinsky
a/k/a: Dorothy M Pinsky
 Late of: Seven Fields PA
 Administrator C.t.a.: Dennis J Pinsky
 109 Walker Road
 Prospect PA 16052
 Attorney: Beata I Gray
 Miller & Miller Attorneys PLLC
 4767 William Flynn Hwy
 Allison Park PA 15101
 BCLJ: January 12, 19, & 26, 2024

Estate of: James Neal Porter
a/k/a: James N Porter
 Late of: Cherry Township PA
 Administrator: Karen S Busi
 157 Coaltown Road
 Slippery Rock PA 16057
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: January 12, 19, & 26, 2024

Estate of: Genevieve Pearl Ritzert
 Late of: Donegal Township PA
 Administrator: Kathleen M Ritzert
 614 Ironwood Court
 Cranberry Twp PA 16066
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: January 12, 19, & 26, 2024

Estate of: James H Rockett
 Late of: Franklin Township PA
 Executor: Joyce E Rockett
 110 Youkers Rd
 Butler PA 16001
 Attorney: Rebecca A Auld
 Auld Brothers Law Group LLC

5349 William Flynn Highway
Gibsonia PA 15044
BCLJ: January 12, 19, & 26, 2024

**Estate of: Samuel W Scott
a/k/a: Samuel Wright Scott**

Late of: Cranberry Township PA
Executor: Carole McMahan
2002 Isleworth Lane
Cranberry Twp PA 16066
BCLJ: January 12, 19, & 26, 2024

Estate of: Agnes M Sheakley

Late of: Butler PA
Executor: Jean Bowen
211 Green Manor Drive
Butler PA 16001
Executor: Barbara Vardy
333 Wagner Ave
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: January 12, 19, & 26, 2024

Estate of: Blair Lemoyne Weitzel

Late of: Muddycreek Township PA
Executor: Tracy J Leslie
128 W Metzgar Ave
Butler PA 16001
BCLJ: January 12, 19, & 26, 2024

Estate of: Marjorie C Young

Late of: Zelienople PA
Executor: Lucinda A Redman
9112 Pannier Road
Pittsburgh PA 15237
Executor: Douglas J Young
307 Evans Road
Zelienople PA 16063
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066
BCLJ: January 12, 19, & 26, 2024

THIRD PUBLICATION

Estate of: Betty L Andrews

Late of: Cranberry Township PA
Executor: Crystal A Hart
1164 Route 588
Fombell PA 16123

Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: Jan 5, 12 & 19, 2024

Estate of: Carl J Feiereisen

Late of: Venango Township PA
Executor: Alan Patrick Rock Sr
21236 Dorsey Spring Palace
Germantown MD 20876
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001
BCLJ: Jan 5, 12 & 19, 2024

**Estate of: Mary Jo Kelly Ferson
a/k/a: Mary Jo Kelly**

Late of: Muddycreek Township PA
Executor: John Klingler
108 Washington Way
Pittsburgh PA 15237
Attorney: William F Barker
746 Graphic Street
Pittsburgh PA 15217
BCLJ: Jan 5, 12 & 19, 2024

Estate of: Richard L Gardner

Late of: Butler Township PA
Executor: Cathy Gardner
2776 Highland Rd
Hermitage PA 16148
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001
BCLJ: Jan 5, 12 & 19, 2024

Estate of: Erna M Handyside

Late of: Cranberry Township PA
Executor: John K Handyside
447 Zigler Road
Rochester PA 15074
Attorney: Philip D Luciano II
Abernethy & Hagerman LLC
4927 William Flinn Hwy
Allison Park PA 15101
BCLJ: Jan 5, 12 & 19, 2024

Estate of: Rose Hnatko

Late of: Saxonburg PA
Executor: George Hnatko Jr
444 N Harmony Road
Penn Run PA 15765

Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Mary Jane Limbacher

a/k/a: Maryjane Limbacher

a/k/a: Mary J Limbacher

Late of: Jefferson Township PA
Executor: John E Limbacher
108 Constitution Avenue
Saxonburg PA 16056
Executor: Paul A Limbacher
146 Kings Dale Road
Pittsburgh PA 15221
Attorney: Julie C Anderson Cela
Trinity Elder Law & Estate Planning LLC
Po Box 154
Renfrew PA 16053

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Sandra L Lincoln

Late of: Chicora PA
Executor: Tammy L Dorenkamp
1242 Kittanning Pike
Chicora PA 16025
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Jean G Mabold

Late of: Valencia PA
Executor: John P Donovan
434 Allegheny River Blvd Suite 200
Oakmont PA 15139
Executor: Raymond Mabold
6417 Ash Drive
Pittsburgh PA 15209
Attorney: John P Donovan
John P Donovan & Associates LLC
434 Allegheny River Blvd Suite 200
Oakmont PA 15139

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Juanita J Martin

a/k/a: Juanita Jean Martin

Late of: Washington Township PA
Admr. D.B.N. C.T.A.: Ernest Simmons Jr
234 Carlton Avenue
Brooklyn NY 11205
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP

128 West Cunningham Street
Butler PA 16001

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Louis Francis Puchnick Jr

a/k/a: Louis Puchnick

Late of: Butler Township PA
Executor: William Puchnick
612 Scrubgrass Road
Pittsburgh PA 15243
Attorney: William J Schenck
Schenck & Long
297 Pittsburgh Rd Suite 2b
Butler PA 16002

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Mark B Reinhardt

Late of: Butler PA
Administrator: Rebecca Reinhardt
105 Main Street Apt 2
Girard PA 16417
Attorney: Melissa L Larese
Quinn Law Firm
2222 W Grandview Blvd
Erie PA 16506

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Frederic J Salazar

Late of: Mars PA
Executor: Randy Lee Salazar
1200 S Frederic St
Arlington VA 22204
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Kathryn E Steeb

Late of: Zelenople PA
Executor: Lisa Steeb Salak
146 Oakdale Drive
Zelenople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Kathy Kahn Stept

a/k/a: Katherine K Stept

a/k/a: Kathy K Stept

Late of: Adams Township PA
Executor: William J Miller
108 Averys Way

Cranberry Twp PA 16066
 Attorney: Kevin F Israel
 Meyer Unkovic & Scott LLP
 535 Smithfield St #1300
 Pittsburgh PA 15222

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Gary L Tolson

Late of: Slippery Rock PA
 Executor: Dawan Tolson
 434 North Main Street
 Slippery Rock PA 16057
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: Jan 5, 12 & 19, 2024

Estate of: Edward A Totin Sr

Late of: Middlesex Township PA
 Executor: Edward A Totin Jr
 143 Harbison Road
 Valencia PA 16059
 Executor: Pamela Althardt
 2439 Long Street
 Greensburg PA 15601
 Attorney: Harold A English
 H A English and Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101

BCLJ: Jan 5, 12 & 19, 2024

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**MORTGAGES
 RECORDINGS ARE VERIFIED
 THROUGH
 December 20 - December 29, 2023**

Adam, Jessica H; Adam, Justin F--
 DOLLAR BK FED SAV BK--Cranberry
 Twp Street:305 Eagle Dr Parcel:130-
 S42-A120:\$100,000.00

**Alexander LLC, Samaara; Samaara
 Alexander LLC--DEVELOPERS MTG
 CO--Cranberry Twp Sub/Condo:Meeder
 Unit:79 Street:1009 Alexander Way
 Parcel:130-S45-B79:\$280,864.00**

**Allison, David L; Allison, Virginia
 L--INFIRST BK--Clinton Twp Sub/
 Condo:Critchlow Plan No 2 Lot:2
 Street:154 Alderson Rd Parcel:100-2F08-
 1Ba:\$900,000.00**

**Ander, Kelsey R a/k/a; Widenhofer,
 Erick H; Widenhofer, Kelsey R a/k/a--
 CLEARVIEW FED CRED UN--Oakland**

Twp Sub/Condo:Broad Sub No 2 Lot:5
 Street:237 Beulah Rd Parcel:250-2F20-
 2D5 Acre:5.3:\$100,000.00

**Anthony, Jonathan F; Anthony, Michele
 L--SECRETARY VETERANS AFFAIRS-
 -Butler Twp Street:120 Dubbs Lane
 Parcel:056-5-1A:\$16,019.06**

**Ball, Jon--ROCKET MTG LLC--Cranberry
 Twp Sub/Condo:Creekwood Commons
 Plan No 2 Lot:227 Street:925 Lynwood Ct
 Parcel:130-S16-B227E:\$176,400.00**

**Benson, Beth A; Benson, Brian C--
 HUNTINGTON NATL BK--Lancaster
 Twp Sub/Condo:Barbish Sub Lot:4
 Street:333 Dutch Rd Parcel:200-4F127-
 A5P:\$50,150.00**

**Blyth, Nicole; Fabian, Chad--HOWARD
 HANNA MTG SERVS--Butler Twp
 Street:448 Whitestown Road Parcel:056-
 27-F33E:\$171,200.00**

**Borkoski, Joseph M--FREEDOM
 MTG CORP--Buffalo Twp Sub/
 Condo:Grandview Ests Plan Lot:19
 Street:101 Rambler Dr Parcel:040-
 S9-A19:\$270,000.00**

**Bowser, Kai--ARMSTRONG CO
 B&L ASSN--Clearfield Twp Sub/
 Condo:Verner Plan Lot:1 Street:503
 Fenelton Road Parcel:090-1F17-21B
 Acre:11.643:\$77,000.00**

**Breckle, Christine C a/k/a; Brenckle,
 Christina C a/k/a; Williams, Christina
 C a/k/a; Williams, Christine C a/k/a;
 Williams, Ryan M--CLEARVIEW FED
 CRED UN--Connoquenessing Boro Sub/
 Condo:Leslie Farms Prd Ph 1 Lot:108
 Street:116 Leslie Farms Dr Parcel:230-
 2F90-41C:\$80,000.00**

**Burgard, Sherry A; Burgard, Todd--
 PENNYMAC LOAN SERVS LLC--Winfield
 Twp Sub/Condo:Kingsfield Plan Lot:8
 Street:424 Bicker Rd Parcel:320-1F73-
 30Bj Acre:2.87:\$449,974.00**

**Burkey, Andrew; Burkey, Chelsea-
 -MOVEMENT MTG LLC--Cranberry
 Twp Sub/Condo:Meeder Unit:85
 Street:206 Gress Rd Parcel:130-
 S45-B85:\$289,023.00**

**Burns, Darren L; Burns, Jessica A--SSB
 BK--Cranberry Twp Sub/Condo:Crescent
 Unit:19 Street:247 Limehouse Rd
 Parcel:130-S47-A19:\$351,900.00**

**Bush, Kirt T; Rodas, Jessica Alexandra
 Guzman--RMC HOME MTG LLC--Buffalo
 Twp Sub/Condo:Oak Creek Farms Plan
 1 Lot:111 Street:124 Oak Creek Drive
 Parcel:040-S18-A111:\$376,964.00**

**Byerly, Charles E; Byerly, Wandy--
 FIRST NATL BK PA--Oakland Twp Sub/
 Condo:Crestfield Manor Plan Lot:15**

TRUST NOTICE

NOTICE is hereby given of the administration of the **Crawford Revocable Trust** dated August 23, 2016. Eileen E. Crawford, Grantor of the trust, of Cabot, Butler County, Pennsylvania, died on November 13, 2023. All persons having claims against Eileen E. Crawford are requested to make known the same to the trustee or attorney named below. All persons indebted to **Eileen E. Crawford** are requested to make payment without delay to the trustee or attorney named below.

Donald P. Crawford, Trustee
c/o Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

Amy D. Rees
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: January 12, 19 & 26, 2024

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

IN THE MATTER OF: Ms.D. 2023-40383

Notice is hereby given that, on December 14, 2023, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

**Kevin Robert Schwartz
to
Kayla Roberta Schwartz**

The Court has fixed the 26th day of March, 2024, at 9:45 AM, 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: January 19, 2024

Notice of Winding Up Proceedings

Celtic Rehabilitation Services, Inc. a business corporation with a registered office located at 150 Scharberry Lane, Mars

PA 16046 in Butler County does hereby give notice of its intention to dissolve from doing business in this Commonwealth. Any proceedings directly affecting this company shall be sent to this same address. This shall serve as official notice to creditors and taxing authorities.

PennCorp Servicegroup, Inc.
600 North Second Street, Suite 401
Harrisburg, PA 17101

BCLJ: January 19, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2023-40319

Estate of Lois J. Patton (her heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her) (property of Lois J. Patton, deceased); Parcel No. 561-37- 223-0000; Property located in Butler City, Ward 1; Description – 723 Center Ave. - Lot; Date of Previous Sale: September 10, 2018; Price at Upset Sale: \$949.18.

Estate of Ruth M. Patton (her heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her, i.e. children Tracy Davis and Carissa Showers) (property of Lois J. Patton, deceased); Parcel No. 561-37-223-0000; Property located in Butler City, Ward 1; Description – 723 Center Ave. - Lot; Date of Previous Sale: September 10, 2018; Price at Upset Sale: \$949.18.

Estate of Catherine M. Waldron (her heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her, i.e. son Christopher Waldron) (property of Lois J. Patton, deceased); Parcel No. 561-37-223-0000; Property located in Butler City, Ward 1; Description – 723 Center Ave. - Lot; Date of Previous Sale: September 10, 2018; Price at Upset Sale: \$949.18.

Phyllis Statzer (her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and

all persons claiming under her) (property of Lois J. Patton, deceased); Parcel No. 561-37-223-0000; Property located in Butler City, Ward 1; Description – 723 Center Ave. - Lot; Date of Previous Sale: September 10, 2018; Price at Upset Sale: \$949.18.

Arthur “Sonny” Patton, Jr. (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Lois J. Patton, deceased); Parcel No. 561-37-223-0000; Property located in Butler City, Ward 1; Description – 723 Center Ave. - Lot; Date of Previous Sale: September 10, 2018; Price at Upset Sale: \$949.18.

Douglas Patton (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Lois J. Patton, deceased); Parcel No. 561-37-223-0000; Property located in Butler City, Ward 1; Description – 723 Center Ave. - Lot; Date of Previous Sale: September 10, 2018; Price at Upset Sale: \$949.18.

You are hereby notified that on November 28, 2023, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612). As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on February 16, 2024 at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against 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. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

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

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

BCLJ: January 19, 2024