

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.

BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Melinda Kaufold

Late of: Clay Township PA
Administrator: Melissa Young
745 Beaverdam Road
West Sunbury PA 16061
Attorney: Mark R Morrow
Attorney At Law
204 East Brady Street
Butler PA 16001

BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Beatrice E. King

Late of: Evans City PA
Executor: Jeffrey D King
1 Lakeside Drive
Evans City PA 16033
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Ambrose E Korn Jr

a/k/a: Ambrose Korn

Late of: Valencia PA
Executor: Colleen M Wilbert
100 Park Drive
Valencia PA 16059
Executor: Tara M Korn
1713 Renton Avenue
Pittsburgh PA 15229

BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Philomena E McCourt

Late of: Valencia PA
Executor: Beth A McCourt
341 Lanfranco Cir
Sacramento CA 95835
Attorney: William J Carmella
William J Carmella Attorney At Law
724 Church Street
Indiana PA 15701

BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Peter Deloss Osborne

Late of: Butler PA
Administrator: Raylene Osborne
102 Peaceful Valley Road
West Sunbury PA 16061
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

BCLJ: Mar 27 & April 3 &10, 2026

FIRST PUBLICATION

Estate of: Kevin P Dunmyre

a/k/a: Kevin Paul Dunmyre

a/k/a: Kevin Dunmyre

Late of: Center Township PA
Executor: Michael Dunmyre
615 Vilsack Road
Glenshaw PA 15116
Attorney: Bryan D Sack
Abernethy And Hagerman, LLC
3960 William Flinn Hwy
Allison Park PA 15101
BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Frank A Farkas

Late of: Butler Township PA
Executor: Linda M Pritchard
2548 Nestlebrook Trail
Virginia Beach VA 23456
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: Mar 27 & April 3 &10, 2026

Estate of: James Francis Feyrer

a/k/a: James F Feyrer

Late of: Valencia PA
Executor: James R Feyrer
311 Brite Avenue
Elizabeth City NC 27909
Attorney: Drew A Durbin
The Lynch Law Group
375 Southpointe Blvd, Suite 100
Canonsburg PA 15317
BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Gwendolyn R. Hayes

Late of: Mars PA
Executor: Lynn A. Hayes
219 Adams Pointe Boulevard
Unit 10
Mars PA 16046
Attorney: Ryan M. Bornstein
800 Lancaster Avenue, Suite T-2
Berwyn PA 19312

Estate of: Lois M Risch

Late of: Cabot PA
Executor: Barry L Risch
127 McVile Road
Freeport PA 16229
Attorney: David P Siegel Esquire
27 McKrell Road
Russellton PA 15076
BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Rose Marie Schmidt

Late of: Cranberry Township PA
Executor: Arleen Schmidt
108 Grove Hill Road
Baden PA 15005
Attorney: Joseph Cafaro Jr
205 McKnight Park Drive
Pittsburgh PA 15237
BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Rosemary B Schnelle

a/k/a: Rosemary Schnelle
a/k/a: Rosemary Bernice Schnelle

Late of: West Liberty PA
Executor: Gwendalen A Parker
9906 El Chaco Street
Baytown TX 77521
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr
PO Box 687
Grove City PA 16127
BCLJ: Mar 27 & April 3 &10, 2026

Estate of: Kenneth Waltenbaugh

Late of: Butler PA
Administrator: Carol Waltenbaugh
502 Federal Street
Butler PA 16001
BCLJ: Mar 27 & April 3 &10, 2026

SECOND PUBLICATION

Estate of: Nancy L Brenneman

Late of: Slippery Rock PA
Administrator: Peggy A Brenneman
117 Brenneman Road
Portersville PA 16051
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: March 20, 27 & April 3, 2026

Estate of: Rosemary L Brown

Late of: Middlesex Township PA
Executor: Kathryn E Brown
332 Natick Court
Wexford PA 15090

Executor: Maureen L Razum
3823 Shepard Road
Gibsonia PA 15044
Executor: Margaret S Hudac
5112 Hardt Road
Gibsonia PA 15044
Attorney: Benjamin W Urso
Urso Law Group, LLC
2581 Washington Rd Ste 230-H
Upper St Clair PA 15241
BCLJ: March 20, 27 & April 3, 2026

Estate of: Amy Suzette Bullman
a/k/a: Amy S Bullman

Late of: Center Township PA
Executor: Austin Ledergerber
477 Albemarle Avenue
Staunton VA 24401
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: March 20, 27 & April 3, 2026

Estate of: Tyler John Coon

Late of: Mars PA
Administrator: Joyce Ann Coon
2810 Forrest Avenue
New Castle PA 16101
Attorney: Edward Leymarie Jr
Leymarie Clark Long PC
423 Sixth Street
Ellwood City PA 16117
BCLJ: March 20, 27 & April 3, 2026

Estate of: Theresa N Dawes

Late of: Butler Township PA
Administrator C.T.A.: Jessica Dawes
116 Silver Dr
Renfrew PA 16053
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056
BCLJ: March 20, 27 & April 3, 2026

Estate of: David Donaldson

a/k/a: David Ray Donaldson

a/k/a: Dave Donaldson

a/k/a: David R Donaldson

Late of: Evans City PA
Administrator: Catherine Donaldson
103 Cameron Square Drive
Evans City PA 16033
Administrator: Melissa A Smith
8007 Maureen Drive
Cranberry Twp PA 16066
BCLJ: March 20, 27 & April 3, 2026

Estate of: Donna I Donaldson**a/k/a: Donna Donaldson**

Late of: Butler Township PA
 Executor: Peter A Donaldson
 100 Freedom Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Kevin Thomas Eckenrode

Late of: Butler PA
 Administrator: Kayla R Wise
 162 Patties Place
 Portersville PA 16051
 Attorney: James A Welker
 Jubelirer, Pass & Intrieb P.C.
 219 Fort Pitt Blvd
 Pittsburgh PA 15222
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Fred Allen Frye**a/k/a: Fred A Frye**

Late of: Buffalo Township PA
 Administrator: Joshua J Frye
 341 Meadow Road
 Dayton PA 16222
 Attorney: Jennifer Gilliland Vanasdale
 Gilliland Vanasdale Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Twp PA 16066
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Dale A Hilliard

Late of: Buffalo Township PA
 Executor: Mary Margaret Hilliard
 142 Doyle Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Nancy Ann Hoffmann

Late of: Zelienople PA
 Executor: Caroline Hewlett Schneider
 202 McKim St
 Zelienople PA 16063
 Executor: Arthur G Hoffmann Jr
 1324 State Rte 271
 Ligonier PA 15668
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Cheryl Johnston

Late of: Fairview PA
 Administrator: Scott Johnston

244 Red Bud Road
 Chicora PA 16025
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Pauline Marie Kelly**a/k/a: Pauline W Kelly****a/k/a: Pauline Kelly****a/k/a: Pauline M Kelly**

Late of: Worth Township PA
 Administrator: Duwayne M Craig
 120 Boyers Road
 Harrisville PA 16036
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Thomas E Kirby**a/k/a: Thomas Edward Kirby**

Late of: Harmony PA
 Executor: Ian J Cable
 155 Crabapple Lane
 Beaver Falls PA 15010
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Kyle E Lindsey

Late of: Cranberry Township PA
 Administrator: Michelle L Poole
 83 Monmouth Dr
 Cranberry Twp PA 16066
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Raymond Moretti

Late of: Butler PA
 Administrator: Robin L Moretti
 106 Lyon Avenue
 Butler PA 16001
 Attorney: Joseph M Kecskemethy
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: James A Murdock

Late of: Penn Township PA
 Executor: Meghan B Pohl
 287 Rockdale Road
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216

Saxonburg PA 16056
BCLJ: March 20, 27 & April 3, 2026

**Estate of: Wayne Nicklas
a/k/a: Wayne E Nicklas**

Late of: Evans City PA
Executor: George Santypal
224 Bentbrook Circle
Cranberry Twp PA 16066
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: March 20, 27 & April 3, 2026

Estate of: James F. Poole Jr

Late of: Cranberry Township PA
Administrator: Donna J. Poole
318 Fayette Drive
Cranberry Township PA 16066-7314
Attorney: Robert A. Gonos
Law Office Of Robert A Gonos
2Nd Floor, 88 North Franklin Street
Wilkes-Barre PA 18701
BCLJ: March 20, 27 & April 3, 2026

Estate of: Scott James Schaffer

Late of: Seven Fields PA
Administrator: Bradley J Schaffer Jr
517 North Center Street
Grove City PA 16127
Administrator: Teresa M Clarke
19 Wentworth Avenue
Pittsburgh PA 15229
Attorney: Megan E Loftis
1650 Broadway Avenue Suite 1
Pittsburgh PA 15216
BCLJ: March 20, 27 & April 3, 2026

**Estate of: Mary Edith Swartz
a/k/a: Mary E Swartz**

Late of: Butler PA
Executor: Brian J Swartz
4342 Mount Royal Boulevard
Allison Park PA 15101
Attorney: Rebecca A Olds Esq
Pittsburgh Estate Law PC
1501 Mt Royal Blvd
Glenshaw PA 15116
BCLJ: March 20, 27 & April 3, 2026

**Estate of: Lydia Marlene Tiche
a/k/a: Lydia M Tiche**

Late of: Boyers PA
Administrator: Michael J Tiche
462 Kohlmeyer Road
Hilliards PA 16040
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67

Slippery Rock PA 16057
BCLJ: March 20, 27 & April 3, 2026

Estate of: William Weiland

Late of: Chicora PA
Executor: Eric Weiland
1029 Chicora Road
Chicora PA 16025
BCLJ: March 20, 27 & April 3, 2026

**Estate of: Charles R. Westgate Sr
a/k/a: Charles Roger Westgate**

Late of: Cranberry Township PA
Executor: Liam A Westgate
240 Serenity Ct Se
Albuquerque NM 87123
Attorney: Kathleen D Schneider
Regent Square Professional Bldg
1227 S Braddock Ave
Pittsburgh PA 15218
BCLJ: March 20, 27 & April 3, 2026

THIRD PUBLICATION

**Estate of: Patricia Kathleen Boes
a/k/a: Patricia K Boes**

Late of: Zelienople PA
Executor: David J Boes Jr
711 Sir Barton Court
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: March 13,20 & 27, 2026

Estate of: Jeanne Z Buterbaugh

Late of: Zelienople PA
Executor: Kimberly E Skantzoz
120 Scharf Lane
Zelienople PA 16063
Attorney: Michael F Santicola
Santicola Steele & Fedeles PC
722 Turnpike Street
Beaver PA 15009
BCLJ: March 13,20 & 27, 2026

**Estate of: Robert Francis Campbell
a/k/a: Robert F. Campbell**

Late of: Butler Township PA
Executor: Karen Lee Harpel
194 Saxonburg Road
Butler PA 16002
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street
Suite 101
Butler PA 16001
BCLJ: March 13, 20 & 27, 2026

Estate of: Cody Lee Detwiler**a/k/a: Cody Detwiler****a/k/a: Cody L Detwiler**

Late of: Forward Township PA
 Administrator: Joey L Detwiler
 266 Margaret Ave
 Evans City PA 16033
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: March 13, 20 & 27, 2026

Estate of: James Leonard Eyth**a/k/a: James L Eyth**

Late of: Harmony PA
 Executor: Karen a Eyth
 6052 Laurel Court
 Harmony PA 16037
 Attorney: Wendy Denton Heleen
 Goehring Rutter & Boehm
 2100 Georgetowne Dr Ste 300
 Sewickley PA 15143
 BCLJ: March 13, 20 & 27, 2026

Estate of: Irvin C Fike Jr

Late of: Connoquenessing PA
 Executor: Cindy J Fike
 466 McConnell Street
 Grove City PA 16127
 Attorney: Raymond H Bogaty
 Bogaty Law Office
 101 S Center Street
 PO Box 825
 Grove City PA 16127
 BCLJ: March 13, 20 & 27, 2026

Estate of: Mary L Fisher**a/k/a: Mary Fisher****a/k/a: Mary Louise Fisher**

Late of: Lancaster Township PA
 Executor: Robert W Fisher Jr
 6154 Heatherfield Court
 Harmony PA 16037
 Attorney: Philip D Luciano II
 Abernethy Hagerman & Miller PC
 3960 William Flinn Hwy Suite 100
 Allison Park PA 15101
 BCLJ: March 13, 20 & 27, 2026

Estate of: Margaret M Glavin**a/k/a: Margaret K Glavin**

Late of: Cranberry Township PA
 Executor: Dale P Glavin Jr
 104 Kingsfield Drive
 Mars PA 16046
 Attorney: Nicholas C Scholle
 the Lynch Law Group, LLC
 375 Southpointe Blvd Suite 100

Canonsburg PA 15317

BCLJ: March 13, 20 & 27, 2026

Estate of: Margaret S Grant

Late of: Mars PA

Executor: Edith Grant Meyer
 3505 Huntertown Road
 Allison Park PA 15101
 BCLJ: March 13, 20 & 27, 2026

Estate of: Marilyn Hartman

Late of: Butler Township PA

Administrator: Gordon D. Hartman Jr.
 121 Greenwood Drive
 Butler PA 16001
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063
 BCLJ: March 13, 20 & 27, 2026

Estate of: Shirley Marie Loose

Late of: Donegal Township PA

Administrator: John L Loose
 223 Rodgers Road
 East Brady PA 16028
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: March 13, 20 & 27, 2026

Estate of: Bonnie J Marburger**a/k/a: Bonnie Marburger**

Late of: Connoquenessing Township PA
 Executor: James J Marburger
 910 Evans City Road
 Renfrew PA 16053
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: March 13, 20 & 27, 2026

Estate of: John David Miller**a/k/a: John D Miller**

Late of: Cranberry Township PA
 Executor: Yuan Sheng Miller
 203 Collingwood Ct
 Cranberry Twp PA 16066
 BCLJ: March 13, 20 & 27, 2026

Estate of: Janet K Platt

Late of: Butler Township PA

Executor: Thomas J Platt
 107 Bridle Path Drive
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP

128 West Cunningham Street
Butler PA 16001
BCLJ: March 13, 20 & 27, 2026

Estate of: Kenneth Wayne Roosa

**a/k/a: Kenneth W Roosa
a/k/a: Kenneth Roosa**

Late of: Slippery Rock PA
Executor: Jeffrey a Curtis
310 West Cooper Street
Slippery Rock PA 16057
Attorney: Thomas R Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: March 13, 20 & 27, 2026

Estate of: Eugenia M Schweikart

Late of: Center Township PA
Executor: Charles Spingola
131 Grosvenor Ave
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: March 13, 20 & 27, 2026

Estate of: Nancy Mae Terwilliger

Late of: Oakland Township PA
Executor: Diane L Stephens
718 Fallecker Road
Butler PA 16002
Executor: Glenn R Terwilliger
325 Stein Road
Chicora PA 16025
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: March 13, 20 & 27, 2026

Estate of: William J Vanwormer

a/k/a: Billy Vanwormer

Late of: Petrolia PA
Administrator: Patricia L Haley
121 Apple Road
Petrolia PA 16050
BCLJ: March 13, 20 & 27, 2026

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
February 1 - 6, 2026**

Afjeh, Kalen K a/k/a; Afjeh, Kalen Khalil a/k/a--ARMCO CRED UN--Adams Twp Street:669 East Village Green Parcel:010-S16-A120B:\$45,000.00

Aguglia, Alyssa; Hollinger, James--UNION HOME MTG CORP--Cranberry Twp Sub/Condo:Woodlands Ph II Sec 1 Plan Lot:101 Street:102 Tangerine Ter Parcel:130-S4-E101:\$275,014.00

Allenberg, Jacqueline S; Kuniak, Nicole M--HORIZON FARM CRED ACA--Buffalo Twp Street:Sarver Rd Parcel:040-1F90-A1Aa Acre:27.874:\$120,000.00

Assalone, Wendy a/k/a; Assalone, Wendy L a/k/a--FIRST COMMONWEALTH BK--Brady Twp Street:141 Hall Road Parcel:030-3F37-A1Q:\$200,000.00

Badgerwitenski, Amy E; Witenski, Amy E Badger--ROCKET MTG LLC--Winfield Twp Sub/Condo:Bicker Plan Lot:11 Street:370 Moorehead Rd Parcel:320-1F11-19A11:\$51,500.00

Baker, Heather C--DOLLAR BK FED SAV BK--Cranberry Twp Sub/Condo:Fernway Plan No 2 Sec B Lot:372 Street:206 Sandalwood Drive Parcel:130-S5-A372:\$227,500.00

Bantum, Kaleigh N--CLEARVIEW FED CRED UN--Connoquenessing Twp Sub/Condo:Timberlee Farms Plan Ph II Lot:212 Street:118 Timberlee Dr Parcel:120-S9-A212:\$170,000.00

Beauregard, Brian; Beauregard, Linda--CITIZENS BK NA--Butler Twp Sub/Condo:Bonaire Plan Lot:8 Street:140 Homewood Dr Parcel:053-6-B8:\$38,000.00

Beaver, Thomas IV; Lin, Yi Ting--UNION SAV BK--Cranberry Twp Sub/Condo:Glen Eden Plan Ph III-A Lot:76 Street:905 Glenwood Court Parcel:130-S18-B76:\$337,250.00

Beck, Jacob M; Beck, Maria G--AMERICAN FIN RESOURCES LLC--Jackson Twp Sub/Condo:Rock Lake North Plan Lot:82 Street:249 Rock Lake Drive Parcel:180-S7-A82:\$161,520.00

Bertoni, Kristen N--ROCKET MTG LLC--Cranberry Twp Sub/Condo:Highland Village Purd Plan Ph Lot:235 Street:139 Village Dr Parcel:130-S21-C235:\$165,000.00

Betz, Rosina a/k/a; Betz, Rosina M a/k/a; Betz, William R Jr--ROCKET MTG LLC--Adams Twp Sub/Condo:Adams Ridge

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 15th day of May, 2026** 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 June 12, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30008
LAKEVIEW LOAN SERVICING LLC vs
ERIN DOUBLE, TROY DOUBLE**

PROPERTY ADDRESS: 138 WEST SUNBURY ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S3-D7-0000

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

Beginning at a point, which point is common to the center of the Butler-West Sunbury Road and to the center of a road leading in an Easterly direction through the Shanor Manor Plan of Lots, being the Northwest corner of the lot herein described; thence by the last mentioned street, North 86 degrees 39' East, a distance of 256.54 feet to a point; thence South 0 degrees 37' East, 125.5 feet to a point; thence by Lot No. 6, South 86 degrees 39' West, 256.54 feet to the center of the Butler-West Sunbury Road; thence North 0 degrees 37' West by the center of the same 125.5 feet to the place of beginning. Being Lot No. 7 in the Shanor Manor Plan of Lots recorded in Rack File 9, Page 24.

Also known as Parcel Number 060-S3-D7-0000

Being the same premises which Sean Caughey and Nora Caughey, by Deed dated 08/23/2024 and recorded 08/29/2024,

in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No.202408290012779, granted and conveyed unto Troy Double and Erin Double, in fee.

Tax Parcel: 060 S3 D70000 AKA 060-S3-D7-0000

Premises Being: 138 W Sunbury Rd, Butler, PA 16001

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30006
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING vs
SEAN GIZIENSKI, IN HIS CAPACITY AS
CO-ADMINISTRATOR TO THE ESTATE
OF HENRY GIZIENSKI, DECEASED,
JESSE GIZIENSKI, IN HIS CAPACITY AS
CO-ADMINISTRATOR TO THE ESTATE OF
HENRY GIZIENSKI, DECEASED
PROPERTY ADDRESS: 1242 VICTORY
ROAD, SAXONBURG, PA 16056**

UPI/TAX PARCEL NUMBER: 100-2F08-6B4

ALL that certain piece, parcel and lot of land situate in Clinton Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point along line of lands now or formerly of U.S. Steel Corporation, said point being the Easternmost corner of lands now or formerly of Joseph S. Acquavita, said point being the Southernmost point of the within described lands; thence from said point along line of lands of said Acquavita North 37 degrees 55' 45" West a distance of 177.747 feet to a point along line of lands of said Acquavita and lands now or formerly of John A. Gizienski; thence from said point along line of lands of said Gizienski North 20 degrees 55' 20" East a distance of 146.28 feet to a point along line of lands of said Gizienski; thence from said point South 67 degrees 28' 15" East a distance of 308.136 feet to a point on line of lands of said Gizienski and line of lands now or formerly of U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 33 degrees 42* 48" West a distance of 193.905 feet to a survey monument on line of lands of said U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 88 degrees 47' 45" East a distance of 120 feet to a point at the place of BEGINNING.

CONTAINING 1.3078 acres of land as shown on a Plan of Adam S. Yelito, dated May 15, 1995, made for John A. Gizienski, et al. attached hereto and recorded herewith this date.

BEING known and designated as Tax Parcel No. 100-2F08-6B4.

BEING the same property conveyed from John A. Gizienski, widower, to Henry Gizienski and Christina Gizienski, his wife, by Corrective Deed dated April 20, 1995 and recorded April 24, 1995 in the Butler County Recorder of Deeds as Instrument 19950424007236. Christina Gizienski passed away on December 31, 2020, leaving title vested solely in Henry Gizienski by virtue of law. Henry Gizienski passed away on January 27, 2022.

BCLJ: March 13, 20 & 27, 2026

**No. 2020-30071
21 ST MORTGAGE CORPORATION,
ASSIGNEE OF MERS AS NOMINEE FOR
CIT GROUP/CONSUMER FINANCE INC. vs
KATHLEEN LAURIA, STEVEN LAURIA**

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051 UPI / TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to a point and land now or formerly of Howard Burnsides, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppingor, South 88 degrees West, a distance of 641

feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30011
U.S. BANK TRUST NATIONAL
ASSOCIATION vs
C/O MARLENA OTTE, KNOWN HEIR
ESTATE OF DENNIS WYANT, DECEASED,
LAST KNOWN RECORD OWNER/
MORTGAGOR, THE UNITED STATES OF
AMERICA, C/O DANIEL WYANT, KNOWN
HEIR ESTATE OF DENNIS WYANT,
DECEASED, LAST KNOWN RECORD
OWNER/MORTGAGOR, THE UNITED
STATES OF AMERICA**

PROPERTY ADDRESS: 10 BUTLER ROAD, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 52-37-A269 ALL THAT CERTAIN LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, HAVING ERRECTED THEREON A TWO-STORY FRAME DWELLING HOUSE, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON POST, BEING THE SOUTHEAST CORNER OF HAWLEY STREET AT PENN AVENUE; THENCE NORTH 47 DEGREES 10' EAST ALONG LINE OF PENN AVENUE, 93.6 FEET TO THE NORTHEAST CORNER OF LOT NO. 270; THENCE SOUTH 42 DEGREES 50' EAST BEING AT RIGHT ANGLES TO THE SOUTHERLY LINE OF PENN AVENUE,

110 FEET TO THE NORTH LINE OF E 16 FOOT ALLEY; THIS BEING THE SOUTHEAST CORNER OF LOT NO. 270; THENCE ALONG THE NORTH LINE OF SAID ALLEY, SOUTH 47 DEGREES WEST TO THE EASTERLY LINE OF HAWLEY STREET BEING THE SOUTHWEST CORNER OF LOT NO. 269; THENCE ALONG THE EAST LINE OF HAWLEY STREET,

NORTH 52 DEGREES 35' WEST TO THE POINT OF BEGINNING BEING LOTS NOS. 269 AND 270 IN THE LYNDORA LAND & IMPROVEMENT COMPANY PLAN. PARCEL 52-37-A269

BEING Known As: 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045

BEING the same premises which Dennis P. Wyant and Charlotte V. Wyant, his wife, by Deed dated May 17, 1988 and recorded May 18, 1988, in the Recorder's Office of Butler County, Pennsylvania, as Book No. 1401, Page 788, granted and conveyed unto Dennis P. Wyant, Single Man.

HAVING ERECTED THEREON ADWELLING BEING KNOWN AND NUMBERED AS 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045, BOOK 1401, PAGE 788, PARCEL NUMBER 52-37-A269

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30003
LAKEVIEW LOAN SERVICING, LLC vs
BRANDON M. SIMMONS
PROPERTY ADDRESS: 1010 KIESTER
ROAD, SLIPPERY ROCK, PA 16057**

UPI / TAX PARCEL NUMBER: 070-S1-B5A-0000 & 070-S1-B5-0000 Parcel 1: ALL THAT CERTAIN parcel or tract of land situate in Cherry Township, Butler County, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point which is located North 00 degree 15 minutes 00 second East, a distance of 120.14 feet from the centerline of Kiester Road on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence from said point of beginning, North 89 degrees 49 minutes 40 seconds West along the line of Lassinger, a distance of 65 feet to a point; thence continuing along the line of Lassinger, North 00 degree 15 minutes 00

second East, a distance of 93 feet to a point; thence along the line of land now or formerly of Thomley, South 89 degrees 49 minutes 40 seconds East, a distance of 65 feet; thence continuing along the line of Thomley, South 00 degree 15 minutes 00 second West, a distance of 93 feet to the place of beginning.

TAX PARCEL: 070-S1-B5A-0000
ALSO:
Parcel 2:

ALL THAT CERTAIN lots of land situate in the Village of Coaltown, Cherry Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Kiester Road, S. R. 4006, on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence along the centerline of Kiester Road, North 89 degrees 42 minutes 30 seconds West, a distance of 214 feet to a point in the line of land now or formerly of Porter; thence North 00 degree 15 minutes 00 second East, a distance of 213 feet to a point on the line of land of Porter, thence continuing along said land, South 89 degrees 42 minutes 30 seconds East, a distance of 149 feet to a point on other lands of Lassinger, South 00 degree 15 minutes 00 second West, a distance of 93 feet to a point; thence continuing along the same, south 89 degrees 49 minutes 40 seconds East, a distance of 65 feet to the line of land of Staph; thence along said land of Staph, South 00 degree 15 minutes 00 second West, a distance of 120.14 feet to the centerline of Kiester Road at the place of beginning.

TAX PARCEL: 070-S1-B5-0000

BEING KNOWN AS: 1010 KIESTER ROAD, SLIPPERY ROCK, PA 16057 PROPERTY ID NUMBER: 070-S1-B5-0000 and 070-S1-B5A-0000

BEING THE SAME PREMISES WHICH JUSTIN P. LASSINGER AND PAULA L. LASSINGER, HUSBAND AND WIFE BY DEED DATED 2/1/2017 AND RECORDED 2/6/2017 IN THE OFFICE OF THE RECORDER OF DEEDS DEED BOOK INSTRUMENT NO.: 201702060002559, GRANTED AND CONVEYED UNTO BRANDON M. SIMMONS, UNMARRIED.

BCLJ: March 13, 20 & 27, 2026

Sheriff of Butler County, Michael T. Slupe

NOTICE TO: ALL HEIRS OF JACOB FREDERICK

NOTICE

NOTICE TO: ALL HEIRS OF JACOB FREDERICK, Late of Millerstown, Donegal Township, Butler County, Pennsylvania

Date of Death: On or about 1890 Butler County, Pennsylvania, Estate Docket Number: 10-11-0482 Butler County OC No. 129 of 1973

The Estate of the late Jacob Frederick, having remained open for over one hundred years, is in the process of winding up its affairs. The current Co-Administrators D.B.N.C.T.A. of the Estate of Jacob Frederick, i.e., Michael P. Callihan and Michael P. Callihan Jr., have been charged with identifying the heirs of Jacob Frederick in order to make appropriate distributions from the Estate and to close the same.

IF YOU BELIEVE YOU ARE AN HEIR OF JACOB FREDERICK, YOU MUST SUBMIT A CLAIM FORM CONTAINING ALL REQUESTED INFORMATION ON OR BEFORE JUNE 1, 2026.

Claim forms and accompanying documents are to be submitted to the Estate attorney, Thomas W. King, III, Esq., of Dillon McCandless King Coulter and Graham, LLP., at 128 West Cunningham Street, Butler, Pennsylvania, 16001.

After the deadline for submission of claims has passed, a hearing before the Master may be held on claims submitted to determine finally the true and lawful heirs of Jacob Frederick. **ANY PERSON WHO HAS NOT BEEN IDENTIFIED AS AN HEIR OR WHO HAS NOT SUBMITTED A CLAIM FORM ON OR BEFORE THE DEADLINE WILL BE DEEMED TO HAVE WAIVED ANY AND ALL INTEREST, RIGHTS, OR TITLE IN OR TO, THE ASSETS OF THE ESTATE OF JACOB FREDERICK.**

Claim forms may be obtained at the Office of the Register of Wills of Butler County, Pennsylvania, located in the Butler County Government Center, LL, 124 West Diamond Street, Butler, Pennsylvania, 16001 OR from the Office of Dillon McCandless King Coulter and Graham, LLP., at 128 West Cunningham Street, Butler, Pennsylvania, 16001 OR via E-mail from Madison Mattingly at mmattingly@dmkcg.com.

DILLON McCANDLESS KING COULTER & GRAHAM, LLP

By: Thomas W. King, III 128 W. Cunningham Street Butler, Pa 16001

BCLJ: March 13, 20 & 27, 2026

ESTATE NOTICE

Estate of JACOB FREDERICK, late of Donegal Township, Butler County, PA, deceased. Letters of Administration D.B.N.C.T.A. upon the above-named estate having been granted to the undersigned, all persons having claims against the same will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Michael P. Callihan,
Co-Administrator D.B.N.C.T.A.
247 Medical Center Road
Chicora, PA 16025

or Michael P. Callihan, Jr.,
Co-Administrator D.B.N.C.T.A
107 Grandview Avenue
Chicora, PA 16025

Thomas W. King III, Esq.
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler, PA 16001 724-283-2200

BCLJ: March 13, 20 & 27, 2026

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Trust Under Will of **MARY STOCK**, deceased, and said Trust established upon the death of the said Mary Stock, December 7, 1981. All persons having claims against the Trust under Last Will and Testament of Mary E. Stock, deceased, are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust under Last Will and Testament of Mary E. Stock, deceased, are requested to make payment without delay to the trustee or attorney named below:

c/o Lynn M. Patterson, Esq.
1202 Oakridge Drive
Butler, PA 16001

BCLJ: March 13, 20 & 27, 2026

Notice of Dissolution

Notice is hereby given that **William Flowers Family, LLC**, a Pennsylvania Limited Liability Company with its registered address at 231 Shady Trail, Portersville PA 16051, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

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

BCLJ: March 27, 2026

Fictitious Name Registration

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 18, 2026, for **Healing Shepherd Chiropractic** with a principal place of business located at 707 Ekastown Rd. Sarver, PA 16055 in Butler County. The individuals interested in this business are Stevan Wagner located at 119 Spring Valley Rd. Valencia, PA 16059. This is filed in compliance with 54 Pa.C.S. 311.

BCLJ: March 27, 2026

Notice of Filing Fictitious Name

Notice is hereby given that Concordia Community Care of Central Pennsylvania, 613 North Pike Road, Suite, B, Cabot, PA 16023, has filed on March 16, 2026 with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act in accordance with 54 Pa. C.S. 311, to conduct business under the name of **Concordia Home Health & Hospice**, 613 North Pike Road, Suite B, Cabot, PA 16023.

BCLJ: March 27, 2026

**NOTICE OF INCORPORATION
Nonprofit Business Corporation**

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 6th day of March, 2026, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended. The name of the corporation is: **Nana's Purse**

BCLJ: March 27, 2026

LEGAL NOTICE

In Re: Petition for Confirmation of Distribution of Monies, Butler County Tax Claim Bureau

MSD No. 2026-40087

The Estate of Viola L. Slagle (her known heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, or any other persons claiming under her); Parcel No. 340-S2-F15-0000; Property located in Bruin Borough; located at 105 Mohawk Street, Butler County, PA; Date of Upset Sale September 8, 2025.Sold price \$6,000.00.

You are hereby notified that on March 18, 2026, 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 the Court should not confirm the proposed distribution of excess funds from the tax sale of the Parcel. After payment of delinquent taxes, 2025 taxes, deed recording and transfer taxes, Tax Claim Bureau statutory commission, lien search fee, and Certificate of Title preparation fee, the Butler County Tax Claim Bureau proposes that the remaining funds be distributed as follows: (1) Payment of any additional costs that may be incurred by the Butler County Tax Claim Bureau as a result of filing this Petition for Confirmation of Distribution of Funds, said costs are unknown at the time of filing.; (2). To the Butler County Register of Wills, Agent for release of lien on the real property located at 105 Mohawk Street, Bruin Borough, Butler County, Pennsylvania, the amount of \$1,637.50. (3). To the Butler County Register of Wills to file the Release of Lien, \$10.00; (4). The balance of funds remaining after payment of any Bureau costs incurred, and payments for Release of Lien, in an amount not to exceed \$1,008.49, payable to the Estate of Viola L. Slagle, the delinquent former owner of the property at the time of the Upset Sale, subject to the provisions of Section 205(f) of the Real Estate Tax Sale Law of 1947, which provides that whenever no claim for payment of any balance due the owner of the property is presented by or on behalf of the owner within a period of three (3) years from the date of the sale, the balance of the proceeds shall be distributed to the respective taxing districts pro rata based upon the millage imposed by the taxing districts as of the year such property was sold, and in accordance with Section 205 of

the Real Estate Tax Sale Law.

If no claim is presented by or on behalf of the owner by September 8, 2028, the Tax Claim Bureau shall proceed, without further Order of Court, with the distribution of the balance of the proceeds to the taxing districts pro rata based upon the millage in effect in the year the property was sold.

Said Rule is returnable and to be heard on April 14, 2026, at 10:00 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 the 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: March 27, 2026

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

**IN RE: Adoption of K.O.H.
(Adoptee's name as on birth certificate)**

OA No. 43 of 2025

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

TO: UNKNOWN NATURAL FATHER

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

K.O.H., a female child born to April Christine Herold on March 7, 2023, in Venango County, Pennsylvania.

The Court has set a Hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number #6 located in the Butler County Courthouse/ Government Center on the 15th and 18th days of May, 2026, at 9:00 a.m., before the Honorable Judge John C. Scialabba.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Butler County Bar Association
724.841.0130

SARAH EDWARDS, MA., J.D.
Register of Wills & Clerk of Orphans' Court

Government/Judicial Center
Butler PA 16003-1208 7
24.284.5348

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

BCLJ: March 27, 2026
