

**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: Esther Ruth Allen**

Late of: Zelenople PA  
 Administrator: Ray A Kaminski  
 602 Market Street  
 Zelenople PA 16063  
 Attorney: Gregory S Fox  
 Fox & Fox PC  
 323 Sixth Street  
 Ellwood City PA 16117  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Brian Matthew Angert**

Late of: Butler Township PA  
 Administrator: Patricia K Angert  
 114 White Avenue  
 Butler PA 16001  
 Attorney: Mark R Morrow  
 Attorney At Law  
 204 East Brady Street  
 Butler PA 16001  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Wendy A Bilowich**

Late of: Butler PA  
 Executor: Darla Brannon  
 350 McGrady Hollow Road  
 Butler PA 16002  
 Attorney: Mark R Morrow  
 Attorney At Law  
 204 East Brady Street  
 Butler PA 16001  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Sandra L Cammisa**

Late of: Butler Township PA  
 Executor: Shannon L Mullner  
 7636 Oxgate Court  
 Hudson Oh 44236  
 Attorney: Michael S Butler Esquire  
 Heritage Elder Law &  
 Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Lisa Crandell**

Late of: Forward Township PA  
 Executor: Dwane E Crandell  
 1647 Glade Run Road  
 Renfrew PA 16053  
 Attorney: John R Elliott  
 Anstine & Sparler  
 117 E Market Street  
 York PA 17401  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Gregg J Dolin**

Late of: Evans City PA  
 Administrator: Glenn M Dolin  
 207 Brookside Court  
 Seven Fields PA 16046  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Cynthia J Gardape**

Late of: Cranberry Township PA  
 Administrator: Aarin Weber  
 408 Orchard Avenue  
 Ellwood City PA 16117  
 Attorney: Andrew Kuzma  
 Kuzma Law Group PC  
 200 N 2nd Avenue  
 Elizabeth PA 15037  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Barbara Gayle Groft****a/k/a: Gayle Mohney Groft****a/k/a: Barbara G Mohney Groft**

Late of: Winfield Township PA  
 Executor: Patricia L Sapp  
 818 Golfview Drive  
 Mckeesport PA 15135  
 Executor: Tracy A Hudson  
 716 Glendale Drive  
 Rock Hill Sc 29732  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Margaret Jo Anne Gurner****a/k/a: M Jo Anne Gurner****a/k/a: Margaret Joanne Gurner****a/k/a: Margaret Jo Anne Gurnare**

Late of: Butler Township PA  
 Administrator: Anthony Constantino  
 3062 Eagle Ridge Drive  
 Valencia PA 16059  
 Attorney: McKenna Adams  
 The Elder Law Offices of  
 Shields and Boris

1150 Old Pond Road  
 Bridgeville PA 15017  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Betty J Haberland**

Late of: Zelenople PA  
 Executor: Patti L Ewing  
 1408 N Main Street  
 West Baden Springs IN 47469  
 Attorney: Gene G Dimeo  
 Dimeo Law Group PLLC  
 120 Fourth St  
 Ellwood City PA 16117  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Arron Craig Jones**

Late of: Cranberry Township PA  
 Administrator: Cameo L Curtis  
 7658 Franklin Road  
 Cranberry Twp PA 16066  
 Attorney: Dorothy J Dohanics  
 Harry S Cohen & Associates, PC  
 Two Chatham Center Suite 985  
 Pittsburgh PA 15219  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Larry L Klingensmith  
 a/k/a: Larry Lee Klingensmith**

Late of: Cranberry Township PA  
 Executor: Patricia L Klingensmith  
 4000 Creekview Circle Apt 4328  
 Cranberry Twp PA 16066  
 Attorney: Philip D Luciano II  
 Abernethy & Hagerman LLC  
 4927 William Flinn Hwy  
 Allison Park PA 15101  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Charles F Lamoreaux**

Late of: Clay Township PA  
 Executor: Lynda Lamoreaux-Young  
 2019 Pine Drive  
 New Castle PA 16101  
 Executor: Carla J Grossman  
 115 Roosevelt Avenue  
 Waynesburg OH 44688  
 Attorney: Ronald W Coyer  
 Sr Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Rocco Lanzalotto  
 a/k/a: Rocco G Lanzalotto**

Late of: Butler PA  
 Executor: Garry C Lanzalotto  
 220 Thorn Run Road  
 Butler PA 16001  
 Attorney: William J Schenck  
 Schenck & Long

297 Pittsburgh Rd Suite 2b  
 Butler PA 16002  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Raymond McCann**

Late of: Butler PA  
 Executor: Richard McCann  
 123 Oak Ridge Drive  
 Butler PA 16002  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 1202 Oakridge Dr  
 Butler PA 16001  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: William C Mottern**

Late of: Cherry Township PA  
 Executor: Linda V Mottern  
 256 Redbrush Road  
 Boyers PA 16020  
 Attorney: Elizabeth A Gribik  
 328 South Main Street  
 Butler PA 16001  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Cheryl Lee Touchet**

Late of: Jefferson Township PA  
 Administrator: Karen J Boltz  
 215 Hannahstown Road  
 Cabot PA 16023  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: David R Zembrzusi**

Late of: Buffalo Township PA  
 Executor: Edward R Zembrzusi  
 212 Cherry Bark Drive  
 Natrona Heights PA 15065  
 Executor: Mary Ann Zembrzusi  
 212 Cherry Bark Drive  
 Natrona Heights PA 15065  
 Attorney: Charles J Jacques III  
 Jacques & Jacques PC  
 2125 Freeport Road  
 Natrona Heights PA 15065  
 BCLJ: March 15, 22 & 29, 2024

**Estate of: Chad Arthur Zinkhann  
 a/k/a: Chad A Zinkhann**

Late of: Butler Township PA  
 Executor: Sharon L Zinkhann  
 436 Eagle Mill Road  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street

Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

**Estate of: Elmira M Zirnsak**  
a/k/a: Elmira Zirnsak  
Late of: Connoquenessing PA  
Executor: Leonard Zirnsak  
855 Prospect Road  
Evans City PA 16033  
Executor: Donald Zirnsak  
865 Prospect Road  
Evans City PA 16033  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 15, 22 & 29, 2024

—————

**SECOND PUBLICATION**

**Estate of: James W Bouwkamp**  
a/k/a: **James William Bouwkamp**  
Late of: Cranberry Township PA  
Executor: Mary H Bouwkamp  
601 Norman Drive  
Cranberry Township PA 16066  
Attorney: Robert J Winters  
Goehring Rutter And Boehm  
2100 Georgetowne Drive Suite 300  
Sewickley PA 15143  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Dianne Daubenspeck**  
a/k/a: **Dianne M Daubenspeck**  
Late of: Franklin Township PA  
Executor: Valerie J Cornetti  
311 Election House Road  
Butler PA 16001  
Attorney: Michael S Butler Esquire  
Heritage Elder Law &  
Estate Planning LLC  
318 South Main Street  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Sandra Duncan**  
a/k/a: **Sandra J Duncan**  
Late of: Renfrew PA  
Executor: Sandra J Grafton  
210 Penn Avenue  
Lyndora PA 16045  
Attorney: William J Schenck  
Schenck & Long  
297 Pittsburgh Rd Suite 2b  
Butler PA 16002  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Gary E Fanton**  
a/k/a: **Gary Edward Fanton**  
Late of: Jefferson Township PA  
Executor: Gloria J Fanton  
112 Marwood Road Apt 4313  
Cabot PA 16023  
Attorney: James H Limbaugh  
Miller & Miller Attorneys at Law PLLC  
4767 William Flynn Highway  
Allison Park PA 15101  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Rose Ellen Goda**  
Late of: Jefferson Township PA  
Executor: Stephen A Goda  
211 Parker Street  
Pittsburgh PA 15223  
Attorney: Nora C Peace  
1501 Mt Royal Blvd  
Glenshaw PA 15116  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Nancy K Govan**  
Late of: Adams Township PA  
Executor: Christi L Augustine  
116 Govan Lane  
Valencia PA 16059  
Executor: James F Govan  
111 Govan Lane  
Valencia PA 16059  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Judy Lee Hancock**  
Late of: Butler Township PA  
Administrator: James H Hancock  
326 South Home Avenue  
Butler PA 16001  
Attorney: Thomas W King III  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Marilyn O Herbster**  
Late of: Valencia PA  
Executor: Amy Herbster Scheib  
2978 Chautauqua Dr  
Gibsonia PA 15044  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Carl E Jones****a/k/a: Carl Eugene Jones**

Late of: Fairview Township PA  
Executor: Patricia Carol Beck  
104 Cheyenne Drive  
Butler PA 16001  
Attorney: Andrea C Parenti  
Dillon McCandless King  
Coulter & Graham LLP  
600 Cranberry Woods Drive Suite 175  
Cranberry Twp PA 16066  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Robert T Mazza**

Late of: Saxonburg PA  
Executor: Robert P Mazza  
611 Sandy Hill Road  
Valencia PA 16059  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Monica M McBride**

Late of: Center Township PA  
Executor: Cynthia M Koehring  
104 Bridle Path Drive  
Butler PA 16001  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Ronald A McCall**

Late of: Center Township PA  
Administrator: Delores A McCall  
PO Box 116  
Evans City PA 16033  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Eileen Marie Morin****a/k/a: Leah M Morin****a/k/a: Eileen M Morin**

Late of: Connoquenessing Township PA  
Administrator: Shawn David Morin  
157 Rolling Valley Ln  
Butler PA 16001  
Administrator: Douglas Wade Morin  
507 Whitestown Rd  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Yvonne Clare Orloski****a/k/a: Yvonne C Orloski**

Late of: Washington Township PA  
Executor: Erika A Mulligan  
14735 Munnberry Oval  
Newbury OH 44065  
Attorney: Katrine M Erie  
Erie Law Offices PC  
316 West Jefferson Street  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Robert J Seiss**

Late of: Sarver PA  
Executor: Cynthia M Morgano  
527 Roup Avenue  
Tarentum PA 15084  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Samantha M Swift****a/k/a: Samantha Margaret Swift**

Late of: Butler Township PA  
Administrator: Dana R Meute  
617 Belmont Road  
Butler PA 16001  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Laura D Thomas**

Late of: Cranberry Township PA  
Executor: Bettie Lou Bartolick  
342 Arch Street  
Pob 135  
Mars PA 16046  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055  
BCLJ: March 8, 15, & 22, 2024

**Estate of: William E Trischler**

Late of: Adams Township PA  
Executor: Stephen T Cowdin  
70425 Old Twenty One Rd  
Cambridge OH 43725  
Attorney: Jennifer L Rawson  
Eckert Seamans Cherin & Merlott LLC  
600 Grant St 44th Floor  
Pittsburgh PA 15219  
BCLJ: March 8, 15, & 22, 2024

**Estate of: Charles E Tosi Jr****a/k/a: Charles Tosi Jr**

Late of: Butler PA  
Administrator: Curtis A Tosi  
202 Beech Road

Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002  
BCLJ: March 8, 15, & 22, 2024

**THIRD PUBLICATION**

**Estate of: Mary Jane Anthony**

Late of: Summit Township PA  
Executor: Janet L Shuler  
188 Rimp Road  
Butler PA 16002  
Executor: Deborah S Duncan  
125 Dalmagro Road Lot 32  
Butler PA 16002  
Attorney: John J Morgan  
115 South Washington St  
Butler PA 16001  
BCLJ: March 1, 8, & 15, 2024

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

Late of: Buffalo Township PA  
Executor: Jacqueline Stawinski  
316 Primrose Dr  
Sarver PA 16055  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Margaret R Chambers**

Late of: Concord Township PA  
Executor: Kathy Bell  
196 State Rpite 58 Box 6  
Foxburg PA 16036  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler PA 16001  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Bernice H Durand**

Late of: Jefferson Township PA  
Executor: Kelly L Goettler  
176 Bonniebrook Road  
Butler PA 16002  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Patricia M Galbreath**

Late of: Zelenople PA  
Executor: Margaret E Waldron  
3213 Sylvan Heights Dr  
Holidaysburg PA 16648  
Executor: Kimberly S Galbreath  
125 Tulip Place  
Greensburg PA 15061

Executor: Kathleen A Galbreath  
419 Wood Street  
Ellwood City PA 16117  
Attorney: Ryan C Long  
Leymarie Clark Long, PC  
423 Sixth Street  
Ellwood City PA 16117  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Albert Gutasukas  
a/k/a: Albert A Gutasukas**

Late of: Clay Township PA  
Administrator: David A Gutasukas  
134 Hines Road  
Slippery Rock PA 16057  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001  
BCLJ: March 1, 8, & 15, 2024

**Estate of: David Matthew Hall  
a/k/a: David M Hall**

Late of: Butler PA  
Administrator: Martha Hall Towns  
38 B Stonehouse Lane  
Keene NH 03431  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Barbara M Harley  
a/k/a: Barbara Harley**

Late of: Cranberry Township PA  
Executor: Benjamin A Harley  
165 E 60th Street  
New York NY 10022  
Attorney: Ilene H Fingeret  
Abernethy & Hagerman LLC  
4927 William Flinn Hwy  
Allison Park PA 15101  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Mary F Jarrett**

Late of: Zelenople PA  
Executor: David R Jarrett  
2402 E Springwood Drive  
Glenshaw PA 15116  
Attorney: Addison L Walter  
Sutterwilliams LLC  
850 Ridge Ave Suite 300  
Pittsburgh PA 15212  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Andrew Kapusta Jr  
a/k/a: Andrew Kapusta**

Late of: Buffalo Township PA

Executor: Kimberly Sasse  
 205 Neupert Road  
 Cabot PA 16023  
 Executor: Keith Kapusta  
 925 Guyasuta Lane  
 Aspinwall PA 15215  
 Attorney: Michael S Lazaroff Esquire  
 277 West Main St  
 PO Box 216  
 Saxonburg PA 16056  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: Evelyn M Knox**

**a/k/a: Evelyn Mae Knox**  
 Late of: Slippery Rock PA  
 Executor: Douglas J Knox  
 236 West Cooper St  
 Slippery Rock PA 16057  
 Attorney: Matthew E Fischer  
 114 West Cunningham Street  
 Butler PA 16001  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: Bryan Richard Kozmin**

Late of: Cranberry Township PA  
 Administrator: Julia Kozmin  
 315 South Grant Street  
 Westmont II 60559  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: Donald Lavorini Jr**

**a/k/a: Donald Lavorini**  
**a/k/a: Donald J Lavorini**  
**a/k/a: Donald J Lavorini Jr**  
 Late of: Cherry Township PA  
 Administrator: Donald J Lavorini III  
 105 May Lane  
 Evans City PA 16033  
 Attorney: Amy E Molloy  
 Molloy Law LLC  
 15 Woodland Center Dr PO Box 687  
 Grove City PA 16127  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: George Cooper Marshall Sr**

**a/k/a: George C Marshall Sr**  
 Late of: Penn Township PA  
 Executor: Timothy L Marshall  
 740 Denham Arch  
 Chesapeake VA 23322  
 Attorney: Michael S Butler Esquire  
 Heritage Elder Law & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: Thomas R Maxwell**  
**a/k/a: Thomas Richard Maxwell**

Late of: Evans City PA  
 Executor: Scott L Maxwell  
 138 Wolf Lane  
 Slippery Rock PA 16057  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: David R McCulloch**

Late of: Cranberry Township PA  
 Administrator: Julia K Fox  
 801 Ridge Rd  
 Ambridge PA 15003  
 Attorney: Tiffany E York  
 PO Box 177  
 Beaver PA 15009  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: Regis L Nichter**

Late of: Butler Township PA  
 Administrator: Theresa M Piroch  
 314 South Eberhart Road  
 Butler PA 16001  
 Administrator: Joseph Nichter  
 226 West Locust Street  
 Butler PA 16001  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: Mary Ellen Shewalter**

Late of: Butler PA  
 Executor: Suzanne Margaret Brown  
 708 North McKean Street  
 Butler PA 16001  
 Executor: Mary Elizabeth Goodwin  
 44 Wood Avenue  
 Millford Ct 06460  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: March 1, 8, & 15, 2024

**Estate of: Janet A Shreve**

Late of: Adams Township PA  
 Executor: Gary R Shreve  
 408 Four Lakes Drive  
 Gibsonia PA 15044  
 Attorney: Cynthia A Howell  
 Myers Law Group LLC  
 17025 Perry Highway

Warrendale PA 15086  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Russell R Smith**

Late of: Harrisville PA  
Executor: James F Smith  
104 Carriage Drive  
Cranberry Twp PA 16066  
Attorney: Wade M Fisher Esq  
Brouse McDowell  
68 Buhl Boulevard PO Box 91  
Sharon PA 16146  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Lois Ann Todd**

Late of: Donegal Township PA  
Executor: Robert S Grigor  
1203 4th Ave  
Watervliet NY 12189  
BCLJ: March 1, 8, & 15, 2024

**Estate of: Betty Jean Young**

Late of: Harmony PA  
Executor: Heather Dohring  
4150 Porter Road  
Scottsbro AL 35768  
Attorney: Cathy S Boyer  
Boyer Paulisick & Eberle  
108 East Diamond Street Third Floor  
Butler PA 16001  
BCLJ: March 1, 8, & 15, 2024

—————  
**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH  
February 17 - February 23, 2024**

**A D K Pizza LLC DBA; Adk Pizza LLC**

**DBA; Dominos; Knestaut, Daniel J--**  
FIRST NATL BK PA--Cranberry Twp Sub/  
Condo:Glen Eden V Lot:510 Unit:510-C  
Parcel:130-S23-D510C:\$845,500.00

**Benjamin Marcus Homes LLC; Marcus**

**Homes LLC, Benjamin--**SHEPHERDS  
FIN LLC--Cranberry Twp Sub/Condo:Eagle  
Ridge Plan Lot:15 Street:103 Eagle Ridge  
Road Parcel:130-S8-F15:\$8,500,000.00

**Bergbigler, Eugene A Jr--**ARMCO

CRED UN--Butler Twp Ward:4  
Street:116 Woodlawn Rd Parcel:054-  
26-D17:\$80,000.00

**Bommer, Kelly J; Bommer, Mark F--**

HUNTINGTON NATL BK--Forward Twp  
Sub/Condo:Weaver Plan No 3 Lot:304  
Street:101 Weaver Ln Parcel:160-S3-Fa9  
Acre:1.193:\$140,000.00

**Brenneman, Cathy A--**PNC BK  
NATL ASSN--Cranberry Twp Sub/

Condo:Cranberry Heights Plan Ph V  
Lot:553 Street:912 Gregory Ct Parcel:130-  
S36-A553:\$24,000.00

**Brown, Keri I; Brown, Kevin M--**DOLLAR

BK FED SAV BK--Cranberry Twp Sub/  
Condo:Forest Edge Prd Ph 3 Lot:324  
Street:517 Monarch Circle Parcel:130-  
S43-B324:\$1,310,000.00

**Campbell, Kristen D a/k/a; Martin,**

**Kristen Denise a/k/a; Martin, Nicholas--**  
ARMCO CRED UN--Butler Twp Ward:5  
Street:5319 Colonial Ave Parcel:055-28-  
A174A:\$30,000.00

**Carranza, Lindsay; Carranza, Nicholaus--**

NVR MTG FIN INC--Lancaster Twp Sub/  
Condo:Arden Wood Res Plan Ph 3 Lot:331  
Street:307 Arden Drive Parcel:200-  
S7-A331:\$376,315.00

**Chen, Yi Hua--**SECRETARY HOUSING

& URBAN DEV--Forward Twp Sub/  
Condo:Wilson's Ridge Ph 1 & 2 Lot:207  
Street:213 Nursery Rd Parcel:160-  
S6-B207:\$16,698.28

**Corrie, Megan L; Corrie, Philip J--**

SAIL MTG CORP--Adams Twp Sub/  
Condo:Stoneridge Farms Planned Res  
D Lot:115 Street:207 Stoneridge Lane  
Parcel:010-S24-A115:\$679,250.00

**Craig, Chad; Craig, Vicki J--**NVR

MTG FIN INC--Jackson Twp Sub/  
Condo:Seneca Trails Planned Res Sub  
Lot:264 Street:513 Blake Drive Parcel:180-  
S13-A264:\$608,600.00

**Davis, Aaron Allen; Davis, Kaitlyn Marie--**

FARMERS NATL BK CANFIELD--Slippery  
Rock Twp Sub/Condo:Greenfields Sub  
Lot:1 Street:727 Kiester Rd Parcel:280-  
3F90-19G:\$393,000.00

**Davis, Donald A; Davis, Marjorie S--**

LOANDEPOT COM LLC--Lancaster Twp  
Street:107 Locust Aly Parcel:200-4F98-  
38B Acre:1.118:\$306,000.00

**Delso, Christopher P; Delso, Lisa--**

ARMCO CRED UN--Center Twp  
Street:107 Brooksedge Dr Parcel:060-  
S17-B4:\$35,000.00

**Dudak, Stephen J; Dudak, Tonya W--**

CITIZENS BK NA--Cranberry Twp Sub/  
Condo:Winchester Farms Plan Ph I Lot:102  
Street:103 Aberdeen Dr Parcel:130-  
S27-B102:\$192,800.00

**Duell, Cindie Lynne; Duell, Larry D--**

CLEARVIEW FED CRED UN--Clinton  
Twp Sub/Condo:Bogacz Plan Lot:1R  
Street:235 Goldscheiter Rd Parcel:100-  
1F90-17A1:\$55,000.00

**Dumont, Caroline Ann Goebel; Dumont,**

**Robert James--**NVR MTG FIN INC--  
Middlesex Twp Sub/Condo:Fieldstone  
Ridge Lot:247 Street:4046 Cross Creek

Judson Andrew Alwine and Alydia Rose Fallecker :202400079  
 Kaitlin Paige King and Brett Anthony Ferringer :202400088  
 Xandrews Edward Smith Dixon and Gary Eugene Hartzell :202400078  
 Jacob William Barrett and Alyssa Kay Huth :202400077  
 Margaret Kathryn Behr and Adam David Jennings :202400087  
 Joseph John Martin and Madison Elizabeth Klaum :202400082  
 Heath Collin Edmund Nagle and Kasey Lynne Spurk-Leonard :202400086  
 Daniel Joseph Ligman and Melissa Anne Logan :202400090  
 Amy Nicole Schrecengost and Jonathan Michael Ofslager :202400083  
 Lori Lynn Atchison and Michael John Ross :202400089  
 Brianne Blair Reinhart and Jeremy Philip Schmitt :202400080  
 Ralph Edward Thompson and Barbara Lynn Shumaker :202400092  
 Joshua Joseph Farabaugh and Samantha Lee Sutton :202400085  
 Jedidiah T Harrison and Christen Patrice Turley :202400091  
 Michael Phillip Kampas and Madison Elizabeth Watkins :202400093

**NOTICE**

Dennis P. Wyant, deceased, of Lyndora, **Case No. OC 2023-00101**, Petition to Determine Title filed by Marlena Otte, 10 Butler Rd., Lyndora, PA 16045.

Peter B. Lewis  
 Neighborhood Legal Services,  
 928 Penn Ave.  
 Pittsburgh, PA 15222  
 Counsel

BCLJ: March 15, 22 & 29, 2024

**NOTICE OF TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of THE THOMAS R. TOMAYKO AND MARY E. TOMAYKO REVOCABLE LIVING TRUST. Thomas R. Tomayko and Mary E. Tomayko, Grantor of the Trust, of 1105 Seneca Dr., Harmony, Pennsylvania, 16037 died on July 13, 2023 and December 31, 2023. All persons having claims against the Trust are requested to make known the same to the Co-Trustees or Attorney named below. All

persons indebted to the Trust are requested to make payment without delay to the Co-Trustees or Attorney named below.

Thomas M. Tomayko, Co-Trustee  
 174 Saint Ives Way  
 Zelenople, PA 16063

Robert D. Tomayko, Co- Trustee  
 121 Cottage Hill Ave.  
 Butler, PA 16001

Sarah G. Hancher, Esquire  
 Hancher Law Office  
 101 North Green Lane  
 Zelenople, PA 16063

BCLJ: March 8, 15, & 22, 2024

**TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of the Elaine B. Brown Revocable Trust dated September 23, 2002. Elaine B. Brown, Grantor of the trust, of Center Township, Butler County, Pennsylvania, died on November 20, 2023. All persons having claims against Elaine B. Brown, Deceased, are requested to make known the same to the trustee or attorney named below. All persons indebted to Elaine B. Brown, Deceased, are requested to make payment without delay to the trustee or attorney named below.

Gordon W. Brown, Jr., Trustee  
 c/o Paula J. Willyard, Esquire  
 Willyard Law Firm PC  
 347 N. Pike Road Sarver, PA 16055

BCLJ: March 1, 8, & 15, 2024

**NOTICE OF TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of THE WEITZEL FAMILY TRUST. Blair L. Weitzel, Grantor of the Trust, of 991 Yellow Creek Road, Portersville, Pennsylvania, 16051, died on December 3, 2023. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

Tracy J. Leslie, Trustee  
 128 W. Metzger Ave.  
 Butler, PA 16001

Sarah G. Hancher, Esquire  
Hancher Law Office  
101 North Green Lane  
Zelienople, PA 16063

BCLJ: March 1, 8, & 15, 2024

-----

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA**

**CIVIL DIVISION  
Case No. AD 2023-11096**

IN RE: DENNIS ZOTTER and MARY  
ZOTTER, his wife, INDIVIDUALLY  
AND d/b/a Z & S PROPERTIES,  
Plaintiffs

VS.

**DAVID M. STIRLING, individually AND  
d/b/a Z & S PROPERTIES,**  
Defendants

To the within named Defendants:

Plaintiffs have brought suit by filing on December 28, 2023, (and re-issuing said Complaint on February 8, 2024), a Complaint for Action for Declaratory Judgment, in the Butler County Prothonotary's Office, alleging that they Plaintiffs are the sole owners and operators of Z & S Properties, and are the legal owners of the premises situate in Winfield Township, Butler County, Pennsylvania, consisting of 0.96 acres of vacant land, designated as Tax Parcel No. 320-S1-18A-0000, and also of any and/or all royalty rights therein, as conveyed to Z 8B S Properties, by virtue of that certain deed set forth in the Complaint, dated September 8, 1997, recorded in Record Book 2777, Page 323, of the Butler County Recorder of Deeds Office, and Plaintiffs seek Declaratory Judgement in their favor, regarding same.

**NOTICE**

If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court within twenty (20) days. 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 Plaintiffs. 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 OR NO FEE.

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

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

BCLJ: March 1, 8, & 15, 2024

-----

**CERTIFICATE OF ORGANIZATION  
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Slater Racing LLC** with a registered address of 909 Bullcreek Road, Butler, Pennsylvania 16002.

MONTGOMERY CRISSMAN PLLC  
David A. Crissman, Esquire  
518 North Main Street  
Butler, PA 16001  
(724) 285-4776

BCLJ: March 15, 2024

-----