

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: Richard Craig Alexander**

Late of: Cranberry Township PA
 Executor: E Diane Alexander
 431 Woodcock Dr
 Cranberry Twp PA 16066
 Attorney: Cynthia A Howell
 Myers Law Group, LLC
 17025 Perry Highway
 Warrendale PA 15086
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Adele N Benek

Late of: Butler PA
 Executor: Lawrence J Benek Jr
 130 Rose Lane
 Harmony PA 16037
 Attorney: James A Stranahan IV
 Stranahan Stranahan & Cline
 101 South Pitt Street, PO Box 206
 Mercer PA 16137
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Mary Jane Boris

Late of: Buffalo Township PA
 Executor: James Boris
 119 Hannahstown Road
 Butler PA 16002
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: E'lane A Daugherty

Late of: Franklin Township PA
 Executor: Scott A Daugherty
 1031 English Oak Drive
 Prospect PA 16052
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Wayne D Elliott

Late of: Donegal Township PA
 Administrator: Rachelle C Llewellyn
 200 Deer Run Rd

Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: David M Hammel
a/k/a: David Hammel**

Late of: Cranberry Township PA
 Executor: Ronald E Hammel
 622 Alex Court
 Cranberry Twp PA 16066
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Anna Kay Kjanica

Late of: Buffalo Township PA
 Executor: Timothy J Giltinan
 603 Stanwix Street Suite 1679
 Pittsburgh PA 15222
 Attorney: Timothy J Giltinan
 John W Giltinan Esq PC
 603 Stanwix Street Suite 1679
 Pittsburgh PA 15222
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Durelle Joy Klavon

Late of: Jackson Township PA
 Executor: Scott Richard Klavon
 135 Veshio Drive
 Sewickley PA 15143
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Martin Michael McLinden
a/k/a: Marty Michael McLinden**

Late of: Penn Township PA
 Executor: Daniel McLinden
 16068 Rocky Road
 Culpeper Va 22701
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Edmond Joseph Mercier IV
a/k/a: Edmond J Mercier**

Late of: Seven Fields PA
 Administrator: Paula J Willyard
 347 N Pike Road
 Sarver PA 16055
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Cesar P Miranda

Late of: Butler PA
 Administrator: Cesar S Miranda Jr
 202 Stonebridge Blvd
 Butler PA 16001
 Administrator: Marilou Levier
 227 Howard Street
 Butler PA 16001
 Administrator: Maricar Beck
 1157 Prospect Road
 Evans City PA 16033
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Melanie Soriano Miranda

Late of: Butler PA
 Administrator: Cesar S Miranda Jr
 202 Stonebridge Blvd
 Butler PA 16001
 Administrator: Marilou Levier
 227 Howard Street
 Butler PA 16001
 Administrator: Maricar Beck
 1157 Prospect Road
 Evans City PA 16033
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Edgar E Schmiedlin

Late of: Mars PA
 Executor: Vicky Dopp
 112 Broadstone Drive
 Mars PA 16046
 Attorney: Elizabeth J Poggi
 20 Stanwix Street Suite 650
 Pittsburgh PA 15222
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Glenn R Shearer

Late of: Center Township PA
 Executor: Ryan L Shearer
 123 Helga Drive
 West Sunbury PA 16061
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Feb. 16, 23 & March 1, 2024

Estate of: Sandra J Vogel

a/k/a: Sandra Vogel
 Late of: Winfield Township PA
 Executor: David A Snebold

5704 Arcturus Drive
 Roanoke Va 24018
 Attorney: Scott P Magnuson
 2651 Monroeville Boulevard
 Suite 101
 Monroeville PA 15146
 BCLJ: Feb. 16, 23 & March 1, 2024

SECOND PUBLICATION**Estate of: Rose M Blum**

a/k/a: Rose Blum
 Late of: Jackson Township PA
 Executor: Anthony P Blum
 110 Stange Rd
 Freedom PA 15042
 Attorney: Ashley M Elias
 Nallii Elias & Associates Pc
 150 Pleasant Drive Suite 101
 Aliquippa PA 15001
 BCLJ: Feb. 9, 16 & 23 2024

Estate of: Reginald Brown

Late of: Cranberry Township PA
 Administrator C.t.a.: Frederick Cole Mazur
 1 Foster Square
 Pittsburgh PA 15212
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216
 BCLJ: Feb. 9, 16 & 23 2024

Estate of: Dorothy P Filbert

Late of: Jefferson Township PA
 Administrator: Sherlyn P Fisher
 PO Box 534
 Rural Valley PA 16249
 Attorney: Beata I Gray
 Miller & Miller Attorneys PLLC
 4767 William Flynn Hwy
 Allison Park PA 15101
 BCLJ: Feb. 9, 16 & 23 2024

Estate of: Mark A Graf

a/k/a: Mark Allen Graf
a/k/a: Mark Graf
 Late of: Cranberry Township PA
 Administrator: Andrew Graf
 1102 Stein Drive
 Cranberry Twp PA 16066
 Attorney: Slade R Miller
 Miller & Miller Attorneys At Law PLLC
 4767 William Flynn Highway
 Allison Park PA 15101
 BCLJ: Feb. 9, 16 & 23 2024

Estate of: Gregory P Haughey

Late of: Butler Township PA
 Executor: Mary P Miller

259 Crisswell Road
Butler PA 16002
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Belva Jean Kummer
a/k/a: Belva J Kummer**

Late of: Clay Township PA
Administrator: Jamie L Heller
115 Hall Road
Slippery Rock PA 16057
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Thomas L Marks
a/k/a: Thomas L Marks Sr**

Late of: Venango Township PA
Executor: Scott E Marks
147 Rosencrance Lane
Kittanning PA 16201
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 South Main St
Butler PA 16001
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Kenneth Edward McFarland

Late of: Harmony PA
Executor: Sharon Abbarno
59 Potters Road
Buffalo NY 14220
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Joyce D Parenti

Late of: Butler PA
Executor: Sonja B Parenti
127 Winfield Drive
Grove City PA 16127
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: James W Phillips
a/k/a: James Westerman Phillips**

Late of: Worth Township PA
Executor: James R Phillips
250 Minich Road
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King

Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Mary Lou Pietrusinski

Late of: Zelenople PA
Executor: Mary E Pietrusinski
532 Greenspire Court
Cranberry Twp PA 16066
Attorney: John R Seltzer
John R Seltzer, Esq
713 Wilmington Avenue
New Castle PA 16101
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Robert F Ruk

Late of: Clinton Township PA
Executor: Renee Hayes
PO Box 257
Mars PA 16046
Attorney: McKenna Adams
The Elder Law Offices of
Shields And Boris
1150 Old Pond Road
Bridgeville PA 15017
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Richard David Sallade

Late of: Cranberry Township PA
Executor: Amy Brozich
1941c Barclay Hill Road
Beaver PA 15009
Attorney: Thomas J Dempsey Jr
Jones Gregg Creehan & Gerace LLP
20 Stanwix Street Suite 1100
Pittsburgh PA 15222
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Darryl Stanley

**a/k/a: Darryl Lee Stanley
a/k/a: Darryl L Stanley**
Late of: Renfrew PA
Administrator: Donavin Stanley
60 Old Brook Rd
Levittown PA 19057
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Bonnie C Weaver

a/k/a: Bonnie Weaver
Late of: Butler Township PA
Executor: Shelley R Michaels
103 Seneca Drive
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002
BCLJ: Feb. 9, 16 & 23 2024

Estate of: Johanna Margarite Zotter
a/k/a: Johanna M Zotter
 Late of: Butler PA
 Executor: Yancey Dorian Seyler Jr
 1900 Montour Street Ext
 Coraopolis PA 15108
 Attorney: Max C. Feldman
 1322 5th Avenue
 Coraopolis PA 15108
 BCLJ: Feb. 9, 16 & 23 2024

THIRD PUBLICATION

Estate of: Jack Bollinger Jr
 Late of: Slippery Rock PA
 Executor: Melissa Lynn Kelsch
 218 Home Avenue
 Butler PA 16001
 Attorney: Elizabeth A Gribik
 328 South Main Street
 Butler PA 16001
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: John W Bowser Jr
a/k/a: John W Bowser
 Late of: Cabot PA
 Executor: Kathryn L Bowser
 526 McEvoy Rd
 Cabot PA 16023
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: Gregory John Brichacek
a/k/a: Greg J Brichacek
 Late of: Cranberry Township PA
 Administrator: Hannah C Brichacek
 1129 Stratford Court
 Cranberry Twp PA 16066
 Attorney: Justin Ellis Esq
 Zacharia Brown PC
 111 W McMurray Road
 McMurray PA 15317
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: Carol J Caporali
a/k/a: Carol Caporali
 Late of: West Sunbury PA
 Executor: Leslie Ann Gorham
 103 Caporali Lane
 West Sunbury PA 16061
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: Olga Cochran
 Late of: Butler PA
 Executor: Debra Cochran
 100 Bellefield Drive
 Butler PA 16001
 Attorney: William J Schenck
 Schenck & Long
 297 Pittsburgh Rd Suite 2B
 Butler PA 16002
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: Jody A Dunmyre
a/k/a: Jody Ann Dunmyre
 Late of: Donegal Township PA
 Administrator: Christopher S Dunmyre
 415 E Slippery Rock Road
 Chicora PA 16025
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: Leslie F Edinboro
a/k/a: Leslie Frederick Edinboro
 Late of: Concord Township PA
 Executor: Barbara M Davis
 10091 Eureka Road
 Edinboro PA 16412
 Attorney: S Craig Shamburg
 Macdonald Illig Jones & Britton LLP
 100 State St Suite 700
 Erie PA 16507
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: Delberta Marie Grossman
a/k/a: Delberta Grossman
a/k/a: Delberta M Grossman
 Late of: Washington Township PA
 Administrator: Christopher L Grossman
 2434 Oneida Valley Road
 Petrolia PA 16050
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Feb. 2, 9 &16, 2024

Estate of: Doris Jane Grossman
a/k/a: Dorris B Grossman
a/k/a: Doris B Grossman
 Late of: Jefferson Township PA
 Administrator: Melissa D Grossman
 682 Saxonburg Road
 Butler PA 16002
 Attorney: Ross M Thompson
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: Feb. 2, 9 &16, 2024

Estate of: Chester Aaron Hart

Late of: Cranberry Township PA
Administrator: Brett K Hart
4695 Route 151 Lot 93
Aliquippa PA 15001
Attorney: George W Jacoby Esq
564 Forbes Avenue
Suite 1008
Pittsburgh PA 15219
BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Jerome Edward Heinz
a/k/a: Jerome E Heinz**

Late of: Center Township PA
Executor: Christine W Heinz
311 Glen Eagles Dr
Butler PA 16001
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Susan Marie Horner
a/k/a: Susan H Horner**

Late of: Parker Township PA
Executor: Christopher A Horner
776 Fourth Street
Beaver PA 15009
Attorney: Sean M Gallagher
Gallagher Law Group
110 E Diamond Street Suite 101
Butler PA 16001
BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Margaret S Little
a/k/a: Margaret Schultz Little**

Late of: Valencia PA
Executor: Richard A Schultz
1797 Renee Drive
South Park PA 15129
Executor: Catherine G Schultz
806 Villa Ridge Road
Falls Church VA 22046
Attorney: William F Winschel
1653 McFarland Road
Pittsburgh PA 15216
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Carol Joyce Mcllvain

Late of: Butler PA
Executor: John C Mcllvain
131 Bellwood Court
Cranberry Twp PA 16066
BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Darlene R Miller
a/k/a: Darlene Martin Miller**

Late of: Slippery Rock PA
Administrator: Kenneth R Harris Jr
PO Box 401
Butler PA 16003
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Jane M Palmer

Late of: Butler Township PA
Executor: Ronald Palmer
120 Charlaine Drive
Chicora PA 16025
Attorney: Elizabeth A Gribik
328 South Main Street
Butler PA 16001
BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Brian Victor Podolec
a/k/a: Brian Podolec**

Late of: Cranberry Township PA
Executor: Eileen M Podolec
216 St Leonards Lane
Cranberry Twp PA 16066
Attorney: Matthew F Marshall
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Albert Polaski

Late of: Jackson Township PA
Administrator: Lea Polaski-Rios
17 Rock Lake Court W
Zelienople PA 16063
BCLJ: Feb. 2, 9 &16, 2024

**Estate of: Russell R Rycheck
a/k/a: Russell Rule Rycheck**

Late of: Cranberry Township PA
Executor: Joan W Rycheck
193 Norman Drive
Cranberry Twp PA 16066
Attorney: David C Moran
Moran & Moran PC
3000 Stonewood Drive Suite 315
Wexford PA 15090
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Ronald A Seezox

Late of: Butler PA
Administrator: Timothy Seezox
114 Summer Street
Butler PA 16001
Attorney: Mary Jo Dillon

Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Bernadette M Smith

Late of: Butler Township PA
Executor: Jessica A McCurdy
437 Arthur Drive
Volant PA 16156
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Carol A Stoner

a/k/a: Carol Stoner

Late of: Winfield Township PA
Executor: Kathy Johnson
117 Huston Lane
Cabot PA 16023
Attorney: Scott P Magnuson
Attorney At Law
2651 Monroeville Boulevard
Suite 101
Monroeville PA 15146
BCLJ: Feb. 2, 9 &16, 2024

Estate of: John J Vogel Sr

a/k/a: John Joseph Vogel Sr

Late of: Jackson Township PA
Executer: James R Vogel
108 Hite Avenue
Industry PA 15052
Executer: John J Vogel Jr
302 Baron Court
Zelienople PA 16063
Attorney: W John Rackley
345 Commerce St
Beaver PA 15009
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Robert M Wolf

Late of: Jefferson Township PA
Executor: Robert M Wolf II
117 Rancindin Road
Butler PA 16002
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Patricia A Wright

Late of: Forward Township PA
Executor: Richard M Wright

PO Box 55
Clune PA 15727
Attorney: Thomas A Kauffman
Kauffman & Billimoria, PLLC
52 South Ninth Street
Indiana PA 15701
BCLJ: Feb. 2, 9 &16, 2024

Estate of: Diana Yobbi

a/k/a: Diana M Yobbi

Late of: Cranberry Township PA
Executor: Thomas Varner
508 Pittsburgh Street #101
Mars PA 16046
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 2, 9 &16, 2024

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**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH
January 20 - January 26, 2024**

Balanadu, Megha R; Balanadu, Rahul N--PROVIDENT FUNDING ASSOC LP--Cranberry Twp Sub/Condo:Meeder Lot:130-S45-B3 Unit:310 Street:122 Gress Rd Parcel:130-S45-B310:\$280,580.00

Balas, Carmeen; Balash, Carmeen; Balash, Robert--PSZ INVESTMENTS LLC--Cranberry Twp Sub/Condo:Franklin Ridge Plan Lot:56 Parcel:130-528-D56:\$147,188.67

Balik, Stephanie--SECRETARY HOUSING & URBAN DEV--Butler City Ward:5 Sub/Condo:Miller Plan Lot:14 Street:334 Miller Ave Parcel:565-24-51:\$2,483.97

Banaszak, James J; Banaszak, Janet E--PNC BK NATL ASSN AKA--Adams Twp Sub/Condo:Adams Points North Condo Unit:250-8 Street:250 Adams Pointe Blve Parcel:010-S18-A250/8:\$150,000.00

Berteotti, Tina Louise--FIGURE LENDING LLC--Butler City Ward:1 Street:325 Hickory St Parcel:561-37-50:\$15,448.50

Bestwick, David J a/k/a; Bestwick, David Jon a/k/a; Bestwick, Kristi N a/k/a; Bestwick, Kristi Nicole a/k/a--ARMCO CRED UN--Connoquenessing Twp Sub/Condo:Westerman Ests Plan Lot:32 Street:106 Riviera Ct Parcel:120-S7-C32:\$280,000.00

Bhaile Glenola LLC--MARS BK--Mars Boro Street:509 Pittsburgh St Parcel:450-S2-F61:\$150,000.00

DIVORCES

Week ending February 9, 2024
1st Name-Plaintiff
2nd Name-Defendant

- Berkeley, Susan vs. **Berkeley, Joseph**: Atty: Frank, Gale, Bails & Pocrass, PC: 24-90070
- Dick, Ruth Ann vs. **Dick, Curt Andrew**: Atty: None: 24-90069
- Michael, Jenna vs. **Michael, Nathan**: Atty: Haller & Imbarlina, LLC: 24-90061
- Shatlock, Jael vs. **Morales, Alfonso**: Atty: None: 24-90062
- Wendereusz, Nanet vs. **Offen II, David**: Atty: None: 24-90063
- Priatko, Jessica vs. **Priatko, Joshua**: Atty: None : 24-90073
- Skelton, Kelly R vs. **Skelton Jr, John James**: Atty: Haller & Imbarlina, LLC: 24-90060
- Thompson, Carl vs. **Thompson, Shawanna**: Atty: None: 24-90072
- Davis, Wendy vs. **Turley, Gary**: Atty: Bok Law & Mediation Services, PLLC: 24-90066
- Wells, Thomas vs. **Wells, Kayla**: Atty: Gilliland Vanasdale Law Office, LLC: 24-90064

MARRIAGE LICENSE FILINGS

Application Date:
February 4 - 10, 2024

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

- Melinda Lee Nething and Robert Howard Betton :202400045
- David McKain II and Deborah Lynn Carter :202400043
- Seth Connor Greene and Danielle Rose Donawitz :202400046
- Michael William Hoffmann and Serina Marie Jenkins :202400044
- Keith Anthony Dablewski and Mandy Jean Libecco :202400042

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR CHANGE OF NAME

In the Matter of MsD. No. 2024-40028

Notice is hereby given that, on February 7, 2024 a Petition for Change of Name was filed in the above-named Court requesting an order to change the name of

HAILEY MAE ERICKSON to MICHAEL ECLIPSE ROSENBERGER

The Court has fixed the 30th day of April, 2024 at 9:45 A.M. in Courtroom #3 of the Butler County Government Center, Butler, Pennsylvania, as the time and place for 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: February 16, 2024

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 January 16, 2024, for **Justin's Laser Engraving and 3D Printing** with a principal place of business located at 2123 Cambridge Ct., Cranberry Township, PA 16066 in Butler County. The individual interested in this business is Justin Spaid, also located at 2123 Cambridge Ct., Cranberry Township, PA 16066. This is filed in compliance with 54 Pa.C.S. 311.

BCLJ: February 16, 2024

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

CIVIL DIVISION
AD No. 2023-10878

COMMERCIAL ASPHALT SUPPLY, INC.
Plaintiff, vs.

WILLIAM M. GRAHAM, a/k/a BILLY GRAHAM, t/d/b/a W M GRAHAM CONSTRUCTION and W M GRAHAM CONSTRUCTION, LLC Defendants.

NOTICE OFFILING OF COMPLAINT IN CIVIL ACTION

TO: WILLIAM M. GRAHAM, a/k/a BILLY GRAHAM, t/d/b/a W M GRAHAM CONSTRUCTION

You are hereby notified that on October 18, 2023 the Plaintiff has filed a Complaint in Civil Action in the Court of Common Pleas of Butler County, Pennsylvania against you at the above number and term. The Complaint in Civil Action requests the Court to enter a judgment against you in the amount of \$30,932.98, plus costs and such other relief as the Court deems just and proper.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Butler County Bar Association
240 S. Main Street

Butler, PA 16001
(724) 841-0130

Office of the Prothonotary
Butler County Government Center, 1st Floor
124 W. Diamond Street
Butler, PA 16001
(724) 284-5214

ANDREW M. MENCHYK, JR., ESQUIRE
STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, PA 16001

BCLJ: February 16, 2024

**Lawyers
Concerned
for Lawyers**

**Confidential Services,
Support & Information**

Since 1988, we have discreetly assisted thousands of lawyers, judges, their family members and law students struggling with:

All services are 100% confidential, voluntary, and provided at no charge to Pennsylvania lawyers, judges, their family members, and law students.

Let us help you successfully manage life's challenges.

Additional informational materials can be found under the Resources link.

<https://www.lclpa.org/>

Our toll-free Helpline is answered live 24 hours a day, 365 days a year.

100% Confidential Helpline:

1-888-999-1941

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 March, 2024** 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 April 12, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: February 2, 9 & 16, 2024

No. 2023-30190

**GITSIT SOLUTIONS LLC
vs**

CHRISTINA BEERS SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, DECEASED, BARBARA WIDENHODER SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, ANITA BURNETT SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, JANICE CHALFANT SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, JAMES DUNMYRE AKA JIM DUNMYER, SOLELY IN HIS CAPACITY AS HEIR OF VERA D. DUNMYRE, THE UNKNOWN HEIRS OF VERA DUNMYRE, DECEASED, DAVID DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, JOHN DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, RUTH DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, RYAN DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, TODD DUNMYRE SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED, KAREN LISTISEN SOLELY IN HER CAPACITY AS HEIR OF VERA D. DUNMYRE, DECEASED

PROPERTY ADDRESS: 325 PATTISON STREET AKA 251 PATTISON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-SI-66A-0000

ALL that certain lot or piece of land situate in the Borough of Evansburg, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner at line of land now or formerly of Nicholas Ifft on Patterson Avenue; thence along Patterson Avenue, South 55 degrees 58 minutes west, a distance of 176 feet to a point; thence along other lands of Howard C. Hartung, et ux., south 34 degrees 02 minutes East, a distance of 176.8 feet to a point; thence along line of lands now or formerly of Nicholas Ifft, North 2 degrees 41 minutes East, a distance of 126.2 feet to a point; thence along same, North 19 degrees 02 minutes East a distance of 126.82 feet to the place of beginning.

BEING KNOWN AS: 325 PATTISON STREET AKA 251 PATTISON ST, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400-SI-663A-0000

BEING THE SAME PREMISES WHICH MARCELLUS C. DUNMYRE AND VERA D. DUNMYRE, HIS WIFE BY DEED DATED 6/23/1975 AND RECORDED 6/24/1975 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1008 AT PAGE 199, GRANTED AND CONVEYED UNTO VERA D. DUNMYRE, NOW DECEASED.

BCLJ: February 2, 9 & 16, 2024

No. 2023-30176

**OCWEN LOAN ACQUISITION TRUST
2023-HB1**

**vs
RICHARD A. BENKO, KNOWN SURVIVING HEIR OF EMILY BENKO, JOHN BENKO, KNOWN SURVIVING HEIR OF EMILY BENKO, UNKNOWN SURVIVING HEIR OF EMILY BENKO**

PROPERTY ADDRESS: 324 YOUNG AVENUE, BUTLER, PA 16001

TAX I.D. #: 055-28-A140-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BUTLER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH 290 FEET BY LOT NO. 141 IN THE PLAN OF LOTS HEREINAFTER MENTIONED; BOUNDED ON THE EAST 75 FEET BY YOUNG AVENUE; BOUNDED ON THE SOUTH 290 FEET BY LOT NO. 139 IN THE PLAN OF LOTS HEREINAFTER MENTIONED; AND BOUNDED ON THE WEST 75 FEET BY AN ALLEY. BEING LOT NO. 140 IN THE YOUNG PLAN OF LOTS IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND HAVING THEREON ERECTED A ONE AND ONE-HALF STORY FRAME DWELLING HOUSE AND GARAGE.

Being known as: 324 YOUNG AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Estate of Edward A. Benko by deed from STEVE A. DANIELS AND GOLDIE E. DANIELS, HIS WIFE dated July 14, 1959 and recorded July 14, 1959 in Deed Book 730, Page 87. The said Estate of Edward A. Benko died on August 25, 2017 without a will or appointment of an Administrator, thereby vesting title in Richard A Benko, Known Surviving Heir of Emily Benko, John Benko, Known Surviving Heir of Emily Benko, and Unknown Surviving Heir of Emily Benko by operation of law The said Estate of Emily J. Benko died on April 21, 2022 without a will or appointment of an Administrator, thereby vesting title in Richard A Benko, Known Surviving Heir of Emily Benko, John Benko, Known Surviving Heir of Emily Benko, and Unknown Surviving Heir of Emily Benko by operation of law.

BCLJ: February 2, 9 & 16, 2024

No. 2023-30192

LHOME MORTGAGE TRUST 2022-RTL2 vs KDI REALITY SOLUTIONS INC

PROPERTY ADDRESS: 1248 EAST BRADY STREET EXTENSION, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 053-16-A20000

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Butler, Third Ward, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 2 and 17 feet of the Northernmost part of Lot No. 1 in the Mcjunkin & Stover Plan of lots as recorded in the Recorder's Office of

Butler County, Pennsylvania in Plan Book Volume 5, Page 12, and being bounded and described as follows:

BEGINNING at a point, being the Northeast corner of the lot herein conveyed: thence South 35° 00' 00" West a distance of 79.36 feet to a point; thence North 87° 00' 00" West along lands of now or formerly R.A. Mahaffey a distance of 74.13 feet to a point: thence North 2° 48' 00" East along Harrison Avenue a distance of 67.30 feet; thence South 87° 00' 00" East along Wilkes Avenue a distance of 116.42 feet, being the place of beginning.

CONTAINING 0.14 of an acre, more or less.

PARCEL ID: 053 16 A20000

Property Address: 1248 East Brady Street Extension, Butler, PA 16001

Title vested in KOI Realty Solutions, Inc. by deed from Russell Belles dated May 23, 2022 and recorded on May 26, 2022 with the Butler County Recorder of Deeds as Instrument Number 202205260011589.

BCLJ: February 2, 9 & 16, 2024

No. 2022-30067

MCLP ASSET COMPANY, INC. vs BRAD T. LABARBERA, COLLEEN A. LABARBERA

PROPERTY ADDRESS: 125 SHADY OAK DRIVE, CRANBERRY TOWNSHIP, PA 16066

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 218 in the BRISTOL CREEK P.R.D. PLAN OF SUBDNISION PHASE - II & III, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 185, pages 26-28, inclusive.

UNDER AND SUBJECT TO Declaration of Covenants, Conditions and Restrictions Governing Bristol Creek Homeowners Association and Open Space, dated January 9, 1995 and recorded in Record Book 2497, page 292; First Amendment dated October 10, 2000 and recorded at Instrument No. 200010120024136; Second Amendment dated January 11, 2005 and recorded at Instrument No. 200502070003128 and any

other Amendments thereto.

BEING THE SAME PREMISES which Anthony A. Poleit and Jeanine C. Poleti, husband and wife, by Dee dated 08/09/2016 and recorded 08/11/2016 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201608110016364, granted and conveyed unto Brad T. Labarbera and Colleen A. Labarbera, husband and wife.

Identified as Lot and Block/ Parcel ID #130-S28-B218 in the Deed Registry Office of Butler County, Pennsylvania.

Having erected thereon a dwelling known as 125 Shady Oak Drive, Cranberry Township, PA, 16066.

Tax Parcel: 130-S28-B2180000

Premises Being: 125 Shady Oak Drive, Cranberry Township, PA 16066

BCLJ: February 2, 9 & 16, 2024

No. 2023-30174

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs KIMBERLY A. SLAVIN

PROPERTY ADDRESS: 536 PERRY HIGHWAY, HARMONY, PA 16037

ALL THAT CERTAIN PIECE. PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF ROUTE 19, A 60-FOOT RIGHT OF WAY, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED WHERE THE SAME INTERSECTS THE SOUTHERLY LINE OF A 20-FOOT RIGHT OF WAY; THENCE SOUTH 9°14'00" WEST ALONG THE WESTERLY RIGHT OF WAY OF ROUTE 19, A DISTANCE OF 126.45 FEET TO A POINT; THENCE NORTH 79°07' 00" WEST ALONG THE NORTHERLY LINE OF PROPERTY NOW OR FORMERLY OF GEORGE MEASEL, A DISTANCE OF 224.81 FEET TO AN IRON PIN; THENCE NORTH 9°14'00" EAST ALONG THE EASTERLY

LINE OF LANDS NOW OR FORMERLY OF RALPH LYON, A DISTANCE OF 108.66 FEET TO AN IRON PIN; THENCE SOUTH 83°39'00" EAST ALONG THE SOUTHERLY LINE OF A 20-FOOT RIGHT OF WAY, A DISTANCE OF 225.00 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

ADDRESS: 536 PERRY HWY; HARMONY. PA 16037

TAX MAP OR PARCEL ID NO.: 200 SI A15A10000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 536 Perry Highway, Butler, PA 16037

BEING THE SAME PREMISES which GRANTORS Federal National Mortgage Association A/KIA Fanniemae, by Deed dated May 17, 2006 and recorded May 30, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, PA in Instrument No. 200605300012886 granted and conveyed unto Michael J. Slavin and Kimberly A. Slavin in fee.

AND THE SAID Michael J. Slavin passed away on or about March 16, 2020, thereby vesting title of the premises solely unto Kimberly A. Slavin.

BCLJ: February 2, 9 & 16, 2024

No. 2023-30194

FREEDOM MORTGAGE CORPORATION vs TANYA SPURK

PROPERTY ADDRESS: 623 PATTISON STREET EXTENSION, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 180-4F50-23A1-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Jackson, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point in the center line of a public road known as Legislative Route T-326 (also known as LRI 0141) at a point on line of lands of Omar Marburger, being the Southwest comer of the tract herein conveyed; thence along the center line of said

public road, North 19° 06' East, a distance of 371.38 feet to a point; thence along line of other lands now or formerly of Norman H. Hartzel (now or late S. Frishkom) South 61° 37' 20" East, a distance of 896.10 feet to a pin where lands of Morgan and Ramsey corner, thence along lines now or late of Ramsey, South 86° 34' West, a distance of 739.37 feet to a point on line of lands now or late of Omar Marburger; thence along said Marburger line, North 23° 27' East, a distance of 145 feet to a point; thence along same, South 86° 34' West, a distance of 230 feet to the point in the center Line of the public road known as Legislative Route 10141.

This description is made in accordance with a survey made by James Anders, Registered Surveyor, dated November 13, 1958.

CONTAINING 4.526 acres more or less according to said survey. PROPERTY ADDRESS: 623 Pattison Street, Ext, Evans City, PA 16033 PARCEL# I 80-4F50-23AI-0000

TITLE TO SAID PREMISES VESTED IN Tanya Spurk by Deed from Thomas W. Robinson, Administrator of the Estate of Ruby Robinson, deceased, dated, July 30, 2018, recorded, September 19, 2018, Instrument Number 201809190019196.

Tax Parcel No: 180-4F50-23AI-0000

Premises known as: 623 Pattison Street Extension, Evans City, PA 16033

BCLJ: February 2, 9 & 16, 2024

No. 2023-30175

NORTH DISTRICTS COMMUNITY CREDIT UNION

**vs
BERNADETTE M. SWIERKOWSKI,
JOSEPH SWIERKOWSKI, JR.**

PROPERTY ADDRESS: 208 CRITCHLOW SCHOOL ROAD, RENFREW, PA 16053

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

BEGINNING AT A POINT IN THE CENTER OF A TOWNSHIP ROAD KNOWN AS

THE HARTZELL-CRITCHLOW ROAD, ON THE DIVIDING LINE BETWEEN LANDS HEREIN CONVEYED AND LAND NOW OR FORMERLY OF CHARLES N. MAHARG, ET UX.;

THENCE IN A WESTERLY DIRECTION, ALONG LINE OF LAND OF SAID MAHARG, BY A LINE LOCATED TWENTY-FIVE (25) FEET NORTH OF THE EXISTING MILKHOUSE WHICH LINE RUNS BETWEEN THE HOUSE AND BARN LOCATED ON THE PREMISES. FIVE HUNDRED (500) FEET TO AN IRON PIPE OR PIN ON OTHER LAND OF SAID CHARLES N. MAHARG, ET UX. AT THE TRUE PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PROPERTY; THENCE FROM SAID TRUE POINT OF BEGINNING IN THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PROPERTY AND ALONG LINE OF LAND NOW OR FORMERLY OF CHARLES N. MAHARG, ET UX., NORTH 4 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF TWO HUNDRED SIXTY-SEVEN AND 9/100 (267.09) FEET TO A POINT

IN THE CENTER LINE OF SAID HARTZELL-CRITCHLOW ROAD; THENCE ALONG SAID CENTER LINE OF SAID HARTZELL-CRITCHLOW ROAD, SOUTH 85 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF TWENTY-SIX AND 19/100 (26.19) FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE OF SAID ROAD, SOUTH 84 DEGREES 49 MINUTES EAST, A DISTANCE OF ONE HUNDRED THIRTY-SIX AND 81/100 (136.81) FEET TO A POINT; THENCE BY A LINE THROUGH THE LAND OF WHICH THE HEREIN DESCRIBED PROPERTY WAS FORMERLY A PART, SOUTH 4 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF TWO HUNDRED SIXTY-SEVEN (267) FEET, MORE OR LESS, TO A STAKE ON THE CENTER LINE OF A FIFTY FOOT LANE; THENCE ALONG SAID CENTER LINE OF SAID FIFTY FOOT LANE, NORTH 85

DEGREES 43 MINUTES 30 SECONDS WEST, DISTANCE OF ONE HUNDRED SIXTY- THREE AND NO/100 (163.00) FEET TO THE IRON PIN AT THE PLACE OF BEGINNING.

THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH A SURVEY

PREPARED BY ROBERT SCOTT KIFT, REGISTERED ENGINEER, DATED MARCH, 1962

COMMONLY KNOWN AS 208 CRITCHLOW ROAD, RENFREW, PA 16053 BEING PARCEL NO. 160 3F53 AIBA0000 BEING THE SAME PREMISES WHICH ELAINE K. SWIERKOWSKI, BY DEED DATED 10/13/1995, AND RECORDED 10/17/1995, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED BOOK 2568, PAGE 118, INSTRUMENT NO. 20720 GRANTED AND CONVEYED UNTO JOSEPH SWIERKOWSKI, JR., AND BERNADETTE M. SWIERKOWSKI, HIS WIFE, JOSEPH SWIERKOWSKI IS DECEASED. DATE OF DEATH WAS AUGUST 2, 1987, IN FEE.

BCLJ: February 2, 9 & 16, 2024

No. 2023-30178

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CHALET SERIES 111 TRUST
vs
MARK E WEYAND, LINDA BELCH, ADMINISTRATRIX OF THE ESTATE OF GINGER WEYAND**

PROPERTY ADDRESS: 131 BAYTREE LANE, BUTLER, PA 16002

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

BEGINNING at an iron pin on the Northeastern comer of the lot hereby conveyed, said point being South 88 degrees 00 minutes 00 seconds West a distance of 700.00 feet from the center line of a road referenced to as the Old Road, said iron pin being on the Southwestern comer of lands now or formerly of Lackey; thence South 00 degrees 21 minutes 00 seconds East a distance of 471.84 feet to a point on lands of now or formerly Kapp; thence South 88 degrees 06 minutes 00 seconds West a distance of 200.00 feet to a point on lands of now or formerly Kapp; thence North 00 degrees 21 minutes 00 seconds West a distance of 471.49 feet to a point on lands of now or formerly Kapp; thence North 88 degrees 00 minutes 00 seconds East a distance of 200.00 feet to an iron pin, the place of beginning.

CONTAINING 2.16 acres and having thereon erected a dwelling house, garage and shed and being known as 131 Baytree Lane, Butler, PA, 16002.

BEING the same premises conveyed to Mortgagors herein by deed of Nonna Bartman, widow, dated and recorded on even date herewith.

BEING the same premises which Norma Bartman by Deed dated April 6, 2001 and recorded in the Official Records of Butler County on April 6, 2001 as Instrument 200104060007779 granted and conveyed unto Mark E. Weywand and Ginger L. Weyand.

131 Bay Tree Lane, Butler, PA 16002
Tax Parcel Number - 290-2F16-23E

BCLJ: February 2, 9 & 16, 2024

Sheriff of Butler County, Michael T. Slupe