

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: Norman T Cable****a/k/a: Norman Todd Cable**

Late of: Buffalo Township PA
 Executor: Sue Ann Bachman
 105 Pioneer Court
 Freeport PA 16229
 Attorney: Samuel R Coury
 1725 Fifth Ave
 Arnold PA 15068
 BCLJ: May 22, 29 & June 5, 2026

Estate of: William Barry Collins**a/k/a: W. Barry Collins**

Late of: Butler PA
 Executor: Gary Collins
 120 Equestrian Way
 Columbus NC 28722
 Attorney: Rebecca L Black
 Lutz Pawk & Black
 101 East Diamond Street
 Suite 102
 Butler PA 16001
 BCLJ: May 22, 29 & June 5, 2026

Estate of: Richard D Colonello

Late of: Adams Township PA
 Administrator: David Colonello
 6238 Crestmont Drive
 Butler PA 16002
 Attorney: Rebecca A Auld
 Auld Brothers Law Group LLC
 5349 William Flynn Highway
 Gibsonia PA 15044
 BCLJ: May 22, 29 & June 5, 2026

Estate of: Joseph A Cynkar Jr**a/k/a: Joseph Andrew Cynkar Jr****a/k/a: Joseph A Cynkar****a/k/a: Joseph Cynkar Jr**

Late of: Brady Township PA
 Executor: Kenneth G Hertzog
 137 West Liberty
 Slippy Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC

631 Kelly Blvd PO Box 67

Slippy Rock PA 16057

BCLJ: May 22, 29 & June 5, 2026

Estate of: John Dennis Cyphert

Late of: Butler PA

Executor: Christopher A Cyphert

243 Hoon Road

Butler PA 16001

Executor: Roeshel E Summerville

229 N Washington Street

Butler PA 16001

Executor: Bobbie R Rock

114 Sullivan Road

Butler PA 16001

BCLJ: May 22, 29 & June 5, 2026

Estate of: Arlene Judith Fearer**a/k/a: Arlene Fearer**

Late of: Cranberry Township PA

Executor: Jennifer R Hollingshead

212 Elmhurst Circle

Cranberry Twp PA 16066

Attorney: Michael S Butler Esquire

Heritage Elder Law & Estate Planning LLC

318 South Main Street

Butler PA 16001

BCLJ: May 22, 29 & June 5, 2026

Estate of: Gladys I Gordon

Late of: Bruin PA

Executor: Mark A Gordon

925 Mahood Road

West Sunbury PA 16061

Attorney: Michael W Sloat

Lynn, King & Schreffler, PC

606 Main Street PO Box 99

Emlenton PA 16373

BCLJ: May 22, 29 & June 5, 2026

Estate of: Margaret Rebecca Grimm**a/k/a: Margaret Templeton****a/k/a: Margaret R Grimm**

Late of: Slippy Rock PA

Executor: John S Croll

175 Weathervane Drive

Slippy Rock PA 16057

Attorney: Ross M Thompson

Thompson Law, LLC

PO Box 304

Slippy Rock PA 16057

BCLJ: May 22, 29 & June 5, 2026

Estate of: R John McGowan**a/k/a: Richard J McGowan****a/k/a: Richard John McGowan**

Late of: Slippy Rock Township PA

Executor: Michael P McGowan

112 McGowan Lane

Slippy Rock PA 16057

Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 22, 29 & June 5, 2026

Estate of: James R Opalko
a/k/a: James Opalko
Late of: Slippery Rock PA
Admr. D.B.N. C.T.A.: Edward Opalko
317 Maxwell Avenue
Springdale PA 15144
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063
BCLJ: May 22, 29 & June 5, 2026

Estate of: Barbara L Richardson
Late of: Buffalo Township PA
Executor: Carrie R Smilowitz
120 Woodland Drive
Sarver PA 16055
Attorney: Robert B Liotta
Liotta Law Offices PLLC
3058 Leechburg Rd
Suite 9, 10, & 11
Lower Burrell PA 15068
BCLJ: May 22, 29 & June 5, 2026

Estate of: Patricia Z Shaw
Late of: Cranberry Township PA
Executor: Conan J Shaw
1659 Chapel Ridge Lane
Mars PA 16046
Attorney: Ryan K Bonner
209 West Pine Street
Grove City PA 16127
BCLJ: May 22, 29 & June 5, 2026

Estate of: Bevil John Shaw
a/k/a: Bevil J Shaw
Late of: Cranberry Township PA
Executor: Conan J Shaw
1659 Chapel Ridge Lane
Mars PA 16046
Attorney: Ryan K Bonner
209 West Pine Street
Grove City PA 16127
BCLJ: May 22, 29 & June 5, 2026

Estate of: Doris E Shiperly
Late of: Adams Township PA
Executer: James W Shiperly
202 Huch Farm Road
Mars PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055

BCLJ: May 22, 29 & June 5, 2026

Estate of: Margaret J. Swigart
Late of: Fairview Township PA
Admr. D.B.N. C.T.A.: Andrea Lyn Boyle
Esquire
Lutz Pawk And Black
101 East Diamond Street Suite 102
Butler PA 16001
BCLJ: May 22, 29 & June 5, 2026

Estate of: Janet L Taylor
a/k/a: Janet Taylor
a/k/a: Janet Leona Taylor
Late of: Slippery Rock Township PA
Executor: Ronald W Coyer
631 Kelly Blvd
PO Box 67
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
Butler Pa 16001
BCLJ: May 22, 29 & June 5, 2026

Estate of: Norma J Webb
a/k/a: Norma Jean Webb
Late of: Clay Township PA
Administrator: Jay H Webb
243 Claytonia Road
Butler PA 16001
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 22, 29 & June 5, 2026

Estate of: Wanda Jean Wesoloski
Late of: Oakland Township PA
Executor: Krista Bartley
301 Westminister Road
Sarver PA 16055
Executor: Heather Kostecky
240 Briana Lane
Chicora PA 16025
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: May 22, 29 & June 5, 2026

Venango County, Pennsylvania

Estate of Timothy Jefferson Yost
a/k/a Timothy J Yost,
Late of City of Franklin, Venango
County, Pennsylvania, deceased. Letters
Testamentary upon above-named estate

having been granted to Amy M Yost, Executrix, 30 Doyle Rd., Oakdale, CT 06370-5507, at Estate File No. 61-26-00188, all persons having claim against the same will present them for payment, duly authenticated; and those indebted thereto, will please make payment to:

Estate Atty: Michael S. Butler, Esq., Heritage Elder Law, 318 S. Main St., Butler, PA 16001; 724-841-0004

BCLJ: May 22, 29 & June 5, 2026

SECOND PUBLICATION

Estate of: Sandra S. Adamski

Late of: Sarver PA
Executor: Leslie Breinich
986 Veterans Memorial Highway
Altoona PA 16601
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065
BCLJ: May 15, 22 & 29, 2026

Estate of: Patricia Darlene Anderson

a/k/a: Patricia D Anderson
Late of: Muddycreek Township PA
Executor: Vanessa A Carr
10131 East Lucille Drive
Tucson Az 85730
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: May 15, 22 & 29, 2026

Estate of: Ethan J Brooks

a/k/a: Ethan James Brooks
Late of: Clinton Township PA
Administrator: Leslie A Bridgeman
243 Cherry Valley Road
Saxonburg PA 16056
BCLJ: May 15, 22 & 29, 2026

Estate of: Ruth Geibel Chamberlain

a/k/a: Ruth Chamberlain
a/k/a: Ruth G Chamberlain
Late of: Butler Township PA
Executor: John H Chamberlain
4072 Lilly Vue Court
Mars PA 16046
BCLJ: May 15, 22 & 29, 2026

Estate of: Timothy J Chuba

a/k/a: Timothy Joel Chuba
Late of: Muddycreek Township PA

Administrator: Lindsey N Hilton
1207 Ridgeway Avenue
Aliquippa PA 15001
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Cranberry Twp PA 16066
BCLJ: May 15, 22 & 29, 2026

Estate of: Marlene Dehaas
a/k/a: Marlene J Dehaas

Late of: Cranberry Township PA
Executor: Linda S Bleil
3311 Antler Drive
Gibsonia PA 15044
Attorney: Charles B Hadad
The Lynch Law Group LLC
375 Southpointe Blvd Ste 100
Cranberry Twp PA 16066
BCLJ: May 15, 22 & 29, 2026

Estate of: Karen Elaine Dietrich

Late of: Prospect PA
Executor: Michael E Dietrich
729 West Old Rt 422
Butler PA 16001
Executor: Carrie A Lavorini
115 Muldoon Rd
Butler 16001
BCLJ: May 15, 22 & 29, 2026

Estate of: Betty J Freshcorn

Late of: Butler PA
Executor: Linda J Lanning
81 Golden Autumn Drive
Dahlonega Ga 30533
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001
BCLJ: May 15, 22 & 29, 2026

Estate of: Margaret Johnston

Late of: Oakland Township PA
Executor: Carmen D McGallis
1010 Chicora Road
Chicora PA 16025
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: May 15, 22 & 29, 2026

Estate of: Tammy Jean Mengel

Late of: Slippery Rock PA
Administrator: Abel Mengel
126 Corry Road
Slippery Rock PA 16057
Attorney: Deborah A Shaw

1906 Wilmington Road
New Castle PA 16105
BCLJ: May 15, 22 & 29, 2026

Estate of: Donald J Myers

Late of: Butler PA
Executor: Sarah J Devol
3036 Kingsley Court
Maineville Oh 45039
Attorney: Robert K. Schweitzer
Julian Gray Associates
954 Greentree Road
Pittsburgh PA 15220
BCLJ: May 15, 22 & 29, 2026

Estate of: Darlene J. Oliver

Late of: Prospect PA
Executor: David J. Oliver Jr.
203 Wood Duck Drive
Greensboro MD 21639
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: May 15, 22 & 29, 2026

Estate of: Ronald Sandt Porch

Late of: Butler Township PA
Executor: Christopher S Porch
147 Jerome Drive
Butler PA 16001
BCLJ: May 15, 22 & 29, 2026

Estate of: Richard S Potocni

Late of: Buffalo Township PA
Executor: Rose A Fair
110 Rambler Dr
Sarver PA 16055
Attorney: Andrea L. Stapleford
Stapleford & Byham, LLC
600 Market Street
Warren PA 16365
BCLJ: May 15, 22 & 29, 2026

Estate of: Walter Rinier

a/k/a: Walter Franklin Rinier

a/k/a: Walter F Rinier

Late of: Allegheny Township PA
Administrator: Leah Rinier
114 Pauline Pl
Pittsburgh PA 15216
Administrator: Tara Work
515 California Hollow Rd
Imperial PA 15126
BCLJ: May 15, 22 & 29, 2026

Estate of: Daniel L Spangler

Late of: Sarver PA
Executor: Edwin Spangler Jr
110 James Lane

Freeport PA 16229
Attorney: Kaitlynn M Hoffman Esq
Charlton Law
617 S Pike Road
Sarver PA 16055
BCLJ: May 15, 22 & 29, 2026

Estate of: James Robert Schwoebel

Late of: Renfrew PA
Administrator: Susan Schwoebel
137 Eckstein Rd
Renfrew PA 16053
Attorney: Emily N Masotto Esq
Sechler Law Firm LLC
500 Commonwealth Drive
Warrendale PA 15086
BCLJ: May 15, 22 & 29, 2026

Estate of: Carroll Jean Shaw

Late of: Butler PA
Administrator C.t.a.: Ronald P Shaw
4176 Gregory Drive
Doylestown PA 18902
Attorney: Emily N Masotto Esq
Sechler Law Firm LLC
500 Commonwealth Drive
Warrendale PA 15086
BCLJ: May 15, 22 & 29, 2026

Estate of: Gary Schlemmer

a/k/a: Gary L Schlemmer

Late of: Middlesex Township PA
Administrator: Paula J Willyard
382 N Pike Road
Sarver PA 16055
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: May 15, 22 & 29, 2026

Estate of: Dorothy A Stefanko

Late of: Lyndora PA
Executor: Doreen Marie Hussar
114 North Breezewood Drive
Butler PA 16001
Executor: Carla Marie Machulis
2014 Betsy Lane
Irving TX 75061
Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchuk LLP
222 S. Main St.
Butler PA 16001
BCLJ: May 15, 22 & 29, 2026

Estate of: James L Strange

a/k/a: James Lawrence Strange

Late of: Harrisville PA
Executor: Amy S Upton
151 Longwell Drive

Grove City PA 16127
 Attorney: Timothy L McNickle
 McNickle & Bonner LLP
 209 West Pine Street
 Grove City PA 16127
 BCLJ: May 15, 22 & 29, 2026

Estate of: Deborah Jane Thompson

a/k/a: Debby Thompson
a/k/a: Deborah J Thompson
 Late of: Butler PA
 Administrator: Toni Sexton
 302 N Wayne Ave Apt 108
 Parker PA 16049
 BCLJ: May 15, 22 & 29, 2026

Estate of: Patricia E Tubridy

a/k/a: Patti Tubridy
a/k/a: Patricia Tubridy
 Late of: Zelenople PA
 Executor: Sherri L Tubridy
 336 Ridge Rd
 Zelenople PA 16063
 BCLJ: May 15, 22 & 29, 2026

Estate of: Clair T Uber

Late of: Summit Township PA
 Executor: Jack Uber
 1744 New Bedford Sharon Road
 West Middlesex PA 16159
 Attorney: Andrea C Parenti
 Dillon McCandless King
 Coulter & Graham LLP
 600 Cranberry Woods Drive
 Suite 175
 Cranberry Twp PA 16066
 BCLJ: May 15, 22 & 29, 2026

Estate of: Fiore Vescio

Late of: Cranberry Township PA
 Executor: Deborah Vescio Hilliard
 913 Walnut St
 Ambridge PA 15003
 BCLJ: May 15, 22 & 29, 2026

Estate of: James Michael Wilson

Late of: Butler Township PA
 Executor: Chiara Lynn Brink
 244 Crisswell Rd
 Butler PA 16002
 BCLJ: May 15, 22 & 29, 2026

THIRD PUBLICATION

Estate of: Phyllis Marie Ansell

a/k/a: Phyllis M Ansell
 Late of: Franklin Township PA
 Administrator: Mark D Ansell

2058 Prospect Road
 Prospect PA 16052
 Administrator: Keith A Ansell
 183 Grindel Road
 Prospect PA 16052
 Attorney: Thomas R Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: May 8,15 & 22, 2026

Estate of: Suzanne Boucek Berol

a/k/a: Suzanne Marie Boucek Berol
 a/k/a: Suzanne B Berol
 Late of: Adams Township PA
 Executor: Albert J Boucek
 8401 Knollwood Drive
 Allison Park PA 15101
 BCLJ: May 8,15 & 22, 2026

Estate of: Michael A Blair

Late of: North Fort Myers Lee County
 Florida
 Ancillary Ancillary Executor:
 Meagan L Kess
 114 Spring Mist Place
 Spring Tx 77381
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: May 8,15 & 22, 2026

Estate of: Stephan Brasic

Late of: Middlesex Township PA
 Administrator: Margaret Ciufi
 230 Steiner Bridge Rd
 Valencia PA 16059
 Attorney: Dennis R Paluso
 Dennis R Paluso Attorney At Law
 230 Fallowfield Ave
 Charleroi PA 15022
 BCLJ: May 8,15 & 22, 2026

Estate of: M Chris Christensen

a/k/a: Mary Elizabeth Christensen
a/k/a: Chris M Christensen
 Late of: Renfrew PA
 Executor: Sharon C Anderson
 140 Valencia Road
 Renfrew PA 16053
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: May 8,15 & 22, 2026

Estate of: Larry Clarence Cypher

a/k/a: Larry C Cypher
a/k/a: Larry Cypher

Late of: Winfield Township PA
 Executor: Todd Robert Cypher
 211 Morneweck Road
 Greenville PA 16125
 Attorney: James H Limbaugh
 Abernethy Hagerman & Miller PC
 3960 William Flynn Hwy
 Allison Park PA 15101
 BCLJ: May 8,15 & 22, 2026

Estate of: Gertrude B Henretty
a/k/a: Trudy B Henretty

Late of: Zelenople PA
 Executor: Cheryl Ann Henretty
 3400 Delaware Street
 Pittsburgh PA 15214
 Attorney: Emily N Masotto Esq
 Sechler Law Firm LLC
 500 Commonwealth Drive
 Warrendale PA 15086
 BCLJ: May 8,15 & 22, 2026

Estate of: Walter David Hilles

Late of: Butler PA
 Executor: Paul Daniel Hilles
 113 Birch Drive
 Kittanning PA 16201
 BCLJ: May 8,15 & 22, 2026

Estate of: Muriel M Ivancik

Late of: Center Township PA
 Executor: Paul E Ivancik
 111 Mar Vel Drive
 Butler PA 16001
 BCLJ: May 8,15 & 22, 2026

Estate of: Mark Alan Kastelic

Late of: Slippery Rock PA
 Administrator: Kristy Soler
 100 East Patterson Avenue
 Butler PA 16001
 Attorney: Edward F Twomey
 Lynch Law Group
 501 Smith Drive Suite 3
 Cranberry Twp PA 16066
 BCLJ: May 8,15 & 22, 2026

Estate of: Mark W Lewis

a/k/a: Mark William Lewis
 Late of: Cranberry Township PA
 Administrator: James F Lewis
 424 Mark Dr
 Lady Lake Fl 32159
 BCLJ: May 8,15 & 22, 2026

Estate of: William R. Matthews

Late of: Cranberry Township PA
 Executor: James W. Matthews
 505 Portsmouth Court
 Doylestown PA 18901

Attorney: Richard L Osberg III
 Law Offices Of Richard L. Osberg, III,
 PLLC
 1900 Main Street, Suite 225
 Canonsburg PA 15317
 BCLJ: May 8,15 & 22, 2026

Estate of: Joyce McCandless

a/k/a: Joyce A McCandless
 Late of: Butler Township PA
 Administrator: Carol A McCandless
 136 Dutchtown Road
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: May 8,15 & 22, 2026

Estate of: Randall Miller

Late of: Butler PA
 Executor: Ryan Miller
 168 Bear Creek Road
 Prospect PA 16052
 Attorney: John A Daller Esquire
 Daller Law Firm
 312 N Jefferson Street
 New Castle PA 16101
 BCLJ: May 8,15 & 22, 2026

Estate of: Patty Jo Pherson

Late of: Franklin Township PA
 Executor: Amy J Barnhart
 261 Pflugh Road
 Butler PA 16001
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: May 8,15 & 22, 2026

Estate of: Helen L Ritter

a/k/a: Helen Lucille Ritter
 Late of: Jackson Township PA
 Executor: Amie J Feeney
 157 Jo Deener Drive
 Zelenople PA 16063
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: May 8,15 & 22, 2026

Estate of: Joan A Schnur

Late of: Butler Township PA
 Executor: Lloyd P Schnur
 525 South Eberhart Road
 Butler PA 16001
 Attorney: David M Crissman
 Montgomery Crissman PLLC

518 North Main Street
Butler PA 16001

Estate of: Eric J Wheeler
a/k/a: Eric Wheeler
a/k/a: Eric Justin Wheeler
a/k/a: EJ Wheeler

Late of: Adams Township PA
Administrator: Kimberly A Rovnan
161 Glade Run Road
Mars PA 16046
Attorney: John T Richards III
Richards & Richards LLP
101 Bradford Rd Ste 100
Wexford PA 15090
BCLJ: May 8,15 & 22, 2026

Estate of: Eleanor G Wise

Late of: Butler Township PA
Executor: John L Wise III
180 Colgett Drive
Oakland Ca 94619
Attorney: Stephen J Pieklik Jr
420 Fort Duquesne Blvd 16th Fl
Pittsburgh PA 15222
BCLJ: May 8,15 & 22, 2026

Estate of: Charles R Woods

a/k/a: Rick Woods
a/k/a: Charles Richard Woods
Late of: Butler PA
Executor: Michael R Woods
9052 Audubon Drive
Gibsonia PA 15044
Attorney: Carolyn A W Whitworth
Eckert Seamans Cherin &
Mellott, LLC
600 Grant Street, 44th Floor
Pittsburgh PA 15219
BCLJ: May 8,15 & 22, 2026

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**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH
April 4 - 6, 2026**

Ammon, Richard C--FREEDOM MTG
CORP--Butler Twp Sub/Condo:Butler
Highfields Co Amend Pla Lot:439B
Street:213 Linhurst Ave Parcel:055-
28-B440:\$220,133.00

Anderson, David J; Anderson, Karen B--
NEWREZ LLC--Connoquenessing Twp
Sub/Condo:Hidden Meadows Condo Bldg
6 Unit:601 Street:601 Hidden Meadows
Cir Parcel:120-3F47-11K601:\$50,100.00

Bolinger, Alexander G; Bolinger,
Gaoying--ROCKET MTG LLC--Oakland
Twp Sub/Condo:Thompson Sub No 3

Lot:1 Street:1582 Mahood Rd Parcel:250-
2F22-16:\$206,740.00

Brazell, Gail; Brazell, Miranda--
ROCKET MTG LLC--Slippery Rock
Twp Sub/Condo:Applewood Meadows
PH V Lot:74 (Pt Of) Street:678
Centreville Pike Parcel:280-S13-A74B
Acre:581:\$254,883.00

Burka, Lori L; Burka, Shari L; Osche,
David J--NEXTIER BK NA--Winfield
Twp Sub/Condo:Gross Sub Lot:7
Street:110 Gerner Rd Parcel:320-S6-B7
Acre:1.17:\$40,000.00

Buzon, Kristin; Stover, Cameron K--
PENNYMAC LOAN SERVS LLC--
Middlesex Twp Sub/Condo:Hawkins Crest
Sub Plan No 1 Lot:124 Street:2022 Lily Dr
Parcel:230-S19-A124:\$254,897.00

Byrne, Valerie J--TOP TIER FED CRED
UN--Butler Twp Street:120 Lawrence Ave
Parcel:056-17-B22:\$155,000.00

Ebner, Courtney; Tivo, Michael--
CROSSCOUNTRY MTG LLC--
Butler City Ward:5 Sub/Condo:Berg
Plan Lot:4 Street:230 W Fulton St
Parcel:565-12-25:\$179,450.00

Evanoski, Kenneth J; Evanoski, Kenneth
J Trs; Evanoski, Kenneth James; K J E
Revocable Tr By Trs; Kje Revocable Tr
By Trs--FIRST NATL BK PA--Cranberry
Twp Sub/Condo:Laurel Pointe PH 3
Plan Lot:7 Unit:275 Street:756 Ivy Lane
Parcel:130-S18-9:\$950,440.00

Glasgow, Lu Ann a/k/a; Glasgow, Luann
a/k/a--ARMCO CRED UN--Oakland Twp
Street:160 Woodcrest Rd Parcel:250-
S4-A23:\$30,000.00

Golec, Carol L; Golec, Richard D--
DOLLAR BK FED SAV BK--Butler Twp
Street:212 Evans City Road Parcel:056-
20-A19:\$34,873.82

Henson, Christin; Henson, Samuel--
ROCKET MTG LLC--Adams Twp Sub/
Condo:Adams Ridge Condo Unit:1005
Street:81005 Lost Valley Dr Parcel:010-
S9-Ha1005:\$323,010.00

Hetrick, Amber Rachelle; Hetrick, Brian--
HORIZON FARM CRED ACA--Venango
Twp Street:Venango Rd Parcel:300-3F18-
6A:\$112,000.00

Hull, Allison L; Hull, Mark J--PRINCETON
FIN LLC--Cranberry Twp Sub/Condo:Kohl
Sub Plan Lot:4 Street:6776 Old
Mars Crider Road Parcel:130-4F44-
30Ad:\$1,262,500.00

Huska, Andrew; Huska, Stephanie--
NORTHERN MTG SERVS LLC--Butler
Twp Sub/Condo:Domhoff Sub Lot:2C
Street:117 40Th St Parcel:054-25-
A3Ac:\$403,750.00

:26-00266
Shane Dustin Silvis and Brenda Rose Wagar
:26-00257

NOTICE OF TRUST

RE: Ann L. Rabovsky – Ann L. Rabovsky Revocable Trust dated October 21, 2010 (Revocable Trust)

Notice is hereby given that Lynn C. Dobrick is the Trustee of the above-named Trust. All persons indebted to Ann L. Rabovsky are requested to make payment and all those who have claims against Ann L. Rabovsky are directed to present the same without delay to:

Ann L. Rabovsky Revocable Trust
Lynn C. Dobrick, Trustee
253 Spring Brook Court
Lumberton, TX 7657-1154

Or to: John M. Hartzell, Jr., Esquire
Houston Harbaugh, P.C.,
Three Gateway Center,
401 Liberty Avenue, 22nd Floor,
Pittsburgh, PA 15222-1005

BCLJ: May 22, 29 & June 5, 2026

TRUST NOTICE

Timothy J Yost, of 257 Emrick Dr., Seneca, Venango County, Pennsylvania, trustee of the Yost Revocable Trust dated July 13, 2023, deceased. All persons having claim against the same will present them for payment, duly authenticated; and those indebted thereto, will please make payment to:

Amy M Yost, Successor Trustee,
Yost Revocable Trust,
30 Doyle Rd.,
Oakdale, CT 06370-5507

Estate Atty: Michael S. Butler, Esq.,
Heritage Elder Law,
318 S. Main St.,
Butler, PA 16001; 724-841-0004

BCLJ: May 22, 29 & June 5, 2026

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

**TRAVIS JOHN RYCHORCEWICZ TO
TRAVIS JOHN REIBOLD**

MsD. No. 2026-40129

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 30th day of April, 2026, the Petition of

Travis John Rychorcewicz was filed in this Court praying for a decree to change his name to Travis John Reibold.

The court has fixed the 28 th day of July, 2026 at 9:45 o'clock a.m. at Courtroom No. 3, of the Butler County Government Center as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

Steven T. Casker, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: May 22, 2026

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

MsD. No. 2026-40104

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 8th day of April, 2026, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of:

**BARBARA KYLE CLEELAND to
KYLE CLEELAND PORTER.**

The court has fixed the 23rd day of June, 2026 at 9:45 o'clock a.m. at Courtroom No. 3, of the Butler County Government Center as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

BCLJ: May 22, 2026

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved on May 13, 2026, with the Department of State of the Commonwealth of Pennsylvania, with respect to a domestic nonprofit corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. **The name of the corporation is CCR Community Properties** with principal address of 212 S Main St, Ste 227, Butler, PA 16001.

BCLJ: May 22, 2026

**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 on April 27, 2026, for a Limited Liability Company formed under the Limited Liability Company Law of 2016. The name of the Company is **TwIn Oaks Rentals LLC**, and its registered office is at 1525 Perry Highway, Portersville, PA 16051.

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

BCLJ: May 22, 2026

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 17th day of July, 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 August 14, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 22, 29 & June 5, 2026

No. 2025-30145

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs JOHN WILLIAMS, III

PROPERTY ADDRESS: 110 CHRIE LANE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 080-2F 110-10AA ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF CLAY, COUNTY OF OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT NO.1 IN THE 3 LOT PROPERTY SUBDIVISION FOR LLOYD S. AND MELISSA J. EGAL AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PA IN PLAN BOOK 272, PAGE 29. CONTAINING 1.52 ACRES AS PER SURVEY OF JOHN E. DUSHECK DATED AUGUST 25, 2004. SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AT INSTRUMENT NUMBER 200404150011580. BEING MAP AND PARCEL NUMBER 0802F11010AA. UNDER AND SUBJECT TO BUILDING AND USE RESTRICTIONS; EASEMENTS; PRIOR GRANTS, RESERVATIONS OR LEASES OF MINERALS; OR OTHER CONDITIONS, IF ANY, OF RECORD OR APPARENT UPON INSPECTION OF SAID PROPERTY. BEING THE SAME PROPERTY WHICH RICHARD L. MICHAEL AND SHIRLEY A. MICHAEL, HUSBAND AND WIFE, CONVEYED TO MICHAEL A. DEEB AND BREANNE M. DEEB, HUSBAND AND WIFE, BY DEED DATED MARCH 24, 2006 AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY ON MARCH 27, 2006 AT INSTRUMENT NO. 200603270006795. THIS CONVEYANCE IS PURSUANT TO AN ORDER OF COURT ENTERED IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA DATED SEPTEMBER 3, 2019, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF. BEING KNOWN AS: 110 CHRIE LANE BUTLER, PA 16001 PROPERTY ID: 080-2F 110-10AA-0000 TITLE TO SAID PREMISES IS VESTED IN JOHN C. WILLIAMS, III BY DEED FROM NATALIE LUTZ CARDIELLO, TRUSTEE FOR THE

BANKRUPTCY ESTATE OF MICHAEL A. DEEB AND BREANNE M. DEEB AT BANKRUPTCY CASE NO. 18-24439-JAD, DATED SEPTEMBER 4, 2019 RECORDED OCTOBER 9, 2019 AT INSTRUMENT NO. 201910080020237

BCLJ: May 22, 29 & June 5, 2026

Sheriff of Butler County, Michael T. Slupe

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 17th day of July, 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 August 14, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30029

STATE FINANCIAL NETWORK LLC vs ABIGAIL CAMPBELL, RYAN CAMPBELL

PROPERTY ADDRESS: 4003 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057 UPI / TAX PARCEL NUMBER: 220-3F94-27B

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

BEGINNING at a point in center of a concrete highway known as Highway Route 8, said point being the Southwest corner of land formerly of S.H. and Paul Bovard, now of V.L. Bovard; thence in an Easterly direction along the South line of land formerly of S.H. and Paul Bovard, now V.L. Bovard, 278 feet to a corner, thence South and parallel with public road along land formerly of S.H.

Osborne, now Kenneth L. Bell, 148 feet to an iron post; thence in a westerly direction along lands formerly of S.H. Osborne, now Kenneth L. Bell, 236 feet to a point in the center of concrete highway; thence North along center of concrete Highway Route 8, 188 feet to the place of beginning.

UNDER AND SUBJECT to the right of Belle Osborne and S.H. Osborne to use the driveway extending from the public highway and along the South side of the above described lot.

District/Map/Parcel No.: 220-3F94-27B
Said premises being known as 4003 William Flynn Highway, Slippery Rock, PA 16057. BEING the same premises which Lutie M. Clausen by Deed dated June 10, 2016 and recorded in the Official Records of

Butler County on June 15, 2016 in Deed Book Volume N/A, Page N/A, as Instrument 201606150011630 granted and conveyed unto Ryan Campbell and Abigail Campbell. 4003 William Flynn Highway, Slippery Rock, PA 16057 Tax Parcel Number: 220 3F94 27B0000

BCLJ: May 8, 15 & 22, 2026

**No. ED-2024-30003
US BANK TRUST NATIONAL ASSOCIATION vs DOUGLAS A. CIHONSKI, TERESA WILSON**

PROPERTY ADDRESS: 265 EAST WASHINGTON STREET AKA, 270 EAST WASHINGTON STREET, HARRISVILLE, PA 16038 UPI / TAX PARCEL NUMBER: 43OS2-A23W0000

ALL THAT CERTAIN piece, parcel or tract of land lying, being and situate in the Borough of Harrisville, Butler County, Pennsylvania, being known and designated as Lot 11 the Plan of Subdivision, Phase 2, for Mershimer Sale, Inc. as recorded in the Office of Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

BEGINNING at a point, said point being Northeast corner of said Lot 11; thence from said beginning point South 05 degrees 15' 00" West, a distance of 270.00 feet to a point; thence North 41 degrees 48' 48" West, a distance of 188.00 feet to a point; thence North 13 degrees 56' 33" West, a distance

of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arc distance of 75.00 feet to a point; thence South 67 degrees 17' 48" East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less.

BEING THE SAME PREMISES which Andrew P. Ottoviani and Lester S. Bevcker, as copartners trading as O & B Real Estate Development, by Deed dated January 25, 2002 and recorded on January 29, 2002, in the Butler County Recorder of Deeds Office as Instrument No. 200201290003431, granted and conveyed unto Douglas A. Cihonski and Teresa Wilson, as Joint Tenants with a Right of Survivorship. Being Known as 265 East Washington Street, Harrisville, PA 16038 Parcel I.D. No. 430S2 A23W0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30071

ARMCO CREDIT UNION vs PERRY CONSTANTINO, ANGELA CONSTANTINO

PROPERTY ADDRESS: 109 DAKOTAH DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 60-SI9-A66

ALL the right, title interest and claim of Defendants, Perry Constantino and Angela Constantino, in and to the following described property:

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

BEGINNING at a point on the general Southerly right-of-way line of Dakotah Drive and the Northwest corner of Lot 65 in Timberidge Plan of Lots, Phase VI, being the Northeast corner of the tract herein conveyed; thence South 80 degrees 33' 27" West along the general Southerly right-of-way line of Dakotah Drive a distance of 117.00 feet to a point, thence Northwest corner of the tract herein conveyed; thence South 16 degrees 56' 33" East along line of Lot 67 in the Timberidge Plan of Lots, Phase VI, a distance of 191.94 feet to a point, the Southwest corner of the tract herein conveyed; thence North 80 degrees 33' 27" East along line of Lot 47 in the Timberidge Plan of Lots, Phase V, a distance of 91.95

feet to a point, the Southeast corner of the tract herein conveyed; thence North 09 degrees 26' 33" West along line of Lot 65 in the Timberidge Plan of Lot, Phase VI, a distance of 190.27 feet to a point, the place of beginning.

BEING Lot 66 in the Timberidge Plan of Lots, Phase VI, as recorded in Butler County Plan Book 155, page 7.

BEING known and designated as Tax Parcel No. 60-SI9-A66 in the Deed Registry Office of Butler County, Pennsylvania.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30037

CITIZENS BANK, N.A. vs WILLIAM ROBERT DINGEL, III

PROPERTY ADDRESS: 542 VIRGINIA AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 563-28-11-0000

ALL THAT CERTAIN lot of land situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North 25 feet by Lot No. 54 of the same plan; on the East 74.18 feet by Lot No. 112 in the same plan; South 25 feet by Virginia Avenue; West 74.28 feet by Lot No. 114 of the same plan.

BEING Lot No. 113 in the Cavanaugh Plan of Lots in the Third Ward, City of Butler. BEING KNOWN AS: 542 Virginia Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Benjamin Smith and Emily D. Smith, by Deed dated 2/21/2023 and recorded 2/28/2023 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 202302280002654, granted and conveyed unto William Robert Dingel, III.

PARCEL NO.: 563-28-11-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30040

WILMINGTON SAVINGS FUND SOCIETY, FSB vs DAVID R EKEY, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 196 BAYBERRY LANE, CRANBERRY TOWNSHIP, PA 16066-7710 UPI / TAX PARCEL NUMBER: 130-S15-A122-0000

ALL that certain lot or piece of ground situate in the Township of Cranberry, * being known and described as Lot No. 122 in the Kingsbrook P.R.D. Phase I Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 182, pages 29-31. County of Butler and Commonwealth of Pennsylvania,

NDER AND SUBJECT to building lines and other restrictions as appear on the plan of record, to restrictive covenants, easements, rights of way, and all other matters of record appearing prior hereto.

UNDER AND SUBJECT to exceptions, reservation, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the record of chain of title, or as may be visible, or in place, on the premises.

BEING the same property conveyed from Maronda Homes, Inc., to David R. Ekey and Jackie M. Ekey (married), by Deed dated December 29, 1995 and recorded January 3, 1996 in the Butler County Recorder of Deeds as Book 2589, Page 474. Jackie Ekey passed away on December 12, 2012, leaving title vested solely in David R. Ekey by virtue of law.

BCLJ: May 8, 15 & 22, 2026

No. ED-2024-30112

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE TO THE LB-IGLOO SERIES VI TRUST vs JAMES FREED

PROPERTY ADDRESS: 116 MOHAWK DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-SI 3-A30-0000

ALL that certain piece, parcel or lot of land situated in Center Township, Butler County, Pennsylvania being known and designated as Lot No. 30 in the Timberly Heights Plan of

Lots recorded in Butler County, Pennsylvania in Rack File Section 22 Page 17 and being more particularly described as follows:

BEGINNING at a point, said point being the southeast corner of the tract herein described, said point being on the North line of Mohawk Drive and common to line of Lot Nos. 29 and 30; thence along the North line of Mohawk Drive, North 87 degrees 45 minutes West 106 feet to a point on line of Lot No. 31 in the same plan: thence along same North 2 degrees 15 minutes East 200 feet to a point on Hine of lands of now or formerly Mack, thence along same South 87 degrees 46 minutes East 106 feet to a point on lien of Lot No. 29 in the same plan; thence along same, South 2 degrees 15 minutes West a distance of 200 feet to a point on the North line of Mohawk Drive, the place of beginning. For information purposes only: Parcel Number 060-S 13-A30-0000

For Informational Purposes Only: Property Address: 116 Mohawk Dr., Butler, PA 16001

BEING the same premises which James M. Grecco and Barbara J. Grecco, Trustees of the Grecco Family Trust dated July 28, 2000 by Deed dated August 10, 2021 and recorded in the Official Records of Butler County on September 22, 2021 in Deed Book Volume N/A, Page N/A, as Instrument 202109220026871 granted and conveyed unto James Freed

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30024

CARRINGTON MORTGAGE SERVICES, LLC vs AUSTIN HAID

PROPERTY ADDRESS: 2036 WILLIAM FLYNN HIGHWAY, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S5-AB0000

All that certain lot or piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 101 R in the Gray/Cimino lot line revision as recorded in the office of the recorder of deeds of Butler County, Pennsylvania in Plan Book Volume 272, Page 39.

Property Address: 2036 William Flynn Highway, Butler, PA 16001

Parcel ID: 060 S5 AB0000

Title is vested in Austin M. Haid by deed from Treestone Cimino, an unmarried man, and Sandra Miller, an unmarried woman, dated June 14, 2021 and recorded on July 1, 2021 in the Butler County Clerk's/Register's Office as Instrument No.: 202107010018859.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30068

FREEDOM MORTGAGE CORPORATION vs AMANDA ELIZABETH KOPP, CORINNE E MERRIMAN, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 148 CASPER LANE, WEST SUNBURY, PA 16061 UPI / TAX PARCEL NUMBER: 080-2F112-4A-0000

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

Beginning at a point on line of lands now or formerly Ferguson, in a presently existing twenty-foot right-of-way and being the Southeast corner of lot herein conveyed; thence from said point of beginning North 84 degrees 57' 16" West, 16.24 feet to a point on line of lands now or formerly Ferguson; thence along lands of now or formerly Ferguson, North 2 degrees 53 1 44" East, 477.79 feet to a point; thence through other lands now or formerly of Casper, South 87 degrees 06' 16" East, 231.90 feet to a point; thence through other lands now or formerly Casper and a twenty-foot existing right-of-way, South 27 degrees 09' 42" West, 524.76 feet to a point, the place of beginning. Containing 1.36 acres, more or less, as per survey of William J. McGarvey, dated October 28,1991 and recorded at Rack File 151, Page 7.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)

The improvements thereon being known as 148 Casper Lane, West Sunbury, PA 16061. BEING all and the same lot of ground which by Special Warranty Deed dated October 12, 2017, and recorded October 16, 2017 among the Land Records of Butler County, Pennsylvania, as Instrument

No. 201710160022408, was granted and conveyed by Deanna M. Panza and Michael Panza, Wife and Husband unto Sara A. Rippey.

Tax Account No. 080-2F112-4A-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30039

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOL vs DALE WAYNE LEE A/K/A DALE W. LEE, ROSE ANN LEE A/K/A ROSE A. LEE

PROPERTY ADDRESS: 332 SUNSET DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S4-DBOOOO

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

BEGINNING at a point in the center line of Township Route T-442, known as Sunset Drive and in common with the line of lands of Parcel "A" of now or formerly M. McCormick; thence along line of lands of Parcel "A" now or formerly M. McCormick North 18 degrees 33' 00" East a distance of 79.44 feet to a point; thence continuing along the same North 11 degrees 27' 00" East a distance of 160.65 feet to an iron pin set at line of lands of now or formerly Parcel B-1; thence continuing along Parcel B-1 South 88 degrees 04' 40" East a distance of 71.95 feet to an iron pin set at line of lands of now or formerly V.A. Litz; thence continuing along line of lands of Litz South 01 degrees 55' 20" West a distance of 88.42 feet to a point at line of lands of Parcel C; thence continuing along line of lands of Parcel C North 88 degrees 04' 40" West a distance of 32.17 feet to a point; thence continuing along the same, the following codrses and distances South 01 degrees 55' 20" West a distance of 25S7 feet to an existing iron pin; thence South 22 degrees 33' 40" West a distance of 17.50 feet to an existing pipe; thence South 54 degrees 13' 20" West a distance of 17,97 feet to an iron pin set; thence South 21 degrees 38' 40" West a distance of 115.00 feet to a point in the center line of Township Route T-442, Sunset Drive; thence continuing along said center liné North 61 degrees 20' 00" West a distance of 33.49 feet to a point, the place of beginning. Said parcel being designated

as Parcel B of the property subdivision Sylvester S. Dittmer as recorded at Plan Book 87, Page 26. Containing 0.32 acres and having erected thereon a 1 1/2 story tile dwelling.

BEING the same premises which Vincent A. Litz and Georgia L. Litz, by Deed dated September 7, 1993 and recorded September 8, 1993, in the Recorder's Office of Butler County, Pennsylvania, as Instrument Book 2335, Page 592, granted and conveyed unto Dale Wayne Lee and Rose Ann Lee, his wife. HAVING erected thereon a dwelling being known and numbered as 332 Sunset Drive, Butler, PA 16001.

PARCEL NUMBER 060 S4 DB0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30023

FREEDOM MORTGAGE CORPORATION vs WILLIAM JOEY NOVAK, AKA WILLIAM J. NOVAK, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WILLIAM J NOVAK AKA WILLIAM JOSEPH NOVAK

PROPERTY ADDRESS: 7524 FRANKLIN ROAD, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-4F48-29B-0000

ALL that certain piece or parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the herein described tract, at a stake on the Southeasterly edge of the Old Franklin Road, said point being also the Northeast corner of lands now or late of Lewis Bauman, formerly Thornley Cookson; thence along lands of said Lewis Bauman, formerly Thomley Cookson, South 0 degrees 45' East, 693 feet to a point on the Northerly line of lands now or late of C.E. Gibson; thence along the Northerly line of land now or late of C.E. Gibson, South 86 degrees 48' East, 189.05 feet to a point on the Westerly line of land now or late of Wm. A. Twentier; thence along said line of said land, North 0 degrees 45' West, 706 feet to the Southerly line of a lane, now known as Vandevort Lane, South 89 degrees 15' West, 188.6 feet to a point at the place

of beginning.

HAVING erected thereon a two and one-half story frame dwelling.

Being the same premises which William J. Novak and Nancy K. Novak, by Deed dated 11/25/1996 and recorded 12/03/1996, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2691, Page 483, granted and conveyed unto William J. Novak, in fee.

AND the said William Joseph Novak, has departed this life on or about 02/21/2025, thereby vesting title of the mortgaged premises unto William Joey Novak A/K/A William J. Novak, in his capacity as Administrator of the Estate of William J. Novak A/K/A William Joseph Novak. Tax Parcel: 130 4F48 29BOOOO AKA 130-4F48-29B 000

Premises Being: 7524 Franklin Rd, Cranberry Township, PA 16066

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30021

NEWREZ, LLC vs BLAKE A. POKORNY

PROPERTY ADDRESS: 350 STANFORD ROAD, PROSPECT, PA 16052 UPI / TAX PARCEL NUMBER: 240-4F94-48J-0000

ALL THAT CERTAIN piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows: BEGINNING at a point, said point being the Northeastern corner of the tract herein conveyed and in common with the centerline of State Route T-340 a/k/a Stanford Road and Lot 8 of the with named Subdivision; thence South 17 degrees 15' 20" East a distance of 155.36 feet to a point on Lot 6 of the within named Subdivision; thence by the same South 27 degrees 30' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 400.00 feet to a point; thence by the same North 85 degrees 31 ' 00" West a distance of 1258.16 feet to a point, said point being in common with the Northwestern boundary of Lot 6 of the within named Subdivision; thence North 82

degrees 09' 30" West a distance of 60.00 feet to a point; thence North 07 degrees 50' 30" West a distance of 300.00 feet to a point; thence South 82 degrees 09' 30" East a distance of 70.00 feet to a point; thence North 07 degrees 50' 30" East a distance of 114.88 feet to a point; thence by a curve to the left with a radius of 2160.00 feet an arc distance of 425.72 feet to a point; thence South 86 degrees 32' 57" West a distance of 90.00 feet to a point; thence by a curve to the left with a radius of 2070.00 feet, an arc distance of 428.78 feet to a point on lands now or formerly of P. DiCesare; thence by the same South 46 degrees 58' 00" East a distance of 633.52 feet to a point in common with the Westernmost boundary of Lot 10 of the within named Subdivision; thence by the same South 63 degrees 54' 40" East a distance of 370.19 feet to a point in common with the Westernmost boundary of Lot 9 of the within named Subdivision; thence by the same South 36 degrees 10' 00" East a distance of 359.23 feet to a point in common with the Westernmost boundary of Lot 8 of the within named Subdivision; thence by the same South 29 degrees 39' 00" East a distance of 373.97 feet to a point; thence by the same South 86 degrees 11' 10" East a distance of 150.33 feet to a point; thence by the same North 38 degrees 59' 00" East a distance of 270.19 feet to a point; thence by the same North 21 degrees 04' 00" East a distance of 302.33 feet to a point, the place of beginning.

CONTAINING 20.03 acres and being designated as Lot 7 in the Green Havens Subdivision as recorded in the Office of the Recorder of Deeds of Butler County at Plan Book 134, page 45.
 PARCEL ID: 240-4F94-48J-0000
 For information purpose only, property also known as:
 350 Stanford Road Prospect, PA 16052

TITLE TO SAID PREMISES IS VESTED IN Blake A. Pokomy, single man, by deed Matthew Dennyer and Kristina Helen Schmidt, husband and wife, dated 1/14/2020 and recorded on 1/30/2020, by the Butler County Recorder of Deeds Office, as Instrument # 202001300002045.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30027

**PENNYMAC LOAN SERVICES, LLC vs
 MICHAEL RICHARD, JR., JESSICA
 CHANDLER**

PROPERTY ADDRESS: 114 ANGEL AVENUE, PETROLIA, PA 16050
 UPI / TAX PARCEL NUMBER : 410-S1-F60000

All that certain piece, parcel or tract of land situate in the Borough of Fairview, County of Butler and Commonwealth of Pennsylvania, being known as Parcel Nos. 1 and 2 on the Plan of Survey for John W. Davis dated December 4, 1996, being bounded and described as follows:

Beginning at a point in the center line of Angel Avenue, a 33 foot right-of-way, said point being the Northeasterly corner of the within described tract and the Northwesterly corner of lands now or formerly of D. Morrow; thence along Morrow, South 10 degrees 20' 48" West, a distance of 182.33 feet to a point on the lands now or formerly of C. Lopinski; thence along Lopinski the following four courses and distances: North 88 degrees 55' 12" West, a distance of 79.22 feet; thence South 10 degrees 20' 48" West, a distance of 175.91 feet to a point; thence North 79 degrees 39' 12" West, a distance of 10 feet to a point; thence North (erroneously typed "South" in prior deed) 37 degrees 17' 06" West, a distance of 104.29 feet to a point on lands now or formerly of C. Martle; thence along Martle and Lowers, North 4 degrees 48' 52" East, a distance of 155.08 feet to a point; thence along lands now or formerly of Lowers and Lehner, North 02 degrees 48' 49" East, a distance of 147.64 feet to a point on the Southerly right-of-way line of Angel Avenue; thence extending into Angel Avenue a distance of 17 feet from the corner of lands now or formerly of Lehner; thence along said center line, South 79 degrees 39' 12" East, a distance of 199.54 feet to a point, the place of beginning.

BEING THE SAME PREMISES which Wayne Christy and Jennifer Christy, husband and wife, by Deed dated 12/23/2022 and recorded in the Office of the Recorder of Deeds of Butler County on 12/29/2022 in Deed Instrument No. 202212290026109, granted and conveyed unto Michael Richard, Jr., unmarried and Jessica Chandler, unmarried.

PARCEL NO.: 410 SI F60000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30034

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION vs PATRICK ROGERS, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, MICHELLE HART, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, JONATHAN DICKEY, KNOWN HEIR OF DOROTHY A. DICKEY AND LARRY E. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY A. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY E. DICKEY, DECEASED

ROPERTY ADDRESS: 519 EAST BRADY STREET, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 562-23-89-0000

All that certain piece, parcel or lot of land situate in the Second Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, known as 519 East Brady Street, bounded and described as follows:

BEGINNING at a point on the Southern line of East Brady Street at the Northeast corner of the parcel herein described, said point being common to the Western line of St. Marys Street: thence by St. Marys Street, South 1 degrees 57' 36" West, 140.97 feet to an iron pin at the Northeast corner of land of now or formerly J. W. O'Brien and others: thence by O'Brien, South 86 degrees 20' 30" west, 33.86 feet to an iron pin at the Southeast corner of land of now or formerly D. R. Snyders; thence by Snyder, North 1 degree 34' 30" East, 119.73 feet to an iron pin on the Southern line of East Brady Street; thence by East Brady Street, North 56 degrees 31'22" East, 42.35 feet to a point, the place of beginning. Containing 4,451 square feet or 0.102 acre and having thereon erected a dwelling house.

THIS description is prepared in accordance with the survey of R. B. Shannon and Associates, Inc. dated April 24,1991.

BEING the same property conveyed unto Charles A, Henning and Ruth D. Hennings, his wife, by deed dated May 4, 1945 and recorded in Deed Book 533, Page 270. Charles A. Henning died March 19, 1954, thereby vesting title in Ruth D. Hennings, his wife, buy operation of law.

PARCEL is designated in the Assessment Record for Butler County as being in the City of Butler, Ward 2 found on Map 23, Parcel 89.

BEING the same premises which Larry E. Dickey and Dorothy A. Dickey, his Wife by Deed dated September 14, 2011, and recorded in the Official Records of Butler County on September 26, 2011, as Instrument 201109260023077 granted and conveyed unto Dorothy A. Dickey, Married. Uph information and belief, Dorothy A. Dickey is deceased having passed on May 8,2020.

519 East Brady street, Butler, PA 16001 Tax Parcel Number: 562-23-89-0000

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30038

PENNYMAC LOAN SERVICES, LLC vs KENNETH ROOLF, MISTY ANN ROOLF

ROPERTY ADDRESS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049 UPI / TAX PARCEL NUMBER: 310-S3-A25-0000

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Washington, County of Butler, Commonwealth of Pennsylvania, being known and designated as Parcel No. 2A (1.00 acre) as set forth on the Property Subdivision for Susan E. Campbell and Braden K. Campbell, recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book Volume 220, Page 28.

TOGETHER with a right-of-way for ingress, egress and regress to and from the aforesaid property over and across a thirty (30) foot unopened right-of-way the said parcel of land to Pennsylvania Route 38, the location of which is as set forth on the aforesaid plan of subdivision.

BEING KNOWN AS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049 PROPERTY ID NUMBER: 310-S3-A25-0000

BEING THE SAME PREMISES WHICH CATHRYN A. BLAUSER, A/K/A KATHRYN BLAUSER, BY CATHY J. ARBLASTER, HER AGENT BY DEED DATED 6/17/2021 AND RECORDED 6/17/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT 202106170017288, GRANTED AND CONVEYED UNTO KENNETH ROOLF AND MISTY ANN ROOLF, HUSBAND AND WIFE.

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30036

DEUTSCHE BANK NATIONAL TRUST COMPANY vs KATHLEEN WRIGHT, MICHAEL KRCHELICH

PROPERTY ADDRESS: 158 WATER STREET EXT, SAXONBURG, PA 16056 UPI / TAX PARCEL NUMBER: 190-S4-J20000

ALL that certain piece, parcel or tract of land situate in Jefferson Township, Butler County, and Commonwealth of Pennsylvania, being Lot no. 3 in the Howard F. Harvey Plan of Lots No. 1 as recorded in the Butler County Recorder's Office in Rack File 65, Page 4, bounded and described as follows:

BEGINNING at a point in the centerline of Legislative Route 387, (also known as Saxonburg-Winfield Road), said point being common to the Southwest corner of lands now or formerly of William Warthen, and said point being the Southeast corner of the tract herein described; thence South 47 degrees 10' West, along the centerline of Legislative Route 387, a distance of 105.00 feet to a point, said point being common to the Southeast corner of lands now or formerly of Jean Wetzel, and said point being the Southwest corner of the tract herein described; thence leaving the centerline of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or formerly of Jean of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or formerly of Jean Wetzel, a distance of 230.30 feet to a point, said point being common to line of lands now or formerly of Gary Reitler, and said point being the Northwest corner of the tract herein described; thence North 34 degrees 36' East along line of lands now or formerly of Gary Reitler, a distance of 82.27 feet to a point, said point being common to the Northwest

corner of lands now or formerly of William Warthen, and said point being the Northeast corner of the tract herein described; thence South 45 degrees 43' 50" East along line of lands now or formerly of William Warthen, a distance of 248.20 feet to a point at the place of beginning.

SUBJECT however to the following:

- (1) A public utility right-of-way, 15 feet in width and extending along the Southwestwardly boundary of the property being conveyed; the southerly boundary of the said right-of-way abutting upon the paved portion of Legislative Route 387.
- (2) Coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed or reserved by prior instruments of record.

BEING known 158 Water Street Extension, Saxonburg, Pennsylvania.

BEING further designated as Tax Map Parcel No. 190-S4-J2.

Together with all the Buildings, Improvements and Appurtenances.

BEING KNOWN AS: 158 WATER ST EXT, SAXONBURG, PA 16056 PROPERTY ID: 190 S4 J20000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL KRCHELICH AND KATHLEEN WRIGHT, HUSBAND AND WIFE BY DEED FROM THOMAS W MONTGOMERY AND BERNADETTE L MONTGOMERY, HIS WIFE, DATED MAY 11, 2007 RECORDED May 17, 2007 AT INSTRUMENT NO. 200705170012424

BCLJ: May 8, 15 & 22, 2026

No. ED-2026-30019

CMG MORTGAGE, INC. vs REBECCA MARIE ZAHNISER

PROPERTY ADDRESS: 715 CELIA WAY, HARMONY, PA 16037 UPI / TAX PARCEL NUMBER: 200-S7-B704

All that certain lot or parcel of ground situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania, being shown as Unit No. 704A in the "Arden Wood Amendment No. 17" Plan, as recorded

in the Recorder's Office of Butler County, Pennsylvania in Plan Book 398, page 42. And Being the same property conveyed to NVR, Inc., a Virginia Corporation by Deed recorded as Instrument Number 202108060022534 in the Office of the Recorder of Deeds Butler County, Pennsylvania.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

BEING KNOWN AS: 715 CELIA WAY, HARMONY, PA 16037
PROPERTY ID: 200-S7-B704

TITLE TO SAID PREMISES IS VESTED IN REBECCA MARIE ZAHNISR, UNMARRIED BY DEED FROM NVR INC, DATED NOVEMBER 19, 2021 RECORDED NOVEMBER 24, 2021 AT INSTRUMENT NO. 202111240032908

BCLJ: May 8, 15 & 22, 2026

Sheriff of Butler County, Michael T. Slupe



**Criminal Division Court Procedures
EFFECTIVE IMMEDIATELY**

1. Promptness:

Considerable effort is made to schedule matters in such a fashion that will allow them to be heard in an orderly and efficient manner. As such, counsel will be expected to have conferred with opposing counsel, their clients and witnesses, in advance of the proceeding and be present and ready to proceed at the time scheduled. If it is necessary that Defense counsel have time to confer with an incarcerated client prior to the proceeding and they were unable to do so prior to the scheduled day of the proceeding, it will be the responsibility of Defense counsel to see to it that their client is transported to the courtroom sufficiently in advance of the proceeding, to permit this to occur.

2. Motions/Petitions and Proposed Consent Orders:

Motions/Petitions and proposed Consent Orders are to be filed with the Clerk of Courts. The motion or petition must state clearly whether it is opposed, to avoid time being wasted scheduling hearings on matters that are not in dispute. A proposed consent order must have a motion attached to it, explaining the reason for the proposed order.

3. Call of the List:

On the day a case is called, it will be the expectation of the Court that all discovery has been completed, meaningful negotiations have taken place, clients have been prepared, witnesses have been interviewed, and that parties and witnesses have been timely notified/subpoenaed that it will be necessary that they be ready and present for jury selection and trial.

Requests to remove a case from the trial list must be made by written motion to the Court. Absent exigent circumstances, such motions must be filed with the Clerk of Courts and a copy provided to the Court, no later than one (1) week prior to the date set for call of the list. The reason for the request must be set forth with specificity. If a party or witness has informed counsel that they will not be available, counsel must state in the motion how and when the party or witness was notified/subpoenaed for the upcoming trial. The Court may schedule a time to hear and address the motion. Counsel should not assume that the Court will grant a motion to remove a case from the trial list, just because it is consented to or unopposed.

May, 2026