

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: Irene Bortmess
a/k/a: Irene L Bortmess**

Late of: Zelenople PA
Executor: Nancy Dunn
168 Fanker Rd
Harmony PA 16037
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Charles J Crooks

Late of: Buffalo Township PA
Executor: Mark G Crooks
325 Windy Hill Lane
Apollo PA 15613
Attorney: James R Antoniono
Debernardo Antoniono McCabe And Davis
PC
11 North Main Street
Greensburg PA 15601
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Carole M DeFilippi
a/k/a: Carole A DeFilippi
Late of: Sarver PA
Executor: Lori J DeFilippi
1217 North Negley Avenue
Pittsburgh PA 15206
Attorney: Joseph B Pisano
Charlton Law
101 East Diamond St Suite 202
Butler PA 16001
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Louise E Dillner

Late of: Cabot PA
Administrator: Deborah Tuzikow
143 Sandy Lane
Evans City PA 16033
Attorney: Matthew A Fiscus
Fiscus & Ball, PC
1605 Carmody Ct Suite 102
Sewickley PA 15143

BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Nath P Grinder

Late of: Zelenople PA
Executor: Diane L Grinder
2564 Myatt St Se
Bolivia NC 28422
Attorney: Charles J Avalli
Pietragallo Gordon Alfano
Bosick & Raspanti LLC
301 Grant Street Floor 38
Pittsburgh PA 15219
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Kevin A Haas

Late of: Buffalo Township PA
Administrator: Sidney G Haas Jr
108 S Pike Road
Sarver PA 16055
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Jane Zeigler Harvey

Late of: Zelenople PA
Administrator: Christine H Ziter
128 Teets Road
Rochester PA 15074
Attorney: Jillian F Zacks
Zacks Trust & Estate LLC
4927 William Flinn Hwy
Allison Park PA 15101
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Jane Heichel

a/k/a: Jane B Heichel
Late of: Franklin Township PA
Administrator: Susan J Heichel
191 North Road
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Ivan T Hofmann IV

Late of: Cranberry Township PA
Administrator: Ivan T Hofmann III
108 Woodland Road
Sewickley PA 15143
Attorney: Maxwell R Dormer
The Lynch Law Group LLC
375 Southpointe Blvd Suite 100
Canonsburg PA 15317
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Dean E Jones

Late of: Center Township PA
Executor: Nancy S Jones
110 Orchard Lane
Butler PA 16001

Attorney: David M Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Maryann Kirch

a/k/a: Mary Ann Kirch
 Late of: Oakland Township PA
 Executor: Abel Kirch
 507 East Penn Street
 Butler PA 16001
 Attorney: Thomas J Doerr
 The Lynch-Law Group
 501 Smith Drive Suite 3
 Cranberry PA 16066
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Edmund Joseph Macerelli

Late of: Butler PA
 Executor: Brenda L Claypoole
 108 W McQuiston Rd
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: George Randall Maharg

a/k/a: G R Maharg
a/k/a: G Maharg
a/k/a: Randall Maharg
a/k/a: G Randall Maharg
 Late of: Butler Township PA
 Executor: Ronald A Maharg
 227 Home Ave
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Robert Francis Marte

Late of: Clinton Township PA
 Administrator: Donna Bommer
 212 Unity Road
 Harrisville PA 16038
 Administrator: John R Marte
 837 State Route 1018
 Dayton PA 16222
 Attorney: William J Schenck
 Schenck & Long
 297 Pittsburgh Rd Suite 2B
 Butler PA 16002
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Janice Myers

a/k/a: Janice L Myers
 Late of: Butler Township PA
 Executor: Alys L Roush
 116 Delaware Road
 Pennsylvania Furnace PA 16865

Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Velma A Neese

a/k/a: Velma Ann Neese
 Late of: Adams Township PA
 Executor: Linda Millson
 177 State Rd
 Valencia PA 16059
 Executor: Sherry Basciano
 801 Everwing Lane
 Derry PA 15627
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Frank V Oleksak

Late of: Butler Township PA
 Executor: David N Oleksak
 751 Fairview Road
 North Washington PA 16048
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Cynthia M Roberts

a/k/a: Cynthia Roberts
a/k/a: Cindy Roberts
a/k/a: Cynthia May Roberts
 Late of: Forward Township PA
 Executor: Christie Pfeifer
 626 Cadogan Slate Lick Road
 Kittanning PA 16201
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Mary Jean Schlemmer

a/k/a: Mary J Schlemmer
 Late of: Zelenople PA
 Administrator: Nancy Ann Schlemmer
 1040 Sewickley Road
 Beaver Falls PA 15010
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

SECOND PUBLICATION
Estate of: John A Bonus

Late of: Butler PA
 Executor: Susan L Brewster
 725 Joy Lane
 Butler PA 16001
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Charlotte Mae Broderick

a/k/a: Charlotte M Broderick
 Late of: Harmony PA
 Executor: John R Broderick
 513 Arthur Drive
 Coraopolis PA 15108
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Elvajean M Downing

Late of: Center Township PA
 Executor: Robert A Downing
 5111 Mccandless Road
 Butler PA 16001
 Attorney: Katrine M Erie
 Erie Law Offices PC
 316 West Jefferson Street
 Butler PA 16001
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Helen A Farinelli

a/k/a: Helen Arlene Farinelli
 Late of: Connoquenessing Township PA
 Executor: Ruth A Baker
 209 Hill Top Road
 Evans City PA 16033
 Executor: Mary L Richards
 250 Woodlands Road
 Evans City PA 16033
 Attorney: James P Shields
 The Elder Law Offices Of Shields & Boris
 1150 Old Pond Road
 Bridgeville PA 15017
 Attorney: Melina Georgiades
 Shields And Bortis
 1150 Old Pond Road
 Bridgeville PA 15017
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Donna M Grossman

a/k/a: Donna Grossman
a/k/a: Donna Marie Grossman
 Late of: Worth Township PA
 Executor: Linda L Wigton
 135 Saniga Road
 Slippery Rock PA 16057

Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Elizabeth Anne Hartman

a/k/a: Elizabeth Anne Toth
 Late of: Valencia PA
 Executor: Tracey R Bowers
 1000 Creekview Circle Apt 1301
 Cranberry Twp PA 16066
 Attorney: Jason R Johns
 Meyer Unkovic & Scott LLP
 535 Smithfield Street Suite 1300
 Pittsburgh PA 15222
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Veronika Molnar

Late of: Butler Township PA
 Administrator: Chelsea Whitney
 330 Evans City Road
 Butler PA 16001
 Attorney: Branden A Fulciniti
 Jones Gregg Creehan & Gerace LLP
 20 Stanwix Street Suite 1100
 Pittsburgh PA 15222
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Max Joseph Pokorski

a/k/a: Max Pokorski
a/k/a: Max J Pokorski
 Late of: Jefferson Township PA
 Executor: Dennis Fleckenstein
 154 Indianola Road
 Pittsburgh PA 15238
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Diane Kathryn Redvay

a/k/a: Diana K Redvay
 Late of: Cranberry Township PA
 Executor: Marna Furman
 375 Steeplechase Drive
 Cranberry Twp PA 16066
 Attorney: John R Cook
 Cook Law & Mediation Services
 9380 Mcknight Road 106 Arcadia Court
 Pittsburgh PA 15237
 BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Gwendoline E Rose

Late of: Cabot PA
 Executor: Richard J Bosco
 512 Market St
 PO Box 309
 Freeport PA 16229

Attorney: Richard James Bosco
512 Market Street
PO Box 309
Freeport PA 16229
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Dean David Sikora
a/k/a: Dean D Sikora**

Late of: Mars PA
Executor: Jennifer G Sikora
521 Dorchester Drive
Mars PA 16046
Attorney: Sean M Gallagher
Gallagher Law Group
110 E Diamond Street Suite 101
Butler PA 16001
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Patricia A Tarcha
a/k/a: Patricia Ann Tarcha**

Late of: Cranberry Township PA
Executor: Brian Tarcha
5029 Fallen Leaf Trail
Brunswick OH 44212
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Manuel P Telakis
a/k/a: Manuel Paul Telakis**

Late of: Mars PA
Executor: Angela L Stagnaro
201 Thornwood Drive
Butler PA 16001
Attorney: Branden A Fulciniti
Jones Gregg Creehan & Gerace LLP
20 Starwix Street Suite 1100
Pittsburgh PA 15222
BCLJ: Sept 19, 26 & October 3, 2025

Estate of: John A Utz

Late of: Middlesex Township PA
Executor: Corey R Utz
204 Valley Drive
Valencia PA 16059
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Edward Ralph Wolford
a/k/a: Edward R Wolford**

Late of: Zelenople PA
Administrator: Elaine H Wolford
110 Saint Ives Way
Zelenople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063
BCLJ: Sept 19, 26 & October 3, 2025

Estate of: Bruno D Zuccala

Late of: Butler PA
Executor: Dominic R Zuccala
854 Scott Road
Frankfort OH 45628
Attorney: Thomas J May
Dillon, Mccandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Sept 19, 26 & October 3, 2025

THIRD PUBLICATION

**Estate of: Richard Peter Fennell
a/k/a: Richard P Fennell**

Late of: Summit Township PA
Executor: Adam Felmlee
913 Southview Place Ne
Lenoir NC 28645
Executor: Leah Felmlee
913 Southview Place Ne
Lenoir NC 28645
Executor: Carmella Solita
11464 Maid At Arms Lane
Berlin MD 21811
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: September 12, 19 & 26, 2025

Estate of: Amber Kathleen Goepfert

Late of: Butler Township PA
Executor: Wendy D Welsh
101 October Dr
Butler PA 16002
Attorney: Paula J Willyard
Willyard Law Firm PC
382 N Pike Road
Sarver PA 16055
BCLJ: September 12, 19 & 26, 2025

Estate of: Mary Ann Latini

Late of: Center Township PA
Executor: Deborah A Gilbert
111 Haylees Lane
Butler PA 16002
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
Po Box 154
Renfrew PA 16053
BCLJ: September 12, 19 & 26, 2025

**Estate of: William Leroy Layton
a/k/a: William L Layton**

Late of: Center Township PA
Executor: Linda Herman

225 Seminole Trail
 Butler PA 16001
 Executor: Sandra Knies
 135 Elgie Drive
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: September 12, 19 & 26, 2025

Estate of: Amy L Navoney
a/k/a: Amy Lu Navoney

Late of: Cranberry Township PA
 Executor: Christopher J Navoney
 604 Penn Tree Drive
 Gibsonia PA 15044
 Attorney: Marc Rosenwasser
 5001 Baum Boulevard
 Suite 789
 Pittsburgh PA 15213

Estate of: Sandra Lee Smith

Late of: Renfrew PA
 Administrator: Sandra J Smith
 238 Beacon Road
 Renfrew PA 16053
 Attorney: Harold A English
 H A English And Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101
 BCLJ: September 12, 19 & 26, 2025

Estate of: Gwendolyn Tisdale

Late of: Bonita Springs,
 Lee County, Florida
 Ancillary Ancillary Executor:
 Nicholas A Fisher
 210 Crowe Ave
 Mars PA 16046
 BCLJ: September 12, 19 & 26, 2025

Estate of: Eunice J Zabicki

Late of: Butler Township PA
 Executor: Richard V Zabicki
 529 Brown Ave
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: September 12, 19 & 26, 2025

Estate of: Marsha Zabicki

a/k/a: Marsha M Zabicki
 Late of: Butler Township PA
 Administrator D.B.N.: Richard V Zabicki
 529 Brown Ave
 Butler PA 16001

Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: September 12, 19 & 26, 2025

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH
 August 1 - August 8, 2025**

Accamando, Donald M; Accamando, Leslie A--WESBANCO BK INC--
 Cranberry Twp Sub/Condo:Blue Ridge
 Ests Plan Ph Iii Lot:142R Street:366 Valerie
 Drive Parcel:130-S20-B142:\$150,000.00

Atherton, Kelly Eugene Jr--UNLOCK
 PARTNERSHIP SOLUTIONS AO1 INC--
 Jefferson Twp Street:565 Saxonburg Rd
 Parcel:190-2F14-12C:\$69,130.00

Barr, Daniel M; Barr, Danielle E--ROCKET
 MTG LLC--Mars Boro Street:213 Bratchie
 St Parcel:450-S2-E1:\$358,000.00

Bonfield, Lucas; Phillips, Kathryn--
 HOLLAND MTG ADVISORS--Cranberry
 Twp Sub/Condo:Park Place Res Sub
 Ph 3 & 5 Lot:323 Street:184 Bucktail Dr
 Parcel:130-S31-B323:\$504,000.00

Borusiewicz, Dominique; Masilela, Zwelihle--HOMESPIRE MTG CORP--
 East Butler Boro Sub/Condo:Butler Land &
 Improvement Co P Lot:38 Street:416 Grant
 Ave Parcel:380-S4-A38:\$208,550.00

Boyer, Natalie S; Boyer, Samuel K--
 ARMCO CRED UN--Cranberry Twp
 Street:216 Erin Drive Parcel:130-
 S32-A602:\$350,000.00

Burkholder, Kenneth William Jr; Burkholder, Leighann--UNION
 HOME MTG CORP--Cranberry Twp
 Sub/Condo:Crystal Springs Plan Ph 2
 Lot:15 Street:128 Crystal Springs Drive
 Parcel:130-S26-B15:\$747,000.00

Butler, Vicky L; Wood, Cassie; Wood, Joshua--ELDERTON STATE BK--
 Butler Twp Sub/Condo:Doutt Plan Lot:69
 Street:4328 Partell St Parcel:054-
 33-A69:\$80,000.00

Carney, Lee Derek; Carney, Nicole Lynn--
 WEST PENN FIN SERV CTR INC--
 Summit Twp Street:900 Herman Road
 Parcel:290-S5-K4:\$99,000.00

Carson, Joshua; Carson, Melinda--
 CROSSCOUNTRY MTG LLC--Butler
 City Ward:4 Sub/Condo:Grenci & Sloniger
 Sub No 1 Lot:1 Street:544 E Pearl St
 Parcel:564-21-87:\$112,500.00

Casselberry, Katherine; Singer,

MARRIAGE LICENSE FILINGS

Application Date:

September 13 - 19, 2025

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.

- Dane Alexander Murphy and Lily Louise Anderson :25-00692
- Austen Taylor Renfrew and Abigail Jo Beilstein :25-00682
- Megan Alexandra Matz and Ryan Paul Blum :25-00679
- Malcolm Jamaal Herald and Alisha Lynn Chambers :25-00690
- Larry Francis Wimer and Karen Lorraine Cooper :25-00678
- Joshua David Mcgowan and Tara Marie Cready :25-00700
- Sandra Margret Maas and Donald R Debar :25-00677
- Nathen James Baptiste and Sin Lee Detwiler :25-00681
- Nathan William Raduns and Emilee Paige Gould :25-00703
- Jeremy Michael Wolford and Faith Marie Hansotte :25-00704
- James Edward Kryl and Mary Katherine Henry :25-00701
- Wayne Lewis Bird and Bayleigh Marie Hensel :25-00680
- Michael Leo Booser and Erin Jacquelyn Huff :25-00697
- Robert David Jacobs and Rachel Janine Kelly :25-00687
- Cody Thomas Mckee and Rebecca Joe Myers-Koskey :25-00696
- Ryan Edward Edgington and Alyssa Ann Mcclaine :25-00689
- Cole Matthew Eichner and Madison Elizabeth Mckee :25-00686
- Erik Coffin Brown and Linda Byers Parrish :25-00702
- Erin Elizabeth Palmer and Adam Thomas Paterson :25-00698
- Kierstin Taylor Beahm and Kyle James Peak :25-00699
- Elijah James Pfeuffer and Kelsey Lee Rhodes :25-00684
- Hannah Elizabeth Bass and Cody Reed Sheldon :25-00685
- Katelyn Rose Scott and Timothy Joseph Sigworth :25-00693
- Elizabeth Read Moser and Christopher Arthur Taylor :25-00676
- Gabriel Dominic Miller and Taylor Nichole

- Timmons :25-00695
- Tiffany Beth Crissman and John James Uskuraitis :25-00691
- Justin Robert Geier and Brittney Nicole Wills :25-00683
- Jeffrey Lynn Hostler and Georgia Gail Yarnall :25-00688
- Madison Rose Mitchell and Korey Alan Zarnick :25-00694

NOTICE

Notice is hereby given of the administration of the **Ritchey Living Trust dated March 6, 2025**. Thomas F. Richey, III, Grantor of the trust, of Cranberry Township, Butler County, Pennsylvania died on August 21, 2025. All persons having claims against Thomas F. Richey, III are requested to make known the same to the trustee or attorney named below. All persons indebted to Thomas F. Richey, III are requested to make payment without delay to the trustee or attorney named below.

Thomas F. Richey, IV, Trustee, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015

Entrusted Legacy Law
PO Box 130
Bradford Woods, PA 15015

BCLJ: Sept. 26 & Oct. 3 & 10, 2025

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE REVOCABLE LIVING TRUST OF WILLIAM F. BELL AND LEWETTA M. BELL**. Lewetta M. Bell, Grantor of the Trust, of 525 Beaver St. Ext, Apt 206, Mars, Pennsylvania, 16046 died on June 30, 2025. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

Kenneth W. Bell, Trustee
1638 Waterfront PL
Pittsburgh, PA 15222

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

BCLJ: Sept. 26 & Oct. 3 & 10, 2025

NOTICE

Court of Common Pleas - Butler County,
PA - No. 2025-10721 - Civil Action - Law
- Mortgage Foreclosure - Pennsylvania

Housing Finance Agency, Plaintiff vs.
Michael Layden, known heir of Susan E.
Layden, Deceased and The Unknown Heirs
of Susan E. Layden, Deceased, Defendant(s)
- To: The Unknown Heirs of Susan E. Layden,
Deceased, Defendant(s) -

You are hereby notified that on 6/16/25,
Plaintiff filed a Complaint in Mortgage
Foreclosure with a Notice to Defend, against
you in the Court of Common Pleas of Butler
County, PA, docketed to No. 2025-10721,
wherein Plaintiff seeks to foreclosure its
mortgage securing your property located
at 811 Branchton Rd., Boyers, PA 16020,
whereupon the Sheriff of Butler County
would sell your property. You are hereby
notified to plead to the above-referenced
Complaint on or before 20 days from the
date of this publication or a Judgment will
be entered against you.

NOTICE - You have been sued in Court. If
you wish to defend, you must enter a written
appearance personally or by an atty. 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. You
may lose money or property or other rights
important to you.

YOU SHOULD TAKE THIS NOTICE TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.

Butler County Lawyer Referral Svc –
124 W. Diamond St., Butler, PA 16001,
724.284.5214.

Butler County Bar Assn., 240 S Main Str,
Butler PA 16001, 724-841-0130.

Leon P. Haller, Atty. for Plaintiff,
1719 North Front St., Harrisburg, PA 17102,
717.234.4178

BCLJ: September 26, 2025

BANKRUPTCY NOTICE

IN THE UNITED STATES BANKRUPTCY
COURT FOR THE WESTERN DISTRICT OF
PENNSYLVANIA IN RE: KEVIN D. NULPH
AND TAMMY L. NULPH, Debtors KEVIN D.
NULPH AND TAMMY L. NULPH, Movants
vs.

LVNV Funding LLC,
US Department of Education/MOHELA,
Armco Credit Union,
Wells Fargo Bank, N.A.,
Ally Bank c/o AIS Portfolio Svs., LLC,
Discover Bank,
JP Morgan Bank, N.A.,
Sheffield Financial, a
division of Trust Bank,
Jefferson Capital Systems, LLC
CitiBank, N.A.,
Resurgent Receivables, LLC,
Jefferson Capital Systems, LLC,
Citibank NA,
Resurgent Receivables, LLC,
Hyundai Leasing Titling Trust,
UPMC Health Services,
UPMC Physician Services,
Dollar Bank,
Federal Services Bank,
and Ronda J. Winnecour, Esquire,
Chapter 13 Trustee,
Respondents

Case No. 24-22473-GLT CHAPTER 13

NOTICE OF HEARING ON MOTION FOR
PRIVATE SALE OF REAL PROPERTY
FREE AND DIVESTED OF LIENS

To the creditors and parties in interest of the
above-named Debtor: NOTICE IS HEREBY
GIVEN THAT Kevin D. Nulph and Tammy
L. Nulph have filed a Motion for Sale of
Property Free and Divested of Liens the
following property: Real estate located at
366 Mercer Road, Harmony, PA 16037,
Butler County PA described, as found in
Deed Book 679, Deed Page 492 with a legal
description of:

Tax ID #: 180-S3-B3-0000

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

STARTING at a point or stake on the East
side of a public Road known as Mercer Road,
said point being the Northwestern corner of
the lot herein conveyed, and being on the
south side of East Street; thence North 86

degrees 34' East along said East Street, a distance of 272 feet to a point or stake, at other land now or late of Paul P. Wise and Edna R. Wise; thence South 3 degrees 26' East along other land now or late of Paul P. Wise, et ux, a distance of 80 feet to Lot No. 2; thence South 3 degrees 26' West along the East side of said Mercer Road, a distance of 80 feet to a point or stake on the South side of East Street, the place of beginning. BEING known as Lot No. 3 in the Paul P. Wise Subdivision as recorded in Deed Book No. 679, page 492. BEING known and designated as Tax Parcel No. 180-S3-B3 in the Deed Registry Office of Butler County, Pennsylvania. HAVING erected thereon a dwelling known as 366 Mercer Road. SUBJECT to coal and mining right, easements, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as the same may appear in prior instruments of record and on the aforesaid recorded plan. BEING the same premises, which Donna M. Kriberney by Deed dated December 14, 2001 and recorded December 19, 2001 in the Recorder's Office of Butler County, Pennsylvania at Instrument No. 200112190036732 granted and conveyed to William A. Och and Michele L. Och, husband and wife, the Grantors herein. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 366 Mercer Road, Harmony, PA 16037.

On or before October 3, 2025, any Objections to the sale shall be filed with the U.S. Bankruptcy Court, Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219.

A hearing is scheduled for October 22, 2025 at 10:00 A.M. before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219 at which time higher/better offers will be considered and Objections to the sale will be heard.

In accordance with Judge Taddonio's procedures, parties may appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform. Parties seeking to appear remotely must register for the hearing by submitting a registration form 2 via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judge-taddonios-videoconference-hearing-information>) by

no later than 4 p.m. on the business day prior to the scheduled hearing. All parties participating remotely shall comply with Judge Taddonio's General Procedures, (which can be found at <http://www.pawb.uscourts.gov/sites/default/files/pdfs/gltproc.pdf>). Parties who fail to timely register for remote participation will be expected to attend the hearing in person.

Daniel P. Foster, Attorney for Debtor
 1210 Park Avenue
 Meadville, PA 16335
 (814) 724-1165 dan@mrdebtbuster.com

BCLJ: September 26, 2025

SHERIFF'S SALES

THIS IS AN ADD-ON FROM LAST WEEK

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 21st day of November, 2025 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 December 19, 2025 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: September 12, 19 & 26, 2025

No. 2025-30173

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs
GEORGENE O'SCHE, EDWARD R O'SCHE**

PROPERTY ADDRESS: 2020 POWELL ROAD, CRANBERRY TOWNSHIP, PA 16066
UPI / TAX PARCEL NUMBER: 130-4F110-33B Tax Id Number (s): 130-4F110-33B
All that certain lot in the Township of Cranberry, Butler County, Pennsylvania, being Lot No. One (1) in the Pine Hollow Plan of Lots No. 1 as recorded in Plan Book Volume 120, Page 12, bounded and described as follows:

BEGINNING at a point on the easterly right of way line of Powell Road, a 50-foot right of way, said point being the northwest corner of property herein conveyed and the southwest corner of Lot No. 2 in said plan the following courses and distances: South 83 degrees 53' 02" East for 224.15 feet to a point; thence South 57 degrees 06' 56" East for 140.73 feet to a point; thence South 27 degrees 22' 00" West along line of lands now or formerly Kapfer for 239.51 feet to an existing iron pipe; thence North 83 degrees 13' 00" West along line of lands now or formerly of John Osche for 233.37 feet to an existing iron pipe on the easterly right of way of Powell Road aforesaid; thence continuing along

the easterly right of way line of Powell Road North 00 degrees 09' 30" East for 652.12 feet to the place of beginning. Containing 1.882 acres per survey by Shoup Engineering, Inc. dated May 12,1987.

SUBJECT to a 40 foot building line along Powell Road and a 20 foot utility easement along the east side of said Lot No. 1. Excepting and reserving to certain previous grantors, their heirs and assigns, the free and uninterrupted right to use the 20 foot utility easement along the easterly side of Lot No. 1 as shown on said plan.

HAVING erected thereon a dwelling addressed as 2016 Powell Road, Mars, PA 16046.

UNDER AND SUBJECT to the payment of a certain mortgage dated November 13, 1987 from John R. Mauldin to Liberty Bell Savings Association, as recorded in Record Book Volume 1374, Page 1007, in the Butler County Office of Recorder of Deeds.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 2020 Powell Rd, Cranberry Township, PA 16066 A/K/A 2016 Powell Road, Mars, PA 16046
Being the same premises which John R. Mauldin, by Deed dated 06/26/1988 and recorded 06/24/1988, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 1408, Page 298, granted and conveyed unto Edward R. O'Sche and wife Georgene O'Sche, in fee. Tax parcel: 1304F11033B0000 aka 130-4F110-33B

Premises Being: 2020 Powell Road, Cranberry Township, PA 16066, F/K/A 2016 Powell Road, Mars, PA 16046

BCLJ: September 12, 19 & 26, 2025

Sheriff of Butler County, Michael T. Slupe