

**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: Peter Isaac Baldeo****Late of: Ringwood Borough**

Passaic County New Jersey  
Ancillary Ancillary Executor:  
Peter Baldeo II  
504 Carmela Way  
Yardley PA 19067

Attorney: Amanda E Palbus  
Myers Law Group PLLC  
17025 Perry Highway  
Warrendale PA 15086  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Emil Joseph Bonavita III****a/k/a: E J Bonavita III**

Late of: Sarver PA  
Executor: Luisa Bonavita  
926 Red Oak Dr  
Pittsburgh PA 15238  
Attorney: Amanda March  
Jones Gregg Creehan & Gerace LLP  
20 Stanwix Street Suite 1100  
Pittsburgh PA 15222  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Cleo Jane Clark**

Late of: Butler PA  
Executor: Wayne A Clark  
4165 Hopewell Avenue  
Butler PA 16001  
Executor: Galen Lehman  
2972 Deerfield NW Avenue  
North Lawrence OH 44666  
Attorney: Kyrie A. Lokhaiser Esq  
Stepanian & Menchyk LLP  
222 S. Main Street  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Maureen Dishart****a/k/a: Maureen McBride Dishart**

Late of: Cranberry Township PA  
Administrator: Bradley E Dishart  
609 Grandview Avenue  
Gibsonia PA 15044

Attorney: David C Moran  
Moran & Moran PC  
3000 Stonewood Drive Suite 315  
Wexford PA 15090  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Bernard L Fox**

Late of: Adams Township PA  
Executor: Jill D Ruzich  
140 Don Aiken Avenue  
Mars PA 16046  
Attorney: Mary Jo Dillon  
Dillon McCandless King Coulter & Graham  
LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Margaret Ann Loch****a/k/a: Peggy Loch****a/k/a: Margaret Loch**

Late of: Middlesex Township PA  
Executor: Justin Douglas Loch  
122 Terra Drive  
Valencia PA 16059  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Ruth E Mcllvain****a/k/a: Ruth Mcllvain**

Late of: Butler PA  
Executor: Donald W Mcllvain  
126 Pleasantview Avenue  
Butler PA 16001  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Carol Ann McMichael**

Late of: Clay Township PA  
Administrator C.T.A.: Michael J  
Kosanovich  
2573 Wickline Road  
Gibsonia PA 15044  
Attorney: William J Schenck  
Schenck & Long  
297 Pittsburgh Rd Suite 2B  
Butler PA 16002  
BCLJ: November 14, 21 & 28, 2025

**Estate of: John Ronald Presco****a/k/a: John R Presco**

Late of: Butler Township PA  
Executor: George L Presco  
315 New Castle Street  
Butler PA 16001  
Attorney: Thomas J May  
Dillon, McCandless, King, Coulter &  
Graham LLP

128 West Cunningham Street  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Sally Preston**

Late of: Butler Township PA  
Administrator: Lisa C Peluso  
On Behalf Of Dept Of Human Services  
1382 Old Freeport Road Suite 2AF  
Pittsburgh PA 15238  
Attorney: Lisa C Peluso  
1382 Old Freeport Road  
Suite 2AF  
Pittsburgh PA 15238  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Larry C Sarver**

Late of: Mars PA  
Executor: Sharon Sarver  
201 Bresci Lane  
Mars PA 16046  
Attorney: Edward F Twomey  
Lynch Law Group  
501 Smith Drive Suite 3  
Cranberry Twp PA 16066  
BCLJ: November 14, 21 & 28, 2025

**Estate of: George F Spinneweber**

Late of: Summit Township PA  
Executor: David G Spinneweber  
108 Jacobs Lane  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Phyllis W Trail**

**a/k/a: Phyllis Welsh Trail**

Late of: Middlesex Township PA  
Executor: Jeannine T Schoenecker  
638 Deer Creek Road  
Valencia PA 16059  
Attorney: John T Richards III  
Richards & Richards LLP  
101 Bradford Rd Ste 100  
Wexford PA 15090  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Sandra Ann Wahl**

**a/k/a: Sandra A Wahl**

Late of: Adams Township PA  
Executor: John Lemankiewicz  
305 Summerfield Drive  
Baden PA 15005  
Attorney: Wendy Denton Heleen  
Goehring Rutter & Boehm  
437 Grant St Suite 1424

Pittsburgh PA 15219  
BCLJ: November 14, 21 & 28, 2025

**SECOND PUBLICATION**

**Estate of: Eva M Artman**

**a/k/a: Eva M Raith**

Late of: Buffalo Township PA  
Executor: Lori L Artman  
1058 Old State Road  
Apollo PA 15613  
Executor: Gena M Artman  
121 Wetzel Road  
Cabot PA 16023  
Attorney: Larry D Loperfido  
Geary Loperfido & Generelli  
159 Lincoln Avenue  
Vandergrift PA 15690  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Naomi Estelle Beatty**

**a/k/a: Naomi E Beatty**

Late of: Prospect PA  
Executor: Robert J Beatty  
2039 Parkview Drive  
Red Lion PA 17356  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Edythe Mae Burger**

**a/k/a: Edythe M Burger**

Late of: Franklin Township PA  
Executor: Marjorie K Carey  
114 Woodhawk Lane  
Butler PA 16001  
Attorney: Julie C McCormick CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Marcia Darlene Carnahan**

**a/k/a: Marcia Carnahan**

**a/k/a: Marcia D Carnahan**

Late of: Slippery Rock Township PA  
Executor: Traci J Foster  
156 Sutherland Road  
Grove City PA 16127  
Executor: Rachel C Chamberlain  
416 West Mercer Street  
Harrisville PA 16038  
Executor: Richard F Walters Jr  
615 New Castle Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Daniel L Check**

Late of: Buffalo Township PA  
 Executor: Margaret E Check  
 120 Heck Rd  
 Sarver PA 16055  
 Attorney: Richard James Bosco  
 512 Market Street PO Box 309  
 Freeport PA 16229  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Patricia R Curtis**

Late of: Cranberry Township PA  
 Executor: Cameo Curtis  
 7658 Franklin Road  
 Cranberry Twp PA 16066  
 Attorney: Charles C Bell  
 651 Holiday Drive Suite 400  
 Pittsburgh PA 15220  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Carol Jean Fry**

Late of: Cabot PA  
 Administrator: Brandy L Oskin  
 129 Blackberry Hill Lane  
 Butler PA 16002  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Leo E Kiefer Jr****a/k/a: Leo E Kiefer**

Late of: Donegal Township PA  
 Administrator: Leanora A Kiefer-West  
 643 E Slippery Rock Road  
 Chicora PA 16025  
 Attorney: Andrew M Menchyk Jr  
 Stepanian & Menchyk LLP  
 222 South Main Street  
 Butler PA 16001  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Suzanne Lynne Klemoff**

Late of: Cranberry Township PA  
 Administrator: Kristie Vassallo  
 410 Hastings Drive  
 Cranberry Twp PA 16066  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Antonette Koltiska****a/k/a: Antonette B Koltiska**

Late of: Cranberry Township PA  
 Executor: Lori Milas  
 111 Star View Lane  
 Cranberry Twp PA 16066  
 Attorney: Charles B Hadad  
 The Lynch Law Group LLC  
 375 Southpointe Blvd Ste 100  
 Canonsburg PA 15317

BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Ronald Gilbert Ouellette  
a/k/a: Ronald G Ouellette**

Late of: Cranberry Township PA  
 Executor: Michael F Ouellette  
 4135 Mossycup Ln  
 Richmond TX 77469  
 Executor: Daniel R Ouellette  
 3660 Park Meadow Dr  
 Lake Orion MI 48362  
 Attorney: Stanley J Lehman  
 Sherrard, German & Kelly P.C.  
 535 Smithfield Street Suite 300  
 Pittsburgh PA 15222  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Thomas F Ritchey III**

Late of: Cranberry Township PA  
 Executor: Thomas F Ritchey IV  
 112 Ridgemont Drive  
 Cranberry Township PA 16066  
 Attorney: Ashley E Sharek  
 Entrusted Legacy Law  
 Box 130  
 Bradford Woods PA 15015  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: David Reid Schaffner Sr****a/k/a: David R Schaffner**

Late of: Renfrew PA  
 Executor: Stephen M Schaffner  
 152 McCalmont Rd  
 Renfrew PA 16053  
 Attorney: Ashley R Bozewski  
 Sherrard, German & Kelly, PC  
 535 Smithfield Street Suite 300  
 Pittsburgh PA 15222  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Glenda M Schaffner**

Late of: Renfrew PA  
 Executor: Stephen M Schaffner  
 152 McCalmont Rd  
 Renfrew PA 16053  
 Attorney: Ashley R Bozewski  
 Sherrard, German & Kelly, PC  
 535 Smithfield Street Suite 300  
 Pittsburgh PA 15222  
 BCLJ: Nov. 7, 14 & 21, 2025

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**THIRD PUBLICATION****Estate of: Michelle Renee Adams**

Late of: Cranberry Township PA  
 Administrator: Beau J Adams  
 78 Hickory Court  
 Cranberry Twp PA 16066  
 Attorney: Katie M Casker

Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Scott Paul Boyer**  
**a/k/a: Scott P Boyer**

Late of: Slippery Rock PA  
Administrator: Betty Jean Borello  
761 Pine Valley Drive  
Pittsburgh PA 15239  
Attorney: Paul D Zavarella  
787 Pine Valley Drive Suite E  
Pittsburgh PA 15239  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Diane Lynn Davidson**

Late of: Harmony PA  
Administrator: Scott A Davidson  
140 Little Creek Road  
Harmony PA 16037  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Barbara Ann Eckels**

**a/k/a: Barbara Eckels**

**a/k/a: Barbara A Eckels**

Late of: Slippery Rock PA  
Executor: Jeffery M Dittmer  
23608 82nd Place  
Salem WI 53168  
Attorney: Thomas R Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Jackie Ann Garofalo**

**a/k/a: Jackie Ann Semenکو**

Late of: Cranberry Township PA  
Executor: Holly Nowicki  
217 Cashmere Court  
Cranberry Twp PA 16066  
Attorney: Brooke B McMorrow  
McMorrow Law LLC  
10475 Perry Highway Suite 204  
Wexford PA 15090  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Elaine Gilliland**

**a/k/a: Elaine H Gilliland**

Late of: Butler PA  
Administrator: James A Hallahan  
247 Saddle Ridge Drive  
Farrugut TN 37934  
Attorney: Mary Jo Dillon  
Dillon McCandless King

Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Beverly Bea Heeter**

**a/k/a: Beverly B Heeter**

Late of: Zelienople PA  
Executor: Terry R Heeter  
181 South Third Avenue  
Clarion PA 16214  
Attorney: David M Gulnac  
Kooman, Heeter & Gulnac, PC  
Marianne Prof Cntr PO Box 700  
Clarion PA 16214  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Kevin D Lindsay**

**a/k/a: Kevin Donald Lindsay**

Late of: Oakland Township PA  
Administrator: Cynthia L Lindsay  
353 Hoon Road  
Butler PA 16001  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
382 N Pike Road  
Sarver PA 16055  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Clayton S Morrow**

**a/k/a: Clayton Stanley Morrow**

Late of: Adams Township PA  
Administrator C.T.A.: Karen Kelly Morrow  
126 Colonel Lane  
Mars PA 16046  
Attorney: Robin L Rarie  
Brenlove & Fuller LLC  
401 Washington Ave  
Bridgeville PA 15017  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Harry B Ritson**

Late of: Center Township PA  
Executor: Douglas E Ritson  
134 Jamisonville Road  
Butler PA 16001  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001  
BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Edward D Stewart**

Late of: Middlesex Township PA  
Executor: Jane Lynn Stewart  
129 Keithwood Dr  
Valencia PA 16059  
Attorney: Timothy R Bonner  
McNickle & Bonner LLP  
209 West Pine Street

Grove City PA 16127  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**MORTGAGES  
 RECORDINGS ARE  
 VERIFIED THROUGH**

**September 9, 2025 - September 11, 2025**

**Aignasse, Maryelizabeth; Aignasse, Matias A--**RMC HOME MTG LLC--Adams Twp Sub/Condo:Amherst Ph 6 Res Sub Lot:6036 Street:1006 Whistler Way Parcel:010-4F35-9/6036:\$530,548.00

**Campbell, Angela; Campbell, Joshua J--**LIBERTY BAIL BONDS INC--Summit Twp Street:919 Bonniebrook Rd Parcel:290-S4-A2A:\$127,000.00

**Cunningham, Terrance Dell--**OMEGA FCU--Buffalo Twp Street:190 Harvey Rd Parcel:040-1F88-A4G:\$90,000.00

**Diette, Paul A--**NAVY FED CRED UN--Center Twp Sub/Condo:Johnston Plan Lot:10 Street:206 Thornley Drive Parcel:060-S1-C10:\$265,000.00

**Fairley, Kimberly J; Fairley, Robert C--**WESBANCO BK INC--Adams Twp Sub/Condo:Terek Plan Lot:103 Street:352 Dobson Road Parcel:010-3F70-A6Bc:\$1,160,022.00

**Hays, Cheryl a/k/a; Hays, Cheryl L a/k/a--**REDEVELOPMENT AUTH CO BUTLER--Clearfield Twp Street:116 Harris Rd Parcel:090-S1-C6:\$22,800.00

**Hicks, Jami M; Hicks, John A--**UNITED TR BK--Butler Twp Sub/Condo:Castle Heights Plan Friedman R Lot:22R Street:156 Merritt Dr Parcel:056-21-A22R Acre:0.67:\$365,184.00

**Hoshak, Heather; Hoshak, Nathan--**LENDING HEIGHTS LLC--Clay Twp Sub/Condo:Tenny Sub Lot:8 (Rev) Street:366 Claytonia Road Parcel:080-S4-C3A Acre:8.92:\$292,455.00

**Johnson, Marissa Anne--**NVR MTG FIN INC--Zelienople Boro Sub/Condo:Glade Run Village Res Sub Ph 1 Lot:T102C Street:115 Ironwood Street Parcel:550-S4-5/T102C:\$363,135.00

**Jones, Madyson A--**DHI MTG CO LTD--Jackson Twp Sub/Condo:Seneca Hills Plan Rev No 1 Lot:109C-R Street:135 Scotland Lane Parcel:180-4F100-8A109C:\$349,190.00

**Kammerdeiner, Gary Steven Sr; Kammerdeiner, Rebecca M--**PRINCETON FIN LLC--Cranberry Twp Sub/Condo:Ridgeview Ests Plan Lot:2 Street:7005 Franklin Road:\$365,400.00

**Keisling, Jill--**WEST PENN FIN SERV CTR INC--Adams Twp Sub/Condo:Adams Crossing Unit:202 Street:202 Providence Ct Parcel:010-S11-D202:\$244,900.00

**Kelly, Edward F; Kelly, Meredith B--**ROCKET MTG LLC--Cranberry Twp Sub/Condo:Marshall Heights Prd Rev No 1 Lot:25 Street:8062 Maureen Dr Parcel:130-S39-B25:\$660,250.00

**Kiefer, Nicholas; Richter, Hannah--**HOLLAND MTG ADVISORS--Evans City Boro Street:319 Wahl Avenue Parcel:400-S2-B35:\$213,750.00

**Kruger, Lukas P; Marnic, Megan E--**DOLLAR BK FED SAV BK--Buffalo Twp Sub/Condo:Beers Williams Plan Lot:2 Street:206 Harbison Road Parcel:040-1F05-11C6A:\$396,150.00

**Lacanic, Marlene E--**CITIZENS BK NA--Saxonburg Boro Street:380 High St Parcel:500-S1-20 Acre:0.56:\$200,000.00

**Leonard, Amy--**PENNYMAC LOAN SERVS LLC--Cranberry Twp Sub/Condo:Deer Run Ph II Sec I Purd Lot:7 (Pt Of) Street:338 Fawn Trail Parcel:130-S11-7F7:\$164,780.00

**Marchese, Marana--**MORTGAGE RESEARCH CTR LLC DBA--Allegheny Twp Street:0 Timber Lane Parcel:020-1F33-11N:\$112,365.00

**Maskrey, Joshua R; Maskrey, Taber S--**PROVIDENT FUNDING ASSOC LP--Adams Twp Sub/Condo:Treesdale Northfields Neighbor Lot:36 Street:5023 Northfield Drive Parcel:010-S11-B36:\$200,000.00

**Mentzer, Kenneth R--**ARMCO CRED UN--Oakland Twp Street:158 Stein Rd Parcel:250-3F02-7:\$85,256.00

**Miller, Benjamin Lee; Miller, Rily Lauren--**RMC HOME MTG LLC--Forward Twp Sub/Condo:Hidden Acres Ph 1 Lot:142 Street:407 Pumpkin Patch Lane Parcel:160-S8-A142:\$344,535.00

**Montini, Eugene C--**FIRST NATL BK PA--Adams Twp Sub/Condo:Sollberger Plan Lot:17 Street:110 Renee Dr Parcel:010-S5-C17:\$150,000.00

**Moore, Sharon; Moore, Troy D--**ROYAL UNITED MTG LLC--Eau Claire Boro Sub/Condo:Pollocks Addn Lot:11 Street:215 E Main St Parcel:390-S1-C12:\$87,000.00

**Nagy, Anton K; Whorl, Ruby Isabella--**GUARANTEED RATE AFFINITY LLC--Cranberry Twp Sub/Condo:Freedom Woods Plan Ph II Lot:235 Street:215 Lafayette Dr Parcel:130-S19-A235:\$460,750.00

**Nolan, Tiffany L; Nolan Property Holdings LLC--**S&T BK--Middlesex Twp

C: Atty: Paragon Legal: 25-90636  
Zaccone, Jeannine Marie vs. **Zaccone, Jason**  
**Matthew**: Atty: None: 25-90629

**MARRIAGE LICENSE FILINGS**

**Application Date:**

November 1 - 7, 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.

- Conner James Ailes and Madison Paige Belsterling :25-00849
- Stephen Michael Mccaslin and Olha Bredchenko :25-00851
- Luke Joshua Barkley and Nicole Lynne Brogren :25-00848
- Paula Michele Gatto and William Timothy Callahan :25-00850
- Tihomir Vidusic and Jennifer Elizabeth Camara :25-00845
- Samuel Edward Joyce and Carrie Louise Campbell :25-00837
- Wesley Harlan Saville and Konisha Dawn Claypoole :25-00846
- Sarah May Brandon and Connor Lance Dlubak :25-00842
- Samuel Kirk Scott Iii and Autumn Margaret Dobrin :25-00843
- Allison Elizabeth Odonnell and Lauren Nicole Drumheiser :25-00838
- Jullien Daniel Danish Doran and Jordan Elizabeth Halstead :25-00841
- Branden Nickolas Shaver and Abigail Faith Kura :25-00853
- Jennifer Lynne Chancellor and Benjamin Bryan Loose :25-00839
- Mark Allen Gross and Kelley Joanne Mahoney :25-00840
- Ryan Joseph Bargo and Jennifer Darby Miller :25-00852
- Paul David Truit and Janet A Morris :25-00844
- Nico Angelo Demasi and Glenna Marie Smith :25-00847

**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 16th day of January, 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 February 13, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30176**

SELENE FINANCE, LP vs UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER **WILLIAM D. CORNELIUS A/K/A WILLIAM DAVID CORNELIUS, DECEASED**

PROPERTY ADDRESS: 906 NEWCASTLE ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 170-3F80-26B-0000

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING SHOWN ON A SURVEY BY NORTHERN SURVEYORS AND ASSOCIATES, DATED MAY 30, 2023 ANP BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF NEW CASTLE ROAD (S.R. 0422) ON LINE OF LAND NOW OR FORMERLY OF M. TWENTIER, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF GROUND; THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 270 37'33" EAST 212.27' TO A POINT; THENCE NORTH 54030 1 27" WEST 45.00' TO A POINT; THENCE NORTH 020 15'27" WEST 600.00' TO A POINT ON LAND NOW OR FORMERLY B.

SAWYER; THENCE BY SAID LAND NORTH 890 11 1 33" EAST 106.78' TO AN IRON PIN ON LAND NOW OR FORMERLY OF G. RUMBURG. THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 02 15 27" EAST 599.58' TO AN IRON PIN; THENCE SOUTH 35 47'27" EAST 63.50' TO AN IRON PIN; THENCE SOUTH 12 30 33" WEST 284.24' TO A POINT IN THE CENTER OF SAID NEW CASTLE ROAD; THENCE BY THE CENTER OF SAID ROAD; NORTH 51 55'42" WEST 183.06' TO A POINT BEING THE PLACE OF BEGINNING.

CONTAINING 2.35 ACRES MORE OR LESS.

EXCEPTING AND RESERVING all Oil and Gas as conveyed by Deed dated July 9, 2018 and Recorded in the Butler County Recorder of Deeds Office at instrument No. 201807120013870.

BEING THE SAME PREMISES which William R. Martin, Executor of the Estate of Charles Francis Martin a/k/a Charles F. Martin, Deceased, by Deed dated 6/1/23 and recorded in the Office of the Recorder of Deeds of Butler County on 6/6/23 in Instrument 202306060007859, granted and conveyed unto William D. Cornelius. PARCEL NO.: 170-3F80-26B-0000

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30183**

PNC BANK, NATIONAL ASSOCIATION vs **LOUIS G. DAWSON**

PROPERTY ADDRESS: 721 BONNIEBROOK ROAD, BUTLER. PA 16002 UPI / TAX PARCEL NUMBER: 290-1F151-2D-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING SQUARE STOCK IRON PIN ON THE NORTHEASTERN SIDE OF BONNIEBROOK ROAD, A/K/A TOWNSHIP ROAD 810, AT THE NORTHWEST CORNER OF PROPERTY OF NOW OR FORMERLY R. LOVE; THENCE SOUTH 0 DEGREES 2' 23" EAST 191.29 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 40' 0" WEST 374.54 FEET TO A POINT ON THE NORTHWESTERN CORNER OF LOT OF NOW OR FORMERLY DEAN P. SCHNUR, ET UX, WHICH POINT IS THE TRUE PLACE OF BEGINNING; THENCE FROM TRUE PLACE OF BEGINNING ALONG LANDS OF NOW OR FORMERLY DEAN P. SCHNUR, ET UX, AND LANDS OF GEORGE F. SPINNEWEBER, ET UX, SOUTH 0 DEGREES 47' 18" EAST 175 FEET TO A POINT; THENCE ALONG LANDS OF GEORGE F. SPINNEWEBER, ET UX, THE FOLLOWING COURSES AND DISTANCES: NORTH 81 DEGREES 51' 24" WEST 303.67 FEET TO A POINT; NORTH 0 DEGREES 47' 18" WEST 125 FEET TO A POINT; NORTH 88 DEGREES 40' 0" EAST 300 FEET TO A POINT, BEING THE PLACE OF BEGINNING. BEING PARCEL A IN THE GEORGE F. SPINNEWEBER SUBDIVISION RECORDED AT PLAN BOOK 124, PAGE 6, AND CONTAINING 1.03 ACRES AND HAVING ERECTED THEREON A DWELLING HOUSE.

TOGETHER WITH FREE AND UNINTERRUPTED USE, LIBERTY, AND PRIVILEGE OF, AND PASSAGE IN ALONG, TOGETHER WITH FREE INGRESS, EGRESS AND REGRESS ALONG A CERTAIN 50-FOOT RIGHT OF WAY IN COMMON WITH GEORGE F. SPINNEWEBER OR HIS SUCCESSORS, AS SAID RIGHT OF WAY IS DESCRIBED IN THE PREVIOUS DEED OF RECORD AND SHOWN AT PLAN BOOK 124, PAGE 6. SEE DEED BOOK 1408, PAGE 676 AND DEED BOOK 1154, PAGE 117 AND DEED BOOK 1408, PAGE 685.

BEING KNOWN AS DISTRICT 29, MAP 1F151, PARCEL 2D.

COMMONLY KNOWN AS 721 BONNIEBROOK ROAD, BUTLER, PA 16002.

BUTLER COUNTY TAX PARCEL I.D. NO.290-1F151-2D-0000

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30189**

TOWNE MORTGAGE COMPANY vs **DAVID L. HEROLD, APRIL C. FERGUSON**

PROPERTY ADDRESS: 338 PETROLIA ROAD, PETROLIA, PA 16050 UPI / TAX

PARCEL NUMBER: 150-1F27-14A-0000

All that certain piece, parcel or lot of ground lying and situate in the Township of Fairview, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded an described as follows, to wit:

BEGINNING at a point on the Southern line or side of State Highway L.R. 10076 at the dividing line of land herein conveyed and land now or formerly of Witco Chemical Corp., Bannsborn Division, thence along said dividing line South 04 degrees 43' 00" West, a distance of 160.00 feet to a point; thence continuing along the same North 60 degrees 30' 00" West, a distance of 100.00 feet to a point at corner of land now or formerly of Witco Chemical Corp., Bannsborn Division, land herein conveyed and land now or formerly of W. Larimore; thence along the dividing line of land herein conveyed and land now or formerly of W. Larimore, North 04 degrees 03' 00" East, a distance of 150.00 feet to a point on the Southern line of side of State Highway L.R. 30074, thence along said side of State Highway L.H. 10076 South 80 degrees 30' 00" East, a distance of 100.00 feet to a point at the place of beginning.

Being known as: 338 PETROLIA ROAD, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in David L. Herold and April C. Ferguson, husband and wife, by deed from NANCY L. LINK, UNMARRIED dated June 25, 2020, and recorded June 29, 2020, in Instrument Number 202006290012430.

BCLJ: November 7, 14 & 21, 2025

#### No. 2025-30172

LAKEVIEW LOAN SERVICING, LLC vs  
**THE UNKNOWN HEIRS OF JOSHUA GOETZ DECEASED**

PROPERTY ADDRESS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 054-27-C10-0000 & 054-27C9-0000 PARCEL ONE:

All that certain lot of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point where the center line of the public road known as the Whitestown

Road intersects the center line of the public road known as the Duffy Road, being the Northeast corner of the premises herein described; thence in a Southern direction along the center line of said Duffy Road, a distance of four hundred (400) feet to a point on lands of now or formerly Robert Samuel Lackey and Rose Marie Lackey Reid; thence in a Western direction along said lands of Lackey and Reid, a distance of two hundred (200) feet to a point on lands of now or formerly Frank J. and Rose E. Lackey; thence in a Northern direction along other lands of said now or formerly Frank J. and Rose E. Lackey, a distance of four hundred (400) feet to a point in the center line of the Whitestown Road; thence in an Eastern direction along the Whitestown Road, a distance of two hundred (200) feet to a point, the place of beginning.

PARCEL TWO:

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

Beginning at a point in the center line of Whitestown Road at the Northwest corner of other lands of Polanec; thence along the center line of Whitestown Road North 88 degrees 58 minutes West, a distance of 100 feet to a point on line of land of Cranberry Baptist Church; thence along lands of Cranberry Baptist Church, South 3 degrees 43 minutes West, a distance of 435.6 feet to a point on line of lands of Robert S. Lackey, et al; thence South 88 degrees 58 minutes East, a distance of 300 feet to a point in the center line of South Duffy Road; thence by the center line of South Duffy Road, North 3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East, a distance of 400 feet to a point in the center line of Whitestown Road at the place of beginning. Containing 1.16 acres as per survey of Wayne R. Cypher, R.E., dated August 24, 1974.

BEING designated as Tax Parcel Nos. 054-27-C10-0000 and 054-27C9-0000

6th line of the Beginning paragraph of Parcel 2 contained in Deed # 201707070014276 and Mortgage #202011020024881 incorrectly refer to "...North 3 degrees 43 minutes East a distance of 400 feet..." instead of "...North

3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East..." aforesaid Deed refers to Tax Parcels Nos. 54-27-C9 and 54-27C10 instead of 054-27-C10-0000 and 054-27-C9-0000 and aforesaid mortgage refers to Tax Parcel Nos. 054-27-C10-0000 and 054-27-C9-0000 instead of 054-27-C10-0000 and 054-27-C9-0000, and is corrected above.

BEING KNOWN AS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 054-27-C10-0000 AND 054-27-C9-0000

BEING THE SAME PREMISES WHICH ALBERT POLANEC JR. BY DEED DATED 6/26/2017 AND RECORDED 7/7/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT #:201707070014276 GRANTED AND CONVEYED UNTO JOSHUA DANIEL GOETZ, NOW DECEASED AND CHRISTINE M. BRIOADY, NOW DECEASED, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30195**

FIRST COMMONWEALTH BANK vs  
**DOUGLAS VANE GOLDSTROHM**

PROPERTY ADDRESS: 110 SCHNUR ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 290-1 F153-A14E-0000

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

BEGINNING at a point in the center line of Township Route T-622, which point is the Northeast corner of the lot herein conveyed and the Southeast corner of the lot now or formerly James F. Dittmer and Sharyn E. Dittmer, his wife, which point is also the center line of a 16 foot right of way; thence along center line of said 16 foot right of way and lands of Dittmer, South 76 degrees 14' West 187 feet to a point in the center line of a 10 foot right of way; thence along lands of Dittmer, also being the center line of a 10 foot right of way North 2 degrees 19' West 34.86

feet to a point; thence along lands of Dittmer, South 87 degrees 4' West 86.07 feet to a point, on other lands of now or formerly E. Karch; thence along lands of grantors herein South 2 degrees 19' East 195.23 feet to a point; thence along same, North 78 degrees 01' East 321.91 feet to a point in the center line of Township Route T-622; thence along center line of said Township Route T-622, North 20 degrees 49' West 151.24 feet to a point, the place of beginning.

AND CONTAINING 1.08 acres as per survey of Greenough & Greenough, Inc., dated March, 1972.

GRANTING AND CONVEYING to the grantees herein, their heirs and assigns, the right of ingress, egress and regress over and across an 8 foot strip of land, constituting the Northern 8 feet of the said 16 foot right of way hereinabove referred to, and also over and across the 5 foot Eastern portion of the said 10 foot right of way hereinabove referred to; (See agreement at Record Book Volume 1789, Page 346).

THE intent of the above exception and reservation and conveyance of rights of way is that both parties hereto, their heirs and assigns, shall have the full use and privilege of the said 16 foot right of way and said 10 foot right of way, as plotted and shown on right of way.

HAVING erected thereon a dwelling known as 110 Schnur Road, Butler, PA 16002 and designated as Parcel No. 290-1 F153-A14E-0000.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan. Being the same premises which Jason R. Thompson and Robin L. Thompson, husband and wife, by Deed dated May 31, 2023, recorded with the Recorder of Deeds of Butler County, Pennsylvania on June 1, 2023 at Instrument No. 202306010007614, granted and conveyed unto Douglas Vane Goldstrohm.

BCLJ: November 7, 14 & 21, 2025

**No. ED-2025-30212**

PNC BANK, NATIONAL ASSOCIATION  
vs  
**RICHARD J. HEASLEY**

PROPERTY ADDRESS: 334  
NORTH PIKE ROAD, SARVER, PA 16055  
UPI/ TAX PARCEL NUMBER: 040-1  
F92-A3C-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY OTHER LAND OF FIRST PARTIES; ON THE EAST SIXTY ONE 61, FEET BY BUTLER & FREEPORT PIKE OR HIGHWAY ROUTE 356; ON THE SOUTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY LAND OF JOHN W. WADE AND ON THE WEST SIXTY ONE, 61, FEET BY OTHER LAND OF FIRST PARTIES, BY CONTAINING ONE, 1, ACRE, AND BEING PART OF A LARGER TRACT CONVEYED TO THE FIRST PARTIES BY DEED OF RICHARD H. FRANCIS, WIDOWER, DATED JULY 3, 1945, AND RECORDED IN DEED BOOK 540 PAGE 244, ETC. OF THE RECORDS OF BUTLER COUNTY.

Property Address: 334 North Pike Road, Sarver, PA 16055  
Parcel ID. 040-1 F92-A3C-0000

Title is vested in Richard J. Heasley by deed from Mary Ann Nemchik, Executrix of the Estate of Helen A. Harbison, a/k/a Helen Anna Harbison, deceased, dated October 20, 2015 and recorded on November 13, 2015 in the Butler County Clerk's/Register's Office as Instrument No.: 201511130025210.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30174**

COLONIAL SAVINGS F.A. vs  
**MICHAEL DAVID LUDWICZAK**

PROPERTY ADDRESS: 119 HILLVUE DRIVE, SEVEN FIELDS, PA 16046 UPI / TAX PARCEL NUMBER: 505-SI-C2D-0000

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Unit D on Lot 2-R of the

Canterbury Village Plan Phase 2, Section 2, Revised, as recorded in the Recorder's Office of Butler County in Plan Book Volume 143, Page 49.

BEING KNOWN AS: 119 HILLVUE DRIVE, SEVEN FIELDS, PA 16046

PROPERTY ID NUMBER: 505-SI-C2D-0000 BEING THE SAME PREMISES WHICH JOHN G. VAKINER AND MONICA S. VAKINER, HUSBAND AND WIFE BY DEED DATED 7/21/2014 AND RECORDED 7/29/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201407290017543, GRANTED AND CONVEYED UNTO MICHAEL DAVID LUDWICZAK, SINGLE.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30175**

PENNYMAC LOAN SERVICES, LLC vs  
**CARLA M. PLAISTED**

PROPERTY ADDRESS: 800 MCKINLEY AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565 20 200A0000

All that certain piece, parcel or tract of land situate in the Fifth Ward of the City of Butler, bounded and described as follows:

Beginning at a point in the center of McKinley Avenue, said point being the Northeast corner of the herein described lands; thence South 21 degrees 15 minutes 21 seconds East a distance of 34.22 feet to a point; thence South 21 degrees 16 minutes 16 seconds East a distance of 33.70 feet to a point; thence South 1 degrees 17 minutes 22 seconds East a distance of 36.69 feet to a point; thence South 7 degrees 28 minutes 51 seconds West a distance of 71.04 feet to a point; thence North 5 degrees 37 minutes 35 seconds West a distance of 49.53 feet to a point; thence North 00 degrees 19 minutes 22 seconds East a distance of 116.12 feet to a point; thence South 1 degrees 58 minutes 27 seconds West a distance of 76.76 feet to a point; thence South 7 degrees 9 minutes 36 seconds West a distance of 15.28 feet to a point, said point being the Southeast corner of the herein described lands; thence North 86 degrees 00 minutes 10 seconds West a distance of 474.48 feet along lands now or formerly of the Estate of Mary Fratto and Stephen P. and Marsha L. Green to a point, said point being the Southwest corner

of the herein described lands and identified by an iron pipe; thence North 2 degrees 30 minutes 48 seconds East a distance of 392.00 feet along lands now or formerly of the City of Butler to a point, said point being the Northwest corner of the herein described lands; thence South 86 degrees 00 minutes 10 seconds East a distance of 356.92 feet along lands now or formerly of R. Worth to a point; thence North 57 degrees 29 minutes 50 seconds East a distance of 57.61 feet to a point; thence South 86 degrees 00 minutes 10 seconds East a distance of 44.15 feet to a point, said point being the point of beginning. The area herein described is approximately 4.32 acres, more or less.

BEING KNOWN AS: 800 MCKINLEY AVENUE, BUTLER, PA 16001 PROPERTY ID NUMBER: 565 20 200A0000  
BEING THE SAME PREMISES WHICH THE ESTATE OF MARY M. FRATTO, BY MARLENE FOLK, EXECUTRIX BY DEED DATED 2/4/1997 AND RECORDED 2/5/1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2708 AT PAGE 0495, GRANTED AND CONVEYED UNTO FRANCIS J. PLAISTED, NOW DECEASED AND CARLA M. PLAISTED, HUSBAND AND WIFE.

BCLJ: November 7, 14 & 21, 2025

**No. ED-2025-30196**

PNC BANK, NATIONAL ASSOCIATION vs  
**TRACY J. REED, JAMES H. REED**

PROPERTY ADDRESS: 109 BEATRICE LANE, FENELTON, PA 16034 UPI / TAX PARCEL NUMBER: 090-1F67-19D-0000

ALL that certain lot or piece of ground situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Township Road T-570 (Old Route 422) and the West line of land now or formerly G.. C.. Kuzuch, said point being the Northeast corner; thence South 3 degrees 56' West along the West line of land of Kozuch a distance of 624 feet to a point, the Southwest orner; thence North 87 degrees 47' West along the North line of Kozuch a distance of 208 feet to a point, the Southwest corner; thence North 3 degrees 56' East along the East line of land of Ruediger and Reed a distance of 150 feet to a point; thence

South 87 degrees 47' East along the South line of Lot 2 a distance of 188 feet to a point; thence North 3 degrees 56' East along the East line of Lot 2 a distance of 474 feet to a point, the Northwest corner; thence South 87 degrees 47' East along the centerline of Township Road T-570 a distance of 20 feet to the point of the place of BEGINNER.

Property Address: 103 Reed Road, Fenelton, PA 16034

NOTE: According to the Assessor, "103 Reed Road" in now "109 Beatrice Lane"  
Parcel ID: 090-1F67-19D-0000

Title is vested in James H. Reed and Tracy J. Reed, his wife, formerly Tracy Kraustok by deed from James H. Reed and Tracy J. Reed, his wife dated 09/14/1993 and recorded on 09/20/1993 in the Butler County Clerk's/Register's Office as Book 2359, Page 144, and as Instrument No.: 021764.

BCLJ: November 7, 14 & 21, 2025

**No. ED-2025-30193**

USBANKTRUST NATIONAL ASSOCIATION vs  
**JASON M. RICH**

PROPERTY ADDRESS: 115 HAVENWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16001 UPI / TAX PARCEL NUMBER: 130-S20-C10-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in the Havenwood Plan of Lots, as said Plan is recorded in the Recorder of Deeds Office for Butler County, PA in Plan Book Volume 160 page 46-47, inclusive.

Permanent Parcel No.: 130-820-C10-0000  
BEING the same premises which Daniel R. Holquist and Kathy A. Holquist, husband and wife by Deed dated August 6, 2019, and recorded in the Official Records of Butler County on August 12, 2019, in Deed Book Volume , Page , as Instrument 201908120015385 granted and conveyed unto Jason M. Rich.

115 Havenwood Drive, Cranberry Township, PA 16066 Tax Parcel Number: 130-S20-C10-0000

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30184**

CITIZENS BANK, N.A. vs  
**CHRISTOPHER RICHARDSON**

PROPERTY ADDRESS: 115 BROOKSEdge DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 60-S17-B8

ALL that certain lot, piece or parcel of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 of the BrookseEdge Estates Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in the Plan Book Volume 1776, pages 6 and 7. Being the same premises which Richard Phillips and Annette Phillips, husband and wife by Deed dated April 6, 2000 and recorded April 10, 2000 in Butler County in Instrument No. 200004100007647 conveyed unto George M. Heyl and Doris E. Heyl, husband and wife, in fee.

And the said Doris E. Heyl died on June 9, 2019.

And the said George M. Heyl a/k/a George Michael Heyl died on February 8, 2021 leaving a Will probated and registered at Butler County as Will No. 10-21-0322, wherein he appointed Linda C. Pickens as Executrix, to whom Letters Testamentary were granted on March 12, 2021.

Being known as: 115 BROOKSEdge DRIVE, BUTLER, PENNSYLVANIA 16001. Title to said premises is vested in Christopher J. Richardson a/k/a Christopher Richardson by deed from LINDA PICKENS, EXECUTOR OF ESTATE OF GEORGE dated August 17, 2021, and recorded January 20, 2022, in Instrument Number 202201200001485.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30177**

FARMERS NATIONAL BANK OF CANFIELD, SUCCESSOR BY MERGER TO FARMER'S NATIONAL BANK OF EMLENTON vs  
**EDWARD H. WETHLI**

PROPERTY ADDRESS: 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S33-A328-0000

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF EDWARD WETHLI AKA EDWARD H. WETHLI OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERCTED THEREON A DWELLING KNOWN AND NUMBERED AS 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066. INSTRUMENT NO. 201307290021990, PARCEL NUMBER 130-S33-A328-0000

BCLJ: November 7, 14 & 21, 2025

Sheriff of Butler County, Michael T. Slupe

**TRUST NOTICE**

**EMERICK D ISOVITSCH & JUDY A ISOVITSCH REVOCABLE LIVING TRUST DATED 11/11/199**

**Lisa Geibel, of 551 Keck Road, Butler, Butler County, Pennsylvania, successor trustee of the Emerick D Isovitsch & Judy A Isovitsch Revocable Living Trust dated 11/11/1999.** All persons having claims against decedents, Emerick D Isovitsch and Judy A Isovitsch, will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Lisa Geibel, Successor Trustee  
Emerick D Isovitsch & Judy A Isovitsch  
Revocable Trust 551 Keck Road Butler, PA 16002.

BCLJ: October 31 & Nov. 7, & 14, 2025

**NOTICE**

A Hearing on the request of Robert Hartle to Order Transfer of Title, and/or Request to Issue Title for 2014, Chevrolet, Cruze, VIN #1G1PA5SG3E7115931, will be held at 9:00a.m. on November 20 th , 2025 at room 703 of the City County Building, 414 Grant Street, Pittsburgh, PA 15219.

BCLJ: Nov. 14, 2025

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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is Caldwell Concrete Solutions, LLC and it is to be organized effective November 10, 2025.

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

BCLJ: Nov. 14, 2025

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**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. 2025-40359**

Notice is hereby given that, on the 4th day of November, 2025, the Petition for Change of Name was filed in the above-named Court requesting an order to change the name the Petitioner's name:

**Joyce Carol Byers to  
Joyce Carol Haehle**

The Court has continued, and scheduled the hearing for the 3rd day of February, 2026, at 9:45 AM in Courtroom Number 3 of the Butler County Government Center as the time and place for the 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: Nov. 14, 2025

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