

**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.

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**FIRST PUBLICATION****Estate of: Joseph S Armstrong III****a/k/a: Joseph S Armstrong**

Late of: Adams Township PA  
Executor: Jeffrey A Armstrong  
5387 Peach Drive  
Gibsonia PA 15044  
Attorney: Rebecca A Auld  
Auld Brothers Law Group LLC  
5349 William Flynn Highway  
Gibsonia PA 15044  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Ac Byrd Jr****a/k/a: A.C. Byrd Jr****a/k/a: A C Byrd Jr**

Late of: Jackson Township PA  
Administrator: Lateasha Carlisle  
49 N Hillside Avenue  
Hillside IL  
Attorney: Rochelle L Bosack Esq  
Trisoline Bosack Law Group  
3293 Leechburg Road  
Lower Burrell PA 15068  
BCLJ: July 24, 31 & Aug 7, 2026

Estate of: Iris Theresa Elser

**a/k/a: Theresa I Elser****a/k/a: Theresa Elser****a/k/a: Theresa Iris Elser**

Late of: Middlesex Township PA  
Executor: Melissa Radzicki  
132 Dwellington Drive  
Valencia PA 16059  
Attorney: Beata I Gray  
Abernethy Hagerman & Miller  
3960 William Flynn Hwy  
Allison Park PA 15101  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Joan Klems**

Late of: Cabot PA  
Executor: Patricia A Hughes  
1012 Sandy Ridge Drive  
Sarver PA 16055  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Denise Ann Kopp**

Late of: Forward Township PA  
Administrator: Terry Kopp  
279 Reibold Road  
Renfrew PA 16053  
Attorney: William J Schenck  
Schenck & Long  
297 Pittsburgh Rd Suite 2b  
Butler PA 16002  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Berton D Mottern**

Late of: Jefferson Township PA  
Executor: Nicole L Mottern  
703 Frederick Court  
Apollo PA 15613  
Attorney: Mary Jo Dillon  
Dillon Mccandless King Coulter & Graham  
LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Judith Ortsey**

Late of: Cranberry Township PA  
Executor: Craig George Ortsey  
4024 San Pedro Drive  
Fort Wayne IN 46815  
Attorney: Tracy L Zihmer  
Zihmer Law Firm LLC  
3244 Washington Road Suite 210  
McMurray PA 15317  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Burton J Rice**

Late of: Cranberry Township PA  
Executor: Anne Rice  
200 Jefferson Lane  
Cranberry Twp PA 16066  
Attorney: Elena M Colianni  
Bresnahan Finnegan Cooper & Bresnahan  
PC  
100 Gamma Drive Suite 206  
Pittsburgh PA 15238  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Dean Ira Sutton****a/k/a: Dean I Sutton**

Late of: Parker Township PA  
Executor: Chad Jeremy Sutton  
5348 Pittsburgh Road  
Harrisville PA 16038  
Attorney: Kyrie A. Lokhaiser Esq  
Stepanian & Menchik LLP  
222 S. Main St.  
Butler PA 16001  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Cheryl L Swift****a/k/a: Cheryl Lee Swift**

Late of: Buffalo Township PA  
Executor: Crystal Boris  
143 Stevenson Rd  
Renfrew PA 16053  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Daniel W Swift****a/k/a: Daniel William Swift**

Late of: Buffalo Township PA  
Executor: Crystal Boris  
143 Stevenson Road  
Renfrew PA 16053  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: David Dewight Thompson****a/k/a: David Thompson****a/k/a: David D Thompson**

Late of: Mercer Township PA  
Administrator: Diane Lynn Thompson  
135 Boomerang Rd  
Harrisville PA 16038  
Attorney: Thomas R Coyer  
Sr Law LLC  
631 Kelly Blvd Po Box 67  
Slippery Rock PA 16057  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Joseph William Tomasic III**

Late of: Harmony PA  
Administrator: Stephanie Paulsen Tomasic  
110 Scott Ridge Road  
Harmony PA 16037  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Marcus Quintin Woodlyn**

Late of: Slippery Rock PA  
Administrator: Jonathan H Stanwood  
1617 Jfk Blvd Suite 1560  
Philadelphia PA 19103  
Attorney: Jonathan Stanwood  
Law Office  
1617 Jfk Blvd Ste 1560  
Philadelphia PA 19103  
BCLJ: July 24, 31 & Aug 7, 2026

**Estate of: Peter A Zanicky**

Late of: Butler PA  
Executor: Stephen Zanicky  
220 Nboundary Street  
Butler PA 16001  
Attorney: Michael D Gallagher  
Gallagher Law Group  
110 East Diamond Street Suite 101  
Butler PA 16001  
BCLJ: July 24, 31 & Aug 7, 2026

**SECOND PUBLICATION****Estate of: Carl A Acquaviva**

Late of: Butler PA  
Administrator: Cynthia A Smith  
115 Mar Vel Drive  
Butler PA 16001  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Charles J Adomaitis****a/k/a: Charles John Adomaitis**

Late of: Zelienople PA  
Executor: Teri L Kropf  
16 Rolling Road  
Cranberry Twp PA 16066  
Attorney: Emily N Masotto Esq  
Sechler Law Firm LLC  
500 Commonwealth Drive  
Warrendale PA 15086  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Ellen R Brierly****a/k/a: Ellen Robb Brierly**

Late of: Cranberry Township PA  
Executor: Susan B Link  
621 Partridge Dr  
Cranberry Twp PA 16066  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Linda Ann Clark**

Late of: Zelienople PA  
Administrator: Karen J. Reichhold  
107 Hillside Drive  
Zelienople PA 16063  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Charles Peter Fischer**

Late of: Zelenople PA  
Executor: Deborah A Fischer  
319 S High St  
Zelenople PA 16063  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Grace M Kolander-Shaw**

Late of: Penn Township PA  
Executor: Justin R Kolander  
103 Roenigk Road  
Boyers PA 16020  
Attorney: Lynn M Patterson  
Stock & Patterson  
1202 Oakridge Dr  
Butler PA 16001  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Dale McCandless**

Late of: Center Township PA  
Administrator: Bruce McCandless  
106 Gallagher Road  
West Sunbury PA 16061  
Administrator: Randy McCandless  
102 Gallagher Road  
West Sunbury PA 16061  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: July 17, 24 & 31, 2026

**Estate of: John V McKain****a/k/a: Jack McKain**

Late of: Mars PA  
Executor: Jon K McKain  
110 Staley Ave  
Butler PA 16001  
Executor: James A McKain  
242 Cherry Bank Dr  
Natrona Heights PA 15065  
Attorney: Shirley Novak  
301 Grant St  
Suite 270  
Pittsburgh PA 15219  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Mary Martha McMahan**

Late of: Penn Township PA  
Administrator: Dale McMahan  
131 Brownsdale Road  
Butler PA 16002  
Attorney: Branden A Fulciniti  
Jones Gregg Creehan & Gerace LLP  
20 Stanwix Street Suite 1100  
Pittsburgh PA 15222  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Margaret T McNally**

Late of: Cranberry Township PA  
Administrator: Brian McNally  
137 Fox Run Road  
Cranberry Twp PA 16066  
Attorney: Kelton Merrill Burgess  
The Burgess Law Firm  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Walter Robert Neibel****a/k/a: Walter Neibel****a/k/a: Walter R Neibel**

Late of: Cranberry Township PA  
Executor: Karen Neibel Labarre  
604 Leighton Court  
Mars PA 16046  
Attorney: Samuel R Coury  
1725 Fifth Ave  
Arnold PA 15068  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Janet M Sybert**

Late of: Butler Township PA  
Executor: Vicki D McFeaters  
121 Beaver Avenue  
West Sunbury PA 16061  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: July 17, 24 & 31, 2026

**Estate of: Bill York**

Late of: Cranberry Township PA  
Executor: Karen Kietzke  
413 Ohio Avenue  
Rochester PA 15074  
Attorney: Edward F Twomey  
Lynch Law Group  
501 Smith Drive Suite 3  
Cranberry Twp PA 16066  
BCLJ: July 17, 24 & 31, 2026

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**THIRD PUBLICATION****Estate of: Karen A. Claypool**

Late of: Saxonburg PA  
Administrator: Jason C. Claypool  
831 Pittsburgh Street  
Apt. C  
Springdale PA 15144  
Attorney: Charles J Jacques III  
Jacques & Jacques PC  
2125 Freeport Road  
Natrona Heights PA 15065  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Ralph T Davis****a/k/a: Ralph T Davis Sr**

Late of: Saxonburg PA  
Administrator: Rose A Davis  
101 Bella Drive  
Saxonburg PA 16056  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Christine B Hockenberry**

a/k/a: Christine Bernice Hockenberry  
Late of: Cherry Township PA  
Executor: William W Hockenberry II  
185 Pipestem Road  
Slippery Rock PA 16057  
Attorney: Michael S Butler Esquire  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Gregory John Knapp****a/k/a: Gregory J. Knapp**

Late of: Jackson Township PA  
Executor: Dana L. Knapp  
198 Gudekunst Road  
Zelienople PA 16063  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Karl Herbert Litzenberg****a/k/a: Karl H Litzenberg**

Late of: Jefferson Township PA  
Executor: Diana L Campbell  
734 Freeport Road  
Butler PA 16002  
Attorney: Thomas J May  
Dillon, McCandless, King, Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Margaret R Mandziara****a/k/a: Margaret Rose Mandziara**

Late of: Lancaster Township PA  
Executor: Jeannine M Opatchen  
722 Celia Way  
Harmony PA 16037  
Attorney: Ashley E Sharek  
Entrusted Legacy Law  
Box 130  
Bradford Woods PA 15015  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Michael H McGuire**

Late of: Buffalo Township PA  
Executor: Gina Lynn Geibel McGuire

337 Cole Road

Sarver PA 16055

Attorney: Joseph B Pisano  
Charlton Law

101 East Diamond St Suite 202  
Butler PA 16001  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Carol Lee Nadler****a/k/a: Carol L Nadler**

Late of: Butler PA  
Administrator: Marcus B Nadler  
5600 Fern Ridge Road  
Conway Sc 29527  
Attorney: Thomas R Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Pamela M Patterson****a/k/a: Pamela Moore Patterson**

Late of: Butler PA  
Executor: Cheryl L Stanik  
110 Mirage Drive  
Cranberry Twp PA 16066  
Attorney: Mary Jo Dillon  
Dillon McCandless King Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Cynthia Lou Seybert****a/k/a: Cynthia L Seybert**

Late of: Hilliards PA  
Executor: Thomas D Painter Md  
234 Sheryl Lane  
Pittsburgh PA 15221  
Attorney: Thomas W King III  
Dillon McCandless King Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Alice Beatrice Short****a/k/a: Alice B Short**

Late of: Winfield Township PA  
Executor: Donna Lorraine Heusey  
317 Young Avenue  
Butler PA 16001  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street  
Suite 208  
Butler PA 16001  
BCLJ: July 10, 17 & 24, 2026

**Estate of: Robert M. Weleski**

Late of: Winfield Township PA  
 Executor: Katherine J. Weleski  
 712 Winfield Road  
 Cabot PA 16023  
 Attorney: Andrea L. Boyle  
 Lutz Pawk & Black  
 The Nextier Center Building Suite102  
 101 E. Diamond St.  
 Butler PA 16001  
 BCLJ: July 10, 17 & 24, 2026

**ALLEGHENY COUNTY****Estate of: Lawrence D Pavlik, a/k/a****Larry Pavlik, a/k/a Lawrence Pavlik a/k/a****Lawrence David Pavlik**

Late of: Allegheny County, PA  
 Executor: Francis J Hensler  
 103 Arlington Dr  
 Slippery Rock, PA 16057  
 BCLJ: July 10, 17 & 24, 2026

**MORTGAGES  
 RECORDINGS ARE  
 VERIFIED THROUGH  
 April 22, 2026**

**A A B Rentals LLC; Aab Rentals LLC--RBJ**  
 MGMT LLC--Butler City Ward:2 Lot:101  
 (Pt Of Parcel:562-43-44:\$46,400.00

**A A B Rentals LLC; Aab Rentals LLC--**  
 RBJ MGMT LLC--Butler City Ward:2  
 Parcel:562-43-73:\$43,200.00

**Abad, Jose F; Abad, Jose F Trs; Abad,**  
**Jose Family Revocable Tr By Trs; Abad,**  
**Raquel Family Revocable Tr By Trs;**  
**Abad, Raquel J; Abad, Raquel J Trs-**  
 NVR MTG FIN INC--Adams Twp Sub/  
 Condo:Pinewood Farms Rev No 1 Lot:31R  
 Street:313 Pinewood Dr Parcel:010-  
 3F68-6/31:\$796,600.00

**Abrahamsen, Christopher; Abrahamsen,**  
**Gabrielle--UNITED WHOLESAL MTG**  
 LLC--Cranberry Twp Sub/Condo:Shouse  
 Plan No 10 Lot:1007 Street:3257 Unionville  
 Rd Parcel:130-S9-E1007:\$532,950.00

**Angerett, Gregory C; Angerett, Tracy**  
 L--USX FED CRED UN--Prospect Boro  
 Sub/Condo:Atwell Plan Lot:9 Street:483  
 Main Street Parcel:490-S1-D9:\$70,000.00

**Antal, Jennifer A; Antal, Michael P--**  
 ROCKET MTG LLC--Slippery Rock Boro  
 Sub/Condo:Poplar Forest Plan Lot:308  
 Street:121 Poplar Forest Dr Parcel:510-  
 S5-E308:\$100,000.00

**Bang, Hardy Rok--NVR MTG FIN INC-**  
 -Cranberry Twp Sub/Condo:Park

Place Amendment No 77 Lot:8-25C  
 Street:127 Callaway Ln Parcel:130-S46-  
 B25C:\$172,840.00

**Battles, Jonathan T; Battles, Kylie a/k/a;**  
**Battles, Kylie N a/k/a--PRINCETON FIN**  
 LLC--Cranberry Twp Sub/Condo:Highland  
 Village Purd Plan PH Lot:102 Street:103  
 Village Dr:\$403,900.00

**Burkett, Julia; Burkett, Nathan James--**  
 WEST PENN SERV CTR INC--Cranberry  
 Twp Sub/Condo:Cranberry Heights PRD  
 PH 2B Lot:206 Street:203 Chadwick Trl  
 Parcel:130-S31-A206:\$486,000.00

**Butler, Carol S; Butler, Edgar H; Butler,**  
**Jason a/k/a; Butler, Jason J a/k/a;**  
**Butler, Stephanie A--ARMCO CRED**  
 UN--Butler Twp Street:108 Windmill Rd  
 Parcel:051-54-C80:\$60,000.00

**Carr, Scott a/k/a; Carr, Scott M a/k/a; Carr,**  
**Scott Matthew a/k/a--ARMCO CRED**  
 UN--Center Twp Street:5105 McCandless  
 Road Parcel:060-S5-A12:\$50,000.00

**Carvajal, Alex J Valdez; Flores, Rosario**  
**A Carrillo--FADEAWAY FARMS LP--**  
 Buffalo Twp Street:281 Bear Creek Road  
 Acre:26.09:\$973,500.00

**Chatterjee, Gaurang; Peshawaria, Vrinda-**  
 -UNITED WHOLESAL MTG LLC--  
 Cranberry Twp Sub/Condo:Reserve  
 @ Eagle Hill Amendment Lot:101C  
 Street:504 Florida Blvd Parcel:130-S1-  
 A101C:\$208,000.00

**Coffaro, Kim a/k/a; Coffaro, Kim R a/k/a;**  
**Coffaro, Robbie a/k/a; Coffaro, Robbie**  
**J a/k/a--KEYBANK NATL ASSN--Slippery**  
 Rock Boro Sub/Condo:Poplar Forest  
 Plan Lot:305 Street:120 Poplar Forest Dr  
 Parcel:510-S6-J305:\$547,500.00

**Darville, R Wayne a/k/a; Darville, Robert**  
**a/k/a; Darville, Yvonne--ROCKET**  
 MTG LLC--Cranberry Twp Sub/  
 Condo:Green Fields Ests Plan No 2 Lot:23  
 Street:331 Green Fields Ct Parcel:130-  
 S26-A23:\$165,000.00

**Dejohn, Jayna Lee; Dejohn, Randall**  
**David III a/k/a; Dejohn, Randall III**  
**a/k/a--DHI MTG CO LTD--Jackson Twp**  
 Sub/Condo:Creekside Manor Amendment  
 No 1 Unit:204R-E Street:263 Truth Circle  
 Parcel:180-S14-B204E:\$340,625.00

**Donohue, Jann Leslie; Donohue, Patrick**  
**Timothy--NVR MTG FIN INC--Zelenople**  
 Boro Sub/Condo:Glade Run Village Res  
 Sub PH 3 Lot:372 Street:146 Settlers Grove  
 Blvd Parcel:550-S4-5/372:\$505,800.00

**Dougherty, Dana L; Dougherty, Michael**  
**R--S&T BK--Middlesex Twp Sub/**  
 Condo:Chan Mowr Plan No 2 Lot:23  
 Street:131 Manor Drive Parcel:230-S2-  
 43Ca23:\$100,000.00

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**MARRIAGE LICENSE FILINGS**

**Application Date:**  
July 11 - 17, 2026

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.

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**NOTICE OF TRUST ADMINISTRATION**

Notice is hereby given of the administration of the **Robert G. and Betty L. McCloskey Living Trust Dated December 27, 1996**. Betty L. McCloskey, Grantor of the Trust, of Franklin Township, Butler County, Pennsylvania, died on April 6, 2026. All persons having claims against Betty L. McCloskey are requested to make the same known to the Trustee or Attorney named below. All persons indebted to Betty L. McCloskey are requested to make payment without delay to the Trustee or Attorney named below.

Thomas R. McCloskey, Trustee  
2011 River Grove Lane  
Knightdale, NC 27545

Bradley S. Kriley, Esquire  
S.R. LAW, LLC  
631 Kelly Blvd.  
PO Box 67  
Slippery Rock PA 16057

BCLJ: July 10, 17 & 24, 2026

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**NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 17, 2026 for **Bruce's Knives** at 2234 Shannon Mills Dr., Renfrew, PA 16053. The individual interested in such business is Bruce Eckman at 2234 Shannon Mills Dr., Renfrew, PA 16053 in Butler county. This was filed in accordance with 54 PaC.S. 311.

BCLJ: July 24, 2026

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**NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 17, 2026 for **Grateful Acres Tree Farm** at 427 W Cruikshank Rd., Valencia, PA 16059. The individual interested in such business is Patricia S Gongaware at 427 W Cruikshank Rd., Valencia, PA 16059 in Butler county. This was filed in accordance with 54 PaC.S. 311.

BCLJ: July 24, 2026  
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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA**

**NOTICE OF FILING OF PETITION  
OF CHANGE OF NAME**

**In the Matter of MSD No, 2026-40182**

Notice is hereby given that on June 6, 2026, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Tony Kirk Spence Jr to  
Tony Kirk Stensrud**

The Court has fixed the 8th day of September, 2026, at 9:45 A.M. 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: July 24, 2026

**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
NOTICE OF FILING OF PETITION  
RELATIVE TO A MOTOR VEHICLE TITLE**

**IN RE: 1955 Chevrolet 3100 Series Truck**

**CIVIL DIVISION  
MsD No. 2026-40142**

**VEHICLE IDENTIFICATION NUMBER#  
H255S016570**

Notice is hereby given that, on 10th of June, 2026, a Petition was filed in the above-named Court, requesting that the Pennsylvania Department of Transportation issue a certificate for a motor vehicle title to **Rodney Eugene Thompson** as the lawful owner to a certain 1955 Chevrolet 3100 Series Truck, Vehicle Identification Number H255S016570, and declaring the interest of the previous owner as extinguished.

The Court has fixed the 1st day of September, 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: July 24, 2026

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

NewRez LLC

Plaintiff,

vs.

**Renee M. Laidlaw, individually and as  
Administratrix to the Estate of Daniel K.  
Laidlaw**

**Defendant.**

CIVIL DIVISION

Docket No.: AD-2026-10321

Judgment Docket No. CP-2026-20815

Sale Docket No. \_\_\_\_\_

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF  
CIVIL PROCEDURE 3129**

TO: Renee M. Laidlaw, individually and as  
Administratrix to the Estate of Daniel K.  
Laidlaw

400 Cherokee Drive

Butler, PA 16001

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be offered for public auction online at <https://butler.pa.realforeclose.com/> on September 18, 2026 at 11:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION  
ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:  
400 Cherokee Drive, Butler, PA 16001

The JUDGMENT under or pursuant to which  
your property is being sold is docketed to:

No. AD-2026-10321

THE NAME(S) OF THE OWNER(S) OR  
REPUTED OWNER(S) OF THIS PROPERTY  
ARE:

Renee M. Laidlaw, individually and as Administratrix to the Estate of Daniel K. Laidlaw

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Butler County, at 124 West Diamond Street, Butler, PA 16001.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

The Butler Co. Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0130

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Butler County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Butler County to set aside the sale for a

grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Butler County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Butler County Courthouse, 124 West Diamond Street, P.O. Box 1208, Butler, PA 16003, before presentation of the petition to the Court.

Dated: 5/22/2026

Kimberly J. Hong, Esquire (74950)  
MDK Legal  
P. O. Box 165028  
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Attorney for Plaintiff

BCLJ: July 24, 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 18th day of September, 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 October 16, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: July 10, 17 & 24, 2026

No. ED-2026-30118

**WILMINGTON SAVINGS FUND SOCIETY,  
FSB, OWNER TRUSTEE vs CYNTHIA  
MYERS**

PROPERTY ADDRESS: 113 AUGUST  
LANE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER:  
120-3F45-12HC-0000

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

BEGINNING at the Southwest corner of said  
tract, being the center line of a 16' right of  
way on lands of now or formerly Byers and  
Brannon; thence North 19° 18' West along  
line of lands of Kirk Myers a distance of  
305.02 feet to an iron pin; thence North 77°  
15' 10" East along line of lands of Sophia

Lokhaiser, a distance of 206.31 feet to an  
iron pin; thence South 25° 43' East along  
line of lands of Thomas Casey a distance of  
256.80 feet to an iron pin; thence South 64°  
17' West along lands now or formerly Byers  
and Brannon a distance of 235.14 feet to an  
iron pin, the place of beginning.

CONTAINING 1.411 acres as per survey  
of Lucas Engineering Co. and Associates  
dated March 24, 1989. Parcel ID: 120 3F45  
12HC0000 Property Address: 113 August  
Lane, Butler, PA 16001

Title vested in Cory Myers and Cynthia  
Myers, his wife, by deed from Phillip E.  
Lokhaiser and Betty Lokhaiser, husband  
and wife, dated July 7, 1989, and recorded  
on January 25, 1991, with the Butler County

Recorder of Deeds at Book 1716, Page 279.

BCLJ: July 10, 17 & 24, 2026

Sheriff of Butler County, Michael T. Slupe

# Holiday Party

**December 4, 2026  
Treesdale Golf &  
Country Club**

**SAVE the DATE**

