

**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: Patricia Kathleen Boes****a/k/a: Patricia K Boes**

Late of: Zelenople PA  
 Executor: David J Boes Jr  
 711 Sir Barton Court  
 Cranberry Twp PA 16066  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063  
 BCLJ: March 13,20 & 27, 2026

**Estate of: Jeanne Z Buterbaugh**

Late of: Zelenople PA  
 Executor: Kimberly E Skantzoz  
 120 Scharf Lane  
 Zelenople PA 16063  
 Attorney: Michael F Santicola  
 Santicola Steele & Fedeles PC  
 722 Turnpike Street  
 Beaver PA 15009  
 BCLJ: March 13,20 & 27, 2026

**Estate of: Robert Francis Campbell****a/k/a: Robert F. Campbell**

Late of: Butler Township PA  
 Executor: Karen Lee Harpel  
 194 Saxonburg Road  
 Butler PA 16002  
 Attorney: Michael D Gallagher  
 Gallagher Law Group  
 110 East Diamond Street  
 Suite 101  
 Butler PA 16001  
 BCLJ: March 13, 20 & 27, 2026

**Estate of: Cody Lee Detwiler****a/k/a: Cody Detwiler****a/k/a: Cody L Detwiler**

Late of: Forward Township PA  
 Administrator: Joey L Detwiler  
 266 Margaret Ave  
 Evans City PA 16033  
 Attorney: Sarah G Hancher  
 Hancher Law Office

101 N Green Lane  
 Zelenople PA 16063  
 BCLJ: March 13, 20 & 27, 2026

**Estate of: James Leonard Eyth****a/k/a: James L Eyth**

Late of: Harmony PA  
 Executor: Karen a Eyth  
 6052 Laurel Court  
 Harmony PA 16037  
 Attorney: Wendy Denton Heleen  
 Goehring Rutter & Boehm  
 2100 Georgetowne Dr Ste 300  
 Sewickley PA 15143  
 BCLJ: March 13, 20 & 27, 2026

**Estate of: Irvin C Fike Jr**

Late of: Connoquenessing PA  
 Executor: Cindy J Fike  
 466 McConnell Street  
 Grove City PA 16127  
 Attorney: Raymond H Bogaty  
 Bogaty Law Office  
 101 S Center Street  
 PO Box 825  
 Grove City PA 16127  
 BCLJ: March 13, 20 & 27, 2026

**Estate of: Mary L Fisher****a/k/a: Mary Fisher****a/k/a: Mary Louise Fisher**

Late of: Lancaster Township PA  
 Executor: Robert W Fisher Jr  
 6154 Heatherfield Court  
 Harmony PA 16037  
 Attorney: Philip D Luciano II  
 Abernethy Hagerman & Miller PC  
 3960 William Flinn Hwy Suite 100  
 Allison Park PA 15101  
 BCLJ: March 13, 20 & 27, 2026

**Estate of: Margaret M Glavin****a/k/a: Margaret K Glavin**

Late of: Cranberry Township PA  
 Executor: Dale P Glavin Jr  
 104 Kingsfield Drive  
 Mars PA 16046  
 Attorney: Nicholas C Scholle  
 the Lynch Law Group, LLC  
 375 Southpointe Blvd Suite 100  
 Canonsburg PA 15317  
 BCLJ: March 13, 20 & 27, 2026

**Estate of: Margaret S Grant**

Late of: Mars PA  
 Executor: Edith Grant Meyer  
 3505 Huntertown Road  
 Allison Park PA 15101  
 BCLJ: March 13, 20 & 27, 2026

**Estate of: Marilyn Hartman**

Late of: Butler Township PA  
Administrator: Gordon D. Hartman Jr.  
121 Greenwood Drive  
Butler PA 16001  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063  
BCLJ: March 13, 20 & 27, 2026

**Estate of: Shirley Marie Loose**

Late of: Donegal Township PA  
Administrator: John L Loose  
223 Rodgers Road  
East Brady PA 16028  
Attorney: Lynn M Patterson  
Stock & Patterson  
1202 Oakridge Dr  
Butler PA 16001  
BCLJ: March 13, 20 & 27, 2026

**Estate of: Bonnie J Marburger**

**a/k/a: Bonnie Marburger**  
Late of: Connoquenessing Township PA  
Executor: James J Marburger  
910 Evans City Road  
Renfrew PA 16053  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: March 13, 20 & 27, 2026

**Estate of: John David Miller**

**a/k/a: John D Miller**  
Late of: Cranberry Township PA  
Executor: Yuan Sheng Miller  
203 Collingwood Ct  
Cranberry Twp PA 16066  
BCLJ: March 13, 20 & 27, 2026

**Estate of: Janet K Platt**

Late of: Butler Township PA  
Executor: Thomas J Platt  
107 Bridle Path Drive  
Butler PA 16001  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: March 13, 20 & 27, 2026

**Estate of: Kenneth Wayne Roosa**

**a/k/a: Kenneth W Roosa**  
**a/k/a: Kenneth Roosa**  
Late of: Slippery Rock PA  
Executor: Jeffrey a Curtis  
310 West Cooper Street

Slippery Rock PA 16057  
Attorney: Thomas R Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: March 13, 20 & 27, 2026

**Estate of: Eugenia M Schweikart**

Late of: Center Township PA  
Executor: Charles Spingola  
131 Grosvenor Ave  
Butler PA 16001  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: March 13, 20 & 27, 2026

**Estate of: Nancy Mae Terwilliger**

Late of: Oakland Township PA  
Executor: Diane L Stephens  
718 Fallecker Road  
Butler PA 16002  
Executor: Glenn R Terwilliger  
325 Stein Road  
Chicora PA 16025  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: March 13, 20 & 27, 2026

**Estate of: William J Vanwormer**

**a/k/a: Billy Vanwormer**  
Late of: Petrolia PA  
Administrator: Patricia L Haley  
121 Apple Road  
Petrolia PA 16050  
BCLJ: March 13, 20 & 27, 2026

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**SECOND PUBLICATION**

**Estate of: Maria J Corbin**

Late of: Saxonburg PA  
Executor: Matthew N Corbin  
192 Heathfield Drive  
Sarver PA 16055  
Attorney: Lynn M Patterson  
Stock & Patterson  
1202 Oakridge Dr  
Butler PA 16001  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Emil Dustin Furman**

Late of: Butler PA  
Administrator: Dustin Furman  
301 3rd St  
Butler PA 16001  
Administrator: Holly Maria Furman

301 3rd St  
Butler PA 16001  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Elaine R Hinderliter**

Late of: Saxonburg PA  
Executor: Courtney Gillette  
157 Constitution Avenue  
Cabot PA 16023  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Loretta I Irwin**

**a/k/a: Loretta Irene Irwin**

Late of: Valencia PA  
Executor: John A Irwin  
117 Applewood Drive  
Gibsonia PaA15044  
Attorney: Mark S Riethmuller  
Speakman Riethmuller & Allison  
6 South Main Street Suite 614  
Washington PA 15301  
BCLJ: March 6, 13 & 20, 2026

**Estate of: David Ernest Johnson**

**a/k/a: Dave Johnson**

**a/k/a: David Johnson**

Late of: Slippery Rock PA  
Executor: Christopher E Johnson  
500 Defoe Street  
Missoula MT 59802  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Anna R Kresh**

**a/k/a: Anna Kresh**

**a/k/a: Anna Rose Kresh**

Late of: Butler PA  
Executor: Teresa M McDowell  
118 Summer Street  
Butler PA 16001  
Attorney: Julie C McCormick CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Samantha Jo Krill**

Late of: Slippery Rock PA  
Administrator: Theodore E Krill  
112 Lilac Lane  
Slippery Rock PA 16057  
Attorney: Matthew J Scanlon  
Scanlon & Wojton LLC  
304 Ross Street, Suite 200  
Pittsburgh PA 15219  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Edward Michael Mulkerin**

**a/k/a: Edward M Mulkerin**

Late of: Butler PA  
Executor: Heidi Rai Stewart  
Three Gateway Center 401 Liberty Ave  
22nd Floor  
Pittsburgh PA 15222  
Attorney: Heidi Rai Stewart  
Houston Harbaugh PC  
Three Gateway Center 401 Liberty Ave  
22nd Floor  
Pittsburgh PA 15222  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Thomas L Pfennigwerth**

Late of: Valencia PA  
Administrator C.T.A.: Cheryl J  
Pfennigwerth  
1418 Evergreen Ave  
Pittsburgh PA 15209  
Attorney: Ashley E Sharek  
Entrusted Legacy Law  
Box 130  
Bradford Woods PA 15015  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Toby R Reamer**

Late of: Jefferson Township PA  
Executor: Rayanne Reamer  
173 Creek Road  
Butler PA 16002  
Attorney: Joseph B Pisano  
Charlton Law  
101 East Diamond St Suite 202  
Butler PA 16001  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Quinton E Shrader**

Late of: Cranberry Township PA  
Executor: Robin L. Howland  
129 Morningside Drive  
Cranberry Township PA 16066  
Attorney: Jeffrey D Scibetta  
Knox Law Firm  
120 West 10th Street  
Erie PA 16501  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Mary J Walker**

Late of: Buffalo Township PA  
Administrator C.T.A.: William H Walker  
2743 Lori Drive  
New Kensington PA 15068  
Attorney: Robert B Liotta  
Liotta Law Offices PLLC  
3058 Leechburg Rd  
Suite 9, 10, & 11  
Lower Burrell PA 15068  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Melody Mae Wise**

**a/k/a: Melody Mae McClure**

Late of: Butler PA  
Executor: Elizabeth Ann Green  
210 E Penn Street  
Butler PA 16001  
BCLJ: March 6, 13 & 20, 2026

**Estate of: Mary Lou Zeig**

Late of: Adams Township PA  
Executor: Rebecca A Rupp  
5349 William Flynn Highway  
Gibsonia PA 15044  
Attorney: Rebecca A Auld  
Auld Brothers Law Group LLC  
5349 William Flynn Highway  
Gibsonia PA 15044  
BCLJ: March 6, 13 & 20, 2026

**THIRD PUBLICATION**

**Estate of: David R Brunner**

Late of: Valencia PA  
Executor: Jill B Roda  
127 Valleybrook Drive  
Valencia PA 16059  
Attorney: Donald P Graham  
Dillon McCandless King  
Coulter & Graham LLP  
600 Cranberry Woods Drive Suite 175  
Cranberry Twp PA 16066  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Charles Cunningham**

**a/k/a: Charles V Cunningham**

Late of: Butler PA  
Executor: David M Cunningham  
1431 Grant Avenue  
PO Box 2  
East Butler PA 16029  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Evelyn M Denny**

Late of: Clearfield Township PA  
Executor: Erin Faith Denny  
707 Carbon Center Rd  
Fenelton PA 16034  
Executor: Raymond W Denny Jr  
707 Carbon Center Rd  
Fenelton PA 16034  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Lewis Doctor Jr**

**a/k/a: Lewis L Doctor**

Late of: Butler PA  
Executor: Emily E Green  
340 Valerie Drive  
Cranberry Twp PA 16066  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Corinne Ruth Filter**

Late of: Cabot PA  
Administrator: Mark J. Filter  
206 Chantilly Circle  
Maumelle AR 72113  
Attorney: Philip Klein Deily  
Morella & Associates LP  
706 Rochester Rd  
Pittsburgh PA 15237  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Michael F. Glasgow**

Late of: Sarver PA  
Executor: Leigh Ann Wagner  
1049 8th Avenue  
Brackenridge PA 15014  
Attorney: William T Woncheck  
Sikov & Woncheck LP  
1625 Union Ave Suite 5  
Natrona Heights PA 15065  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Bruce Michael Hartmann**

Late of: Zelenople PA  
Administrator: Amy Nestor  
365 C. Mercer Rd.  
Harmony PA 16037  
Administrator: Scott Hartmann  
507 Taylor Avenue  
Pittsburgh PA 15202  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelenople PA 16063  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Helen A Henry**

Late of: Winfield Township PA  
Executor: Joyce A Emmel  
208 Headland Road  
Butler PA 16002  
Attorney: Julie C McCormick CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053  
BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Anne Louise Hitchak****a/k/a: Anne Louise Hitchan**

Late of: Cranberry Township PA  
 Executor: Paul M. Hitchan  
 254 Neely School Road  
 Wexford PA 15090  
 Attorney: Michael G. Wiethorn  
 Fox Rothschild LLP  
 Six Ppg Place, Suite 1000  
 Pittsburgh PA 15222  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Nancy Jean Hoehn**

Late of: Summit Township PA  
 Executor: John C Hoehn  
 102 Crestview Drive  
 Butler PA 16002  
 Executor: Cara Ann Lopic  
 185 Rochester Road  
 Freedom PA 15042  
 Attorney: Ashley E Sharek  
 Entrusted Legacy Law  
 Box 130  
 Bradford Woods PA 15015  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: John J Johnson**

Late of: Butler PA  
 Administrator: Christopher R Miller  
 110 Bellefield Dr  
 Butler PA 16001  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Ronald Krenitsky**

Late of: Connoquenessing PA  
 Executor: Daniel J Ketner  
 909 Ketner Road  
 Sligo PA 16255  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Blanche S Kulbacki**

Late of: Butler Township PA  
 Executor: Pamela J. Rutledge  
 5925 215th Street  
 Albia IA 52531  
 Attorney: Lawrence D Brudy  
 1404 Torrey Pine Drive  
 Mars PA 16046  
 Attorney: Lawrence D. Brudy Esq  
 8900 Carillon Estates Way  
 Ft. Myers FL 33912  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Kenneth Stephen Loya**

Late of: Cranberry Township PA  
 Executor: David K Loya  
 220 Lafayette Drive  
 Cranberry Twp PA 16066  
 Attorney: Amanda E Palbus  
 Myers Law Group PLLC  
 17025 Perry Highway  
 Warrendale PA 15086  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: John Patrick Martino**

Late of: Boyers PA  
 Administrator: Patrick Martino  
 1045 Boyers Road  
 Boyers PA 16020  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Glenn T Miller**

Late of: Center Township PA  
 Executor: Leslie A Miller  
 1404 North Main Street Ext  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Thomas Oliver Reeseman****a/k/a: Thomas O Reeseman**

Late of: Mercer Township PA  
 Executor: Timothy W Reeseman  
 708 Harmony Road  
 Slippy Rock PA 16057  
 Attorney: Bradley S Kriley  
 SR Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippy Rock PA 16057  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Richard A Rottman**

Late of: Franklin Township PA  
 Executor: Diana L Berry  
 2270 Chicora Road  
 Chicora PA 16025  
 Executor: Randall L Rottmann  
 108 Arthur Lane  
 Chicora PA 16025  
 Attorney: Julie C McCormick Cela  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ: February 27 & March 6 & 13, 2026

**Estate of: Mary H. Tucker****a/k/a: Mary Hutzler Tucker**

Late of: Cranberry Township PA  
 Executor: Mary H Bouwkamp  
 601 Norman Drive

Cranberry Township PA 16066  
 Attorney: Philip Klein Deily  
 Morella & Associates LP  
 706 Rochester Rd  
 Pittsburgh PA 15237  
 BCLJ: February 27 & March 6 & 13, 2026

**MORTGAGES  
 RECORDINGS ARE  
 VERIFIED THROUGH  
 December 13 - 19, 2025**

**306 Fayette Tr By Trs; Singer, Dustin Trs--**  
 STEEL MILL CAP LLC--Cranberry Twp  
 Sub/Condo:Manor Line Plan No 3 Lot:310  
 Parcel:130-S9-C310:\$242,000.00

**Acolyte LLC--M&TBK--Zelienople Boro Sub/**  
 Condo:Passavant Plan Lot:7 Street:211  
 East Grandview Ave Parcel:550-S2-  
 Bu6:\$348,500.00

**Ahl, Reid H Revocable Living Tr By Trs;**  
**Ahl, Reid H Trs; Radnor, James C C**  
**Revocable Living Tr By Trs; Radnor,**  
**James C C Trs--NAVY FED CRED UN--**  
 Butler City Ward:2 Sub/Condo:Butler Sav  
 Bk Plan Block O Lot:35 Street:304 3Rd  
 Street Parcel:562-45-142:\$144,000.00

**Alqadhi, Abdulkareem--GUARANTEED**  
 RATE AFFINITY LLC--Cranberry Twp  
 Sub/Condo:Mystic Ridge Ph III Lot:316  
 Street:402 Hidden Meadow Drive  
 Parcel:130-S40-B316:\$778,500.00

**Alward, James G; Alward, Susan J--**  
 PNC BK NATL ASSN--Cranberry Twp  
 Sub/Condo:Averys Fields Prd Ph II,  
 III & Lot:220 Street:334 Deemers Dr  
 Parcel:130-S17-C220:\$150,000.00

**Anke, Diane M; Anke, John R--**  
 CITIZENS BK NA--Cranberry Twp Sub/  
 Condo:Laurel Pointe Ph 1 Plan Lot:2  
 Unit:131 Street:712 Ivy Lane Parcel:130-  
 S18-K131:\$200,000.00

**Apel, Carl; Apel, Nancy--UNITED**  
 WHOLESALE MTG LLC--Cranberry Twp  
 Sub/Condo:Villas @ Isleworth Bldg No  
 204 Unit:2041 Street:2041 Twickerham  
 Ln Parcel:130-S39Ac2/2041:\$123,500.00

**Auth, Brian M--ARMCO CRED UN--**  
 Lancaster Twp Street:365 Little Creek Rd  
 Parcel:200-4F100-A29Ka:\$157,600.00

**Badger, Matthew Raymond--DHI MTG CO**  
 LTD--Jackson Twp Sub/Condo:Creekside  
 Manor Amend No 13 Lot:206-A Street:319  
 Alliance Drive:\$285,592.00

**Barber, Natasha R a/k/a; Cygnarowicz,**  
**Natasha R a/k/a--CLEARVIEW FED**  
 CRED UN--Cranberry Twp Sub/  
 Condo:Scenic Ridge Plan Rev Lot:3R  
 Street:105 Starview Ln Parcel:130-

S26-C3:\$399,000.00

**Batykefer, Duane M; Batykefer, Linda G--**  
 PNC BK NATL ASSN--Jackson Twp Sub/  
 Condo:Bilshar Manor Plan #2 Rev Lot:1  
 Street:139 Schar Rd Parcel:180-4F50-  
 18E1 Acre:1.18:\$50,000.00

**Baxter, Jason W a/k/a; Baxter, Jason**  
**William a/k/a; Baxter, Tina H a/k/a;**  
**Baxter, Tina Helen a/k/a--ARMCO CRED**  
 UN--Center Twp Street:852 Mercer Road  
 Parcel:060-2F104-17A:\$60,000.00

**Beckes, Thomas a/k/a; Beckes, Thomas**  
**S a/k/a--DART COLLATERAL MGR**  
 LLC--Evans City Boro Sub/Condo:Wahl  
 Plan Lot:55 Street:234 N Jackson St  
 Parcel:400-S2-B57:\$40,000.00

**Belsh, Ann Marie; Stiegler, Kent Patrick--**  
 NVR MTG FIN INC--Zelienople Boro Sub/  
 Condo:Glade Run Village Res Sub Ph 2  
 Lot:202 Street:117 Settlers Grove Blvd  
 Parcel:550-S4-5/202:\$118,100.00

**Bock, Janet Mary; Bock, Michael Martin--**  
 NVR MTG FIN INC--Zelienople Boro Sub/  
 Condo:Glade Run Village Res Sub Ph 3  
 Lot:384 Street:130 Settlers Grove Blvd  
 Parcel:550-S4-5/384:\$100,000.00

**Bramble, Christopher; Bramble, Torri--**  
 JPMORGAN CHASE BK NA--Buffalo Twp  
 Sub/Condo:Grandview Ests Plan Lot:26  
 Street:115 Rambler Drive Parcel:040-  
 S9-A26:\$287,850.00

**Brandt, Paul William II; Brandt, Tricia**  
**Tymas--NVR MTG FIN INC--Adams**  
 Twp Sub/Condo:Amherst Ph 6 Res  
 Sub Lot:6085 Street:2011 Shelly Lane  
 Parcel:010-4F35-9/6085:\$406,900.00

**Brown, Celena L--SAGE HOME**  
 LOANS CORP--Cranberry Twp Sub/  
 Condo:Winchester Farms Plan Ph 1  
 Lot:143 Street:100 Aberdeen Drive  
 Parcel:130-S27-B143:\$483,200.00

**Brown, Herbert A; Brown, Tami J--**  
 TUBRIDY JOHN E TRS--Callery Boro  
 Street:162 Main Street Parcel:350-  
 S2-A45:\$155,000.00

**Brunsell, Bryan J; Brunsell, Erica A--**  
 ROCKET MTG LLC--Middlesex Twp Sub/  
 Condo:Blackberry Ests Prd Plan Lot:55  
 Street:2035 Blackberry Ln Parcel:230-  
 S16-B55:\$131,000.00

**Butler Co Childrens Ctr Inc--**  
 FIRST NATL BK PA--Butler City  
 Ward:4 Sub/Condo:Sedwick Plan  
 Lot:14 Street:234 E North Street  
 Parcel:564-9-158:\$332,500.00

**C L Holdings LLC; CI Holdings LLC--**  
 WASHINGTON FIN BK--Lancaster Twp  
 Sub/Condo:Little Yellow Creek Plan No 1  
 Lot:A Parcel:200-4F98-36B:\$885,000.00

**Cellurale, Michael W; Cellurale, Rachel**

SHERIFF'S SALES

By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 15th day of May, 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 June 12, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30008  
LAKEVIEW LOAN SERVICING LLC vs  
ERIN DOUBLE, TROY DOUBLE**

PROPERTY ADDRESS: 138 WEST SUNBURY ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S3-D7-0000

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

Beginning at a point, which point is common to the center of the Butler-West Sunbury Road and to the center of a road leading in an Easterly direction through the Shanor Manor Plan of Lots, being the Northwest corner of the lot herein described; thence by the last mentioned street, North 86 degrees 39' East, a distance of 256.54 feet to a point; thence South 0 degrees 37' East, 125.5 feet to a point; thence by Lot No. 6, South 86 degrees 39' West, 256.54 feet to the center of the Butler-West Sunbury Road; thence North 0 degrees 37' West by the center of the same 125.5 feet to the place of beginning. Being Lot No. 7 in the Shanor Manor Plan of Lots recorded in Rack File 9, Page 24.

Also known as Parcel Number 060-S3-D7-0000

Being the same premises which Sean Caughey and Nora Caughey, by Deed

dated 08/23/2024 and recorded 08/29/2024, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No.202408290012779, granted and conveyed unto Troy Double and Erin Double, in fee.

Tax Parcel: 060 S3 D70000 AKA 060-S3-D7-0000

Premises Being: 138 W Sunbury Rd, Butler, PA 16001

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30006  
NEWREZ, LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING vs  
SEAN GIZIENSKI, IN HIS CAPACITY AS  
CO-ADMINISTRATOR TO THE ESTATE  
OF HENRY GIZIENSKI, DECEASED,  
JESSE GIZIENSKI, IN HIS CAPACITY AS  
CO-ADMINISTRATOR TO THE ESTATE OF  
HENRY GIZIENSKI, DECEASED  
PROPERTY ADDRESS: 1242 VICTORY  
ROAD, SAXONBURG, PA 16056**

UPI/TAX PARCEL NUMBER: 100-2F08-6B4

ALL that certain piece, parcel and lot of land situate in Clinton Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point along line of lands now or formerly of U.S. Steel Corporation, said point being the Easternmost corner of lands now or formerly of Joseph S. Acquavita, said point being the Southernmost point of the within described lands; thence from said point along line of lands of said Acquavita North 37 degrees 55' 45" West a distance of 177.747 feet to a point along line of lands of said Acquavita and lands now or formerly of John A. Gizienski; thence from said point along line of lands of said Gizienski North 20 degrees 55' 20" East a distance of 146.28 feet to a point along line of lands of said Gizienski; thence from said point South 67 degrees 28' 15" East a distance of 308.136 feet to a point on line of lands of said Gizienski and line of lands now or formerly of U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 33 degrees 42\* 48" West a distance of 193.905 feet to a survey monument on line of lands of said U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 88 degrees 47' 45" East a distance of 120 feet to a point at the place

of BEGINNING.

CONTAINING 1.3078 acres of land as shown on a Plan of Adam S. Yelito, dated May 15, 1995, made for John A. Gizienski, et al. attached hereto and recorded herewith this date.

BEING known and designated as Tax Parcel No. 100-2F08-6B4.

BEING the same property conveyed from John A. Gizienski, widower, to Henry Gizienski and Christina Gizienski, his wife, by Corrective Deed dated April 20, 1995 and recorded April 24, 1995 in the Butler County Recorder of Deeds as Instrument 19950424007236. Christina Gizienski passed away on December 31, 2020, leaving title vested solely in Henry Gizienski by virtue of law. Henry Gizienski passed away on January 27, 2022.

BCLJ: March 13, 20 & 27, 2026

**No. 2020-30071**

**21 ST MORTGAGE CORPORATION, ASSIGNEE OF MERS AS NOMINEE FOR CIT GROUP/CONSUMER FINANCE INC. vs KATHLEEN LAURIA, STEVEN LAURIA**

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051 UPI / TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to a point and land now or formerly of Howard Burnside, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppinger,

South 88 degrees West, a distance of 641 feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30011**

**U.S. BANK TRUST NATIONAL ASSOCIATION vs C/O MARLENA OTTE, KNOWN HEIR ESTATE OF DENNIS WYANT, DECEASED, LAST KNOWN RECORD OWNER/ MORTGAGOR, THE UNITED STATES OF AMERICA, C/O DANIEL WYANT, KNOWN HEIR ESTATE OF DENNIS WYANT, DECEASED, LAST KNOWN RECORD OWNER/MORTGAGOR, THE UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 10 BUTLER ROAD, LINDORA, PA 16045

UPI / TAX PARCEL NUMBER: 52-37-A269 ALL THAT CERTAIN LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, HAVING ERECTED THEREON A TWO-STORY FRAME DWELLING HOUSE, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON POST, BEING THE SOUTHEAST CORNER OF HAWLEY STREET AT PENN AVENUE; THENCE NORTH 47 DEGREES 10' EAST ALONG LINE OF PENN AVENUE, 93.6 FEET TO THE NORTHEAST CORNER OF LOT NO. 270; THENCE SOUTH 42 DEGREES 50' EAST BEING AT RIGHT ANGLES TO THE

SOUTHERLY LINE OF PENN AVENUE, 110 FEET TO THE NORTH LINE OF E 16 FOOT ALLEY; THIS BEING THE SOUTHEAST CORNER OF LOT NO. 270; THENCE ALONG THE NORTH LINE OF SAID ALLEY, SOUTH 47 DEGREES WEST TO THE EASTERLY LINE OF HAWLEY STREET BEING THE SOUTHWEST CORNER OF LOT NO. 269; THENCE ALONG THE EAST LINE OF HAWLEY STREET,

NORTH 52 DEGREES 35' WEST TO THE POINT OF BEGINNING BEING LOTS NOS. 269 AND 270 IN THE LYNDORA LAND & IMPROVEMENT COMPANY PLAN. PARCEL 52-37-A269

BEING Known As: 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045

BEING the same premises which Dennis P. Wyant and Charlotte V. Wyant, his wife, by Deed dated May 17, 1988 and recorded May 18, 1988, in the Recorder's Office of Butler County, Pennsylvania, as Book No. 1401, Page 788, granted and conveyed unto Dennis P. Wyant, Single Man.

HAVINGERECTED THEREONADWELLING BEING KNOWN AND NUMBERED AS 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045, BOOK 1401, PAGE 788, PARCEL NUMBER 52-37-A269

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30003  
LAKEVIEW LOAN SERVICING, LLC vs  
BRANDON M. SIMMONS  
PROPERTY ADDRESS: 1010 KIESTER  
ROAD, SLIPPERY ROCK, PA 16057**

UPI / TAX PARCEL NUMBER: 070-SI-B5A-0000 & 070-SI-B5-0000 Parcel 1: ALL THAT CERTAIN parcel or tract of land situate in Cherry Township, Butler County, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point which is located North 00 degree 15 minutes 00 second East, a distance of 120.14 feet from the centerline of Kiester Road on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence form said point of beginning, North 89 degrees 49 minutes 40 seconds West along the line of Lassinger, a distance of 65 feet to a point; thence continuing along the line of

Lassinger, North 00 degree 15 minutes 00 second East, a distance of 93 feet to a point; thence along the line of land now or formerly of Thomley, South 89 degrees 49 minutes 40 seconds East, a distance of 65 feet; thence continuing along the line of Thomley, South 00 degree 15 minutes 00 second West, a distance of 93 feet to the place of beginning.

TAX PARCEL: 070-SI-B5A-0000

ALSO:

Parcel 2:

ALL THAT CERTAIN lots of land situate in the Village of Coaltown, Cherry Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Kiester Road, S. R. 4006, on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence along the centerline of Kiester Road, North 89 degrees 42 minutes 30 seconds West, a distance of 214 feet to a point in the line of land now or formerly of Porter; thence North 00 degree 15 minutes 00 second East, a distance of 213 feet to a point on the line of land of Porter, thence continuing along said land, South 89 degrees 42 minutes 30 seconds East, a distance of 149 feet to a point on other lands of Lassinger, South 00 degree 15 minutes 00 second West, a distance of 93 feet to a point; thence continuing along the same, south 89 degrees 49 minutes 40 seconds East, a distance of 65 feet to the line of land of Staph; thence along said land of Staph, South 00 degree 15 minutes 00 second West, a distance of 120.14 feet to the centerline of Kiester Road at the place of beginning.

TAX PARCEL: 070-SI-B5-0000

BEING KNOWN AS: 1010 KIESTER ROAD, SLIPPERY ROCK, PA 16057 PROPERTY ID NUMBER: 070-SI-B5-0000 and 070-SI-B5A-0000

BEING THE SAME PREMISES WHICH JUSTIN P. LASSINGER AND PAULA L. LASSINGER, HUSBAND AND WIFE BY DEED DATED 2/1/2017 AND RECORDED 2/6/2017 IN THE OFFICE OF THE RECORDER OF DEEDS DEED BOOK INSTRUMENT NO.: 201702060002559, GRANTED AND CONVEYED UNTO BRANDON M. SIMMONS, UNMARRIED.

BCLJ: March 13, 20 & 27, 2026

**NOTICE TO: ALL HEIRS OF JACOB FREDERICK**

**NOTICE**

**NOTICE TO: ALL HEIRS OF JACOB FREDERICK, Late of Millerstown, Donegal Township, Butler County, Pennsylvania**

**Date of Death: On or about 1890 Butler County, Pennsylvania, Estate Docket Number: 10-11-0482 Butler County OC No. 129 of 1973**

The Estate of the late Jacob Frederick, having remained open for over one hundred years, is in the process of winding up its affairs. The current Co-Administrators D.B.N.C.T.A. of the Estate of Jacob Frederick, i.e., Michael P. Callihan and Michael P. Callihan Jr., have been charged with identifying the heirs of Jacob Frederick in order to make appropriate distributions from the Estate and to close the same.

**IF YOU BELIEVE YOU ARE AN HEIR OF JACOB FREDERICK, YOU MUST SUBMIT A CLAIM FORM CONTAINING ALL REQUESTED INFORMATION ON OR BEFORE JUNE 1, 2026.**

Claim forms and accompanying documents are to be submitted to the Estate attorney, Thomas W. King, III, Esq., of Dillon McCandless King Coulter and Graham, LLP., at 128 West Cunningham Street, Butler, Pennsylvania, 16001.

After the deadline for submission of claims has passed, a hearing before the Master may be held on claims submitted to determine finally the true and lawful heirs of Jacob Frederick. **ANY PERSON WHO HAS NOT BEEN IDENTIFIED AS AN HEIR OR WHO HAS NOT SUBMITTED A CLAIM FORM ON OR BEFORE THE DEADLINE WILL BE DEEMED TO HAVE WAIVED ANY AND ALL INTEREST, RIGHTS, OR TITLE IN OR TO, THE ASSETS OF THE ESTATE OF JACOB FREDERICK.**

Claim forms may be obtained at the Office of the Register of Wills of Butler County, Pennsylvania, located in the Butler County Government Center, LL, 124 West Diamond Street, Butler, Pennsylvania, 16001 OR from the Office of Dillon McCandless King Coulter and Graham, LLP., at 128 West Cunningham Street, Butler, Pennsylvania, 16001 OR via E-mail from Madison Mattingly at mmattingly@dmkcg.com.

DILLON McCANDLESS KING COULTER & GRAHAM, LLP

By: Thomas W. King, III 128 W. Cunningham Street Butler, Pa 16001

BCLJ: March 13, 20 & 27, 2026

**ESTATE NOTICE**

**Estate of JACOB FREDERICK, late of Donegal Township, Butler County, PA, deceased.** Letters of Administration D.B.N.C.T.A. upon the above-named estate having been granted to the undersigned, all persons having claims against the same will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Michael P. Callihan,  
Co-Administrator D.B.N.C.T.A.  
247 Medical Center Road  
Chicora, PA 16025

or Michael P. Callihan, Jr.,  
Co-Administrator D.B.N.C.T.A.  
107 Grandview Avenue  
Chicora, PA 16025

Thomas W. King III, Esq.  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler, PA 16001 724-283-2200

BCLJ: March 13, 20 & 27, 2026

**TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of the Trust Under Will of **MARY STOCK**, deceased, and said Trust established upon the death of the said Mary Stock, December 7, 1981. All persons having claims against the Trust under Last Will and Testament of Mary E. Stock, deceased, are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust under Last Will and Testament of Mary E. Stock, deceased, are requested to make payment without delay to the trustee or attorney named below:

c/o Lynn M. Patterson, Esq.  
1202 Oakridge Drive  
Butler, PA 16001

BCLJ: March 13, 20 & 27, 2026

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**NOTICE OF TRUST ADMINISTRATION**

Notice is hereby given of the administration of the **Patricia A. Hill Trust Under Grenet Hill Trust Agreement Dated July 12, 2011**, as Amended by First Amendment Dated January 16, 2014. Patricia A. Hill, Grantor of the Trust, of Jefferson Township, Butler County, Pennsylvania, died on August 25, 2023. All persons having claims against Patricia A. Hill are requested to make the same known to the Trustee or Attorney named below. All persons indebted to Patricia A. Hill are requested to make payment without delay to the Trustee or Attorney named below.

Timothy James Hill, Trustee  
217 Scenic Drive  
Hot Springs AR 71913

Ronald W. Coyer, Esquire  
S.R. LAW, LLC  
631 Kelly Blvd.  
PO Box 67  
Slippery Rock PA 16057

BCLJ: March 6, 13 & 20, 2026

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

**NOTICE OF FILING OF PETITION FOR APPOINTMENT OF CONSTABLE IN WASHINGTON TOWNSHIP, BUTLER COUNTY PENNSYLVANIA**

**CRIMINAL DIVISION  
CP-10-MD-40-2026**

**IN RE: APPOINTMENT OF WILLIAM K. SOTAK AS CONSTABLE**

Notice is hereby given that on January 6, 2026, a Petition was filed in the above named court, requesting the appointment of William K. Sotak as a Constable in Washington Township, Butler County, Pennsylvania.

The court has fixed the 12th day of May, 2026, at 10:00 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center as the time and place for hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the request of the Petitioner/ Electors, should not be granted.

BCLJ: March 13, 2026

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**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
IN RE: David B Hepler, Petitioner  
NO.: MsDNo.2026-40049**

NOTICE IS HEREBY GIVEN that a Petition for Involuntary Transfer of Trailer Title has been filed in the above-named court, requesting an order to transfer ownership of the following Boat Trailer to David B Hepler:

- Year: 2019
- Make: Yacht Club
- Model: PB-2256T
- Trailer Identification Number (VIN): 4H106282XL0553897
- Title Number:
- Registration Plate:

A hearing has been fixed for the 21 day of April, 2026, at 9:45 A.M., in Court Room 3, in the Butler County Courthouse, Butler, Pennsylvania, 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.

David B Hepler  
103 Crestwood Drive,  
Sarver, PA 16055  
724-541-5400

BCLJ: March 13, 2026

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