

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 A Andrews**

Late of: Cranberry Township PA
 Administrator: Lois M Vitti
 663 Fifth Street
 Oakmont PA 15139
 Attorney: Louis M Vitti
 Vitti Law Group INC
 663 Fifth Street
 Oakmont PA 15139
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Stephen L Campbell**a/k/a: Stephen Lance Campbell**

Late of: Slippery Rock Township PA
 Executor: Tiffany Bell
 188 Smith Valley Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Suzanne D Conn

Late of: Cherry Township PA
 Executor: Dennis Conn
 203 Harrisville Road
 West Sunbury PA 16061
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Lucy M Kline

Late of: Butler Township PA
 Executor: Veronica L Anderson
 220 Home Ave
 Butler PA 16001
 Executor: William A Kline
 1035 East Brady St Ext
 Butler PA 16001
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Megan M Mappin

Late of: Mars PA
 Administrator: Darlene A Mappin
 190 Silvercreek Drive
 Mars PA 16046
 Attorney: James L Nardelli Jr
 2120 Freeport Rd Suite 4
 New Kensington PA 15068
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Diana Matteoni

Late of: Butler PA
 Administrator: Lydia Kathryn Matteoni
 523 Suismon Street Apt 3
 Pittsburgh PA 15212
 Attorney: David W Crosson
 Crosson & Richetti LLC
 609 West Hamilton St Suite 301
 Allentown PA 18101
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

**Estate of: Richard C McKinney
a/k/a: Richard McKinney**

Late of: Valencia PA
 Executor: Tracey A Tollis
 160 Pear Orchard Road
 Coraopolis PA 15108
 Attorney: David C Moran
 Moran & Moran PC
 3000 Stonewood Drive Suite 315
 Wexford PA 15090
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Marlene Otto Morrell

Late of: Cranberry Township PA
 Executor: Kristin Gene Morrell
 316 Highland Pine Dr
 Pittsburgh PA 15237
 Attorney: Daniel R Tobin
 Law Offices Of Daniel R Tobin
 2000 Corporate Drive Ste 350
 Wexford PA 15090
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Cathy Marlene Novosat

Late of: Cranberry Township PA
 Executor: Eric J Novosat
 251 Mercer Street 2nd Floor
 Harmony PA 16037
 Executor: Sarah J Kelley
 149 Miller Run Road
 Slippery Rock PA 16057
 Attorney: Kelton Merrill Burgess
 Law Offices Of Kelton M Burgess
 1300 Fifth Avenue Suite 201
 Pittsburgh PA 15219
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Donald B Phipps

Late of: Prospect PA
 Administrator: Joshua Phipps
 118 Holly Circle
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Keith L Ritts

Late of: Lockport, Niagara County,
 New York
 Ancillary Ancillary Executor: Diane Woods
 239 Niagara Street
 Lockport NY 14094
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 Butler PA 16001
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Dixie Louise Rupert

Late of: Mars PA
 Executor: Brian C Rupert
 10114 Red Mesa Drive
 Houston TX 77095
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Cynthia Wolfe

Late of: Saxonburg PA
 Administrator: Mark Wolfe
 126 Rossford Lane
 Ford City PA 16226
 Attorney: Tyler S Heller
 Mechling And Heller LLP
 216 N Jefferson St
 Kittanning PA 16201
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Anna K Davidson-Wyatt**a/k/a: Anna K Wyatt****a/k/a: Anna Davidson-Wyatt**

Late of: Cranberry Township PA
 Executor: Karen D Morrone
 507 Edgewood Circle
 Cranberry Twp PA 16066
 Executor: Christian D Davidson
 132 Colver Road
 PO Box 514
 Ebensburg PA 15931
 Executor: Candace H Davidson
 6750 Damascus Road
 Laytonsville MD 20882
 Attorney: Mark C Coulson
 Williams Coulson
 One Gateway Center 16th Fl
 420 Fort Duquesne Blvd

Pittsburgh PA 15222

BCLJ: Oct. 24, 31 & Nov. 7, 2025

SECOND PUBLICATION**Estate of: Dianna Alberti****a/k/a: Dianna M Alberti**

Late of: Sarver PA
 Executor: Karen S Less
 1033 Sandy Ridge Drive
 Sarver PA 16055
 Attorney: Richard A Bruni
 3058 Leechburg Road
 Lower Burrell PA 15068
 BCLJ: October 17, 24 & 31, 2025

Estate of: Janet Blair**a/k/a: Janet Arlene Blair**

Late of: Cranberry Township PA
 Administrator: James Blair II
 182 Iliwai Loop
 Kihei HI 96753
 Attorney: Amanda E Palbus
 Myers Law Group PLLC
 17025 Perry Highway
 Warrendale PA 15086
 BCLJ: October 17, 24 & 31, 2025

Estate of: Virginia M Conterno**a/k/a: Virginia A Conterno**

Late of: Cabot PA
 Executor: Carly Conterno
 332 Gray Avenue
 Cabot PA 16023
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: October 17, 24 & 31, 2025

Estate of: Ada Ruth Gross

Late of: Zelenople PA
 Executor: Andrew J Gross
 2103 Flagstick Drive
 Matthews NC 28104
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: October 17, 24 & 31, 2025

Estate of: Doris Eilene Keeton**a/k/a: Doris E Keeton**

Late of: Cabot PA
 Administrator: Geoffrey M Keeton
 111 Scott Ridge Rd
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office

101 N Green Lane
Zelienople PA 16063
BCLJ: October 17, 24 & 31, 2025

Estate of: Maryann Losser

Late of: Butler PA
Administrator: Robert D Losser
134 Morton Avenue
Butler PA 16001
Attorney: Adam G Anderson Esq
Anderson Law Firm, LLC
429 Fourth Avenue Suite 602
Pittsburgh PA 15219
BCLJ: October 17, 24 & 31, 2025

Estate of: Rabe Ferguson Marsh III

Late of: Cranberry Township PA
Executor: Christopher D Marsh
571 Old National Pike
Brownsville PA 15417
Attorney: Brooke B McMorrow
McMorrow Law LLC
10475 Perry Highway Suite 204
Wexford PA 15090
BCLJ: October 17, 24 & 31, 2025

Estate of: Bradley Scott Renick

a/k/a: Bradley Renick

a/k/a: Brad Renick

a/k/a: Bradley S Renick

Late of: Mercer Township PA
Executor: Lindsey Foster Jordan
209 Lindsey Lane
Volant PA 16156
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr PO Box 687
Grove City PA 16127
BCLJ: October 17, 24 & 31, 2025

Estate of: Alan Ramesh Semelbauer

Late of: Slippery Rock PA
Administrator: Tyler Semelbauer
108 Oak Street
Slippery Rock PA 16057
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057
BCLJ: October 17, 24 & 31, 2025

Estate of: Philip J Wagner

Late of: Zelienople PA
Executor: Judith A Aitken
4306 Stein Dr
Cranberry Township PA 16066
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: October 17, 24 & 31, 2025

Estate of: Carl Arthur Weichey

Late of: Concord Township PA
Administrator: Carl Mark Weichey
720 Harmony Baptist Road
New Castle PA 16101
BCLJ: October 17, 24 & 31, 2025

THIRD PUBLICATION

Estate of: Patricia A Altmeyer

Late of: Valencia PA
Executor: Brian Altmeyer
4790 Josephine Drive
Gibsonia PA 15044
Attorney: Ryan M Froehlich
Howard S. Auld & Associates
5018 William Flynn Highway
Gibsonia PA 15044
BCLJ: October 10, 17 & 24, 2025

Estate of: Joan C Ball

Late of: Chicora PA
Administrator: Darin C Ball
103 Sophia Lane
Mars PA 16046
Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchyk LLP
222 S. Main St.
Butler PA 16001
BCLJ: October 10, 17 & 24, 2025

Estate of: Rebecca M Crawford

Late of: Butler Township PA
Executor: Melody Scardina
159 Swartzlander Lane
Fenelton PA 16034
Executor: Sue Claypoole
239 Smith Road
Cabot PA 16023
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: October 10, 17 & 24, 2025

Estate of: Nevin P Critchlow

a/k/a: Nevin Critchlow

Late of: Harrisville PA
Executor: Jaia Orient
64 Main Street
Germantown NY 12526
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr PO Box 687
Grove City PA 16127
BCLJ: October 10, 17 & 24, 2025

**Estate of: Shirley May Hildebrand
Dickson****a/k/a: Shirley Dickson**

Late of: Butler PA
 Executor: Mary D Waggoner
 109 Henley Drive
 Butler PA 16001
 BCLJ: October 10, 17 & 24, 2025

Estate of: Jacob Frederick

Late of: Butler PA
 Admr. D.B.N. C.T.A.: Michael P Callihan
 221 Oak Road
 Chicora PA 16025
 Admr. D.B.N. C.T.A.: Michael P Callihan Jr
 107 Grandview Avenue
 Chicora PA 16025
 Attorney: Sophia V Benoit
 Dillion McCandless King
 Coulter & Graham LLP
 128 W Cunningham Street
 Butler PA 16001
 BCLJ: October 10, 17 & 24, 2025

Estate of: John W Heisler III

Late of: Jackson Township PA
 Executor: Susan Jo Heisler
 144 High Acres Road
 Harmony PA 16037
 Attorney: Colleen D Bratkovich
 Zacharia Brown & Bratkovich
 6530 William Penn Highway Suite 310
 Delmont PA 15626
 BCLJ: October 10, 17 & 24, 2025

Estate of: Michael Eugene Hiwiller**a/k/a: Michael Hiwiller****a/k/a: Michael E. Hiwiller**

Late of: Zelenople PA
 Administrator: Anita M Stevens
 507 Reed Lane
 Butler PA 16001
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: October 10, 17 & 24, 2025

Estate of: Mark A Koehler**a/k/a: Mark Koehler**

Late of: Middlesex Township PA
 Executor: Jan A Koehler
 117 Fulton Drive
 Valencia PA 16059
 Attorney: Rebecca A Auld
 Auld Brothers Law Group LLC
 5349 William Flynn Highway
 Gibsonia PA 15044
 BCLJ: October 10, 17 & 24, 2025

Estate of: Charles B Partee Jr**a/k/a: Charles Brooks Partee Sr**

Late of: Cranberry Township PA
 Executor: Jonathan F Partee
 5149 Prince Phillip Court
 Gibsonia PA 15044
 Attorney: Samantha J Gagliardo
 Dentons Cohen & Grigsby PC
 625 Liberty Ave 7th Fl
 Pittsburgh PA 15222
 BCLJ: October 10, 17 & 24, 2025

Estate of: Patricia E Pegher-Miller

Late of: Jackson Township PA
 Executor: Clayton A Pegher
 117 Vista Court
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: October 10, 17 & 24, 2025

Estate of: Nancy Riedel**a/k/a: Nancy J Riedel****a/k/a: Nancy Jeanne Riedel**

Late of: Cabot PA
 Administrator C.T.A.: Chad F McMillen
 2131 Brodhead Road
 Aliquippa PA 15001
 Attorney: Chad F McMillen
 McMillen Urick Tocci & Jones
 2131 Brodhead Road
 Aliquippa PA 15001
 BCLJ: October 10, 17 & 24, 2025

Estate of: James Frederick Sharrar Sr

Late of: Harmony PaA
 Executor: Glenn Jackson Sharrar
 116 Jackson Street
 Harmony PA 16037
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: October 10, 17 & 24, 2025

Estate of: Louise Eleanor Vigue

Late of: Valencia Pa
 Administrator: Robert L Vigue
 65 Lee Street
 Valencia PA 16059
 BCLJ: October 10, 17 & 24, 2025

Estate of: Maria G Wadlow**a/k/a: Maria Gemma Wadlow**

Late of: Cranberry Township PA
 Admr. D.B.N. C.T.A.: Stephen Gerard
 Wadlow
 7A West Street

Somerville MA 02144
 Attorney: Jennifer Gilliland Vanasdale
 Gilliland Vanasdale Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Twp PA 16066
 BCLJ: October 10, 17 & 24, 2025

Estate of: John G West

a/k/a: John Garrett West

Late of: Slippery Rock PA
 Executor: Janet E West
 4031 1St Street
 Chesapeake Beach MD 20732
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: October 10, 17 & 24, 2025

Estate of: David C Wobb

a/k/a: David Conrad Wobb

Late of: Center Township PA
 Executor: Sandra L Morra
 128 Love Rd
 Chicora PA 16025
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: October 10, 17 & 24, 2025

Estate of: Donald B Wolfe

Late of: Butler Township PA
 Executor: Kelly Dawn Calvin
 125 Timberlee Drive
 Evans City PA 16033
 Attorney: Kimberly N Ferringer
 Mechling & Heller LLP
 216 N Jefferson St
 Kittanning PA 16201
 BCLJ: October 10, 17 & 24, 2025

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**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH
 August 26 - August 29, 2025**

Baburich, Brent M; Baburich, Carly N--
 DOLLAR BK FED SAV BK--Cranberry
 Twp Street:114 Robinhood Dr Parcel:130-
 S3-A10:\$240,000.00

Baker, Charles R; Baker, Stephanie C--
 AMERICAN FIN MTG CORP--Zelienople
 Boro Sub/Condo:Fairview Heights Plan
 No 2 Lot:76 (Pt Of) Street:202 Emerson Dr
 Parcel:550-S6-F76:\$403,492.00

**Baker, Christina Erin; Baker, Justin
 Michael--**DHI MTG CO LTD--

Connoquenessing Boro Sub/Condo:Leslie
 Farms Prd Ph 3 Lot:326 Street:173 Shelton
 Place Dr Parcel:370-S1-F326:\$359,992.00

Blakenev, David L; Blakenev, Diane J--
 PENTAGON FED CRED UN--Adams
 Twp Sub/Condo:Treesdale Audubon Hills
 Neighb Lot:16 Street:9008 Audubon Drive
 Parcel:010-S12-A16:\$200,000.00

**Bonetti, Clinton A a/k/a; Bonetti, Clinton
 Anthony a/k/a; Bonetti, Marianne--**
 ARMCO CRED UN--Butler Twp Ward:6
 Street:142 S Duffy Rd Parcel:056-
 19-A21:\$54,869.91

**Boring, Lyman E a/k/a; Boring, Lyman Erin
 a/k/a; Boring, Miranda M a/k/a; Boring,
 Miranda McIlvaine a/k/a--**ARMCO CRED
 UN--Center Twp Street:114 Hilltop Drive
 Parcel:060-S12-A56:\$35,000.00

**Brown, Joshua a/k/a; Brown, Joshua D
 a/k/a; Brown, Sara a/k/a; Brown, Sara
 M a/k/a--**FIRST COMMONWEALTH
 BK--Penn Twp Street:455 Old Plank Rd
 Parcel:270-2F69-14:\$40,000.00

Brown, Stacey J--CITIZENS BK NA--
 Middlesex Twp Sub/Condo:Weatherburn
 Heights Prd Ph 4 Lot:414 Street:4036
 Nightingale Dr Parcel:230-
 S16-D414:\$182,900.00

Carruthers, Nicole--CITIZENS BK NA--
 Cranberry Twp Sub/Condo:Glen Eden Plan
 Ph I-A Rev Lot:32 Street:504 Greenspire
 Ct Parcel:130-S16-C32:\$100,000.00

Collette, Scott; Collette, Theresa--
 FIRST NATL BK PA--Cranberry Twp
 Sub/Condo:Laurel Pointe Ph 2 Lot:237
 Street:500 Catalpa Ln Parcel:130-
 S18-M237:\$1,043,564.00

**Coluccio, Donato J; Rihn, Barbara
 A--**HOWARD HANNA MTG SERVS--
 Cranberry Twp Sub/Condo:Park Place
 Amend No 45 Lot:7-4F Street:215 Amon St
 Parcel:130-S46-A4F:\$360,905.00

Conn, Ryan D--LENDING HEIGHTS LLC-
 Seven Fields Boro Sub/Condo:Castle
 Creek Ph 3 Lot:1 Unit:311 Street:109
 Stoney Creek Court Parcel:505-S1-
 3B311:\$196,000.00

Conrad, Kenneth R; Conrad, M Caroline--
 ARMCO CRED UN--Cranberry Twp
 Street:573 Callery Road Parcel:130-
 4F48-24:\$200,000.00

**Courtyards Crestview Gp LLC; Courtyards
 Crestview Lp--**WASHINGTON FIN
 BK--Middlesex Twp Sub/Condo:Leslie
 Property Lot Consolid P Lot:1 Parcel:230-
 2F90-29:\$8,000,000.00

**Crittenden, Adam Scott; Ivory, Emma
 Lee--**NVR MTG FIN INC--Zelienople
 Boro Sub/Condo:Glade Run Village Res
 Sub Ph 1 Lot:T102A Street:111 Ironwood

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 Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **HEIGHTS OF HARMONY, LLC** and it is organized effective October 1, 2025.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: October 24, 2025

**LEGAL NOTICE OF DEEMED DECISION
NOTICE OF DEEMED DECISION
ZONING HEARING BOARD OF
BOROUGH OF HARMONY**

Notice is hereby given that a decision of the Zoning Hearing Board of the Borough of Harmony ("Board") has been statutorily deemed to have rendered in favor of the applicant Tim Eppinger for a variance to: A. decrease the side yard setback for a garage from 10' to 2'; and, B. Allow for an accessory structure (garage) on a lot to be built first, as part of the primary use of the lot as a single family dwelling to be built thereafter.

The deemed decision is the result of the failure of the Board to render a timely decision in accordance with 53 P.S. §10908(1.2) and (9).

Inquiries may be directed to:
Attorney Dwight D. Ferguson,
Cafardi Ferguson + Wyrick,
2605 Nicholson Road, Suite 2201,
Sewickley, PA. 15143,
dferguson@cfwattorneys.com

BCLJ: October 17 & 24, 2025

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on October 10, 2025, for a Limited Liability Company formed under the Limited Liability Company Law of 2016. The name of the Company is **La Mona LLC**, and its registered office is at 105 Saddlebrook Circle, Butler, PA 16001.

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

BCLJ: October 24, 2025
