

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: Brian S Benson

Late of: Concord Township PA
Administrator: Michael J Benson
120 Randy Hoge Road
Waynesburg PA 15370
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001

BCLJ: June 2, 9, 16, 2023

**Estate of: Jackson L Bonus
a/k/a: Jack Bonus**

Late of: Lancaster Township PA
Executor: Kevin Phillis
172 Gourley Lane
Monaca PA 15061
Attorney: Vincent J Restauri Jr
Vincent Restauri Law Offices
240 Executive Drive #1806
Cranberry Twp PA 16066

BCLJ: June 2, 9, 16, 2023

Estate of: Carol A Dobzanski

Late of: Butler PA
Administrator: Sally J Matuke
502 Fairground Hill Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 2, 9, 16, 2023

**Estate of: Jane Carole Ellis
a/k/a: Jane C Ellis**

Late of: Zelenople PA
Executor: Quinn J Ellis
1121 West Portersville Road
Portersville PA 16051
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

BCLJ: June 2, 9, 16, 2023

**Estate of: Mildred P Fehl
a/k/a: Mildred Pearl Fehl**

Late of: Franklin Township PA
Executor: Gary Weaver
1211 Creek Road
Sandy Lake PA 16145
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

BCLJ: June 2, 9, 16, 2023

Estate of: Joyce L Krebs

Late of: Forward Township PA
Executor: Frank A Makray
751 Glen Eden Road
Zelenople PA 16063
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

BCLJ: June 2, 9, 16, 2023

Estate of: Sharon L McElravy

Late of: Karns City PA
Administrator: Randy L McElravy
PO Box 295
Karns City PA 16041
Attorney: Tracy Cornibe Schaffner
Zunder & Associates PC
130 East Jefferson Street
Butler PA 16001

BCLJ: June 2, 9, 16, 2023

Estate of: Robert W Moore Jr

Late of: Penn Township PA
Executor: Joyce E Moore
111 Oak Crest Lane
Butler PA 16002
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 2, 9, 16, 2023

Estate of: Dorothy M Mullen

Late of: Penn Township PA
Executor: Cynthia L Yenick
310 Three Degree Road
Renfrew PA 16053
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: June 2, 9, 16, 2023

Estate of: Ricky A Sasse

Late of: Jefferson Township PA
Administrator: Kimberly Sasse
142 Bull Creek Road
Butler PA 16002
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: June 2, 9, 16, 2023

Estate of: Loretta A Schnur

Late of: Butler Township PA
Executor: Daniel D Schnur
513 Bonniebrook Rd
Butler PA 16002
Executor: Theresa A Tosi
202 Beech Road
Butler PA 16001
Attorney: Robert W Galbraith
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Dr, Ste. 175
Cranberry Twp PA 16066

BCLJ: June 2, 9, 16, 2023

Estate of: Sheila Witzel

Late of: Forward Township PA
Executor: Vickie Lynn Rupert
146 Twin Lakes Road
Zelienople PA 16063
Executor: William Robert Witzel
231 Sunbury Road
Slippery Rock PA 16057
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: June 2, 9, 16, 2023

**Estate of: Edward Roy Wolfe
a/k/a: Ed Wolfe**

Late of: Lancaster Township PA
Administrator C.T.A.: Kathy S Hunter
3405 Universal Street
Pittsburgh PA 15204
Attorney: Robert J Winters
Goehring Rutter and Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

BCLJ: June 2, 9, 16, 2023

SECOND PUBLICATION

Estate of: Marlene J Docherty

Late of: Clinton Township PA
Executor: Scott Stephen Docherty
224 Glade Run Road
Valencia PA 16059
Executor: Casey Shawn Docherty
1303 Player Way
Gibsonia PA 16059
Attorney: John R Kardos Jr
710 Fifth Avenue
Suite 2400
Pittsburgh PA 15219

BCLJ: May 26 & June 2, 9, 2023

**Estate of: James W Dolan
a/k/a: Reverend James W Dolan
a/k/a: James Wilson Dolan**

Late of: Butler Township PA
Executor: Susan M Nolkemper
7836 Cardinal Ridge Court
Shrewsbury MO 63119
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: May 26 & June 2, 9, 2023

Estate of: John M Enlow

Late of: Clinton Township PA
 Executor: Melissa S Germovsek
 745 Violet Court
 Saxonburg PA 16056
 Attorney: McKenna Adams
 The Elder Law Offices of Shields and Boris
 1150 Old Pond Road
 Bridgeville PA 15017

BCLJ: May 26 & June 2, 9, 2023

**Estate of: Alan Bruce Gribble
a/k/a: Alan B Gribble**

Late of: Middlesex Township PA
 Executor: Donna J Higgins
 436 Steiner Bridge Road
 Valencia PA 16059
 Attorney: Tracy L Zihmer
 Zihmer Law Firm LLC
 3244 Washington Road Suite 210
 McMurray PA 15317

BCLJ: May 26 & June 2, 9, 2023

Estate of: Richard J Hartman Sr

Late of: Forward Township PA
 Executor: Richard J Hartman Jr
 6218 Penn Drive
 Butler PA 16002
 Attorney: Kim Orlando
 Minto Law Group LLC
 811 Camp Horne Road Suite 320
 Pittsburgh PA 15237

BCLJ: May 26 & June 2, 9, 2023

Estate of: Edith B Johnston

Late of: Center Township PA
 Executor: Raymond L Johnston
 108 Heritage Lane
 Butler PA 16001
 Attorney: Matthew T McCune
 Conlon Tarker PC
 108 E Diamond St
 Butler PA 16001

BCLJ: May 26 & June 2, 9, 2023

Estate of: Robert James Krummert

Late of: Butler PA
 Executor: Aubrei J Krummert
 6272 Shelley Drive
 Athens OH 45701

BCLJ: May 26 & June 2, 9, 2023

Estate of: John M Murray

Late of: Donegal Township PA
 Administrator: Catherine A Murray
 124 Murray Lane
 Fenelton PA 16034
 Attorney: Jason E Rolls
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001

BCLJ: May 26 & June 2, 9, 2023

Estate of: George H Pann

Late of: Saxonburg PA
 Executor: Joyce Fritch
 331 Bower Road
 Fredonia PA 16124
 Attorney: Ted Isoldi Esq
 106 North Pitt Street
 PO Box 2
 Mercer PA 16137

BCLJ: May 26 & June 2, 9, 2023

Estate of: Alexander D Sanguigni Sr

Late of: Adams Township PA
 Executor: Dawn Getty
 3003 Ambassador Ln
 Valencia PA 16059
 Attorney: Kathleen D Schneider
 Regent Square Professional Bld
 1227 S Braddock Ave
 Pittsburgh PA 15218

BCLJ: May 26 & June 2, 9, 2023

Estate of: Matthew Spedding

Late of: Cranberry Township PA
 Executor: Jane Bronwen Spedding
 738 Skyview Drive
 Cranberry Twp PA 16066
 Attorney: Deanna Lyn Istik
 Gilliland Vanasdale Sinatra Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Twp PA 16066

BCLJ: May 26 & June 2, 9, 2023

Estate of: Clement G Stockham
a/k/a: Clement G Stockham Jr
a/k/a: Clement George Stockham
 Late of: Cherry Township PA
 Executor: Kimberly Spears
 749 Venango Ave
 Pittsburgh PA 15209
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: May 26 & June 2, 9, 2023

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THIRD PUBLICATION

Estate of: Mae C Allen
 Late of: Middlesex Township PA
 Executor: Robert Keith Allen
 213 Homestead Drive
 Valencia PA 16059
 Attorney: Adam C Kish Esquire
 5790 Morland Drive North
 Adamstown MD 21710

BCLJ: May 19, 26, & June 2, 2023

Estate of: Marian L Barkley
 Late of: Zelenople PA
 Executor: Matthew T Barkley
 115 Meehan Lane
 New Brighton PA 15066
 Attorney: Janice H Chisnell
 140 Golden Gate Drive
 Verona PA 15147

BCLJ: May 19, 26, & June 2, 2023

Estate of: Beth A Black
 Late of: Zelenople PA
 Administrator: Cathy Beighey
 110 Peffer Street
 Zelenople PA 16063
 Administrator: Amy Daning
 511 South Oliver Street
 Zelenople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063

BCLJ: May 19, 26, & June 2, 2023

Estate of: William J Davis
 Late of: Buffalo Township PA
 Executor: Jenna Nicole Davis
 117 Pickwick Place
 Millersville PA 17551
 Attorney: Kelley I Harley
 Jaffe & Kecskemethy PC
 101 East Diamond Street Suite 204
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Raymond David Lunn
 Late of: Harrisville PA
 Executor: James Richard Lunn Sr
 427 Portman Road
 Butler PA 16002
 Attorney: Matthew E Fischer
 114 West Cunningham Street
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Dennis P Meals
a/k/a: Dennis Paul Meals
 Late of: Clay Township PA
 Administrator: Christina R Simmers
 103 Johnson Drive
 Butler PA 16001
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: May 19, 26, & June 2, 2023

Estate of: Patricia Hoerner Rebholz
a/k/a: Patricia J Hoerner
 Late of: Middlesex Township PA
 Administrator: Jerome J Rebholz Sr
 119 Buckingham Dr Ext
 Valencia PA 16059
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: May 19, 26, & June 2, 2023

Estate of: Audra Imogene Roberts
 Late of: Jackson Township PA
 Administrator: Florence Jane Poff
 1930 Bretton Lane
 York PA 17408
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063

BCLJ: May 19, 26, & June 2, 2023

Estate of: H Gary Roudybush
a/k/a: Herman Roudybush
 Late of: Penn Township PA
 Executor: Cheryl L Hay
 112 E Metzger Avenue
 Butler PA 16001
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Deanna M Shannon
 Late of: Cranberry Township PA
 Executor: Charles Joseph Shannon
 586 Brandywine Drive
 Cranberry Twp PA 16066
 Attorney: George Steffish III
 Steffish & Lafferty PC
 121 North Washington Street
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

Estate of: Betty Silsby
 Late of: Butler Township PA
 Executor: Susan J Schoonover
 108 Sunbury Fields Apt 1
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: May 19, 26, & June 2, 2023

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH April 28, 2023

Recorded April 24, 2023 - April 28, 2023

A Wolf & A Bea LLC; Dentzer, Douglas; Shubrew LLC; Shumaker, Erika; Shumaker, Zachary; Wolf & A Bea LLC, A--FIRST NATL BK PA--Zelienople Boro
 Street:210 South Main St Parcel:550-S2-Bm3:\$280,904.50

Altman, David Wayne; Altman, Heidi--
 WASHINGTON FIN BK--Harmony Boro
 Street:423 E New Castle St Parcel:420-S1-H19:\$99,000.00

Anderson, Amy Jo--WELCOME HOME FIN
 LP--Cranberry Twp Sub/Condo:Southern Valley Commons Townho Unit:36-A
 Street:754 Norwegian Spruce Dr
 Parcel:010-S12-B36A:\$348,000.00

Batista, Brandon; Hilf, Rebecca--FIRST
 NATL BK PA--Butler Twp Sub/Condo:Young Plan Lot:127 Street:306 S Home Ave
 Parcel:055-28-A127:\$160,000.00

Bdale Group LLC; Fennell, Jay; Fennell, Jennifer; Racette, Mary--MARS BK--
 Butler City Ward:2 Street:329-331 1St
 Street Parcel:562-45-95:\$125,000.00

Bhushan, Bharat; Roy, Nairita--
 BETTER MTG CORP--Cranberry Twp Sub/Condo:Hampshire Woods Prd Ph III Lot:306 Street:180 Hampshire Dr
 Parcel:130-S23-E306:\$363,000.00

Bobbert, Shelby--ROCKET MTG LLC--
 Butler City Ward:3 Street:112 Broad Street
 Parcel:563-10-304A:\$51,300.00

Bonacci, Francis J; Bonacci, Kristin E--
 WASHINGTON FIN BK--Lancaster Twp
 Street:100 Pleasant Hill Rd Parcel:200-4F131-4Aaa Acre:3.97:\$40,000.00

Borczyk, Allyson L; Borczyk, Michael L--
 GUARANTEED RATE AFFINITY LLC--Butler City Street:241 Oak Street
 Parcel:564-19-108:

Broman, Nicole--DAS ACQUISITION CO
 LLC--Clearfield Twp Street:2910 Old Route
 422 E Parcel:090-1F15-3F:\$149,400.00

Byers, James Christopher; Byers, Megan E--
 ARMCO CRED UN--Butler Twp Street:117 Artlee Ave Parcel:056-19-B7:\$25,000.00

CRS Contracting LLC; Cabot Greentree Properties LLC; CRS Contracting LLC; Midstream Consulting LLC--
 FIRST NATL BK PA--Winfield Twp
 Street:539 Marwood Road Parcel:320-1F71-16A:\$250,000.00

Carney, Matthew J--WEST PENN
 FIN SERV CTR INC--Butler City

REGISTER'S NOTICE

I, SARAH E. EDWARDS M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY JUNE 12, 2023, at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BIEDENBACH, Stephen J.	Roger Biedenbach, Executor	05/01/2023
DEMATTEIS, Romeo Richard	Edward J. Skal, Executor	04/26/2023
MICHAELS, Frances R.	Charles J. Jacques, III, Executor	04/27/2023
STETZER, Janet S.	Maria S. Leslie, Executrix	04/28/2023
NAME	GUARDIAN/TRUSTEE/POA	FILED
TUW OF WILLIAM L. ZIER, JR. FBO CHRISTOPHER ZIER UAD 1/30/2017	Mary Ann Book, Trustee	04/24/2023

BCLJ: June 2, 9, 2023



**Next Quarterly Meeting is
June 16, 2023**

**Notice of Revocable Trust
Pursuant to 20 Pa. C.S. §7755(c)**

Notice is hereby given of the administration of **THE SIMEON L. HARDY AND MARGARETTA E. HARDY REVOCABLE LIVING TRUST AGREEMENT**. The Settlor of the Trust, SIMEON L. HARDY, a resident of Butler County, Pennsylvania, died on March 02, 2022. All persons having claims against SIMEON L. HARDY are requested to make known the same to the Trustee or attorney named below. All persons indebted to SIMEON L. HARDY are requested to make payment without delay to the Trustee or attorney named below.

Lexie Graham
1196 Slippery Rock Road
Grove City, PA 16127

OR

Marjorie L. Berg
13789 Apollo Road
Glen Rock, PA 17327

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

BCLJ: May 19, 26, & June 2, 2023

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **Ankrom Living Trust** dated October 14, 2022. Alan T. Ankrom, Grantor of the trust, of Butler, Butler County, Pennsylvania, died on April 5, 2023. All persons having claims against Alan T. Ankrom are requested to make known the same to the trustee or attorney named below. All persons indebted to Alan T. Ankrom are requested to make payment without delay to the trustee or attorney named below.

Laura K. Ankrom, Trustee
c/o Nicholas Longinotti, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: May 19, 26, & June 2, 2023

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
NO: 2021-10749**

Reverse Mortgage Funding LLC
PLAINTIFF
VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gloria J. Navolio, deceased and David Navolio, known heir of Gloria J. Navolio, deceased
DEFENDANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gloria J. Navolio, deceased

753 Whitestown Road
Butler, PA 16001

Your house (real estate) at:
753 Whitestown Road, Butler, PA 16001
Parcel ID:120-S1-A18-0000

is scheduled to be sold at Sheriff's Sale at Butler County Sheriff's Office
300 South Main Street
Butler, PA 16003 on July 21, 2023 at 11:00AM to enforce the court judgment of \$138,489.68 obtained by Reverse Mortgage Funding LLC against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Reverse Mortgage Funding LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

BCLJ: June 2, 2023

Dissolution Notice (Profit)

NOTICE is hereby given by **Law Office of Elizabeth A. Smith PC**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

BCLJ: June 2, 2023

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

**IN RE: MATTER OF A VEHICLE TITLE
REQUEST, 1996 FORD RANGER PICK-
UP VEHICLE IDENTIFICATION NUMBER
1FTCR10A1TUA85557**

**CIVIL DIVISION
MsD No. 2021-40151**

Notice is hereby given that, on June 17, 2021, an Amendment to Petition was filed by Charles W. Tanner in the above named Court, relative to a certain 1996 Ford Ranger Pick-Up, VIN 1FTCR10A1TUA85557, abandon by **Raymond J. Vignola Jr.** of 120 North Virco Drive, McKees Rocks, PA 15136 along the road side of a western Butler County municipality and later removed at the request of the Butler County property owner at that location by Schnitski Mortors, a vehicle towing service, with business office at 329 North Road, Butler, PA 16001

The Court has set July 11, 2023 at 10:00 AM in Courtroom number 3 of the Butler County Government Center as the time and place for a 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: June 2, 2023

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 21st day of July 2023** 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 August 18, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: May 26 & June 2, 9, 2023

No. 2022-30107

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1

vs

JOHN F TOBACK, JOHN FRANCIS TOBACK, JOHN F TOBACK, III

PROPERTY ADDRESS: 3104 ONEIDA VALLEY ROAD, HILLIARDS, PA 16040

UPI / TAX PARCEL NUMBER: 300-3F16-31BB-0000

TAX I.D. #: 300-3F16-31BB-0000

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 2 IN THE LOT LINE REVISION FOR JOHN O. BEATTY, SR. & ETHEL I. BEATTY, HAROLD G. MOORE & PAMELA ANN MOORE, RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 271 PAGE 32.

CONTAINING 1.25 ACRES AS PER SURVEY OF JOHN E. DUSHEK, SURVEYOR, DATED JANUARY 22, 2004.

BEING KNOWN AS: 3104 ONEIDA VALLEY

ROAD, HILLIARDS, PENNSYLVANIA 16040.

TITLE TO SAID PREMISES IS VESTED IN JOHN F. TOBACK A/K/A JOHN FRANCIS TOBACK A/K/A JOHN F. TOBACK, III BY DEED FROM JOHN F TOBACK AND LORI ANN TOBACK, HUSBAND AND WIFE, DATED MAY 14, 2019 AND RECORDED MAY 14, 2019 IN INSTRUMENT NUMBER 201905140008600.

BCLJ: May 26 & June 2, 9, 2023

Sheriff of Butler County, Michael T. Slupe