

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: Samuel Joseph Coco

Late of: Clinton Township PA
Administrator: Gail Zusk Coco
144 Deer Creek Road
Saxonburg PA 16056

BCLJ: June 9, 16, 23, 2023

**Estate of: Rebecca L Dunn
a/k/a: Rebecca Lou Dunn**

Late of: Evans City PA
Executor: Stephen M Dunn
15940 Forest Lane
Findlay OH 45840
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: June 9, 16, 23, 2023

Estate of: Doris M Kelly

Late of: Harmony PA
Executor: Barry E Leasher
142 Mathew Drive
Harmony PA 16037
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063

BCLJ: June 9, 16, 23, 2023

Estate of: Jewel Mravinec

Late of: Mars PA
Administrator:
Suzanne Mravinec O'Toole
708 Glengarry Court
Pittsburgh PA 15239
Attorney: Karen E Bononi
Cafardi Ferguson Wyrick & Weis
2605 Nicholson Road, Suite 2201
Sewickley PA 15143

BCLJ: June 9, 16, 23, 2023

**Estate of: David Sacco
a/k/a: David Leroy Sacco
a/k/a: David L Sacco**

Late of: Butler PA
Executor: Stella Shumaker
PO Box 90
Spring Church PA 15686
Executor: Jodi Audino
421 Hastings Dr
Cranberry PA 16066

BCLJ: June 9, 16, 23, 2023

Estate of: Paula Ann Schoentag

Late of: Penn Township PA
Executor: Denise L Daubner
236 Butler Road
Saxonburg PA 16056
Attorney: Leland C Clark
138 E Jefferson St Suite 4
Butler PA 16001

BCLJ: June 9, 16, 23, 2023

Estate of: Eric Scott Weimer

Late of: Center Township PA
Administrator: Shelly Weimer
112 Dakotah Drive
Butler PA 16001
Attorney: John C Scialabba
Frank Gale Bails & Pocrass
707 Grant St Suite 3300
Pittsburgh PA 15219

BCLJ: June 9, 16, 23, 2023

Estate of: Charles P Weiss

Late of: Cranberry Township PA
 Executor: Beth D Bosley
 249 Forsythe Road
 Valencia PA 16059
 Attorney: C Eric Pfeil
 Dentons Cohen & Grigsby P.C.
 625 Liberty Avenue
 Pittsburgh PA 15222

BCLJ: June 9, 16, 23, 2023

SECOND 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

THIRD 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

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH May 5, 2023

Recorded May 1, 2023 - May 5, 2023

Abramowitz, Helene S; Abramowitz, Ira S--CLEARVIEW FED CRED UN--Center Twp Street:108 Cheyenne Dr Parcel:060-S19-A39:\$93,000.00

Ahlgren, Rebecca J; Ahlgren, William D--GREATER PGH POLICE FED CRED UN--Cranberry Twp Street:9298 Marshall Road Parcel:130-S35-B243:\$30,000.00

Allmann, Isaac James--CITIZENS BK NA--Lancaster Twp Sub/Condo:Lieb Sub Lot:102 Street:112 Fawn Ln Parcel:200-4F100-A20Ad:\$65,000.00

Ames, Nancy Lynn; Ames, Raymond Edward--GUILD MTG CO LLC--Middlesex Twp Sub/Condo:Briar Hills Plan Lot:3 Street:110 Thorn Dr Parcel:230-S1-12J3:\$413,250.00

Arimilli, Leela Adi Lakshmi; Doppalapudi, Hari Kiran--WESTMORELAND FED S&L ASSN LATROBE--Adams Twp Sub/Condo:Whitetail Meadows Amendment No Lot:42A Street:123 Lupine Drive Parcel:010-S25-Ae42A:\$363,600.00

Armburger, Jay D; Armburger, Letitia--WEST PENN FIN SERV CTR INC--Adams Twp Sub/Condo:Hickory Glen Prd Corrective Re Lot:118 Street:134 Pearce Rd Parcel:010-S2-G118:\$836,000.00

Ayersman, Aaron; Ayersman, Kyleigh--NATIONS LENDING CORP--Cherry Twp Sub/Condo:West's Hill Top Acres Plan Lot:15 Street:257 Hilltop Acres Parcel:070-S4-A15:\$270,000.00

Baldwin, Jennifer; Lazear, David S--CITIZENS BK NA--Adams Twp Sub/Condo:Adams Pointe Prd Rev Amendment Lot:12-B Street:1402 Pointe View Drive:\$333,000.00

Beitch, Cathleen aka; Beitch, Cathleen M

aka--SECRETARY HOUSING & URBAN DEV--Butler City Ward:5 Sub/Condo:Bier Plan Lot:B Street:325 N Chesnut St Parcel:565-12-291A:\$8,389.56

Bissett, Ashley A; Bissett, Travis R--MOVEMENT MTG LLC--Cranberry Twp Sub/Condo:Winchester Farms Plan Ph III Lot:317 Street:130-S27-B317 Parcel:147 Aberdeen Drive:\$280,000.00

Bixler, Kaylen E; Bixler, Richard C--ROCKET MTG LLC--Harrisville Boro Street:400 W Prairie St Parcel:430-S3-C6:\$139,194.00

Brewer, Luke W; Brewer, Rebekah D aka; McCorkle, Rebekah Dianne aka--HORIZON FARM CRED ACA--Jefferson Twp Sub/Condo:Brewer Plan Lot:2 Street:119 Neupert Rd Parcel:190-1F94-4Aa2:\$325,000.00

Bright, Meghan C aka; Wilson, Meghan C aka; Wilson, Phyllis B--ARMCO CRED UN--Cranberry Twp Street:207 Sherwood Dr Parcel:130-S3-A68:\$60,000.00

Brinker, Brian L; Brinker, Lisa R--PNC BK NATL ASSN AKA--Winfield Twp Street:719 1/2 Bear Creek Rd Parcel:320-S5-A16A:\$100,000.00

Brouse, Matthew G; Brouse, Matthew G Trs; Brouse, Tara E Trs; Brouse Family Trby Trs--FIRST NATL BK PA--Cranberry Twp Street:120 Overbrook Dr Parcel:130-S38-C107:\$315,500.00

Buchta, Lisa Jo--UNIVEST BK & TR CO--Buffalo Twp Sub/Condo:Heritage Crossings Condo Plan Unit:1212 Street:1212 Sandy Ridge Drive Parcel:040-S1-Pc1212:\$105,000.00

Covaleski, Beth Ann; Covaleski, David G--DOLLAR BK FED SAV BK--Adams Twp Street:111 Jonathan Ln Parcel:010-3F68-17G:\$92,000.00

Craft, Nicole S--CITIZENS BK NA--Middlesex Twp Street:569 Deer Creek Rd Parcel:230-2F77-31C Acre:4.64:\$100,000.00

Craig, Darin T; Craig, Deann L--HUNTINGTON NATL BK--Oakland Twp Street:412 Conway Rd Parcel:250-1F106-14Aa Acre:5.215:\$38,000.00

Croll, Stacy L; Croll, Travis J--FIRST NATL BK PA--Slippery Rock Twp Sub/Condo:Whiteley Sub Lot:1 Street:150 Wolf Creek Lane Parcel:280-4F72-21:\$175,000.00

Diaz, Jamie; Diaz, Juan A--UNION SAV BK--Butler City Ward:5 Street:201 Mercer Street Parcel:565-22-242:\$159,750.00

Doherty, James E; Doherty, Rosa A--ALLEGENT COMMUNITY FED CRED UN--Lancaster Twp Sub/Condo:Hazelton

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

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN, by M.C. and E.K. Lees, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

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

BCLJ: June 9, 2023

NOTICE

Notice is hereby given that on August 1st at 10:30am a hearing will be held in Courtroom #3 of Butler County Government Center, 124 W Diamond Street, Butler County, Pa 16001, IN RE: 2005 Suzuki Boulevard VL800KS; VIN NO JS1VS55A752109978, at which time all interested parties may appear and take part.

BCLJ: June 9, 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