

**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: Michelle Renee Adams**

Late of: Cranberry Township PA  
 Administrator: Beau J Adams  
 78 Hickory Court  
 Cranberry Twp PA 16066  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Scott Paul Boyer**

**a/k/a: Scott P Boyer**  
 Late of: Slippery Rock PA  
 Administrator: Betty Jean Borello  
 761 Pine Valley Drive  
 Pittsburgh PA 15239  
 Attorney: Paul D Zavarella  
 787 Pine Valley Drive Suite E  
 Pittsburgh PA 15239  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Diane Lynn Davidson**

Late of: Harmony PA  
 Administrator: Scott A Davidson  
 140 Little Creek Road  
 Harmony PA 16037  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelienople PA 16063  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Barbara Ann Eckels**

**a/k/a: Barbara Eckels**  
**a/k/a: Barbara A Eckels**  
 Late of: Slippery Rock PA  
 Executor: Jeffery M Dittmer  
 23608 82nd Place  
 Salem WI 53168  
 Attorney: Thomas R Coyer  
 Sr Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Jackie Ann Garfalo**

**a/k/a: Jackie Ann Semenko**  
 Late of: Cranberry Township PA  
 Executor: Holly Nowicki  
 217 Cashmere Court  
 Cranberry Twp PA 16066  
 Attorney: Brooke B McMorrow  
 McMorrow Law LLC  
 10475 Perry Highway Suite 204  
 Wexford PA 15090  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Elaine Gilliland**

**a/k/a: Elaine H Gilliland**  
 Late of: Butler PA  
 Administrator: James A Hallahan  
 247 Saddle Ridge Drive  
 Farrugut TN 37934  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Beverly Bea Heeter**

**a/k/a: Beverly B Heeter**  
 Late of: Zelienople PA  
 Executor: Terry R Heeter  
 181 South Third Avenue  
 Clarion PA 16214  
 Attorney: David M Gulnac  
 Kooman, Heeter & Gulnac, PC  
 Marianne Prof Cntr PO Box 700  
 Clarion PA 16214  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Kevin D Lindsay**

**a/k/a: Kevin Donald Lindsay**  
 Late of: Oakland Township PA  
 Administrator: Cynthia L Lindsay  
 353 Hoon Road  
 Butler PA 16001  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 382 N Pike Road  
 Sarver PA 16055  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Clayton S Morrow**

**a/k/a: Clayton Stanley Morrow**  
 Late of: Adams Township PA  
 Administrator C.T.A.: Karen Kelly Morrow  
 126 Colonel Lane  
 Mars PA 16046  
 Attorney: Robin L Rarie  
 Brenlove & Fuller LLC  
 401 Washington Ave  
 Bridgeville PA 15017  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Harry B Ritson**

Late of: Center Township PA  
 Executor: Douglas E Ritson  
 134 Jamisonville Road  
 Butler PA 16001  
 Attorney: Tracy Cornibe Schaffner  
 Zunder & Associates PC  
 130 East Jefferson Street  
 Butler PA 16001  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

**Estate of: Edward D Stewart**

Late of: Middlesex Township PA  
 Executor: Jane Lynn Stewart  
 129 Keithwood Dr  
 Valencia PA 16059  
 Attorney: Timothy R Bonner  
 McNickle & Bonner LLP  
 209 West Pine Street  
 Grove City PA 16127  
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

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**SECOND 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  
Zelienople 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

**THIRD 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  
Zelienople PA 16063  
BCLJ: October 17, 24 & 31, 2025

**Estate of: Ada Ruth Gross**

Late of: Zelienople PA  
Executor: Andrew J Gross  
2103 Flagstick Drive  
Matthews NC 28104  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople 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  
 Zelenople 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: Slippy Rock PA  
 Administrator: Tyler Semelbauer  
 108 Oak Street  
 Slippy Rock PA 16057  
 Attorney: Joseph John Nash  
 The Nash Law Office  
 164 S Main St PO Box 673  
 Slippy Rock PA 16057  
 BCLJ: October 17, 24 & 31, 2025

**Estate of: Philip J Wagner**

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

**MORTGAGES  
 RECORDINGS ARE  
 VERIFIED THROUGH  
 August 30 - September 5, 2025**

**102 Mcintosh Lane LLC--FIRST  
 COMMONWEALTH BK--Prospect  
 Boro Sub/Condo:Stoneybatter Condo  
 No III Unit:102 Street:102 Mcintosh St  
 Parcel:490-S1-26Ab/102:\$50,000.00**

**Adams, Jason T; Adams, Viki B--  
 PRINCETON FIN LLC--Cranberry  
 Twp Sub/Condo:Preserve Plan No 2  
 Lot:103 Street:105 Preserve Valley Road  
 Parcel:130-S34-A103:\$806,500.00**

**Alcorn, Therese M; Alcorn, Thomas G--  
 UNION HOME MTG CORP--Prospect  
 Boro Lot:22 Street:101 Timber Court  
 Parcel:490-S2-20Z:\$340,000.00**

**Anand, Mona; Anand, Sandeep--FIRST  
 COMMONWEALTH BK--Adams Twp Sub/  
 Condo:Treesdale Four Lakes Neighborho  
 Lot:416 Street:805 Tahoe Ln Parcel:010-  
 S13-A416:\$66,000.00**

**Anderson, Caryn A--DHI MTG CO  
 LTD--Butler Twp Sub/Condo:Autumn  
 Woods Rev Plan No 1 Lot:Th105-C  
 Street:202 Cherry Tree Dr Parcel:054-33-  
 G105C:\$309,284.00**

**Anderson, Thomas J--MILEND INC--  
 Zelenople Boro Street:110 W Grandview  
 Ave Parcel:550-S2-Bj17:\$166,000.00**

**Anesin, Shelly J a/k/a; Anesin, Shelly  
 Jean a/k/a--ARMCO CRED UN--  
 Saxonburg Boro Street:255 S Rebecca  
 St Parcel:500-S4-6:\$145,000.00**

**Baker, Jessica Jean; Baker, Jordan  
 Thomas--S&T BK--Adams Twp Street:361  
 Crest Ln Parcel:010-S10-E30:\$274,000.00**

**Bartholic, Kathleen a/k/a; Bartholic,  
 Kathleen M a/k/a; Bartholic, Mark  
 A--FIRST COMMONWEALTH BK--**

**TRUST NOTICE**

**EMERICK D ISOVITSCH & JUDY A ISOVITSCH REVOCABLE LIVING TRUST DATED 11/11/1999**

**Lisa Geibel, of 551 Keck Road, Butler, Butler County, Pennsylvania, successor trustee of the Emerick D Isovitsch & Judy A Isovitsch Revocable Living Trust dated 11/11/1999.** All persons having claims against decedents, Emerick D Isovitsch and Judy A Isovitsch, will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Lisa Geibel, Successor Trustee  
Emerick D Isovitsch & Judy A Isovitsch Revocable Trust 551 Keck Road Butler, PA 16002.

BCLJ: October 31 & Nov. 7, & 14, 2025

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**FICTICIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Act of Assembly of December 16, 1982, of the filing in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, on October 29, 2025, of an application for registration of a fictitious name:

**Muddy Crick Storage**, located at 128 Kennedy Road, Prospect, PA 16052, under which name the business is to be conducted.

The name and address of the entity and individuals interested in said business are:

S & L Wagner Properties, LLC  
Stephen Wagner and Lynde Wagner, Owners  
134 Flinner Road, Prospect, PA 16052.

The business will be conducted under the fictitious name **Muddy Crick Storage**.

State Registration filed on October 29, 2025.  
Business Name: Muddy Crick Storage  
Entity: S & L Wagner Properties, LLC  
Owners: Stephen and Lynde Wagner  
Address: 134 Flinner Road, Prospect, PA 16052  
Business Location: 128 Kennedy Road, Prospect, PA 16052

BCLJ: October 31, 2025

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**NOTICE**

Notice is hereby given that Lutz & Company, P.C., a foreign corporation which will do business under the fictitious business name **Lutz & Company, P.C. Accountants**, formed under the laws of the State of Nebraska where its principal office is located at 13616 California St., Ste 300, Omaha, NE 68154, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/23/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Butler County.

BCLJ: October 31, 2025

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