

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: Susan M Allison
a/k/a: Susan May Allison**

Late of: Worth Township Pa
 Executor: Chad A Allison
 127 Corry Road
 Slippery Rock Pa 16057
 Attorney: James A Stranahan IV
 Stranahan Stranahan & Cline
 101 South Pitt Street, PO Box 206
 Mercer Pa 16137

BCLJ: Nov 3, 10 & 17, 2023

Estate of: Ronald E Arent

Late of: Cranberry Township Pa
 Executor: Curtis L Arent
 1126 Seventh Avenue
 Beaver Falls Pa 15010
 Attorney: Michael K Parrish Esq
 Goehring Rutter Boehm
 2100 Georgetown Drive Suite 300
 Sewickley Pa 15143

BCLJ: Nov 3, 10 & 17, 2023

Estate of: Robert K Brown

Late of: Center Township Pa
 Administrator C.T.A.: Shaun Brown
 107 Ratcliff Lane
 Slippery Rock Pa 16057
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler Pa 16001

BCLJ: Nov 3, 10 & 17, 2023

Estate of: John R Flatt

Late of: Center Township Pa
 Administrator: Andrew J Flatt
 213 Decatur Drive
 Butler Pa 16002
 Attorney: Michael D Gallagher
 Gallagher Law Group

110 East Diamond Street Suite 101
 Butler Pa 16001

BCLJ: Nov 3, 10 & 17, 2023

Estate of: Timothy W Gettman

Late of: Harrisville Pa
 Executor: Janet L Silvonc
 355 E New Castle Street
 Zelienople Pa 16063
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople Pa 16063

BCLJ: Nov 3, 10 & 17, 2023

Estate of: Frank R Ignaczak

Late of: Buffalo Township Pa
 Executor: Deborah Ann Donnelly
 1730 Clay Pike
 North Huntingdon Pa 15642
 Attorney: Tyler J Jones
 Petrillo Jones LLC
 412 Main Street
 Irwin Pa 15642

BCLJ: Nov 3, 10 & 17, 2023

Estate of: John T Moore

Late of: Butler Township Pa
 Executor: Sharon Moore
 111 Hollow Lane
 Butler Pa 16001
 Attorney: Mark R Morrow
 Attorney At Law
 204 East Brady Street
 Butler Pa 16001

BCLJ: Nov 3, 10 & 17, 2023

Estate of: Joseph T Rassman Sr

Late of: Butler Pa
 Executor: Sheri Lopuchovsky
 970 Jerry Dr
 Hubbard Oh 44425

BCLJ: Nov 3, 10 & 17, 2023

Estate of: William C Roman

Late of: Cranberry Township Pa
 Executor: Melissa Gayle Burton
 7929 Spring Mill Drive
 Canal Winchester Oh 43110
 Attorney: Christopher L Harkins Jr
 Harkins Elder Law
 2760 Leechburg Road
 Lower Burrell Pa 15068

BCLJ: Nov 3, 10 & 17, 2023

**Estate of: Barbara Phyllis Sabo
a/k/a: Barbara Sabo**

a/k/a: Barbara P Sabo

Late of: Middlesex Township Pa
 Executor: Dana Martine Sabo
 106 Skylight Drive
 Freedom Pa 15042
 Attorney: Johanna E Jones
 James J Loll PC
 1122 Third Street
 Beaver Pa 15009

BCLJ: Nov 3, 10 & 17, 2023

Estate of: Helen M Voegler

Late of: Center Township Pa
 Executor: Linda C Granite
 10200 Sudberry Drive
 Wexford Pa 15090
 Attorney: Matthew T Kikta
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh Pa 15220

BCLJ: Nov 3, 10 & 17, 2023

SECOND PUBLICATION
Estate of: Evelyn Elizabeth Betts

a/k/a: Evelyn E Betts
 Late of: Center Township PA
 Executor: John H Betts
 9248 Marshall Road
 Cranberry Twp PA 16066
 Attorney: John W Ament Esquire
 Ament Law Group PC
 3950 William Penn Highway Suite 5
 Murrysville PA 15668

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Emma J Choura

Late of: Adams Township PA
 Executor: Susan Stamm
 652 Cheyenne Trail
 Mercer PA 16137
 Executor: Barbara Gray
 454 Washington Pike
 Wellsburg WV 26070
 Attorney: Ryan K Bonner
 209 West Pine Street
 Grove City PA 16127

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Jane Marie Collins**a/k/a: Jane Collins**

Late of: Seven Fields PA
 Executor: Elizabeth Cain
 18 Brookdale Road
 Arlington MA 02474

Attorney: Darcy M Dayton
 9688 Shirley Drive
 Allison Park PA 15101

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Lois Jean Graham

Late of: Adams Township PA
 Executor: Janene K Disanti
 139 Applewood Lane
 Slippery Rock PA 16057
 Attorney: Timothy L McNickle
 McNickle & Bonner LLP
 209 West Pine Street
 Grove City PA 16127

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Debra Gray

Late of: Cranberry Township PA
 Executor: Bryan D Gray
 421 Highland Avenue
 Pittsburgh PA 15229
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Norma J Harper

Late of: Buffalo Township PA
 Executor: George R Harper
 3623 Pricetown Road
 Fleetwood PA 19522

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Ruth D Jacoby

Late of: Cranberry Township PA
 Executor: Harold Vanbuskirk Hesser
 6 Forest Avenue
 Old Greenwich CT 06870
 Attorney: Colleen D Bratkovich
 Zacharia Brown PC
 4500 Walnut Street
 McKeesport PA 15132

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Ruth L Leinhos**a/k/a: Ruth H Leinhos**

Late of: Winfield Township PA
 Executor: David A Hawker
 1177 Milky Way
 Denver CO 80260
 Attorney: Meg L Burkardt
 Cafardi Ferguson Wyrick
 Weis Gabriel LLC
 647 Allegheny Avenue
 Oakmont PA 15139

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Mildred A McClelland**a/k/a: Mildred McClelland**

Late of: Forward Township PA
 Executor: Donna R McClelland
 108 McClelland Ln
 Renfrew PA 16053
 Executor: Kathi Frederick
 116 Main St
 PO Box 119
 Renfrew PA 16053
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 347 N Pike Road
 Sarver PA 16055

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Joan A Muir**a/k/a: Joan Muir**

Late of: Butler PA
 Executor: Garrett Muir
 115 Pagano Drive
 New Stanton PA 15672
 Attorney: Jordan P Shuber
 Dillon McCandless King Coulter &
 Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Lois Jean Oesterling

Late of: Butler Township PA
 Executor: John E Oesterling
 4111 Highland Avenue
 Butler PA 16001
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Geraldine Clara Pindroh**a/k/a: Geraldine C Pindroh**

Late of: Middlesex Township PA
 Executor: Paul D Pindroh Sr
 206 Oak Hill Drive
 Valencia PA 16059
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Doris L Riddle**a/k/a: Doris Riddle**

Late of: Harrisville PA
 Executor: Gladys C Hoffman
 1456 Clintonville Road
 Harrisville PA 16038

Attorney: Timothy L McNickle
 McNickle & Bonner LLP
 209 West Pine Street
 Grove City PA 16127

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Joshua Daniel Rock

Late of: Concord Township PA
 Administrator d.b.n.: Devon M Rock
 1917 Oneida Valley Road
 Karns City PA 16041
 Attorney: Edward Leymarie Jr
 Leymarie Clark Long PC
 423 Sixth Street
 Ellwood City PA 16117

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Shirley Sanders**a/k/a: Shirley A Sanders**

Late of: Butler Township PA
 Executor: Dennis E Sanders
 433 Vista Drive
 Butler PA 16001
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Bruce E Simms

Late of: Jackson Township PA
 Administrator: Paul R Simms
 453 Cherokee Drive
 Butler PA 16001
 Attorney: Leo M Stepanian II
 Stepanian & Menchyk LLP
 222 South Main St
 Butler PA 16001

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: Charles M Thomas

Late of: Butler PA
 Administrator: Kenneth Thomas
 223 Belmont Road
 Butler PA 16001
 Attorney: Thomas J May
 Dillon, McCandless, King, Coulter &
 Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: October 27 & Nov 3 & 10, 2023

Estate of: John Richard Ziegler**a/k/a: John Ziegler****a/k/a: John R Ziegler**

Late of: Harmony PA
 Executor: Trisa Carman

873 Meadowbrook Dr
Huntingdon Valley PA 19006
BCLJ: October 27 & Nov 3 & 10, 2023

—
THIRD PUBLICATION

Estate of: Linda E Antonucci

Late of: Buffalo Township PA
Executor: Toni Lynn Antonucci
127 Duck Hawk Lane
Greensburg PA 15601
Attorney: Keegan E Miller
20 North Pennsylvania Avenue
Greensburg PA 15601

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Rebecca A Beck

Late of: Summit Township PA
Executor: Brian R Beck
147 Shepperd Drive
Butler PA 16002
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: October 20, 27 & Nov 3, 2023

**Estate of: James Russell Davis Sr
a/k/a: James R Davis**

Late of: Center Township PA
Executor: James R Davis Jr
254 Meridan Road
Butler PA 16001
Executor: Paula Davis Grubbs
176 Beacon Road
Renfrew PA 16053
Attorney: Michael D Gallagher
Gallagher Law Group
110 East Diamond Street Suite 101
Butler PA 16001

BCLJ: October 20, 27 & Nov 3, 2023

**Estate of: Jennifer Marie Markey
a/k/a: Jenni Markey**

Late of: Cranberry Township PA
Administrator: Patricia Marie Flaherty
3262 Unionville Road
Cranberry Twp PA 16066

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Janet S Mitchell

Late of: Jefferson Township PA
Executor: Drew A Mitchell
840 North Pike Road
Cabot PA 16023
Attorney: Nicholas Longinotti

Sechler Law Firm LLC
20206 Route 19 Suite 300
Cranberry Twp PA 16066

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Georgia M Morrow

Late of: Donegal Township PA
Executor: Terry E Morrow
351 Blatt Road
Fenelton PA 16034
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Kathryn R Neal

Late of: Renfrew PA
Executor: Rustin L Shields
204 S Jefferson Street Unit 11
Roanoke Va 24011
Attorney: Michael A Maccagnan
Angelo & Angelo LLC
4284 William Flynn Hwy Suite 204
Allison Park PA 15101

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Daniel W Raabe

Late of: Clearfield Township PA
Administrator: Molly A Raabe
945 Carbon Center Road
Fenelton PA 16034
Attorney: William J Schenck
Schenck & Long
297 Pittsburgh Rd Suite 2b
Butler PA 16002

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Kym A Salness

a/k/a: Kym Alan Salness

Late of: Slippery Rock Township PA
Executor: George W Porter
909 E Chocolate Avenue
Hershey PA 17033
Attorney: George W Porter
909 E Chocolate Avenue
Hershey PA 17033

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Margaret E Traficante

Late of: Adams Township PA
Executor: Sharon Rose Sarver
201 Bresci Lane
Mars PA 16046
Attorney: Michael K Parrish Esq
Goehring Rutter Boehm
2100 Georgetown Drive Suite 300

Sewickley PA 15143

BCLJ: October 20, 27 & Nov 3, 2023

Estate of: Elizabeth Jane Walker

Late of: Butler Township PA

Executor: Nancy Santory

136 Rustique Lane

Butler PA 16002

Attorney: Mary Jo Dillon

Dillon McCandless King

Coulter & Graham LLP

128 West Cunningham Street

Butler PA 16001

BCLJ: October 20, 27 & Nov 3, 2023

**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH October 20, 2023**

Recorded October 13 - October 20, 2023

614 Prospect Road LLC--FBN FIN LLC--Forward Twp Parcel:A1D Acre:232.41:\$799,500.00

A L A Properties LLC; ALA Properties LLC; Arrisher, Abigail L--PNC BK NATL ASSN--Adams Twp Sub/Condo:Heritage Creek Lot 246 Rev Lot:246-C Parcel:010-S17-A246C:\$50,000.00

Altuna, Amalia Auge; Alvarez, Juan Jose Ardid--VICTORIAN FIN LLC--Cranberry Twp Sub/Condo:Mystic Ridge Plan Ph III Lot:317 Street:404 Hidden Meadow Dr Parcel:130-S40-B317:\$648,000.00

Anderson, Julie C--HORIZON FARM CRED ACA--Forward Twp Sub/Condo:McCormick Sub Lot:3 Street:234 Smith Road Parcel:120-3F49-A7:\$450,000.00

Anderson, Michael; Anderson, Nicole aka; Herrmann, Nicole aka--PNC BK NATL ASSN AKA--Connoquenessing Twp Sub/Condo:Connoquenessing Woodland Plan Lot:1090 Street:1060 Prospect Rd Parcel:120-S5-A1090:\$47,204.00

Avery, Ashley Morgan--AMERICAN FED MTG CORP--Seven Fields Boro Sub/Condo:Enclave At Highpointe Rev 2 Lot:7R Street:112 Enclave Dr Parcel:505-S1-Kd7:\$724,300.00

Bandakbrown, Mai Yousef; Brown, Christopher Shawn; Brown, Mai Yousef Bandak--NAVY FED CRED UN--Adams Twp Sub/Condo:Adams Pointe Prd Amendment No Lot:15C Street:1103 Pointe View Dr Parcel:010-S18-B15C:\$330,000.00

Barnholdt, Jesse James; Barnholdt,

Kristin M--MARS BK--Cranberry Twp Street:199 Village Dr Parcel:130-S21-A158:\$100,000.00

Beattie, Kenneth W--MARS BK--Jefferson Twp Sub/Condo:Leslie Heirs Plan Lot:3 Street:735 Saxonburg Rd Parcel:190-2F12-17D:\$347,200.00

Blymiller, Jeffrey G Jr--ARMCO CRED UN--Butler City Ward:1 Street:216 Walker Ave Parcel:561-3-43:\$130,950.00

Bonos, Brian D; Bonos, Carol F--ARMCO CRED UN--Butler Twp Ward:1 Street:109 W Rockenstein Ave Parcel:051-39-R182:\$98,000.00

Bowser, Loraine; Thompson, Darlaine aka; Thompson, Darlaine M aka--DOLLAR BK FED SAV BK--Butler Twp Street:4211 East Drive Parcel:054-26-34:\$52,000.00

Bowser, Patty Jo; Bowser, Shawn Paul--ARMCO CRED UN--Butler Twp Street:124 Deshon Court Parcel:056-19-Ae:\$160,000.00

Bowser, Patty Jo; Bowser, Shawn Paul--ARMCO CRED UN--Butler Twp Street:126 Deshon Court Parcel:056-19-Af:\$160,000.00

Broadnax, Jon M Sr--MORTGAGE RESEARCH CTR LLC DBA--Butler City Ward:2 Lot:87 Street:211 2Nd Street Parcel:562-43-42:\$185,000.00

Buck, Bethany E; Buck, Tyler J--US MTG NETWORK--Jefferson Twp Sub/Condo:Stitt Sub Lot:4 Street:354 Victory Rd Parcel:190-2F10-33A1D Acre:1.5:\$250,080.00

Burry, Brenna; Totaro, Erika--NEIGHBORHOOD LOANS INC--Cranberry Twp Sub/Condo:Freedom Woods Ph II Lot:246 Street:464 Monmouth Dr Parcel:130-S19-A246:\$480,000.00

Caffro, Daniel J; Caffro, M Jeannie--CLEARVIEW FED CRED UN--Forward Twp Sub/Condo:Wilsons Ridge Ph 1 & 2 Lot:109 Street:107 Naughton Circle Parcel:160-S6-B109:\$170,050.00

Campbell, Donald J; Campbell, Shayna M--SECRETARY HOUSING & URBAN DEV--Butler Twp Street:11 Woodrow St Parcel:052-29-E123:\$3,486.40

Chadwick, Andrea B; Chadwick, Steven R--CLEARVIEW FED CRED UN--Adams Twp Sub/Condo:Valleybrook Farms Plan 2 Lot:17 Street:130 Valleybrook Dr Parcel:010-S10-B17:\$188,000.00

Chase V Holdings LLC; Elevated Aviation LLC--BRENTWOOD BK--Adams Twp Sub/Condo:Forsyth Sub No 1 Lot:A Street:166 Brickyard Rd Parcel:010-3F66-35:\$800,000.00

Christley, Alyssa; Christley, David James-

:202300863

Adrian Ross Cisneros and Maria Camila Valencia Alvarez :202300866

Abigail Sue Foltz and Randolph Conner Vogel :202300856

Mckenzie Ann Gould and Angelo James Sciarretti :202300859

Virginia J Johnson and Kimberly A Hooper :202300857

Elizabeth Lynn Kersey and Jacob Robert Porter :202300858

Evan Thomas Palmer and Carri Lynn Stec :202300864

Amber Nicole Quinn and Levi Colby Levandoski :202300862

Miranda Rae Rogalsky and Alexander B Moses :202300865

John Jeffrey Spencer and Joei Roxanne Thompson :202300860

Brittney Elizabeth Undercuffler and Christopher Allan Downey :202300854

Warren Todd Wolfe and Kerry Ann Kathlene Miles :202300861

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN , pursuant to the provisions of Act of Assembly No.295, effective March 16, 1983, as amended, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 20th day of October, 2023, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of: **MJK Farm and Greenhouse** with its principal place of business at 915 Ekastown Road, Saxonburg, PA 16056.

The name of the person owning or interested in said business is Mark Kocon; 915 Ekastown Road, Saxonburg, PA 16056.

BCLJ: November 3, 2023

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 **on MONDAY, NOVEMBER 13, 2023, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BROWN, Eugene C. a/k/a Eugene Conrad Brown	Mark A. Brown and Thomas J. Brown Administrators C.T.A.	08/31/2023
CHRISTIE, Sherwell D. a/k/a Sherwell D. Pete Christie	Rita Jane Covert, Executrix	09/28/2023
GAMBLE, Estella Evelyn a/k/a Evelyn Gamble	William L. Gamble, Jr., Executor	10/02/2023
MASKAS, Lawrence D. a/k/a Lawrence Maskas	Marisa L. French, Executrix	09/05/2023
RIHEL, Linda L. a/k/a Linda Rihel	Jeffrey L. Rihel, Administrator D.B.N. C.T.A	10/02/2023

BCLJ: November 3 & 10, 2023