

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.

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

FIRST 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: 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: Joan C Ball

Late of: Chicora PA
Administrator: Darin C Ball
103 Sophia Lane
Mars PA 16046
Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchuk LLP
222 S. Main St.
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: 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: Michael Eugene Hiwiler

a/k/a: Michael Hiwiler

a/k/a: Michael E. Hiwiler

Late of: Zellenople 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: 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

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 Jr
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
Zelienople 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
Zelienople 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

SECOND PUBLICATION

Estate of: Donna Marie Christy
a/k/a: Donna Christy
a/k/a: Donna M Christy
Late of: East Butler PA
Executor: Cathy Shields
PO Box 34
1105 Broadway Avenue
East Butler PA 16029

Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: Oct. 3, 10 & 17, 2025

**Estate of: Jane L Dancik
 a/k/a: Jane Lee Dancik**

Late of: Fairview Township PA
 Executor: Mitchell Dancik Jr
 281 Buena Vista Road
 Chicora PA 16025
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: Valerie F Difrischia

Late of: Prospect PA
 Executor: Chelsae D Youkers
 771 W Old Route 422
 Butler PA 16001
 Attorney: David M Bauer
 Beacon Estate Planning & Elder Law
 2276 Honey Bee Lane
 New Castle PA 16105
 BCLJ: Oct. 3, 10 & 17, 2025

**Estate of: Dolores Mitchell Ference
 a/k/a: Dolly Ference**

Late of: Cranberry Township PA
 Executor: Judith Ference Olson
 2507 Birchwood Court
 Wexford PA 15090
 Attorney: James R Olson
 2507 Birchwood Ct
 Wexford PA 15090
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: Douglas J. Horner

Late of: Butler PA
 Executor: Lana Longoni
 7226 W Rivulet Drive
 Tucson Az 85743
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: Richard Allen Julius Sr

Late of: Clearfield Township PA
 Administrator: Angela D Simmons
 657 Fallecker Rd
 Butler PA 16002
 BCLJ: Oct. 3, 10 & 17, 2025

**Estate of: Roy Earl Knauf
 a/k/a: Roy E Knauf**

Late of: Evans City PA
 Executor: Audrey Mae Knauf
 525 Hartmann Road
 Evans City PA 16033
 Attorney: James R Fenchel II
 Fenchel Law Offices
 472 Constitution Blvd
 New Brighton PA 15066
 BCLJ: Oct. 3, 10 & 17, 2025

**Estate of: Sandra L Maker
 a/k/a: Sandra Maker**

Late of: Butler Township PA
 Executor: Linda Murrman
 231 Oakvale Blvd
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Oct. 3, 10 & 17, 2025

**Estate of: Frederick J Malchano
 a/k/a: Frederick Joseph Malchano**

Late of: Adams Township PA
 Executor: Jennifer R Turner
 318 Kline Avenue
 Evans City PA 16033
 Attorney: Karen E Bononi
 Cafardi Ferguson Wyrick LLC
 2605 Nicholson Road, Suite 2201
 Sewickley PA 15143
 BCLJ: Oct. 3, 10 & 17, 2025

**Estate of: Larry Marshall
 a/k/a: Larry L Marshall**

Late of: Butler PA
 Executor: Cara Facemire
 247 East Fulton Street
 Butler PA 16001
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: Sylvia A Oyler

Late of: Saxonburg PA
 Executor: Lorraine Hutchinson
 128 Rustique Lane
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: David G Rensel

Late of: Butler PA
 Executor: Cheryl A Rensel
 109 West Christie Avenue
 Butler PA 16001
 Attorney: Robert J Tate
 Robert J. Tate & Associates
 1003 Perry Highway
 Pittsburgh PA 15237
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: Karl J Rottman Jr**a/k/a: Karl Rottman****a/k/a: Karl Joseph Rottman Jr**

Late of: Fairview PA
 Executor: Carolyn A Rottman
 104 Hemlock Road
 Petrolia PA 16050
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: Judith R Surkosky**a/k/a: Judith Surkosky****a/k/a: Judith Rosalia Surkosky**

Late of: Butler Township PA
 Executor: Cynthia S Hackett
 826 4th Street
 Verona PA 15147
 Attorney: Bryan D Sack
 Abernethy And Hagerman, LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: Oct. 3, 10 & 17, 2025

Estate of: Donald E Whitbred

Late of: Cabot PA
 Executor: Michael Wachter
 109 Buena Vista Blvd
 Warren PA 16365
 Attorney: Beata I Gray
 Miller & Miller Attorneys PLLC
 4767 William Flynn Hwy
 Allison Park PA 15101
 BCLJ: Oct. 3, 10 & 17, 2025

THIRD PUBLICATION**Estate of: Irene Bortmess****a/k/a: Irene L Bortmess**

Late of: Zelenople PA
 Executor: Nancy Dunn
 168 Fanker Rd
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office

101 N Green Lane
 Zelenople PA 16063
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Charles J Crooks

Late of: Buffalo Township PA
 Executor: Mark G Crooks
 325 Windy Hill Lane
 Apollo PA 15613
 Attorney: James R Antoniono
 Debernardo Antoniono McCabe
 and Davis PC
 11 North Main Street
 Greensburg PA 15601
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Carole M DeFilippi**a/k/a: Carole A DeFilippi**

Late of: Sarver PA
 Executor: Lori J DeFilippi
 1217 North Negley Avenue
 Pittsburgh PA 15206
 Attorney: Joseph B Pisano
 Charlton Law
 101 East Diamond St Suite 202
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Louise E Dillner

Late of: Cabot PA
 Administrator: Deborah Tuzikow
 143 Sandy Lane
 Evans City PA 16033
 Attorney: Matthew A Fiscus
 Fiscus & Ball, PC
 1605 Carmody Ct Suite 102
 Sewickley PA 15143
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Nath P Grinder

Late of: Zelenople PA
 Executor: Diane L Grinder
 2564 Myatt St Se
 Bolivia NC 28422
 Attorney: Charles J Avalli
 Pietragallo Gordon Alfano
 Bosick & Raspanti LLC
 301 Grant Street Floor 38
 Pittsburgh PA 15219
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Kevin A Haas

Late of: Buffalo Township PA
 Administrator: Sidney G Haas Jr
 108 S Pike Road
 Sarver PA 16055
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Jane Zeigler Harvey

Late of: Zelenople PA
 Administrator: Christine H Ziter

128 Teets Road
 Rochester PA 15074
 Attorney: Jillian F Zacks
 Zacks Trust & Estate LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Jane Heichel

a/k/a: Jane B Heichel

Late of: Franklin Township PA
 Administrator: Susan J Heichel
 191 North Road
 Butler PA 16001
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Ivan T Hofmann IV

Late of: Cranberry Township PA
 Administrator: Ivan T Hofmann III
 108 Woodland Road
 Sewickley PA 15143
 Attorney: Maxwell R Dormer
 The Lynch Law Group LLC
 375 Southpointe Blvd Suite 100
 Canonsburg PA 15317
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Dean E Jones

Late of: Center Township PA
 Executor: Nancy S Jones
 110 Orchard Lane
 Butler PA 16001
 Attorney: David M Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Maryann Kirch

a/k/a: Mary Ann Kirch

Late of: Oakland Township PA
 Executor: Abel Kirch
 507 East Penn Street
 Butler PA 16001
 Attorney: Thomas J Doerr
 The Lynch-Law Group
 501 Smith Drive Suite 3
 Cranberry PA 16066
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Edmund Joseph Macerelli

Late of: Butler PA
 Executor: Brenda L Claypoole
 108 W McQuiston Rd
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: George Randall Maharg

a/k/a: G R Maharg

a/k/a: G Maharg

a/k/a: Randall Maharg

a/k/a: G Randall Maharg

Late of: Butler Township PA
 Executor: Ronald A Maharg
 227 Home Ave
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Robert Francis Marte

Late of: Clinton Township PA
 Administrator: Donna Bommer
 212 Unity Road
 Harrisville PA 16038
 Administrator: John R Marte
 837 State Route 1018
 Dayton PA 16222
 Attorney: William J Schenck
 Schenck & Long
 297 Pittsburgh Rd Suite 2B
 Butler PA 16002
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Janice Myers

a/k/a: Janice L Myers

Late of: Butler Township PA
 Executor: Alysa L Roush
 116 Delaware Road
 Pennsylvania Furnace PA 16865
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Velma A Neese

a/k/a: Velma Ann Neese

Late of: Adams Township PA
 Executor: Linda Millson
 177 State Rd
 Valencia PA 16059
 Executor: Sherry Basciano
 801 Everview Lane
 Derry PA 15627
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Frank V Oleksak

Late of: Butler Township PA
 Executor: David N Oleksak
 751 Fairview Road
 North Washington PA 16048
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Cynthia M Roberts**a/k/a: Cynthia Roberts****a/k/a: Cindy Roberts****a/k/a: Cynthia May Roberts**

Late of: Forward Township PA
 Executor: Christie Pfeifer
 626 Cadogan Slate Lick Road
 Kittanning PA 16201
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

Estate of: Mary Jean Schlemmer**a/k/a: Mary J Schlemmer**

Late of: Zelenople PA
 Administrator: Nancy Ann Schlemmer
 1040 Sewickley Road
 Beaver Falls PA 15010
 Attorney: Gregory S Fox
 Fox & Fox PC
 323 Sixth Street
 Ellwood City PA 16117
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

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**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH
 August 16 - August 18, 2025**

Ashray LLC--SOMERSET TR CO--
 Cranberry Twp Sub/Condo:Meeder
 Unit:416 Street:118 Main St Parcel:130-
 S45-C416:\$329,992.00

Bernstein, Jennifer a/k/a; Koch, Jennifer L a/k/a--AMERISAVE MTG CORP--
 Cranberry Twp Sub/Condo:Bristol Creek
 Prd Sub Ph II Lot:227 Street:105 Shady
 Oak Dr Parcel:130-S28-B227:\$29,360.00

Blair, Rolf T--GROVE CITY AREA FED CRED UN--
 Washington Twp Street:111
 Walden Lane:\$18,983.75

Bordy, David Charles; Bordy, Susan Renee--
 DHI MTG CO LTD--Connoquenessing
 Boro Sub/Condo:Leslie Farms Prd Ph 3
 Lot:312 Street:364 Leslie Farms Drive
 Parcel:370-S1-F312:\$297,493.00

Bost, Mary Louise; Bost, Robert F Jr--
 ROCKET MTG LLC--Cranberry Twp Sub/
 Condo:Toa Cranberry Prd Ph II Lot:245
 Street:273 Jefferson Lane Parcel:130-

S44-B245:\$546,250.00

Brewer, Dana Marie; Brewer, Joseph G--
 AMERISAVE MTG CORP--Donegal Twp
 Street:151 Catalpa Rd Parcel:140-1F61-3N
 Acre:10.60:\$208,994.00

Campisi, Jennifer Lee--FIRST NATL BK PA--
 Cranberry Twp Sub/Condo:Park Meadows
 Prd Lot:15 Street:133 Geisler Drive
 Parcel:130-4F48-36A15:\$901,764.00

Cipriani, Nicolas -- FIRST COMMONWEALTH BK--
 Butler Twp Sub/Condo:Northwest Manor Plan
 Lot:140 Street:155 David Dr Parcel:056-
 19-E140:\$236,772.00

E & S Zottola Properties; E&S Zottola Properties; Zottola, Eric Dominic; Zottola, Eric Dominic Db; Zottola, Steven Matthew; Zottola, Steven Matthew Db--
 WESBANCO BK INC--
 Penn Twp Sub/Condo:Zottola Sub #1 Lot:2
 Street:595-597 Pittsburgh Rd Parcel:270-
 2F94-15F:\$2,042,500.00

Getsy, Matthew J; Heintzinger, Melissa R--
 HOWARD HANNA MTG SERVS--
 Middlesex Twp Sub/Condo:Cooperstown
 Manor Lot:9 Street:115 Lowery Drive
 Parcel:230-S10-A9:\$280,808.00

Haffly, Robert III--EQUITY PRIME MTG LLC--
 Evans City Boro Street:226 West Main
 Street Parcel:400-S1-H22:\$238,000.00

Hasinger, Erin F--UNITED WHOLESALE MTG LLC--
 Cranberry Twp Sub/Condo:Reserve @ Eagle Hill Amend
 No Lot:115-E Street:123 Moyer Hill Dr
 Parcel:130-S1-A115E:\$292,500.00

Jackson, Tracey a/k/a; Peterson, Gregg; Peterson, Tracey a/k/a; Safe Haven Mgmt Servs LLC; Safe Haven Veterinary Hospital PC; Tag Realty Holdings LLC--
 LIVE OAK BANKING CO--Cranberry
 Twp Sub/Condo:La Grande Maisons Plan
 Lot:7 Street:213 La Grande Dr Parcel:130-
 S13-L7:\$2,500,000.00

Jackson, Tracey a/k/a; Peterson, Gregg; Peterson, Tracey a/k/a; Safe Haven Mgmt Servs LLC; Safe Haven Veterinary Hospital PC; Tag Realty Holdings LLC--
 LIVE OAK BANKING CO--Cranberry
 Twp Sub/Condo:La Grande Maisons Plan
 Lot:7 Street:213 La Grande Dr Parcel:130-
 S13-L7:\$5,000,000.00

Kepple, Jeremy; Kepple, Jeremy S; Kepple, Robert--
 NEXTIER BK NA--
 Donegal Twp Street:218 Rattigan Rd
 Parcel:140-1F19-6B Acre:8:\$45,000.00

Lotz, Brianna--GOLD STAR MTG FIN GROUP--
 Cranberry Twp Sub/Condo:Park
 Place Amend No 39 Lot:6B-A Street:519
 Captain Lee Boss Way Parcel:130-S31-
 D6Ba:\$351,920.00

Kendell Margaret Weiland and Garan Edward Bronowicz :25-00736
 Nicholas Andrew Kyler and Kaitlin Richelle Cadamore :25-00753
 Charles George Losser and Kaitlyn Colleen Christie :25-00751
 Matteo Angelo Winkelman and Emily Lynn Cornish :25-00741
 Justice Joseph Lewandowski and Amara Marie Dorcy :25-00748
 Benjamin Nicholas Mcallister and Alexa Janielle Dzvonic :25-00754
 Matthew Lewis Pitzer and Madison Rose Foust :25-00757
 Eduardo Enrique Rodriguez Baires and Luis Angel Gonzalez Aguilar :25-00747
 Michael Jay Kiefer and Kayla Jo Holten :25-00746
 Lance Edwin Rice and Taura Lynn Ivanko :25-00737
 Tyler Elijah Thoma and Emily Ann Jensen :25-00758
 Tristen Jessie Mahle and Paige Olivia Lambermont :25-00743
 Fawlen Leaves Lykins and Collin Michael Mcgrath :25-00740
 Anthony David Vizzoca and Leighann Miller :25-00735
 Leanna Nicole Sullivan and James David Miller :25-00755
 Joshua Brandon Kelley and Shelby Kathryn Mitchell :25-00738
 Justin Tyler Quick and Morgan Ann Peaco :25-00752
 Ryan Nicholas Vance and Lauren Elizabeth Peltz :25-00750
 Michael Alan Cornman Jr and Mikayla Lee Peruso :25-00744
 Ryan Patrick Bradley and Isabelle Rose Richter :25-00742
 Michele Lauren Kozubal and Alexander Mark Verona :25-00745
 Grant Daniel Pastor and Kimberly Spencer Wendelschaefer :25-00756
 Nicole Marie Kristof and Robert Jeffrey Wenger Jr :25-00749
 Sierra Michele Turici and Dylan Alexander Williams :25-00739

NOTICE

Notice is hereby; given of the administration of the **Ritchey Living Trust dated March 6, 2025**. Thomas F. Richey, III, Grantor of the trust, of Cranberry Township, Butler County, Pennsylvania died on August 21, 2025. All persons having claims against Thomas F. Richey, III are requested to make known the same to the trustee or attorney named below. All persons indebted to Thomas F. Richey, III are requested to make payment without delay to the trustee or attorney named below.

Thomas F. Richey, IV, Trustee, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015

Entrusted Legacy Law
 PO Box 130
 Bradford Woods, PA 15015

BCLJ: Sept. 26 & Oct. 3 & 10, 2025

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE REVOCABLE LIVING TRUST OF WILLIAM F. BELL AND LEWETTA M. BELL**. Lewetta M. Bell, Grantor of the Trust, of 525 Beaver St. Ext, Apt 206, Mars, Pennsylvania, 16046 died on June 30, 2025. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

Kenneth W. Bell, Trustee
 1638 Waterfront PL
 Pittsburgh, PA 15222

Sarah G. Hancher, Esquire
 Hancher Law Office
 101 North Green Lane
 Zelienople, PA 16063

BCLJ: Sept. 26 & Oct. 3 & 10, 2025

LEGAL NOTICE

**IN THE COURTOF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MSD NO. 2025-40254**

**IN RE: 1963
CHEVROLET BEL AIR VEHICLE
IDENTIFICATION NUMBER 31569F241433**

Notice is hereby given that, on August 15th, 2025, a Petition was filed by Matthew Undercuffler, in the above name Court, relative to a certain 1963 Chevrolet Bel Air, Vehicle Identification Number 31569F241433.

The court has set November 18th, 2025, at 9:45 A.M. 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:Oct. 10, 2025

**Butler County
Court of Common Pleas
Number: 2023-10755**

**Notice of Action in
Mortgage Foreclosure**

Citizens Bank, N.A. f/k/a RBS Citizens N.A., Plaintiff v. **Karyn M. Zaffuto, Hillary Kozar a/k/a Hillary Zaffuto, Known Surviving Heir of George Zaffuto a/k/a George T. Zaffuto, Jeremy Zaffuto, Known Surviving Heir of George Zaffuto a/k/a George T. Zaffuto, Bradley Zaffuto, Known Surviving Heir of George Zaffuto a/k/a George T. Zaffuto, and Unknown Surviving Heirs of George Zaffuto a/k/a George T. Zaffuto, Defendants**

TO: Unknown Surviving Heirs of George Zaffuto a/k/a George T. Zaffuto. Premises subject to foreclosure: 11 Dover Dr, Cranberry Twp, Pennsylvania 16066. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested

by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Prothonotary, Office of Prothonotary, Butler County, Butler County Government Center, 124 West Diamond St, Butler, Pennsylvania 16001, (724) 284-5214, and Butler County Bar Association, 240 South Main Street, Butler, PA 16001, 7248410130 .**

McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102, 215-790-1010

#23-100465

BCLJ:Oct. 10, 2025

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

MsD No. 25-40325

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 25th day of September, 2025, the Petition of **Ryan Seltzer Houk** was filed in this Court praying for a decree to change his name

**Ryan Seltzer Houk to
Ryan Edward Seltzer.**

The court has fixed the 2nd day of December, 2025 at 9:45 o'clock a.m. at Courtroom No. 3, of the Butler County Government Center as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.
Steven T. Casker, Esq.

Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ:Oct. 10, 2025

LEGAL NOTICE

Notice is hereby given that Articles of Incorporation intend to be filed by October 31st with the Department of State of the Commonwealth of Pennsylvania, on behalf of a proposed nonprofit corporation named "**12 Months of April.**"

The corporation has been organized exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

The principal place of business is located in Glenshaw, Allegheny County, Pennsylvania.

Incorporator:
Katelyn Maas-Crawford
806 Glenshaw Ave
Glenshaw PA 15116

BCLJ:Oct. 10, 2025

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT **Fisher's Service, Inc.**, a Pennsylvania business corporation, with a registered address of 335 North Main Street, Butler, Pennsylvania 16001 has approved a proposal that the Company voluntarily dissolve, and that the Company is now engaged in winding up and settling the affairs of the Company under the provisions of Section 1975 of the Business Corporation Law of 1988, as amended, such that its corporate existence shall cease upon the filing of Articles of Dissolution with the Pennsylvania Department of State.

David A. Crissman, Esquire
Montgomery Crissman PLLC
518 North Main Street
Butler, PA 16001
724-285-4776

BCLJ:Oct. 10, 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 2, 2025, for a Limited Liability Company formed under the Limited Liability Company Law of 2016. The name of the Company is **Kohlmeier Construction LLC**, and its registered office is at 163 Smith Road, Boyers, PA 16020.

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

BCLJ:Oct. 10, 2025

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **East Coast Chair & Bar Stool** for the conduct of business in Butler County, Pennsylvania, with the principal place of business being 15763 NW 16th Court, Miami, FL 33169, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 8 th day of October 2025, pursuant to 54 Pa.C.S. §311. The name and office address of the entity owning or interested in the said business is LRK Seating Products, LLC, 15763 NW 16th Court, Miami, FL 33169.

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

BCLJ:Oct. 10, 2025

REGISTER'S NOTICE

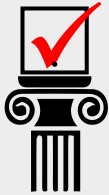
I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **TUESDAY, OCTOBER 14, 2025, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
NICHOL, Frances D.	Crystal A. Zedreck and Julie L. Cranmer, Co-Executrixes	8/6/2025
BUFFINGTON, Julie L.	Joni Rusnak and Kayla Grossman, Co-Executrixes	9/2/2025
SEGRAVES, Marcia L.	Jill Segraves, Executrix	9/2/2025
NAME	GUARDIAN/TRUSTEE/POA	FILED
SHORTT, James M. Jr.	Katherine J. Fetherlin, f/k/a Katherine J. Shortt and Kathy J. Shortt, Agent under POA dated July 5, 2005, and Trustee of a Trust dated May 12, 2006	6/27/2025

BCLJ:October 3 & 10, 2025

Quarterly Meeting/Election

Friday, December 5, 2025 at 12:00 p.m. Noon



2026 Slate of Officers

President: Jordan P Shuber
Vice-President: Andrea Lyn Boyle
Secretary: Alyson T Landis
Treasurer: Michael J. Pater

Pursuant to the Bylaws of the Butler County Bar Association, the Nominating Committee made its 2026 Slate of Officers recommendations at the September Quarterly Membership meeting (September 19, 2025)

Election for the four (4) positions available on the Board of Directors will be held at the December Quarterly Membership (December 5) Each Board Member serves a two-year term. To be eligible, candidates must live or have their primary office in Butler County.

If you are considering serving as an Officer, the Nominating Committee prefers, but does not require, members who are able to express an ascending leadership commitment (Secretary, then Vice President, then President) or serving on the Executive Committee prior to serving as an Officer.