

**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: Dana Adams****a/k/a: Dana M Adams****a/k/a: Dana Maria Adams**

Late of: Butler PA

Executor: Jessica R Pazos

766 Carolina Aster Dr  
Blythewood SC 29016

Attorney: Mary Jo Dillon

Dillon McCandless King Coulter & Graham  
LLP128 West Cunningham Street  
Butler PA 16001

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

**Estate of: Alan L Armstrong****a/k/a: Alan Lee Armstrong**

Late of: Butler Township PA

Executor: Alana L Kildoo  
441 Carbon Center Road  
Butler PA 16002

Executor: John M Armstrong

18255 Heartstone Lane  
Chagrin Falls OH 44023

Attorney: Michael D Gallagher

Gallagher Law Group  
110 East Diamond Street Suite 101  
Butler PA 16001

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

Estate of: Josephine A Bonomo

Late of: Zelenople PA

Executor: John M Bonomo  
172 Walnut Street

Zelenople PA 16063

Attorney: Katie M Casker

Lope Casker & Casker  
207 East Grandview Avenue

Zelenople PA 16063

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

**Estate of: Sandra Marie Drahos****a/k/a: Sandra M. Drahos**Late of: Port Charlotte,  
Charlotte County, Florida

Ancillary Administrator C.T.A.: Ronda J.

Blough

1351 Route 908

Natrona Heights PA 15065

Attorney: William T Woncheck

Sikov &amp; Woncheck PC

1625 Union Ave Suite 5

Natrona Heights PA 15065

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

**Estate of: Roberta J Evans**

Late of: Cranberry Township PA

Executor: Robert Mark Evans

407 35th Street

Beaver Falls PA 15010

Attorney: J Philip Colavincenzo

Colavincenzo Law

255 College Ave

Beaver PA 15009

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

**Estate of: Rickey L Feil Sr****a/k/a: Rick L Feil****a/k/a: Rick L Feil Sr****a/k/a: Rick Feil**

Late of: Cranberry Township PA

Executor: Linda D Feil

126 York Rd

Cranberry Twp PA 16066

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

**Estate of: Warren R Fox II****a/k/a: Warren Fox****a/k/a: Warren Russell Fox II**

Late of: Buffalo Township PA

Administrator: Randy W Fox

212 Ekastown Road

Sarver PA 16055

Attorney: Samuel R Coury

1725 Fifth Ave

Arnold PA 15068

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

**Estate of: Heidelore Elisabeth Gianneski****a/k/a: Heidi E Gianneski**

Late of: Butler PA

Executor: Ronald E Gianneski

216 E Muntz Ave

Butler PA 16001

Attorney: Lynn M Patterson

Stock &amp; Patterson

1202 Oakridge Dr

Butler PA 16001

BCLJ: Nov. 21, 28 &amp; Dec. 5, 2025

**Estate of: Thomas G Knoll**

Late of: Fairview PA

Executor: Mark T Knoll

415 Rattigan Road

Chicora PA 16025

Executor: Tracy L Traggiai  
 113 Valleyview Drive  
 Butler PA 16002  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Joseph D Kowalski**

Late of: Evans City PA  
 Administrator D.B.N.: Elizabeth A Gribik  
 328 South Main Street  
 Butler PA 16001  
 Attorney: Elizabeth A Gribik  
 328 South Main Street  
 Butler PA 16001  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Stephen P McGregor**

Late of: Concord Township PA  
 Administrator: Edward J McGregor  
 631 Silvis Hollow Road  
 Kittanning PA 16201  
 Attorney: Thomas W King III  
 Dillon McCandless King Coulter & Graham  
 LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Dolores E Neighley**

Late of: Middlesex Township PA  
 Executor: Jayne N Cain  
 5623 Meridian Road  
 Gibsonia PA 15044  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Joseph H Pierrel**

Late of: Summit Township PA  
 Executor: Joseph J Pierrel  
 120 Chrie Lane  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Janet L Reynolds**

Late of: Zelenople PA  
 Administrator: Susan K Kniess  
 1554 Mars Evans City Road  
 Evans City PA 16033  
 Attorney: Sarah G Hancher

Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Jeanne Gesko Rohland**

**a/k/a: Jeanne G Rohland**

**a/k/a: Jeanne Carol Rohland**

**a/k/a: Jeanne Rohland**

Late of: Jefferson Township PA  
 Administrator: Jill Rohland-Lesko  
 122 Younkins Dr  
 Sarver PA 16055  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Barbara Darlene Schmidt**

**a/k/a: Barbara D Schmidt**

Late of: Chicora PA  
 Executor: David W Schmidt  
 687 Rte 217 Highway N  
 Homer City PA 15748  
 Attorney: Lillian Orzechowski  
 P.O. Box 77  
 Springdale PA 15144  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Myrna D. Schrecongost**

Late of: Fairview PA  
 Administrator: Dale Lynn Schrecongost  
 P.O. Box 122  
 Petrolia PA 16050  
 Attorney: Andrew M Menchyk Jr  
 Stepanian & Menchyk LLP  
 222 South Main Street  
 Butler PA 16001  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Leonard L Shivler**

Late of: Mars PA  
 Executor: Brian Louis Shivler  
 101 Appleridge Court  
 Gibsonia PA 15044  
 Attorney: Christine M Wells Esq  
 Law & Mediation Offices of  
 Deborah L Lesko, PC  
 373 Vanadium Road  
 Pittsburgh PA 15243  
 Attorney: Deborah L Lesko PC  
 373 Vanadium Road  
 Pittsburgh PA 15243  
 BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Patricia Sutton Van Buskirk**

**a/k/a: Patricia S Van Buskirk**

Late of: Mars PA  
 Executor: Janet L Balentine  
 432 Beaver Street  
 Mars PA 16046  
 Attorney: Patrick J Felix III  
 Patrick J Felix III LLC

213 East Main Street  
Carnegie PA 15106  
BCLJ: Nov. 21, 28 & Dec. 5, 2025

**Estate of: Joan Whalen**

Late of: Saxonburg PA  
Administrator: Patricia A Campbell  
778 Sunol Road  
Conchranton PA 16314  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
P.O. Box 216  
Saxonburg PA 16056  
BCLJ: Nov. 21, 28 & Dec. 5, 2025

**SECOND PUBLICATION**

**Estate of: Peter Isaac Baldeo**

**Late of: Ringwood Borough**  
Passaic County New Jersey  
Ancillary Ancillary Executor:  
Peter Baldeo II  
504 Carmela Way  
Yardley PA 19067  
Attorney: Amanda E Palbus  
Myers Law Group PLLC  
17025 Perry Highway  
Warrendale PA 15086  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Emil Joseph Bonavita III**  
**a/k/a: E J Bonavita III**

Late of: Sarver PA  
Executor: Luisa Bonavita  
926 Red Oak Dr  
Pittsburgh PA 15238  
Attorney: Amanda March  
Jones Gregg Creehan & Gerace LLP  
20 Stanwix Street Suite 1100  
Pittsburgh PA 15222  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Cleo Jane Clark**

Late of: Butler PA  
Executor: Wayne A Clark  
4165 Hopewell Avenue  
Butler PA 16001  
Executor: Galen Lehman  
2972 Deerfield NW Avenue  
North Lawrence OH 44666  
Attorney: Kyrie A. Lokhaiser Esq  
Stepanian & Menchuk LLP  
222 S. Main Street  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Maureen Dishart**  
**a/k/a: Maureen McBride Dishart**  
Late of: Cranberry Township PA

Administrator: Bradley E Dishart  
609 Grandview Avenue  
Gibsonia PA 15044  
Attorney: David C Moran  
Moran & Moran PC  
3000 Stonewood Drive Suite 315  
Wexford PA 15090  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Bernard L Fox**

Late of: Adams Township PA  
Executor: Jill D Ruzich  
140 Don Aiken Avenue  
Mars PA 16046  
Attorney: Mary Jo Dillon  
Dillon McCandless King Coulter & Graham  
LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Margaret Ann Loch**

**a/k/a: Peggy Loch**  
**a/k/a: Margaret Loch**  
Late of: Middlesex Township PA  
Executor: Justin Douglas Loch  
122 Terra Drive  
Valencia PA 16059  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Ruth E McIlvain**

**a/k/a: Ruth McIlvain**  
Late of: Butler PA  
Executor: Donald W McIlvain  
126 Pleasantview Avenue  
Butler PA 16001  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: November 14, 21 & 28, 2025

**Estate of: Carol Ann McMichael**

Late of: Clay Township PA  
Administrator C.T.A.: Michael J  
Kosanovich  
2573 Wickline Road  
Gibsonia PA 15044  
Attorney: William J Schenck  
Schenck & Long  
297 Pittsburgh Rd Suite 2B  
Butler PA 16002  
BCLJ: November 14, 21 & 28, 2025

**Estate of: John Ronald Presco**

**a/k/a: John R Presco**  
Late of: Butler Township PA  
Executor: George L Presco  
315 New Castle Street  
Butler PA 16001

Attorney: Thomas J May  
 Dillon, McCandless, King, Coulter &  
 Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: November 14, 21 & 28, 2025

**Estate of: Sally Preston**

Late of: Butler Township PA  
 Administrator: Lisa C Peluso  
 On Behalf Of Dept Of Human Services  
 1382 Old Freeport Road Suite 2AF  
 Pittsburgh PA 15238  
 Attorney: Lisa C Peluso  
 1382 Old Freeport Road  
 Suite 2AF  
 Pittsburgh PA 15238  
 BCLJ: November 14, 21 & 28, 2025

**Estate of: Larry C Sarver**

Late of: Mars PA  
 Executor: Sharon Sarver  
 201 Bresci Lane  
 Mars PA 16046  
 Attorney: Edward F Twomey  
 Lynch Law Group  
 501 Smith Drive Suite 3  
 Cranberry Twp PA 16066  
 BCLJ: November 14, 21 & 28, 2025

**Estate of: George F Spinneweber**

Late of: Summit Township PA  
 Executor: David G Spinneweber  
 108 Jacobs Lane  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: November 14, 21 & 28, 2025

**Estate of: Phyllis W Trail**

**a/k/a: Phyllis Welsh Trail**

Late of: Middlesex Township PA  
 Executor: Jeannine T Schoenecker  
 638 Deer Creek Road  
 Valencia PA 16059  
 Attorney: John T Richards III  
 Richards & Richards LLP  
 101 Bradford Rd Ste 100  
 Wexford PA 15090  
 BCLJ: November 14, 21 & 28, 2025

**Estate of: Sandra Ann Wahl**

**a/k/a: Sandra A Wahl**

Late of: Adams Township PA  
 Executor: John Lemankiewicz  
 305 Summerfield Drive  
 Baden PA 15005

Attorney: Wendy Denton Heleen  
 Goehring Rutter & Boehm  
 437 Grant St Suite 1424  
 Pittsburgh PA 15219  
 BCLJ: November 14, 21 & 28, 2025

**THIRD PUBLICATION**

**Estate of: Eva M Artman**

**a/k/a: Eva M Raith**

Late of: Buffalo Township PA  
 Executor: Lori L Artman  
 1058 Old State Road  
 Apollo PA 15613  
 Executor: Gena M Artman  
 121 Wetzel Road  
 Cabot PA 16023  
 Attorney: Larry D Loperfito  
 Geary Loperfito & Generelli  
 159 Lincoln Avenue  
 Vandergrift PA 15690  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Naomi Estelle Beatty**

**a/k/a: Naomi E Beatty**

Late of: Prospect PA  
 Executor: Robert J Beatty  
 2039 Parkview Drive  
 Red Lion PA 17356  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Edythe Mae Burger**

**a/k/a: Edythe M Burger**

Late of: Franklin Township PA  
 Executor: Marjorie K Carey  
 114 Woodhawk Lane  
 Butler PA 16001  
 Attorney: Julie C McCormick CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Marcia Darlene Carnahan**

**a/k/a: Marcia Carnahan**

**a/k/a: Marcia D Carnahan**

Late of: Slippery Rock Township PA  
 Executor: Traci J Foster  
 156 Sutherland Road  
 Grove City PA 16127  
 Executor: Rachel C Chamberlain  
 416 West Mercer Street  
 Harrisville PA 16038  
 Executor: Richard F Walters Jr  
 615 New Castle Road  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd PO Box 67

Slippery Rock PA 16057  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Daniel L Check**

Late of: Buffalo Township PA  
Executor: Margaret E Check  
120 Heck Rd  
Sarver PA 16055  
Attorney: Richard James Bosco  
512 Market Street PO Box 309  
Freeport PA 16229  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Patricia R Curtis**

Late of: Cranberry Township PA  
Executor: Cameo Curtis  
7658 Franklin Road  
Cranberry Twp PA 16066  
Attorney: Charles C Bell  
651 Holiday Drive Suite 400  
Pittsburgh PA 15220  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Carol Jean Fry**

Late of: Cabot PA  
Administrator: Brandy L Oskin  
129 Blackberry Hill Lane  
Butler PA 16002  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Leo E Kiefer Jr**

**a/k/a: Leo E Kiefer**

Late of: Donegal Township PA  
Administrator: Leanora A Kiefer-West  
643 E Slippery Rock Road  
Chicora PA 16025  
Attorney: Andrew M Menchyk Jr  
Stepanian & Menchyk LLP  
222 South Main Street  
Butler PA 16001  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Suzanne Lynne Klemoff**

Late of: Cranberry Township PA  
Administrator: Kristie Vassallo  
410 Hastings Drive  
Cranberry Twp PA 16066  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Antonette Koltiska**

**a/k/a: Antonette B Koltiska**

Late of: Cranberry Township PA  
Executor: Lori Milas  
111 Star View Lane  
Cranberry Twp PA 16066  
Attorney: Charles B Hadad

The Lynch Law Group LLC  
375 Southpointe Blvd Ste 100  
Canonsburg PA 15317  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Ronald Gilbert Ouellette**

**a/k/a: Ronald G Ouellette**

Late of: Cranberry Township PA  
Executor: Michael F Ouellette  
4135 Mossycup Ln  
Richmond TX 77469  
Executor: Daniel R Ouellette  
3660 Park Meadow Dr  
Lake Orion MI 48362  
Attorney: Stanley J Lehman  
Sherrard, German & Kelly P.C.  
535 Smithfield Street Suite 300  
Pittsburgh PA 15222  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Thomas F Ritchey III**

Late of: Cranberry Township PA  
Executor: Thomas F Ritchey IV  
112 Ridgemont Drive  
Cranberry Township PA 16066  
Attorney: Ashley E Sharek  
Entrusted Legacy Law  
Box 130  
Bradford Woods PA 15015  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: David Reid Schaffner Sr**

**a/k/a: David R Schaffner**

Late of: Renfrew PA  
Executor: Stephen M Schaffner  
152 McCalmont Rd  
Renfrew PA 16053  
Attorney: Ashley R Bozewski  
Sherrard, German & Kelly, PC  
535 Smithfield Street Suite 300  
Pittsburgh PA 15222  
BCLJ: Nov. 7, 14 & 21, 2025

**Estate of: Glenda M Schaffner**

Late of: Renfrew PA  
Executor: Stephen M Schaffner  
152 McCalmont Rd  
Renfrew PA 16053  
Attorney: Ashley R Bozewski  
Sherrard, German & Kelly, PC  
535 Smithfield Street Suite 300  
Pittsburgh PA 15222  
BCLJ: Nov. 7, 14 & 21, 2025

**MARRIAGE LICENSE FILINGS**

**Application Date:**

November 8 - 14, 2025

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

- Parker David Anderson and Melody Nicole Berasi :25-00854
- William Jon Reichert and Tabitha Lynn Bowser :25-00861
- David Lee Montgomery and Jennifer Marie Daniels :25-00863
- Adam Robert Jendesky and Alexis Rae Gagliardi :25-00860
- Brandon Oliver Haswell and Ashley Marie Kennedy :25-00858
- Michael Brandon Marzullo and Melissa Rane Marzullo :25-00855
- Garrett Steven Talkington and Jessica Lou Packer :25-00859
- Ryan James Griffith and Emily Lauren Riedwood :25-00856
- Dennis Eugene Grubor and Rosemarie Hildegard Schmidt :25-00864
- Wesley Louis Longo Deaton and Alexandra Nicole Schuck :25-00857
- Patrick Michael Griffin and Kyra Elizabeth Miller Wisniewski :25-00862

**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 16th day of January, 2026** 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 February 13, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30176**

**SELENE FINANCE, LP vs UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM D. CORNELIUS A/K/A WILLIAM DAVID CORNELIUS, DECEASED**

PROPERTY ADDRESS: 906 NEWCASTLE ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 170-3F80-26B-0000

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING SHOWN ON A SURVEY BY NORTHERN SURVEYORS AND ASSOCIATES, DATED MAY 30, 2023 ANP BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF NEW CASTLE ROAD (S.R. 0422) ON LINE OF LAND NOW OR FORMERLY OF M. TWENTIER, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF GROUND; THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 270 37'33" EAST 212.27' TO A POINT; THENCE NORTH 54030 1 27" WEST 45.00' TO A POINT; THENCE NORTH 020 15'27" WEST 600.00' TO A POINT ON LAND NOW OR FORMERLY B.

SAWYER; THENCE BY SAID LAND NORTH 890 11 1 33" EAST 106.78' TO AN IRON PIN ON LAND NOW OR FORMERLY OF G. RUMBURG. THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 02 15 27" EAST 599.58' TO AN IRON PIN; THENCE SOUTH 35 47'27" EAST 63.50' TO AN IRON PIN; THENCE SOUTH 12 30 33" WEST 284.24' TO A POINT IN THE CENTER OF SAID NEW CASTLE ROAD; THENCE BY THE CENTER OF SAID ROAD; NORTH 51 55'42" WEST 183.06' TO A POINT BEING THE PLACE OF BEGINNING.

CONTAINING 2.35 ACRES MORE OR LESS.

EXCEPTING AND RESERVING all Oil and Gas as conveyed by Deed dated July 9, 2018 and Recorded in the Butler County Recorder of Deeds Office at instrument No. 201807120013870.

BEING THE SAME PREMISES which William R. Martin, Executor of the Estate of Charles Francis Martin a/k/a Charles F. Martin, Deceased, by Deed dated 6/1/23 and recorded in the Office of the Recorder of Deeds of Butler County on 6/6/23 in Instrument 202306060007859, granted and conveyed unto William D. Cornelius. PARCEL NO.: 170-3F80-26B-0000

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30183**

PNC BANK, NATIONAL ASSOCIATION vs **LOUIS G. DAWSON**

PROPERTY ADDRESS: 721 BONNIEBROOK ROAD, BUTLER. PA 16002 UPI / TAX PARCEL NUMBER: 290-1F151-2D-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING SQUARE STOCK IRON PIN ON THE NORTHEASTERN SIDE OF BONNIEBROOK ROAD, A/K/A TOWNSHIP ROAD 810, AT THE NORTHWEST CORNER OF PROPERTY OF NOW OR FORMERLY R. LOVE; THENCE SOUTH 0 DEGREES 2' 23" EAST 191.29 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 40' 0" WEST 374.54 FEET TO A POINT ON THE NORTHWESTERN CORNER OF LOT OF NOW OR FORMERLY DEANP. SCHNUR, ET UX, WHICH POINT IS THE TRUE PLACE OF BEGINNING; THENCE FROM TRUE PLACE OF BEGINNING ALONG LANDS OF NOW OR FORMERLY DEAN P. SCHNUR, ET UX, AND LANDS OF GEORGE F. SPINNEWEBER, ET UX, SOUTH 0 DEGREES 47' 18" EAST 175 FEET TO A POINT; THENCE ALONG LANDS OF GEORGE F. SPINNEWEBER, ET UX, THE FOLLOWING COURSES AND DISTANCES: NORTH 81 DEGREES 51' 24" WEST 303.67 FEET TO A POINT; NORTH 0 DEGREES 47' 18" WEST 125 FEET TO A POINT; NORTH 88 DEGREES 40' 0" EAST 300 FEET TO A POINT, BEING THE PLACE OF BEGINNING. BEING PARCEL A IN THE GEORGE F. SPINNEWEBER SUBDIVISION RECORDED AT PLAN BOOK 124, PAGE 6, AND CONTAINING 1.03 ACRES AND HAVING ERECTED THEREON A DWELLING HOUSE.

TOGETHER WITH FREE AND UNINTERRUPTED USE, LIBERTY, AND PRIVILEGE OF, AND PASSAGE IN ALONG, TOGETHER WITH FREE INGRESS, EGRESS AND REGRESS ALONG A CERTAIN 50-FOOT RIGHT OF WAY IN COMMON WITH GEORGE F. SPINNEWEBER OR HIS SUCCESSORS, AS SAID RIGHT OF WAY IS DESCRIBED IN THE PREVIOUS DEED OF RECORD AND SHOWN AT PLAN BOOK 124, PAGE 6. SEE DEED BOOK 1408, PAGE 676 AND DEED BOOK 1154, PAGE 117 AND DEED BOOK 1408, PAGE 685.

BEING KNOWN AS DISTRICT 29, MAP 1F151, PARCEL 2D.

COMMONLY KNOWN AS 721 BONNIEBROOK ROAD, BUTLER, PA 16002.

BUTLER COUNTY TAX PARCEL I.D. NO.290-1F151-2D-0000

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30189**

TOWNE MORTGAGE COMPANY vs **DAVID L. HEROLD, APRIL C. FERGUSON**

PROPERTY ADDRESS: 338 PETROLIA ROAD, PETROLIA, PA 16050 UPI / TAX

PARCEL NUMBER: 150-1F27-14A-0000

All that certain piece, parcel or lot of ground lying and situate in the Township of Fairview, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded an described as follows, to wit:

BEGINNING at a point on the Southern line or side of State Highway L.R. 10076 at the dividing line of land herein conveyed and land now or formerly of Witco Chemical Corp., Bannsborn Division, thence along said dividing line South 04 degrees 43' 00" West, a distance of 160.00 feet to a point; thence continuing along the same North 60 degrees 30' 00" West, a distance of 100.00 feet to a point at corner of land now or formerly of Witco Chemical Corp., Bannsborn Division, land herein conveyed and land now or formerly of W. Larimore; thence along the dividing line of land herein conveyed and land now or formerly of W. Larimore, North 04 degrees 03' 00" East, a distance of 150.00 feet to a point on the Southern line of side of State Highway L.R. 30074, thence along said side of State Highway L.H. 10076 South 80 degrees 30' 00" East, a distance of 100.00 feet to a point at the place of beginning.

Being known as: 338 PETROLIA ROAD, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in David L. Herold and April C. Ferguson, husband and wife, by deed from NANCY L. LINK, UNMARRIED dated June 25, 2020, and recorded June 29, 2020, in Instrument Number 202006290012430.

BCLJ: November 7, 14 & 21, 2025

#### No. 2025-30172

LAKEVIEW LOAN SERVICING, LLC vs  
**THE UNKNOWN HEIRS OF JOSHUA GOETZ DECEASED**

PROPERTY ADDRESS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 054-27-C10-0000 & 054-27C9-0000 PARCEL ONE:

All that certain lot of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point where the center line of the public road known as the Whitestown

Road intersects the center line of the public road known as the Duffy Road, being the Northeast corner of the premises herein described; thence in a Southern direction along the center line of said Duffy Road, a distance of four hundred (400) feet to a point on lands of now or formerly Robert Samuel Lackey and Rose Marie Lackey Reid; thence in a Western direction along said lands of Lackey and Reid, a distance of two hundred (200) feet to a point on lands of now or formerly Frank J. and Rose E. Lackey; thence in a Northern direction along other lands of said now or formerly Frank J. and Rose E. Lackey, a distance of four hundred (400) feet to a point in the center line of the Whitestown Road; thence in an Eastern direction along the Whitestown Road, a distance of two hundred (200) feet to a point, the place of beginning.

PARCEL TWO:

All that certain tract or land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of Whitestown Road at the Northwest corner of other lands of Polanec; thence along the center line of Whitestown Road North 88 degrees 58 minutes West, a distance of 100 feet to a point on line of land of Cranberry Baptist Church; thence along lands of Cranberry Baptist Church, South 3 degrees 43 minutes West, a distance of 435.6 feet to a point on line of lands of Robert S. Lackey, et al; thence South 88 degrees 58 minutes East, a distance of 300 feet to a point in the center line of South Duffy Road; thence by the center line of South Duffy Road, North 3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East, a distance of 400 feet to a point in the center line of Whitestown Road at the place of beginning. Containing 1.16 acres as per survey of Wayne R. Cypher, R.E., dated August 24, 1974.

BEING designated as Tax Parcel Nos. 054-27-C10-0000 and 054-27C9-0000

6th line of the Beginning paragraph of Parcel 2 contained in Deed # 201707070014276 and Mortgage #202011020024881 incorrectly refer to "...North 3 degrees 43 minutes East a distance of 400 feet..." instead of "...North

3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East..." aforesaid Deed refers to Tax Parcels Nos. 54-27-C9 and 54-27C10 instead of 054-27-C10-0000 and 054-27-C9-0000 and aforesaid mortgage refers to Tax Parcel Nos. 054-27-C10-0000 and 054-27-C9-0000 instead of 054-27-C10-0000 and 054-27-C9-0000, and is corrected above.

BEING KNOWN AS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 054-27-C10-0000 AND 054-27-C9-0000

BEING THE SAME PREMISES WHICH ALBERT POLANEC JR. BY DEED DATED 6/26/2017 AND RECORDED 7/7/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT #:201707070014276 GRANTED AND CONVEYED UNTO JOSHUA DANIEL GOETZ, NOW DECEASED AND CHRISTINE M. BRIOADY, NOW DECEASED, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30195**

FIRST COMMONWEALTH BANK vs  
**DOUGLAS VANE GOLDSTROHM**

PROPERTY ADDRESS: 110 SCHNUR ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 290-1 F153-A14E-0000

All that certain piece, parcel and tract of land situate in Summit Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Township Route T-622, which point is the Northeast corner of the lot herein conveyed and the Southeast corner of the lot now or formerly James F. Dittmer and Sharyn E. Dittmer, his wife, which point is also the center line of a 16 foot right of way; thence along center line of said 16 foot right of way and lands of Dittmer, South 76 degrees 14' West 187 feet to a point in the center line of a 10 foot right of way; thence along lands of Dittmer, also being the center line of a 10 foot right of way North 2 degrees 19' West 34.86

feet to a point; thence along lands of Dittmer, South 87 degrees 4' West 86.07 feet to a point, on other lands of now or formerly E. Karch; thence along lands of grantors herein South 2 degrees 19' East 195.23 feet to a point; thence along same, North 78 degrees 01' East 321.91 feet to a point in the center line of Township Route T-622; thence along center line of said Township Route T-622, North 20 degrees 49' West 151.24 feet to a point, the place of beginning.

AND CONTAINING 1.08 acres as per survey of Greenough & Greenough, Inc., dated March, 1972.

GRANTING AND CONVEYING to the grantees herein, their heirs and assigns, the right of ingress, egress and regress over and across an 8 foot strip of land, constituting the Northern 8 feet of the said 16 foot right of way hereinabove referred to, and also over and across the 5 foot Eastern portion of the said 10 foot right of way hereinabove referred to; (See agreement at Record Book Volume 1789, Page 346).

THE intent of the above exception and reservation and conveyance of rights of way is that both parties hereto, their heirs and assigns, shall have the full use and privilege of the said 16 foot right of way and said 10 foot right of way, as plotted and shown on right of way.

HAVING erected thereon a dwelling known as 110 Schnur Road, Butler, PA 16002 and designated as Parcel No. 290-1 F153-A14E-0000.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan. Being the same premises which Jason R. Thompson and Robin L. Thompson, husband and wife, by Deed dated May 31, 2023, recorded with the Recorder of Deeds of Butler County, Pennsylvania on June 1, 2023 at Instrument No. 202306010007614, granted and conveyed unto Douglas Vane Goldstrohm.

BCLJ: November 7, 14 & 21, 2025

**No. ED-2025-30212**

PNC BANK, NATIONAL ASSOCIATION  
vs  
**RICHARD J. HEASLEY**

PROPERTY ADDRESS: 334  
NORTH PIKE ROAD, SARVER, PA 16055  
UPI/ TAX PARCEL NUMBER: 040-1  
F92-A3C-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY OTHER LAND OF FIRST PARTIES; ON THE EAST SIXTY ONE 61, FEET BY BUTLER & FREEPORT PIKE OR HIGHWAY ROUTE 356; ON THE SOUTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY LAND OF JOHN W. WADE AND ON THE WEST SIXTY ONE, 61, FEET BY OTHER LAND OF FIRST PARTIES, BY CONTAINING ONE, 1, ACRE, AND BEING PART OF A LARGER TRACT CONVEYED TO THE FIRST PARTIES BY DEED OF RICHARD H. FRANCIS, WIDOWER, DATED JULY 3, 1945, AND RECORDED IN DEED BOOK 540 PAGE 244, ETC. OF THE RECORDS OF BUTLER COUNTY.

Property Address: 334 North Pike Road, Sarver, PA 16055  
Parcel ID. 040-1 F92-A3C-0000

Title is vested in Richard J. Heasley by deed from Mary Ann Nemchik, Executrix of the Estate of Helen A. Harbison, a/k/a Helen Anna Harbison, deceased, dated October 20, 2015 and recorded on November 13, 2015 in the Butler County Clerk's/Register's Office as Instrument No.: 201511130025210.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30174**

COLONIAL SAVINGS F.A. vs  
**MICHAEL DAVID LUDWICZAK**

PROPERTY ADDRESS: 119 HILLVUE DRIVE, SEVEN FIELDS, PA 16046 UPI / TAX PARCEL NUMBER: 505-SI-C2D-0000

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Unit D on Lot 2-R of the

Canterbury Village Plan Phase 2, Section 2, Revised, as recorded in the Recorder's Office of Butler County in Plan Book Volume 143, Page 49.

BEING KNOWN AS: 119 HILLVUE DRIVE, SEVEN FIELDS, PA 16046

PROPERTY ID NUMBER: 505-SI-C2D-0000 BEING THE SAME PREMISES WHICH JOHN G. VAKINER AND MONICA S. VAKINER, HUSBAND AND WIFE BY DEED DATED 7/21/2014 AND RECORDED 7/29/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201407290017543, GRANTED AND CONVEYED UNTO MICHAEL DAVID LUDWICZAK, SINGLE.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30175**

PENNYMAC LOAN SERVICES, LLC vs  
**CARLA M. PLAISTED**

PROPERTY ADDRESS: 800 MCKINLEY AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565 20 200A0000

All that certain piece, parcel or tract of land situate in the Fifth Ward of the City of Butler, bounded and described as follows:

Beginning at a point in the center of McKinley Avenue, said point being the Northeast corner of the herein described lands; thence South 21 degrees 15 minutes 21 seconds East a distance of 34.22 feet to a point; thence South 21 degrees 16 minutes 16 seconds East a distance of 33.70 feet to a point; thence South 1 degrees 17 minutes 22 seconds East a distance of 36.69 feet to a point; thence South 7 degrees 28 minutes 51 seconds West a distance of 71.04 feet to a point; thence North 5 degrees 37 minutes 35 seconds West a distance of 49.53 feet to a point; thence North 00 degrees 19 minutes 22 seconds East a distance of 116.12 feet to a point; thence South 1 degrees 58 minutes 27 seconds West a distance of 76.76 feet to a point; thence South 7 degrees 9 minutes 36 seconds West a distance of 15.28 feet to a point, said point being the Southeast corner of the herein described lands; thence North 86 degrees 00 minutes 10 seconds West a distance of 474.48 feet along lands now or formerly of the Estate of Mary Fratto and Stephen P. and Marsha L. Green to a point, said point being the Southwest corner

of the herein described lands and identified by an iron pipe; thence North 2 degrees 30 minutes 48 seconds East a distance of 392.00 feet along lands now or formerly of the City of Butler to a point, said point being the Northwest corner of the herein described lands; thence South 86 degrees 00 minutes 10 seconds East a distance of 356.92 feet along lands now or formerly of R. Worth to a point; thence North 57 degrees 29 minutes 50 seconds East a distance of 57.61 feet to a point; thence South 86 degrees 00 minutes 10 seconds East a distance of 44.15 feet to a point, said point being the point of beginning. The area herein described is approximately 4.32 acres, more or less.

BEING KNOWN AS: 800 MCKINLEY AVENUE, BUTLER, PA 16001 PROPERTY ID NUMBER: 565 20 200A0000  
BEING THE SAME PREMISES WHICH THE ESTATE OF MARY M. FRATTO, BY MARLENE FOLK, EXECUTRIX BY DEED DATED 2/4/1997 AND RECORDED 2/5/1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2708 AT PAGE 0495, GRANTED AND CONVEYED UNTO FRANCIS J. PLAISTED, NOW DECEASED AND CARLA M. PLAISTED, HUSBAND AND WIFE.

BCLJ: November 7, 14 & 21, 2025

**No. ED-2025-30196**

PNC BANK, NATIONAL ASSOCIATION vs  
**TRACY J. REED, JAMES H. REED**

PROPERTY ADDRESS: 109 BEATRICE LANE, FENELTON, PA 16034 UPI / TAX PARCEL NUMBER: 090-1F67-19D-0000

ALL that certain lot or piece of ground situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Township Road T-570 (Old Route 422) and the West line of land now or formerly G.. C.. Kuzuch, said point being the Northeast corner; thence South 3 degrees 56' West along the West line of land of Kozuch a distance of 624 feet to a point, the Southwest orner; thence North 87 degrees 47' West along the North line of Kozuch a distance of 208 feet to a point, the Southwest corner; thence North 3 degrees 56' East along the East line of land of Ruediger and Reed a distance of 150 feet to a point; thence

South 87 degrees 47' East along the South line of Lot 2 a distance of 188 feet to a point; thence North 3 degrees 56' East along the East line of Lot 2 a distance of 474 feet to a point, the Northwest corner; thence South 87 degrees 47' East along the centerline of Township Road T-570 a distance of 20 feet to the point of the place of BEGINNER.

Property Address: 103 Reed Road, Fenelton, PA 16034

NOTE: According to the Assessor, "103 Reed Road" in now "109 Beatrice Lane"  
Parcel ID: 090-1F67-19D-0000

Title is vested in James H. Reed and Tracy J. Reed, his wife, formerly Tracy Kraustok by deed from James H. Reed and Tracy J. Reed, his wife dated 09/14/1993 and recorded on 09/20/1993 in the Butler County Clerk's/ Register's Office as Book 2359, Page 144, and as Instrument No.: 021764.

BCLJ: November 7, 14 & 21, 2025

**No. ED-2025-30193**

US BANK TRUST NATIONAL ASSOCIATION vs  
**JASON M. RICH**

PROPERTY ADDRESS: 115 HAVENWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16001 UPI / TAX PARCEL NUMBER: 130-S20-C10-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in the Havenwood Plan of Lots, as said Plan is recorded in the Recorder of Deeds Office for Butler County, PA in Plan Book Volume 160 page 46-47, inclusive.

Permanent Parcel No.: 130-820-C10-0000  
BEING the same premises which Daniel R. Holquist and Kathy A. Holquist, husband and wife by Deed dated August 6, 2019, and recorded in the Official Records of Butler County on August 12, 2019, in Deed Book Volume , Page , as Instrument 201908120015385 granted and conveyed unto Jason M. Rich.

115 Havenwood Drive, Cranberry Township, PA 16066 Tax Parcel Number: 130-S20-C10-0000

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30184**

CITIZENS BANK, N.A. vs  
**CHRISTOPHER RICHARDSON**

PROPERTY ADDRESS: 115 BROOKSEdge DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 60-S17-B8

ALL that certain lot, piece or parcel of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 of the BrookseEdge Estates Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in the Plan Book Volume 1776, pages 6 and 7. Being the same premises which Richard Phillips and Annette Phillips, husband and wife by Deed dated April 6, 2000 and recorded April 10, 2000 in Butler County in Instrument No. 200004100007647 conveyed unto George M. Heyl and Doris E. Heyl, husband and wife, in fee.

And the said Doris E. Heyl died on June 9, 2019.

And the said George M. Heyl a/k/a George Michael Heyl died on February 8, 2021 leaving a Will probated and registered at Butler County as Will No. 10-21-0322, wherein he appointed Linda C. Pickens as Executrix, to whom Letters Testamentary were granted on March 12, 2021.

Being known as: 115 BROOKSEdge DRIVE, BUTLER, PENNSYLVANIA 16001. Title to said premises is vested in Christopher J. Richardson a/k/a Christopher Richardson by deed from LINDA PICKENS, EXECUTOR OF ESTATE OF GEORGE dated August 17, 2021, and recorded January 20, 2022, in Instrument Number 202201200001485.

BCLJ: November 7, 14 & 21, 2025

**No. 2025-30177**

FARMERS NATIONAL BANK OF CANFIELD, SUCCESSOR BY MERGER TO FARMER'S NATIONAL BANK OF EMLENTON vs  
**EDWARD H. WETHLI**

PROPERTY ADDRESS: 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S33-A328-0000

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF EDWARD WETHLI AKA EDWARD H. WETHLI OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066. INSTRUMENT NO. 201307290021990, PARCEL NUMBER 130-S33-A328-0000

BCLJ: November 7, 14 & 21, 2025

Sheriff of Butler County, Michael T. Slupe

**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA  
NOTICE OF FILING OF PETITION FOR CHANGE OF NAME**

**In the Matter of MsD. No. 2025-40362**

Notice is hereby given that, on the 5th day of November, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Gretchen Marie Allen, Parent and Natural Guardian of A.L.C, a minor requesting an order to change the name of

**A.L.C, a minor to  
A.L.A.**

The Court has fixed the 3rd day of February, 2026 at 9:45 a.m. in Courtroom Number 3 of the Butler County Government Center as the time and place for the 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: Nov. 21, 2025