

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: John L Bracken****a/k/a: John Lloyd Bracken**

Late of: Adams Township PA
 Executor: PNC Bank National Association
 c/o Lisa L. Masi, PNC Bank, NA
 901 State Street
 Erie PA 16501
 Attorney: Samuel J Goncz
 Dentons Cohen & Grigsby PC
 625 Liberty Avenue 7th Fl
 Pittsburgh PA 15222

BCLJ: January 6, 13, 20, 2023

Estate of: Owen Thomas Haney Jr

Late of: Butler PA
 Administrator: Anthony L Rosner Esquire
 1300 Clay Pike
 North Huntington PA 15642
 Attorney: Anthony L Rosner
 1300 Clay Pike
 North Huntington PA 15642

BCLJ: January 6, 13, 20, 2023

Estate of: John Randall Link**a/k/a: John Link****a/k/a: John R Link**

Late of: Orange County Florida
 Ancillary Ancillary Executor: Paula Link
 9959 Kilgore Road
 Orlando FL 32836
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001

BCLJ: January 6, 13, 20, 2023

Estate of: Robert C West

Late of: Cranberry Township PA
 Executor: Deborah L West
 425 Roebling Ct
 Cranberry Twp PA 16066
 Attorney: Claire Johnson Saenz LLC
 1000 Brooktree Rd Suite 209
 Wexford PA 15090

BCLJ: January 6, 13, 20, 2023

SECOND PUBLICATION**Estate of: Beverly K Bowser****a/k/a: Beverly Kay Bowser**

Late of: Connoquenessing Township PA
 Executor: Marnie L Burkett
 342 Haldeman Drive
 Cranberry Twp PA 16066
 Attorney: Robert J Winters
 Goehring Rutter and Boehm
 2100 Georgetowne Drive Suite 300
 Sewickley PA 15143

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Robert F Grabbe Jr**a/k/a: Robert Frederick Grabbe Jr**

Late of: Slippery Rock Township PA
 Executor: Ginger L Anderson
 321 Carbon Street
 Butler PA 16001
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Cynthia R Hammel

Late of: Penn Township PA
 Executor: Denise A Wolbert
 40 Montour St
 Imperial PA 15126
 Executor: William T Russell
 3849 Green Valley Dr
 Penn Hills PA 15235
 Attorney: Craig S O'Connor
 Ciao Torisky & O'Connor LLC
 7240 McKnight Road
 Pittsburgh PA 15237

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Robert James Lauric

Late of: Jefferson Township PA
 Executor: Cherie Lynn River
 3209 Waterford Ct
 Pittsburgh PA 15238

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: James M Marburger

Late of: Evans City PA
 Executor: Patricia A Marburger
 113 Crestview Drive
 Evans City PA 16033
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Nancy C Mathews**a/k/a: Nancy Caryl Mathews**

Late of: Middlesex Township PA
 Executor: Mary Kay Dods
 121 Rolling Mills Drive
 Valencia PA 16059
 Attorney: Slade R Miller
 Miller & Miller Attorneys at Law PLLC
 4767 William Flynn Highway
 Allison Park PA 15101

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Joseph M Mattinat

Late of: Valencia PA
 Administrator: Elizabeth Millstine
 2430 Oakhill Road
 Gibsonia PA 15044
 Attorney: Harold A English
 H A English and Associates PC
 4290 William Flinn Hwy Suite 200
 Allison Park PA 15101

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Carol E Namendorf**a/k/a: Carol Elizabeth Namendorf**

Late of: Franklin Township PA
 Executor: Lois J Swigart
 1012 Bonniebrook Road
 Butler PA 16002
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Beverley A Reeder**a/k/a: Beverley Ann Reeder**

Late of: Clay Township PA
 Executor: Carla J Boben
 115 Delu Road
 West Sunbury PA 16061
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Marda A Russell

Late of: Mars PA
 Executor: Trudy M Russell
 10543 Catalina Place
 White Plains MD 20695
 Attorney: Mallory L. Sikora
 Eckert Seamans Cherin & Mellott LLC
 600 Grant St 44th Floor
 Pittsburgh PA 15219

BCLJ: December 30, 2022 & January 6, 13, 2023

Estate of: Michael D Sherman**a/k/a: Michael Sherman**

Late of: Butler Township PA
 Administrator C.T.A.: Kathryn M Grelling
 121 Freeport Road
 Butler PA 16002
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216

BCLJ: December 30, 2022 & January 6, 13, 2023

THIRD PUBLICATION
Estate of: Norma J Behr

Late of: Cranberry Township PA
 Executor: Kimberly J Giuliano
 339 Whitestown Road
 Harmony PA 16037
 Attorney: David C Moran
 Moran & Moran PC
 2500 Brooktree Road Suite 203
 Wexford PA 15090

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Michael Brendan Biggins

Late of: Franklin Township PA
 Administrator: Samantha Biggins
 267 Isle Road
 Butler PA 16001
 Attorney: Joseph M Kecskemethy
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001

BCLJ: December 23, 30, 2022 & January 6, 2023

**Estate of: George R Dean
a/k/a: George Robert Dean**

Late of: Oakland Township PA
 Executor: Peggy A Dean
 716 Chicora Road
 Chicora PA 16025
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Michael P Dietz

Late of: Slippery Rock PA
 Executor: Suzanne Dietz Smyth
 9 Sweetwood Court
 Ballwin MO 63011
 Attorney: Charles J Avalli
 Gentile Horoho & Avalli PC
 310 Grant Bldg Ste 1000
 Pittsburgh PA 15219

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Norma W English

Late of: Zelenople PA
 Executor: Cheryl A Walker
 736 Hamilton Corners Road
 Titusville PA 16354

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Jacob Alan Grady

Late of: Penn Township PA
 Administrator: Alan D Grady
 108 Stoney Ridge Lane
 Renfrew PA 16053
 Administrator: Laurie A Grady
 108 Stoney Ridge Lane
 Renfrew PA 16053
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Frank A Last

Late of: Summit Township PA
 Admr. D.B.N. C.T.A.: Carol Last
 2200 Donna Drive
 Vestal NY 13850
 Attorney: Jon J Sarra
 Hinman Howard & Kattell LLP
 80 Exchange St
 Binghamton NY 13901

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Ronald L Pflugh

Late of: Center Township PA
 Executor: Bradley L Pflugh
 103 Ietto Drive
 Butler PA 16001
 Attorney: Andrew M Menchky Jr
 Stepanian & Menchky LLP
 222 South Main Street
 Butler PA 16001

BCLJ: December 23, 30, 2022 & January 6, 2023

**Estate of: Florence Elizabeth Dedes
Forrisi Polito**

Late of: Forward Township PA
 Administrator: Linda Cubbison
 1684 Evans City Road
 Evans City PA 16033
 Attorney: Ashley E Sharek
 Sharek Law Office LLC
 Box 130
 Bradford Woods PA 15015

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: William Snyder

Late of: Penn Township PA
 Executor: Virginia H Loar
 247 West Jefferson Road
 Butler PA 16002
 Attorney: Kelton Merrill Burgess
 Law Offices of Kelton M Burgess
 1300 Fifth Avenue Suite 201
 Pittsburgh PA 15219

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: James A Spring

Late of: Butler Township PA
 Administrator: Paula Nguyen
 105 Miracle Court
 Renfrew PA 16053
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Helen J Ward**a/k/a: Helen Ward**

Late of: Cabot PA

Executor: Christine A Ward

6423 Kentucky Avenue

Pittsburgh PA 15206

Attorney: J Dustin Barr

300 North Market Street

Ligonier PA 15658

BCLJ: December 23, 30, 2022 & January 6, 2023

Estate of: Mary M Wyzykowski

Late of: Callery PA

Administrator: Edward Wyzykowski

355 Camp Ave

New Kensington PA 15068

Attorney: Michael J Girardi

2773 Leechburg Road

Lower Burrell PA 15068

BCLJ: December 23, 30, 2022 & January 6, 2023

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**MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH December 2, 2022**

Recorded November 28, 2022 - December 2, 2022

Abbate, Dawn M; Abbate, Scott A--
WESBANCO BK INC--Cranberry Twp
Sub/Condo:Scenic Ridge Plan 2 Lot:201
Street:202 Starview Lane Est Parcel:130-
S26-C201:\$375,600.00

**Acquaviva, Jason Aaron; Acquaviva,
Kathleen Jean--**ARMCO CRED UN--
Butler Twp Ward:1 Street:34 Old Plank Rd
Parcel:051-38-14A:\$47,000.00

Adachi, Michael; Slater, Gabrielle--PNC
BK NATL ASSN AKA--Middlesex Twp
Sub/Condo:Blackhawk Prd Ph III Lot:309
Street:3002 Wing Shadow Ct Parcel:230-
S17-B309:\$92,171.00

Allen, Chris A; Allen, Susan E--STIFEL BK
& TR--Middlesex Twp Sub/Condo:Villas
@ Mill Creek Condo Unit:1084
Street:1084 Tilly Dr Parcel:230-S5-
Ga1084:\$200,500.00

**Ammon, Walter F Jr; Claycomb, Catherine
I--**NEW DAY FIN LLC--Mercer Twp
Street:1383 Eau Claire Road Parcel:220-
3F96-39A Acre:0.93:\$129,999.00

Andrasko, Kelly A--ARMCO CRED UN-
East Butler Boro Sub/Condo:Butler
Land & Improvement Co P Lot:833
Street:119 Twelfth Street Parcel:380-
S2-A833:\$64,486.00

Angelucci, Angela Dnelle--CITIZENS
BK NA--Zelienople Boro Sub/

Condo:Zelienople Land Co Plan
Lot:739 Street:313 Pine St Parcel:550-
S4-A738:\$62,800.00

Baassiri, Waseem--FIRST NATL BK PA--
Cranberry Twp Sub/Condo:Woodbine Ests
Plan Ph II Lot:70 Street:147 Woodbine Dr
Parcel:130-S23-A70:\$30,000.00

Barger House To Home LLC--KIAVI
FUNDING INC--Butler City Ward:1
Parcel:561-63-2:\$87,500.00

Baron, James; Baron, Jennifer M--
MORTGAGE ELEC REGISTRATION
SYSTEMS INC--Butler Twp Sub/
Condo:Dutchtown Village Plan No 2 Lot:55
Street:105 Rembrandt Dr Parcel:051-
54-C55:\$223,850.00

Benjamin, Thomas--FARMERS
NATL BK EMLENTON--Center Twp
Street:111 Dakotah Dr Parcel:060-
S19-A67:\$200,000.00

**Boston, Sean R; Hendry, Dechandra
C--**SECRETARY HOUSING & URBAN
DEV--Forward Twp Sub/Condo:Meadow
Ridge Plan No 3 Lot:303 Street:104 Hare
Ct Parcel:160-S6-A303:\$13,399.77

Bouchard, Brandon; Bouchard, Rachel--
NVR MTG FIN INC--Adams Twp Sub/
Condo:Gabriels Crest Plan Lot:62
Street:202 Hesperheide Road Parcel:010-
510-E62:\$757,700.00

**Bowser, Elizabeth J; Bowser, Jefferey
A--**US MTG NETWORK--Clearfield Twp
Street:147 McIlafferty Rd Parcel:090-1F69-
16B Acre:2.5:\$116,000.00

**Bradshaw, Jonathan A; Bradshaw, Lillian
J aka; Younkin, Lillian J aka--**PNC BK
NATL ASSN AKA--Cranberry Twp Sub/
Condo:Manor Line Plan No 2 Lot:221
Street:135 Wayne Drive Parcel:130-
S9-A221:\$75,000.00

Bryan, Amy M; Bryan, Craig A--ROCKET
MTG LLC AKA--Connoquenessing Boro
Sub/Condo:Leslie Farms Prd Ph 1 Rev
Plan Lot:121 Street:106 Cameron Square
Dr Parcel:370-S1-D121:\$257,800.00

Bunnell, Charles; Bunnell, Mandi R--
ARMCO CRED UN--Butler Twp Sub/
Condo:Mcjunki & Stoyer Plan Lot:14
Street:130 Harrison Ave Parcel:053-
16-A12:\$97,650.00

**C R E G Property IV LLC; Creg Property
IV LLC--**SMALL BUSINESS ADMIN--
Slippery Rock Boro Street:215 Cornish Dr
Parcel:510-S3-10C Acre:2.48:\$163,600.00

**Cammisa, Ashley L; Cammisa, Cory
J--**ARMCO CRED UN--Penn Twp
Street:125 Hamel Rd Parcel:270-3F51-
14M:\$80,000.00

Campbell, Mason D--ARMCO CRED
UN--Center Twp Street:819 Sunset Dr

REGISTER'S NOTICE

I, SARAH E. EDWARDS M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on MONDAY, JANUARY 9, 2023, at 1:30 PM (prevailing time) of said day.

| ESTATE OF: | PERSONAL REPRESENTATIVE | FILED |
|-----------------------|--|------------|
| CYPHER, Wayne Russell | Wesley R. Cypher, Executor | 11/28/2022 |
| PFLUGH, Harvery C. | James W. Pflugh and John H. Pflugh, Co-Executors | 11/02/2022 |
| VOGEL, Jerome R. | Jerome R. Vogel, Jr., Executor | 11/22/2022 |

BCLJ: December 30, 2022 & January 6, 2023

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Michael Family Trust dated June 26, 2000. Doris A. Michael, Grantor of the trust, of Cranberry Township, Butler County, Pennsylvania, died on November 16, 2022. All persons having claims against Doris A. Michael are requested to make known the same to the trustee or attorney named below. All persons indebted to Doris A. Michael are requested to make payment without delay to the trustee or attorney named below.

John H. Michael, Trustee
Lori R. Carnley, Trustee
c/o Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: December 30, 2022 & January 6, 13, 2023

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA

IN THE MATTER OF: Ms.D. 2022-40250
Notice is hereby given that, on the 15th day of September, 2022, the petition of Name Change was filed in the above-named court, requesting an order to change the name of Stephanie Elaine Milbert to Stefanie Elaine Milbert.

The Court has fixed the 14th day of February, 2023, at 10:45 A.M. in Court Room number 3, in the Butler County Courthouse, Butler, Pennsylvania, 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: January 6, 2023

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

CIVIL DIVISION
Case No.: 2022-40379

IN RE:
HUNTER TRUCK SALES & SERVICE, INC.
2016 T-680 KENWORTH
VIN NUMBER: 1XKYDP9X4GJ468810

NOTICE

On February 7, 2023 at 9:45 a.m. in Courtroom #3 of the Butler County Government Center the Court will hear Hunter Truck Sales & Service, Inc.'s Petition for Involuntary Transfer of Ownership of Vehicle by Court Order, relative to a **2016 T-680 Kenworth Truck, Vehicle Identification Number 1XKYDP9X4GJ468810.**

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 PAPER 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.

Office of Prothonotary, Butler County
300 South Main Street
Butler, PA 16001
(724) 284-5214

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724) 841-0130

Dickie McCamey
Two PPG Place, Suite 400
Pittsburgh, PA 15222-5402

BCLJ: January 6, 2023

LEGAL NOTICE

IN THE MATTER OF THE ESTATE OF DENTON DANIEL POWELL, a/k/a DENTON D. POWELL, DECEASED. Butler County O.C. No. 10-22-0122

Andrew J. Hack, executor of the estate of **Denton Daniel Powell, a/k/a Denton D. Powell**, who died December 29, 2021, intends to convey the decedent's farm and residuary estate at 9600 Goehring Road, Cranberry Township, Butler County, Pennsylvania, comprised of 71.25 acres, to the Township of Cranberry. The Township of Cranberry will take title to the farm under and subject to the terms and conditions of an Agricultural Conservation Easement recorded in the office of the Recorder of Deeds of Butler County at Instrument No. 200707090017689.

Any non-profit organization that protects and preserves farm land in the United States of America with an interest in the farm may contact the undersigned counsel or appear in the Court of Common Pleas of Butler County on the 24th day of January, 2023, at 9:00 a.m., when a petition for approval of the transfer to the Township of Cranberry will be presented to the Court.

Philip P. Lope, Esq.
Lope, Casker & Casker
207 E. Grandview Avenue
Zelienople, PA 16063
724-452-5020
plope@lopecasker.com

BCLJ: January 6, 2023