

**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: Robert H Blair**

Late of: Valencia PA  
Executor: Raymond Harrison Ryder III  
12 Tower Road  
Millville MA 01529  
Attorney: David C Moran  
Moran & Moran PC  
3000 Stonewood Drive  
Wexford PA 15090  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Janice Rae Carson**

**a/k/a: Janice R Carson**  
Late of: Valencia PA  
Executor: Linda Tessmer  
300 Pinkerton Road  
Wexford PA 15090  
Attorney: Craig S Oconnor  
Ciao Torisky & Oconnor LLC  
7240 McKnight Road  
Pittsburgh PA 15237  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Robert R Conte**

Late of: Cranberry Township PA  
Executor: Gary R Conte  
107 Searight Dr  
Baden PA 15005  
Attorney: Gabrielle N Morella  
Morella & Associates PC  
706 Rochester Road  
Pittsburgh PA 15237  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Richard Dero**

**a/k/a: Richard J Dero**  
Late of: East Butler PA  
Admr. D.B.N. C.T.A.: Kimberly Kramer  
101 1/2 South Street  
Butler PA 16001  
Attorney: David M Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001

BCLJ: April 19, 26 & May 3, 2024

**Estate of: Glenna Lou Franko**

**a/k/a: Glenna L Franko**  
Late of: Center Township PA  
Executor: Patricia L Saeler  
373 Shroyer Mill Road  
Butler PA 16001

**Estate of: Virginia Ileen Fry**

**a/k/a: Virginia I Fry**  
Late of: Concord Township PA  
Administrator: Lou A Fry  
1916 Spudic Road  
Rimersburg PA 16248  
Attorney: Michael S Butler Esquire  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Ryan R Gealey**

Late of: Penn Township PA  
Executor: William R Gealey  
135 Mushrush Road  
Butler PA 16002  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Kimberly A Holbein**

Late of: Buffalo Township PA  
Administrator: Mark A Holbein  
103 McIntyre Lane  
Freeport PA 16229

**Estate of: Donna Keefer**

Late of: Butler PA  
Executor: Sally Tarhi  
110 Larchwood Drive  
Butler PA 16002  
Executor: Sharon E Smith  
1575 Rt 110 Hwy  
Indiana PA 15701  
Attorney: Patrick Dougherty  
737 Water Street  
Indiana PA 15701  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Phyllis A Myers**

**a/k/a: Phyllis Ann Myers**  
Late of: Franklin Township PA  
Executor: Cynthia McKnight  
152 Haverford Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP

128 West Cunningham Street  
Butler PA 16001  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Dennis J Pacek**  
Late of: Butler Township PA  
Executor: Barbara A Pacek  
507 Great Belt Road  
Butler PA 16002  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Shirley Shisler**  
**a/k/a: Shirley A Shisler**  
Late of: Evans City PA  
Executor: Sue Ann Evans  
210 Pattison St  
Evans City PA 16033  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: George J Sorna Jr**  
**a/k/a: George John Sorna Jr**  
Late of: Cranberry Township PA  
Executor: Michael Anthony Sorna  
29 Blackberry Way  
Hopewell Junction NV 12533  
Attorney: Edward F Twomey  
Lynch Law Group  
501 Smith Drive Suite 3  
Cranberry Twp PA 16066  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Verna V Spohn**  
**a/k/a: Verna Victoria Spohn**  
Late of: Summit Township PA  
Executor: Linda D Green  
121 Kaiser Road  
Butler PA 16002  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: April 19, 26 & May 3, 2024

**Estate of: Grace Elizabeth Trew**  
Late of: Cabot PA  
Executor: George W Trew II  
52 David Drive  
Lower Burrell PA 15068  
Attorney: Allan C Lundberg  
Lower Burrell Professional Plaza  
3058 Leechburg Road  
Lower Burrell PA 15068  
BCLJ: April 19, 26 & May 3, 2024

**SECOND PUBLICATION**

**Estate of: Alice M Baker**  
Late of: Jefferson Township PA  
Executor: Elizabeth J Becker  
15203 Post Oak Bend  
College Station TX 77845  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Brian Keith Bodnar**  
Late of: Parker Township PA  
Executor: Susan Lynn Stright  
10642 Ban Drive  
Conneaut Lake PA 16316  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Mark Bombara**  
Late of: Clay Township PA  
Executor: Joshua Mark Bombara  
1136 Annisville Road  
Petrolia PA 16050  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Bartholomew John Gardina**  
**a/k/a: Bart J Gardina**  
**a/k/a: Bartholomew J Gardina**  
Late of: Butler PA  
Administrator C.T.A.: John R Gardina  
122 West Penn Street  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Ruth L Guenther**  
**a/k/a: Ruth Larue Guenther**  
Late of: Winfield Township PA  
Executor: Leah C Guenther  
57 East Delaware Place #1302  
Chicago IL 60611  
Attorney: James H Limbaugh  
Miller & Miller Attorneys At Law PLLC  
4767 William Flynn Highway  
Allison Park PA 15101  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Ronald E Knies**

Late of: Lancaster Township PA  
Administrator: Cynthia A Knies  
167 Knies Rd  
Harmony PA 16037  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Theodore J Matthias  
a/k/a: Theodore James Mattias**

Late of: Harrisville PA  
1538 Butler Pike  
Mercer PA 16137  
Attorney: Timothy L McNickle  
McNickle & Bonner LLP  
209 West Pine Street  
Grove City PA 16127  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Elinor Louise McDowell**

Late of: Middlesex Township PA  
Executor: Ginger Wilson  
102 Georgian Drive  
Butler PA 16002  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler PA 16001  
BCLJ: April 12, 19 & 26, 2024

**Estate of: John C Richter**

Late of: Jackson Township PA  
Executor: Judy Ann Richter  
176 Saint Ives Way  
Zelienople PA 16063  
Attorney: H Barry Bier  
806 Beech Avenue  
Pittsburgh PA 15233  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Rita R Roth**

**a/k/a: Rita Rose Roth**

Late of: Cranberry Township PA  
Executor: Michael A Roth  
401 Forest Edge Road  
Unit B-3  
Woodland Park Co 80863  
Executor: Wendy D Hel  
2100 Georgetown Drive  
Sewickley PA 15143  
Attorney: Wendy Denton Heleen  
Goehring Rutter & Boehm  
2100 Georgetown Drive Suite 300  
Sewickley PA 15143  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Craig Greydon Saul III  
a/k/a: Craig G Saul III**

Late of: Clay Township PA  
Administrator: David M Saul  
469 Isle Road  
Butler PA 16001  
Administrator: Steven A Saul  
1132 Euclid School Road  
Butler PA 16001  
Attorney: Katrine M Erie  
Erie Law Offices PC  
316 West Jefferson Street  
Butler PA 16001  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Claude Vincent Taylor**

Late of: Cabot PA  
Executor: Nancy Beth Mazzoni  
407 Marigold Ln  
Cranberry Twp PA 16066  
BCLJ: April 12, 19 & 26, 2024

**Estate of: Wanda J Webb**

**a/k/a: Wanda Jean Webb**

Late of: Clay Township PA  
Administrator: Terry H Webb  
128 Webb Road  
Butler PA 16001  
Administrator: Michael E Webb  
128 Webb Road  
Butler PA 16001  
Attorney: Ronald W Coyer  
Sr Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: April 12, 19 & 26, 2024

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**THIRD PUBLICATION**

**Estate of: Brian C Alberts**

**a/k/a: Brian Charles Alberts**

Late of: Cranberry Township PA  
Executor: Ryan Alberts  
430 North Avenue  
Verona PA 15147  
Attorney: John P Donovan  
John P Donovan & Associates LLC  
434 Allegheny River Blvd Suite 200  
Oakmont PA 15139  
BCLJ: April 5, 12 & 19, 2024

**Estate of: Julie L Buffington**

Late of: Center Township PA  
Executor: Kayla N Grossman  
120 McGinley Road  
Chicora PA 16025  
Executor: Joni G Rusnak  
106 Rural Drive  
Butler PA 16001

Attorney: Michael D Gallagher  
Gallagher Law Group  
110 East Diamond Street Suite 101  
Butler PA 16001  
BCLJ: April 5, 12 & 19, 2024

**Estate of: Dolores J Grandizio**  
**a/k/a: Dolores Shaffer Grandizio**  
Late of: Valencia PA  
Administrator C.T.A.: Edmond Grandizio  
199 Kyle Road  
Valencia PA 16059  
Attorney: Richard L Osberg III  
Law Offices of Richard L. Osberg, III,  
PLLC  
1900 Main Street, Suite 225  
Canonsburg PA 15317  
BCLJ: April 5, 12 & 19, 2024

**Estate of: Shirley D Hammel**  
**a/k/a: Shirley Delores Hammel**  
Late of: Middlesex Township PA  
Executor: Julie Ivancik  
111 Mar-Vel Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: April 5, 12 & 19, 2024

**Estate of: David R Haser**  
Late of: Cranberry Township PA  
Executor: Joseph D Haser  
334 Heist Road  
Butler PA 16002  
Attorney: Robert B Keddie  
Keddie Law Office  
PO Box 1392  
McMurray PA 15317  
BCLJ: April 5, 12 & 19, 2024

**Estate of: Sally L Hollister**  
Late of: Cranberry Township PA  
Executor: Katherine E Brink  
1415 Rossevelt Road  
Pittsburgh PA 15237  
BCLJ: April 5, 12 & 19, 2024

**Estate of: Andrew Wayne Kuehn**  
**a/k/a: Andrew W Kuehn**  
Late of: Connoquenessing Township PA  
Executor: Marilyn Virginia Kuehn Dean  
6365 Oxford Circle 101  
Vero Beach FL 32966  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066

BCLJ: April 5, 12 & 19, 2024

**Estate of: Dianne S Nazif**  
**a/k/a: Dianne Sylvia Nazif**  
Late of: Mars PA  
Executor: Sied James Nazif  
6 Illuminata Lane  
Ladera Ranch CA 92694  
Attorney: James P Shields  
The Elder Law Offices Of Shields & Boris  
1150 Old Pond Road  
Bridgeville PA 15017  
BCLJ: April 5, 12 & 19, 2024

**Estate of: Mary E Tomayko**  
Late of: Harmony PA  
Executor: Robert D Tomayko  
121 Cottage Hill Ave  
Butler PA 16001  
Executor: Thomas M Tomayko  
174 Saint Ives Way  
Zelienople PA 16063  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: April 5, 12 & 19, 2024

**Estate of: Catherine L Traficante**  
Late of: Penn Township PA  
Executor: Michael S Traficante  
22 Stone Hedge Circle  
Mountain Top PA 18707  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001  
BCLJ: April 5, 12 & 19, 2024

**Estate of: George Fredrick Wilker Jr**  
Late of: Brady Township PA  
Administrator: Mary V Kennedy  
246 Turk Road  
Slippery Rock PA 16057  
Attorney: Ross M Thompson  
S R Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: April 5, 12 & 19, 2024

**MARRIAGE LICENSE FILINGS**

**Application Date:  
April 7 - April 13, 2024**

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.

- Benjamin Caleb Capella and Spencer Elizabeth Bateman :202400161
- Maggie Elizabeth Alexander and David Russell Baynes :202400155
- Brice Rhea Jenkins and Brett Robert Bowen :202400156
- John Daniel Kelly and Andi Rebecca Ehlinger :202400150
- Karen S Carr and Edward W Freedline Jr :202400149
- Joshua Lee Smith and Kayla Marie Gamble :202400162
- Stephanie Marie Chapman and Justin James Grossman :202400158
- Roger Lyle Roettger Iii and Rachael Victoria Jarzempa :202400157
- Nathaniel Christopher-William Stump and Kailee Marie Loschen :202400160
- Sean Christopher Conklin and Jacquelynn Marie Newell :202400152
- Anthony Joseph Burkhardt and Sarah Lynn Shandor :202400154
- David Lynn Shearer and Margaret Ruth Simpson :202400151
- Jared William Thorpe and Kimberly Michelle Stoops :202400159
- Michael Ryan Sparks and Kelly Jo Weber :202400153
- Kevin Russell Wasko and Ashley Rebecca Wian :202400148

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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. 2024-40078

Notice is given hereby that, on March 27th, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**NICHOLAS ROBERT KING to  
MAYA VICTORIA ELIZABETH KING.**

The Court has fixed the 18th of June, 2024, at 9:45 o'clock 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: April 19, 2024

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**ARTICLES OF INCORPORATION  
BUSINESS NON-PROFIT  
CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on March 12, 2024, with an effective date of March 12, 2024, with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation Business Non-Profit Corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 77. The name of the corporation is **2024 PA GOP DELEGATION, INC.**, with an address of 128 West Cunningham Street, Butler, PA 16001.

THOMAS W. KING, III, ESQUIRE  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: April 19, 2024

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**ARTICLES OF INCORPORATION  
BUSINESS NON-PROFIT  
CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on January 11, 2024, with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation Business Non-Profit Corporation which was organized under the Business Corporation Law of 1988, as amended. The name of the corporation is **Knoch Football Booster**, with an address of 328 Three Degree Road, Renfrew, PA 16053

BCLJ: April 19, 2024

**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, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Forno Italiano, LLC**, with a registered address of 120 Powder Mill Road, Renfrew, PA 16053.

MONTGOMERY CRISSMAN PLLC  
David A. Crissman, Esquire  
518 North Main Street  
Butler, PA 16001  
(724) 285-4 776

BCLJ: April 19, 2024

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

**CIVIL DIVISION No 20-10176/  
CP22-20667/ED2230069**

**Sale No.: ORIGINAL 5/17/24 SALE**

FREEDOM MORTGAGE CORPORATION  
Plaintiff  
v.  
RYAN J. TODD; KRISTEN  
RUGG Defendant(s)

**NOTICE TO: KRISTEN RUGG**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 1957 Oneida Valley Road, Karns City, PA 16041 Being in CONCORD TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 1103F08-15E

Improvements consist of residential property. Sold as the property of Ryan J. Todd and Kristen Rugg

Your house (real estate) at 1957 Oneida Valley Road, Karns City, PA 16041 is scheduled to be sold at the Sheriff's Sale on May 17, 2024 at 11:00 AM, at the PA-BUTLER, BUTLER COUNTY GOVERNMENT CENTER, 124 W DIAMOND STREET, JURY ASSEMBLY ROOM - 4TH FLOOR, BUTLER, PA 16001, to enforce the Court Judgment of \$190,349.92 obtained by, FREEDOM MORTGAGE CORPORATION (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
(844) 856-6646  
File # 20-09134

BCLJ: April 19, 2024

**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 17th day of May, 2024** 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 June 14, 2024 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: April 5, 12 & 19, 2024

**No. 2022-30161**

KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA

vs

SARAH SCHNUR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNEST E. SCHNUR, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ERNEST E. SCHNUR

PROPERTY ADDRESS: 177 SCHNUR ROAD, BUTLER, PA 16002

UPI/ TAX PARCEL NUMBER: 290-1F98-A11A-0000 290-1F98-A20B1-0000

All those two certain pieces, parcels or tracts of land Situate in Summit Township, Butler County, Pennsylvania, being bounded and described as follows:

First: Beginning at a point in the center of a public road, being Township Road T-622, at the Southwest corner of its intersection with property of now or formerly Margaret Baldauf; thence along lands of now or formerly Baldauf, North 2 degrees 17 minutes West 220 feet to a point on lands of now or formerly Margaret Baldauf and Parcel Second herein; thence along Parcel Second herein, South 32 degrees 17 minutes West 200 feet to a point in the road bed of existing Road T-622; thence along the line in the road bed of T-622 South 62 degrees 38 minutes 29 seconds East a distance of 110.41 feet to

a point in the center of said public road, the place of beginning. And being a triangular shaped piece of ground with a two-story frame dwelling house thereon erected, and containing 0.25 acres as per survey of Greenough & Greenough, Inc. made for Gerald Schnur dated April 22,1968.

Second: Beginning at a point at the Southwest corner of Parcel First herein; thence along a line in the roadway of T-622, a public highway, North 71 degrees 45 minutes 50 seconds West 9.82 feet to a point on other lands of now or formerly Willis R. Schnur, et ux.; thence along other lands of now or formerly Willis R. Schnur, et ux., North 25 degrees 01 minute 36 seconds East a distance of 283.08 feet to a point on line of lands of now or formerly Margaret Baldauf; thence along line of lands of now or formerly Baldauf, South 2 degrees 17 minutes West a distance of 90.56 feet to a point at the northernmost point of triangular lot, Parcel First herein; thence along Parcel First herein, South 32 degrees 17 minutes West a distance of 200 feet to a point in the said public road, the place of beginning. And containing 0.14 acres of land as per survey of Greenough & Greenough, Inc., made April 22, 1968, for Gerald Schnur.

BEING known and numbered as 177 Schnur Road, Butler, PA 16002

Being the same property conveyed to Ernest E. Schnur, no marital status shown who acquired title by virtue of a deed from Jean M. Schnur, sole surviving Trustee of the Schnur Family Trust, and Jean Schnur, widow, dated April 12,2010, recorded April 16, 2010, at Instrument Number 201004160007821, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1 F98-A 11 A-0000,290-1 F98-A20B 1-0000

BCLJ: April 5, 12, & 19 2024

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