

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: Frances C Burlando
a/k/a: Frances Clara Burlando**

Late of: Mars PA
Executor: Slade R Miller
4767 William Flynn Hwy
Allison Park PA 15101
Attorney: Slade R Miller
Miller & Miller Attorneys At Law PLLC
4767 William Flynn Highway
Allison Park PA 15101
BCLJ: January 3, 10 & 17, 2025

Estate of: John Charles Diehl

Late of: Saxonburg PA
Administrator: Deborah Fischer
956 Ekastown Road
Saxonburg PA 16056
Attorney: Deanna Lyn Istik
Sinatra & Istik Law Office PLLC
8050 Rowan Rd Suite 403
Cranberry Twp PA 16066
BCLJ: January 3, 10 & 17, 2025

Estate of: Nancy I Gnade

Late of: Penn Township PA
Executor: Damon A Prenovitz
34307 Elm Court
Lawrence Twp NJ 08648
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002
BCLJ: January 3, 10 & 17, 2025

Estate of: Harriett C McDonald

a/k/a: Harriett McDonald
Late of: Butler PA
Admr. D.B.N. C.T.A.: R Timothy McDonald
116 Spirit Drive
Toney AL 35773
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr
PO Box 687
Grove City PA 16127
BCLJ: January 3, 10 & 17, 2025

**Estate of: William Daryl Pollock
a/k/a: William D Pollock**

Late of: Parker Township PA
Executor: Karen A Pollock
361 Bruin Queenstown Road
Parker PA 16049
Executor: Jennifer D Pollock
146 Donegal Drive
Elizabethtown PA 17022
Attorney: Terry R Heeter
Kooman Heeter And Gulnac PC
Marianne Prof Center
PO Box 700
Clarion PA 16214
BCLJ: January 3, 10 & 17, 2025

**Estate of: Theresa Patricia Schill
a/k/a: Theresa P Schill**

Late of: Butler Township PA
Administrator: Gregory J Schill
324 Old Plank Road
Butler PA 16002
Attorney: Lynn M Patterson Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: January 3, 10 & 17, 2025

Estate of: Robert J Shepard

Late of: Franklin Township PA
Administrator: Wendy E Shepard
26 Spencer Street
Leetsdale PA 15056
Attorney: William J Schenck
Schenck & Long
297 Pittsburgh Rd Suite 2B
Butler PA 16002
BCLJ: January 3, 10 & 17, 2025

Estate of: Debra D Sims

Late of: Jefferson Township PA
Executor: William A Sims
112 Marwood Rd Apt 4049
Cabot PA 16023
Attorney: Andrew J Cypher
Mechling & Heller LLP
216 N Jefferson Street
Kittanning PA 16201
BCLJ: January 3, 10 & 17, 2025

SECOND PUBLICATION

Estate of: Marie E Celane

a/k/a: Marie Celane
Late of: Buffalo Township PA
Executor: Tina M Celane
148 Ekastown Road
Natrona Heights PA 15065

Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights Pa 15065
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Paul L Chupka

Late of: Butler Township PA
 Administrator: Joseph Chupka Jr
 201 Home Avenue
 Butler PA 16001
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Thomas J Creedon

Late of: Forward Township PA
 Executor: Tina M Creedon
 196 Critchlow School Road
 Renfrew PA 16053
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Susan E Emery

a/k/a: Susan Emery

Late of: Butler PA
 Executor: John Lokhaiser
 103 Jenny Drive
 Butler PA 16001
 Attorney: James P Coulter
 Dillon Mccandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Natalie M Ference

Late of: Butler PA
 Executor: Rita A Tripoli
 4778 Theodore Street
 Homestead PA 15120
 Attorney: Daniel F Bekavac Sr
 400 Market Street
 Elizabeth PA 15037
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Frances Marie Kopicki

Late of: Zelenople PA
 Executor: Martin W McKinney Jr
 324 Stoup Road
 Mars PA 16046
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Nancy Mae Lindsay

Late of: Evans City PA
 Executor: Rachel L Wynn
 4514 Bucktail Drive
 Allison Park PA 15101
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Paula M Mack

Late of: Center Township PA
 Executor: Thomas F Mack
 205 Hilltop Drive
 Butler PA 16001
 Attorney: Mary Jo Dillon
 Dillon Mccandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Sandra J Matthews

Late of: Middlesex Township PA
 Executor: John H Matthews
 177 Davis Road
 Valencia PA 16059
 Attorney: Kate Cleary Lennen
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Roseanna Nemet

Late of: Buffalo Township PA
 Executor: David P Potts
 1807 Spring Hill Road
 Portage PA 15946
 Attorney: Samuel R Coury
 1725 Fifth Ave
 Arnold PA 15068
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Anthony W Schultz

Late of: Valencia PA
 Administrator: Karen J Berner
 116 Vista Street
 Pittsburgh PA 15223
 Attorney: Meg L Burkardt
 Grb Goehring Rutter Boehm
 647 Allegheny Avenue Suite 100
 Oakmont PA 15139
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: John M Smith III

a/k/a: Jack Smith

Late of: Cranberry Township PA
 Executor: Thomas Patrick Smith
 7414 Franklin Rd
 Cranberry Twp PA 16066
 Attorney: Samuel F Zets
 One Oxford Centre
 301 Grant St Suite 830
 Pittsburgh PA 15219
 BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Susan Jane Weitzel

Late of: Butler Township PA
 Administrator D.b.n.: Gerald J Kennedy

847 Three Degree Road
Butler PA 16002
Attorney: Katrine M Erie
Erie Law Offices PC
316 West Jefferson Street
Butler PA 16001
BCLJ: Dec 27, Jan 3 & 10, 2025

Estate of: Howard J Wissinger Jr

Late of: Butler PA
Executor: Theresa Irene Wissinger
128 Roberta St
Butler PA 16001
Executor: Stephen Joseph Wissinger
128 Roberta St
Butler PA 16001
Attorney: John J Morgan
115 South Washington St
Butler PA 16001
BCLJ: Dec 27, Jan 3 & 10, 2025

THIRD PUBLICATION

Estate of: Shirley V Blauser

Late of: Allegheny Township PA
Admr. D.B.N. C.T.A.: William H Blauser
100 Oxford Drive Apt 919
Monroeville PA 15146
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Michele Dipippa

Late of: Butler PA
Executor: S Matthew Dipippa
120 Rose Haven Drive
Renfrew PA 16053
Attorney: Kate Cleary Lennen
Myers Law Group LLC
17025 Perry Hwy
Warrendale PA 15086
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Nancy Jeanne Hamm

Late of: Jackson Township PA
Administrator: William C Hamm
193 Rock Lake Drive
Zelienople PA 16063
Attorney: Cathy S Boyer
Boyer Paulisick & Eberle
108 East Diamond Street Third Floor
Butler PA 16001
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Thomas Ross James

a/k/a: Thomas R James
Late of: Cranberry Township PA

Executor: Matthew Michael James
231 Boardwalk Drive
Cranberry Twp PA 16066
Attorney: Philip A Goldblum Esq
Cafardi Ferguson Wyrick
The Waterfront 285 E Waterfront Dr Suite
160
Homestead PA 15120
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

**Estate of: George D Klein
a/k/a: George Klein**

Late of: Middlesex Township PA
Executor: Patricia V Klein
454 Overbrook Road
Valencia PA 16059
Attorney: Slade R Miller
Miller & Miller Attorneys At Law PLLC
4767 William Flynn Highway
Allison Park PA 15101
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Harry R Norman

Late of: Evans City PA
Executor: Carol L Hare
417 Old Furnace Rd
Fombell PA 16123
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Linda L Smock

Late of: Donegal Township PA
Executor: Cecil R Toy Jr
120 W Main Street
Worthington PA 16262
Attorney: Tyler S Heller
Mechling and Heller LLP
216 N Jefferson St
Kittanning PA 16201
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Alvin Stoker

a/k/a: Alvin J Stoker
Late of: Zelienople PA
Executor: Sheri L Kauffman
904 First Street
North Huntingdon PA 15642
Attorney: Gregory A Evashavik
310 Grant Street # 1801
Pittsburgh PA 15219
BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Robert M Then

Late of: Sarver PA
Executor: Deborah Ann Then
104 Olivia Drive
Monaca PA 15061

Executor: Ronald B Then
 104 Olivia Drive
 Monaca PA 15061
 Attorney: John P Donovan
 John P Donovan & Associates LLC
 434 Allegheny River Blvd Suite 200
 Oakmont PA 15139
 BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

Estate of: Alice Toman

Late of: Center Township PA
 Executor: Diane D Rosenbauer
 134 Park Crest Lane
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King Coulter & Graham
 LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Dec. 20 & 27, 2024 & Jan 3, 2025

**MORTGAGES
 RECORDINGS ARE VERIFIED
 THROUGH
 November 3 - 15, 2024**

491 Chantler LLC--PREMIER BK--Clinton
 Twp Sub/Condo:Victory Road Business
 Park Sub Lot:18 Street:491 Chantler Drive
 Parcel:100-2F08-14Jh:\$7,897,500.00

Almendarez, Michael A; Menard, Mylene-
 -CITIBANK NA--Adams Twp Sub/
 Condo:Treesdale Four Lakes Neighborh
 Lot:841 Street:909 Big Bear Court
 Parcel:010-S14-A841:\$650,000.00

**Amankwah, Daniel; Amankwah, Natacha
 Jn Simon; Amankwah, Natacha
 Jnsimon**--PROVIDENT FUNDING
 ASSOC LP--Cranberry Twp Street:9654
 Goehring Rd Parcel:130-4F46-10D
 Acre:1:\$289,750.00

**Antonucci, Daneen M; Antonucci,
 Gary M**--SECRETARY HOUSING &
 URBAN DEV--Lancaster Twp Sub/
 Condo:Arden Wood Res Plan Ph 1 Lot:102
 Street:103 Touchstone Court Parcel:200-
 S7-A102:\$8,442.19

**Atkinson, K Danielle; Atkinson, Samuel
 A**--FIRST COMMONWEALTHBK--Buffalo
 Twp Street:120 N Pike Rd Parcel:040-
 1F75-A7Aa1:\$50,200.00

Avila, Jeff M; Avila, Maria F--UNITED
 WHOLESALE MTG LLC--Cranberry
 Twp Sub/Condo:Settlers Grove Prd Ph 1
 Lot:128 Street:601 Heritage Pl Parcel:130-
 S15-B128:\$464,000.00

**Aydelott, Melinda S; Aydelott, Monty
 J**--GROVE CITY AREA FED CRED UN-
 -Mercer Twp Street:264 Campground

Road:\$58,000.00

**Bacher, Jason a/k/a; Bacher, Jason Paul
 a/k/a; Bacher, Ruth a/k/a; Bacher,
 Ruth J a/k/a; Bacher, Ruth Jean a/k/a-**
 -ARMCO CRED UN--Connoquenessing
 Twp Street:119 Holt Ln Parcel:120-3F78-
 27Ada:\$130,000.00

**Bader, Holly Catherine; Bader, Timothy
 Wayne**--WEST PENN FIN SERV CTR
 INC--Jackson Twp Street:212 Hartzell
 Road Parcel:180-4F104-24B:\$142,500.00

Baierl, Jordan J; Baierl, Lauren E--
 FIRST NATL BK PA--Middlesex Twp
 Sub/Condo:Weatherburn Heights Prd Ph
 1B Lot:175 Street:2039 Eagle Ridge Dr
 Parcel:230-S16-C175:\$60,000.00

**Bair, Elizabeth; Bair, Steve M II a/k/a;
 Bair, Steven a/k/a**--ROCKET MTG LLC-
 -Middlesex Twp Sub/Condo:Glademere
 Heights Plan Lot:2 Street:111 West
 Cruikshank Rd Parcel:230-
 S7-B2:\$432,030.00

Barker, Elizabeth A; Barker, Gregory S--
 RMC HOME MTG LLC--Buffalo Twp Sub/
 Condo:Oak Creek Farms Plan 1 Lot:112
 Street:126 Oak Creek Drive Parcel:040-
 S18-A112:\$312,996.00

**Barnett, Trinity Kenrick; Walpole, Matthew
 Ford**--NVR MTG FIN INC--Cranberry
 Twp Sub/Condo:Park Place Amendment
 No 67 Lot:8-23A Street:210 Chital Lane
 Parcel:130-S46-B23A:\$366,161.00

Barth, Michelle L; Bier, Braden J--
 DOLLAR BK FED SAV BK--Center Twp
 Street:5142 Mccandless Road Parcel:060-
 3F41-32E Acre:1.40:\$181,293.00

**Batavia, Parag H; Batavia, Urmi P a/k/a;
 Batavia, Urmi Parag a/k/a**--FIRST
 NATL BK PA--Cranberry Twp Sub/
 Condo:Windwood Heights Plan Lot:8
 Street:108 Windwood Heights Drive
 Parcel:130-S17-D8:\$500,000.00

Beisler, Katherine; Foley, Thomas Edward-
 -HANNA MTG SERVS HOWARD--Adams
 Twp Sub/Condo:Treesdale Four Lakes
 Neighborh Lot:336 Street:502 Potomac
 Court Parcel:010-S13-A336:\$516,720.00

Bell, Brittany L; Burns, Scott F Jr--
 GUARANTEED RATE AFFINITY LLC-
 -Cranberry Twp Sub/Condo:Reserve
 At Eagle Hill Amend No Lot:116-F
 Street:111 Moyer Hill Drive Parcel:130-
 S1-A116F:\$311,920.00

**Bergbigler, James F; Bergbigler, Kimberly
 E**--ARMCO CRED UN--Washington
 Twp Sub/Condo:Sullivan Sub Lot:4A
 Street:2257 Branchton Rd Parcel:310-
 1F118-A1G Acre:1.61:\$268,375.00

**Bertolini, Charles M; Bertolini, Jocelyn
 M**--PNC BK NATL ASSN--Butler

TRUST NOTICE

The Boldy Revocable Trust, dated April 18,2018, and amended by Amendment dated May 22,2020, having a situs at this time of 235 Victory Road, Saxonburg, Butler County, Pennsylvania 16056.

The Successor Trustee, Susan Denise Hoffman, of The Boldy Revocable Trust, dated April 18,2018, and amended by Amendment dated May 22,2020, hereby gives notice that the Trust is in the legal process of dissolving.

All persons having claims against The Boldy Revocable Trust, dated April 18, 2018, and amended by Amendment dated May 22, 2020, are requested to make same known to the Successor Trustee or to the Attorney named below. All persons or entities indebted to The Boldy Revocable Trust, dated April 18, 2018, and amended by Amendment dated May 22, 2020, are requested to make payment without delay to the Successor Trustee or the Attorney named below.

**Susan Denise Hoffman,
Successor Trustee**
235 Victory Road
Saxonburg, Pennsylvania 16056

ATTORNEY MICHAEL J.
PATER CHARLTON LAW
101 East Diamond Street, Suite 202
Butler, PA 16001

BCLJ: Dec 20, 27,2024 & Jan 3, 2025

TRUST NOTICE

The Boldy Irrevocable Trust, dated April 18,2018, having a situs at this time of 235 Victory Road, Saxonburg, Butler County, Pennsylvania 16056.

The Trustees, Kevin R. Donlan and Jaye Good, of The Boldy Irrevocable Trust, dated April 18, 2018, hereby gives notice that the Trust is in the legal process of dissolving. All persons having claims against The Boldy Irrevocable Trust, dated April 18,2018, are requested to make same known to the Trustees or to the Attorney named below. All persons or entities indebted to The Boldy Irrevocable Trust, dated April 18,2018, are requested to make payment without delay to the Trustees or the Attorney named below.

Kevin R. Donlan and Jaye Good, Trustee
235 Victory Road
Saxonburg, Pennsylvania 16056

ATTORNEY MICHAEL J.
PATER CHARLTON LAW
101 East Diamond Street, Suite 202
Butler, PA 16001

BCLJ: Dec 20, 27,2024 & Jan 3, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania with respect to a Limited Liability Company, which is organized under the provisions of the Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **BUTLER BARGAIN HOUSE, LLC** and it is organized effective November 1, 2024.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: Jan 3, 2025

**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. 2024-4011

Notice is hereby given that on November 4, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Gregory Alan Kruck to
Gregory Alan Bigger**

The Court has scheduled January 28, 2025, at 9:45 a.m. in Courtroom No. 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: January 3, 2025

**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. 2024-40330

Notice is hereby given that on November 20, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Kiara Rae Yough to
Kiara Yough Weltner**

The Court has scheduled January 28, 2025, at 9:45 a.m. in Courtroom No. 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: January 3, 2025

**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. 2024-40331

Notice is hereby given that on November 20, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Aaron Leigh Weltner to
Aaron Yough Weltner**

The Court has scheduled January 28, 2025, at 9:45 a.m. in Courtroom No. 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: January 3, 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 **on MONDAY January 13, 2025, at 1:30 PM (prevailing time) of said day.**

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
KLEIN, Joseph F. III	Susan J. Ambrose, Executrix	11/27/2024
RIDDLE, Doris L.	Gladys C. Hoffman, Executrix	12/02/2024

BCLJ: January 3 & 10, 2025