

**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: Donna Marie Christy****a/k/a: Donna Christy****a/k/a: Donna M Christy**

Late of: East Butler PA  
 Executor: Cathy Shields  
 PO Box 34

1105 Broadway Avenue  
 East Butler PA 16029

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

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

Late of: Fairview Township PA  
 Executor: Mitchell Dancik Jr  
 281 Buena Vista Road  
 Chicora PA 16025

Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: Oct. 3, 10 & 17, 2025

**Estate of: Valerie F Difrischia**

Late of: Prospect PA  
 Executor: Chelsae D Youkers  
 771 W Old Route 422  
 Butler PA 16001

Attorney: David M Bauer  
 Beacon Estate Planning & Elder Law  
 2276 Honey Bee Lane  
 New Castle PA 16105  
 BCLJ: Oct. 3, 10 & 17, 2025

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

Late of: Cranberry Township PA  
 Executor: Judith Ference Olson  
 2507 Birchwood Court  
 Wexford PA 15090  
 Attorney: James R Olson  
 2507 Birchwood Ct

Wexford PA 15090

BCLJ: Oct. 3, 10 &amp; 17, 2025

**Estate of: Douglas J. Horner**

Late of: Butler PA  
 Executor: Lana Longoni  
 7226 W Rivulet Drive  
 Tucson Az 85743

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

**Estate of: Richard Allen Julius Sr**

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

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

Late of: Evans City PA  
 Executor: Audrey Mae Knauf  
 525 Hartmann Road  
 Evans City PA 16033

Attorney: James R Fenchel II  
 Fenchel Law Offices  
 472 Constitution Blvd  
 New Brighton PA 15066  
 BCLJ: Oct. 3, 10 & 17, 2025

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

Late of: Butler Township PA  
 Executor: Linda Murrman  
 231 Oakvale Blvd  
 Butler PA 16001

Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: Oct. 3, 10 & 17, 2025

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

Late of: Adams Township PA  
 Executor: Jennifer R Turner  
 318 Kline Avenue  
 Evans City PA 16033

Attorney: Karen E Bononi  
 Cafardi Ferguson Wyrick LLC  
 2605 Nicholson Road, Suite 2201  
 Sewickley PA 15143  
 BCLJ: Oct. 3, 10 & 17, 2025

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

Late of: Butler PA

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

**Estate of: Sylvia A Oyler**

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

**Estate of: David G Rensel**

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

**Estate of: Karl J Rottman Jr**

**a/k/a: Karl Rottman**

**a/k/a: Karl Joseph Rottman Jr**

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

**Estate of: Judith R Surkosky**

**a/k/a: Judith Surkosky**

**a/k/a: Judith Rosalia Surkosky**

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

**Estate of: Donald E Whitbred**

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

**SECOND PUBLICATION**

**Estate of: Irene Bortmess**

**a/k/a: Irene L Bortmess**

Late of: Zelenople PA  
Executor: Nancy Dunn  
168 Fanker Rd  
Harmony PA 16037  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelenople PA 16063  
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

**Estate of: Charles J Crooks**

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

**Estate of: Carole M DeFilippi**

**a/k/a: Carole A DeFilippi**

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

**Estate of: Louise E Dillner**

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

**Estate of: Nath P Grinder**

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

**Estate of: Kevin A Haas**

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

**Estate of: Jane Zeigler Harvey**

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

**Estate of: Jane Heichel****a/k/a: Jane B Heichel**

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

**Estate of: Ivan T Hofmann IV**

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

**Estate of: Dean E Jones**

Late of: Center Township PA  
 Executor: Nancy S Jones  
 110 Orchard Lane  
 Butler PA 16001  
 Attorney: David M Crissman  
 Montgomery Crissman PLLC

518 North Main Street  
 Butler PA 16001  
 BCLJ: Sept. 26 & Oct. 3 & 10, 2025

**Estate of: Maryann Kirch****a/k/a: Mary Ann Kirch**

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

**Estate of: Edmund Joseph Macerelli**

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

**Estate of: George Randall Maharg****a/k/a: G R Maharg****a/k/a: G Maharg****a/k/a: Randall Maharg****a/k/a: G Randall Maharg**

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

**Estate of: Robert Francis Marte**

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

**Estate of: Janice Myers****a/k/a: Janice L Myers**

Late of: Butler Township PA  
 Executor: Alysia L Roush  
 116 Delaware Road  
 Pennsylvania Furnace PA 16865  
 Attorney: Thomas J May  
 Dillon, McCandless, King,

Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: Sept. 26 & Oct. 3 & 10, 2025

**Estate of: Velma A Neese****a/k/a: Velma Ann Neese**

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

**Estate of: Frank V Oleksak**

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

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

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

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

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

**THIRD PUBLICATION****Estate of: John A Bonus**

Late of: Butler PA  
Executor: Susan L Brewster  
725 Joy Lane

Butler PA 16001  
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Charlotte Mae Broderick****a/k/a: Charlotte M Broderick**

Late of: Harmony PA  
Executor: John R Broderick  
513 Arthur Drive  
Coraopolis PA 15108  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelenople PA 16063  
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Elvajean M Downing**

Late of: Center Township PA  
Executor: Robert A Downing  
5111 McCandless Road  
Butler PA 16001  
Attorney: Katrine M Erie  
Erie Law Offices PC  
316 West Jefferson Street  
Butler PA 16001  
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Helen A Farinelli****a/k/a: Helen Arlene Farinelli**

Late of: Connoquenessing Township PA  
Executor: Ruth A Baker  
209 Hill Top Road  
Evans City PA 16033  
Executor: Mary L Richards  
250 Woodlands Road  
Evans City PA 16033  
Attorney: James P Shields  
The Elder Law Offices Of Shields & Boris  
1150 Old Pond Road  
Bridgeville PA 15017  
Attorney: Melina Georgiades  
Shields And Bortis  
1150 Old Pond Road  
Bridgeville PA 15017  
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Donna M Grossman****a/k/a: Donna Grossman****a/k/a: Donna Marie Grossman**

Late of: Worth Township PA  
Executor: Linda L Wigton  
135 Saniga Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057  
BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Elizabeth Anne Hartman****a/k/a: Elizabeth Anne Toth**

Late of: Valencia PA  
 Executor: Tracey R Bowers  
 1000 Creekview Circle Apt 1301  
 Cranberry Twp PA 16066  
 Attorney: Jason R Johns  
 Meyer Unkovic & Scott LLP  
 535 Smithfield Street Suite 1300  
 Pittsburgh PA 15222  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Veronika Molnar**

Late of: Butler Township PA  
 Administrator: Chelsea Whitney  
 330 Evans City Road  
 Butler PA 16001  
 Attorney: Branden A Fulciniti  
 Jones Gregg Creehan & Gerace LLP  
 20 Stanwix Street Suite 1100  
 Pittsburgh PA 15222  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Max Joseph Pokorski**

**a/k/a: Max Pokorski**

**a/k/a: Max J Pokorski**

Late of: Jefferson Township PA  
 Executor: Dennis Fleckenstein  
 154 Indianola Road  
 Pittsburgh PA 15238  
 Attorney: Michael S Lazaroff Esquire  
 277 West Main St  
 PO Box 216  
 Saxonburg PA 16056  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Diane Kathryn Redvay**

**a/k/a: Diana K Redvay**

Late of: Cranberry Township PA  
 Executor: Marna Furman  
 375 Steeplechase Drive  
 Cranberry Twp PA 16066  
 Attorney: John R Cook  
 Cook Law & Mediation Services  
 9380 McKnight Road 106 Arcadia Court  
 Pittsburgh PA 15237  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Gwendoline E Rose**

Late of: Cabot PA  
 Executor: Richard J Bosco  
 512 Market St  
 PO Box 309  
 Freeport PA 16229  
 Attorney: Richard James Bosco  
 512 Market Street  
 PO Box 309  
 Freeport PA 16229  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Dean David Sikora**

**a/k/a: Dean D Sikora**

Late of: Mars PA  
 Executor: Jennifer G Sikora  
 521 Dorchester Drive  
 Mars PA 16046  
 Attorney: Sean M Gallagher  
 Gallagher Law Group  
 110 E Diamond Street Suite 101  
 Butler PA 16001  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Patricia A Tarcha**

**a/k/a: Patricia Ann Tarcha**

Late of: Cranberry Township PA  
 Executor: Brian Tarcha  
 5029 Fallen Leaf Trail  
 Brunswick OH 44212  
 Attorney: Julie C McCormick CELA  
 Trinity Elder Law & Estate Planning LLC  
 PO Box 154  
 Renfrew PA 16053  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Manuel P Telakis**

**a/k/a: Manuel Paul Telakis**

Late of: Mars PA  
 Executor: Angela L Stagnaro  
 201 Thornwood Drive  
 Butler PA 16001  
 Attorney: Branden A Fulciniti  
 Jones Gregg Creehan & Gerace LLP  
 20 Stanwix Street Suite 1100  
 Pittsburgh PA 15222  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: John A Utz**

Late of: Middlesex Township PA  
 Executor: Corey R Utz  
 204 Valley Drive  
 Valencia PA 16059  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Edward Ralph Wolford**

**a/k/a: Edward R Wolford**

Late of: Zelenople PA  
 Administrator: Elaine H Wolford  
 110 Saint Ives Way  
 Zelenople PA 16063  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelenople PA 16063  
 BCLJ: Sept 19, 26 & October 3, 2025

**Estate of: Bruno D Zuccala**

Late of: Butler PA  
 Executor: Dominic R Zuccala  
 854 Scott Road  
 Frankfort OH 45628  
 Attorney: Thomas J May  
 Dillon, McCandless, King,

Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: Sept 19, 26 & October 3, 2025

**MORTGAGES  
RECORDINGS ARE  
VERIFIED THROUGH  
August 9 - August, 15 2025**

**9504 Goehring Road LLC--BUTLER LAND ASSESTS LLC--Cranberry Twp Sub/Condo:Butler Land Assets LLC Lot Lin Lot:1R Street:9504 Goehring Road Parcel:130-4F108-9B:\$300,000.00**

**Achilles, Matthew P; Carrier, Cassie J--MOONLIGHT FED CRED UN--Buffalo Twp Street:282 Bear Creek Rd Parcel:040-S5-67:\$133,358.34**

**Alben, Daniel R--KESTNER BRUCE M--Muddycreek Twp Sub/Condo:Kestner Meyers Lot Line Rev Lot:1R Street:330 Levis Road Parcel:240-4F133-9A3 Acre:9.96:\$610,000.00**

**Alkudsi, Ahmad--GUARANTEED RATE AFFINITY LLC--Cranberry Twp Sub/Condo:Glen Eden Vi Lot:601 Unit:601-A Street:11 Sunset Ct Parcel:130-S23-D610A:\$342,000.00**

**Alvarez, Debra A; Alvarez, Edward J--ROCKET MTG LLC--Buffalo Twp Sub/Condo:Boehm Plan Lot:213 Street:128 Meadow St Parcel:040-S1-C213:\$45,000.00**

**Andrews, Amy L; Andrews, James--PROSPERITY HOME MTG LLC--Middlesex Twp Sub/Condo:Rolling Mills Plan Lot:8 Street:120 Rolling Mills Drive Parcel:230-2F75-20D8:\$452,000.00**

**Andrews, Robert S Jr--R S BELICO FED CRED UN--Cranberry Twp Street:120 Valley Forge Dr Parcel:130-S19-A121:\$25,000.00**

**Ansell, Jacob Bradley--UNITED WHOLESALE MTG LLC--Middlesex Twp Sub/Condo:Dwellington Greens Plan Lot:32 Street:156 Dwellington Drive Parcel:230-S9-C32:\$305,550.00**

**Bailey, Marlin D; Rottman, Kristen R--ROCKET MTG LLC--Concord Twp Sub/Condo:Litzenberg Sub Lot Line Rev Lot:6A Street:1361 Oneida Valley Rd Parcel:110-2F24-A8Fb:\$173,000.00**

**Ball, Keri; Hillwig, Nathan--UNITED WHOLESALE MTG LLC--Center Twp Sub/Condo:Timberly Heights Plan Lot:54 Street:306 Cherokee Drive Parcel:060-S13-A54:\$254,140.00**

**Bandi, Alan J--ARMCO CRED UN--Buffalo**

Twp Street:423 Monroe Rd Parcel:040-1F07-1Ka:\$32,000.00

**Banner, Briana K a/k/a; Banner, Briana K a/k/a Trs; Banner, Briana Kriebel a/k/a; Banner, Briana Kriebel a/k/a Trs; Banner, Jeffrey D a/k/a; Banner, Jeffrey D a/k/a Trs--FARMERS NATL BK CANFIELD--Center Twp Sub/Condo:Paraska Lot Line Rev Lot:2 Street:1647-1649 N Main St Ext Parcel:060-S4-9C Acre:1.98:\$172,250.00**

**Bartmas, Shirley A--NATIONSTAR MTG LLC DBA--Penn Twp Sub/Condo:Beacon Hill Plan a/k/a Lot:15 Street:109 Beacon Rd Parcel:270-S7-A15:\$40,000.00**

**Bauerle, Dennis M; Bauerle, Marie A--SECRETARY HOUSING & URBAN DEV--Lancaster Twp Sub/Condo:Arden Wood Res Plan Ph 1 Lot:132 Street:108 Touchstone Court Parcel:200-S7-A132:\$9,497.70**

**Beckwith, Jason S--CITIZENS BK NA--Butler City Ward:5 Street:215 W Pearl St Parcel:565-11-56:\$40,000.00**

**Belmin LLC--VONTIVE INC--Cranberry Twp Street:1118 Freedom Rd Parcel:130-4F110-43A Acre:1.822:\$512,000.00**

**Benjamin Marcus Homes LLC; Marcus Homes LLC, Benjamin--SHEPHERDS FIN LLC--Cranberry Twp Sub/Condo:Eagle Ridge Plan Lot:19 Street:207 Falcon Ln Parcel:130-S8-F19:\$300,000.00**

**Bisson, Gerald a/k/a; Bisson, Gerald W Jr a/k/a--ARMCO CRED UN--Allegheny Twp Street:454 Foxburg Rd Parcel:020-1F47-16A:\$55,000.00**

**Blaisure, Laurel Knapik; Knapik, Brett L; Knapikblaisure, Laurel--US BK NATL ASSN--Cranberry Twp Sub/Condo:Reserve @ Eagle Hill Amend No Lot:105-B Unit: Street:146 Moyer Hill Dr Parcel:130-S1-A105B:\$64,400.00**

**Bocian, Brian C; Bocian, Mary Jean--LUTHERAN FED CRED UN--Butler Twp Ward:1 Sub/Condo:Hampton Court Plan Lot:47 Street:133 Hampton Ct Parcel:051-62-D47:\$34,500.00**

**Bowers, Donald K--HUNTINGTON NATL BK--Slippery Rock Twp Sub/Condo:Slippery Rock Plan Lot:101 Street:119 Mohawk Trail Parcel:280-S4-D103:\$40,000.00**

**Bresnahan, Mark J; Bresnahan, Martha a/k/a; Bresnahan, Martha L a/k/a--ARMCO CRED UN--Oakland Twp Street:277 Chicora Rd Parcel:250-2F20-38:\$33,000.00**

**Brown, Brittany R--ARMCO CRED UN--Adams Twp Street:100 Myoma Rd Parcel:010-S3-B8A:\$100,000.00**

**Bryan, Kevin Thomas; Correale, Crystal-**

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.

Trevor Charles Stiffler and Sabrina Morgan Adams :25-00724

Marissa Ann Rasp and Justin James Basham :25-00721

John Andrew Mantich Jr and Julie Maria Bastian :25-00726

Trevor Thomas Sutch and Avery Lauren Bean :25-00716

Marc Scott Delio II and Rosemary Elizabeth Brooker :25-00734

Gabrielle Maria Baldasare and Ryan James Brown :25-00725

Mark Stourton Franz and Melinda Rachel Caye :25-00709

Mark David Higgins and Tina Lynn Cobbett :25-00713

Levi Jacob Henry and Taylor Lynne Cooper :25-00708

Alexander Grant Burkhammer and Sarah Nicole Grimm :25-00731

Andrea Michael Eiler and Nicholas Adam Hougg :25-00732

Samuel Roger Skundrich and Grace Margaret Ingram :25-00722

Nicholas Stuart Wiedmeyer and Melissa Ann Kirchner :25-00717

Amiah Dolores Darling and Shane William Kirkwood :25-00706

Robert Carl Myers III and Emily Nicole Little :25-00730

Haley Renee Criss and Christian Scott Mallick :25-00707

James Edward Brandt and Crystal Lynn Marburger :25-00720

Sara Diane Hoover and Trevor Doyle Martz :25-00728

Melissa Sue Mason and Robert Thomas Mason :25-00719

Justin Michael Savulak and Jenna Marie McLean :25-00715

Brett Michael Hilliard and Cassie Lee Merryman :25-00714

Cody Michael Roxberry and Harley Lee Novak :25-00712

Ryan Alan Craine and Heather Anne Paul :25-00705

Hunter Marie Berneburg and Mark David Rieder :25-00727

Ceci Anais Andreakis and Donald Jeremy Rinaldi :25-00718

Vicki Lynn Dangelo Schettler and John Brian Schettler :25-00729

Nicholas Fenwick Hall and Savannah Margaret Schneider :25-00710

Dominic Jordan Farmer and Megan Ann Sell :25-00733

Jacob Anthony Salego and Christine Marie Shope :25-00711

Brandon Brose McCandless and Catrina Lynn Wells :25-00723

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## NOTICE

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

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

Entrusted Legacy Law  
PO Box 130  
Bradford Woods, PA 15015

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

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## NOTICE OF TRUST ADMINISTRATION

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

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

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

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

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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on September 18, 2025, for the purpose of organizing a limited liability company in compliance with the requirements of the Limited Liability Company Act of 2016. The name of the limited liability company is **GRACE & JAMES, LLC**.

Michael J. Pawk, Esquire  
LUTZ PAWK & BLACK  
Suite 102  
101 E. Diamond Street  
Butler, PA 16001

BCLJ:Oct. 3, 2025

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on September 17, 2025, for the purpose of organizing a limited liability company in compliance with the requirements of the Limited Liability Company Act of 2016. The name of the limited liability company is **REAL CHIROPRACTIC, LLC**.

Michael J. Pawk, Esquire  
LUTZ PAWK & BLACK  
Suite 102  
101 E. Diamond Street  
Butler, PA 16001

BCLJ:Oct. 3, 2025

**CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is **Caliber Cabinets & Casework LLC** with a registered address of 342 E. Jefferson Street, Butler, PA 16001-6094.

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

BCLJ:Oct. 3, 2025

**NOTICE OF FILING OF PETITION FOR CERTIFICATE OF TITLE MsD 2025-40222**

Notice is hereby given that, on June 24, 2025, on behalf of James M. Russell, a Petition for Certificate of Title To Motor Vehicle relative to a certain 1996 Mercedes Benz, vehicle identification number WDBFA67F4TF128102, was filed in the Butler County Court of Common Pleas.

The Court has fixed the 25th day of November, 2025 at 10:00 AM 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.

Michael S. Lazaroff, Esquire  
Attorney at Law  
277 West Main St.,  
PO Box 216  
Saxtonburg, PA 16056  
724-352-4905

BCLJ:Oct. 3, 2025

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

**NOTICE OF FILING OF PETITION FOR NAME CHANGE**

**In the Matter of MsD. No. 2025-40299**

Notice is hereby given that, on August 29, 2025, a Petition for Name Change was filed in the above-named Court, requesting an order to change the name of

**Erin Marie Pinto to  
Erin Marie Kanfoush.**

The Court has fixed the 25th day of November, 2025, 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:Oct. 3, 2025

\_\_\_\_\_  
 IN THE COURT OF COMMON PLEAS  
 OF BUTLER COUNTY, PENNSYLVANIA  
 CIVIL DIVISION

**NOTICE OF FILING PETITION FOR  
 CHANGE OF NAME OF A MINOR**

**In the Matter of MsD. No. 2025-40257**

**NOTICE**

Notice is hereby given to the general public. Ronald Pushak, purported father of Saoirse A. Himelinski, a minor and to the Unknown father of Saoirse A. Himelinski, a minor, that on 25th August 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Arden Rieder, Parent and Natural Guardian of Saoirse A. Himelinski, a minor, requesting an order to change the name of **Saoirse A. Himelinski, a minor, to Saoirse A. Rieder.**

The Court has fixed the date of the 25th November 2025 at 9:45 A.M. in Courtroom Number 3 of the Butler County Government Center as the time and place for said Petition, when and where all interested parties shall appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ:Oct. 3, 2025

\_\_\_\_\_  
 IN THE COURT OF COMMON PLEAS  
 OF BUTLER COUNTY, PENNSYLVANIA  
 CIVIL DIVISION

**PETITION TO CHANGE THE NAME  
 OF SAOIRSE A. HIMELINSKI  
 TO SAOIRSE A. RIEDER**

**In the Matter of MsD. No. 2025-40257**

**NOTICE**

Notice is hereby given that on 25th August 2025, a Petition for Change of Name of a **Saoirse A. Himelinski** was filed in this Court praying for a decree to change her name to **Saoirse A. Rieder.**

The Court has fixed the 25th November 2025 at 9:45 A.M. in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any, why the request of the Petitioner should not be granted.

Dennis W. McCurdy, Esq  
 539 Main St  
 Harmony, PA 16037

BCLJ:Oct. 3, 2025

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

**IN RE: Petition for  
 Consolidated Return of  
 Butler County Tax Claim Bureau  
 Upset Sale Of 2023 Delinquent Taxes  
 Tax Sale Held In The Year 2025**

**MSD. No. 2025- 40315**

**ORDER OF COURT**

AND NOW, this 11th day of September, 2025, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act, and after due consideration thereof, the Consolidated Return of the Sale so made are hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in a newspaper of general circulation and in the Butler County Legal Journal, stating that the Consolidated Return of the Bureau with respect to the Sale for taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi of the Consolidated Return; otherwise, the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section

5860.607(c). Any monies received through the aforesaid Sale shall be paid over by the Bureau as follows:

1. The costs of the Sale and the proceedings upon which it is made;
2. The tax liens of the Commonwealth;
3. The respective taxing districts in proportion to the taxes due them;
4. The taxing districts or municipal authorities for satisfaction of municipal claims;
5. Mortgage and other lien holders in order of their priority for satisfaction of mortgages and liens as they may appear of record; and,
6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

By the Court,  
President Judge Dr. S. Michael Yeager

BCLJ:Oct. 3, 2025

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

**IN RE: Petition for  
Consolidated Return of  
Butler County Tax Claim Bureau  
Additional Upset Sale of 2022 and 2023  
Delinquent Taxes Tax Sale Held  
September 22, 2025**

**MSD. No. 2025-40315**

**ORDER OF COURT**

AND NOW, this 24th day of September, 2025, the foregoing Report and Return of Sale of properties for delinquent taxes having been filed, and it appearing that the Sale has been regularly conducted under the provisions of the Real Estate Tax Sale Law Act, and after due consideration thereof, the Consolidated Return of the Additional Sale so made is hereby confirmed nisi. It is further ordered, adjudged, and decreed that the Butler County Tax Claim Bureau shall, at the expense of the County, within ten (10) days after the confirmation nisi of this Consolidated Return, publish a general notice, once in a newspaper of general circulation and in the Butler County Legal Journal, stating that the Consolidated Return of the Bureau with respect to the Sale for

taxes has been presented to the Court, giving the date of confirmation nisi and that exceptions or objections thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi of the Consolidated Return; otherwise, the return will be confirmed absolutely. In case no objections or exceptions are filed to this Sale within thirty (30) days after the Court has made a confirmation nisi, a decree of absolute confirmation shall be entered as of course by the Prothonotary of Butler County, as provided by 72 P.S. Section 5860.607(c).

1. The costs of the Sale and the proceedings upon which it is made;
2. The tax liens of the Commonwealth;
3. The respective taxing districts in proportion to the taxes due them;
4. The taxing districts or municipal authorities for satisfaction of municipal claims;
5. Mortgage and other lien holders in order of their priority for satisfaction of mortgages and liens as they may appear of record; and,
6. Any balance remaining due the real owner at the time of the Sale unless otherwise ordered by this Court.

By the Court,  
President Judge Dr. S. Michael Yeager

BCLJ:Oct. 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 TUESDAY, OCTOBER 14, 2025, at 1:30 PM (prevailing time) of said day.**

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

BCLJ:October 3 & 10, 2025

# 2025 Bench Bar

*Thank You*



**Presenters and Attendees**

On behalf of the Butler County Bar Association Executive Committee Board and Bench Bar Committee, thank you BC3 and President Coval for graciously hosting this year's Bench Bar, as well as to all the presenters and attendees for your continued support of our Bar Association and our legal community.

A special thanks to the staff of BC3 for all the behind-the-scenes support that helped everything run so smoothly.

This year's highlight — a unique session "From Burn Buildings to the Courtroom" — presented by Kevin Smith, BC3 Coordinator of Public Safety at your incredible Public Safety Training Center. The opportunity to explore real fire simulations in a state-of-the-art Burn Building was an unforgettable experience for all involved..