

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: 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

SECOND PUBLICATION

Estate of: Shirley V Blausier

Late of: Allegheny Township PA
 Admr. D.B.N. C.T.A.: William H Blausier
 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: Zelenople 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

THIRD PUBLICATION

Estate of: Robert E Brown

a/k/a: Robert Eugene Brown

Late of: Concord Township PA
Executor: Tina L Porter
236 North Washington Road
West Sunbury PA 16061
Executor: Christine Stewart
240 North Washington Road
West Sunbury PA 16061
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Dec 13, 20 & 27, 2024

Estate of: Michael Christovich

Late of: Butler Township PA
Executor: Cheryl Capuano
150 Protzman Road
Butler PA 16002
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001
BCLJ: Dec 13, 20 & 27, 2024

Estate of: Janice Douglass

a/k/a: Janice L Douglass

Late of: Venango Township PA
Executor: Gwen Hickman
148 Log Cabin Road
Kittanning PA 16201
Attorney: Jack W Cline
Stranahan Stranahan Cline
101 South Pitt Street
Mercer PA 16137
BCLJ: Dec 13, 20 & 27, 2024

Estate of: Enid Dunmire

a/k/a: Enid M Dunmire

Late of: Butler PA
Executor: Susan M Dunmire
333 Wild Apple Lane
Butler PA 16001
Attorney: George B Handelsman
2143 Ardmore Boulevard
Pittsburgh PA 15221
BCLJ: Dec 13, 20 & 27, 2024

Estate of: Wanda L Fauli

Late of: Renfrew PA
Executor: Shelley L Altmeyer
377 Reibold Road
Evans City PA 16033
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: Dec 13, 20 & 27, 2024

Estate of: Dennis James Howard

a/k/a: Dennis J Howard

Late of: Zelenople PA
Executor: Miriam F Beaver
118 Double Road
Renfrew PA 16053
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001
BCLJ: Dec 13, 20 & 27, 2024

Estate of: Albert Rickey Miller

a/k/a: Albert R Miller

Late of: Concord Township PA
 Executor: Karla J Miller
 604 Hooker Rd
 West Sunbury PA 16061
 Attorney: Thomas J May
 Dillon, McCandless, King, Coulter &
 Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: Scott Lee Scheidemantle

Late of: Adams Township PA
 Administrator: Cathy Bertha
 Scheidemantle
 121 Brown Lane
 Harmony PA 16037
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: Csilla Tardio

Late of: Adams Township PA
 Executor: Erika M Tardio
 208 Forsythe Road
 Mars PA 16046
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: Phyllis Elaine Tatrn

a/k/a: Phyllis E Tatrn
 Late of: Sarver PA
 Executor: Darlene A Schwab
 2820 Wynnland Road
 Glenshaw PA 15116
 Attorney: Michele P Conti
 Conti Law
 7880 Steubenville Pike
 Oakdale PA 15071
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: Carolyn Ann Walters

a/k/a: Carolyn A Walters

Late of: Penn Township PA
 Executor: Terry S Walters
 217 Brose Road
 Cabot PA 16023
 Executor: Dennis C Walters
 122 Powell Road
 Butler PA 16002
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 Attorney: Kurt S Rishor
 Rishor Simone
 101 East Diamond Street Suite 208
 Butler PA 16001
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: William C Warner

Late of: Butler Township PA
 Administrator C.T.A.: Sarah G Hancher
 101 N Green Lane
 Zelenople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: Sally F Wood

a/k/a: Sally Wood

Late of: Renfrew PA
 Executor: Douglas R Wood
 140 Hamel Road
 Renfrew PA 16053
 Attorney: James H Limbaugh
 Miller & Miller Attorneys At Law PLLC
 4767 William Flynn Highway
 Allison Park PA 15101
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: Harold L Varner

Late of: Mars PA
 Executor: Kimble M Lemen
 241 Rose Ridge Court
 Canton GA 30115
 Attorney: Wendy Denton Heleen
 Goehring Rutter & Boehm
 2100 Georgetown Drive
 Sewickley PA 15143
 BCLJ: Dec 13, 20 & 27, 2024

Estate of: Donald N Venturini

Late of: Saxonburg PA
 Executor: Janna Venturini
 2212 Manor Avenue
 Pittsburgh PA 15218
 Attorney: William D Kemper
 7001 Forrest Trail
 Butler PA 16002
 BCLJ: Dec 13, 20 & 27, 2024

**MORTGAGES
 RECORDINGS ARE VERIFIED
 THROUGH
 October 26 -November 1, 2024**

Andres, Nicole L; Buxareo, Francisco

F--TOWNE MTG CO--Cranberry Twp
 Sub/Condo:Cedarbrook Prd Lot:9
 Street:116 Windsor Ct Parcel:130-
 S15-C9:\$360,000.00

Angerett, Lewis; Angerett, Terri--TOP

TIER FED CRED UN--Connoquenessing
 Twp Street:121 Stevenson Rd Parcel:120-
 S1-C10:\$65,000.00

Commonwealth of PA Department of Revenue vs. **Salvatierra Inc Oscar Olivier**: Commonwealth Tax Lien: 24-21800: \$10,969.69

Greater Butler Mart Holdings, LLC vs. **Steadfast Custom Construction, LLC, Brian A Celender**: Judgment - Consent: 24-21813: \$44,439.03

United States vs. **Summerville, Joshua M, Meagan F Summerville**: Federal Tax Lien: 24-60080: \$60,275.11

Commonwealth of PA UCF vs. **Trick Labs LLC**: Commonwealth Tax Lien: 24-21799: \$1,014.11

Commonwealth of PA Department of Revenue vs. **Turner, Dean O, Anne Turner**: Commonwealth Tax Lien: 24-21803: \$3,499.16

Portfolio Recovery Associates, LLC vs. **Welch, Brandie**: Default Judgment: 24-21804: \$4,498.84

EXECUTIONS

December 13 - 20, 2024

1st Name-Plaintiff

2nd Name-Defendant

Spring Oaks Capital Spv, LLC vs. **Hager, Denise**: Writ of Execution/Garnishee: 24-30233: \$0.00

Greenview Gardens Apartments LLC vs. **Messer, Katelyn**: Writ of Possession: 24-30231: \$461,122.19

Briere, John vs. **Perdomo, Mario**: Writ of Attachment: 24-30234: \$8,520.95

DIVORCES

December 13 - 20, 2024

1st Name-Plaintiff

2nd Name-Defendant

Blum, Alexandra M vs. **Blum, Brian**: Atty: Pietragallo Gordon Alfano Bosick & Raspanti, LLP: 24-90678

Davis, Michael Anthony vs. **Davis, Nicole Robin**: Atty: None: 24-90680

Radakovich, Julie vs. **Haig, Derek**: Atty: None: 24-90690

Kobik, Angela vs. **Kobik, Kody**: Atty: Frank, Gale, Bails & Pocrass, PC: 24-90693

Leiendecker, Michael A vs. **Leiendecker, Mary Beth**: Atty: Jaffe & Kecskemethy, PC: 24-90687

Ogline, Tommy James vs. **Ogline, Leah Marie**: Atty: Mears, Smith, Houser & Boyle, PC: 24-90684

Page, Justin C vs. **Page, Michelle**: Atty: Pollock Begg: 24-90685

Rock, Sheri A vs. **Rock, James A**: Atty: Stepanian & Menchyk, LLP: 24-90686

Schiebel, Ivan Edward vs. **Schiebel, Tammi Jean**: Atty: None: 24-90692

Schnur, Rachel vs. **Schnur, Scott**: Atty: Frank, Gale, Bails & Pocrass, PC: 24-90683

MARRIAGE LICENSE FILINGS

Application Date:

December 15-20, 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.

Shane Anthony Amendolea and Karen Anne Beck :202400929

Jeffrey Carl Puntureri and Leeann Cimperman :202400930

Nicolas Austin Shearer and Jessica Nicole French :202400922

Mark Edward Kinley and Joan Kathleen Hatcher :202400923

Joely Caitlyn Berardi and William Keith Luchkiw :202400928

Drew Alan Sundquist and Carol Jean Lusk :202400924

Denise Kelly Ann Raybuck and Willis Alphanso Picton :202400927

John Stewart Gregg and Arlene Ann Treskovich :202400926

Benjamin Eric Jezovnik and Lisa Marie Wehrle :202400925

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

CIVIL ACTION

COURT OF COMMON PLEAS
BUTLER COUNTY, PA
CIVIL ACTION-LAW NO. 2024-10300

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE

AMERIHOM E MORTGAGE COMPANY,
LLC, Plaintiff v.

ROBERT HOLT, III A/K/A ROBERT HOLT,
Defendants

To: ROBERT HOLT, III A/K/A ROBERT HOLT Defendant(s), 580 2ND ST BUTLER, PA 16001 NOTICE OF SALE You are hereby notified that Plaintiff, AMERIHOM E MORTGAGE COMPANY, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County, PA docketed to No. 2024-10300, seeking to foreclose the mortgage secured on your property located, 580 2ND ST BUTLER, PA 16001.

NOTICE YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary,
Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001 (724) 284-5214

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

Robertson, Anschutz, Schneid, Crane &

Partners, PLLC A Florida professional limited liability company ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq.

ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40335

Estate of Richard L. Miller (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Richard L. Miller and Beverly L. Miller); Parcel No. 053-24-7-0000; Property located in Butler Township; Description – Butler Twp. Ward 3 Vac Lot East Jefferson St. 1843+/- sq. feet; Property address: 0 JEFFERSON ST; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$502.68.

Robert D. Miller (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Richard L. Miller and Beverly L. Miller); Parcel No. 053-24-7-0000; Property located in Butler Township; Description – Butler Twp. Ward 3 Vac Lot East Jefferson St. 1843+/- sq. feet; Property address: 0 JEFFERSON ST; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$502.68.

Alan J. Miller (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Richard L. Miller and Beverly L. Miller); Parcel No. 053-24-7-0000; Property located in Butler Township; Description – Butler Twp. Ward 3 Vac Lot East Jefferson St. 1843+/- sq. feet; Property address: 0 JEFFERSON ST; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$502.68.

You are hereby notified that on November 26,

2024, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against 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. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

OFFICE OF PROTHONOTARY,
BUTLER COUNTY
BUTLER COUNTY GOVERNMENT
CENTER
124 WEST DIAMOND STREET
BUTLER, PA 16001
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40336

Estate of Richard L. Miller (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Richard L. Miller and Beverly L. Miller).; Parcel No. 053-24-8-0000; Property located in Butler Township Ward 3; Description – Lot Hse 817 E Jefferson St; Property address: 817 JEFFERSON ST E; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$4,807.13.

Robert D. Miller (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Richard L. Miller and Beverly L. Miller); Parcel No. 053-24-8-0000; Property located in Butler Township Ward 3; Description – Lot Hse 817 E Jefferson St; Property address: 817 JEFFERSON ST E; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$4,807.13.

Alan J. Miller (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Richard L. Miller and Beverly L. Miller); Parcel No. 053-24-8-0000; Property located in Butler Township Ward 3; Description – Lot Hse 817 E Jefferson St; Property address: 817 JEFFERSON ST E; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$4,807.13.

You are hereby notified that on November 26, 2024, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the

Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against 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. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

OFFICE OF PROTHONOTARY,
BUTLER COUNTY
BUTLER COUNTY GOVERNMENT
CENTER
124 WEST DIAMOND STREET
BUTLER, PA 16001
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40337

Arthur E. Schultz (property of Norman and Emily Friedline); Parcel No. 120-S6-A710-0000; Property located in Connoquenessing Township; Description – Connoq. Twp. Bobcat Dr. Lot 710 Vac Connoq. Woodlands, Unit No. 4; Property address: 0 BOBCAT DR; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$791.67.

Estate of Arthur E. Schultz (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all personas claiming under him) (property of Norman and Emily Friedline); Parcel No. 120-S6-A710-0000; Property located in Connoquenessing Township; Description – Connoq. Twp. Bobcat Dr. Lot 710 Vac Connoq. Woodlands, Unit No. 4; Property address: 0 BOBCAT DR; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$791.67.

You are hereby notified that on November 26, 2024, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

If you wish to defend, you must appear in Court personally or by attorney and state your defense or objection to the Court. You are warned that if you fail to do so the case may proceed against 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. Failure to respond will result in the sale of the above reference property and will terminate your interest therein.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

OFFICE OF PROTHONOTARY,
BUTLER COUNTY
BUTLER COUNTY
GOVERNMENT CENTER
124 WEST DIAMOND STREET
BUTLER, PA 16001
(724) 284-5214

BUTLER COUNTY BAR ASSOCIATION
240 SOUTH MAIN STREET
BUTLER, PA 16001
(724) 841-0130

BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40338

Herbert E. Elias (property of Jesse R. Cancilla); Parcel No. 170-S3-A148-0000; Property located in Franklin Township; Description – Franklin Twp Unionville Rd. 0.73 Ac-Lot 148 Vac; Property address: 0 UNIONVILLE RD; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$765.77.

Estate of Herbert E. Elias (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all personas claiming under him) (property of Jesse R. Cancilla); Parcel No. 170-S3-A148-0000; Property located in Franklin Township; Description – Franklin Twp Unionville Rd. 0.73 Ac-Lot 148 Vac; Property address: 0 UNIONVILLE RD; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$765.77.

Estate of Marian J. Elias (her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her) (property of Jesse R. Cancilla); Parcel No. 170-S3-A148-0000; Property located in Franklin Township; Description – Franklin Twp Unionville Rd. 0.73 Ac-Lot 148 Vac; Property address: 0 UNIONVILLE RD; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$765.77.

You are hereby notified that on November 26, 2024, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

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BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40342

Brian T. Moore (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Brian T. Moore).; Parcel No. 470-S1-B42-0000; Property located in Petrolia Boro; Description – ARGYLE St Lot Hse; Property address: 0 ARGYLE ST; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$5,569.90.

You are hereby notified that on November 26, 2024, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on

January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

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BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40343

Peter J. Herman (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Peter J. Herman); Parcel No. 561-29-15A-0000; Property located in Butler City Ward 1; Description – 211 Plum St. Butler City Ward 1; Property address: 211 PLUM ST; Date of Previous Sale: September 11, 2023; Price at

Upset Sale: \$988.63.

You are hereby notified that on November 26, 2024, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE. Said Rule is returnable and to be heard on January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

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(724) 841-0130

BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40340

Christopher R. Johnston (his heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under him) (property of Danny L. Johnston and Barbara J. Johnston Estate); Parcel No. 310-S1-B5-0000; Property located in Washington Township; Description – Washington Twp. 715 Fairview Rd 0.496 ac; Property address: 715 FAIRVIEW RD; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$4,067.73.

Assoc. CD. Co. (officers, shareholders, successors, assigns, and all entities claiming under it) (property of Danny L. Johnston and Barbara J. Johnston Estate); Parcel No. 310-S1-B5-0000; Property located in Washington Township; Description – Washington Twp. 715 Fairview Rd 0.496 ac; Property address: 715 FAIRVIEW RD; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$4,067.73.

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As required by statute, the minimum price from the previously held Upset Sale for the parcel is stated above. THE MINIMUM BID PRICE AT THE UPCOMING JUDICIAL SALE WILL BE POSTED ON THE WEB PAGE OF THE BUTLER COUNTY TAX CLAIM BUREAU PRIOR TO SALE.

Said Rule is returnable and to be heard on January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

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BCLJ: December 27, 2024

LEGAL NOTICE

In Re: Petition of Butler County Tax Claim Bureau for Sale Freed and Cleared of Claims, Liens, Mortgages and Ground Rents in Accordance with the Provisions of the Real Estate Tax Law.

MSD No. 2024-40341

Estate of Hazel A. Warden (her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns and all persons claiming under her) (property of William A. Warden and Hazel A. Warden); Parcel No. 330-4F137-A6A10A-0000; Property located in Worth

Township; Description – W. of Currie Rd Worth Twp. 0.16 ac; Property address: 0 W OF CURRIE RD; Date of Previous Sale: September 11, 2023; Price at Upset Sale: \$563.60.

You are hereby notified that on November 26, 2024, the Court of Common Pleas of Butler County, Pennsylvania, ordered and decreed that the Prothonotary of Butler County issue a Rule upon you to appear and show cause why a Decree should not be made that the property identified above be sold, freed and cleared of its respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents, pursuant to the provisions of the Real Estate Tax Sale Law (72 P.S. Section 5860.610-612).

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Said Rule is returnable and to be heard on January 29, 2025, at 9:00 a.m. in Courtroom No. 3 of the Butler County Government Center, Butler, Pennsylvania.

NOTICE

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BCLJ: December 27, 2024

NOTICE OF HEARING

Taylor Sharkey v. Amy Molyneaux, No. FD-18-002711-017 in the Family Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

NOTICE TO: TAYLOR SHARKEY AND AMY MOLYNEAUX

A Petition to Intervene and Establish Standing (Custody) has been filed by Lauren Sharkey at the above-mentioned docket. A hearing on said Petition will be held in Courtroom #323 of the Allegheny County Court of Common Pleas, 440 Ross Street, Pittsburgh, PA 15219, on February 11, 2025, at 9:30 a.m. before the Honorable Patrick A. Sweeney.

NOTICE TO DEFEND

YOU HAVE BEEN SUED in court to obtain primary physical custody and sole legal custody. If you fail to appear as provided by this notice, an order for custody may be entered against you or the court may issue a warrant for your arrest. You must file with the court a verification regarding any criminal record or abuse history regarding you and anyone living in your household on or before the scheduled hearing but not later than 30 days after service of the petition (or the date of this publication). No party may make a change in the residence of any child which significantly impairs the ability of the other party to exercise custodial rights without first complying with the applicable provisions of 23 Pa.C.S. §5337 and P.a.R.C.P. No. 1915.17 regarding relocation. YOU SHOULD TAKE THIS SET OF PAPERS TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, YOU MAY CONTACT THE OFFICE BELOW TO FIND OUT WHERE YOU CAN RECEIVE LEGAL HELP.

LAWYER REFERRAL SERVICE
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219

(412) 261-5555

BCLJ: December 27, 2024

ATTENTION: JESSICA JANE WHITFORD**INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

IN THE MATTER OF THE ADOPTION OF
MINOR MALE CHILD N.A.H. DOB:
01/10/2011
MINOR FEMALE CHILD S.M.H. DOB:
08/06/2008
MINOR MALE CHILD D.P.H. DOB:
03/01/2007

NOS. 96, 96A, AND 96B IN ADOPTION,
2024

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Erin Connelly Marucci, Courtroom G #222, City of Erie on February 6, 2025, at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Family/Orphan's Court Administrator

Room 204 - 205, Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

BCLJ: December 27, 2024

**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. 2024-40355**

Notice is hereby given that on December 6, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Noah Preston Hodges to Noah Preston
Connell.**

The Court has scheduled February 25, 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: December 27, 2024