

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: Gordon Paul Cavalero
a/k/a: Gordon P Cavalero
Late of: Butler Township PA
Administrator C.T.A.: Cassandra E Foti
9 Allendale Avenue
Jamestown NY 14701
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Thomas V Colosimo Sr
a/k/a: Thomas V Colosimo
Late of: Boyers PA
Executor: Nancy E Colosimo
415 Harrisville Rd
Boyers PA 16020
Attorney: Bradley S Kriley
S.R. Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: August 22, 29 & September 5, 2025

Estate of: Richard Emerson Cox
a/k/a: Richard E Cox
Late of: Zelenople PA
Executor: Sharon J Cox
301 Magill Road
Zelenople PA 16063
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063
BCLJ: August 22, 29 & September 5, 2025

Estate of: Elizabeth A Dowling
a/k/a: Elizabeth Dowling
Late of: Winfield Township PA
Executor: Nancy E Keyser
1880 Lindsey Lane
Cincinnati OH 45230
Attorney: Amy E Molloy
Molloy Law LLC
15 Woodland Center Dr PO Box 687

Grove City PA 16127
BCLJ: August 22, 29 & September 5, 2025

Estate of: Matthew Scott Henderson
a/k/a: Matthew S Henderson
Late of: Harmony PA
Executor: Jennifer L Henderson
1066 W Lancaster Road
Harmony PA 16037
Attorney: Aubrey H Glover
Brenlove & Fuller LLC
401 Washington Ave
Bridgeville PA 15017
BCLJ: August 22, 29 & September 5, 2025

Estate of: Patricia Jean Jelkovic
Late of: Butler Township PA
Executor: Kelly J Hasychak
111 Artlee Avenue
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Mary Ann Kepple
Late of: Buffalo Township PA
Administrator: Robin L Kepple
139 Washington Street
Freeport PA 16229
Administrator: Leanne M Shick
1019 Spring Hill Road
Murrysville PA 15668
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Kathy J MacTaggart
Late of: Winfield Township PA
Administrator: Jeffrey L MacTaggart
119 Aspen Road
Karns City PA 16041
Administrator: Mark A MacTaggart
205 Lakewood Drive
Butler PA 16001
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066
BCLJ: August 22, 29 & September 5, 2025

Estate of: Cynthia Lee Magrini
Late of: Reno, Washoe County, Nevada
Executor: Amanda Rose Mangrini
9330 Highball Court
Sparks NV 89441
Attorney: Peter D Lytle

Moraszyk & Polochak Attorneys At Law
81 Dutilh Road Suite 200
Cranberry Twp PA 16066
BCLJ: August 22, 29 & September 5, 2025

Estate of: Carol Anne Maines

Late of: Renfrew PA
Administrator: Elizabeth Tracy Maines
216 Sandalwood Drive
Cranberry Twp PA 16066
Attorney: Robert A Banks
345 Commerce St
Second Floor
Beaver PA 15009
BCLJ: August 22, 29 & September 5, 2025

Estate of: Mary Ann McKeon

Late of: Mars PA
Executor: Cheryl A Ray
254 Great Belt Road
Butler PA 16002
Attorney: Jeffrey R Bellomo
Bellomo & Associates LLC
3198 East Market Street
York PA 17402
BCLJ: August 22, 29 & September 5, 2025

Estate of: Gary Lee Petrigni

Late of: Butler PA
Administrator: Mary Ann Petrigni
217 Heim Avenue
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Michael Quinn

Late of: Cranberry Township PA
Executor: Thomas Quinn
105 Jim Mountain Rd
Cody WY 82414
Attorney: Emily N Masotto
Sechler Law Firm LLC
500 Commonwealth Drive
Cranberry Twp PA 16066
BCLJ: August 22, 29 & September 5, 2025

Estate of: Nancy A Stroup

Late of: Winfield Township PA
Executor: Kimberly A Munoz
20623 Coppersmith Drive
Ashburn VA 20147
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: August 22, 29 & September 5, 2025

**Estate of: David W Tirk Jr
a/k/a: David W Tirk**

Late of: Winfield Township PA
Executor: Tina Suhan
444 Marwood Road
Cabot PA 16023
Executor: Kelly Andrasko
119 12th Street
East Butler PA 16029
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: August 22, 29 & September 5, 2025

Estate of: Ina Webb

Late of: Butler Township PA
Administrator: Brittany Alexis Williams
128 Laurie Drive
Pittsburgh PA 15235
BCLJ: August 22, 29 & September 5, 2025

Estate of: Margaret L Zozula

Late of: Winfield Township PA
Executor: Christine Moss
110 Maple Ln
Kittanning PA 16201
Executor: Richard Cribbs
112 Marwood Rd Apt 4334
Cabot PA 16023
Attorney: Tyler S Heller
Mechling And Heller LLP
216 N Jefferson St
Kittanning PA 16201
BCLJ: August 22, 29 & September 5, 2025

SECOND PUBLICATION

Estate of: Harry J Crytzer

Late of: Buffalo Township PA
Executor: Daniel Crytzer
710 High Street
Freeport PA 16229
Executor: Keith Crytzer
812 Sunset Drive
Freeport PA 16229
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg 101 East
Diamond St Suite 102
Butler PA 16001
BCLJ: August 15, 22 & 29, 2025

**Estate of: Arden Ray Farringer
a/k/a: A Ray Farringer**

Late of: Mars PA
Administrator: Barbara A Yoakum
500 Wittenberg Way
Apt 5522 PO Box 928

Mars PA 16046
 Administrator: James R Farringer
 1023 Woodland Road
 Blawnox PA 15238
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 BCLJ: August 15, 22 & 29, 2025

Estate of: Donna A Johnson

Late of: Cranberry Township PA
 Executor: Amy L Canepele
 500 Obney Ave
 Monaca PA 15061
 Attorney: Devin Hallett Snyder
 Strassburger McKenna Gutnick & Gefsky
 444 Liberty Avenue Suite 2200
 Pittsburgh PA 15222
 BCLJ: August 15, 22 & 29, 2025

Estate of: Richard W Kuhn

Late of: Buffalo Township PA
 Administrator: Barbara Kuhn
 209 Crestwood Drive
 Sarver PA 16055
 Attorney: Matthew J Scanlon
 Scanlon & Wojton LLC
 304 Ross Street, Suite 200
 Pittsburgh PA 15219
 BCLJ: August 15, 22 & 29, 2025

Estate of: Lois Jean Kunkle

a/k/a: Lois J Kunkle
 Late of: Winfield Township PA
 Executor: Christel Gray
 4038 Cadle Creek Rd
 Edgewater Md 21037
 Attorney: Samuel R Coury
 1725 Fifth Ave
 Arnold PA 15068
 BCLJ: August 15, 22 & 29, 2025

Estate of: Lorraine Mary McDevitt

a/k/a: Lorraine M McDevitt
 Late of: Summit Township PA
 Executor: Christine A Bridges
 145 Bear Creek Road
 Prospect PA 16052
 Executor: Geary R McDevitt
 365 Portman Road
 Butler PA 16002
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: August 15, 22 & 29, 2025

Estate of: Walter J Obermeier Jr
a/k/a: Walter Joseph Obermeier Jr

a/k/a: Walter Obermeier Jr

Late of: Cranberry Township PA
 Executor: Barry Gene Schell Jr
 273 Mingo Road
 Wexford PA 15090
 Attorney: Michael J Witherel
 Witherel Kalina Law Group
 966 Perry Highway
 Pittsburgh PA 15237
 BCLJ: August 15, 22 & 29, 2025

Estate of: Joseph Mahlon Porter Jr

Late of: Newton, Catawba County, NC
 Ancillary Ancillary Executor: Sally Luann Dickerson
 2450 Fire Department St
 Newton NC 28658
 Attorney: Kate Cleary Lennen
 Myers Law Group LLC
 17025 Perry Hwy
 Warrendale PA 15086
 BCLJ: August 15, 22 & 29, 2025

Estate of: Cheryl Rhoades

a/k/a: Cheryl Irene Rhoades
 Late of: Renfrew PA
 Executor: Nathan A Rhoades
 151 Graham Drive
 Freedom PA 15042
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063
 BCLJ: August 15, 22 & 29, 2025

Estate of: Jacqueline Russell Riley

a/k/a: Jacqueline R Riley
 Late of: Cranberry Township PA
 Executor: J Robert Riley
 440 Worthington Drive
 Mars PA 16046
 BCLJ: August 15, 22 & 29, 2025

THIRD PUBLICATION

Estate of: Lois E Cochran

Late of: Butler Township PA
 Administrator: Bruce J Cochran
 172 Blakely Road
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: August 8, 15 & 22, 2025

Estate of: Norma Jean Cuffman

Late of: Butler PA

Executor: Pamela Ann Schmidt
304 Redrome Circle
Bridgeville PA 15017
Attorney: Richard J Federowicz
Dickie McCamey And Chilcote PC
Four Gateway Center Suite 1000
444 Liberty Avenue
Pittsburgh PA 15222
BCLJ: August 8, 15 & 22, 2025

Estate of: William Daw Jr
a/k/a: William G Daw Jr
Late of: Brady Township PA
Executor: William Daw III
2016 Blackberry Lane
Valencia PA 16059
Attorney: Thomas J Doerr
The Lynch-Law Group
501 Smith Drive Suite 3
Cranberry PA 16066
BCLJ: August 8, 15 & 22, 2025

Estate of: Judith Anne Gaydos
a/k/a: Judith Gaydos
a/k/a: Judith A Gaydos
Late of: Buffalo Township PA
Executor: Jodi Angerman
2000 Carol Lane
Cheswick PA 15024
Attorney: Samuel R Coury
1725 Fifth Ave
Arnold PA 15068
BCLJ: August 8, 15 & 22, 2025

Estate of: Leland Edward Kosinski
Late of: Forward Township PA
Administrator D.B.N.: Carol Ann Mesalic
10233 Torrey Valley Ct
Las Vegas NV 89135
Attorney: Beata I Gray
Miller & Miller Attorneys PLLC
4767 William Flynn Hwy
Allison Park PA 15101
BCLJ: August 8, 15 & 22, 2025

Estate of: Marilyn Leczo
a/k/a: Marilyn Marin Leczo
a/k/a: Marilyn Grace Leczo
Late of: Cranberry Township PA
Administrator: Nicole Rymarchyk
4512 Lower Dr
Lake Oswego OR 97035
Attorney: Jeffrey R Bellomo
Bellomo & Associates LLC
3198 East Market Street
York PA 17402
BCLJ: August 8, 15 & 22, 2025

Estate of: William D Malick
a/k/a: Bill Malick
a/k/a: William Donald Malick
Late of: Saxonburg PA
Executor: Eleanor M Camus
174 McGregor Rd
Butler PA 16001
BCLJ: August 8, 15 & 22, 2025

Estate of: Nancy Jane Oesterling
Late of: Center Township PA
Executor: John Joseph Oesterling
6072 Rt 36
Leeper PA 16233
Executor: Michael A Oesterling
1010 24th Ave
Altoona PA 16601
Attorney: John J Morgan
300 North McKean St
Butler Pa 16001
BCLJ: August 8, 15 & 22, 2025

Estate of: June Marie Ruff
Late of: Butler PA
Administrator: Michelle A Ruff
288 Rhoda Avenue
Leechburg PA 15656
Attorney: Jason A Medure
Medure Bonner Bellissimo LLC
713 Wilmington Avenue
New Castle PA 16101
BCLJ: August 8, 15 & 22, 2025

Estate of: Charles Edward Schoeffel Jr
Late of: Evans City PA
Executor: Timothy Edward Schoeffel
252 Belle Street
Evans City PA 16033
Executor: Todd Thomas Schoeffel
171 Maple Glen Drive
Harmony PA 16037
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: August 8, 15 & 22, 2025

Estate of: Margaret Jane Stickel
a/k/a: Margaret Jane Sickle
Late of: Muddycreek Township PA
Executor: Kimberly Jean Dempsey
172 Burnside Road
Portersville PA 16051
BCLJ: August 8, 15 & 22, 2025

Estate of: Rose Stokoski
Late of: Valencia PA
Executor: Emily Stokoski
3900 Winterburn Ave
Pittsburgh PA 15207

Attorney: Charles J Jacques III
 Jacques & Jacques PC
 2125 Freeport Road
 Natrona Heights PA 15065

**Estate of: Geraldine C Wiefeling
 a/k/a: Geraldine Wiefeling**

Late of: Butler PA
 Executor: Brian D Wiefeling
 231 Bonniebrook Rd
 Butler PA 16002
 Attorney: Joseph B Pisano
 Charlton Law
 101 East Diamond St Suite 202
 Butler PA 16001
 BCLJ: August 8, 15 & 22, 2025

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH
 June 28 - July 11 , 2025**

Abad, Jose F; Abad, Jose F Trs; Abad, Jose Family Revocable Tr By Trs; Abad, Raquel Family Revocable Tr By Trs; Abad, Raquel J; Abad, Raquel J Trs--FIRST NATL BK PA--Adams Twp Sub/Condo:Vista Ridge Plan Lot:114 Street:126 Vista Ridge Lane Parcel:010-S8-E114:\$155,000.00

Abraham, Joseph B; Pierchalski, Gemma L--CITIZENS BK NA--Middlesex Twp Sub/Condo:Villas At Mill Creek Condo Pla Unit:1062 Street:1062 Tilly Drive Parcel:230-S5-Ga1062:\$340,000.00

Ajacent Properties LLC; Jacent Properties LLC; Teff, Jude C; Teff, Nina R--TOP TIER FED CRED UN--Butler City Ward:1 Street:109 E Boyd Ave Parcel:561-35-60A:\$100,000.00

Alfreno, Kimberly L--CITIZENS BK NA--Marion Twp Street:341 Rocky Spring Rd Parcel:210-2F122-2A Acre:14.01:\$200,000.00

Ames, Rhonda J; Slade, William B--PNC BK NATL ASSN--Buffalo Twp Street:628 Fleming Rd Parcel:040-1F90-A4Cb Acre:0.43:\$80,000.00

Anjaria, Janit Kumar; Mehta, Viyati--HOLLAND MTG ADVISORS--Cranberry Twp Sub/Condo:Winchester Farms Ph III Lot:304 Street:127 Aberdeen Drive Parcel:130-S27-B304:\$475,200.00

Ansell, Barbara A a/k/a; Ansell, Barbara a/k/a; Ansell, Joseph a/k/a; Ansell, Joseph E a/k/a--FIRST COMMONWEALTH BK--Clinton Twp Sub/Condo:The Plantations At Saxonburg Lot:246 Street:150 Violet Ct Parcel:100-

S6-A246:\$460,000.00

Anthony, Debra E; Anthony, Thomas A--WESBANCO BK INC--Jackson Twp Sub/Condo:Snyder Plan Lot:1 Street:7950 Franklin Rd Parcel:180-S5-C1:\$100,000.00

Arce, Dana Kristen; Arce, John F--NVR MTG FIN INC--Buffalo Twp Sub/Condo:Pine Ridge Prd Lot:14 Street:127 Bristlecone Court Parcel:040-S2-Ab14:\$347,100.00

Armagost, Kyle; Armagost, Lindsay--CFSBANK--Cherry Twp Street:117 Grubb Road Parcel:070-2F116-11:\$409,000.00

Auer, George W Jr; Auer, Nancy A--UNION SAV BK--Cranberry Twp Sub/Condo:Manor Line Plan No 2 Lot:223 Street:139 Wayne Drive Parcel:130-S9-A223:\$203,500.00

Ault, Beverly; Ault, Wesley--DOLLAR BK FED SAV BK--Penn Twp Sub/Condo:Woodlawn Park Plan No 1 Lot:10 Street:105 Hillcrest Road Parcel:270-S7-A10:\$420,000.00

Ayres, Nick; Minor, Hannah G--ROCKET MTG LLC--Slippery Rock Boro Sub/Condo:Gould Manning Lot Line Rev Lot:1 Street:314 N Main St Parcel:510-S1-5 Acre:0.85:\$150,350.00

Ball, Kimberly C; Ball, Robert A--WESBANCO BK INC--Cranberry Twp Sub/Condo:Crossings Ph III Lot:302 Street:172 Crossing Ridge Trail Parcel:130-S19-D302:\$300,000.00

Bamwenda, Jacob; Lule, Josephine--DOLLAR BK FED SAV BK--Cranberry Twp Sub/Condo:Clearbrook Ph IV Lot:434 Street:318 Haldeman Drive Parcel:130-S18-C434:\$463,250.00

Banyay, H Daniel; Banyay, Joan L--CLEARVIEW FED CRED UN--Cranberry Twp Sub/Condo:Shadow Creek Sub Plan Lot:112 Street:124 Dalliance Ct Parcel:130-537-C112:\$350,000.00

Barbacci, Dawn--UNITED WHOLESAL MTG LLC--Adams Twp Sub/Condo:Adams Pointe North Condo Unit:248-9 Street:248 Adams Pointe Blvd #9 Parcel:010-S18-A248/9:\$85,000.00

Barbati, Marsha Elaine--DHI MTG CO LTD--Jackson Twp Sub/Condo:Seneca Hills Plan Rev 1 Lot:110B-R Street:127 Scotland Lane Parcel:180-1F100-8A110B:\$282,231.00

Barger, Lawrence P--NORTHWEST BK--Cranberry Twp Sub/Condo:Ehrman Farms Ph 3 Lot:308 Street:409 Worth Ct Parcel:130-S29-A308:\$100,000.00

Barnett, Dakota J--UNITED WHOLESAL MTG LLC--Clearfield Twp Sub/

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Trust Under Last Will and Testament of **Ethel M. Miller, deceased**, said Will dated September 19, 1988, and said Trust established upon the death of the said Ethel M. Miller, being July 21, 2005. All persons having claims against the Trust under Last Will and Testament of Ethel M. Miller, deceased, are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust under Last Will and Testament of Ethel M. Miller, deceased, are requested to make payment without delay to the trustee or attorney named below:

Gordon Miller, Trustee AND
Kathryn McMurry, Trustee
c/o Lynn M. Patterson, Esq.
1202 Oakridge Drive
Butler, PA 16001

BCLJ: August 22, 29 & Sept 5, 2025

NOTICE OF TRUST & TERMINATION:

Notice is hereby given of the administration of **THE JOSEPH G. DOLGOS AND MARGARETE. DOLGOS REVOCABLE LIVING TRUST**. Margaret E. Dolgos a/k/a Margaret Elaine Dolgos, of Butler County, Pennsylvania, died May 25, 2025.

All persons indebted to THE JOSEPH G. DOLGOS AND MARGARET E. DOLGOS REVOCABLE LIVING TRUST are requested to make payment without delay and all those having claims against Margaret E. Dolgos a/k/a Margaret Elaine Dolgos are directed to present the same without delay to the Trustee or attorney named below:

David C. Dolgos, Trustee,
3689 Spicer Drive, Gibsonia, PA 15044; or

Slade R. Miller, Esq.
Miller & Miller Attorneys at Law,
4767 William Flynn Highway,
Allison Park PA 15101.

BCLJ: August 8, 15 & 22, 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. 2025-40103

Notice is hereby given that, on the 22nd day of July, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Brandi M. Biesinger, f/k/a Brandi M. Gold, Parent and Natural Guardian of B.M.W, a minor, requesting an order to change the name of :

**B.M.W to
B.M.B**

The Court has fixed the 2nd day of September, 2025, at 9:45 AM 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: August 22, 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. 2025-40104

Notice is hereby given that, on the 22nd day of July, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Brandi M. Biesinger, f/k/a Brandi M. Gold, Parent and Natural Guardian of J.B.W, a minor, requesting an order to change the name of :

**J.B.W to
J.B.B**

The Court has fixed the 2nd day of September, 2025, at 9:45 AM 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: August 22, 2025

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a limited liability company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. The name of the limited liability company is **RACH INDUSTRIES LLC**.

Jennifer R. Pullar, Esquire
Paragon Legal, Inc.
228 South Main Street
Butler, PA 16001

BCLJ: August 22, 2025

LEGAL NOTICE NOTICE OF JUDICIAL SALE

Pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, as amended, and by Order of the Court of the Common Pleas of the County of Butler for the purposes set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. § 5860.512 et. seq.), NOTICE IS HEREBY GIVEN that the following properties listed shall be sold by the Tax Claim Bureau of Butler County on the 1st day of October, 2025, at 9:00 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center, Butler, Pennsylvania, free and clear of all tax and municipal liens, mortgages, charges, and estates, except separately taxed ground rents, to the highest bidder at or above the amount set by the Court, and to the extent that such tax and municipal claims, liens, mortgages, charges, and estates can be properly discharged.

THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES BY THE BUTLER COUNTY TAX CLAIM BUREAU AT THE PUBLIC SALE

1. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all titles transferred by the Tax Claim Bureau are made under and subject to the said Act, specifically, § 612.1 thereof, which states in part: "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed."
2. The Tax Claim Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau, and said Tax Claim Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold. The Butler County Tax Claim Bureau does not convey title by general warranty deed and is held harmless for any defects in title. **The conveyance from the Butler County Tax Claim Bureau will not guarantee transfer of any oil, gas, coal interests, or any other mineral rights or the divestiture of any prior conveyance of any interest in same** or divesture of any Inheritance Tax lien to the extent that the prior owner(s) is/are deceased.
3. The bid shall not be less than the Tax Claim Bureau total costs, including recording fees and transfer taxes, incurred to bring the parcel to judicial sale. An itemization of such costs can be obtained from the Tax Claim Bureau; however, the total costs for each property will be disclosed at the time of sale.
4. The Tax Claim Bureau will issue a deed to the purchaser or nominee. Said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. The Judicial Sale will begin promptly at 9:00 a.m.; all funds must be paid in full by the closing of the sale at 12:00 p.m. on the date of the sale. The bid price, including transfer taxes, recording fees and all costs, must be paid in **SECURED FUNDS** in a form acceptable to the Tax Claim Bureau.
5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price by 12:00 p.m. on the date of the sale, the subject property will be re-exposed for Judicial Sale the same day at 3:00 p.m. The defaulting purchaser may not bid at the later sale. These deadlines may be extended only by Order of Court.
6. The Judicial Sale will be subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee, or warranty of occupancy for the property sold.
7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
8. The purchaser will be responsible for the current year taxes, if due, and thereafter.

It is the purchaser's responsibility to immediately notify the tax collector of their purchase.

- 9. The property owner, or any member of the owner's immediate family, shall have no right to purchase his/her own property at this sale.
- 10. Parties who currently have real estate taxes turned in for collection to the Butler County Tax Claim Bureau shall have no right to purchase property at this sale.
- 11. All purchasers of property are hereby advised that the parcel purchased may have a Pennsylvania Inheritance Tax lien on the parcel. It is the position of the Pennsylvania Department of Revenue that this lien is not divested by a judicial sale under the Real Estate Tax Sale Law of 1947. Any conveyance from the Butler County Tax Claim Bureau does not guarantee divestiture of any such lien.

All purchasers of property at this judicial sale should contact the PA Department of Revenue Office of Chief Counsel to determine whether or not this is applicable to the parcel that they have purchased, and if so, what the release of lien process is. The phone number is 717-787-1382. The email contact address is ra-rvocc-itx-rol-inq@pa.gov.

**BIDDER REGISTRATION WILL BE REQUIRED 10 DAYS
PRIOR TO THE SALE INCLUDING A NONREFUNDABLE FEE
OF \$20.00 DUE AT THE TIME OF REGISTRATION**

AdvertisementDate

MSD No.	Tax Parcel ID Number	Owner(s)	Butler Eagle	Butler County Legal Journal
2025-40145	020-1F45-25AB-0000	Austin Bowser & Karlee Weaver	7/31/2024	8/2/2024
2025-40147	052-37-A373-0000	Tammy L. Dorenkamp	7/31/2024	8/2/2024
2025-40148	052-37-D12-0000	Margaret Sheptak	7/31/2024	8/2/2024
2025-40150	056-29-H28-0000	Phillip K. & Gwendolyn M. Main	7/31/2024	8/2/2024
2025-40151	220-S1-B1A-0000	Richard L. & Judy A. McFeaters	7/31/2024	8/2/2024
2025-40152	563-24-246-0000	Richard Lee Swartz	7/31/2024	8/2/2024
2025-40153	564-13-94-0000	Ralph M. & Anita T. Mustello	7/31/2024	8/2/2024
2025-40154	565-46-68-0000	William D. Schupp, Jr.	7/31/2024	8/2/2024

BCLJ: August 22, 2025

NOTICE OF SALE OF PROPERTIES FOR DELINQUENT TAXES

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS,TAX JUDGMENTS OR ANY OTHER JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

WARNING

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES, YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, OR THE COUNTY LAWYER REFERRAL SERVICE.

Notice is hereby given that the properties described below will be sold by the Butler County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq) and the amendments and supplements thereto. The sale will be held at the Butler County Government Center Annex, Level UL Conference room, Butler, Pennsylvania. The sale will commence on Monday, September 22, 2025 at 10:00 A.M. prevailing time and will continue until such time that all properties have been exposed for sale by public bidding. These terms of the sale are Certified Funds and all sales are final. The owners or reputed owners of the property so sold shall not be permitted to redeem the property after the sale. The Owners or Reputed Owners, Description and Approximate Set Price are set forth below. The Purchasers shall receive a deed in fee simple for the property sold from the Tax Claim Bureau as trustee grantor and the purchaser shall be responsible for the payments of all transfer taxes and costs of recording.

The sale of this property may, at the option of the Bureau, be stayed if the owner thereof or any lien creditors of the owner, on or before the commencement of the actual sale, pay the taxes and costs owing on said property in the manner provided by said law. Owners shall not be permitted to redeem said property after 10 AM prevailing time on the date of said Upset Sale.

CAUTION: Recent U.S. and Pennsylvania Supreme Court cases indicate that any mortgages, judgments or other liens of record against the property you purchase may not be divested by this sale. The Tax Claim Bureau suggest that you do a title search before bidding on any properties.

BIDDER REGISTRATION WILL BE REQUIRED 10 DAYS PRIOR TO THE SALE INCLUDING A NONREFUNDABLE FEE OF \$20.00 DUE AT TIME OF REGISTRATION.
Director

OWNER OR REPUTED OWNERS: PARCEL NUMBER: DESCRIPTION:DEED BOOK OR INSTRUMENT #: UPSET PRICE

CLAY TOWNSHIP

LEFEVER PAUL E 080- 3F37- 35-0001 1/2 INT IN 30.05 ACS MINERAL RIGHTS, 140 IDRIS LN \$971.14

BCLJ: August 22, 2025
