

**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: William B Blackham**

Late of: Valencia PA  
Administrator: Christy Blackham  
119 North Drive  
Valencia PA 16059  
Attorney: Joseph P Rewis  
Rewis & Yoder  
234 Shiloh Street  
Pittsburgh PA 15211

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Conner James Checkan**

Late of: Butler Township PA  
Administrator: Donald Earl Checkan  
PO Box 46 106 Short Street  
Georgetown PA 15043  
Attorney: Dennis M Sloan  
Sloan and Associates PC  
106 S Main St Suite 305  
Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Ralph L Dantonio Jr**

Late of: Butler PA  
Administrator: Kara Dantonio  
757 Bullcreek Rd  
Butler PA 16002

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Craig A DeFinis**

Late of: Cranberry Township PA  
Administrator: Anthony M DeFinis  
139 Shirehill Drive  
Glenshaw PA 15116  
Attorney: Stephen L Barsotti  
Barsotti Law Office  
PO Box 356  
Ingomar PA 15127

BCLJ: February 24 & March 3, 10, 2023

**Estate of: William Theodore Diakiw**

**a/k/a: Bill Diakiw**

**a/k/a: Rev William Diakiw**

Late of: Connoquenessing Township PA  
Executor: William T Diakiw Jr  
1415 Meadow Moor Dr  
Beavercreek OH 45434

BCLJ: February 24 & March 3, 10, 2023

**Estate of: James A Karnavas**

**a/k/a: James Andrew Karnavas**

Late of: Adams Township PA  
Executor: Andrew J Karnavas  
8949 Huron Avenue  
Pittsburgh PA 15237  
Attorney: Harold A English  
H A English and Associates PC  
4290 William Flinn Hwy Suite 200  
Allison Park PA 15101

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Mary Lorene Miles**

Late of: Jackson Township PA  
Administrator C.T.A.: Paula J Willyard  
347 N Pike Road  
Sarver PA 16055  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

BCLJ: February 24 & March 3, 10, 2023

**Estate of: David Michael Milligan**

**a/k/a: David M Milligan**

Late of: Clearfield Township PA  
Administrator: David M Milligan  
141 Burke Rd  
Fenelton PA 16034  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Janet M Morgan**

**a/k/a: Janet Morgan**

Late of: Center Township PA  
Executor: Michael J Morgan  
374 Palmer Road  
Butler PA 16001  
Attorney: Michael J Pater  
Charlton Law  
101 East Diamond Street Suite 202  
Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Virginia L Neubert**

Late of: Butler Township PA  
Executor: Diane Lee Woodford  
14003 Main Street  
Kensington OH 44427  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Dorothy F Rothert**

Late of: Adams Township PA  
Executor: Mark Rothert  
501 Glengary Drive  
Pittsburgh PA 15215  
Attorney: Lillian Orzechowski  
PO Box 77  
Springdale PA 15144

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Robert M Rotnour**

**a/k/a: Robert Mark Rotnour**

Late of: Lancaster Township PA  
Executor: Vonnie J Rotnour  
105 Dogwood Drive  
Harmony PA 16037  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Fred D Round**

**a/k/a: Frederick D Round**

Late of: Penn Township PA  
Executor: Sherre A Round Stepney  
1810 Washington Road  
Apollo PA 15613  
Executor: David E Round  
3361 Riverview Street  
Lower Burrell PA 15068  
Attorney: Tracy Cornibe Schaffner  
Zunder & Associates PC  
130 East Jefferson Street  
Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

**Estate of: G Earl Sadlon**

Late of: Center Township PA  
Executor: Errol M Sadlon  
325 Patriot Lane  
Freedom PA 15042  
Attorney: Nathan L Bible  
NBMS Law PC  
650 Corporation St Suite 304  
Beaver PA 15009

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Gary L Shannon**

**a/k/a: Gary Shannon**

**a/k/a: Gary Lee Shannon**

Late of: Butler Township PA  
Executor: Donna K Shannon  
100 Saybrook Road  
Sheffield PA 16347

BCLJ: February 24 & March 3, 10, 2023

**Estate of: Stephen Yalshevec**

**a/k/a: Steve Yalshevec**

**a/k/a: Stephen P Yalshevec**

Late of: Center Township PA  
Executor: Victor N Homa  
118 Holland Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippery Rock PA 16057

BCLJ: February 24 & March 3, 10, 2023

**SECOND PUBLICATION**

**Estate of: Nana Marie Bardoner Carr**

Late of: Middlesex Township PA  
Executor: James Bardoner  
21 Middle Creek Rd  
Signal Mountain TN 37377  
Executor: Cristy Luayne Rape  
124 Woodcrest Rd  
Butler PA 16002  
Attorney: Edward F Voelker Jr  
Cafardi Ferguson Wyrick & Weis, LLC  
2605 Nicholson Road, Suite 2201  
Sewickley PA 15143

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Mary Schivley Coleman**

Late of: Adams Township PA  
Executor: Amy S Palaski  
103 Strathmore Court  
Seven Fields PA 16046  
Executor: Kelly S Maziarz  
239 Longbow Lane  
Mars PA 16046  
Attorney: Cathy S Boyer  
Boyer Paulisick & Eberle  
108 East Diamond Street Third Floor  
Butler PA 16001

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Gary J Cratty**

Late of: Butler PA  
Administrator: Lynnlee Giannirakis  
1525 Park Manor Boulevard #294  
Pittsburgh PA 15205  
Attorney: Gary J Gushard  
Tucker Arensberg PC  
1500 One PPG Place  
Pittsburgh PA 15222

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Andrew Daniels  
a/k/a: Andrew John Daniels  
a/k/a: Andrew J Daniels**

Late of: Butler Township PA  
Executor: Amanda Gold  
140 Sheppard Drive  
Butler PA 16002  
Attorney: Lynn M Patterson  
Stock & Patterson  
106 South Main St, Ste 603  
Butler PA 16001

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Janet Anastasia Deneselya  
a/k/a: Janet A Deneselya**

Late of: Butler PA  
Administrator: Robert S Deneselya  
1810 Gulf Street N W  
Uniontown OH 44685  
Attorney: Carol Sikov Gross  
Sikov & Love PA  
310 Grant St Ste 1110  
Pittsburgh PA 15219

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Mary Elizabeth Deneselya**

Late of: Butler PA  
Administrator: Robert S Deneselya  
1810 Gulf Street N W  
Uniontown OH 44685  
Attorney: Carol Sikov Gross  
Sikov & Love PA  
310 Grant St Ste 1110  
Pittsburgh PA 15219

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Bertram Jay Forsyth**

Late of: Cranberry Township PA  
Administrator: Jennifer Forsyth  
205 Boardwalk Drive  
Cranberry Twp PA 16066  
Attorney: Ashley M Cagle  
Rabner Law Offices  
222 Blvd of the Allies, F12  
Pittsburgh PA 15222

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Joan T Kent**

Late of: Cranberry Township PA  
Administrator: Nancy Kruper  
233 Orr Road  
Pittsburgh PA 15241  
Attorney: Andrew G Sykes  
Sykes Elder Law LLC  
615 Washington Road Suite 304  
Pittsburgh PA 15228

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Lloyd N Mack  
a/k/a: Lloyd Neial Mack**

Late of: Harmony PA  
Executor: Doris Marlene Rice  
437 Liberty Street  
Harmony PA 16037  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Gregory Ward McCalip**

**a/k/a: Gregory W McCalip**

Late of: Jefferson Township PA  
Executor: Wendy Jane McCalip  
121 McCalip Farm Lane  
Butler PA 16002  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

BCLJ: February 17, 24 & March 3, 2023

**Estate of: William D Micham**

Late of: Portersville PA  
Administrator: Marjorie Ann Evans  
6151 Sunny Circle  
Jurupa Valley CA 91752  
Administrator: William Gerald Micham  
7653 Alston Avenue  
Hesperia CA 92345  
Attorney: Pasquale J Colavita Esq  
Pasquale J Colavita PC  
1026 Winter St Suite 300B  
Philadelphia PA 19107

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Rita Nauman**

**a/k/a: Reta Mae Nauman**

Late of: Butler Township PA  
Executor: Christian George Nauman  
707 Maple Lane  
Sewickley PA 15143  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Patricia R Scheuring**

**a/k/a: Patricia Scheuring**

Late of: Valencia PA  
Executer: Gail A Berryman  
216 Park Place  
Valencia PA 16059  
Attorney: Ryan R Mick  
Mick & Wallisch LLC  
225 Ross St 4th Fl  
Pittsburgh PA 15219

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Carl H Vinroe III**

**a/k/a: Carl Henry Vinroe III**

Late of: Center Township PA  
Executor: Robert R Vinroe  
147 Shannon Road  
Renfrew PA 16053  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Jane O Vogel**

**a/k/a: Jane Oline Vogel**

Late of: Zelenople PA  
Executer: Kathryn E Plesnick  
115 Spruce St  
Zelenople PA 16063  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelenople PA 16063

BCLJ: February 17, 24 & March 3, 2023

**THIRD PUBLICATION**

**Estate of: Esther G Doult**

Late of: Butler PA  
Executor: Richard E Doult  
709 Garland Ct  
Myrtle Beach SC 29588  
Executor: Connie A King  
859 Brant St  
Myrtle Beach SC 29579  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053

BCLJ: February 10, 17, 24, 2023

**Estate of: Donald J Downing**

**a/k/a: Donald Downing**

**a/k/a: Donald James Downing**

Late of: Seven Fields PA  
Executor: Kevin A Hayson  
119 Linden Court  
Seven Fields PA 16046  
Attorney: Lloyd A Welling  
Birmingham Towers Suite  
2100 Wharton St  
Pittsburgh PA 15203

BCLJ: February 10, 17, 24, 2023

**Estate of: Marlene M Folk**

Late of: Butler Township PA  
Executor: Myrle Lynn Dusheck  
580 Whitestown Road  
Butler PA 16001  
Attorney: William J Schenck  
Schenck & Long  
610 North Main Street  
Butler PA 16001

BCLJ: February 10, 17, 24, 2023

**Estate of: Carol Ann Hanson**

Late of: Penn Township PA  
Executor: Justin Briones  
300 Misty Valley Lane  
Renfrew PA 16053  
Attorney: David A Crissman  
Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001

BCLJ: February 10, 17, 24, 2023

**Estate of: Ann C Kirk**

Late of: Connoquenessing Township PA  
Executor: Mark A Kirk  
515 Whitestown Rd  
Butler PA 16001  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053

BCLJ: February 10, 17, 24, 2023

**Estate of: Ernest J Kropf**

Late of: Butler PA  
Executor: Karen S Kropf  
132 Wise Road  
Butler PA 16002  
Attorney: McKenna Adams  
The Elder Law Offices of Shields and Boris  
1150 Old Pond Road  
Bridgeville PA 15017

BCLJ: February 10, 17, 24, 2023

**Estate of: Mercedes L Kropf**

Late of: Butler PA  
Executor: Karen S Kropf  
132 Wise Road  
Butler PA 16002  
Attorney: McKenna Adams  
The Elder Law Offices of Shields and Boris  
1150 Old Pond Road  
Bridgeville PA 15017

BCLJ: February 10, 17, 24, 2023

**Estate of: Rebekah Lehman**

Late of: Buffalo Township PA  
Administrator: Matthew Lehman  
1599 Millen Road  
Shelocta PA 15774  
Attorney: Michael S Butler Esquire  
Heritage Elder Law & Estate Planning LLC  
318 South Main Street  
Butler PA 16001

BCLJ: February 10, 17, 24, 2023

**Estate of: Beverly H Maurer  
a/k/a: Beverly Helen Maurer**

Late of: Jackson Township PA  
Executor: Rebecca A Rupp  
5349 William Flynn Hwy  
Gibsonia PA 15101  
Attorney: Rebecca A Auld  
Auld Brothers Law Group  
5349 William Flynn Highway  
Gibsonia PA 15044

BCLJ: February 10, 17, 24, 2023

**Estate of: Carol Raynice Miller  
a/k/a: Carol Raynice Barry**

Late of: Butler Township PA  
Administrator: Randall Earl Miller  
150 Alameda Road #38  
Butler PA 16001  
Attorney: John A Daller Esquire  
Daller Law Firm  
PO Box 162 510 Pittsburgh Street  
Mars PA 16046

BCLJ: February 10, 17, 24, 2023

**Estate of: Traci L Myers**

**a/k/a: Traci Myers**

Late of: Valencia PA  
Executor: Fred C Grosshaupt III  
336 Leslie Road  
Valencia PA 16059  
Attorney: Michael S Lazaroff Esquire  
277 West Main St  
PO Box 216  
Saxonburg PA 16056

BCLJ: February 10, 17, 24, 2023

**Estate of: Raymond A Pritchett III**

Late of: Cranberry Township PA  
Administrator: Elisabeth Pritchett  
463 17th St Apt 5  
Brooklyn NY 11215  
Attorney: Kassie R Gusarenko  
Myers Law Group LLC  
17025 Perry Highway  
Warrendale PA 15086

BCLJ: February 10, 17, 24, 2023

**Estate of: Arthur J Schnelle**

**a/k/a: Arthur Schnelle**

**a/k/a: Arthur Jack Schnelle**

Late of: West Liberty PA  
Executor: Rosemary B Schnelle  
101 Church Road  
Slippery Rock PA 16057  
Attorney: Amy E Molloy  
Molloy Law LLC  
15 Woodland Center Dr PO Box 687  
Grove City PA 16127

BCLJ: February 10, 17, 24, 2023

**Estate of: Jessica Lynn Terek**

Late of: Jefferson Township PA  
Administrator: Marsha L Kirik  
211 Pineview Drive  
Wexford PA 15090  
Attorney: Richard L Milesky Jr  
Milesky Law Group PLLC  
8890 Peebles Road Suite 4  
Allison Park PA 15101

BCLJ: February 10, 17, 24, 2023

**Estate of: Donald C Thieleman**

Late of: Mars PA  
Executor: Freda A Shaw  
103 Grand Avenue  
PO Box 513  
Mars PA 16046  
Executor: Virginia L Myerchin  
5403 Roma Valley Court  
Fort Collins CO 80525  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: February 10, 17, 24, 2023

**Estate of: Robert W Ziegler**

**a/k/a: Robert William Ziegler**

Late of: Cranberry Township PA  
Executor: Beth Ann Johns  
303 Fayette Drive  
Cranberry Twp PA 16066  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: February 10, 17, 24, 2023

**NOTICE OF TRUST**

RE: James K. Donnell – **James K. Donnell Revocable Trust** dated February 27, 2017 as amended and restated December 31, 2020 (Revocable Trust)

Notice is hereby given that Bridge Donnell Newton is the Trustee of the above-named Trust. All persons indebted to James K. Donnell are requested to make payment and all those having claims against James K. Donnell are directed to present the same without delay to:

James K. Donnell Revocable Trust  
Bridge Donnell Newton, Trustee  
c/o 10 Dale Drive  
Rockville, MD 20850  
Or to:

Heidi Rai Stewart, Esquire  
Houston Harbaugh, P.C.  
Three Gateway Center  
401 Liberty Avenue, 22nd Floor  
Pittsburgh, PA 15222-1005

BCLJ: February 17, 24 & March 3, 2023

**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 17th day of March 2023** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution April 14, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: February 17, 24 & March 3, 2023

**No. 2016-30279**

TRUIST BANK FKA BRANCH BANKING & TRUST  
vs

**AARON J LEDDON, RHIANNON MORIN**

PROPERTY ADDRESS: 405 SUSSEX

DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S3-A88

TAX I.D. #: 130 S3 A88

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-A and 29-B.

UNDER AND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property, or as recorded in prior instruments of record.

UNDER AND SUBJECT to oil, gas and minerals, coal and coal bed methane gas and mining rights, and all rights incident to the extraction or development of oil, gas and minerals, coal or coal bed methane gas heretofore conveyed, leased, excepted and/or reserved by instruments of record; the rite of surface, lateral or subjacent support; or any surface subsidence.

Subject to a SO foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

Being known as: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Aaron J. Leddon and Rhiannon Morin by deed from Donald C. Tusa and Bobette C. Tusa, ERRORNEOUSLY SPELLED AS BABETTE C TUSA, AT PRIOR DEED, HIS WIFE, husband and wife, dated April 1,2014 and recorded May 5,2014 in Instrument Number 201405050009706.

BCLJ: February 17, 24 & March 3, 2023

Sheriff of Butler County, Michael T. Slupe