

**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: Robert Dale Antill****a/k/a: Robert D Antill**

Late of: Jackson Township PA  
 Administrator: Cathy J Antill  
 154 Twin Lakes Drive  
 Zelenople PA 16063  
 Attorney: Jennifer Gilliland Vanasdale  
 Gilliland Vanasdale Sinatra Law Office  
 LLC  
 1667 Route 228 Suite 300  
 Cranberry Twp PA 16066  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Helen Marie Bader**

Late of: Zelenople PA  
 Executor: Timothy Bader  
 212 Hartzell Rd  
 Zelenople PA 16063  
 Attorney: Christine M Pickett  
 1122 Third Street  
 Beaver PA 15009  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Margaret M Bankert**

Late of: Butler Township PA  
 Executor: Marjorie Ann Manuel  
 1779 Overlook Drive  
 Ambridge PA 15003  
 Attorney: Katie M Casker  
 Lope Casker & Casker  
 207 East Grandview Avenue  
 Zelenople PA 16063  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Maurice Lee Bish****a/k/a: Maurice L Bish**

Late of: Harmony PA  
 Executor: Rebecca M Runkle  
 112 Ziegler Drive  
 Harmony PA 16037  
 Executor: Thomas R Murray  
 1 Parkedge Drive  
 Zelenople PA 16063  
 Attorney: Michael K Parrish Esq

Goehring Rutter And Boehm  
 2100 Georgetown Drive Suite 300  
 Sewickley PA 15143  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Gary R Black**

Late of: Penn Township PA  
 Executor: Mareena J Krauchuk  
 1002 Apogee Drive  
 Indian Trail NC 28079  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: David Lloyd Bouch****a/k/a: David Bouch****a/k/a: David L Bouch**

Late of: Clay Township PA  
 Administrator: Cindy L Bouch  
 201 North Country Club Road  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Eugene Cousins**

Late of: Connoquenessing Township PA  
 Executor: Cheryl Monsour  
 145 Cupps Road  
 Renfrew PA 16053  
 Attorney: Kurt S Rishor  
 Rishor Simone  
 101 East Diamond Street Suite 208  
 Butler PA 16001  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Darrell E Daubenspeck****a/k/a: Darrell Eugene Daubenspeck**

Late of: Marion Township PA  
 Admr. D.B.N. C.T.A.: Renee M Hewitt  
 PO Box 192  
 Boyers PA 16020  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Richard Dero****a/k/a: Richard J Dero**

Late of: East Butler PA  
 Executor: Karen Spinneweber  
 201 Valley View Drive  
 Butler PA 16002  
 Attorney: David M Crissman

Montgomery Crissman PLLC  
518 North Main Street  
Butler PA 16001  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Robert D Dickey**

Late of: Cranberry Township PA  
Executor: Dwight E Dickey  
5310 Clearview Avenue  
Aliquippa PA 15001  
Attorney: John M Schaffranek  
10475 Perry Highway, Ste 212 C  
Wexford PA 15090  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Mabel B Downing**

Late of: Cranberry Township PA  
Executor: Joseph M Downing  
2246 Walters Road  
Allison Park PA 15101  
Attorney: Wendy Denton Heleen  
Goehring Rutter & Boehm  
437 Grant St Suite 1424  
Pittsburgh PA 15219  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Russell A Duker**

Late of: Adams Township PA  
Executor: Janet E Duker  
602 Applehill Ct  
Gibsonia PA 15044  
Attorney: A Todd Wilson  
82 Firethorn Rd  
Baden PA 15005  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Ray E Gallagher**

Late of: Jackson Township PA  
Executor: Kelly Ann Shaffer  
1308 Atlantic Ave  
Monaca PA 15061  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Dawn Kaelin Gunning**

Late of: Cranberry Township PA  
Executor: Michael P Gunning  
410 Granville Place  
Cranberry Twp PA 16066  
Attorney: Jeffrey J Morella  
Morella and Associates  
706 Rochester Road  
Pittsburgh PA 15237  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Cynthia Clarisse Pate Iams  
a/k/a: Cynthia C Pate**

Late of: Butler Township PA  
Executor: Heather R Bilski  
387 Greene Drive  
Jefferson Hills PA 15025  
Attorney: Douglas C Hart Esquire  
Burns White LLC  
Burns White Center 48 26th Street  
Pittsburgh PA 15222  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: David Blaine Karenbauer**

a/k/a: David Karenbauer  
a/k/a: David B Karenbauer  
Late of: Summit Township PA  
Executor: Donna Carben  
858 Herman Rd  
Butler PA 16002  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Emmanuel Kober Jr**

Late of: Cherry Township PA  
Administrator: Tambra Burke  
101 Rosewood Lane  
Renfrew PA 16053  
Attorney: Julie C Anderson CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Patricia A Laneve**

Late of: Mercer Township PA  
Executor: Lori A Lennon  
234 Wick Rd  
Slippery Rock PA 16057  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Susan Marie Lefever**

Late of: Jefferson Township PA  
Executor: Nancy A King  
339 Bicker Rd  
Cabot PA 16023  
Attorney: Rebecca L Black  
Lutz Pawk & Black  
101 East Diamond Street Suite 102  
Butler PA 16001  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Delores I Long**

Late of: Connoquenessing Township PA  
Executor: William R Long  
267 Reiber Road  
Renfrew PA 16053  
Attorney: Thomas W King III  
Dillon McCandless King  
Coulter & Graham LLP

128 West Cunningham Street  
Butler PA 16001  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Mark S McBride  
a/k/a: Mark McBride**

Late of: Butler PA  
Executor: Dorothy M McBride  
303 South Monroe Street  
Butler PA 16001  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Michael Anthony McNeal**

Late of: Cranberry Township PA  
Administrator: Sandra L McNeal  
106 Linden Lane  
West Newton PA 15089  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Daniel E B Quick  
a/k/a: Daniel Earsley Buck Quick**

Late of: Jefferson Township PA  
Executor: Sandra C Jerich  
1114 Carriage Lane  
Saxonburg PA 16056  
Attorney: Amy D Rees Esquire  
Sechler Law Firm LLC  
20206 Route 19 Suite 300  
Cranberry Twp PA 16066  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Jacqueline Rock**

Late of: Chicora PA  
Administrator: Randall Rock Jr  
160 Cartwright Road  
Chicora PA 16025  
Attorney: Steven Kmett  
6 North Pennell Road  
Media PA 19063  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Robert Raymond Roush**

Late of: Clay Township PA  
Administrator: Beverly A Roush  
342 Byers Road  
West Sunbury PA 16061  
Attorney: Jennifer Gilliland Vanasdale  
Gilliland Vanasdale Sinatra Law Office  
LLC  
1667 Route 228 Suite 300  
Cranberry Twp PA 16066  
BCLJ: Feb 23 & March 1, & 8, 2024

**Estate of: Elizabeth R Srock**

Late of: Penn Township PA

Executor: Christopher P Srock  
149 Mountain Laurel Drive  
Butler PA 16002  
Executor: James D Srock  
331 Browns Hill Road  
Valencia PA 16059  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: Feb 23 & March 1, & 8, 2024

**SECOND PUBLICATION**

**Estate of: Richard Craig Alexander**

Late of: Cranberry Township PA  
Executor: E Diane Alexander  
431 Woodcock Dr  
Cranberry Twp PA 16066  
Attorney: Cynthia A Howell  
Myers Law Group, LLC  
17025 Perry Highway  
Warrendale PA 15086  
BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Adele N Benek**

Late of: Butler PA  
Executor: Lawrence J Benek Jr  
130 Rose Lane  
Harmony PA 16037  
Attorney: James A Stranahan IV  
Stranahan Stranahan & Cline  
101 South Pitt Street, PO Box 206  
Mercer PA 16137  
BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Mary Jane Boris**

Late of: Buffalo Township PA  
Executor: James Boris  
119 Hannahstown Road  
Butler PA 16002  
BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: E'lane A Daugherty**

Late of: Franklin Township PA  
Executor: Scott A Daugherty  
1031 English Oak Drive  
Prospect PA 16052  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 South Main St  
Butler PA 16001  
BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Wayne D Elliott**

Late of: Donegal Township PA  
Administrator: Rachelle C Llewellyn  
200 Deer Run Rd

Butler PA 16001  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 1202 Oakridge Dr  
 Butler PA 16001  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: David M Hammel**  
**a/k/a: David Hammel**

Late of: Cranberry Township PA  
 Executor: Ronald E Hammel  
 622 Alex Court  
 Cranberry Twp PA 16066  
 Attorney: Paula J Willyard  
 Willyard Law Firm PC  
 347 N Pike Road  
 Sarver PA 16055  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Anna Kay Kjanica**

Late of: Buffalo Township PA  
 Executor: Timothy J Giltinan  
 603 Stanwix Street Suite 1679  
 Pittsburgh PA 15222  
 Attorney: Timothy J Giltinan  
 John W Giltinan Esq PC  
 603 Stanwix Street Suite 1679  
 Pittsburgh PA 15222  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Durelle Joy Klavon**

Late of: Jackson Township PA  
 Executor: Scott Richard Klavon  
 135 Veshio Drive  
 Sewickley PA 15143  
 Attorney: Darla J Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Martin Michael McLinden**

**a/k/a: Marty Michael McLinden**

Late of: Penn Township PA  
 Executor: Daniel McLinden  
 16068 Rocky Road  
 Culpeper Va 22701  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Edmond Joseph Mercier IV**

**a/k/a: Edmond J Mercier**

Late of: Seven Fields PA  
 Administrator: 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: Feb. 16, 23 & March 1, 2024

**Estate of: Cesar P Miranda**

Late of: Butler PA  
 Administrator: Cesar S Miranda Jr  
 202 Stonebridge Blvd  
 Butler PA 16001  
 Administrator: Marilou Levier  
 227 Howard Street  
 Butler PA 16001  
 Administrator: Maricar Beck  
 1157 Prospect Road  
 Evans City PA 16033  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Melanie Soriano Miranda**

Late of: Butler PA  
 Administrator: Cesar S Miranda Jr  
 202 Stonebridge Blvd  
 Butler PA 16001  
 Administrator: Marilou Levier  
 227 Howard Street  
 Butler PA 16001  
 Administrator: Maricar Beck  
 1157 Prospect Road  
 Evans City PA 16033  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Edgar E Schmiedlin**

Late of: Mars PA  
 Executor: Vicky Dopp  
 112 Broadstone Drive  
 Mars PA 16046  
 Attorney: Elizabeth J Poggi  
 20 Stanwix Street Suite 650  
 Pittsburgh PA 15222  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Glenn R Shearer**

Late of: Center Township PA  
 Executor: Ryan L Shearer  
 123 Helga Drive  
 West Sunbury PA 16061  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: Feb. 16, 23 & March 1, 2024

**Estate of: Sandra J Vogel**

**a/k/a: Sandra Vogel**

Late of: Winfield Township PA  
 Executor: David A Snebold

5704 Arcturus Drive  
 Roanoke Va 24018  
 Attorney: Scott P Magnuson  
 2651 Monroeville Boulevard  
 Suite 101  
 Monroeville PA 15146  
 BCLJ: Feb. 16, 23 & March 1, 2024

### THIRD PUBLICATION

**Estate of: Rose M Blum**

**a/k/a: Rose Blum**

Late of: Jackson Township PA  
 Executor: Anthony P Blum  
 110 Stange Rd  
 Freedom PA 15042  
 Attorney: Ashley M Elias  
 Nalli Elias & Associates Pc  
 150 Pleasant Drive Suite 101  
 Aliquippa PA 15001  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Reginald Brown**

Late of: Cranberry Township PA  
 Administrator C.t.a.: Frederick Cole Mazur  
 1 Foster Square  
 Pittsburgh PA 15212  
 Attorney: Megan E Loftis  
 1650 Broadway Avenue  
 Pittsburgh PA 15216  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Dorothy P Filbert**

Late of: Jefferson Township PA  
 Administrator: Sherlyn P Fisher  
 PO Box 534  
 Rural Valley PA 16249  
 Attorney: Beata I Gray  
 Miller & Miller Attorneys PLLC  
 4767 William Flynn Hwy  
 Allison Park PA 15101  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Mark A Graf**

**a/k/a: Mark Allen Graf**

**a/k/a: Mark Graf**

Late of: Cranberry Township PA  
 Administrator: Andrew Graf  
 1102 Stein Drive  
 Cranberry Twp PA 16066  
 Attorney: Slade R Miller  
 Miller & Miller Attorneys At Law PLLC  
 4767 William Flynn Highway  
 Allison Park PA 15101  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Gregory P Haughey**

Late of: Butler Township PA  
 Executor: Mary P Miller

259 Crisswell Road  
 Butler PA 16002  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Belva Jean Kummer**

**a/k/a: Belva J Kummer**

Late of: Clay Township PA  
 Administrator: Jamie L Heller  
 115 Hall Road  
 Slippery Rock PA 16057  
 Attorney: Ross M Thompson  
 S R Law LLC  
 631 Kelly Blvd PO Box 67  
 Slippery Rock PA 16057  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Thomas L Marks**

**a/k/a: Thomas L Marks Sr**

Late of: Venango Township PA  
 Executor: Scott E Marks  
 147 Rosencrance Lane  
 Kittanning PA 16201  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchyk LLP  
 222 South Main St  
 Butler PA 16001  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Kenneth Edward McFarland**

Late of: Harmony PA  
 Executor: Sharon Abbarno  
 59 Potters Road  
 Buffalo NY 14220  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Joyce D Parenti**

Late of: Butler PA  
 Executor: Sonja B Parenti  
 127 Winfield Drive  
 Grove City PA 16127  
 Attorney: Andrea C Parenti  
 Dillon McCandless King  
 Coulter & Graham LLP  
 600 Cranberry Woods Drive Suite 175  
 Cranberry Twp PA 16066  
 BCLJ: Feb. 9, 16 & 23 2024

**Estate of: James W Phillips**

**a/k/a: James Westerman Phillips**

Late of: Worth Township PA  
 Executor: James R Phillips  
 250 Minich Road  
 Butler PA 16001  
 Attorney: James P Coulter  
 Dillon McCandless King

Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Mary Lou Pietrusinski**  
Late of: Zelenople PA  
Executor: Mary E Pietrusinski  
532 Greenspire Court  
Cranberry Twp PA 16066  
Attorney: John R Seltzer  
John R Seltzer, Esq  
713 Wilmiington Avenue  
New Castle PA 16101  
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Robert F Ruk**  
Late of: Clinton Township PA  
Executor: Renee Hayes  
PO Box 257  
Mars PA 16046  
Attorney: McKenna Adams  
The Elder Law Offices of  
Shields And Boris  
1150 Old Pond Road  
Bridgeville PA 15017  
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Richard David Sallade**  
Late of: Cranberry Township PA  
Executor: Amy Brozich  
1941c Barclay Hill Road  
Beaver PA 15009  
Attorney: Thomas J Dempsey Jr  
Jones Gregg Creehan & Gerace LLP  
20 Stanwix Street Suite 1100  
Pittsburgh PA 15222  
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Darryl Stanley**  
**a/k/a: Darryl Lee Stanley**  
**a/k/a: Darryl L Stanley**  
Late of: Renfrew PA  
Administrator: Donavin Stanley  
60 Old Brook Rd  
Levittown PA 19057  
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Bonnie C Weaver**  
**a/k/a: Bonnie Weaver**  
Late of: Butler Township PA  
Executor: Shelley R Michaels  
103 Seneca Drive  
Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002  
BCLJ: Feb. 9, 16 & 23 2024

**Estate of: Johanna Margarite Zotter**  
**a/k/a: Johanna M Zotter**  
Late of: Butler PA  
Executor: Yancey Dorian Seyler Jr  
1900 Montour Street Ext  
Coraopolis PA 15108  
Attorney: Max C. Feldman  
1322 5th Avenue  
Coraopolis PA 15108  
BCLJ: Feb. 9, 16 & 23 2024

**MORTGAGES  
RECORDINGS ARE VERIFIED  
THROUGH  
January 27 - February 2, 2024**

**248Pillowbldg LLC--ELDERTON STATE**  
BK--Butler City Ward:3 Sub/Condo:Pillow  
Heirs Plan Lot:1 Street:248-248 1/2 Pillow  
Street Parcel:563-26-36:\$92,000.00

**9112 Marshall LLC--BRIAR CLIFF FIN**  
SERVS LLC--Cranberry Twp Sub/  
Condo:Bailey Ross Plan Lot:1 Street:9112  
Marshall Road Parcel:130-4F46-  
3E:\$315,000.00

**Abel, Robin; Perfect Place Home**  
**Furnishings LLC; Sanders, Curtis**  
**Aka; Sanders, Curtis III Aka; Sanders,**  
**Melinda--HUNTINGTON NATL BK-**  
-Jackson Twp Sub/Condo:Harmony  
Highlands Plan Lot:15 Street:124 Gregg  
Drive Parcel:180-S4-A15:\$400,000.00

**Adams, Justin; Adams, Tyler--**  
CLEARVIEW FED CRED UN--Adams Twp  
Sub/Condo:Cypress Fields Prd Lot:115  
Street:113 Cypress Lane Parcel:010-  
S23-A115:\$126,129.00

**Bakertelford, Melanie M; Telford, Jeffery**  
**M Jr; Telford, Melanie M Baker--S&T BK-**  
-Seven Fields Boro Street:7018 Franklin  
Rd Parcel:505-S3-B210:\$85,000.00

**Bednar, Casey; Bednar, David--**  
WINTRUST MTG a/k/a--Adams Twp  
Sub/Condo:Meadow Point Res Sub  
Lot:5 Street:208 Summit Acres Drive  
Parcel:010-S10-F5:\$1,243,000.00

**Belford, Malinda S; Belford, Nathan F--US**  
MTG NETWORK--Slippery Rock Boro  
Street:449 W Water St Parcel:510-S4-  
2A:\$194,000.00

**Brown, Richard C; Wilbert, Ashley M--**  
MARS BK--Chicora Boro Street:111 Summit  
Ave Parcel:460-S1-E11:\$67,900.00

**Brugere, Benjamin J; Brugere, Linda**  
**S--SECRETARY HOUSING & URBAN**  
DEV--Butler City Ward:1 Sub/Condo:W S  
Boys Plan Springdale Lot:265 Street:110  
Cups St Parcel:561-37-5:\$3,603.06

**Burdine, Carrie--FIRST COMMONWEALTH**

**NONPROFIT CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 23, 2024, for the purpose of obtaining a Certificate of Incorporation of a nonprofit corporation organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is **ADVOCATES FOR WALKING WITH MOMS INC.**, with a registered office address of 119 Crossing Ridge Trail, Cranberry Twp., PA 16066. The purposes for which it was organized shall at all times be exclusively charitable and educational within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

Gene G. Dimeo, Esq.  
Dimeo Law Group, PLLC  
120 Fourth Street  
Ellwood City, PA 16117

BCLJ: February 23, 2023

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

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

In the Matter of MsD. No. 2024-40331

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

**NATHEN JAMES WALBERT to NATHEN JAMES BAPTISTE**

The Court has fixed the 26th day of March, 2024 at 9:45 A.M. in Courtroom #3 of the Butler County Government Center, Butler, Pennsylvania, as the time and place for 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: February 23, 2023

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**PUBLIC NOTICE**

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

**ORPHANS' COURT DIVISION**

**IN RE: JEREMIAH JAMES HARTMAN (DOB 2/4/15)**

**CHILD OF: ANY UNKNOWN FATHER**

**NO. 63-23-1933**

Take notice that a Petition for Involuntary Termination of Parental Rights of any Unknown father to the above the minor child, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on March 7, 2024, at 10:00 a.m.

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 the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Ashlyn Waychoff, Caseworker  
Washington County Children & Youth  
Social Service Agency  
95 West Beau Street, Ste. 300  
Washington, PA 15301  
Telephone: (724) 228-6884

BCLJ: February 23, 2023

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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 27th day of March 2024, at 10:00 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 10:00 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-rolinq@pa.gov](mailto:ra-rvocc-itx-rolinq@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**

MSD No	Tax Parcel ID Number	Owner(s)	Butler Eagle	Butler County Legal Journal
2023-40309	060-S11-C16-0000	Debbie A. Davenport	8/2/2017	8/4/2017
2023-40310	100-2F04-10AA-0000	Deborah Raida	7/28/2021	7/30/2021
2023-40311	150-S3-D16-0000	Sweeney-Clark Et Al /Sweeney/Gamble	8/5/2009	8/14/2009
2023-40312	180-S4-B10-0000	Harold W. & Zita M. Mudd	8/4/2006	8/4/2006
2023-40313	180-S4-B22T-0000	Bridget A. Heuckeroth	7/29/2020	7/31/2020
2023-40314	250-2F22-10L-0000	John & Lorie McCurry	8/3/2012	8/1/2012
2023-40315	250-2F22-20H-0000	Justin Bowser	7/31/2019	8/2/2019
2023-40316	290-S1-B59A-0000	Dana R. & Rebecca J. Miller.	8/3/2016	8/5/2016
2023-40317	290-1F98-A1D-0001	Jo-De Enterprises, Inc.	8/3/2016	8/5/2016
2023-40318	310-S1-B22-0000	Sandra L. McGinnis c/o Otto N. Schiberl, Jr.	8/6/2004	8/6/2004
2023-40319	561-37-223-0000	Lois J. Patton	8/5/2018	8/3/2018
2023-40322	562-45-161-0000	Gerald C. Bergbigler	8/5/2015	8/7/2015
2023-40323	563-4-135-0000	Anthony Morabito, Jr.	8/1/2018	8/3/2018
2023-40324	565-9-34-0000	Thomas J. & Catherine T. Mitchell	8/5/2015	8/7/2015
2023-40325	565-9-100-0000	K C Outdoors, LLC	8/2/2017	8/4/2017

BCLJ: February 23, 2023

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