

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: Eva M Artman****a/k/a: Eva M Raith**

Late of: Buffalo Township PA
 Executor: Lori L Artman
 1058 Old State Road
 Apollo PA 15613
 Executor: Gena M Artman
 121 Wetzel Road
 Cabot PA 16023
 Attorney: Larry D Loperfito
 Geary Loperfito & Generelli
 159 Lincoln Avenue
 Vandergrift PA 15690
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Naomi Estelle Beatty**a/k/a: Naomi E Beatty**

Late of: Prospect PA
 Executor: Robert J Beatty
 2039 Parkview Drive
 Red Lion PA 17356
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Edythe Mae Burger**a/k/a: Edythe M Burger**

Late of: Franklin Township PA
 Executor: Marjorie K Carey
 114 Woodhawk Lane
 Butler PA 16001
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Marcia Darlene Carnahan**a/k/a: Marcia Carnahan****a/k/a: Marcia D Carnahan**

Late of: Slippery Rock Township PA
 Executor: Traci J Foster
 156 Sutherland Road
 Grove City PA 16127
 Executor: Rachel C Chamberlain
 416 West Mercer Street
 Harrisville PA 16038

Executor: Richard F Walters Jr
 615 New Castle Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Daniel L Check

Late of: Buffalo Township PA
 Executor: Margaret E Check
 120 Heck Rd
 Sarver PA 16055
 Attorney: Richard James Bosco
 512 Market Street PO Box 309
 Freeport PA 16229
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Patricia R Curtis

Late of: Cranberry Township PA
 Executor: Cameo Curtis
 7658 Franklin Road
 Cranberry Twp PA 16066
 Attorney: Charles C Bell
 651 Holiday Drive Suite 400
 Pittsburgh PA 15220
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Carol Jean Fry

Late of: Cabot PA
 Administrator: Brandy L Oskin
 129 Blackberry Hill Lane
 Butler PA 16002
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Leo E Kiefer Jr**a/k/a: Leo E Kiefer**

Late of: Donegal Township PA
 Administrator: Leanora A Kiefer-West
 643 E Slippery Rock Road
 Chicora PA 16025
 Attorney: Andrew M Menchyk Jr
 Stepanian & Menchyk LLP
 222 South Main Street
 Butler PA 16001
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Suzanne Lynne Klemoff

Late of: Cranberry Township PA
 Administrator: Kristie Vassallo
 410 Hastings Drive
 Cranberry Twp PA 16066
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Antonette Koltiska**a/k/a: Antonette B Koltiska**

Late of: Cranberry Township PA
 Executor: Lori Milas
 111 Star View Lane
 Cranberry Twp PA 16066
 Attorney: Charles B Hadad
 The Lynch Law Group LLC
 375 Southpointe Blvd Ste 100
 Canonsburg PA 15317
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Ronald Gilbert Ouellette**a/k/a: Ronald G Ouellette**

Late of: Cranberry Township PA
 Executor: Michael F Ouellette
 4135 Mossycup Ln
 Richmond TX 77469
 Executor: Daniel R Ouellette
 3660 Park Meadow Dr
 Lake Orion MI 48362
 Attorney: Stanley J Lehman
 Sherrard, German & Kelly P.C.
 535 Smithfield Street Suite 300
 Pittsburgh PA 15222
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Thomas F Ritchey III

Late of: Cranberry Township PA
 Executor: Thomas F Ritchey IV
 112 Ridgemont Drive
 Cranberry Township PA 16066
 Attorney: Ashley E Sharek
 Entrusted Legacy Law
 Box 130
 Bradford Woods PA 15015
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: David Reid Schaffner Sr**a/k/a: David R Schaffner**

Late of: Renfrew PA
 Executor: Stephen M Schaffner
 152 McCalmont Rd
 Renfrew PA 16053
 Attorney: Ashley R Bozewski
 Sherrard, German & Kelly, PC
 535 Smithfield Street Suite 300
 Pittsburgh PA 15222
 BCLJ: Nov. 7, 14 & 21, 2025

Estate of: Glenda M Schaffner

Late of: Renfrew PA
 Executor: Stephen M Schaffner
 152 McCalmont Rd
 Renfrew PA 16053
 Attorney: Ashley R Bozewski
 Sherrard, German & Kelly, Pc
 535 Smithfield Street Suite 300
 Pittsburgh PA 15222
 BCLJ: Nov. 7, 14 & 21, 2025

SECOND PUBLICATION**Estate of: Michelle Renee Adams**

Late of: Cranberry Township PA
 Administrator: Beau J Adams
 78 Hickory Court
 Cranberry Twp PA 16066
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Scott Paul Boyer**a/k/a: Scott P Boyer**

Late of: Slippery Rock PA
 Administrator: Betty Jean Borello
 761 Pine Valley Drive
 Pittsburgh PA 15239
 Attorney: Paul D Zavarella
 787 Pine Valley Drive Suite E
 Pittsburgh PA 15239
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Diane Lynn Davidson

Late of: Harmony PA
 Administrator: Scott A Davidson
 140 Little Creek Road
 Harmony PA 16037
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelenople PA 16063
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Barbara Ann Eckels**a/k/a: Barbara Eckels****a/k/a: Barbara A Eckels**

Late of: Slippery Rock PA
 Executor: Jeffery M Dittmer
 23608 82nd Place
 Salem WI 53168
 Attorney: Thomas R Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Jackie Ann Garofalo**a/k/a: Jackie Ann Semenko**

Late of: Cranberry Township PA
 Executor: Holly Nowicki
 217 Cashmere Court
 Cranberry Twp PA 16066
 Attorney: Brooke B McMorrow
 McMorrow Law LLC
 10475 Perry Highway Suite 204
 Wexford PA 15090

BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Elaine Gilliland

a/k/a: Elaine H Gilliland

Late of: Butler PA
 Administrator: James A Hallahan
 247 Saddle Ridge Drive
 Farrugut TN 37934
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Beverly Bea Heeter

a/k/a: Beverly B Heeter

Late of: Zelenople PA
 Executor: Terry R Heeter
 181 South Third Avenue
 Clarion PA 16214
 Attorney: David M Gulnac
 Kooman, Heeter & Gulnac, PC
 Marianne Prof Cntr PO Box 700
 Clarion PA 16214
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Kevin D Lindsay

a/k/a: Kevin Donald Lindsay

Late of: Oakland Township PA
 Administrator: Cynthia L Lindsay
 353 Hoon Road
 Butler PA 16001
 Attorney: Paula J Willyard
 Willyard Law Firm PC
 382 N Pike Road
 Sarver PA 16055
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Clayton S Morrow

a/k/a: Clayton Stanley Morrow

Late of: Adams Township PA
 Administrator C.T.A.: Karen Kelly Morrow
 126 Colonel Lane
 Mars PA 16046
 Attorney: Robin L Rarie
 Brenlove & Fuller LLC
 401 Washington Ave
 Bridgeville PA 15017
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Harry B Ritson

Late of: Center Township PA
 Executor: Douglas E Ritson
 134 Jamisonville Road
 Butler PA 16001
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: Oct. 31 & Nov. 7 & 14, 2025

Estate of: Edward D Stewart

Late of: Middlesex Township PA
 Executor: Jane Lynn Stewart
 129 Keithwood Dr
 Valencia PA 16059
 Attorney: Timothy R Bonner
 McNickle & Bonner LLP
 209 West Pine Street
 Grove City PA 16127
 BCLJ: Oct. 31 & Nov. 7 & 14, 2025

THIRD PUBLICATION

Estate of: Patricia A Andrews

Late of: Cranberry Township PA
 Administrator: Lois M Vitti
 663 Fifth Street
 Oakmont PA 15139
 Attorney: Louis M Vitti
 Vitti Law Group INC
 663 Fifth Street
 Oakmont PA 15139
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Stephen L Campbell

a/k/a: Stephen Lance Campbell

Late of: Slippery Rock Township PA
 Executor: Tiffany Bell
 188 Smith Valley Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Suzanne D Conn

Late of: Cherry Township PA
 Executor: Dennis Conn
 203 Harrisville Road
 West Sunbury PA 16061
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Lucy M Kline

Late of: Butler Township PA
 Executor: Veronica L Anderson
 220 Home Ave
 Butler PA 16001
 Executor: William A Kline
 1035 East Brady St Ext
 Butler PA 16001
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Megan M Mappin

Late of: Mars PA
 Administrator: Darlene A Mappin
 190 Silvercreek Drive
 Mars PA 16046
 Attorney: James L Nardelli Jr
 2120 Freeport Rd Suite 4
 New Kensington PA 15068
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Diana Matteoni

Late of: Butler PA
 Administrator: Lydia Kathryn Matteoni
 523 Suismon Street Apt 3
 Pittsburgh PA 15212
 Attorney: David W Crosson
 Crosson & Richetti LLC
 609 West Hamilton St Suite 301
 Allentown PA 18101
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

**Estate of: Richard C McKinney
a/k/a: Richard McKinney**

Late of: Valencia PA
 Executor: Tracey A Tollis
 160 Pear Orchard Road
 Coraopolis PA 15108
 Attorney: David C Moran
 Moran & Moran PC
 3000 Stonewood Drive Suite 315
 Wexford PA 15090
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Marlene Otto Morrell

Late of: Cranberry Township PA
 Executor: Kristin Gene Morrell
 316 Highland Pine Dr
 Pittsburgh PA 15237
 Attorney: Daniel R Tobin
 Law Offices Of Daniel R Tobin
 2000 Corporate Drive Ste 350
 Wexford PA 15090
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Cathy Marlene Novosat

Late of: Cranberry Township PA
 Executor: Eric J Novosat
 251 Mercer Street 2nd Floor
 Harmony PA 16037
 Executor: Sarah J Kelley
 149 Miller Run Road
 Slippery Rock PA 16057
 Attorney: Kelton Merrill Burgess
 Law Offices Of Kelton M Burgess
 1300 Fifth Avenue Suite 201
 Pittsburgh PA 15219
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Donald B Phipps

Late of: Prospect PA
 Administrator: Joshua Phipps
 118 Holly Circle
 Harmony PA 16037
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Keith L Ritts

Late of: Lockport, Niagara County,
 New York
 Ancillary Executor: Diane Woods
 239 Niagara Street
 Lockport NY 14094
 Attorney: Philip D Luciano II
 Abernethy & Hagerman LLC
 4927 William Flinn Hwy
 Allison Park PA 15101
 Butler PA 16001
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Dixie Louise Rupert

Late of: Mars PA
 Executor: Brian C Rupert
 10114 Red Mesa Drive
 Houston TX 77095
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Cynthia Wolfe

Late of: Saxonburg PA
 Administrator: Mark Wolfe
 126 Rossford Lane
 Ford City PA 16226
 Attorney: Tyler S Heller
 Mechling And Heller LLP
 216 N Jefferson St
 Kittanning PA 16201
 BCLJ: Oct. 24, 31 & Nov. 7, 2025

Estate of: Anna K Davidson-Wyatt**a/k/a: Anna K Wyatt****a/k/a: Anna Davidson-Wyatt**

Late of: Cranberry Township PA
 Executor: Karen D Morrone
 507 Edgewood Circle
 Cranberry Twp PA 16066
 Executor: Christian D Davidson
 132 Colver Road
 PO Box 514
 Ebensburg PA 15931
 Executor: Candace H Davidson
 6750 Damascus Road
 Laytonsville MD 20882
 Attorney: Mark C Coulson
 Williams Coulson
 One Gateway Center 16th Fl
 420 Fort Duquesne Blvd

Pittsburgh PA 15222

BCLJ: Oct. 24, 31 & Nov. 7, 2025

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH**

September 6, 2025 - September 8, 2025

Addams, Dean; Addams, Jane--NATIONS DIRECT MTG LLC--Adams Twp Sub/Condo:Southern Valley Commons Plan R Unit:34-A Street:774 Norwegian Spruce Dr Parcel:010-S12-B34A:384000

Alton, Cody W; Jespersen, Dana L--PNC BK NATL ASSN--Forward Twp Street:221 Browns Mill Rd Parcel:160-4F31-4C Acre:1.7:337500

Anthony, Randy A--FIRST COMMONWEALTH BK--Butler Twp Sub/Condo:Burton Heights Plan Addn 1 Lot:8 Street:216 Home Ave Parcel:056-20-D8:45000

Braga, Ingrid Pollyanna Da Silva; Clements, Christopher Cody--UNION SAV BK--Adams Twp Sub/Condo:Southern Valley Commons Plan Lot:24-B Street:150 Southern Valley Court Parcel:010-S12-B24B:348570

Burns, Jeffrey a/k/a; Burns, Jeffrey D a/k/a; Burns, Tiffany a/k/a; Burns, Tiffany J a/k/a--FIRST COMMONWEALTH BK--Cranberry Twp Sub/Condo:Eagle Ridge Plan Lot:15 Street:103 Eagle Ridge Rd Parcel:130-S8-F15:123700

Church Experience Inc--CHURCH DEV FUND INC--Butler City Ward:2 Street:125 E Cunningham St Parcel:562-7-113:2160000

Comiskey, Adam M; Comiskey, Alicia K--CLEARVIEW FED CRED UN--Adams Twp Sub/Condo:Morning Grove Plan Lot:18 Street:210 Morning Grove Ln Parcel:010-S12-C18:110000

Conto, Ethan Dale; Conto, Leeann Marie--HORIZON FARM CRED ACA--Parker Twp Street:530 Redwood Road Parcel:260-1F29-27:520000

Cress, Cindy Ann; Cress, Eleanor Jessie--ROCKET MTG LLC--Butler City Ward:3 Sub/Condo:Cavanaugh Plan Lot:224 Street:508 Negley Ave Parcel:563-6-154:92487

Cress, James R; Cress, Kirsten L--WAHL RICHARD W--Jackson Twp Sub/Condo:Goehring Plan Lot:2 Parcel:180-4F50-2D Acre:5.26:400000

Dengler, Gena M; Dengler, Matthew R--PNC BK NATL ASSN--Adams Twp Sub/Condo:Stoneridge Farms Prd Consol & Lot:124 Street:210 Stoneridge Ln

Parcel:010-S24-A124:149999

Fester, Jennifer M; Fester, Nicholas Wade--ROCKET MTG LLC--Butler Twp Sub/Condo:Crest Haven Plan Lot:7 Street:114 Dolphin Dr Parcel:051-48-277:91000

Gardner, Tammy L--UNITED WHOLESale MTG LLC--Butler Twp Sub/Condo:Butler Highfields Plan Lot:147-A Street:112 Campbell Ave Parcel:055-28-B147A:169900

Gibson, Connor a/k/a; Gibson, Connor Andrew a/k/a; Gibson, Kathryn a/k/a; Gibson, Kathryn Patricia a/k/a--NVR MTG FIN INC--Cranberry Twp Sub/Condo:Park Place Amendment No 73 Lot:8-19C Street:229 Chital Lane Parcel:130-S46-B19C:329600

Gilson, Marianne K--NEXTIER BK NA--Butler City Ward:4 Sub/Condo:Dobson McGuirk & Clouse Plan Lot:2 Street:566 4Th Street Parcel:564-47-65:131500

Hanratty, Michael S--PENNYMAC LOAN SERVS LLC--Butler Twp Sub/Condo:Kriley Lot Line Rev Lot:A Street:277 Crisswell Rd Parcel:051-63-2A:225256

Hanuscak, Amy Lee; Hanuscak, Daniel Allen--DHI MTG CO LTD--Butler Twp Sub/Condo:Autumn Woods Rev Plan Sub No 1 Lot:Th105B Street:203 Cherry Tree Drive Parcel:054-33-G105B:301232

Hinchberger, Melea R; Hinchberger, Tyrone L--HANNA MTG SERVS HOWARD--Butler City Sub/Condo:Limberg Plan Lot:91 Street:562 5Th Street Parcel:564-47-89:171830

Limback, Sharon A--ARMCO CRED UN--Adams Twp Street:314 Three Point Rd Parcel:010-S9-C13:200000

Linamen, John C--FIRST COMMONWEALTH BK--Winfield Twp Lot:C-L Street:357 Riemer Rd Parcel:320-1F94-18D Acre:2.00:20000

Longobardi, Brittany Lynn; Longobardi, Nicholas--KIND LENDING LLC--Zelienople Boro Sub/Condo:Timberbrook Plan Ph 1 Lot:32 Street:149 Oakdale Dr Parcel:550-S5-H32:472900

Maxwell, Dina E--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Deer Run Pud Ph 2 Lots 8 & 9 Lot:9-A-R Street:215 Whitetail Rdg Parcel:130-S11-J9A:25000

McGee, Matthew A; McGee, Michelle M--SOFI BK NATL ASSN--Cranberry Twp Sub/Condo:Marshall Woods Plan Ph III Lot:379 Street:9270 Marshall Rd Parcel:130-S35-C379:65000

Miller, David J a/k/a; Miller, David John a/k/a--ARMCO CRED UN--Butler Twp Ward:2 Street:4 Meadow Ave Parcel:052-29-F25A:25000

Application Date:

October 25 - October 31, 2025

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.

- Joseph Wysocki and Gloria Jean Bronowicz :25-00824
- Brittany Noel Brubaker and David Patrick Culeton :25-00828
- John Corjesu Mcgrath and Haley Rosalind Davinsizer :25-00833
- Glen Elliot Hoffman and Andrea Theresa Digregorio :25-00836
- Girard Riazzi and Rebecca Ann Eichner :25-00825
- Brianna Kristi Brusamonti and Travis Lee Ganter :25-00826
- Gerald Christopher Eddis Jr and Michaela Alexis Garnett :25-00832
- Jessica Daryl Verne and Nicholas Ernest Krcelich :25-00822
- Thomas Justin Ruff and Francesca Mammarelli :25-00835
- Robson Modesto Da Silva and Thaynar Ronconi Pereira :25-00831
- Spencer James Datz and Samantha Renee Shuler :25-00827
- Dani Lynn Brown and Jared Austin Smolar :25-00834
- Darren Matthew Moyer and Danielle Marie Thompson :25-00829
- Luke Thomas Henzler and Nicole Elizabeth Townsend :25-00823
- Shayne Douglas Zappi and Samantha Nicole Vresh :25-00830

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 16th day of January, 2026** 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 February 13, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: November 7, 14 & 21, 2025

No. 2025-30176

SELENE FINANCE, LP vs UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM D. CORNELIUS A/K/A WILLIAM DAVID CORNELIUS, DECEASED

PROPERTY ADDRESS: 906 NEWCASTLE ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 170-3F80-26B-0000

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING SHOWN ON A SURVEY BY NORTHERN SURVEYORS AND ASSOCIATES, DATED MAY 30, 2023 ANP BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF NEW CASTLE ROAD (S.R. 0422) ON LINE OF LAND NOW OR FORMERLY OF M. TWENTIER, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF GROUND; THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 270 37'33" EAST 212.27' TO A POINT; THENCE NORTH 54030 1 27" WEST 45.00' TO A POINT; THENCE NORTH 020 15'27" WEST 600.00' TO A POINT ON LAND NOW OR FORMERLY B.

SAWYER; THENCE BY SAID LAND NORTH 890 11 1 33" EAST 106.78' TO AN IRON PIN ON LAND NOW OR FORMERLY OF G. RUMBURG. THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 02 15 27" EAST 599.58' TO AN IRON PIN; THENCE SOUTH 35 47'27" EAST 63.50' TO AN IRON PIN; THENCE SOUTH 12 30 33" WEST 284.24' TO A POINT IN THE CENTER OF SAID NEW CASTLE ROAD; THENCE BY THE CENTER OF SAID ROAD; NORTH 51 55'42" WEST 183.06' TO A POINT BEING THE PLACE OF BEGINNING.

CONTAINING 2.35 ACRES MORE OR LESS.

EXCEPTING AND RESERVING all Oil and Gas as conveyed by Deed dated July 9, 2018 and Recorded in the Butler County Recorder of Deeds Office at instrument No. 201807120013870.

BEING THE SAME PREMISES which William R. Martin, Executor of the Estate of Charles Francis Martin a/k/a Charles F. Martin, Deceased, by Deed dated 6/1/23 and recorded in the Office of the Recorder of Deeds of Butler County on 6/6/23 in Instrument 202306060007859, granted and conveyed unto William D. Cornelius. PARCEL NO.: 170-3F80-26B-0000

BCLJ: November 7, 14 & 21, 2025

No. 2025-30183

PNC BANK, NATIONAL ASSOCIATION vs **LOUIS G. DAWSON**

PROPERTY ADDRESS: 721 BONNIEBROOK ROAD, BUTLER. PA 16002 UPI / TAX PARCEL NUMBER: 290-1F151-2D-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN SUMMIT TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING SQUARE STOCK IRON PIN ON THE NORTHEASTERN SIDE OF BONNIEBROOK ROAD, A/K/A TOWNSHIP ROAD 810, AT THE NORTHWEST CORNER OF PROPERTY OF NOW OR FORMERLY R. LOVE; THENCE SOUTH 0 DEGREES 2' 23" EAST 191.29 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 40' 0" WEST 374.54 FEET TO A POINT ON THE NORTHWESTERN CORNER OF LOT OF NOW OR FORMERLY DEAN P. SCHNUR, ET UX, WHICH POINT IS THE TRUE PLACE OF BEGINNING; THENCE FROM TRUE PLACE OF BEGINNING ALONG LANDS OF NOW OR FORMERLY DEAN P. SCHNUR, ET UX, AND LANDS OF GEORGE F. SPINNEWEBER, ET UX, SOUTH 0 DEGREES 47' 18" EAST 175 FEET TO A POINT; THENCE ALONG LANDS OF GEORGE F. SPINNEWEBER, ET UX, THE FOLLOWING COURSES AND DISTANCES: NORTH 81 DEGREES 51' 24" WEST 303.67 FEET TO A POINT; NORTH 0 DEGREES 47' 18" WEST 125 FEET TO A POINT; NORTH 88 DEGREES 40' 0" EAST 300 FEET TO A POINT, BEING THE PLACE OF BEGINNING. BEING PARCEL A IN THE GEORGE F. SPINNEWEBER SUBDIVISION RECORDED AT PLAN BOOK 124, PAGE 6, AND CONTAINING 1.03 ACRES AND HAVING ERECTED THEREON A DWELLING HOUSE.

TOGETHER WITH FREE AND UNINTERRUPTED USE, LIBERTY, AND PRIVILEGE OF, AND PASSAGE IN ALONG, TOGETHER WITH FREE INGRESS, EGRESS AND REGRESS ALONG A CERTAIN 50-FOOT RIGHT OF WAY IN COMMON WITH GEORGE F. SPINNEWEBER OR HIS SUCCESSORS, AS SAID RIGHT OF WAY IS DESCRIBED IN THE PREVIOUS DEED OF RECORD AND SHOWN AT PLAN BOOK 124, PAGE 6. SEE DEED BOOK 1408, PAGE 676 AND DEED BOOK 1154, PAGE 117 AND DEED BOOK 1408, PAGE 685.

BEING KNOWN AS DISTRICT 29, MAP 1F151, PARCEL 2D.

COMMONLY KNOWN AS 721 BONNIEBROOK ROAD, BUTLER, PA 16002.

BUTLER COUNTY TAX PARCEL I.D. NO.290-1F151-2D-0000

BCLJ: November 7, 14 & 21, 2025

No. 2025-30189

TOWNE MORTGAGE COMPANY vs **DAVID L. HEROLD, APRIL C. FERGUSON**

PROPERTY ADDRESS: 338 PETROLIA ROAD, PETROLIA, PA 16050 UPI / TAX

PARCEL NUMBER: 150-1F27-14A-0000

All that certain piece, parcel or lot of ground lying and situate in the Township of Fairview, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded as described as follows, to wit:

BEGINNING at a point on the Southern line or side of State Highway L.R. 10076 at the dividing line of land herein conveyed and land now or formerly of Witco Chemical Corp., Bannsborn Division, thence along said dividing line South 04 degrees 43' 00" West, a distance of 160.00 feet to a point; thence continuing along the same North 60 degrees 30' 00" West, a distance of 100.00 feet to a point at corner of land now or formerly of Witco Chemical Corp., Bannsborn Division, land herein conveyed and land now or formerly of W. Larimore; thence along the dividing line of land herein conveyed and land now or formerly of W. Larimore, North 04 degrees 03' 00" East, a distance of 150.00 feet to a point on the Southern line of side of State Highway L.R. 30074, thence along said side of State Highway L.H. 10076 South 80 degrees 30' 00" East, a distance of 100.00 feet to a point at the place of beginning.

Being known as: 338 PETROLIA ROAD, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in David L. Herold and April C. Ferguson, husband and wife, by deed from NANCY L. LINK, UNMARRIED dated June 25, 2020, and recorded June 29, 2020, in Instrument Number 202006290012430.

BCLJ: November 7, 14 & 21, 2025

No. 2025-30172

LAKEVIEW LOAN SERVICING, LLC vs
THE UNKNOWN HEIRS OF JOSHUA GOETZ DECEASED

PROPERTY ADDRESS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 054-27-C10-0000 & 054-27C9-0000 PARCEL ONE:

All that certain lot of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point where the center line of the public road known as the Whitestown

Road intersects the center line of the public road known as the Duffy Road, being the Northeast corner of the premises herein described; thence in a Southern direction along the center line of said Duffy Road, a distance of four hundred (400) feet to a point on lands of now or formerly Robert Samuel Lackey and Rose Marie Lackey Reid; thence in a Western direction along said lands of Lackey and Reid, a distance of two hundred (200) feet to a point on lands of now or formerly Frank J. and Rose E. Lackey; thence in a Northern direction along other lands of said now or formerly Frank J. and Rose E. Lackey, a distance of four hundred (400) feet to a point in the center line of the Whitestown Road; thence in an Eastern direction along the Whitestown Road, a distance of two hundred (200) feet to a point, the place of beginning.

PARCEL TWO:

All that certain tract or land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of Whitestown Road at the Northwest corner of other lands of Polanec; thence along the center line of Whitestown Road North 88 degrees 58 minutes West, a distance of 100 feet to a point on line of land of Cranberry Baptist Church; thence along lands of Cranberry Baptist Church, South 3 degrees 43 minutes West, a distance of 435.6 feet to a point on line of lands of Robert S. Lackey, et al; thence South 88 degrees 58 minutes East, a distance of 300 feet to a point in the center line of South Duffy Road; thence by the center line of South Duffy Road, North 3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East, a distance of 400 feet to a point in the center line of Whitestown Road at the place of beginning. Containing 1.16 acres as per survey of Wayne R. Cypher, R.E., dated August 24, 1974.

BEING designated as Tax Parcel Nos. 054-27-C10-0000 and 054-27C9-0000

6th line of the Beginning paragraph of Parcel 2 contained in Deed # 201707070014276 and Mortgage #202011020024881 incorrectly refer to "...North 3 degrees 43 minutes East a distance of 400 feet..." instead of "...North

3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East..." aforesaid Deed refers to Tax Parcels Nos. 54-27-C9 and 54-27C10 instead of 054-27-C10-0000 and 054-27-C9-0000 and aforesaid mortgage refers to Tax Parcel Nos. 054-27-C10-0000 and 054-27-C9-0000 instead of 054-27-C10-0000 and 054-27-C9-0000, and is corrected above.

BEING KNOWN AS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 054-27-C10-0000 AND 054-27-C9-0000

BEING THE SAME PREMISES WHICH ALBERT POLANEC JR. BY DEED DATED 6/26/2017 AND RECORDED 7/7/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT #:201707070014276 GRANTED AND CONVEYED UNTO JOSHUA DANIEL GOETZ, NOW DECEASED AND CHRISTINE M. BRIOADY, NOW DECEASED, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP.

BCLJ: November 7, 14 & 21, 2025

No. 2025-30195

FIRST COMMONWEALTH BANK vs **DOUGLAS VANE GOLDSTROHM**

PROPERTY ADDRESS: 110 SCHNUR ROAD, BUTLER, PA 16002 UPI / TAX PARCEL NUMBER: 290-1 F153-A14E-0000

All that certain piece, parcel and tract of land situate in Summit Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Township Route T-622, which point is the Northeast corner of the lot herein conveyed and the Southeast corner of the lot now or formerly James F. Dittmer and Sharyn E. Dittmer, his wife, which point is also the center line of a 16 foot right of way; thence along center line of said 16 foot right of way and lands of Dittmer, South 76 degrees 14' West 187 feet to a point in the center line of a 10 foot right of way; thence along lands of Dittmer, also being the center line of a 10 foot right of way North 2 degrees 19' West 34.86

feet to a point; thence along lands of Dittmer, South 87 degrees 4' West 86.07 feet to a point, on other lands of now or formerly E. Karch; thence along lands of grantors herein South 2 degrees 19' East 195.23 feet to a point; thence along same, North 78 degrees 01' East 321.91 feet to a point in the center line of Township Route T-622; thence along center line of said Township Route T-622, North 20 degrees 49' West 151.24 feet to a point, the place of beginning.

AND CONTAINING 1.08 acres as per survey of Greenough & Greenough, Inc., dated March, 1972.

GRANTING AND CONVEYING to the grantees herein, their heirs and assigns, the right of ingress, egress and regress over and across an 8 foot strip of land, constituting the Northern 8 feet of the said 16 foot right of way hereinabove referred to, and also over and across the 5 foot Eastern portion of the said 10 foot right of way hereinabove referred to; (See agreement at Record Book Volume 1789, Page 346).

THE intent of the above exception and reservation and conveyance of rights of way is that both parties hereto, their heirs and assigns, shall have the full use and privilege of the said 16 foot right of way and said 10 foot right of way, as plotted and shown on right of way.

HAVING erected thereon a dwelling known as 110 Schnur Road, Butler, PA 16002 and designated as Parcel No. 290-1 F153-A14E-0000.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan. Being the same premises which Jason R. Thompson and Robin L. Thompson, husband and wife, by Deed dated May 31, 2023, recorded with the Recorder of Deeds of Butler County, Pennsylvania on June 1, 2023 at Instrument No. 202306010007614, granted and conveyed unto Douglas Vane Goldstrohm.

BCLJ: November 7, 14 & 21, 2025

No. ED-2025-30212

PNC BANK, NATIONAL ASSOCIATION
vs
RICHARD J. HEASLEY

PROPERTY ADDRESS: 334
NORTH PIKE ROAD, SARVER, PA 16055
UPI/ TAX PARCEL NUMBER: 040-1
F92-A3C-0000

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY OTHER LAND OF FIRST PARTIES; ON THE EAST SIXTY ONE 61, FEET BY BUTLER & FREEPORT PIKE OR HIGHWAY ROUTE 356; ON THE SOUTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY LAND OF JOHN W. WADE AND ON THE WEST SIXTY ONE, 61, FEET BY OTHER LAND OF FIRST PARTIES, BY CONTAINING ONE, 1, ACRE, AND BEING PART OF A LARGER TRACT CONVEYED TO THE FIRST PARTIES BY DEED OF RICHARD H. FRANCIS, WIDOWER, DATED JULY 3, 1945, AND RECORDED IN DEED BOOK 540 PAGE 244, ETC. OF THE RECORDS OF BUTLER COUNTY.

Property Address: 334 North Pike Road, Sarver, PA 16055
Parcel ID. 040-1 F92-A3C-0000

Title is vested in Richard J. Heasley by deed from Mary Ann Nemchik, Executrix of the Estate of Helen A. Harbison, a/k/a Helen Anna Harbison, deceased, dated October 20, 2015 and recorded on November 13, 2015 in the Butler County Clerk's/Register's Office as Instrument No.: 201511130025210.

BCLJ: November 7, 14 & 21, 2025

No. 2025-30174

COLONIAL SAVINGS F.A. vs
MICHAEL DAVID LUDWICZAK

PROPERTY ADDRESS: 119 HILLVUE DRIVE, SEVEN FIELDS, PA 16046 UPI / TAX PARCEL NUMBER: 505-SI-C2D-0000

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Seven Fields, County of Butler and Commonwealth of Pennsylvania, being Unit D on Lot 2-R of the

Canterbury Village Plan Phase 2, Section 2, Revised, as recorded in the Recorder's Office of Butler County in Plan Book Volume 143, Page 49.

BEING KNOWN AS: 119 HILLVUE DRIVE, SEVEN FIELDS, PA 16046

PROPERTY ID NUMBER: 505-SI-C2D-0000 BEING THE SAME PREMISES WHICH JOHN G. VAKINER AND MONICA S. VAKINER, HUSBAND AND WIFE BY DEED DATED 7/21/2014 AND RECORDED 7/29/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201407290017543, GRANTED AND CONVEYED UNTO MICHAEL DAVID LUDWICZAK, SINGLE.

BCLJ: November 7, 14 & 21, 2025

No. 2025-30175

PENNYMAC LOAN SERVICES, LLC vs
CARLA M. PLAISTED

PROPERTY ADDRESS: 800 MCKINLEY AVENUE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 565 20 200A0000

All that certain piece, parcel or tract of land situate in the Fifth Ward of the City of Butler, bounded and described as follows:

Beginning at a point in the center of McKinley Avenue, said point being the Northeast corner of the herein described lands; thence South 21 degrees 15 minutes 21 seconds East a distance of 34.22 feet to a point; thence South 21 degrees 16 minutes 16 seconds East a distance of 33.70 feet to a point; thence South 1 degrees 17 minutes 22 seconds East a distance of 36.69 feet to a point; thence South 7 degrees 28 minutes 51 seconds West a distance of 71.04 feet to a point; thence North 5 degrees 37 minutes 35 seconds West a distance of 49.53 feet to a point; thence North 00 degrees 19 minutes 22 seconds East a distance of 116.12 feet to a point; thence South 1 degrees 58 minutes 27 seconds West a distance of 76.76 feet to a point; thence South 7 degrees 9 minutes 36 seconds West a distance of 15.28 feet to a point, said point being the Southeast corner of the herein described lands; thence North 86 degrees 00 minutes 10 seconds West a distance of 474.48 feet along lands now or formerly of the Estate of Mary Fratto and Stephen P. and Marsha L. Green to a point, said point being the Southwest corner

of the herein described lands and identified by an iron pipe; thence North 2 degrees 30 minutes 48 seconds East a distance of 392.00 feet along lands now or formerly of the City of Butler to a point, said point being the Northwest corner of the herein described lands; thence South 86 degrees 00 minutes 10 seconds East a distance of 356.92 feet along lands now or formerly of R. Worth to a point; thence North 57 degrees 29 minutes 50 seconds East a distance of 57.61 feet to a point; thence South 86 degrees 00 minutes 10 seconds East a distance of 44.15 feet to a point, said point being the point of beginning. The area herein described is approximately 4.32 acres, more or less.

BEING KNOWN AS: 800 MCKINLEY AVENUE, BUTLER, PA 16001 PROPERTY ID NUMBER: 565 20 200A0000
BEING THE SAME PREMISES WHICH THE ESTATE OF MARY M. FRATTO, BY MARLENE FOLK, EXECUTRIX BY DEED DATED 2/4/1997 AND RECORDED 2/5/1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2708 AT PAGE 0495, GRANTED AND CONVEYED UNTO FRANCIS J. PLAISTED, NOW DECEASED AND CARLA M. PLAISTED, HUSBAND AND WIFE.

BCLJ: November 7, 14 & 21, 2025

No. ED-2025-30196

PNC BANK, NATIONAL ASSOCIATION vs
TRACY J. REED, JAMES H. REED

PROPERTY ADDRESS: 109 BEATRICE LANE, FENELTON, PA 16034 UPI / TAX PARCEL NUMBER: 090-1F67-19D-0000

ALL that certain lot or piece of ground situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Township Road T-570 (Old Route 422) and the West line of land now or formerly G.. C.. Kuzuch, said point being the Northeast corner; thence South 3 degrees 56' West along the West line of land of Kozuch a distance of 624 feet to a point, the Southwest orner; thence North 87 degrees 47' West along the North line of Kozuch a distance of 208 feet to a point, the Southwest corner; thence North 3 degrees 56' East along the East line of land of Ruediger and Reed a distance of 150 feet to a point; thence

South 87 degrees 47' East along the South line of Lot 2 a distance of 188 feet to a point; thence North 3 degrees 56' East along the East line of Lot 2 a distance of 474 feet to a point, the Northwest corner; thence South 87 degrees 47' East along the centerline of Township Road T-570 a distance of 20 feet to the point of the place of BEGINNER.

Property Address: 103 Reed Road, Fenelton, PA 16034

NOTE: According to the Assessor, "103 Reed Road" in now "109 Beatrice Lane"
Parcel ID: 090-1F67-19D-0000

Title is vested in James H. Reed and Tracy J. Reed, his wife, formerly Tracy Kraustok by deed from James H. Reed and Tracy J. Reed, his wife dated 09/14/1993 and recorded on 09/20/1993 in the Butler County Clerk's/Register's Office as Book 2359, Page 144, and as Instrument No.: 021764.

BCLJ: November 7, 14 & 21, 2025

No. ED-2025-30193

USBANKTRUST NATIONAL ASSOCIATION vs
JASON M. RICH

PROPERTY ADDRESS: 115 HAVENWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16001 UPI / TAX PARCEL NUMBER: 130-S20-C10-0000

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in the Havenwood Plan of Lots, as said Plan is recorded in the Recorder of Deeds Office for Butler County, PA in Plan Book Volume 160 page 46-47, inclusive.

Permanent Parcel No.: 130-820-C10-0000
BEING the same premises which Daniel R. Holquist and Kathy A. Holquist, husband and wife by Deed dated August 6, 2019, and recorded in the Official Records of Butler County on August 12, 2019, in Deed Book Volume , Page , as Instrument 201908120015385 granted and conveyed unto Jason M. Rich.

115 Havenwood Drive, Cranberry Township, PA 16066 Tax Parcel Number: 130-S20-C10-0000

BCLJ: November 7, 14 & 21, 2025

No. 2025-30184

CITIZENS BANK, N.A. vs
CHRISTOPHER RICHARDSON

PROPERTY ADDRESS: 115 BROOKSEGE DRIVE, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 60-S17-B8

ALL that certain lot, piece or parcel of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 of the Brooksege Estates Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in the Plan Book Volume 1776, pages 6 and 7. Being the same premises which Richard Phillips and Annette Phillips, husband and wife by Deed dated April 6, 2000 and recorded April 10, 2000 in Butler County in Instrument No. 200004100007647 conveyed unto George M. Heyl and Doris E. Heyl, husband and wife, in fee.

And the said Doris E. Heyl died on June 9, 2019.

And the said George M. Heyl a/k/a George Michael Heyl died on February 8, 2021 leaving a Will probated and registered at Butler County as Will No. 10-21-0322, wherein he appointed Linda C. Pickens as Executrix, to whom Letters Testamentary were granted on March 12, 2021.

Being known as: 115 BROOKSEGE DRIVE, BUTLER, PENNSYLVANIA 16001. Title to said premises is vested in Christopher J. Richardson a/k/a Christopher Richardson by deed from LINDA PICKENS, EXECUTOR OF ESTATE OF GEORGE dated August 17, 2021, and recorded January 20, 2022, in Instrument Number 202201200001485.

BCLJ: November 7, 14 & 21, 2025

No. 2025-30177

FARMERS NATIONAL BANK OF CANFIELD, SUCCESSOR BY MERGER TO FARMER'S NATIONAL BANK OF EMLENTON vs
EDWARD H. WETHLI

PROPERTY ADDRESS: 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066 UPI / TAX PARCEL NUMBER: 130-S33-A328-0000

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF EDWARD WETHLI AKA EDWARD H. WETHLI OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066. INSTRUMENT NO. 201307290021990, PARCEL NUMBER 130-S33-A328-0000

BCLJ: November 7, 14 & 21, 2025

Sheriff of Butler County, Michael T. Slupe

TRUST NOTICE

EMERICK D ISOVITSCH & JUDY A ISOVITSCH REVOCABLE LIVING TRUST DATED 11/11/199

Lisa Geibel, of 551 Keck Road, Butler, Butler County, Pennsylvania, successor trustee of the Emerick D Isovitsch & Judy A Isovitsch Revocable Living Trust dated 11/11/1999. All persons having claims against decedents, Emerick D Isovitsch and Judy A Isovitsch, will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Lisa Geibel, Successor Trustee
Emerick D Isovitsch & Judy A Isovitsch
Revocable Trust 551 Keck Road Butler, PA 16002.

BCLJ: October 31 & Nov. 7, & 14, 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. 2025-40291

Notice is hereby given that, on the 18th day of August 2025, the Petition for Change of Name was filed in the above-named Court by Isabella Marie Crawford requesting an order to change the name the Petitioner's name:

**Isabella Marie Crawford to
Isabella Marie Davis**

The Court has continued, and rescheduled the hearing for the 13th day of January, 2026, 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: Nov. 7, 2025

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NOTICE OF FILING OF PETITION FOR
CHANGE OF NAME OF A MINOR**

In the Matter of MsD. No. 2025-40203

Notice is hereby given that, on June 6, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Melissa Kasarda, Parent and Natural Guardian of M.M.R, a minor requesting an order to change the name of

**M.M.R, a minor to
M.M.K.**

The Court has fixed the 2nd day of December, 2025 at 9:45 a.m. in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: Nov. 7, 2025

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NOTICE OF FILING OF PETITION FOR
CHANGE OF NAME OF A MINOR**

In the Matter of MsD. No. 2025-40344

Notice is hereby given that, on October 24, 2025, a Petition for Change of Name of a Minor was filed in the above-named Court by Petitioners, Amanda Robinson and Brandon Walters, Parents and Natural Guardians of F.W.W, a minor requesting an order to change the name of

**F.W.W, a minor to
F.W.R.**

The Court has fixed the 30th day of December, 2025 at 9:45 a.m. in Courtroom Number 3 of the Butler County Government Center as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: Nov. 7, 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. 2025-40310

Notice is hereby given that, on the 12th day of September, 2025, the Petition for Change of Name was filed in the above-named Court by Dalayna Louise Frankenstein requesting an order to change the name the Petitioner's name:

**Dalayna Louise Frankenstein to
Dalayna Louise Anglum**

The Court has continued, and scheduled the hearing for the 2nd day of December, 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: Nov. 7, 2025

Notice of Dissolution

Notice is hereby given that **Parker Pike, LLC**, a Pennsylvania Limited Liability Company with its registered address at 1031 Bonniebrook Road, Butler PA 16002, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

Ronald W. Coyer, Esquire
S.R. LAW, LLC
631 Kelly Blvd.
P.O. Box 67
Slippery Rock, PA 16057

BCLJ: Nov. 7, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Home Base Acres, LLC** and it is to be organized effective November 5, 2025.

S.R. LAW, LLC
Thomas R. Coyer, Esquire
631 Kelly Blvd.,
P.O. Box 67
Slippery Rock, PA 16057

BCLJ: Nov. 7, 2025

Notice of Dissolution

Notice is hereby given that **Slippery Rock Sports Group, LLC**, a Pennsylvania Limited Liability Company with its registered address at 102B North Gait Drive PO Box 496, Slippery Rock PA 16057, has been authorized by its Members to voluntarily dissolve and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward a claim in writing to the Company at the above referenced address. The claim shall set forth the claimant, the claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

Ronald W. Coyer, Esquire
S.R. LAW, LLC
631 Kelly Blvd.
P.O. Box 67
Slippery Rock, PA 16057

BCLJ: Nov. 7, 2025

Notice

In the Case of IN RE: **2020 Harley Davidson Iron 883 Sportster VIN: 1HD4LE212LB421012: Allen Brown, Maurice Davis and Eagle Mark Savings Bank or Any and all persons having claims or demands against such action**

NOTICE is hereby given that the hearing on the Petitioner's Petition for Involuntary Transfer of Ownership of Vehicle Free and Clear of Liens, will be held on January 6, 2026 at 9:30 am, in Courtroom 3 of the Butler County Government Center, 124 W Diamond Street, Butler, PA 16001. Please appear if you wish to contest.

BCLJ: Nov. 7, 2025
