

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 J Bajcz Jr**

Late of: Butler Township PA
 Executor: Maurice J Bajcz
 1183 Brintell Street
 Pittsburgh PA 15201
 Attorney: Kyrie A Lokhaiser Esq
 Stepanian & Menchuk LLP
 222 S. Main St.
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Richard Patrick Bauer

a/k/a: Richard P Bauer
 Late of: Butler Township PA
 Administrator: Veronica A Andrews
 141 Singleton Rd
 Sarver PA 16055
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Carl S Bemben Jr

a/k/a: Carl Bemben Jr
a/k/a: Carl Stanley Bemben Jr
a/k/a: Carl S Bemben
 Late of: Prospect PA
 Executor: Carol Fediaczko
 380 Kennedy Road
 Prospect PA 16052
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: March 7, 14 & 21, 2025

Estate of: Paul R Czolba Sr

Late of: Cranberry Township PA
 Executor: Michele L Johnson
 312 Leatherbark Drive
 Cranberry Twp PA 16066
 Attorney: Jeffrey A Golvash
 Golvash & Epstein LLC
 9 Dewalt Avenue

Pittsburgh PA 15227

BCLJ: March 7, 14 & 21, 2025

Estate of: Doris Eileen Daugherty

Late of: Center Township PA
 Executor: Angela L Beblo
 105 Mark Drive
 South Charleston WV 25309
 BCLJ: March 7, 14 & 21, 2025

Estate of: Duane G Duncan

a/k/a: Duane Duncan

Late of: Cranberry Township PA
 Executor: Jodi L Ketterer
 5129 County Line Road
 New Castle PA 16102
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Mary J Elder

a/k/a: Mary Josephine Elder

Late of: Winfield Township PA
 Executor: Deborah Brown
 2012 Sonoma Valley Dr
 Renfrew PA 16053
 Executor: Carol McElhinney
 3409 Amburg Lane
 Glen Allen Va 23060
 Attorney: Roger T Mechling Esq
 Mechling & Heller LLP
 216 N Jefferson Street
 Kittanning PA 16201
 BCLJ: March 7, 14 & 21, 2025

Estate of: Saeed Haider Farooq

a/k/a: Saeed H Farooq

Late of: Cranberry Township PA
 Executor: Sharjeel Haider Farooq
 172 Village Drive
 Cranberry Twp PA 16066
 Attorney: Nora Gieg Chatha
 Eckert Seamand Cherin & Mellott LLC
 600 Grant St 44th Fl
 Pittsburgh PA 15219
 BCLJ: March 7, 14 & 21, 2025

Estate of: James L Junk

Late of: Winfield Township PA
 Administrator: Mildred T Junk
 131 Sasse Road
 Cabot PA 16023
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Betty Jane Krepinevich

Late of: Penn Township PA
 Executor: Karen Krepinevich-Wicke
 335 Old Lincoln Highway
 Malvern PA 19355
 Attorney: Andrew J Bellwoar
 126 West Miner Street
 West Chester PA 19382
 BCLJ: March 7, 14 & 21, 2025

Estate of: H Y McAllister

a/k/a: Homer Y McAllister

Late of: Center Township PA
 Executor: Anita D Pepper
 148 Oak Ridge Drive
 Butler PA 16002
 Attorney: James P Coulter
 Dillon MCCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: Robert B McFadden

Late of: Buffalo Township PA
 Executor: Kevin R McFadden
 491 Johns Road
 Adrian PA 16210
 Executor: Barry F McFadden
 102 Stepp Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

Estate of: John P McKallip

Late of: Jefferson Township PA
 Executor: Margaret E McKallip
 794 Schenley Road
 Leechburg PA 15656
 Attorney: Timothy R Miller
 Debernardo Antoniono McCabe & Davis
 PC
 11 North Main Street
 Greensburg PA 15601
 BCLJ: March 7, 14 & 21, 2025

Estate of: George Mitchell

a/k/a: George R Mitchell

Late of: Jefferson Township PA
 Executor: Lora S Berry
 1008 Whitley Drive
 Pittsburgh PA 15237
 Attorney: Megan E Loftis
 1650 Broadway Avenue
 Pittsburgh PA 15216
 BCLJ: March 7, 14 & 21, 2025

Estate of: Mary Nowakowski

a/k/a: Mary T Nowakowski

Late of: Jefferson Township PA
 Executor: Mary Rene Nowakowski-Wilbert
 176 Rennick Rd
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: March 7, 14 & 21, 2025

Estate of: John Robert Riley

a/k/a: John Riley

Late of: Slippery Rock PA
 Executor: Barbara J Simonsen
 158 Creek Drive
 Slippery Rock PA 16057
 Attorney: Joseph John Nash
 The Nash Law Office
 164 S Main St PO Box 673
 Slippery Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Karen M Rott

a/k/a: Karen Rott

Late of: Marion Township PA
 Executor: Michael Alan Rott
 208 Unity Road
 Harrisville PA 16038
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: March 7, 14 & 21, 2025

Estate of: Whilmer Shinn III

a/k/a: Whilmer Shinn

Late of: Center Township PA
 Executor: Steven C Shinn
 11114 116th Avenue Court NW
 Gig Harbor WA 98329
 Attorney: Ted Isoldi Esq
 106 North Pitt Street
 PO Box 2
 Mercer PA 16137
 BCLJ: March 7, 14 & 21, 2025

Estate of: Cynthia Allene Devine-Slagle

Late of: Butler PA
 Executor: Daniel Devine
 88 Briggs St
 Pittsburgh PA 15234
 Executor: Timothy Devine
 123 Dolphin Dr
 Butler PA 16002
 BCLJ: March 7, 14 & 21, 2025

Estate of: Eleda Catherine Snyder**a/k/a: Eleda C Snyder**

Late of: Harrisville PA
 Administrator: Neil M Snyder
 248 Boyers Road
 Harrisville PA 16038
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057
 BCLJ: March 7, 14 & 21, 2025

Estate of: Wilda Lorraine Stroup**a/k/a: Wilda L Stroup**

Late of: Center Township PA
 Executor: Pearl E Walker
 101 Belleshire Drive
 Butler PA 16001
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: March 7, 14 & 21, 2025

Estate of: Betty Jean Edith Wunnenberg**a/k/a: Betty Jean Edith Gnuse**

Late of: Zelenople PA
 Executor: Linda J Rodenbeck
 2616 19th Street
 Beaver Falls PA 15010
 BCLJ: March 7, 14 & 21, 2025

Estate of: William George Yeager

Late of: Saxonburg PA
 Executor: Thomas J Yeager
 505 Leslie Road
 Valencia PA 16059
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street Suite 101
 Butler PA 16001
 BCLJ: March 7, 14 & 21, 2025

SECOND PUBLICATION**Estate of: Joseph E Ball**

Late of: Cranberry Township PA
 Executor: Kathleen M Ball
 204 Crawford Court
 Mars PA 16046
 Attorney: S Craig Shamburg
 MacDonald Illig Jones & Britton LLP
 100 State St Suite 700
 Erie PA 16507
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Catherine I Bigler

Late of: Butler PA
 Administrator: Janelle Touchtone

2812 Franklynn Drive
 Allison Park PA 15101
 Attorney: Michele P Conti
 Conti Law
 7880 Steubenville Pike
 Oakdale PA 15071
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Cathy E Brinjak

Late of: Middlesex Township PA
 Executor: Paul E Brinjak
 287 State Rd
 Valencia PA 16059
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Leona M Czerniak

Late of: Sarver PA
 Executor: Kari L Skovira
 114 Parrish Road
 Aliquippa PA 15001
 Executor: Diane C McDonough
 1202 Sandy Ridge Drive
 Sarver PA 16055
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Betty A Eisenbrow

Late of: Zelenople PA
 Executor: Hazel A Kulbacki
 17 Greenbriar Drive
 Milton PA 17847
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Dolores E Grove**a/k/a: Dolores Grove**

Late of: Venango Township PA
 Executor: Bradley W Grove
 105 Cemetary Road
 Hilliards PA 16040
 Attorney: Ronald W Coyer
 Sr Law LLC
 631 Kelly Blvd Po Box 67
 Slippy Rock PA 16057
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Nicoletta D Harrington

Late of: Forward Township PA
 Administrator: Thomas J Harrington
 610 Broadmore Lane
 Wexford PA 15090
 Attorney: Matthew A Fiscus
 Fiscus & Ball, PC
 1605 Carmody Ct Suite 102
 Sewickley PA 15143
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Allen Robert Hawk

Late of: Butler Township PA
 Administrator: Kathleen P Hawk
 122 Thornwood Drive
 Butler PA 16001

Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Robert F Hawk

Late of: Butler Township PA
 Administrator: Kathleen P Hawk
 122 Thornwood Drive
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Donald Heasley**a/k/a: Donald J Heasley**

Late of:
 Struthers, Mahoning Co. Ohio
 Ancillary Ancillary Executor: Bonnie
 Rudzik
 127 Schenley Avenue
 Struthers OH 44471
 Attorney: Christopher R Patrick
 100 E Federal Street Suite 600
 Youngstown OH 44503
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Claudia I Martin

Late of: Saxonburg PA
 Administrator: Jeanette L Stephens
 240 Sarver Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Shane T Nolan

Late of: Donegal Township PA
 Executor: Amanda Lee Nolan
 466 E Slippy Rock Rd
 Chicora PA 16025
 Attorney: Vincent J Restauri Jr
 Vincent Restauri Law Offices
 240 Executive Drive #1806
 Cranberry Twp PA 16066
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Anthony L Platek Jr

Late of: Muddycreek Township PA
 Executor: Berenice Grace Madjaric
 145 Thunder Mountan Lane
 Portersville PA 16051
 Attorney: David A Crissman
 Montgomery Crissman Pllc
 518 North Main Street

Butler PA 16001
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Delores J Rape

Late of: Zelenople PA
 Executor: Donald R Rape
 623 Perry Way
 Zelenople PA 16063
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Monica Lee Resek

Late of: Slippy Rock PA
 Administrator: Cassandra Shontz
 118 North Street
 Grove City PA 16127
 Administrator: Alexis Vogan
 240 North Main Street
 Slippy Rock PA 16057
 Attorney: Larry J Puntureri
 2102 Wilmington Road
 New Castle PA 16105
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Carolyn E Riley**a/k/a: Carolyn Elaine Riley**

Late of: Zelenople PA
 Executor: Carolyn E Riley
 228 S Clay St
 Zelenople PA 16063
 Executor: John E Riley
 709 Georgetown Ct
 Wexford PA 15090
 Attorney: Philip Klein Deily
 Morella & Associates PC
 706 Rochester Rd
 Pittsburgh PA 15237
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Daniel Robert Rubottom Jr

Late of: Cranberry Township PA
 Administrator: Daniel Robert Rubottom Sr
 103 Maplehurst Drive
 Aliquippa PA 15001
 Attorney: Chad F McMillen
 McMillen Urick Tocci & Jones
 2131 Brodhead Road
 Aliquippa PA 15001
 BCLJ: February 28 & March 7, 14, 2025

Estate of: Gerald Eugene Rudish**a/k/a: Gerald E Rudish**

Late of: Jefferson Township PA
 Executor: Scott A Rudish
 856 N Pike Rd
 Cabot PA 16023
 Attorney: Michael S Lazaroff Esquire

277 West Main St
Po Box 216
Saxonburg PA 16056
BCLJ: February 28 & March 7, 14, 2025

Estate of: John Lewis Sarver

Late of: Center Township PA
Administrator: Ralph Albert Sarver
102 Pine Aire Drive
Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Gary L Schaffer

Late of: East Butler PA
Executor: Judith I Kuebler
100 Whitestown Village
Apartment 2
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: February 28 & March 7, 14, 2025

Estate of: Elaine L Woodward

Late of: Adams Township PA
Executor: Debra A Robison
39577 West 80th Street
Richmond MO 64085
Attorney: Colin Adair Morgan Esquire
Julian Gray Associates
954 Greentree Road
Pittsburgh PA 15220
BCLJ: February 28 & March 7, 14, 2025

THIRD PUBLICATION**Estate of: Mary Irene Clendenning**

Late of: Zelenople PA
Executor: Ryne A Anderson
479 E Burdick Rd
Chesterton In 46304
Attorney: Kate Cleary Lennen
Myers Law Group LLC
17025 Perry Hwy
Warrendale PA 15086
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Mary Joanne Cuny**a/k/a: Mary Cuny****a/k/a: Mary J Cuny**

Late of: Connoquenessing PA
Executor: Patricia Collodi
302 Cherokee Drive
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP

128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Doris Jean Ditullio

Late of: Lancaster Township PA
Executor: Eric O Ditullio
112 Victory Terrace
Harmony PA 16037
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Gale Virgil Dobson**a/k/a: Gale V Dobson**

Late of: Marion Township PA
Executor: Roxanne M Dobson
125 Gale Lane
Boyers PA 16020
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Nancy C Druschel

Late of: Zelenople PA
Executor: Michael S Druschel
704 Magnolia Drive
Cranberry Twp PA 16066
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Paul L Emmett

Late of: Zelenople PA
Executor: Douglas P Emmett
721 Michigan Ave
Englewood Fl 34223
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelenople PA 16063
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Randy L Halstead Jr

Late of: West Sunbury PA
Administrator: Laura L Halstead
623 West Sunbury Rd
West Sunbury PA 16061
Attorney: Kyrie A. Lokhaiser Esq
Stepanian & Menchyk LLP
222 S. Main St.
Butler PA 16001
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Donna Lea Holbein**a/k/a: Donna L Holbein**

Late of: Center Township PA
Executor: Richard W Fleeger

122 Helga Dr
West Sunbury PA 16061
Executor: Susan Bennett
1346 South Center St Ext
Grove City PA 16127
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Robert L Hunter

Late of: Center Township PA
Executor: Steven J Hunter
2929 Normandy Drive Nw
Atlanta Ga 30327
Attorney: Melanie M Lasota
Schneider Downs & Co
One PPG Place, Suite 1710
Pittsburgh PA 15222
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Eileen M Kuciak

Late of: Butler Township PA
Executor: Judith A Neigh
810 Center Ave
Butler PA 16001
Executor: Patrick M Rodgers
458 Saxonburg Road
Butler PA 16002
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Kevin L Lott**a/k/a: Kevin L Lott Sr**

Late of: Slippery Rock PA
Administrator: Kevin Lott
331 Centreville Pike
Slippery Rock PA 16057
Attorney: Joseph John Nash
The Nash Law Office
164 S Main St PO Box 673
Slippery Rock PA 16057
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Martha Youngblood McCandless**a/k/a: Martha J McCandless**

Late of: Butler Township PA
Executor: Cooper J Youngblood
104 Ferguson Avenue
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Toni Ruzbacki**a/k/a: Delina Perla Yerace****a/k/a: Lillian Yerace****a/k/a: Toni Yerace**

Late of: Center Township PA
Executor: Joseph Yerace
105 Willow Dr
Butler PA 16002
Attorney: Joseph V Luvara
1822 Worcester Drive
Pittsburgh PA 15243
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Eric Michael Sigler**a/k/a: Eric M Sigler**

Late of: Cranberry Township PA
Executor: Austin Joseph Sigler
811 Charles James Circle
Ellicott City MD 21043
Attorney: Timothy B Thurman
Citron Alex PC
One Oxford Centre Suite 1225
301 Grant St
Pittsburgh PA 15219
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Stella M Smith

Late of: Clearfield Township PA
Executor: Mary Beth Bonomo
1800 Waterleaf Ct
Sewickley PA 15143
Attorney: Claire Johnson Saenz LLC
Strassburger McKenna Gutnick & Gefsky
Four Gateway Center Suite 220
444 Liberty Ave
Pittsburgh PA 15222
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Mary L Soukup

Late of: Valencia PA
Executor: Erik V Scully Esq CPA
7500 Brooktree Rd
Suite 202
Wexford PA 15090
Attorney: Ryan F Scully Esq
7500 Brooktree Rd
Suite 202
Wexford PA 15090
BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Sharon Edkins Watson**a/k/a: Sharon Edkins****a/k/a: Sharon Watson****a/k/a: Sharon Gamble**

Late of: Cranberry Township PA
Administrator: Amanda Catherine Watson
147 39th Street Apt 476
Pittsburgh PA 15201

BCLJ: Feb. 21, 28 & March 7, 2025

Estate of: Sharon A Wissinger

Late of: Clinton Township PA
 Executor: Kenneth H Wissinger
 1035 Ekastown Road
 Saxenburg PA 16056
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxenburg PA 16056
 BCLJ: Feb. 21, 28 & March 7, 2025

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH**

January 17, 2025 - January 21, 2025

Benjamin Marcus Homes LLC; Marcus Homes LLC, Benjamin--84 FIN LP--Cranberry Twp Sub/Condo:Eagle Ridge Plan Lot:19 Parcel:130-S8-F19:\$5,680,493.83

Broerman, Margaret L Real Est Tr By Trs; Broerman, Margaret L Trs--FIRST COMMONWEALTH BK--Prospect Boro Street:103 Mcintosh Lane Parcel:490-S1-26A:\$50,000.00

Cassioli, Megan Nicole; Cassioli, Thomas Michael--ROCKET MTG LLC--Butler Twp Street:116 Wise Rd Parcel:051-64-12F Acre:1.313:\$240,000.00

Checkeye, Aleksey N; Steinhagen, Cory A--UNION HOME MTG CORP--Buffalo Twp Sub/Condo:Kimberly Manor Plan Lot:40 Street:103 Kimberly Dr Parcel:040-S10-B40:\$317,250.00

Gamble, Sara E; Gamble, William Blake--MUTUAL OMAHA MTG INC DBA--Mars Boro Street:532 Pearl Ave Parcel:450-S1-C11:\$235,000.00

Haunty, David; Haunty, Kathleen--LENDING HEIGHTS LLC--Mercer Twp Street:4148 William Flynn Hwy Parcel:220-S1-B36:\$121,250.00

Haunty, David; Haunty, Kathleen--LENDING HEIGHTS LLC--Mercer Twp Street:4148 William Flynn Hwy Parcel:220-S1-B36:\$3,750.00

Helch, Jennifer R; Helch, Shane T--ARMCO CRED UN--Summit Twp Street:361 Freepport Road Parcel:290-2F14-A18E:\$80,000.00

Hines, Anita Marie; Hines, Gary Lee--NVR MTG FIN INC--Buffalo Twp Sub/Condo:Pine Ridge Prd Lot:1 Street:101 Bristlecone Court Parcel:040-S2-Ab1:\$158,000.00

Houllion, Amberlyn; Houllion, Lucian

Kristo--MOVEMENT MTG LLC--Butler City Ward:4 Sub/Condo:Miller Plan Lot:41 Street:715 N Mckean St Parcel:564-13-97:\$300,000.00

Howden, Francesca a/k/a; Howden, Francesca L a/k/a; Howden, Robert D; Howden Holdings LLC; La Vigneta Winery LLC--HUNTINGTON NATL BK--Buffalo Twp Street:315 Bear Creek Road Parcel:040-1F75-A3J:\$1,721,000.00

Hunt, David W; Hunt, Laura L--FIRST NATL BK--Jackson Twp Sub/Condo:Old Hickory Highlands Plan Lot:112 Street:102 Old Hickory Road Parcel:180-S7-D112:\$200,000.00

Keebler, Howard M a/k/a; Keebler, Howard M IV a/k/a; Keebler, Stephanie L--NEW ERA LENDING LLC--Lancaster Twp Sub/Condo:Arden Wood Res Plan Ph 2 Lot:226 Street:250 Arden Drive Parcel:200-S7-A226:\$416,500.00

Kelley, Robert K--SECRETARY HOUSING & URBAN DEV--Jefferson Twp Street:205 Great Belt Road Parcel:190-1F155-28C Acre:1.519:\$25,177.84

Kline, Channing A a/k/a; Kline, Channing Ann a/k/a; Kline, Robert B Jr--ARMCO CRED UN--Center Twp Street:139 Barron Lane Parcel:060-2F61-29:\$150,000.00

Leary, Janet a/k/a; Leary, Janet M a/k/a--REDEVELOPMENT AUTH CO BUTLER--Clinton Twp Street:116 Kozy Corner Rd Parcel:100-2F08-19A4Ab-0001:\$11,575.00

McAllister, Benjamin N--DOLLAR BK FED SAV BK--Butler Twp Sub/Condo:Meadowood Plan Lot:E-14 Street:113 Aspen Road Parcel:051-39-E14:\$194,000.00

Mennor, Seth Ryan--ARMCO CRED UN--Chicora Boro Sub/Condo:Parker Dev Plan Lot:28 Street:131 Pine Ridge Dr Parcel:460-S3-A28:\$198,000.00

Morgan, David W; Morgan, Kimberly A--PNC BK NATL ASSN--Butler Twp Sub/Condo:Muntz Plan Lot:180 Street:113 W Rockenstein Avenue Parcel:051-39-R18:\$10,000.00

Oesterling, Debra J; Oesterling, Raymond L--FIRST COMMONWEALTH BK--Center Twp Street:1100 Sunset Road Parcel:060-S6-B1A:\$382,700.00

Oneill, Rosebud; Oneill, Ryan D--WEST PENN FIN SERV CTR INC--Middlesex Twp Sub/Condo:Lappan Park Plan Lot:2 Street:395 Glade Mills Road Parcel:230-2F75-24D2:\$260,000.00

Pisciuneri, Debra K--DOLLAR BK FED SAV BK--Cranberry Twp Street:202 Whispering Oaks Drive Parcel:130-

S22-E302:\$100,000.00
Rogg, Kenneth R; Rogg, Kenneth R Trs; Rogg, Laurie E; Rogg, Laurie E Trs; Rogg Family Tr By Trs--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Blue Ridge Ests Plan Ph II Lot:31 Street:700 Helen Court Parcel:130-S20-B31:\$300,000.00

Shearer, Charles Leroy; Shearer, Jill Suzanne--NVR MTG FIN INC--Adams Twp Sub/Condo:Amherst Res Sub Ph 6 Lot:6062 Street:2042 Shelly Lane Parcel:010-4F35-9/6062:\$100,000.00

Shidemantle, Danell Lynn; Shidemantle, Robert Weldon--GROVE CITY AREA FED CRED UN--Harrisville Boro Street:100 Ginny Ln:\$67,300.00

Tambellini, Bradley Daniel; Tambellini, Savannah Marie--MOVEMENT MTG LLC--Jackson Twp Sub/Condo:Creekside Manor Tnd 3 Planned Lot:202D Street:124 Affinity Drive Parcel:180-S14-202D:\$340,559.00

Tambellini, Bradley Daniel; Tambellini, Savannah Marie--PENNA HOUSING FIN AGENCY--Jackson Twp Sub/Condo:Creekside Manor Tnd 3 Planned Lot:202D Street:124 Affinity Drive Parcel:180-S14-202D:\$17,342.00

Weiland, Edward D; Weiland, Jamie D--WRIGHT PATMAN CONGRESSIONAL FED CRED UN--Lancaster Twp Sub/Condo:Arden Wood Res Plan Ph 6 Lot:612 Street:622 Coughton Cross Dr Parcel:200-S7-A612:\$444,860.00

Weir, Debra--REDEVELOPMENT AUTH CO BUTLER--Center Twp Street:122 Milheim Dr Parcel:060-S2-A8:\$22,950.00

Will, Alex L; Will, Renae L--PRINCETONFIN LLC--Adams Twp Sub/Condo:Brookstone Plan Lot:23 Street:115 Brighton Ln Parcel:010-4F33-28F23:\$479,900.00

SUITS

February 21, 2025 - February 27, 2025

1st Name-Plaintiff

2nd Name-Defendant

Sanders, John vs. **Bauer, Brian**: Civil: Tort: Motor Vehicle:25-10248

Steel Valley Fabricators, LLC vs. **Cozza Enterprises, LLC**: Civil: Contract: Debt Collection: Other:25-10246

Excel Centre I Unit Owners Association, Inc vs. **Curtis, Patricia R**: Civil: Contract: :25-10243

PNC Bank, National Association vs. **Dawson, Louis G**: Civil: Real Property: Mortgage

Foreclosure: Residential:25-10241

Malace, Steven A vs. **Dentzel, Edward C**: Civil: Tort: Motor Vehicle:25-10249

Discover Bank vs. **Devanno, Gina M**: Civil: Contract: Debt Collection: Credit Card:25-10233

Discover Bank vs. **Donnelly, Michele**: Civil: Contract: Debt Collection: Credit Card:25-10228

Remich, Individually, Kendra vs. **Fisher, Karen**: Civil: Tort: Intentional:25-10224

Paracca Flooring vs. **Guttman, Lissa**: Civil: Appeals - MDJ: Judicial: MDJ (Money Judgment):25-10250

Cavalry Spv I , LLC vs. **Helzer, William L**: Civil: Contract: Debt Collection: Credit Card:25-10232

Fike Jr, Irvin C vs. **Henthorn, Trevor P**: Civil: Tort: Motor Vehicle:25-10229

Midland Credit Management, Inc vs. **Hildebrand, Mary**: Civil: Appeals - MDJ: Judicial: MDJ (Money Judgment):25-10244

Citibank NA vs. **Hoelle, Jennifer L**: Civil: Contract: Debt Collection: Credit Card:25-10223

Jerseysportswear LLC vs. **Hoopstars Basketball**: Civil: Contract: Debt Collection: Other:25-10245

Discover Bank vs. **Horstman, Carl**: Civil: Contract: Debt Collection: Credit Card:25-10227

First Commonwealth Bank vs. **Kloock, Walter E**: Civil: Real Property: Mortgage Foreclosure: Residential:25-10236

Citizens Bank, NA vs. **Laskey Jr, Louis L**: Civil: Contract: Debt Collection: Other:25-10237

Lindsay Jr, Alexander H vs. **Mann, Joshua A**: Civil: Tort: Motor Vehicle:25-10239

JPMorgan Chase Bank N A vs. **McMurray, Kathy M**: Civil: Contract: Debt Collection: Credit Card:25-10242

Midland Credit Management Inc vs. **Miller, Gene R**: Civil: Contract: Debt Collection: Credit Card:25-10231

Pittsburgh Logistics Services, Inc vs. **Morris, Walter**: Civil: Contract: Employment Dispute: Other:25-10226

Capital One, NA vs. **Myers, Cynthia B**: Civil: Contract: Debt Collection: Credit Card:25-10230

Lakeview Loan Servicing, LLC vs. **Page, Ronald**: Civil: Real Property: Mortgage Foreclosure: Residential:25-10247

Guttman, Lissa vs. **Paracca Flooring**: Civil: Appeals - MDJ: Judicial: MDJ (Money Judgment):25-10251

Upmc Senior Communities - Cranberry Place vs. **Petrucci, Susan**: Civil: Contract: Debt Collection: Other:25-10240

Cardinal Lifecare Consulting vs. **Porter, Esq,**

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 17, 2024, for **Scott's Landscape and LawnCare** with a principal place of business located at 200 Hickory Knls., Slippy Rock, PA 16057 in Butler County. The individual interested in this business is Scott Hust, also located 200 Hickory Knls., Slippy Rock, PA 16057. This is filed in compliance with 54 Pa.C.S. 311.

BCLJ:March 7, 2025

Notice of Dissolution NOTICE

Notice is hereby given that **ECCC Daycare, LLC, with its registered address at 2 Brookview Court, Zelenople PA 16063**, a Pennsylvania Limited Liability Company has been authorized by its Members to dissolve voluntarily 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 any claim, in writing to the Company at the above referenced address. The claim shall set forth the claimant, 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
Slippy Rock, PA 16057
BCLJ:March 7, 2025

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN, by **Pry Rentals, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth

of Pennsylvania.

S.R. LAW, LLC
Ross M. Thompson, Esquire
631 Kelly Blvd., P.O. Box 67
Slippy Rock, PA 16057

BCLJ:March 7, 2025

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA

UNITED STATES OF AMERICA,
Plaintiff
vs.

MICHAEL WEBB and All Unknown Heirs and/or Assigns of PATRICIA J. ISACCO a/k/a PATRICIA J. WEBB, Deceased Defendants

CIVIL ACTION NO. 2:21-00890-AJS

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Butler County Instrument No. 200607030016596.

SAID SALE to be held at the Butler County Courthouse, Government Center, Public Meeting Room, 124 W. Diamond Street, Butler, PA 16001 at 10:00 a.m. prevailing standard time, on April 4, 2025.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Parcel No. 440-S1-B42 recorded in Butler County, Pennsylvania, commonly known as: 149 Olive Street, Karns City, PA 16041.

IDENTIFIED as Parcel No.: 440-S1-B42 in the Recorder of Deeds of Butler County, Pennsylvania. HAVING erected a dwelling thereon known as 149 Olive Street, Karns City, PA 16041. BEING the same premises conveyed to Patricia J. Isaaco, by deed dated June 23, 2006, and recorded on July 3, 2006 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania at Butler County Instrument No. 200607030016595. Seized and taken in execution as the property of Patricia J. Isaaco a/k/a Patricia J. Webb, and Michael Webb at the suit of the United States of America, acting through the Under Secretary of Rural Development

on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution at Civil Action No. 2:21-00890.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office, C/o Danielle Pindel, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten

(10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30) days after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions filed thereto within ten (10) days thereafter. Purchaser must furnish state Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by the seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

BCLJ:March 7, 14, 21 & 28, 2025

REGISTER'S NOTICE

I, **SARAH E. EDWARDS M.A., J.D.**, Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **on MONDAY March 10, 2025, at 1:30 PM (prevailing time) of said day.**

<u>ESTATE OF:</u>	<u>PERSONAL REPRESENTATIVE</u>	<u>FILED</u>
ARDITO, Victor Paul	Joan S.Ardito, Administrator	01/21/2025
GORDON, John J. Jr.	Margaret E. Tabachka, Executrix	01/24/2025
<u>NAME</u>	<u>GUARDIAN/TRUSTEE/POA</u>	<u>FILED</u>
ARDITO, Victor Paul	Jordan Lee Strassburger, Agent under POA for Joan S. Ardito	01/21/2025

BCLJ:February 28 & March 7, 2025

IN THE UNITED STATES
DISTRICT COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA

UNITED STATES OF AMERICA, Plaintiff
vs.

**ELLEN BASILLY, KAREN LANSER, and
All Unknown Heirs and/or Assigns of
PAUL H. FAY, Deceased Defendants**

CIVIL ACTION NO. 2:21-cv-00703-CCW

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Butler County Instrument No. 199408120019471 2459/0542.

SAID SALE to be held at the Butler County Courthouse, Government Center, Public Meeting Room, 124 W. Diamond Street, Butler, PA 16001 at 10:00 a.m. prevailing standard time, on April 4, 2025.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Parcel No. 500-S4-26G recorded in Butler County, Pennsylvania, commonly known as: 190 Horne Avenue, Saxonburg, PA 16056.

IDENTIFIED as Parcel No.: 500-S4-26G in the Recorder of Deeds of Butler County, Pennsylvania. HAVING erected a dwelling thereon known as 190 Horne Avenue, Saxonburg, PA 16056. BEING the same premises conveyed to Paul H, by deed dated January 9, 2006, and recorded on July 3, 2006 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania at Butler County Instrument No. 200602210003890. Seized and taken in execution as the property of All Unknown Heirs of Paul H. Fay, Karen Lanser and Ellen Basilly at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution at Civil Action No. 2:21-cv-00703.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date

of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office, C/o Danielle Pindel, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steven Eberle, United States Marshal. For additional information, please contact Sandy Davis at 314-457-5509 or the USDA foreclosure website at www.resales.usda.gov.

BCLJ: March 7, 14, 21 & 28, 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. 2024-40364

Notice is hereby given that on December 16, 2024, a Petition for Change of Name was filed in the above-named Court, requesting an order to change the name of

**Fatima Palacios Marcucci to
Fatima Palacios**

The Court has scheduled April 15, 2025, at 9:45 a.m. in Courtroom No. 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: March 7, 2025

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

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

In the Matter of MsD. No. 2024-40377

Notice is hereby given that on December 30, 2024, a Petition for Change of Name of Minor was filed by, the Petitioner, Daniel Palacios Pérez, Parent and Natural Guardian of Alejandro Palacios Marcucci, a minor, was filed in the above-named Court, requesting an order to change the name of

**Alejandro Palacios Marcucci to
Alejandro Palacios**

The Court has scheduled April 1, 2025, at 9:45 a.m. in Courtroom No. 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BCLJ: March 7, 2025

2025 Annual Dues Reminder

Have you paid your 2025 membership dues yet? Not sure how much you owe? Misplaced your invoice? Call us at 724-841-0130 or email jhackett@butlerbar.org and we'll help you out.

