

**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: Joan Ion Barger  
a/k/a: Joan Barger**

Late of: Karns City PA  
Executor: Alan J Ion  
209 N Euclid Avenue  
Parker PA 16049  
Attorney: Sean M Gallagher  
Gallagher Law Group  
110 E Diamond Street Suite 101  
Butler PA 16001  
March 28 & April 4 & 11, 2025

**Estate of: Jerry Russell Berger**

Late of: Cabot PA  
Executor: Jay Ryan Berger  
105 Audrey Ln  
Cabot PA 16023  
Attorney: Emily N Masotto  
Sechler Law Firm LLC  
20206 Route 19, Suite 300  
Cranberry Twp PA 16066  
March 28 & April 4 & 11, 2025

**Estate of: June R Berger**

Late of: Zelenople PA  
Executor: Jaclyn C Alwine  
107 Kruger Circle  
Evans City PA 16033  
Executor: Julia L Benson  
507 Perry Highway  
Harmony PA 16037  
Attorney: Brock A Meanor  
234 Beaver Street Suite 2  
Sewickley PA 15143  
March 28 & April 4 & 11, 2025

**Estate of: Kathleen Cunningham**

Late of: Butler Township PA  
Executor: Joseph Zachary Stafura  
5620 5th Avenue A18  
Pittsburgh PA 15232  
Attorney: Elizabeth A Gribik  
328 South Main Street  
Butler PA 16001  
March 28 & April 4 & 11, 2025

**Estate of: Janet J Eisler**

Late of: Prospect PA  
Executor: Becky S Osborne  
PO Box 352  
Prospect PA 16052  
Executor: Sandra L Cranmer  
143 Bear Creek Road  
Prospect PA 16052  
Executor: Nancy J Harmon  
139 North Franklin Street  
Prospect PA 16052  
Attorney: Thomas J May  
Dillon, McCandless, King,  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001  
March 28 & April 4 & 11, 2025

**Estate of: Nancy M Esplen**

Late of: Center Township PA  
Executor: Richard D Esplen  
2004 Tudor Drive  
Butler PA 16001  
Attorney: Julie C McCormick CELA  
Trinity Elder Law & Estate Planning LLC  
PO Box 154  
Renfrew PA 16053  
March 28 & April 4 & 11, 2025

**Estate of: Margaret W Harper**

Late of: Center Township PA  
Executor: Cynthia M Schrecengost  
775 Glynn Road  
Chicora PA 16025  
Attorney: Andrew M Menchyk Jr  
Stepanian & Menchyk LLP  
222 South Main Street  
Butler PA 16001  
March 28 & April 4 & 11, 2025

**Estate of: Charles J Kamer**

Late of: Chicora PA  
Administrator: Jackie L Falardeau  
882 Walnut Avenue  
Kingsport TN 37660  
Attorney: Andrew J Sacco  
Steiner Sacco Law  
160 North Mckean Street  
Kittanning PA 16201  
March 28 & April 4 & 11, 2025

**Estate of: Judith A Parks**

**a/k/a: Judith Parks**  
Late of: Clay Township PA  
Executor: Melissa J Parks  
357 Byers Road  
West Sunbury PA 16061  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202

Butler PA 16001  
March 28 & April 4 & 11, 2025

**Estate of: Scott Potochny  
a/k/a: Scott R Potochny**

Late of: Lyndora PA  
Executor: Robert Potochny  
7 Cooledge St  
Lyndora PA 16045  
Attorney: Lynn M Patterson  
Stock & Patterson  
1202 Oakridge Dr  
Butler PA 16001  
March 28 & April 4 & 11, 2025

**Estate of: Subhadra Dhanji Rathod**

Late of: Jackson Township PA  
Administrator: Rakesh Dhanji Rathod  
605 Cassandra Drive  
Cranberry Twp PA 16066  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063  
March 28 & April 4 & 11, 2025

**Estate of: Joseph Howard Riggs**

Late of: Slippery Rock PA  
Executor: Martin Joseph Riggs  
115 Younger Way  
Santa Cruz CA 95060  
Attorney: Joseph John Nash  
The Nash Law Office  
164 S Main St PO Box 673  
Slippery Rock PA 16057  
March 28 & April 4 & 11, 2025

**Estate of: Kathleen C Sarver**

Late of: Cranberry Township PA  
Executor: Christine S Kosentos  
478 Wallace Road  
Wexford PA 15090  
Attorney: Jeffrey R Hunt  
Goehring Rutter & Boehm  
2100 Georgetown Dr Suite 300  
Sewickley PA 15143  
March 28 & April 4 & 11, 2025

**Estate of: Mary Lou Stewart  
a/k/a: Mary Lou Kite Stewart**

Late of: Zelienople PA  
Executor: Patrick M Garbinsky  
2547 Hilltop Road  
Oakdale PA 15071  
Attorney: Joselyn M Sudar  
Nalli Elias & Associates PC  
150 Pleasant Drive, Suite 101  
Aliquippa PA 15001  
March 28 & April 4 & 11, 2025

**Estate of: Ida Louise Yeager  
a/k/a: Ida Laquatra Yeager**

Late of: Zelienople PA  
Administrator: Rachel Altares  
252 Magill Rd  
Zelienople PA 16063-3020  
Attorney: Ashley E Sharek  
Entrusted Legacy Law  
Box 130  
Bradford Woods PA 15015  
March 28 & April 4 & 11, 2025

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**SECOND PUBLICATION**

**Estate of: Evelyn Josephine Artkowsky**

Late of: Cabot PA  
Executor: Walter F Artkowsky  
1130 Park Ave  
Waynesburg PA 15370  
Attorney: Ronald S Jones  
309 Smithfield Street  
6th Floor  
Pittsburgh PA 15222  
BCLJ: March 21, 28 & April 4, 2025

**Estate of: Viola E Biffaretti**

Late of: Butler Township PA  
Administrator: Nicole Lynn Kuhns  
271 Old Plank Road  
Butler PA 16002  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001  
BCLJ: March 21, 28 & April 4, 2025

**Estate of: John A Chajka**

Late of: Butler PA  
Administrator: Margaret A Smythe  
344 Freeport Road  
Butler PA 16002  
Attorney: Leland C Clark  
138 E Jefferson St Suite 4  
Butler PA 16001  
BCLJ: March 21, 28 & April 4, 2025

**Estate of: Sallee Lou Cummins**

Late of: Washington Township PA  
Executor: Lester G Cummins  
16207 Rising Fawn Terrace  
Dumfries Va 22025  
Attorney: James A Stranahan IV  
Stranahan Stranahan & Cline  
101 South Pitt Street, P O Box 206  
Mercer PA 16137  
BCLJ: March 21, 28 & April 4, 2025

**Estate of: Robert Orrin Dickey**

a/k/a: Robert O Dickey  
 Late of: Slippery Rock Township PA  
 Executor: Elizabeth A Dickey  
 529 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: March 21, 28 & April 4, 2025

**Estate of: Joan L Ferris**

Late of: Cranberry Township PA  
 Administrator C.T.A.: James M Herb Esq  
 464 Perry Highway  
 Pittsburgh PA 15229  
 Attorney: James M Herb PC  
 464 Perry Highway  
 Pittsburgh PA 15229  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Mary Florence Foreman****a/k/a: Mary F Foreman****a/k/a: Florence Foreman**

Late of: Jackson Township PA  
 Executor: Matthew Robert Foreman  
 485 Lindsay Road  
 Zelienople PA 16063  
 Attorney: Michael J Pater  
 Charlton Law  
 101 East Diamond Street Suite 202  
 Butler PA 16001  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Melitta L Garbuny**

Late of: Butler PA  
 Executor: Ellen V Garbuny  
 129 Irene Drive  
 Butler PA 16001  
 Attorney: William J Schenck  
 Schenck & Long  
 297 Pittsburgh Rd Suite 2B  
 Butler PA 16002  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Shirley M Graf**

Late of: Slippery Rock PA  
 Executor: Lynne Miller  
 201 Weathervane Drive  
 Slippery Rock PA 16057  
 Attorney: Kate Cleary Lennen  
 Myers Law Group LLC  
 17025 Perry Hwy  
 Warrendale PA 15086  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Niccola V Johns****a/k/a: Niccola Vincenzo Angelo Johns**

Late of: Cranberry Township PA

Administrator: Ralph D Johns

184 Bayberry Lane  
 Cranberry Twp PA 16066  
 Attorney: Donald P Graham  
 Dillon McCandless King  
 Coulter & Graham LLP  
 600 Cranberry Woods Drive Suite 175  
 Cranberry Twp PA 16066  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Alice Theresa Kehoe**

Late of: Jackson Township PA  
 Executor: Thomas M Kehoe  
 16 Sipe Road  
 Coraopolis PA 15108  
 Attorney: William J Schenck  
 Schenck & Long  
 297 Pittsburgh Rd Suite 2B  
 Butler PA 16002  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Paul D Kramer****a/k/a: Paul Kramer**

Late of: Valencia PA  
 Administrator: Paula Roeschenthaler  
 3201 Greenwald Road  
 Bethel Park PA 15102  
 Attorney: McKenna Adams  
 The Elder Law Offices of Shields and  
 Boris  
 1150 Old Pond Road  
 Bridgeville PA 15017  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Robert G Montgomery III****a/k/a: Robert George Montgomery III**

Late of: Slippery Rock PA  
 Administrator: Heath Robert Montgomery  
 421 Divison Street  
 Berlin PA 15530  
 Attorney: Marci L Miller Esq  
 214 East Union Street  
 Somerset PA 15501  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: David Albert Piesik****a/k/a: David A Piesik**

Late of: Zelienople PA  
 Executor: Donald J Piesik  
 5414 Oxford Dr  
 Mechanicsburg PA 17055  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Paul Schmidt**

Late of: Butler PA  
 Administrator: Christopher Schmidt

508 E 9th Street  
 Erie PA 16503  
 Attorney: Rachel A George  
 300 State Street #300  
 Erie PA 16507  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Sandra L Shoaf**

Late of: Chicora PA  
 Executor: Dawn Howells  
 1218 Dallas Ave  
 Natrona Heights PA 15065  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: James Francis Tassey**

Late of: Butler PA  
 Executor: Edward A Tassey  
 103 E McQuiston Rd  
 Butler PA 16001  
 Executor: Melinda Cornelius  
 715 Fallecker Rd  
 Butler PA 16002  
 Attorney: Mark R Morrow  
 Attorney At Law  
 204 East Brady Street  
 Butler PA 16001  
 BCLJ: March 21, 28 & April 4, 2025

**Estate of: Cabrina Ann Woodruff**

Late of: Butler PA  
 Executor: Monica Rumbaugh  
 4315 Partell Street  
 Butler PA 16001  
 Attorney: David A Crissman  
 Montgomery Crissman PLLC  
 518 North Main Street  
 Butler PA 16001  
 BCLJ: March 21, 28 & April 4, 2025

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**THIRD PUBLICATION**

**Estate of: Nancie A Allen**

Late of: Zelenople PA  
 Executor: Daniel F Allen  
 302 S Green Lane  
 Zelenople PA 16063  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelenople PA 16063  
 BCLJ: March 14, 21 & 28, 2025

**Estate of: Joseph E Archer**

**a/k/a: Joseph Edward Archer Jr**  
 Late of: Buffalo Township PA  
 Executor: Kenneth Edward Archer  
 341 Parker Road  
 Sarver PA 16055  
 Attorney: Joseph B Pisano

Charlton Law  
 617 S Pike Rd  
 Sarver PA 16055  
 BCLJ: March 14, 21 & 28, 2025

**Estate of: David Allan Beveridge  
 a/k/a: David Allan Beveridge Sr  
 a/k/a: David A Beveridge**

Late of: Clay Township PA  
 Administrator: David A Beveridge Jr  
 2210 Gaston Street  
 Winston Salem Nc 27103  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: March 14, 21 & 28, 2025

**Estate of: Yvonne A Debacco**

Late of: Chicora PA  
 Executor: Dominic J Debacco II  
 222 Kittanning Street  
 Chicora PA 16025  
 Attorney: Philip D Luciano II  
 Abernethy & Hagerman LLC  
 4927 William Flinn Hwy  
 Allison Park PA 15101  
 BCLJ: March 14, 21 & 28, 2025

**Estate of: Elizabeth E Decrease**

Late of: Butler Township PA  
 Executor: Mark Christopher Decrease  
 213 Euclid Road  
 Butler PA 16001  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001  
 BCLJ: March 14, 21 & 28, 2025

**Estate of: Mary K Degler**

**a/k/a: Mary Kathryn Degler  
 a/k/a: Kathy Degler**  
 Late of: Center Township PA  
 Administrator: Carol A Briney  
 1052 Sandy Ridge Drive  
 Sarver PA 16055  
 Attorney: William T Woncheck  
 Sikov & Woncheck PC  
 1625 Union Ave Suite 5  
 Natrona Heights PA 15065  
 BCLJ: March 14, 21 & 28, 2025

**Estate of: Elvira June English**

**a/k/a: June English  
 a/k/a: E June English**  
 Late of: Zelenople PA  
 Executor: Dennis H English

2359 Railroad Street Apt 2723  
Pittsburgh PA 15222  
Attorney: W Chad Pociernicki  
Sherrard German & Kelly PC  
535 Smithfield St Suite 300  
Pittsburgh PA 15222  
BCLJ: March 14, 21 & 28, 2025

**Estate of: James Fogle**  
Late of: Penn Township PA  
Administrator: Nancy A Fogle  
344 Three Degree Road  
Renfrew PA 16053  
Attorney: Tyler S Heller  
Mechling And Heller LLP  
216 N Jefferson St  
Kittanning PA 16201  
BCLJ: March 14, 21 & 28, 2025

**Estate of: Timothy A Giger**  
Late of: Middlesex Township PA  
Administrator: Logan A Giger  
121 Kyle Road  
Valencia PA 16059  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
382 N Pike Road  
Sarver PA 16055  
BCLJ: March 14, 21 & 28, 2025

**Estate of: Joann P Matscherz**  
Late of: Mars PA  
Executor: Rebecca Matscherz  
406 Northview Drive  
Harmony PA 16037  
BCLJ: March 14, 21 & 28, 2025

**Estate of: Patricia M McNutt**  
Late of: Harrisville PA  
Administrator: Joseph E Bonetti  
101 Sunrise Court  
Harrisville PA 16038  
Attorney: Alex Ostojich Esq  
Strassburger McKenna Gutnick & Gefsky  
444 Liberty Avenue Suite 2200  
Pittsburgh PA 15222  
BCLJ: March 14, 21 & 28, 2025

**Estate of: Gerald H Smith**  
Late of: Winfield Township PA  
Executor: Kristen M Macey  
28 Alexis Street Apt 1  
Pittsburgh PA 15207  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001  
BCLJ: March 14, 21 & 28, 2025

**Estate of: Darlene L Thompson**  
Late of: Penn Township PA  
Executor: Donna I Musser  
904 N Second Street  
Apollo PA 15613  
Executor: Connie M Sweeney  
206 Decatur Drive  
Butler PA 16002  
Attorney: Armand R Cingolani III  
Cingolani & Cingolani  
300 North McKean Street  
Butler PA 16001  
BCLJ: March 14, 21 & 28, 2025

**Estate of: Jeffrey E Turnbull**  
Late of: Evans City PA  
Administrator: Sandra Vancheri  
279 Connoquenessing Main Street  
Evans City PA 16033  
Attorney: Elizabeth Eisenhauer  
Julian Gray Associates  
954 Greentree Rd  
Pittsburgh PA 15220  
BCLJ: March 14, 21 & 28, 2025

**Estate of: David D Wiegand**  
**a/k/a: David Dale Wiegand**  
Late of: Mars PA  
Executor: David J Shaffer  
601 La Peninsula Boulevard  
Naples FL 34113  
Attorney: Kristen L Behrens  
Dilworth Paxson LLP  
1650 Market St Suite 1200  
Philadelphia PA 19103  
BCLJ: March 14, 21 & 28, 2025

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**MORTGAGES  
RECORDINGS ARE  
VERIFIED THROUGH**

**January 25, 2025 - January 31, 2025**

**Ainsworth, Brenda A a/k/a; Ainsworth, Brenda Ann a/k/a**--ARMCO CRED UN--Middlesex Twp Street:103 Laurel Lane Parcel:230-S3-32D11:\$25,000.00

**Anderson, Carl A; Anderson, Stephanie T**--ROCKET MTG LLC--Cranberry Twp Sub/Condo:Manor Creek Farms Plan Ph 3 Lot:323 Street:721 Little Creek Lane Parcel:130-S24-B323:\$325,500.00

**Badger, Matthew a/k/a; Badger, Matthew T a/k/a; Barclay, Leah; Barclay, Mark W**--FIRST FED BK--Saxonburg Boro Sub/Condo:Easley Plan Lot:6 Street:240 Fisher Road Parcel:500-S2-B6:\$175,920.00

**Baird, Felicia M; Baird, Timothy J**--ARMCO CRED UN--Adams Twp Street:268 Tamarack Dr Parcel:010-

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](http://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](http://www.resales.usda.gov).

BCLJ:March 7, 14, 21 & 28, 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](http://www.resales.usda.gov).

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

**TRUST ADMINISTRATION**

NOTICE is hereby given of the administration of the **Mazzola Living Trust dated August 30, 2023**. Concetta M. Mazzola, Grantor of the trust, of Valencia, Butler County, Pennsylvania, died on January 11, 2025. All persons having claims against Concetta M. Mazzola are requested to make known the same to the trustee or attorney named below. All persons indebted to Concetta M. Mazzola are requested to make payment without delay to the trustee or attorney named below.

**Claudia M. Lee, Trustee  
c/o Emily N. Masotto, Esquire  
Sechler Law Firm LLC  
20206 Route 19, Suite 300  
Cranberry Twp, PA 16066**

BCLJ:March 21, 28 & April 4, 2025

**NOTICE OF CERTIFICATE OF ORGANIZATION FICTITIOUS NAME NOTICE**

NOTICE is hereby given pursuant to the Pennsylvania Fictitious Names Act of the filing on February 4, 2025, with the Pennsylvania Department of State, of an application for the conduct of a business under the fictitious name of "**Smithco Self Storage**"; and, the entity interested in this business is Smithco Holdings, LLC with its principal place of business at 728 Ekastown Rd., Sarver, PA 16055.

SAMUEL R. COURY  
Attorney at Law  
1725 Fifth Avenue  
Arnold, PA 15068

BCLJ:March 28, 2025

**FICTITIOUS NAME NOTICE**

NOTICE is hereby given pursuant to the Pennsylvania Fictitious Names Act of the filing on February 11, 2025, with the Pennsylvania Department of State, of an application for the conduct of a business under the fictitious name of "**Onsite Smithco Self Storage**"; and, the entity interested in this business is Smithco Holdings, LLC with its principal place of business at 728 Ekastown Rd., Sarver, PA 16055.

SAMUEL R. COURY  
Attorney at Law  
1725 Fifth Avenue  
Arnold, PA 15068

BCLJ:March 28, 2025

**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 February 12, 2025, for "**Schultz Ornamental Iron**" with a principal place of business located at 572 Sandy Hill Rd., Valencia, PA 16059 in Butler County. The individual interested in this business is Emil Schultz, also located at 572 Sandy Hill Rd., Valencia, PA 16059. This is filed in compliance with 54 Pa.C.S. 311.

Penncorp Servicegroup, Inc.

BCLJ:March 28, 2025

**DOMESTIC LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016 as amended. The name of the Limited Liability Company is "**Lucky Fourteen Farm LLC**" and it was organized March 20, 2025.

Clark & Clark Law, P.C.  
Robert D. Clark, Jr.  
201 N. Market Street  
New Wilmington, PA 16142

BCLJ:March 28, 2025

**CHANGE OF NAME NOTICE IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA**

IN THE MATTER OF: Ms.D. No. 2025-40035  
Notice is hereby given that, on February 5th, 2025, the petition of Name Change was filed in the above-named court, requesting an order to change the name of

**Michael Roger Leight to Mariah Alena Leight**

The Court has fixed the 29th day of April, 2025, at 9:45 o'clock AM, in Courtroom no. 3, Court House, Butler, Pennsylvania 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 28, 2025