

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: Nancy L Brenneman**

Late of: Slippery Rock PA
 Administrator: Peggy A Brenneman
 117 Brenneman Road
 Portersville PA 16051
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Rosemary L Brown

Late of: Middlesex Township PA
 Executor: Kathryn E Brown
 332 Natick Court
 Wexford PA 15090
 Executor: Maureen L Razum
 3823 Shepard Road
 Gibsonia PA 15044
 Executor: Margaret S Hudac
 5112 Hardt Road
 Gibsonia PA 15044
 Attorney: Benjamin W Urso
 Urso Law Group, LLC
 2581 Washington Rd Ste 230-H
 Upper St Clair PA 15241
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Amy Suzette Bullman**a/k/a: Amy S Bullman**

Late of: Center Township PA
 Executor: Austin Ledergerber
 477 Albemarle Avenue
 Staunton VA 24401
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Tyler John Coon

Late of: Mars PA
 Administrator: Joyce Ann Coon
 2810 Forrest Avenue

New Castle PA 16101
 Attorney: Edward Leymarie Jr
 Leymarie Clark Long PC
 423 Sixth Street
 Ellwood City PA 16117
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Theresa N Dawes

Late of: Butler Township PA
 Administrator C.T.A.: Jessica Dawes
 116 Silver Dr
 Renfrew PA 16053
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: March 20, 27 & April 3, 2026

Estate of: David Donaldson**a/k/a: David Ray Donaldson****a/k/a: Dave Donaldson****a/k/a: David R Donaldson**

Late of: Evans City PA
 Administrator: Catherine Donaldson
 103 Cameron Square Drive
 Evans City PA 16033
 Administrator: Melissa A Smith
 8007 Maureen Drive
 Cranberry Twp PA 16066
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Donna I Donaldson**a/k/a: Donna Donaldson**

Late of: Butler Township PA
 Executor: Peter A Donaldson
 100 Freedom Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Kevin Thomas Eckenrode

Late of: Butler PA
 Administrator: Kayla R Wise
 162 Patties Place
 Portersville PA 16051
 Attorney: James A Welker
 Jubelirer, Pass & Intrier P.C.
 219 Fort Pitt Blvd
 Pittsburgh PA 15222
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Fred Allen Frye**a/k/a: Fred A Frye**

Late of: Buffalo Township PA
 Administrator: Joshua J Frye
 341 Meadow Road

Dayton PA 16222
 Attorney: Jennifer Gilliland Vanasdale
 Gilliland Vanasdale Law Office LLC
 1667 Route 228 Suite 300
 Cranberry Twp PA 16066
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Dale A Hilliard

Late of: Buffalo Township PA
 Executor: Mary Margaret Hilliard
 142 Doyle Road
 Sarver PA 16055
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Nancy Ann Hoffmann

Late of: Zelenople PA
 Executor: Caroline Hewlett Schneider
 202 McKim St
 Zelenople PA 16063
 Executor: Arthur G Hoffmann Jr
 1324 State Rte 271
 Ligonier PA 15668
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Cheryl Johnston

Late of: Fairview PA
 Administrator: Scott Johnston
 244 Red Bud Road
 Chicora PA 16025
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Pauline Marie Kelly

a/k/a: Pauline W Kelly

a/k/a: Pauline Kelly

a/k/a: Pauline M Kelly

Late of: Worth Township PA
 Administrator: Duwayne M Craig
 120 Boyers Road
 Harrisville PA 16036
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Thomas E Kirby

a/k/a: Thomas Edward Kirby

Late of: Harmony PA
 Executor: Ian J Cable
 155 Crabapple Lane
 Beaver Falls PA 15010
 Attorney: Darla J Hancher

Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Kyle E Lindsey

Late of: Cranberry Township PA
 Administrator: Michelle L Poole
 83 Monmouth Dr
 Cranberry Twp PA 16066
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Raymond Moretti

Late of: Butler PA
 Administrator: Robin L Moretti
 106 Lyon Avenue
 Butler PA 16001
 Attorney: Joseph M Kecskemethy
 Jaffe & Kecskemethy PC
 101 East Diamond St Suite 204
 Butler PA 16001
 BCLJ: March 20, 27 & April 3, 2026

Estate of: James A Murdock

Late of: Penn Township PA
 Executor: Meghan B Pohl
 287 Rockdale Road
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Wayne Nicklas

a/k/a: Wayne E Nicklas

Late of: Evans City PA
 Executor: George Santypal
 224 Bentbrook Circle
 Cranberry Twp PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: March 20, 27 & April 3, 2026

Estate of: James F. Poole Jr

Late of: Cranberry Township PA
 Administrator: Donna J. Poole
 318 Fayette Drive
 Cranberry Township PA 16066-7314
 Attorney: Robert A. Gonos
 Law Office Of Robert A Gonos
 2Nd Floor, 88 North Franklin Street
 Wilkes-Barre PA 18701
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Scott James Schaffer

Late of: Seven Fields PA
 Administrator: Bradley J Schaffer Jr

517 North Center Street
 Grove City PA 16127
 Administrator: Teresa M Clarke
 19 Wentworth Avenue
 Pittsburgh PA 15229
 Attorney: Megan E Loftis
 1650 Broadway Avenue Suite 1
 Pittsburgh PA 15216
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Mary Edith Swartz
a/k/a: Mary E Swartz

Late of: Butler PA
 Executor: Brian J Swartz
 4342 Mount Royal Boulevard
 Allison Park PA 15101
 Attorney: Rebecca A Olds Esq
 Pittsburgh Estate Law PC
 1501 Mt Royal Blvd
 Glenshaw PA 15116
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Lydia Marlene Tiche
a/k/a: Lydia M Tiche

Late of: Boyers PA
 Administrator: Michael J Tiche
 462 Kohlmeyer Road
 Hilliards PA 16040
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: March 20, 27 & April 3, 2026

Estate of: William Weiland

Late of: Chicora PA
 Executor: Eric Weiland
 1029 Chicora Road
 Chicora PA 16025
 BCLJ: March 20, 27 & April 3, 2026

Estate of: Charles R. Westgate Sr
a/k/a: Charles Roger Westgate

Late of: Cranberry Township PA
 Executor: Liam A Westgate
 240 Serenity Ct Se
 Albuquerque NM 87123
 Attorney: Kathleen D Schneider
 Regent Square Professional Bldg
 1227 S Braddock Ave
 Pittsburgh PA 15218
 BCLJ: March 20, 27 & April 3, 2026

SECOND PUBLICATION

Estate of: Patricia Kathleen Boes
a/k/a: Patricia K Boes

Late of: Zelenople PA
 Executor: David J Boes Jr
 711 Sir Barton Court
 Cranberry Twp PA 16066
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelenople PA 16063
 BCLJ: March 13,20 & 27, 2026

Estate of: Jeanne Z Buterbaugh

Late of: Zelenople PA
 Executor: Kimberly E Skantzos
 120 Scharf Lane
 Zelenople PA 16063
 Attorney: Michael F Santicola
 Santicola Steele & Fedeles PC
 722 Turnpike Street
 Beaver PA 15009
 BCLJ: March 13,20 & 27, 2026

Estate of: Robert Francis Campbell

a/k/a: Robert F. Campbell
 Late of: Butler Township PA
 Executor: Karen Lee Harpel
 194 Saxonburg Road
 Butler PA 16002
 Attorney: Michael D Gallagher
 Gallagher Law Group
 110 East Diamond Street
 Suite 101
 Butler PA 16001
 BCLJ: March 13, 20 & 27, 2026

Estate of: Cody Lee Detwiler

a/k/a: Cody Detwiler
a/k/a: Cody L Detwiler
 Late of: Forward Township PA
 Administrator: Joey L Detwiler
 266 Margaret Ave
 Evans City PA 16033
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelenople PA 16063
 BCLJ: March 13, 20 & 27, 2026

Estate of: James Leonard Eyth

a/k/a: James L Eyth
 Late of: Harmony PA
 Executor: Karen a Eyth
 6052 Laurel Court
 Harmony PA 16037
 Attorney: Wendy Denton Heleen

Goehring Rutter & Boehm
2100 Georgetowne Dr Ste 300
Sewickley PA 15143
BCLJ: March 13, 20 & 27, 2026

Estate of: Irvin C Fike Jr

Late of: Connoquenessing PA
Executor: Cindy J Fike
466 McConnell Street
Grove City PA 16127
Attorney: Raymond H Bogaty
Bogaty Law Office
101 S Center Street
PO Box 825
Grove City PA 16127
BCLJ: March 13, 20 & 27, 2026

Estate of: Mary L Fisher**a/k/a: Mary Fisher****a/k/a: Mary Louise Fisher**

Late of: Lancaster Township PA
Executor: Robert W Fisher Jr
6154 Heatherfield Court
Harmony PA 16037
Attorney: Philip D Luciano II
Abernethy Hagerman & Miller PC
3960 William Flinn Hwy Suite 100
Allison Park PA 15101
BCLJ: March 13, 20 & 27, 2026

Estate of: Margaret M Glavin**a/k/a: Margaret K Glavin**

Late of: Cranberry Township PA
Executor: Dale P Glavin Jr
104 Kingsfield Drive
Mars PA 16046
Attorney: Nicholas C Scholle
the Lynch Law Group, LLC
375 Southpointe Blvd Suite 100
Canonsburg PA 15317
BCLJ: March 13, 20 & 27, 2026

Estate of: Margaret S Grant

Late of: Mars PA
Executor: Edith Grant Meyer
3505 Hometown Road
Allison Park PA 15101
BCLJ: March 13, 20 & 27, 2026

Estate of: Marilyn Hartman

Late of: Butler Township PA
Administrator: Gordon D. Hartman Jr.
121 Greenwood Drive
Butler PA 16001
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelienople PA 16063
BCLJ: March 13, 20 & 27, 2026

Estate of: Shirley Marie Loose

Late of: Donegal Township PA
Administrator: John L Loose
223 Rodgers Road
East Brady PA 16028
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: March 13, 20 & 27, 2026

Estate of: Bonnie J Marburger**a/k/a: Bonnie Marburger**

Late of: Connoquenessing Township PA
Executor: James J Marburger
910 Evans City Road
Renfrew PA 16053
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001
BCLJ: March 13, 20 & 27, 2026

Estate of: John David Miller**a/k/a: John D Miller**

Late of: Cranberry Township PA
Executor: Yuan Sheng Miller
203 Collingwood Ct
Cranberry Twp PA 16066
BCLJ: March 13, 20 & 27, 2026

Estate of: Janet K Platt

Late of: Butler Township PA
Executor: Thomas J Platt
107 Bridle Path Drive
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001
BCLJ: March 13, 20 & 27, 2026

Estate of: Kenneth Wayne Roosa**a/k/a: Kenneth W Roosa****a/k/a: Kenneth Roosa**

Late of: Slippery Rock PA
Executor: Jeffrey a Curtis
310 West Cooper Street
Slippery Rock PA 16057
Attorney: Thomas R Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057
BCLJ: March 13, 20 & 27, 2026

Estate of: Eugenia M Schweikart

Late of: Center Township PA
Executor: Charles Spingola
131 Grosvenor Ave

Butler PA 16001
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: March 13, 20 & 27, 2026

Estate of: Nancy Mae Terwilliger

Late of: Oakland Township PA
 Executor: Diane L Stephens
 718 Fallecker Road
 Butler PA 16002
 Executor: Glenn R Terwilliger
 325 Stein Road
 Chicora PA 16025
 Attorney: David A Crissman
 Montgomery Crissman PLLC
 518 North Main Street
 Butler PA 16001
 BCLJ: March 13, 20 & 27, 2026

**Estate of: William J Vanwormer
 a/k/a: Billy Vanwormer**

Late of: Petrolia PA
 Administrator: Patricia L Haley
 121 Apple Road
 Petrolia PA 16050
 BCLJ: March 13, 20 & 27, 2026

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THIRD PUBLICATION

Estate of: Maria J Corbin

Late of: Saxonburg PA
 Executor: Matthew N Corbin
 192 Heathfield Drive
 Sarver PA 16055
 Attorney: Lynn M Patterson
 Stock & Patterson
 1202 Oakridge Dr
 Butler PA 16001
 BCLJ: March 6, 13 & 20, 2026

Estate of: Emil Dustin Furman

Late of: Butler PA
 Administrator: Dustin Furman
 301 3rd St
 Butler PA 16001
 Administrator: Holly Maria Furman
 301 3rd St
 Butler PA 16001
 BCLJ: March 6, 13 & 20, 2026

Estate of: Elaine R Hinderlitter

Late of: Saxonburg PA
 Executor: Courtney Gillette
 157 Constitution Avenue
 Cabot PA 16023
 Attorney: Michael S Lazaroff Esquire
 277 West Main St

PO Box 216
 Saxonburg PA 16056
 BCLJ: March 6, 13 & 20, 2026

**Estate of: Loretta I Irwin
 a/k/a: Loretta Irene Irwin**

Late of: Valencia PA
 Executor: John A Irwin
 117 Applewood Drive
 Gibsonia PaA15044
 Attorney: Mark S Riethmuller
 Speakman Riethmuller & Allison
 6 South Main Street Suite 614
 Washington PA 15301
 BCLJ: March 6, 13 & 20, 2026

Estate of: David Ernest Johnson

a/k/a: Dave Johnson
a/k/a: David Johnson
 Late of: Slippery Rock PA
 Executor: Christopher E Johnson
 500 Defoe Street
 Missoula MT 59802
 BCLJ: March 6, 13 & 20, 2026

Estate of: Anna R Kresh

a/k/a: Anna Kresh
a/k/a: Anna Rose Kresh
 Late of: Butler PA
 Executor: Teresa M McDowell
 118 Summer Street
 Butler PA 16001
 Attorney: Julie C McCormick CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053
 BCLJ: March 6, 13 & 20, 2026

Estate of: Samantha Jo Krill

Late of: Slippery Rock PA
 Administrator: Theodore E Krill
 112 Lilac Lane
 Slippery Rock PA 16057
 Attorney: Matthew J Scanlon
 Scanlon & Wojton LLC
 304 Ross Street, Suite 200
 Pittsburgh PA 15219
 BCLJ: March 6, 13 & 20, 2026

Estate of: Edward Michael Mulkerin

a/k/a: Edward M Mulkerin
 Late of: Butler PA
 Executor: Heidi Rai Stewart
 Three Gateway Center 401 Liberty Ave
 22nd Floor
 Pittsburgh PA 15222
 Attorney: Heidi Rai Stewart
 Houston Harbaugh PC
 Three Gateway Center 401 Liberty Ave
 22nd Floor

Pittsburgh PA 15222
BCLJ: March 6, 13 & 20, 2026

Estate of: Thomas L Pfennigwerth

Late of: Valencia PA
Administrator C.T.A.: Cheryl J Pfennigwerth
1418 Evergreen Ave
Pittsburgh PA 15209
Attorney: Ashley E Sharek
Entrusted Legacy Law
Box 130
Bradford Woods PA 15015
BCLJ: March 6, 13 & 20, 2026

Estate of: Toby R Reamer

Late of: Jefferson Township PA
Executor: Rayanne Reamer
173 Creek Road
Butler PA 16002
Attorney: Joseph B Pisano
Charlton Law
101 East Diamond St Suite 202
Butler PA 16001
BCLJ: March 6, 13 & 20, 2026

Estate of: Quinton E Shrader

Late of: Cranberry Township PA
Executor: Robin L. Howland
129 Morningside Drive
Cranberry Township PA 16066
Attorney: Jeffrey D Scibetta
Knox Law Firm
120 West 10th Street
Erie PA 16501
BCLJ: March 6, 13 & 20, 2026

Estate of: Mary J Walker

Late of: Buffalo Township PA
Administrator C.T.A.: William H Walker
2743 Lori Drive
New Kensington PA 15068
Attorney: Robert B Liotta
Liotta Law Offices PLLC
3058 Leechburg Rd
Suite 9, 10, & 11
Lower Burrell PA 15068
BCLJ: March 6, 13 & 20, 2026

**Estate of: Melody Mae Wise
a/k/a: Melody Mae McClure**

Late of: Butler PA
Executor: Elizabeth Ann Green
210 E Penn Street
Butler PA 16001
BCLJ: March 6, 13 & 20, 2026

Estate of: Mary Lou Zeig

Late of: Adams Township PA
Executor: Rebecca A Rupp

5349 William Flynn Highway
Gibsonia PA 15044
Attorney: Rebecca A Auld
Auld Brothers Law Group LLC
5349 William Flynn Highway
Gibsonia PA 15044
BCLJ: March 6, 13 & 20, 2026

**MORTGAGES
RECORDINGS ARE
VERIFIED THROUGH**

December 21, 2025 - January 30, 2026

**127 4Th Ave Butler LLC--LOAN
FUNDER LLC SERIES 114995--Butler
City Ward:3 Street:127 4Th Ave
Parcel:563-24-316:\$93,000.00**

**Adams, Diana L a/k/a; Adams, Larry R
a/k/a; Adams, Lawrence R a/k/a; Dickey,
Diana L a/k/a--NEXTIER BK NA--Brady
Twp Sub/Condo:Thompson Minor Sub
Lot:1 Street:243 Hallston Rd Parcel:030-
3F35-A2Eb:\$95,000.00**

**Aderman, Kathryn Louise--UNION
HOME MTG CORP--Buffalo Twp Sub/
Condo:McCafferty Plan Lot:7 Street:331
Sarver Road Parcel:040-1F77-
1D:\$254,000.00**

**Alfano, Joseph Anthony III--DHI MTG CO
LTD--Jackson Twp Sub/Condo:Creekside
Manor Amend No 12 Lot:105-C
Street:211 Truth Circle Parcel:180-S14-
A105C:\$348,952.00**

**Aroh, Aazeze Chinsono--NVR MTG
FIN INC--Cranberry Twp Sub/
Condo:Breckenridge Ph 2 Lot:21F
Street:335 Telluride Lane Parcel:130-
4F110-36/21F:\$458,689.00**

**Azevedo, Darla R; Azevedo, Reuben--
FIRST NATL BK--Cranberry Twp Sub/
Condo:Pinehurst Plan Ph No 3 Lot:359
Street:150 Pinehurst Dr Parcel:130-
S25-A359:\$643,450.00**

**Ballard, Richard J Jr; Janke, Charlene
L--UNITED WHOLESALE MTG LLC--
Muddycreek Twp Sub/Condo:McClymonds
Sub Plan Lot:1 Street:1770 Perry Highway
Parcel:240-4F137-17:\$300,457.00**

**Balquist, Christine M; Balquist, Ross
H--FIRST NATL BK PA--Slippery Rock
Twp Sub/Condo:Sunshine Acres Plan
Lot:6 Street:103 Marisa Way Parcel:280-
S11-A6:\$150,000.00**

**Bary, Dave Esiquio--UNITED WHOLESALE
MTG LLC--Buffalo Twp Sub/Condo:Oak
Creek Farms Plan No 1 Lot:104
Street:110 Oak Creek Drive Parcel:040-
S18-A104:\$533,398.00**

Bauer, Craig; Bauer, Erin--MID PENN

- BK--Cranberry Twp Street:123 Pinehurst Drive Parcel:130-S25-A201:\$200,000.00
- Baum, Lauren; Skerbetz, Tucker Matthew--**PENNSYLVANIA EQUITY RESOURCES INC--Butler Twp Sub/Condo:Keown Sub Lot:1 Street:578 Kohler Ave Ext Parcel:055-28-D3:\$225,834.00
- Baxter, Hunter Anderson; Flynn, Brenna Leigh--**NVR MTG FIN INC--Zelienople Boro Sub/Condo:Glade Run Village Res Sub Ph 1 Lot:T105A Street:120 Ironwood Street Parcel:550-S4-5/T105A:\$376,068.00
- Beck, Deborah a/k/a; Beck, Deborah Kay a/k/a; Beck, Kenneth a/k/a; Beck, Kenneth Gene a/k/a--**FIRST COMMONWEALTH BK--Middlesex Twp Sub/Condo:Miller Plan Lot:8 Street:470 Overbrook Rd Parcel:230-S6-29A8:\$200,000.00
- Beck, Renee; Beck, Ronald C--**FIRST NATL BK PA--Buffalo Twp Street:565 1/2 Fleming Rd Parcel:040-1F77-9G3D:\$188,500.00
- Bell Properties Lp; M B Mgmt LLC; Mb Mgmt LLC--**SOMERSET TRCO--Jackson Twp Sub/Condo:Beisterling Sub Lot:1 Parcel:180-4F104-1B:\$11,200,000.00
- Bennett, Amy M; Bennett, John E Jr--**FIRST NATL BK PA--Mercer Twp Street:251 Browntown Rd Parcel:220-3F96-19G Acre:1.20:\$250,000.00
- Bhargo, Melissa Ann Deal--**NEW AMERICAN FUNDING LLC--Butler Twp Street:1222 East Brady Street Parcel:053-16-C12:\$97,102.00
- Bilowick, George C; Bilowick, Sara E--**FREEDOM MTG CORP--Penn Twp Sub/Condo:Club Overlook Ests Plan Lot:3 Street:107 Larchwood Dr Parcel:270-S7-B3:\$332,000.00
- Bollinger, Dylan; Poloka, Melissa--**NEIGHBORS BK--Worth Twp Street:169 Brandon Rd Parcel:330-4F86-17A:\$201,286.00
- Bowman, Jeremy Wayne; Young, Kylie Christa--**RMC HOME MTG LLC--Jackson Twp Sub/Condo:Trails @ Harmony Junction Ph 2 Lot:231 Street:250 Rylie Drive Parcel:180-4F102-8C231:\$495,998.00
- Boyle, James A; Boyle, Megan A--**NAVY FED CRED UN--Oakland Twp Sub/Condo:Bonnie Brook Hilands Plan Lot:9 Street:1010 Bonniebrook Road Parcel:250-S4-C9:\$269,000.00
- Brownhiner, Sandra E; Hiner, Ronald E; Hiner, Sandra E Brown--**FINANCE AMERICA REVERSE LLC--Chicora Boro Sub/Condo:Parker Plan Lot:41 Street:136 Pine Ridge Drive Parcel:460-S3-A41 Acre:1:\$667,500.00
- Brownhiner, Sandra E; Hiner, Ronald E; Hiner, Sandra E Brown--**SECRETARY HOUSING & URBAN DEV--Chicora Boro Sub/Condo:Parker Plan Lot:41 Street:136 Pine Ridge Drive Parcel:460-S3-A41 Acre:1:\$667,500.00
- Bruno, Frank P--**MORTGAGE RESEARCH CTR LLC DBA--Harrisville Boro Sub/Condo:Yard Sun Plan Lot:2 Street:216 Edna Street Parcel:430-S2-D13A Acre:0.37:\$317,000.00
- Campbell, Connor D; Campbell, Kelsie L--**VILLAGE CAP & INVESTMENT LLC--Butler Twp Sub/Condo:Woodbury Ests Plan No 3 Lot:67 Street:103 Farmington Dr Parcel:056-20-G67:\$268,653.00
- Charles, Paris Marie Trinidad; Hassler, Cameron Richard; Trinidadcharles, Paris Marie--**RMC HOME MTG LLC--Butler Twp Sub/Condo:Oaks @ Dutchtown Ph 1 Lot:3 Street:111 July Drive Parcel:051-46-17/3:\$363,288.00
- Cricks, Ian; Eddy, Sierra--**UNITED WHOLESALE MTG LLC--Venango Twp Street:3079 Oneida Valley Rd Parcel:300-3F16-34D:\$179,436.00
- Dempster, Brant--**FIRST NATL BK PA--Buffalo Twp Street:580 Sarver Road Parcel:040-S5-40:\$80,000.00
- Doerr, Erik R--**WEST PENN FIN SERV CTR INC--Cranberry Twp Sub/Condo:Freedom Woods Plan Ph III Lot:T-308 Unit:585 Street:585 Brandywine Dr Parcel:130-S19-At308A:\$270,019.00
- Donaldson, Amber; Donaldson, Patrick A--**CARRINGTON MTG SERVS LLC--Concord Twp Sub/Condo:Green Meadows Sub Lot:13 Street:867 Seven Hills Road Parcel:110-3F06-27N Acre:9.56:\$337,810.00
- Dugan, Maxwell--**UNION HOME MTG CORP--Cranberry Twp Sub/Condo:Crescent Lot:127-R Unit:127 Street:413 Ramsgate Rd Parcel:130-S47-A127:\$531,125.00
- Ellis, Bryan--**MORTGAGE RESEARCH CTR LLC DBA--Butler Twp Sub/Condo:Muntz Plan Lot:182 Street:116 E Rockenstein Ave Parcel:051-39-P182:\$305,304.00
- Elstner, Katie; Warren, Jacob--**PLAZA HOME MTG INC--Butler City Ward:2 Street:508 Eau Claire Street Parcel:562-45-151:\$123,226.00
- Farley, Austin W; Farley, Lillian--**UNITED WHOLESALE MTG LLC--Cranberry Twp Sub/Condo:Glen Eden Prd Lot:16 Street:529 Greenspire Court Parcel:130-S16-C16:\$382,936.00
- Freedom Road Mgmt LLC--**WASHINGTON

- FIN BK--Cranberry Twp Sub/Condo:Sun Valley Plan No 2 Lot:117 Parcel:130-S7-K117:\$4,300,000.00
- Frees, Jacqueline S**--LAKEVIEW LOAN SERVICING LLC--Buffalo Twp Sub/Condo:Rosak Wellner Plan Lot:1 Street:198 Bear Creek Rd Parcel:040-1F77-4S Acre:3.12:\$350,424.00
- Galford, Henry Roy Jr**--MORTGAGE RESEARCH CTR LLC DBA--Butler Twp Ward:3 Sub/Condo:McJunkin & Stover Plan Lot:2 Street:1248 E Brady Street Parcel:053-16-A2:\$199,192.00
- Gallagher, Tracy Lynn**--DHI MTG CO LTD--Jackson Twp Sub/Condo:Creekside Manor Amend No 13 Lot:206-D Street:325 Alliance Drive:\$328,136.00
- Gamble, Sara E; Gamble, William Blake**--EXTREME LOANS LLC--Mars Boro Street:532 Pearl Ave Parcel:450-S1-C11:\$246,407.00
- Glazer, Alyssa; Glazer, Max**--PLAINS COMMERCE BK--Adams Twp Sub/Condo:Morning Grove Manor Plan Sub Lot:21 Street:216 Morning Grove Ln Parcel:010-S12-C21:\$500,762.00
- Golden, Daniel; Golden, Nancy**--PNC BK NA--Brady Twp Street:203 Centreville Pike Parcel:030-3F88-10C3 Acre:5:\$245,370.00
- Grooms, Michael B; Grooms, Stephanie L**--JLB CORP DBA--Butler Twp Ward:6 Sub/Condo:Campbell Acres Plan Lot:10 Street:121 Delaware Dr Parcel:056-11-B10:\$132,275.00
- Harbison, Zachary A**--JLB CORP DBA--Jefferson Twp Sub/Condo:Antoszyk Plan Lot:1 Street:118 Twin Lakes Ln Parcel:190-1F155-1Ab:\$377,044.00
- Harrison, Keith Allan; Harrison, Marya Lynn**--NVR MTG FIN INC--Zelienople Boro Sub/Condo:Glade Run Village Res Sub Ph 3 Lot:377 Street:136 Settlers Grove Blvd Parcel:550-S4-5/377:\$533,398.00
- Hasenflu, Dhar J**--PLAZA HOME MTG INC--Allegheny Twp Street:372 Sandy Point Road Parcel:020-1F45-11A:\$162,011.00
- Heintz, Barbara Ann**--ALLIED MTG GROUP INC--Lancaster Twp Sub/Condo:Arden Wood Res Plan Ph 5 Lot:502 Street:502 Coughton Cross Dr Parcel:200-S7-A502:\$371,387.00
- Heller, Annette E; Heller, Eric J**--FIRST COMMONWEALTH BK--Adams Twp Sub/Condo:Solberger Plan Lot:1 Street:259 Forsythe Rd Parcel:010-S5-C1:\$50,000.00
- Henderson, David James Jr; Henderson, Madison Abigail**--LOANDRONE INC--Forward Twp Sub/Condo:Hidden Acres Ph 2 Plan Lot:207 Street:304 Cool Spring Drive Parcel:160-S8-B207:\$637,000.00
- Hess, John R a/k/a; Hess, John R Jr a/k/a**--WESBANCO BK INC--Cranberry Twp Sub/Condo:Carriage Manor Prd Ph 2 & 3 Lot:C303 Street:128 Majestic Drive Parcel:130-S33-C303:\$400,000.00
- Hines, Timothy C**--MORTGAGE RESEARCH CTR LLC DBA--Butler Twp Lot:223 Street:151 Whitestown Road Parcel:052-29-A224:\$198,960.00
- Hoffman, Paul; Hoffman, Sydney Nicole**--UNITED WHOLESAL MTG LLC--Penn Twp Street:208 Country Club Hts Parcel:270-S4-15:\$238,605.00
- Hubbard, Venus**--ASSURANCE FIN GROUP LLC--Slippery Rock Twp Street:3518 William Flynn Hwy Parcel:280-3F92-20C:\$250,000.00
- Hudak Real Est Investments LLC**--BRENTWOOD BK--Harrisville Boro Street:102 S Main Street Parcel:430-S1-D1:\$220,000.00
- Hyder, Farah; Hyder, Syed**--COMMUNITY BK--Cranberry Twp Sub/Condo:Windwood Heights Plan Lot:4 Street:113 Windwood Heights Dr Parcel:130-S17-D4:\$1,100,000.00
- Ice, Joshua D**--WESBANCO BK INC--Cranberry Twp Sub/Condo:Kingsbrook Prd Ph 1 Lot:120 Street:403 Snowberry Lane Parcel:130-S15-A120:\$50,000.00
- J W Renal LLC; Jw Renal LLC; Shamir, Amith Roy; Shamir, Stacey G**--BRENTWOOD BK--Adams Twp Sub/Condo:Vista Ridge Plan Lot:116 Street:132 Vista Ridge Lane Parcel:010-S8-E116:\$211,950.00
- Kansler, Anthony; Smith, Melissa**--KIND LENDING LLC--Butler City Ward:1 Street:461 Zeigler Ave Parcel:561-63-2:\$176,739.00
- Kashella, Kathleen; Kashella, Robert**--UNITED WHOLESAL MTG LLC--Evans City Boro Street:212 S Washington St Parcel:400-S2-F75:\$200,394.00
- L & M Property Mgmt LLC; L&M Property Mgmt LLC; Mikes Truck Serv & Sales Inc**--FIRST COMMONWEALTH BK--Clinton Twp Sub/Condo:Victory Road Bus Park Sub No 3 Lot:5 Street:3651 South Noah Drive Parcel:100-2F08-14E:\$862,500.00
- Lezzer Zelienople LLC**--H P STARR LUMBER CO LLC--Jackson Twp Parcel:180-4F50-33:\$2,150,000.00
- Li, Kinwa; Li, Yuquan**--FIRST COMMONWEALTH BK--Cranberry Twp Sub/Condo:Franklin Crossings Prd Ph 2 Lot:256 Street:404 Sparrow Ct Parcel:130-

- S41-A256:\$218,400.00
Lusk, John D--EXTREME LOANS LLC--
 Cherry Twp Sub/Condo:Bovard Acres Plan
 Lot:11 Street:104 Bovard Ln Parcel:070-
 S1-A11:\$279,800.00
- Malloy, Josie--ASSURANCE FIN GROUP**
 LLC--Oakland Twp Sub/Condo:Graham
 Sub Lot:17 Street:138 Saint Joe Road
 Parcel:250-S1-C17:\$285,729.00
- Marino, Ginger Elizabeth; Marino, Leonard**
Michael--AMERIHOM MTG CO LLC--
 Lancaster Twp Sub/Condo:Arden Wood
 Res Plan Ph 4 Lot:422 Street:415 Coventry
 Court Parcel:200-S7-A422:\$354,082.00
- Master, Maxwell--JLB CORP DBA--**
 Evans City Boro Street:135 W Main St
 Parcel:400-S1-G13:\$264,550.00
- Mattock, Louann; Mattock, Regis**
 A--NEXTIER BK NA--Mars Boro
 Street:600 Kelly Aly Parcel:450-S1-F26
 Acre:0.95:\$100,000.00
- McCoy, Kelly L; McKenzie, James F--**
 ROCKET MTG LLC--Adams Twp Sub/
 Condo:Treesdale Old Orchard Neighbor
 Lot:37 Street:4007 Old Orchard Way
 Parcel:010-S8-A37:\$1,474,966.00
- McCully, Dale G--NEW AMERICAN**
 FUNDING LLC--Marion Twp Sub/
 Condo:Replot Of Duffola Sub Lot:10
 Street:616 Eau Claire Rd Parcel:210-
 2F47-5 Acre:13.23:\$162,800.00
- Metamorphic Cap LLC--FULTON BK NA--**
 Cranberry Twp Sub/Condo:Pennsylvania
 Power Co Plan Sub Lot:1-J Street:230
 W Kensing Drive Parcel:130-4F108-
 13G:\$3,740,000.00
- Morrison, Aaron D; Morrison, Pamela**
 L--NAVY FED CRED UN--Adams Twp
 Sub/Condo:Villages @ Camp Trees
 Ph 3 Lot:303 Street:307 Red Oak Ct
 Parcel:010-3F66-Ab1303:\$755,000.00
- Morrow, Danelle Lynn; Morrow, Daniel**
James--PENNYMAC LOAN SERVS LLC--
 Forward Twp Sub/Condo:Hidden Acre
 Ph 2S Lot:234 Street:205 Corn Stalk Ct
 Parcel:160-S8-B234:\$420,873.00
- Mulford, Nicholas; Mulford, Sydney--**
 MORTGAGE RESEARCH CTR LLC
 DBA--Brady Twp Street:105 W Liberty
 Rd Parcel:030-3F37-A4Hb1:\$173,000.00
- Namey, John M--FIRST NATL BK PA--**
 Buffalo Twp Street:137A Hepler Rd
 Parcel:040-1F77-9A4A:\$63,000.00
- Nemchek, Kellie M; Nemchek, Robert**
S; Nemchek Heating & Cooling LLC--
 NORTHWEST BK--Slippery Rock
 Twp Street:3872 William Flynn Hwy
 Parcel:280-S9-C4:\$160,000.00
- Palmiere, Christopher J; Palmiere, Kerri**
 L--ROCKET MTG LLC--Buffalo Twp
 Street:336 1/2 N Pike Rd Parcel:040-1F92-
 A3Ba:\$248,000.00
- Patterson, Allyssa M; Simpson, Montana**
B--WEST PENN FIN SERV CTR INC--
 East Butler Boro Sub/Condo:Butler
 Land & Improvement Co P Lot:317
 Street:6607 Madison Ave Parcel:380-
 S4-A317:\$235,653.00
- Patterson, Bethany a/k/a; Patterson,**
Bethany L a/k/a; Patterson, Jeff a/k/a;
Patterson, Jeffrey M a/k/a--FIRST
 COMMONWEALTH BK--Slippery Rock
 Boro Sub/Condo:Ws Bingham Plan
 Lot:27 (Pt Of) Street:211 W Cooper Street
 Parcel:510-S3-12:\$70,000.00
- Powell, Mark A; Powell, Melissa A--**
 FIRST NATL BK PA--Forward Twp
 Sub/Condo:Powell Final Sub Plan
 Lot:5 Street:248 Leisie Rd Parcel:160-
 3F72-29:\$100,000.00
- Randazza, Ronald J--FIRST**
 COMMONWEALTH BK--Clinton Twp
 Street:120 Christy Road Parcel:100-
 2F04-11 Acre:26:\$101,000.00
- Rhodes, Bonnie H--FIRST NATL BK**
 PA--Connoquenessing Twp Sub/
 Condo:Connoquenessing Woodlands
 Lot:999 Unit:5 Street:160 Hawk Drive
 Parcel:120-S6-A999:\$48,500.00
- Rowan, David--MORTGAGE**
 RESEARCH CTR LLC DBA--Butler Twp
 Street:4105 Kennedy Drive Parcel:054-
 35-C7:\$260,000.00
- Saisi Holdings LLC--ENTERPRISE**
 BK--Jackson Twp Sub/Condo:Seneca
 Bartos Property Neighbo Lot:310-E
 Street:100 Kelron Drive Parcel:180-
 S13-C310:\$796,750.00
- Saisi Holdings LLC--ENTERPRISE**
 BK--Jackson Twp Sub/Condo:Seneca
 Trails Amend 6 Plan Lot:310-E
 Street:100 Leah Drive Parcel:180-S13-
 Ct310E:\$796,750.00
- Saxonburg South Noah LLC; Saxonburg**
South Noah Two LLC--TRISTATE CAP
 BK--Clinton Twp Sub/Condo:Victory Road
 Bus Park Sub No 8 Lot:25R Parcel:100-
 2F08-14Ga:\$4,900,000.00
- Simmons, Douglas M; Simmons, Treva**
J--UNITED WHOLESAL MTG LLC--
 Cherry Twp Sub/Condo:Simmons Sub #2
 Lot:1 Street:1132 Kiester Rd Parcel:070-
 3F33-15 Acre:4.84:\$358,160.00
- Simmons, John T--NAVY FED CRED UN--**
 Buffalo Twp Street:239 Ekastown Rd
 Parcel:040-1F79-15Q:\$230,000.00
- Slack, Bonnie S; Slack, Robert B--**
 WESBANCO BK INC--Harmony Boro Sub/
 Condo:Seneca Heights Plan No 2 Lot:30
 Street:1104 Seneca Drive Parcel:420-S2-

1B30:\$315,000.00

Starr, Alysha; Starr, Evan--FREEDOM MTG CORP--Jackson Twp Sub/Condo:Jackson Crossings Ph 3 Res Sub Lot:303 Street:449 Isabella Ct Parcel:180-S8-C303:\$476,247.00

Steel City Choice Investments LLC--NATIONAL LOAN FUNDING LLC--Slippery Rock Boro Sub/Condo:Plaza Ests Inc Plan No 1 Lot:5 Street:108 Oak Street Parcel:510-S1-B5:\$198,000.00

Steinmetz, Richard--VELOCITY COMMERCIAL CAP LLC--Butler City Ward:5 Street:204 Mercer Street Parcel:565-24-43:\$114,750.00

Stonehenge Laurel Gathering LLC--FIRST HORIZON BK--Parker Twp Parcel:260-1F131-15:\$500,000,000.00

Strayhorn, Kevin--LEND A LOAN LLC--Cranberry Twp Sub/Condo:Park Place Ccd Amend No 5 Plan Lot:24-A Street:145 Mews Lane Parcel:130-4F108-16B3B24A:\$389,905.00

Tarpley, Gauge; Tarpley, Tonya L--FIRST COLONY MTG CORP--Buffalo Twp Sub/Condo:Crestani Plan Lot:9 Street:170 Ralston Road Parcel:040-S10-A9000:\$299,000.00

Taylor, Alicia; Taylor, Austin--UNITED WHOLESAL MTG LLC--Winfield Twp Sub/Condo:Hancock Plan Lot:5 Street:100 Hancock Lane Parcel:320-1F96-5D:\$368,207.00

Tomcik, Dena; Tomcik, Dena R; Tomcik, Ronald--NEXTIER BK NA--Center Twp Street:317 N Duffy Rd Parcel:060-3F43-32B:\$45,000.00

Unnithan, Neha; Unnithan, Rakesh--FIRST NATL BK PA--Middlesex Twp Sub/Condo:Blackberry Ests Prd Lot:6 Street:2010 Blackberry Lane Parcel:230-S16-B6:\$194,200.00

Vidt, Ailyn C; Vidt, Karen L--WESBANCO BK INC--Zelienople Boro Street:121 Chestnut St Parcel:550-S1-C5:\$100,000.00

Wagner, Louis E Jr; Wagner, Paula R--RMC HOME MTG LLC--Buffalo Twp Sub/Condo:Oak Creek Farms Plan No 1 Lot:131 Street:173 Tiwn Oaks Drive:\$502,397.00

Webb, Thomas A--FIRST NATL BK PA--Cranberry Twp Sub/Condo:Foxmoor Flats Bldg 1 Unit:134 Street:707 Stockton Ridge Parcel:130-S34-C134:\$25,000.00

Weber, Erin J--NEXTIER BK NA--Jackson Twp Sub/Condo:Beight Plan No 2 Lot:1 Street:260 Tollgate School Rd Parcel:180-4F104-4Ba:\$181,500.00

Williams, James; Williams, Tracy--MORTGAGE RESEARCH CTR LLC DBA-

-Center Twp Lot:1 Street:344 Jamisonville Road Parcel:060-2F108-4L:\$316,996.00
Yussefabad, Arman G--FIRST NATL BK PA--Middlesex Twp Sub/Condo:Weatherburn Heights Prd Ph 3 P Lot:318 Street:3035 Eagle Ridge Dr Parcel:230-S16-F318:\$204,000.00

SUITS

March 6 - 13, 2026

1st Name-Plaintiff

2nd Name-Defendant

Singleton, Christopher J vs. **Barbati, Brian J**: Civil: Real Property: Ejectment:26-10328
Newrez LLC vs. **Bianchi, Paul J**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10310

Capital One, NA vs. **Chen, Yihua**: Civil: Contract: Debt Collection: Credit Card:26-10322

Credit Corp Solutions, Inc vs. **Cooke, Alexia**: Civil: Contract: Debt Collection: Other:26-10309

American Express National Bank vs. **Frank, Melissa**: Civil: Contract: Debt Collection: Credit Card:26-10323

Velocity Investments, LLC vs. **Hottenfeller, Steven**: Civil: Contract: Debt Collection: Other:26-10320

Velocity Investments, LLC vs. **Ibarra, Manuel**: Civil: Contract: Debt Collection: Other:26-10315

The Bank of New York Mellon vs. **Kopp, Individually, Terry L**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10312

JPMorgan Chase Bank, NA vs. **Krouse, Jennifer**: Civil: Contract: Debt Collection: Credit Card:26-10311

Velocity Investments, LLC vs. **Kupar, Chad**: Civil: Contract: Debt Collection: Other:26-10319

Newrez LLC vs. **Laidlaw, Administratrix To The Estate of Daniel K Laidlaw, Renee M**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10321

Select Porfolio Servicing, Inc vs. **Laidlaw, Ryan D**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10306

Gilliland Vanasdale Law Office, LLC vs. **Longo, Jondavid**: Civil: Tort: Slander / Libel / Defamation:26-10313

PNC Bank, NAtional Association vs. **McCloskey, Keith R**: Civil: Contract: Debt Collection: Credit Card:26-10307

US Bank National Association vs. **Mihalek, Vincent D**: Civil: Contract: Debt Collection: Credit Card:26-10305

US Bank National Association vs. **Miller, Jon**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10325

Capital One, NA vs. **Mitchell, Brian P**: Civil: Contract: Debt Collection: Credit Card:26-10318

Rocket Mortgage, LLC vs. **Padgelek, Joy**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10326

Clearview Federal Credit Union vs. **Peters, Gary L**: Civil: Contract: Debt Collection: Credit Card:26-10327

Capital One, NA vs. **Ray, Matthew**: Civil: Contract: Debt Collection: Credit Card:26-10314

Pennymac Loan Services, LLC vs. **Skoch, Sabrina M**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10324

Weitzel, Bradley vs. **Smith, Damian**: Civil: Tort: Other:26-10316

Carrington Mortgage Services, LLC vs. **Waltenbaugh, Deceased, Kenneth Jack**: Civil: Real Property: Mortgage Foreclosure: Residential:26-10308

Capital One, NA vs. **Williams, Rodriguez R**: Civil: Contract: Debt Collection: Credit Card:26-10317

JUDGMENTS

March 7 - 13, 2026

1st Name-Plaintiff

2nd Name-Defendant

Hamilton Family Limited Partnership vs. **Anderson, Joseph Thomas**: District Justice Transcript Judgment: 26-20424: \$6,879.25

Butler County Clerk of Courts vs. **Barranti, Ethan Michael**: Clerk of Courts Judgment: 26-20394: \$2,790.50

Synchrony Bank vs. **Bauer, Koribeth**: District Justice Transcript Judgment: 26-20380: \$3,005.44

Commonwealth of PA Department of Revenue vs. **Beall, Robert A**: Commonwealth Tax Lien: 26-20435: \$12,753.91

Commonwealth of PA Department of Revenue vs. **BiLLCo Manufacturing Inc**: Commonwealth Tax Lien: 26-20437: \$24,347.41

Butler County Clerk of Courts vs. **Birchard, Zebe**: Clerk of Courts Judgment: 26-20412: \$1,758.43

Portfolio Recovery Associates, LLC vs. **Burtoft, John**: Judgment - Consent: 26-20375: \$2,675.58

Butler County Clerk of Courts vs. **Call, Stephen Thomas**: Clerk of Courts Judgment: 26-20396: \$1,258.00

Credit Corp Solutions, Inc vs. **Cameron, Sean**: District Justice Transcript Judgment: 26-20382: \$4,810.42

Butler County Clerk of Courts vs. **Claypoole, Travis Larue**: Clerk of Courts Judgment: 26-20409: \$1,853.00

Scofield, James vs. **Clearview Mall Capital Holding LLC**: Jdgt/amt-Determined: 26-20381: \$0.00

Butler County Clerk of Courts vs. **Cline, Steven Anthony**: Clerk of Courts Judgment: 26-20415: \$2,263.00

Butler County Clerk of Courts vs. **Collingwood, Larry D**: Clerk of Courts Judgment: 26-20398: \$3,071.50

LVNV Funding, LLC vs. **Cormier, Kimberly**: Exemplification of Judgment - Coming In: 26-20376: \$1,515.99

First Commonwealth Bank vs. **Dishler, Stacey C**: Judgment/Possession: 26-20422: \$0.00

Butler County Clerk of Courts vs. **Ealy, Tyler William**: Clerk of Courts Judgment: 26-20390: \$3,584.00

Butler County Clerk of Courts vs. **Ealy, Tyler William**: Clerk of Courts Judgment: 26-20416: \$1,133.50

Classic Automotive, Inc vs. **Elite Auto Services of Pennsylvania LLC**: Default Judgment: 26-20385: \$22,889.97

Butler County Clerk of Courts vs. **Eppinger, Samantha Riane**: Clerk of Courts Judgment: 26-20407: \$13,894.95

Butler County Clerk of Courts vs. **Gerney, Justin Charles**: Clerk of Courts Judgment: 26-20403: \$1,337.25

Butler County Clerk of Courts vs. **Gillis, Lyndsie Michelle**: Clerk of Courts Judgment: 26-20413: \$1,082.50

Butler County Clerk of Courts vs. **Gniewkowski, Amanda Barbara**: Clerk of Courts Judgment: 26-20410: \$4,153.00

Commonwealth of PA-UCF vs. **Grey, Amber; Rodgers Dairy Queen**: Commonwealth Tax Lien: 26-20427: \$1,543.69

Commonwealth of PA Department Of Environmental Protection vs. **H&H Property Investments LLC**: Agreement to Revive Judgment: 26-20371: \$4,475.00

Carrington Mortgage Services, LLC vs. **Haid, Austin**: Default Judgment: 26-20384: \$229,588.23

Butler County Clerk of Courts vs. **Hamlin, Peter Nolan**: Clerk of Courts Judgment: 26-20400: \$1,176.00

Butler County Clerk of Courts vs. **Henderson, Alton Leroy**: Clerk of Courts Judgment: 26-20414: \$1,497.25

Commonwealth of PA Department of Revenue vs. **Hess, Lance L; Hess, Tina M**: Commonwealth Tax Lien: 26-20430:

- \$1,127.49
Commonwealth of PA-UCF vs. **Highlander Waterproofing of Western NY**: Commonwealth Tax Lien: 26-20426: \$1,248.98
- United States vs. **Hunkele, Mark A**: Federal Tax Lien: 26-60026: \$129,460.28
- Credit Corp Solutions, Inc vs. **Jolly, Eric**: Default Judgment: 26-20374: \$15,421.02
- Butler County Clerk of Courts vs. **Kamerer, John J**: Clerk of Courts Judgment: 26-20417: \$7,290.50
- Butler County Clerk of Courts vs. **Kamerer, John Joseph**: Clerk of Courts Judgment: 26-20405: \$2,043.50
- Butler County Clerk of Courts vs. **Lefler, John Dennis**: Clerk of Courts Judgment: 26-20404: \$3,819.50
- Commonwealth of PA Department of Revenue vs. **Leroy, Zachary J; Leroy, Stephanie A**: Commonwealth Tax Lien: 26-20431: \$4,725.29
- Butler County Clerk of Courts vs. **Linkenheimer, Payge Elise**: Clerk of Courts Judgment: 26-20411: \$6,300.50
- Butler County Clerk of Courts vs. **Madeya, Craig Vincent**: Clerk of Courts Judgment: 26-20421: \$3,055.00
- Redevelopment Authority of the County Of Butler vs. **McChesney, Josi**: District Justice Transcript Judgment: 26-20386: \$2,827.13
- Butler County Clerk of Courts vs. **Mesol, Amber Marie**: Clerk of Courts Judgment: 26-20399: \$1,754.50
- Synchrony Bank vs. **Mohney, Christine**: District Justice Transcript Judgment: 26-20383: \$3,115.58
- Butler County Clerk of Courts vs. **Myers, Elijah Shawn**: Clerk of Courts Judgment: 26-20406: \$1,662.00
- Commonwealth of PA-UCF vs. **Nagy, Shawn**: Commonwealth Tax Lien: 26-20425: \$7,713.54
- Commonwealth of PA Department of Revenue vs. **Nye, Responsible Party, Victor; Iris Technology Group LLC**: Commonwealth Tax Lien: 26-20436: \$75,619.98
- Progressive Specialty Insurance Company vs. **Oilology**: Default Judgment: 26-20389: \$12,724.48
- Midland Credit Management, Inc vs. **Orkwis, Jenna**: District Justice Transcript Judgment: 26-20423: \$6,299.88
- Butler County Clerk of Courts vs. **Osche, Alexandra S**: Clerk of Courts Judgment: 26-20418: \$2,915.00
- Butler County Clerk of Courts vs. **Ott, Hailee Joyce**: Clerk of Courts Judgment: 26-20391: \$2,333.00
- Cavalry Spv I, LLC vs. **Pudina, James B**: Default Judgment: 26-20378: \$2,786.43
- Iheart Media + Entertainment, Inc vs. **RA Beall LLC; Mr. Rooter Plumbing**: Default Judgment: 26-20438: \$14,088.09
- Commonwealth of PA Department of Revenue vs. **Real Thai Cuisine LLC**: Commonwealth Tax Lien: 26-20432: \$3,822.80
- Pennymac Loan Services, LLC vs. **Richard Jr, Michael; Chandler, Jessica**: Default Judgment: 26-20387: \$178,787.49
- Butler County Clerk of Courts vs. **Richter, Tanya Marie**: Clerk of Courts Judgment: 26-20401: \$1,156.00
- Commonwealth of PA Department of Revenue vs. **Robertson, Connor**: Commonwealth Tax Lien: 26-20433: \$4,697.94
- Butler County Clerk of Courts vs. **Rogers, Savannah Kaye**: Clerk of Courts Judgment: 26-20419: \$2,479.00
- Butler County Clerk of Courts vs. **Rome, Shawn Wesley**: Clerk of Courts Judgment: 26-20397: \$1,535.50
- United States vs. **Roule, David M**: Federal Tax Lien: 26-60028: \$98,165.48
- Butler County Clerk of Courts vs. **Sell, Joseph Francis**: Clerk of Courts Judgment: 26-20408: \$1,848.00
- United States vs. **Semachko, Brent**: Federal Tax Lien: 26-60027: \$24,686.16
- United States vs. **Semachko, Brent J**: Federal Tax Lien: 26-60025: \$28,112.53
- Capital One, NA vs. **Signar, Kirsten P**: Default Judgment: 26-20388: \$34,012.85
- Eshnuk, Mohamed vs. **Smith, George**: Judgment on Award: 26-20373: \$2,000.00
- Butler County Clerk of Courts vs. **Spare, Branden Michael**: Clerk of Courts Judgment: 26-20392: \$1,475.50
- Butler County Clerk of Courts vs. **Spare, Branden Michael**: Clerk of Courts Judgment: 26-20395: \$2,358.50
- Butler County Clerk of Courts vs. **Spiering, Curtis Douglas**: Clerk of Courts Judgment: 26-20420: \$1,989.00
- Commonwealth of PA-UCF vs. **Spuntak, Jonathan; Spuntak Contracting & Maintenance**: Commonwealth Tax Lien: 26-20428: \$10,861.55
- Commonwealth of PA Department of Revenue vs. **Stonebraker Trust, Colton Alexander**: Commonwealth Tax Lien: 26-20429: \$2,056.08
- Butler County Clerk of Courts vs. **Summerill Jr, Michael Charles**: Clerk of Courts Judgment: 26-20402: \$5,388.00
- LVNV Funding LLC vs. **Sutterfield, Jim**: District Justice Transcript Judgment: 26-20379: \$1,177.50
- Slippery Rock VFC & Rescue Team vs. **Szeg, Charles**: District Justice Transcript

Judgment: 26-20372: \$785.41
 Butler County Clerk of Courts vs. **Waltz, Jake Thomas**: Clerk of Courts Judgment: 26-20393: \$3,134.00
 The Huntington National Bank, NA vs. **White, Patricia M**: Default Judgment: 26-20377: \$12,857.94
 Commonwealth of PA Department of Revenue vs. **Wroblewski, Responsible Party, Maria L; Tin Man Sweets Bake Shoppe, LLC**: Commonwealth Tax Lien: 26-20434: \$5,601.08

EXECUTIONS

March 7 - 13, 2026
 1st Name-Plaintiff
 2nd Name-Defendant

Leopardi, Janet vs. **Beaver Valley Contracting LLC**: Writ of Execution/Garnishee: 26-30032: \$39,923.17
 State Financial Network LLC vs. **Campbell, Abigail**: Writ of Execution: 26-30029: \$76,662.12
 First Commonwealth Bank vs. **Dishler, Stacey C**: Writ of Possession: 26-30028: \$0.00
 PCA Acquisitions V, LLC vs. **Foster, Nicole T**: Writ of Execution/Garnishee: 26-30026: \$5,184.93
 LVNV Funding LLC vs. **Gaiser, Angela**: Writ of Execution/Garnishee: 26-30030: \$5,446.56
 Carrington Mortgage Services, LLC vs. **Haid, Austin**: Writ of Execution: 26-30024: \$229,588.23
 Ncb Management Services Inc vs. **Kearns, Justin**: Writ of Execution/Garnishee: 26-30025: \$5,322.68
 Freedom Mortgage Corporation vs. **Novak, Administrator, William Joey; Novak, Estate, William J**: Writ of Execution: 26-30023: \$177,784.88
 Pennymac Loan Services, LLC vs. **Richard Jr, Michael**: Writ of Execution: 26-30027: \$178,787.49
 LVNV Funding, LLC vs. **Robb II, William D**: Writ of Execution/Garnishee: 26-30031: \$25,567.36

DIVORCES

March 7 - 13, 2026
 1st Name-Plaintiff
 2nd Name-Defendant

Anthony, Mark vs. **Anthony, Sharlett**: Atty: Charlton & Charlton: 26-90152
 Benko, Michelle vs. **Benko, John R**: Atty: None: 26-90159

Byrd, Amy M vs. **Byrd Jr, AC M**: Atty: Winslow Law Group, PC: 26-90158
 Cater, Kara L vs. **Cater, James C**: Atty: Liberty Mark Law: 26-90160
 Fernandez, Daniel vs. **Fernandez, Jolene**: Atty: Myers Law Group, LLC: 26-90154
 Shaffer, Michele R vs. **Fisher, Gary G**: Atty: Boyer, Paulisick, Eberle & Biss: 26-90165
 Biondo, Jesse vs. **Hardesty, Elaina**: Atty: None: 26-90157
 Reno, Mark vs. **Reno, Megan**: Atty: Cordell & Cordell: 26-90163
 Robinson, Kylie Starr vs. **Robinson, Mario Delwray**: Atty: None: 26-90147
 Sinclair, Rosa vs. **Sinclair, Joshua**: Atty: Myers Law Group, LLC: 26-90155
 Stump, Susan J vs. **Stump, Eric S**: Atty: None: 26-90151
 Titus, Rebecca vs. **Titus, Jesse**: Atty: None: 26-90153
 Ficklin, Kyle vs. **Upshur, Breanna**: Atty: None: 26-90164

MARRIAGE LICENSE FILINGS

Application Date:
 March 7 - 13, 2026

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.

Joshua Alexander Dunleavy and Justine Marie Berkhouse :26-00083
 Ismael Lopez and Kayla Leandra Coleman :26-00078
 Michael Paul Doerflinger li and Grace Lynn Gordon :26-00079
 Lawrence Thomas Lewis and Kelly Ann Hale :26-00080
 Joshua David Miller and Jolena Lauren Hamrock :26-00075
 Kelly Marie Anthony and Michael Evan Mazur :26-00076
 Harry Frederick Duderstadt and Paula Ellen Moran :26-00082
 Montana Bradshaw Simpson and Allyssa Marie Patterson :26-00081
 Brittney Camille Seawright and Terrell Edward Reavis :26-00077
 Erin Grace Weiss and Tanner Wyn Vietmeier :26-00073
 Emily Rose Coleman and Seth Jakob Windsor :26-00074

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 15th day of May, 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 June 12, 2026 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30008
LAKEVIEW LOAN SERVICING LLC vs
ERIN DOUBLE, TROY DOUBLE**

PROPERTY ADDRESS: 138 WEST SUNBURY ROAD, BUTLER, PA 16001 UPI / TAX PARCEL NUMBER: 060-S3-D7-0000

All that certain piece, parcel or lot of land situate in Center Township, Butler County, Pennsylvania, being bounded and described as follows:

Beginning at a point, which point is common to the center of the Butler-West Sunbury Road and to the center of a road leading in an Easterly direction through the Shanor Manor Plan of Lots, being the Northwest corner of the lot herein described; thence by the last mentioned street, North 86 degrees 39' East, a distance of 256.54 feet to a point; thence South 0 degrees 37' East, 125.5 feet to a point; thence by Lot No. 6, South 86 degrees 39' West, 256.54 feet to the center of the Butler-West Sunbury Road; thence North 0 degrees 37' West by the center of the same 125.5 feet to the place of beginning. Being Lot No. 7 in the Shanor Manor Plan of Lots recorded in Rack File 9, Page 24.

Also known as Parcel Number 060-S3-D7-0000

Being the same premises which Sean Caughey and Nora Caughey, by Deed dated 08/23/2024 and recorded 08/29/2024,

in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No.202408290012779, granted and conveyed unto Troy Double and Erin Double, in fee.

Tax Parcel: 060 S3 D70000 AKA 060-S3-D7-0000

Premises Being: 138 W Sunbury Rd, Butler, PA 16001

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30006
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING vs
SEAN GIZIENSKI, IN HIS CAPACITY AS
CO-ADMINISTRATOR TO THE ESTATE
OF HENRY GIZIENSKI, DECEASED,
JESSE GIZIENSKI, IN HIS CAPACITY AS
CO-ADMINISTRATOR TO THE ESTATE OF
HENRY GIZIENSKI, DECEASED
PROPERTY ADDRESS: 1242 VICTORY
ROAD, SAXONBURG, PA 16056**

UPI/TAX PARCEL NUMBER: 100-2F08-6B4

ALL that certain piece, parcel and lot of land situate in Clinton Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point along line of lands now or formerly of U.S. Steel Corporation, said point being the Easternmost corner of lands now or formerly of Joseph S. Acquavita, said point being the Southernmost point of the within described lands; thence from said point along line of lands of said Acquavita North 37 degrees 55' 45" West a distance of 177.747 feet to a point along line of lands of said Acquavita and lands now or formerly of John A. Gizienski; thence from said point along line of lands of said Gizienski North 20 degrees 55' 20" East a distance of 146.28 feet to a point along line of lands of said Gizienski; thence from said point South 67 degrees 28' 15" East a distance of 308.136 feet to a point on line of lands of said Gizienski and line of lands now or formerly of U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 33 degrees 42* 48" West a distance of 193.905 feet to a survey monument on line of lands of said U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 88 degrees 47' 45" East a distance of 120 feet to a point at the place of BEGINNING.

CONTAINING 1.3078 acres of land as shown on a Plan of Adam S. Yelito, dated May 15, 1995, made for John A. Gizienski, et al. attached hereto and recorded herewith this date.

BEING known and designated as Tax Parcel No. 100-2F08-6B4.

BEING the same property conveyed from John A. Gizienski, widower, to Henry Gizienski and Christina Gizienski, his wife, by Corrective Deed dated April 20, 1995 and recorded April 24, 1995 in the Butler County Recorder of Deeds as Instrument 19950424007236. Christina Gizienski passed away on December 31, 2020, leaving title vested solely in Henry Gizienski by virtue of law. Henry Gizienski passed away on January 27, 2022.

BCLJ: March 13, 20 & 27, 2026

**No. 2020-30071
21 ST MORTGAGE CORPORATION,
ASSIGNEE OF MERS AS NOMINEE FOR
CIT GROUP/CONSUMER FINANCE INC. vs
KATHLEEN LAURIA, STEVEN LAURIA**

PROPERTY ADDRESS: 1663 PERRY HIGHWAY, PORTERSVILLE, PA 16051 UPI / TAX PARCEL NUMBER: 4F135-7B

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

Beginning at the point in the center of State Highway Route 19, known as the Perry Highway said point joining the land now or formerly of John G. Stickel and being the southwest corner of the land herein conveyed; thence along the center of Route 19, North 8 degrees 20 minutes West, a distance of 101 feet to a point; thence along the center of said highway North 5 degrees 15 minutes West, a distance of 984.4 feet to a point in the center of the said road and land now or formerly of A. Earl Stickel the said point being the northwest corner of the lot herein conveyed; thence along the lot now or formerly of A. Earl Stickel, North 81 degrees 27 minutes East, a distance of 1061 feet to a point and land now or formerly of Howard Burnsides, South 1 degrees 15 minutes East, a distance of 1415 feet to a point and land now or formerly of Charles Eppingor, South 88 degrees West, a distance of 641

feet to a point and land now or formerly of John G. Stickel; thence along same, North 10 degrees 50 minutes West, a distance of 280.8 feet to a point; thence along the same, South 75 degrees 10 minutes West, a distance of 288 feet to the center of Route 19, the place of beginning.

Excepting and reserving all that certain piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Pennsylvania, described as Lot #2 in the Subdivision Plan for Paul and Donna Kolesky recorded at Plan Book 26, Page 16 which Subdivision Plan is hereby incorporated by reference herein, and such parcel is more particularly identified and known as Parcel No. 4F135-7B.

The real property being sold is known as Parcel No. 4F135-7, and identified as Lot #1 on the Subdivision Plan recorded at Plan Book 268, Page 16 containing approximately 2.05 acres.

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30011
U.S. BANK TRUST NATIONAL
ASSOCIATION vs
C/O MARLENA OTTE, KNOWN HEIR
ESTATE OF DENNIS WYANT, DECEASED,
LAST KNOWN RECORD OWNER/
MORTGAGOR, THE UNITED STATES OF
AMERICA, C/O DANIEL WYANT, KNOWN
HEIR ESTATE OF DENNIS WYANT,
DECEASED, LAST KNOWN RECORD
OWNER/MORTGAGOR, THE UNITED
STATES OF AMERICA**

PROPERTY ADDRESS: 10 BUTLER ROAD, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 52-37-A269 ALL THAT CERTAIN LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, HAVING ERRECTED THEREON A TWO-STORY FRAME DWELLING HOUSE, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON POST, BEING THE SOUTHEAST CORNER OF HAWLEY STREET AT PENN AVENUE; THENCE NORTH 47 DEGREES 10' EAST ALONG LINE OF PENN AVENUE, 93.6 FEET TO THE NORTHEAST CORNER OF LOT NO. 270; THENCE SOUTH 42 DEGREES 50' EAST BEING AT RIGHT ANGLES TO THE SOUTHERLY LINE OF PENN AVENUE,

110 FEET TO THE NORTH LINE OF E 16 FOOT ALLEY; THIS BEING THE SOUTHEAST CORNER OF LOT NO. 270; THENCE ALONG THE NORTH LINE OF SAID ALLEY, SOUTH 47 DEGREES WEST TO THE EASTERLY LINE OF HAWLEY STREET BEING THE SOUTHWEST CORNER OF LOT NO. 269; THENCE ALONG THE EAST LINE OF HAWLEY STREET,

NORTH 52 DEGREES 35' WEST TO THE POINT OF BEGINNING BEING LOTS NOS. 269 AND 270 IN THE LYNDORA LAND & IMPROVEMENT COMPANY PLAN. PARCEL 52-37-A269

BEING Known As: 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045

BEING the same premises which Dennis P. Wyant and Charlotte V. Wyant, his wife, by Deed dated May 17, 1988 and recorded May 18, 1988, in the Recorder's Office of Butler County, Pennsylvania, as Book No. 1401, Page 788, granted and conveyed unto Dennis P. Wyant, Single Man.

HAVING ERECTED THEREON ADWELLING BEING KNOWN AND NUMBERED AS 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045, BOOK 1401, PAGE 788, PARCEL NUMBER 52-37-A269

BCLJ: March 13, 20 & 27, 2026

**No. ED-2026-30003
LAKEVIEW LOAN SERVICING, LLC vs
BRANDON M. SIMMONS
PROPERTY ADDRESS: 1010 KIESTER
ROAD, SLIPPERY ROCK, PA 16057**

UPI / TAX PARCEL NUMBER: 070-SI-B5A-0000 & 070-SI-B5-0000 Parcel 1:
ALL THAT CERTAIN parcel or tract of land situate in Cherry Township, Butler County, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point which is located North 00 degree 15 minutes 00 second East, a distance of 120.14 feet from the centerline of Kiester Road on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence from said point of beginning, North 89 degrees 49 minutes 40 seconds West along the line of Lassinger, a distance of 65 feet to a point; thence continuing along the line of Lassinger, North 00 degree 15 minutes 00

second East, a distance of 93 feet to a point; thence along the line of land now or formerly of Thomley, South 89 degrees 49 minutes 40 seconds East, a distance of 65 feet; thence continuing along the line of Thomley, South 00 degree 15 minutes 00 second West, a distance of 93 feet to the place of beginning.

TAX PARCEL: 070-SI-B5A-0000
ALSO:
Parcel 2:

ALL THAT CERTAIN lots of land situate in the Village of Coaltown, Cherry Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Kiester Road, S. R. 4006, on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence along the centerline of Kiester Road, North 89 degrees 42 minutes 30 seconds West, a distance of 214 feet to a point in the line of land now or formerly of Porter; thence North 00 degree 15 minutes 00 second East, a distance of 213 feet to a point on the line of land of Porter, thence continuing along said land, South 89 degrees 42 minutes 30 seconds East, a distance of 149 feet to a point on other lands of Lassinger, South 00 degree 15 minutes 00 second West, a distance of 93 feet to a point; thence continuing along the same, south 89 degrees 49 minutes 40 seconds East, a distance of 65 feet to the line of land of Staph; thence along said land of Staph, South 00 degree 15 minutes 00 second West, a distance of 120.14 feet to the centerline of Kiester Road at the place of beginning.

TAX PARCEL: 070-SI-B5-0000

BEING KNOWN AS: 1010 KIESTER ROAD, SLIPPERY ROCK, PA 16057
PROPERTY ID NUMBER: 070-SI-B5-0000 and 070-SI-B5A-0000

BEING THE SAME PREMISES WHICH JUSTIN P. LASSINGER AND PAULA L. LASSINGER, HUSBAND AND WIFE BY DEED DATED 2/1/2017 AND RECORDED 2/6/2017 IN THE OFFICE OF THE RECORDER OF DEEDS DEED BOOK INSTRUMENT NO.: 201702060002559, GRANTED AND CONVEYED UNTO BRANDON M. SIMMONS, UNMARRIED.

BCLJ: March 13, 20 & 27, 2026

Sheriff of Butler County, Michael T. Slupe

NOTICE TO: ALL HEIRS OF JACOB FREDERICK

NOTICE

NOTICE TO: ALL HEIRS OF JACOB FREDERICK, Late of Millerstown, Donegal Township, Butler County, Pennsylvania

Date of Death: On or about 1890 Butler County, Pennsylvania, Estate Docket Number: 10-11-0482 Butler County OC No. 129 of 1973

The Estate of the late Jacob Frederick, having remained open for over one hundred years, is in the process of winding up its affairs. The current Co-Administrators D.B.N.C.T.A. of the Estate of Jacob Frederick, i.e., Michael P. Callihan and Michael P. Callihan Jr., have been charged with identifying the heirs of Jacob Frederick in order to make appropriate distributions from the Estate and to close the same.

IF YOU BELIEVE YOU ARE AN HEIR OF JACOB FREDERICK, YOU MUST SUBMIT A CLAIM FORM CONTAINING ALL REQUESTED INFORMATION ON OR BEFORE JUNE 1, 2026.

Claim forms and accompanying documents are to be submitted to the Estate attorney, Thomas W. King, III, Esq., of Dillon McCandless King Coulter and Graham, LLP., at 128 West Cunningham Street, Butler, Pennsylvania, 16001.

After the deadline for submission of claims has passed, a hearing before the Master may be held on claims submitted to determine finally the true and lawful heirs of Jacob Frederick. **ANY PERSON WHO HAS NOT BEEN IDENTIFIED AS AN HEIR OR WHO HAS NOT SUBMITTED A CLAIM FORM ON OR BEFORE THE DEADLINE WILL BE DEEMED TO HAVE WAIVED ANY AND ALL INTEREST, RIGHTS, OR TITLE IN OR TO, THE ASSETS OF THE ESTATE OF JACOB FREDERICK.**

Claim forms may be obtained at the Office of the Register of Wills of Butler County, Pennsylvania, located in the Butler County Government Center, LL, 124 West Diamond Street, Butler, Pennsylvania, 16001 OR from the Office of Dillon McCandless King Coulter and Graham, LLP., at 128 West Cunningham Street, Butler, Pennsylvania, 16001 OR via E-mail from Madison Mattingly at mmattingly@dmkcg.com.

DILLON McCANDLESS KING COULTER & GRAHAM, LLP

By: Thomas W. King, III 128 W. Cunningham Street Butler, Pa 16001

BCLJ: March 13, 20 & 27, 2026

ESTATE NOTICE

Estate of JACOB FREDERICK, late of Donegal Township, Butler County, PA, deceased. Letters of Administration D.B.N.C.T.A. upon the above-named estate having been granted to the undersigned, all persons having claims against the same will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Michael P. Callihan,
Co-Administrator D.B.N.C.T.A.
247 Medical Center Road
Chicora, PA 16025

or Michael P. Callihan, Jr.,
Co-Administrator D.B.N.C.T.A.
107 Grandview Avenue
Chicora, PA 16025

Thomas W. King III, Esq.
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler, PA 16001 724-283-2200

BCLJ: March 13, 20 & 27, 2026

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Trust Under Will of **MARY STOCK**, deceased, and said Trust established upon the death of the said Mary Stock, December 7, 1981. All persons having claims against the Trust under Last Will and Testament of Mary E. Stock, deceased, are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust under Last Will and Testament of Mary E. Stock, deceased, are requested to make payment without delay to the trustee or attorney named below:

c/o Lynn M. Patterson, Esq.
1202 Oakridge Drive
Butler, PA 16001

BCLJ: March 13, 20 & 27, 2026

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of the **Patricia A. Hill Trust Under Grenet Hill Trust Agreement Dated July 12, 2011**, as Amended by First Amendment Dated January 16, 2014. Patricia A. Hill, Grantor of the Trust, of Jefferson Township, Butler County, Pennsylvania, died on August 25, 2023. All persons having claims against Patricia A. Hill are requested to make the same known to the Trustee or Attorney named below. All persons indebted to Patricia A. Hill are requested to make payment without delay to the Trustee or Attorney named below.

Timothy James Hill, Trustee
217 Scenic Drive
Hot Springs AR 71913

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

BCLJ: March 6, 13 & 20, 2026

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 26-10012**

WELLS FARGO BANK, N.A, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4, Plaintiff,

vs.

**Erin Grubbs, AKA Erin R. Grubbs,
Defendant**

TO: Erin Grubbs, AKA Erin R. Grubbs

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ4, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. 26-10012, seeking to foreclose the mortgage secured by the real estate located at 403 Van Buren Street, Evans City, PA 16033.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
The Butler Co. Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130

The Butler Co. Prothonotary's Office
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

BCLJ: March 20, 2026

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Articles of Dissolution were filed with the Department of the Commonwealth of Pennsylvania for the purpose of dissolving the corporation known as

E. B. Peffer Company Inc.
120 North Jefferson
Zelienople, PA 16063

NOTICE IS HEREBY GIVEN that the board of directors and shareholders of **E.B. Peffer Co., Inc.**, a Pennsylvania business corporation, with its registered office located at 120 North Jefferson Street in Zelienople, PA, Butler County, Pennsylvania, has approved a proposal that the company voluntarily dissolve and the company is now engaged in winding up and settling the affairs of the company under the provisions of Section 1975 of the business Corporation Law of 1988, as amended, such that its corporate existence shall cease upon the filing of the Articles of Dissolution with the Pennsylvania Department of State.

BCLJ: March 20, 2026

FICTICIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on March 17, 2026, for **Outer Edge Funding**, with its principal place of business at 149 David Dr., Butler, PA 16001. The name and address of the individual interested in the business is Cory Hemminger, 149 David Dr., Butler, PA 16001. This filing was made in accordance with 54 Pa.C.S. § 311.

BCLJ: March 20, 2026

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 March 18, 2026, for **Fearless Performance** with a principal place of business located at 128 Arlington Dr., Slippery Rock, PA 16057 in Butler County. The individuals interested in this business are Danielle Collier also located at 128 Arlington Dr., Slippery Rock, PA 16057. This is filed in compliance with 54 Pa.C.S. 311.

BCLJ: March 20, 2026

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on March 4, 2026, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **The Views of Harmony Homeowners' Association, Inc.**

Brian T. Lindauer, Esquire and Goehring, Rutter & Boehm, Attorneys, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219.

BCLJ: March 20, 2026

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 Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **BRIGHT HORIZONS AMUSEMENTS, LLC** and it is organized effective January 6, 2026.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: March 20, 2026

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 Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **ENGLERT REAL ESTATE APPRAISALS, LLC** and it is organized effective December 23, 2025.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: March 20, 2026

**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. 2026-40057**

Notice is hereby given that, on the 2nd day of March 2026, the Petition for Change of Name was filed in the above-named Court, requesting an order to change the name the Petitioner's name:

**Kaitlin Gale Sheffer to
Kaitlin Raine Stevens**

The Court has scheduled the hearing for the 26th day of May 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.

Laura C Darr, Esq
Zunder & Associates PC
130 E Jefferson St
Butler, PA 16001

BCLJ: March 20, 2026

**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. 2026-40036**

Notice is hereby given that, on the 2nd day of March 2026, the Petition for Change of Name was filed in the above-named Court, requesting an order to change the name the Petitioner's name:

**Sarah Arlene Buttyan to
Sarah Arlene Kier**

The Court has scheduled the hearing for the 12th day of May 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: March 20, 2026
