

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: Jack Lester Boyer**a/k/a: Jack L Boyer**

Late of: Slippy Rock Township PA
Executor: Andrew M Boyer
156 Miller Road
Slippy Rock PA 16057
Executor: Jaclyn D Bakunas
2110 Waverly Drive
Bel Air MD 21015
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippy Rock PA 16057

Estate of: Sherry L Green

Late of: Summit Township PA
Executor: Sabrina Schnur
621 Herman Rd
Butler PA 16002
Attorney: Eric D Levin
Rishor Simone
101 East Diamond St Suite 208
Butler PA 16001

Estate of: Evelyn Mae Grooms

Late of: Saxonburg PA
Executor: Darlene S Grooms
249 Ekastown Road
Sarver PA 16055
Attorney: Michael D Gallagher
Murrin Taylor & Gallagher
100 East Diamond Street Suite 101
Butler PA 16001

Estate of: Scott Edward Hart**a/k/a: Scott E Hart**

Late of: Slippy Rock Township PA
Executor: Robert Hart
575 Verdae Drive
Spartanburg SC 29301
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippy Rock PA 16057

Estate of: Betty A Homa**a/k/a: Elizabeth Ann Homa**

Late of: Butler Township PA
Executor: John N Homa
554 Lady Lake Road West
Jacksonville FL 32218
Executor: Peter G Homa
119 Mackey Ave
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

Estate of: Ronald G Hume

Late of: Butler Township PA
Executor: Lisa M Foringer
109 Bramble Avenue
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Earl Kenneth Lees**a/k/a: Earl K Lees**

Late of: Mercer Township PA
Executor: Amanda J Griffith
112 Valley View Road Extension
Harrisville PA 16038
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippy Rock PA 16057

Estate of: Susan Ellen Parsons**a/k/a: Susan Parsons**

Late of: Butler PA
Executor: Robert Maxwell Spears
PO Box 57
North Bend WA 98045
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Esther Mary Schneck**a/k/a: Esther Schneck****a/k/a: Esther M Schneck**

Late of: Zelenople PA
Executor: Marjorie Ann Boley
1800 Belshire Court
Roswell GA 30075
Attorney: Richard J Catalano
468 Lincoln Highway
North Versailles PA 15137

Estate of: Henry Leo Wahl Jr**a/k/a: Henry L Wahl Jr**

Late of: Zelienople PA
Executor: Darla J Hancher
101 N Green Ln
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: June 14, 21, 28, 2019

SECOND PUBLICATION

Estate of: Bernard G Callihan

Late of: Donegal Township PA
Executor: Gregory J Callihan
107 Pine Ridge Road
Chicora PA 16025
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mary T Casper

Late of: Clay Township PA
Executor: Gary J Casper
163 Casper Lane
West Sunbury PA 16061
Attorney: Leo M Stepanian II
Stepanian & Menchik LLP
222 South Main St
Butler PA 16001

Estate of: Wilma Jean Cavill**a/k/a: Wilma J Cavill**

Late of: Slippy Rock Township PA
Executor: Rita B Harrell
314 Greenpond Road
Fountain Inn SC 29644
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippy Rock PA 16057

Estate of: Carl R Daubenspeck

Late of: Butler Township PA
Administrator: Tammy A Hall
127 Englewood Avenue
Oil City PA 16301
Attorney: Bruce T Rosen
Rosen Varsek & Rosen
112 Center Street PO Box B
Oil City PA 16301

Estate of: Jacqueline Haley

Late of: Butler Township PA
Administrator: Kimberly A Ferguson
110 Holland Drive
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Caroline Isabel Lang

Late of: Saxtonburg PA
Executor: Belinda Lee Leslie
230 Thelma Drive
Saxtonburg PA 16056
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxtonburg PA 16056

Estate of: Donald L Matteoni

Late of: Franklin Township PA
Executor: Lori L Kress
2029 Calvin Cliff St
Cincinnati OH 45206
Attorney: Joseph J Nash
The Nash Law Office
164 S Main St PO Box 673
Slippy Rock PA 16057

Estate of: Hazel M Mitch

Late of: Butler Township PA
Executor: Corine A Pinto
406 Vista Drive
Butler PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Bryan T Scheller

Late of: Middlesex Township PA
Administrator: Kristin N Scheller
100 Park Drive
Valencia PA 16059
Attorney: Regis C Welsh Jr
The Gamma Bldg Suite 115
4068 Mt Royal Blvd
Allison Park PA 15101

Estate of: Donald John Washington Sr

Late of: Forward Township PA
Administrator C.T.A.: Tiffany M Fitzgerald
805 Cranberry Pointe
Cranberry Twp PA 16066
Administrator C.T.A.:
Donald J Washington Jr
422 Patriot Drive
Carnegie PA 15106
Administrator C.T.A.: Louise K Spears
136 Chestnut Street
Zelienople PA 16063

Estate of: Frances D Weaver**a/k/a: Frances Eileen Weaver**

Late of: Valencia PA
Administrator: Michael Weaver
450 Sheldon Road
Valencia PA 16059
Attorney: Peter D Lyle
Morascyzk & Polochak
81 Dutlih Road Suite 200
Cranberry Twp PA 16066

Estate of: M June Wedge

Late of: Jackson Township PA
Executor: C Barry Wedge
268 Textor School Rd
Evans City PA 16033
Attorney: Kelton Merrill Burgess
Law Offices of Kelton M Burgess
1300 Fifth Avenue
Pittsburgh PA 15219

BCLJ: June 7, 14, 21, 2019

THIRD PUBLICATION

Estate of: Marilyn Frances Dispirito

Late of: Slippery Rock PA
Executor: Diane E Magliocca
104 Oak Street
Slippery Rock PA 16057
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

Estate of: Margaret N Ellis

Late of: Adams Township PA
Executor: Pamela E Wigley
106 Ramblewood Lane
Mars PA 16046
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler PA 16001

Estate of: George L Giannopoulos

Late of: Cranberry Township PA
Executor: Margaret McGannon
174 Independence Way
Sewickley PA 15143
Attorney: Edward F Voelker Jr
Voelker & Associates PC
3960 Route 8 Suite 200
Allison Park PA 15101

Estate of: Dolores Mae Nesky**a/k/a: Dolores Mae Turocy****a/k/a: Dolores May Harmening****a/k/a: Dolores Mae Harmening**

Late of: Connoquenessing Township PA
Administrator C.T.A.: Sherry Harmening
4400 Vistaview St
West Mifflin PA 15122

Estate of: Florence E Palmer

Late of: Butler Township PA
Executor: Nancy J McCormick
402 Beaver St Apt 1
PO Box 629
Mars PA 16046
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

Estate of: Kathryn T Pittman

Late of: Cranberry Township PA
Executor: Lynn Ann Bunting
600 Grandview Avenue
Pittsburgh PA 15211
Executor: Mark F Pittman
220 Independence Way
Sewickley PA 15143
Attorney: Mark S Weis
Rothman Gordon PC
310 Grant Street Suite 300
Pittsburgh PA 15219

Estate of: Helen Rensel

Late of: Butler PA
Administrator: Raylene Stevens
65 George Jr Road
Grove City PA 16127
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Sharon Sagi

Late of: Jefferson Township PA
 Administrator: Jenna Buechel
 4614 Royal Court
 Allison Park PA 15101
 Attorney: Michael J Saldamarco
 908 Perry Highway
 Suite 100
 Pittsburgh PA 15229

Estate of: Thomas C Schneider Jr

Late of: Chicora PA
 Executor: R Elisabeth Charney
 701 Linden Street
 Clark Summit PA 18411
 Attorney: Lee A Montgomery
 Montgomery Crissman
 Montgomery & Kubit LLP
 518 North Main Street
 Butler PA 16001

Estate of: Eloise M Smith**a/k/a: Eloise Smith**

Late of: Buffalo Township PA
 Executor: Kimberly Postupack
 123 Majestic Dr
 Mars PA 16046
 Attorney: Samuel R Coury
 1725 Fifth Ave
 Arnold PA 15068

Estate of: Mary P Swan

Late of: Zelienople PA
 Executor: David M Swan
 254 Broad Street
 Sewickley PA 15143
 Attorney: Linda Rhone Enion
 Fox Rothschild LLP
 500 Grant Street Suite 2500
 Pittsburgh PA 15219

Estate of: Clinton W Weirich II**a/k/a: Clinton Wayne Weirich II**

Late of: Slippery Rock Township PA
 Admr. D.B.N. C.T.A.: Candace Weirich
 134 Pink Road
 Slippery Rock PA 16057

BCLJ: May 31 & June 7, 14, 2019

MORTGAGES

Recorded May 6 - May 10, 2019

Abecassis, Irina & Scheib, Joseph

G - NVR MTG FIN INC - Middlesex
 Twp:Blackhawk Prd Ph III Plan Lot:318
 Street:1039 Blackhawk Drive Parcel:230-
 S17-B318: \$297,732.00

Adams, Matthew R & Saville, Amanda M -

PNC BK NA - Adams Twp:Treesdale Four
 Lakes Neighbor Lot:10337 Street:1206
 Joseph Court Parcel:010-S14-A1037:
 \$416,000.00

Alawami, Alawya & Alibrahim,

Mohammed - NVR MTG FIN INC -
 Jackson Twp:Jackson Crossings Ph 3
 Res Sub Lot:316 Street:512 Audrey Court
 Parcel:180-S8-A316: \$393,580.00

Albert, Debra J & Albert, Robert D

- ARMCO CRED UN - Center Twp
 Street:111 Mohawk Dr Parcel:060-
 S13-A47: \$85,000.00

Alexander, Jennifer L & Alexander,

William A - FIRST COMMONWEALTH
 BK - Adams Twp:Heritage Creek Lot
 246 Rev Sub Lot:246C Street:554 E
 Vanderbilt Drive Parcel:010-S17-A246C:
 \$279,000.00

Atta, Amy R - JPMORGAN CHASE BK NA -

Cranberry Twp:Shouse Plan #10 Lot:1007
 Street:3257 Unionville Rd Parcel:130-
 S9-E1007: \$90,500.00

Barnhart, Larry W & Huttinger, Marsha

G - WESBANCO BK INC - Zelienople
 Boro:Timberbrook Plan Lot:2 Street:9
 Timberbrook Drive Parcel:550-S4-B2:
 \$200,000.00

Bauer, Brad L & Quinn, Kelly A - CITIZENS

BK NA - Penn Twp:High Meadows Plan
 Lot:36 Street:1 Trillium Cir Parcel:270-
 512-A36 Acre: .61: \$282,500.00

Baumgartner, Frank C - CITIZENS BK PA

- Adams Twp:Adams Pointe North Condo
 Unit:220 1 Street:220 Adams Pointe
 Boulevard Uni Parcel:010-S18-C220/1:
 \$214,000.00

Bezio, Kristi Lynn - E MTG MGMT LLC

- Butler City Ward:5 Street:200 American
 Avenue Parcel:565-24-19A: \$122,637.00

Birch, Kelly K & Birch, Richard E - PNC

BK NATL ASSN - Adams Twp Street:110
 Kaufman Run Blvd Parcel:010-S16-A6:
 \$25,000.00

Bishop, Melissa L & Bishop, Thomas -

PNC BK NATL ASSN - Prospect Boro
 Street:111 Perry St Parcel:490-S5-93:
 \$100,000.00

Bozich, Carol - NVR MTG FIN INC - Buffalo

Twp:Sarvers Mill Ph IV Rev Plan Lot:403
 Street:197 Creekside Drive Parcel:040-

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Fictitious Names Act, approved the 24th day of May, 1945, Section 311 of Act 1982-294, as amended, (54 Pa. C.S. §311), Chris Miller Construction L.L.C. of Butler County, Pennsylvania, has filed an application in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 17th day of May, 2019, to conduct business under the assumed or fictitious name of **Chris Miller Roofing**, with its principal place of business at 190 Dutchtown Road, Butler, PA 16002.

Chris Miller Construction L.L.C.
190 Dutchtown Road
Butler, PA 16002

BCLJ: June 14, 2019

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of May 24, 1945, P.L. 967, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on March 1, 2019 of a certificate for the conduct of business in Harrisville, Butler County, Pennsylvania under the assumed or fictitious name, style or designation of **"Becoming America"** with its principal place of business at 1731 Clintonville Road, Harrisville, Pennsylvania 16038.

The name and address of the entity owning or interested in said business is: Kenneth and Patricia Hoover Education Foundation, 1731 Clintonville Road, Harrisville, Pennsylvania 16038.

Timothy L. McNickle, Esq.
McNickle & Bonner, LLP
209 West Pine Street
Grove City, PA 16127

BCLJ: June 14, 2019

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 2016, as amended. The name of the Limited Liability Company is **WAYAN PROPERTIES, LLC**. Wayan Properties, LLC's initial registered office is located at 123 Kelly Road, Butler, Butler County, Pennsylvania 16001.

ATTORNEY MICHAEL J. PATER
CHARLTON LAW
101 East Diamond Street, Suite 202
Butler, Pennsylvania 16001

BCLJ: June 14, 2019

NOTICE

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

Gary T. Vanasdale, Esquire;
Gilliland Vanasdale Sinatra Law Office, LLC,
1667 Route 228, Suite 300,
Cranberry Township, PA 16066

BCLJ: June 14, 2019

**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY,
PENNSYLVANIA NOTICE OF FILING
OF PETITION FOR NAME CHANGE IN
THE MATTER OF: Ms.D. 19-40124**

Notice is hereby given that, on May 6, 2019, the petition of Name Change was filed in the above-named court, requesting an order to change the name of BROOKE VICTORIA CAUDILL to **MYLO VICTOR CAUDILL**. The Court has fixed the 11th day of July, 2019, at 12:00 P.M., in Court Room number 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: June 14, 2019

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

PNC Bank, National Association Plaintiff,
vs.

**Walter I. Hixon and Rebecca Hixon, Solely
In Their Capacity as Known Heirs of Dana
Alan Hixon, A/K/A Dana A. Hixon, A/K/A
Dana Hixon and All Unknown Heirs of
Dana Alan Hixon, AKA Dana A. Hixon,
AKA Dana Hixon Defendants.**

CIVIL DIVISION

**Docket No.: 2018-10219
Judgment Docket No. CP 19-20497
Sale Docket No. 2018-10219**

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO PENNSYLVANIA RULE OF
CIVIL PROCEDURE 3129**

TO: All Unknown Heirs of Dana Alan Hixon,
AKA Dana A. Hixon, AKA Dana Hixon 146
Blue Jay Drive Connoquenessing, PA 16027

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Butler County Sheriff's Office, at 124 West Diamond Street, Butler, PA 16001 on September 20, 2019 at 11:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the

property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:

146 Blue Jay Drive, Connoquenessing, PA 16027

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2018-10219

THE NAME(S) OF THE OWNER(S) OR
REPUTED OWNER(S) OF THIS PROPERTY
ARE:

Walter I. Hixon and Rebecca Hixon, Solely In
Their Capacity as Known Heirs of Dana Alan
Hixon, A/K/A Dana A. Hixon, A/K/A Dana
Hixon and All Unknown Heirs of Dana Alan
Hixon, AKA Dana A. Hixon, AKA Dana Hixon

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Butler County, at 124 West Diamond Street, Butler, PA 16001.

THIS PAPER IS A NOTICE OF THE TIME
AND PLACE OF THE SALE OF YOUR
PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE YOU CAN
GET FREE LEGAL ADVICE.

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Butler County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Butler County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Butler County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Butler County Courthouse, 124 West Diamond Street, P.O. Box 1208, Butler, PA 16003, before presentation of the petition to the Court.

Dated: 5/13/2019

Kimberly J. Hong, Esquire (74950)
Scott A. Dietterick, Esquire (55650)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Cristina L. Connor, Esquire (318389)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: kjhong@manleydeas.com
Attorney for Plaintiff

BCLJ: June 14, 2019

**NOTICE OF COMPLAINT
IN CIVIL ACTION**

HILLVUE FOREST HOMEOWNERS
ASSOCIATION, Plaintiff

vs.

MICHAEL LUDWICZAK, Defendant.

**COURT OF COMMON PLEAS
OF BUTLER COUNTY,
PENNSYLVANIA, CIVIL
DIVISION NO. 2018-10516.**

Notice is hereby given that a Complaint in Civil Action has been filed on behalf of Hillvue Forest Homeowners Association, Plaintiff, with respect to the real property located at 119 Hillvue Deive, Seven Fields, PA 16046.

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, 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 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 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Office of Prothonotary of Butler County,
300 South Main Street,
Butler, PA 16001,
(724) 284-5214 or

Butler County Bar Association,
240 South Main Street,
Butler, PA 16001,
(724) 841-0130.

BCLJ: June 14, 2019
