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: Lynn Edward Babic a/k/a: Lynn E Babic

Late of: Mars PA

Executor: Jill Lynn Swaney

PO Box 211 Mars PA 16046

Attorney: Elizabeth A Gribik Dillon McCandless King Coulter & Graham LLP 128 West Cunningham Street

Butler PA 16001

Estate of: Roger E Cameron

Late of: Winfield Township PA Administrator: Laura Prichinello 813 Trey Court Longs SC 29568 Attorney: Latisha Bernard Schuenemann Esq Leisawitz Heller 2755 Century Boulevard Wyomissing PA 19610

Estate of: William H Casteel

Late of: Adams Township PA Admr. D.B.N. C.T.A.: Hillary N Priebel 102 Eagleview Ct Gibsonia PA 15044 Attorney: Hillary N Priebel 102 Eagleview Ct Gibsonia PA 15044

Estate of: Floyd Peter Green

Late of: Butler Township PA Admr. D.B.N. C.T.A.: Floyd D Green 231 Woodlawn Road Butler PA 16001 Attorney: Elizabeth A Gribik Dillon McCandless King Coulter & Graham LLP 128 West Cunningham Street Butler PA 16001

Estate of: Joseph M Levier Sr a/k/a: Joseph M Levier

Late of: Donegal Township PA Executor: Joseph M Levier Jr 227 Howard Street Butler PA 16001 Attorney: Michael J Pater

Attorney: Michael J Pater 101 East Diamond Street Suite 202

Butler PA 16001

Estate of: Janet M Macurdy

Late of: Jefferson Township PA Executor: Pamela Karenbauer 266 Great Belt Road Butler PA 16002 Executor: Keith Macurdy 1014 Timber Ridge Court Harrison City PA 15636

Estate of: Veva Irene Martsolf

Late of: Franklin Township PA Administrator: James Henry Martsolf 145 Echo Glen Dr Washington PA 15301 Administrator: Tami Lynn Eck 117 Spring Valley Road Evans City PA 16033 Attorney: Matthew E Fischer 114 West Cunningham Street Butler PA 16001

Estate of: Elizabeth J Rasp a/k/a: Elizabeth Jane Rasp a/k/a: Betty J Rasp

A/K/a: Betty J Rasp Late of: Forward Township PA

Executor: Robert J Hadfield 604-36s Washington Square Apt 2909 Philadelphia PA 19106 Attorney: Charles R Reis Reis Law Firm 3439 Babcock Blvd Suite 300 Pittsburgh PA 15237

Estate of: Martha E Sutton

Late of: Concord Township PA Executor: Pamela Steiner 132 Boomerang Road Harrisville PA 16038 Attorney: Michael J Pater 101 East Diamond Street Suite 202 Butler PA 16001

BCLJ: March 1, 8, 15, 2019

SECOND PUBLICATION

Estate of: Margaret M Anderson a/k/a: Margaret O Anderson

Late of: Jefferson Township PA Executor: Stefanie Lee Keelan 20 Oxford Road Pittsburgh PA 15202 Attorney: Richard P Anton 2710 BNY Mellon Center Pittsburgh PA 15219

Estate of: John H Baldinger

Late of: Jackson Township PA Executor: Phyllis Wilson 9641 Goehring Road Cranberry Twp PA 16066 Attorney: Peter J Pietrandrea Pietrandrea Law Office 1309 Freedom Road Cranberry Twp PA 16066

Estate of: William A Carmack a/k/a: William Alexander Carmack a/k/a: William Carmack

Late of: Butler Township PA Executor: Theodore Carmack Jr 1156 Sarah Street Bethel Park PA 15102 Attorney: Ronald W Coyer SR Law LLC 631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

Estate of: Robert W Collier

Late of: Donegal Township PA Administrator: Kris Bowser 100 Applewood Lane Slippery Rock PA 16057 Administrator: Steven W Collier 323 Annisville Road Parker PA 16049 Attorney: Andrew M Menchyk Jr Stepanian & Menchyk LLP 222 South Main Street Butler PA 16001

Estate of: Muriel E Gschnell

Late of: Butler PA Executor: Judith A Gschnell 110 Woodland Avenue Butler PA 16001 Attorney: Lynn M Patterson Stock & Patterson PNC Bank Bldg Suite 603 106 South Main St Butler PA 16001

Estate of: Barbara J Johnston a/k/a: Barbara Jane Johnston a/k/a: Barbara Johnston

Late of: Portersville PA

Executor: Christopher R Johnston

586 Slippery Rock Road Slippery Rock PA 16057

Estate of: Bernadette Claire Keener a/k/a: Bernadette Keener a/k/a: Bernadette C Keener

Late of: Clearfield Township PA Administrator: Robert C Steighner 140 Hamilton Road Butler PA 16002 Attorney: Ronald W Coyer SR Law LLC 631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

Estate of: Carol Ann Kolter

Late of: Portersville PA Executor: Edward M Lovy 133 Skyview Lane Zelienople PA 16063

Estate of: Harold V McGuire

Late of: Winfield Township PA Executor: Linda A McGuire 3708 Morgan Drive Weirton WV 26062 Executor: Marjorie M Christy 130 Horne Ave Apt B2 Saxonburg PA 16056

Estate of: Myron J Mordecai

Late of: Cranberry Township PA Administrator: Diane E Mordecai 117 Summer Lane Mechanicsburg PA 17050 Attorney: Carl M Hanchak Hanchak & Pratt LLC 76 Old Clairton Road Pittsburgh PA 15236

Estate of: Evelyn M Hankey Pearce a/k/a: Evelyn Marie Hankey Pearce

Late of: Zelienople PA
Executor: Cathy Ann Runninger
5024 Georgetown Rd
Franklin PA 16323
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Donald T Schneider

Late of: Winfield Township PA Executor: Marjorie A Kozub 2130 Cayuga Drive Pittsburgh PA 15239 Attorney: Kenneth Ficerai Mears Smith Houser & Boyle PC 127 North Main Street Greensburg PA 15601

Estate of: Dorothy C Schnur

Late of: Summit Township PA Executor: Nancy C Schnur 436 Center Avenue Butler PA 16001 Attorney: James D Direnzo PO Box 172 Lyndora PA 16045

Estate of: Arthur C Sieffert

Late of: Middlesex Township PA Executor: Sarah Reif 305b McKim Street Zelienople PA 16063 Attorney: William J Schenck Schenck & Long 610 North Main Street Butler PA 16001

Estate of: Mary Jane Spencer

Late of: Seven Fields PA
Ancillary Ancillary Executor:
Cynthia A Harding
801 Azure Ct
Cranberry Twp PA 16066
Ancillary Ancillary Executor:
Maryanne Spencer
6102 Cross Creek Dr
Cranberry Twp PA 16066
Attorney: William J Rubenstein Esq
1 Lincoln Center
Syracuse NY 13202

Estate of: Mary Grace Weber

Late of: Connoquenessing Township PA Executor: Russell T Weber 5939 Dalmation Drive Bethel Park PA 15102

Estate of: Edward Zabicki

Late of: Butler Township PA Executor: Philip M Loverick 24 Bredin Avenue Lyndora PA 16045 Attorney: David A Crissman Montgomery Crissman Montgomery and Kubit LLP 518 North Main Street Butler PA 16001

BCLJ: February 22 & March 1, 8, 2019

THIRD PUBLICATION

Estate of: Virginia S Bartolac

Late of: Adams Township PA Executor: Douglas Smithman 1580 Derry Drive Dresher PA 19025 Attorney: Michael K Parrish Esq Goehring Rutter and Boehm 2100 Georgetown Drive Suite 300 Sewickley PA 15143

Estate of: Richard J Campbell

Late of: Washington Township PA Executor: Terra L Damico 763 North Washington Road West Sunbury PA 16061 Attorney: Ronald W Coyer SR Law LLC 631 Kelly Blvd PO Box 67 Slippery Rock PA 16057

Estate of: John Patrick Donofrio a/k/a: John P Donofrio

Late of: Adams Township PA Administrator C.T.A.: Rachelle L Weir 101 Torrey Pine Dr Mars PA 16046 Attorney: Hillary N Priebel 102 Eagleview Court Gibsonia PA 15044

Estate of: Charles Edward Gerner Jr a/k/a: Charles E Gerner Jr

Late of: Butler PA
Executor: Charles E Gerner III
3268 Dabney Street
Altadena CA 91001
Attorney: Devin Hallett Snyder
Hallett Snyder Law
518A Allegheny River Blvd
Oakmont PA 15139

Estate of: Margaret Glagola

Late of: Butler Township PA Executor: Susan S Campbell 205 Havenhill Drive Butler PA 16001 Attorney: Michael J Pater 101 East Diamond Street Suite 202

Butler PA 16001

Estate of: Mary Louise Groover

Late of: Valencia PA
Executor: PNC Bank National Association
300 Fifth Avenue
Mail Stop Pt-ptwr-31-1
Pittsburgh PA 15222
Attorney: Kevin F Israel
Meyer Unkovic & Scott LLP
535 Smithfield St #1300
Pittsburgh PA 15222

Estate of: Nina M Iversen a/k/a: Nina M Iversen-Filipiak

Late of: Winfield Township PA
Executor: PNC Bank National Association
The Tower At PNC Plaza
300 Fifth Avenue Mail Stop Pt-ptwr-31-1
Pittsburgh PA 15222
Attorney: Nathan C Miller Esq
Lovett Bookman Harmon Marks LLP
1001 Liberty Avenue Ste 1150
Pittsburgh PA 15222

Estate of: Cynthia A Massini

Late of: Adams Township PA Executor: Nicholas Massini 103 Trapp Rock Lane Mars PA 16046 Attorney: Jennifer C Bittel Zacharia & Brown 4500 Walnut Street McKeesport PA 15132

Estate of: Lawrence Neff a/k/a: Lawrence C Neff Jr a/k/a: Lawrence C Neff Late of: Donegal Township PA Executor: Colton Neff 134 Rattigan Road Chicora PA 16025 Attorney: R Bruce Ralston 401 Three Degree Road Renfrew PA 16053

Estate of: Melba Jo Noble

Late of:

Berkeley County, South Carolina Executor: Debra Jo Elwood 481 Whispering Breeze Lane Summerville SC 29486 Executor: Barbara Ann Hartmann 1920 Berry Drive Kemmerer WY 83101 Attorney: Michael J Pater 101 East Diamond Street Suite 202

Estate of: Donald R Oesterling

Butler PA 16001

Late of: Summit Township PA
Administrator: Raymond C Oesterling
154 East Brewster Road
Butler PA 16001
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Neil D Rush

Late of: Adams Township PA Executor: Cathy A Rush 117 Kingsfield Drive Mars PA 16046 Attorney: Daniel R Tobin Law Offices of Daniel R Tobin 2000 Corporate Drive Ste 350 Wexford PA 15090

Estate of: Helen Rene Unks a/k/a: Helen R Unks

Late of: Adams Township PA Executor: Wayne E Unks 417 Wealdstone Road Cranberry Twp PA 16066 Attorney: Joseph Cafaro Jr 205 McKnight Park Drive Pittsburgh PA 15237

Estate of: David Matthew Van Doren

Late of: Lancaster Township PA Administrator: Heather Sweesy 148 Community Center Road Harmony PA 16037 Attorney: Michael F Santicola Esquire Santicola Steele & Fedeles PC 722 Turnpike Street Beaver PA 15009

BCLJ: February 15, 22 & March 1, 2019

Notice of Action in Mortgage Foreclosure In the Court of Common Pleas of Butler County, Pennsylvania Civil Action-Law No. 2018-10029

LSF10 Master Participation Trust, Plaintiff vs.

Paul R. Lewin, Defendant

Notice of Sheriff's Sale

To: Paul R. Lewin, Defendant

Your house (real estate) at 10 Dover Road, Cranberry Township, PA 16066 is scheduled to be sold at Butler County Sheriff Sale 03/15/2019 at 10:00 A.M., Butler County Courthouse, Sheriff's Office lobby, 124 West Diamond Street, Butler, PA 16003-1208 to enforce the court judgment of \$121,805.10 plus interest to the sale date obtained by LSF10 Master Participation Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

- 1. The sale will be canceled if you pay back to LSF10 Master Participation Trust, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire/Bradley J. Osborne, Esquire/Sarah McCaffery, Esquire/Jennie C. Shnayder, Esquire at (215) 886-8790.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Butler County Sheriff's Office at (724) 284-5245.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Butler County Courthouse at (724) 285-4731.
- 4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
- 7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale..

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE

Lawyer Reference Service Butler County Bar Association 240 South Main Street Butler, PA 16001 724-841-0130

Butler County Prothonotary's Office 300 South Main Street Butler, PA 16001 724-284-5214

BCLJ: March 1, 2019

NOTICE OF ACTION IN MORTGAGE FORECLOSURE COURT OF COMMON PLEASE CIVIL DIVISION BUTLER COUNTY NO. 2018-10422

Citizens Bank of Pennsylvania, Plaintiff vs.

Marshall Woodson Ashby, II, Surviving Heir of Marshall W. Ashby, Deceased, Andrew G. Ashby, Surviving Heir of Marshall W. Ashby, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Marshall W. Ashby, Deceased, Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Marshall W. Ashby, Deceased, Defendant(s), whose last known address is 477 Hooker Road, West Sunbury, PA 16061.

You are hereby notified that on May 14, 2018, Plaintiff, Citizens Bank of Pennsylvania filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Butler County, PA, docket to number 2018-10422. Wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 477 Hooker Road, West Sunbury, PA 16061, whereupon your property would be sold by the Sheriff of Butler County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE: 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 defense 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Butler County Bar Assn./ Lawyer Referral Service, 240 S. Main St., Butler, PA 16001, 724.841.0130.

Glenna M. Walters, Prothonotary, Butler County Courthouse, 300 S. Main St., Butler, PA 16001, 724.284.5214.

Gregory Javardian, Mary F. Kennedy & Sean M. Duffy, Attys. for Plaintiff, Law Office of Gregory M. Javardian, LLC, 1310 Industrial Blvd., 1st Fl., Ste. 101, Southampton, PA 18966, 215.942.9690.

BCLJ: March 1, 2019

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA CIVIL DIVISION A.D. No. 2019-10064

ROBERT L. HUNTER and GAIL J. HUNTER, husband and wife, Plaintiffs,

VS

EDGAR L. RALSTON and WALTER J. RALSTON, their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them, Defendants.

TO: EDGAR L. RALSTON and WALTER J. RALSTON, their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiffs have filed a Complaint to Quiet Title on January 22, 2019, against you at the above number and term. The parcel which is the subject of this action is located in Center Township, Butler County, Pennsylvania, and is bounded and described as follows:

ALL of the coal mining rights, coal, oil, gas and minerals underlying that certain piece, parcel and tract of land situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

Butler County Tax Assessment Parcels 060-S15-A, 060-S15-A8, 060-S15-A10, 060-S15-A23, and 060-S15-A25, as more particularly described at Deed Book Volume 1384, Page 477, the description in said Deed being incorporated herein as if fully set forth. Also, being the same coal, oil, gas, and mineral rights reserved to Harry Ralston at Butler County Deed Book 432, Page 344, and subsequently conveyed to Edgar L. Ralston and Walter J. Ralston at Butler County Deed Book 685, Page 165.

Further being Lots A (the 29.464 acre lot), 8, 10, 13, 23, and 25 recorded at Butler County Plan Book 64, Page 18, Plan Book 91, Page 2, and Plan Book 92, Page 33.

You are hereby notified to plead to the abovereferenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within thirty (30) days from the entry of said judgment by default you commence an action in ejectment against the Plaintiffs, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiffs.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

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

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

Thomas J. May, Esquire Attorney for Plaintiffs DILLON McCANDLESS KING COULTER & GRAHAM L.L.P. 128 West Cunningham Street Butler, PA 16001

BCLJ: March 1, 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 **DVC LLC**. DVC LLC's initial registered office is located at 126 East Woodbury Drive, Suite B, Boyers, Butler County, Pennsylvania 16020.

Michael J. Pater, Esquire 101 East Diamond Street, Suite 202 Butler. Pennsylvania 16001

BCLJ: March 1, 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 **Triton Energy, LLC.**

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

BCLJ: March 1, 2019

REGISTER'S NOTICE

I, SARAH E. EDWARDS, M.A., J. D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on MONDAY, MARCH 11, 2019 at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
RUSSELL, Arthur L. Jr.	Stephen L. Russell	01/28/19
TOMALEWSKI, Shirley Anne	Robert Michael Tomalewski	01/23/19
YOVANOVICH, Stephen G.	Misty Pillart	01/28/19
BCLJ: March 1, 8, 2019		

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