

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: 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 Priebe
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
Butler PA 16001

Estate of: Donald R Oesterling

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

SECOND PUBLICATION

Estate of: Betty Mae Gaillot Frampton

a/k/a: Betty M Frampton

Late of: Buffalo Township PA
Executor: Curtis J Frampton
113 Hranica Drive
Sarver PA 16055
Executor: Sherry Renee Frampton Watt
511 Parker Road
Sarver PA 16055
Attorney: Charles T Clark
Clark Law Offices
210 Fifth Avenue
Tarentum PA 15084

Estate of: Harold R Kennedy

a/k/a: H Robert Kennedy

Late of: Adams Township PA
Executor: Nancy D Cummings
346 Hutchman Road
Mars PA 16046
Executor: Dale W Kennedy
186 Hammond Road
Valencia PA 16059
Attorney: Joseph M Kecskemethy
Jaffe & Kecskemethy PC
101 East Diamond St Suite 204
Butler PA 16001

Estate of: Aleksander Richard Teimouri

Late of: Cranberry Township PA
Administrator: Christina Fleis Teimouri
2076 Powell Road
Cranberry Twp PA 16066
Attorney: Mary Chmura Conn
Tershel & Associates
Helena Professional Bldg
55 South Main St
Washington PA 15301

BCLJ: February 8, 15, 22, 2019

THIRD PUBLICATION

Estate of: John Martin Beyer Jr
Late of: Clinton Township PA
Administrator: Patricia A Neubert
435 Cherry Valley Road
Saxonburg PA 16056
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Janet J Garrett
a/k/a: Janet Jean Garrett
Late of: Prospect PA
Executor: Shirley Garrett
1528 Harbor Edinburg Rd
Edinburg PA 16116
Executor: Linda Hogue
331 Hunt Rd
New Castle PA 16101
Attorney: Robert D Clark
201 North Market Street
New Wilmington PA 16142

Estate of: Margie A Kretzler
a/k/a: Margie Ann Kretzler
Late of: Clearfield Township PA
Executor: Margaret Wearing
616 Brownsdale Road
Renfrew PA 16053
Attorney: Jay R Hagerman
Abernethy & Hagerman Law, LLC
4499 Mount Royal Blvd
Allison Park PA 15101

Estate of: Kathy E Mercurio
Late of: Hilliards PA
Administrator: Michael D Burgoon
531 Halston Rd
West Sunbury PA 16061
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Doris L Murray
a/k/a: Doris Loretta Murray
Late of: Zelenople PA
Executor: Timothy F Murray
4654 Scarlet Oak Place
Allison Park PA 15101
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063

Estate of: Frank Richard Pinto
a/k/a: Frank R Pinto
Late of: Butler Township PA
Executor: John M Pinto
1041 Springfield Court
Renfrew PA 16053
Attorney: William C Robinson Jr
Henninger & Robinson PC
6 West Diamond Street
Butler PA 16001

Estate of: James Leslie Pizor
a/k/a: James L Pizor
Late of: Mercer Township PA
Executor: Robert L Pizor
351 Browntown Road
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

Estate of: Richard W Pott
Late of: Adams Township PA
Executor: Meg L Burkardt
647 Allegheny Avenue
Oakmont PA 15139
Attorney: Meg L Burkardt
647 Allegheny Ave
Suite 100
Oakmont PA 15139

Estate of: Margaret M Reuning
Late of: Penn Township PA
Executor: Suzanne R Thrower
287 Green Manor Drive
Butler PA 16002
Attorney: Michael K Parrish Esq
Goehring Rutter and Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

Estate of: Peter Solobay
Late of: Concord Township PA
Executor: Margaret E Solobay
411 Hooker Road
West Sunbury PA 16061
Executor: First Commonwealth Bank Trust
437 Grant Street
Pittsburgh PA 15219
Attorney: Nicole L Phatak
Cohen and Grigsby PC
625 Liberty Ave
Pittsburgh PA 15222

**Estate of: Esther C Waldron
a/k/a: Esther Catherine Waldron
a/k/a: Esther Waldron**

Late of: Jefferson Township PA
Executor: Margaret Waldron
201 Monroe Road
Sarver PA 16055
Executor: Kenneth Waldron
119 Woodhaven Drive
Sarver PA 16055
Attorney: Andrea Lyn Boyle
Boyle and Price
129 South McKean St
Butler PA 16001

Estate of: Richard J Weiland

Late of: Connoquenessing CA
Executor: Catherine S Kugel
210 Rader School Road
Renfrew PA 16053
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Gertrude F Zima

Late of: Butler Township PA
Executor: Sandra Marie Parker
505 Ringold Street
Phoenixville PA 19460
Attorney: David A Crissman
Montgomery Crissman
Montgomery and Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: February 1, 8, 15, 2019

MORTGAGES

Recorded January 7 - January 11, 2019

287 Properties LLC-HABENICHT, FRANK
W-Penn Twp-\$270,000.00

Abbott, Christopher F-FIRST NATL BK
PA-Slippery Rock Boro-\$96,000.00

Augustus Holdings LLC-WIN WIN
FUNDING SOLUTIONS LLC-Muddy creek
Twp-\$75,000.00

Baker, Gregory J-CITIZENS BK PA-
Cranberry Twp-\$100,000.00

Biltz, John D Jr-PNC BK NATL ASSN-
Buffalo Twp-\$37,000.00

Bonzo, Dylan J-HOWARD HANNA MTG
SERVS-Mars Boro-\$92,850.00

Brady, Christine Adrianna-RESIDENTIAL
MTG SERVS INC-Cranberry Twp-
\$195,000.00

Brown, Owen F-PRINCETON FIN LLC-
Adams Twp-\$700,000.00

BSREP II WS Pgh Cranberry LLC Aka-SPT
CA FUNDINGS 2 LLC-Cranberry Twp-
\$119,500,000.00

Cameron, David W-HUNTINGTON NATL
BK-Adams Twp-\$392,450.00

Carson, Katrina-WELLS FARGO BK NA-
Fairview Twp-\$130,000.00

Cary, Benjamin E-WASHINGTON FIN BK-
Lancaster Twp-\$658,000.00

Chiappini, Tarah L-ARMCO CRED UN-
Center Twp-\$31,000.00

Ciaccio, Rosemarie-NVR MTG FIN INC-
Buffalo Twp-\$75,000.00

Clarke, James C-FIRST COMMONWEALTH
BK-Zelienople Boro-\$50,000.00

Cooper, Timothy Joseph-NVR MTG FIN
INC-Middlesex Twp-\$385,830.00

Crawford, Joseph-QUICKEN LOANS INC-
Cranberry Twp-\$184,203.00

Croydon, Robert Michael-NVR MTG FIN
INC-Jackson Twp-\$186,000.00

Cuddy Partners LP-KEYBANK NATL
ASSN-Butler City-\$4,630,000.00

Cummings, Shawn A-FIRST
COMMONWEALTH BK-Buffalo Twp-
\$47,000.00

Daley, Andrew P-US BK NATL ASSN-
Cranberry Twp-\$250,000.00

Demaio, Anthony J-MARS BK-Adams Twp-
\$500,000.00

Dzama, Kayla M-WEST PENN FIN SERV
CTR INC-Evans City Boro-\$164,250.00

Fortune, Christina M-MOVEMENT MTG
LLC-Cranberry Twp-\$264,651.00

Garine, Andrei-HOWARD HANNA MTG
SERVS-Adams Twp-\$351,900.00

Gehlmann, Jordan M-WELCOME HOME
FIN LP-Adams Twp-\$400,000.00

Geibel, Brayden M-PLAZA HOME MTG

ESTATE NOTICE

George W. Blashford, Jr., Trustee of the **George W. Blashford and Thelma r. Blashford Revocable Trust** u/a/d January 16, 1996, the undersigned who requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to JAY R. HAGERMAN, ESQUIRE or George W. Blashford, Jr. c/o THE LAW OFFICE OF ABERNETHY & HAGERMAN, LLC., 4499 Mt. Royal Blvd., Allison Park, PA 15101.

BCLJ: February 1, 8, 15, 2019

TRUST NOTICE

THE MARK FLEEGER AND RUTH A. FLEEGER REVOCABLE LIVING TRUST AGREEMENT, dated July 24, 1998, late of Center Township, Butler County, Pennsylvania.

The Joint Successor Trustees named below hereby gives notice that Mark Fleeger, Settlor of The Mark Fleeger and Ruth A. Fleeger Revocable Living Trust Agreement, dated July 24, 1998, died on March 6, 2008, and Ruth A. Fleeger, Settlor of The Mark Fleeger and Ruth A. Fleeger Revocable Living Trust Agreement, dated July 24, 1998, died on August 23, 2018. All persons having claims against the Trust or Mark Fleeger or Ruth A. Fleeger will present them for payment, duly authenticated, without delay; and those indebted thereto, will please make immediate payment to:

Gary M. Fleeger and Mary Beth Fleeger, Joint Successor Trustees

304 Timber Ridge Road Marysville, Pennsylvania 17053

ATTORNEY MICHAEL J. PATER
101 East Diamond Street,
Suite 202
Butler, PA 16001

BCLJ: February 1, 8, 15, 2019

**Court of Common Pleas
Butler County
Civil Action – Law
No. 2018-10703**

**Notice of Action in
Mortgage Foreclosure**

Midfirst bank, A Federally Chartered Savings Association, Plaintiff
vs.

Cynthia L. Cava, Mortgagor and Real Owner, Defendant

To: Cynthia L. Cava, Mortgagor and Real Owner, Defendant, whose last known address is 131 Mews Lane, Cranberry, PA 16066.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Midfirst bank, A Federally Chartered Savings Association, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, PA, docketed to No. 2018-10703, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1313 Mews Lane, Cranberry, PA 16066, whereupon your property will be sold by the Sheriff of Butler County.

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 the 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 by the Court without further notice for any money claimed in the Complaint 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. 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.

Prothonotary of Butler County,
300 S. Main St.,
Butler, PA 16001,
724.284.5214.

Butler County Bar Assn.,
240 S. Main St.,
Butler, PA 16001,
724.841.0130.

Michael T. McKeever, Atty. for Plaintiff,
KML Law Group, P.C.,
Ste. 5000, Mellon Independence Center,
701 Market St.,
Phila., PA 19106,
215.627.1322.

BCLJ: February 15, 2019

**COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
Case No. 2018-10509**

COMPLAINT IN CIVIL ACTION
PARKPLACE CRANBERRY ASSOCIATION,
INC., Plaintiff,

v.
CYNTHIA L. CAVA, Defendant.

NOTICE OF ACTION

NOTICE IS HEREBY GIVEN, that on the 4th day of June 2018, a Complaint in Civil Action and a Notice to Defend was filed in Butler County, Pennsylvania in the above-captioned matter. The action seeks to collect unpaid fees, assessments and charges.

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 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 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.

Office of the Prothonotary of Butler County
300 South Main Street
P.O. Box 1208
Butler, PA 16001
(724) 284-5214

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

Matthew F. Marshall, Esquire
600 Cranberry Woods Drive, Suite 175
Cranberry Township, PA 16066
(724) 776-6644

BCLJ: February 15, 2019

**CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on January 28, 2019, for a Limited Liability Company formed under the Pennsylvania Uniform Limited Liability Company Act of 2016. The name of the Company is **Serafine Hauling, LLC**.

**MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT L.L.P.**

David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: February 15, 2019

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, 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 **Direct Merchant Funding, Inc.** with principle address of 205 Lakevue Drive, Cranberry Twp., PA 16066.

BCLJ: February 15, 2019

2019 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

| MOTION COURT | | | |
|---------------------|---------------|------------------|--------------------|
| Judge Yeager | Civil | Tuesday | 9:00 am (3) |
| Judge Doerr | Civil | Wednesday | 9:00 am (5) |
| Judge Streib | Family | Thursday | 1:30 pm (1) |

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to www.co.butler.pa.us

| SHERIFF'S SALE | | | |
|-----------------------|-------------------|-------------------------|-----------------|
| Date | Cut-Off Date | Date | Cut-Off Date |
| January 18, 2019..... | October 19, 2018 | July 26, 2019 | April 26, 2019 |
| March 15, 2019..... | December 14, 2018 | September 20, 2019..... | June 21, 2019 |
| May 17, 2019..... | February 15, 2019 | November 15, 2019 | August 16, 2019 |

| CREDIT CONCILIATION | | | |
|----------------------------|-------------|--------------------|-------------------|
| January 16, 2019 | May 8, 2019 | July 17, 2019 | November 13, 2019 |
| March 6, 2019 | | September 11, 2019 | |

| COURT HOLIDAYS | |
|-------------------------|----------------------------------|
| January 1, 2019 | New Year's Day |
| January 21, 2019 | Martin Luther King Jr's Birthday |
| February 18, 2019..... | Presidents' Day |
| April 19, 2019 | Good Friday |
| May 27, 2019..... | Memorial Day |
| June 14, 2019..... | Flag Day |
| July 4, 2019 | Independence Day |
| September 2, 2019 | Labor Day |
| October 14, 2019 | Columbus Day |
| November 11, 2019..... | Veterans Day |
| November 28, 2019..... | Thanksgiving Day |
| November 29, 2019..... | Day after Thanksgiving |
| December 25, 2019 | Christmas Day |