

RECENT OPINION SUMMARIES

PAULAT v. PROFESSIONAL CODE SERVICES, INC. A.D. 14-10119 (2015)

An indispensable party is one whose rights are so connected with the claims of the litigants that no decree can be made without impairing those rights. A party is indispensable where justice cannot be done in the absence of him or her. If the Court dismisses a defendant on the basis of governmental immunity, said defendant is no longer considered an indispensable party.

BENEC v. ARMSTRONG CEMENT & SUPPLY CORP, ET. AL. A.D. 14-10943 (2015)

Detrimental reliance is another name for promissory estoppel. Pennsylvania has adopted the doctrine as set forth in the Restatement (Second) of Contracts Section 90(1), provides that, "[a] promise which the promisor should reasonably expect to induce action or forbearance on the part of the promisee or a third person and which does induce such action or forbearance is binding if injustice can be avoided only by enforcement of the promise. The remedy granted for breach may be limited as justice requires." Restate (Second) of Contracts § 90(1). Whether an estoppel results from established facts is a question for the court.

SCHICK v. IARRAPINO MUFFLER & BRAKE SHOP, ET.AL. A.D. 14-10863 (2015)

When either party takes an appeal from a judgment entered by a district magistrate, the entire matter must be heard de novo by the court of common pleas. To do otherwise would work an injustice to either or both parties. Any party may join another in an appeal already instituted by another without filing a separate appeal.

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | f:724.841.0132 |

BCLegalJournal@zoominternet.net



Visit us on the web @ butlercountypabar.org

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: Mary V Beichner**

Late of: Butler PA
 Administrator: Rhonda J Geist
 210 Halston Road
 Slippery Rock PA 16057
 Attorney: No Attorney on Record

Estate of: Mary Agnes Brezinski

Late of: Cranberry Township PA
 Executor: George N Brezinski
 2613 Rochester Road
 Cranberry Twp PA 16066
 Attorney: James H Limbaugh
 Miller Limbaugh & Conley
 4767 William Flynn Highway
 Allison Park PA 15101

Estate of: Richard B Browne

Late of: Butler Township PA
 Executor: Cheryl A Browne
 182 Fenelton Road
 Fenelton PA 16034
 Attorney: Mark R Morrow
 204 East Brady Street
 Butler PA 16001

Estate of: Eva Dano

Late of: Butler Township PA
 Executor: Stephanie A Dano
 146 Butler Road
 Butler PA 16001
 Executor: Paul J Dano
 596 Wheatfield Drive
 Lititz PA 17543
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

Estate of: Irmgard Hoefer

a/k/a: Irmgard E Hoefer
a/k/a: Irmgard Emilie Therese Hoefer

Late of: Clearfield Township PA
 Executor: Nicholas A Barna
 831 Court Street

Honesdale PA 18431
 Attorney: Nicholas A Barna
 831 Court Street
 Honesdale PA 18431

Estate of: Marianne Mills

a/k/a: Marianne L Mills

Late of: Cranberry Township PA
 Executor: John R Mills Jr
 24 Ore Street
 Ellwood City PA 15116
 Attorney: Craig S O'Connor
 7240 McKnight Road
 Pittsburgh PA 15237

Estate of: Karen S Mitchell

a/k/a: Karen A Mitchell

Late of: Zelienople PA
 Executor: Elmer F Mitchell
 POB 315
 Karns City PA 16041
 Executor: Daniel L Mitchell
 212 Bartley Ave
 Butler PA 16001
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

Estate of: Mary Onufer Petronchek

Late of: Butler PA
 Executor: Kathleen Horvat
 11116 Willow Meadow Lane #827
 Charlotte NC 28277
 Executor: Dorothy Onufer
 121 Stevenson Road
 Renfrew PA 16053
 Attorney: Dorothy J Petrancosta
 1541 Butler Plank Rd #423
 Glenshaw PA 15116

Estate of: Margaret N Shannon

a/k/a: Margaret Shannon

Late of: Cranberry Township PA
 Executor: PNC Bank National Association
 620 Liberty Avenue 33rd Floor
 Pittsburgh PA 15222
 Attorney: David W Tyree
 3371 Babcock Blvd
 Pittsburgh PA 15237

Estate of: Jean L Twerdok

Late of: Butler Township PA
 Executor: John Twerdok
 6 Old Plank Road
 Butler PA 16001
 Attorney: Mark R Morrow
 204 East Brady Street
 Butler PA 16001

Estate of: Beatrice Ann White

a/k/a: Beatrice A White

Late of: Winfield Township PA
Administrator: Deborah Rumbaugh
152 Seneca Drive
Butler PA 16001
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Jeffrey L Winchester

a/k/a: Jeffrey Lee Winchester

Late of: Center Township PA
Executor: William C Robinson Jr
6 West Diamond Street
Butler PA 16001
Attorney: William C Robinson Jr
Heninger & Robinson PC
6 West Diamond Street
Butler PA 16001

BCLJ: July 10, 17 & 24, 2015

SECOND PUBLICATION

Estate of: James V Burns

Late of: Donegal Township PA
Executor: Patricia Turner
9630 Talina Drive
Dallas TX 75228
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Vera A Duchak

Late of: Middlesex Township PA
Administrator: James Duchak
411 Sheldon Road
Valencia PA 16059
Attorney: Darcy M Dayton
Dayton & Kaikis PC
4517 Liberty Avenue
Pittsburgh PA 15224

Estate of: Kay I Flavin

Late of: Zelenople PA
Administrator: Nancy Bush Snyder
4909 Watson Road
Erie PA 16505
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Carolyn A Fleming

Late of: Jefferson Township PA
Executor: Pauline Yvonne Ferretti
515 Second Street

Leechburg PA 15656
Attorney: Kenneth F Klanica
165 Third Street
Leechburg PA 15656

Estate of: Thomas B Guthrie

Late of: Summit Township PA
Executor: Shari L Hartle
1202L Villa Drive
Butler PA 16001
Executor: Daniel T Guthrie
678 Mushrush Road
Butler PA 16002
Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Roberta M Mockenhaupt

Late of: Cranberry Township PA
Admr dbn. cta: R Kurt Mockenhaupt
POB 2148
Merrifield VA 22116
Attorney: John T Richards III
Richards & Richards LLP
16020 Perry Highway
Warrendale PA 15086

Estate of: Robert Ezra Waite

Late of: Franklin Township PA
Executor: Robert Edward Waite
326 Crisswell Rd
Butler PA 16002
Attorney: Julie C Anderson
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

Estate of: Hazel F Wilson

Late of: Winfield Township PA
Executor: Randy L Beers
191 Wilson Road
Worthington PA 16262
Executor: Darrel C Beers
1510 Winfield Road
Worthington PA 16262
Attorney: Albert C Odermatt
429 Fourth Avenue, Suite 2105
Pittsburgh PA 15219

Estate of: Jane M Williams

Late of: Zelenople PA
Administrator: Scott Jacobs
2092 Constitution Blvd
McKeesport PA 15135
Attorney: Wesley F Hamilton
208 South Main Street
Zelenople PA 16063

BCLJ: July 3, 10 & 17, 2015

THIRD PUBLICATION

Estate of: Janie Lynne Franklin

a/k/a: Janie L Franklin

Late of: Buffalo Township PA
Executor: Delores J Young
294 Bear Creek Road
Sarver PA 16055
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Helen A Harbison

a/k/a: Helen Anna Harbison

Late of: Buffalo Township PA
Executor: Mary Ann Nemchick
101 Woodview Drive
Valencia PA 16059
Attorney: Gerald G DeAngelis
512 Market Street POB 309
Freeport PA 16229

Estate of: Betty L Hazlet

a/k/a: Betty Lou Hazlet

Late of: Concord Township PA
Executor: Nancy J Wick
333 Gilbert Road
West Sunbury PA 16061
Attorney: Sean M Gallagher
Murrin Taylor Flach Gallagher
110 E Diamond Street
Butler PA 16001

Estate of: Bridget Alice Heuckeroth

a/k/a: Bridget A Heuckeroth

Late of: Evans City PA
Executor: Bridget C Jubeck
1646 Westmont Ave
Pittsburgh PA 15210
Attorney: Grey Douglas Pratt
Hanchak & Pratt LLC
76 Old Clairton Road
Pittsburgh PA 15236

Estate of: Richard Hohn

a/k/a: Richard C Hohn

Late of: Clearfield Township PA
Executor: Dianne Hohn
3017 East Old 422
Fenelon PA 16034
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: Harvey W Hulver Jr

a/k/a: Harvey Hulver Jr

Late of: Franklin Township PA
Executor: Leslie E Hulver
1643 Settlers Drive
Sewickley PA 15143
Executor: Tanya R Hulver
321 Logan Road
Valencia PA 16059
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mary E Scheidemantle

a/k/a: Mary Elizabeth Scheidemantle

Late of: Muddycreek Township PA
Executor: Norma Jean Weidner
1183 Brinckman Road
Pennsburg PA 18073
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Ethel L Smith

Late of: Jackson Township PA
Administrator cta: Elizabeth A Smith
129 S McKean St
Butler PA 16001
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

BCLJ: June 26, July 3 & 10, 2015

MORTGAGES

June 22 - 26, 2015

- Abbott, Adam, et ux**-JLB Corp, dba, et al-Muddycreek Twp.-\$230,400.00
- Agostino, Brian K., aka**-SRU Fed Cred Un-Slippery Rock Borough-\$40,000.00
- Antanaitis, Robin**-S&T Bank-Butler Twp.-\$20,000.00
- Bailey, Shad J.**-First Natl Bk of Pa, et al-Butler City, Wd. 5 -\$100,650.00
- Baker, Roy M.**-PNC Bk Natl Assn-Clinton Twp.-\$25,000.00
- Barr, Christine R.**-Capital One NA, et al-Adams Twp.-\$106,900.00
- Billings, David M., et ux**-First Commonwealth Bk, et al-Adams Twp.-\$1,590,000.00
- Boltz, Christopher D., et al**-Bank of America NA-Jefferson Twp.-\$93,900.00
- Brogli, Douglas T., et al**-Northwest Sav Bk-Seven Fields Borough-\$271,000.00

City of Butler PA vs. **Franklin Glass Corporation**: Land Judgment: James P. Coulter, Esq.: 15-21077

Midland Funding LLC vs. **Jade Hutchman**: Transcript: \$1680.33: Daniel Santucci, Esq.: 15-21062

Cavalry SPV I LLC vs. **Tareque M. Khaleque**: Transcript: \$1709.94: David J. Apothaker, Esq.: 15-21063

LSF9 Master Participation Trust vs. **Julia A. Kummer**: Judgment/Premises: \$240173.59: McCabe Weisberg & Conway PC: 15-21071

Amy C. Barkus vs. **LaVerne Lindey and Patricia A. Lindey**: Transcript: \$2705.00: Atty - None: 15-21078

Commonwealth of PA - UCF vs. **Lyndora Hotel Inc.:** Lien: \$573.76: Atty - None: 15-21064

James A. Kirschner and Lu Ann Kirschner Michael aka Lu Ann Leone vs. **Nancy Gibson Marshall**: Land Judgment: Ronald W. Coyer, Esq.: 15-21079

Barclays Bank Delaware vs. **Paul S. McKinney**: Judgment: \$2546.51: David J. Apothaker, Esq.: 15-21069

Michael V. Pry and Mary P. Pry vs. **Greta Myers, Executrix and the Estate of Lola Ann Leopardi akd Lola Leopardi**: Land Judgment: Ronald W. Coyer, Esq.: 15-21080

Deutsche Bank National Trust Company vs. **Paul J. Noullet and Beverly J. Noullet**: Judgment/Premises: \$65497.11: Phelan Hallinan Diamond & Jones, LLP: 15-21075

Wells Fargo Bank N.A. vs. **Karen E. Perry and Jonathan F. Perry**: Judgment/Premises: \$120462.43: Phelan Hallinan Diamond & Jones, LLP: 15-21076

Stepanian & Menchyk LLP vs. **Melanie Provost**: Transcript: \$399.09: Andrew M. Menchyk, Jr., Esq.: 15-21068

State Farm Mutual Automobile Insurance vs. **Steve Purvis**: Cost Judgment: Benjamin W. Lawrence, Esq.: 15-21081

Commonwealth of PA - UCF vs. **James A. Sisk**: Lien: \$692.02: Atty - None: 15-21066

Commonwealth of PA - UCF vs. **Scott F. Thompson**: Lien: \$14993.63: Atty - None: 15-21067

Nationstar Mortgage LLC vs. **United States of America**: Judgment - No Amount: KML Law Group LLP: 15-21073

Federal National Mortgage Association vs. **United States of America**: Judgment - No Amount: KML Law Group LLP: 15-21074

EXECUTIONS
 Week ending July 3, 2015

1st Name-Plaintiff
 2nd Name-Defendant

John G. Horton vs. **Interstate Builders, Jonathon Dahl and Randy Dahl**: 15-30158

Ally Financial Inc. vs. **Tiffani L. Jakovac and Heath F. Jakovac and PNC Bank, Garnishee**: 15-30162

Amy C. Barkus vs. **LaVerne Lindey, Patricia Lindey and PENN DOT, Garnishee**: 15-30163

Susan DeGeorge vs. **Eric McDonough**: 15-30164

Pennymac Loan Services LLC vs. **Scott A. Morrison**: 15-30161

Arrow Financial Services LLC vs. **Gerald B. Palmer and Butler Armco Employees Credit Union, Garnishee**: 15-30159

Arrow Financial Services LLC vs. **Kim Rzepinski and First Commonwealth Bank, Garnishee**: 15-30160

DIVORCES

Week ending July 3, 2015

1st Name-Plaintiff
 2nd Name-Defendant

Heather D. Symosky vs. **John A. Symosky, Jr.:** Atty - None: 15-90439

Nichole A. Wheeler vs. **Brian E. Wheeler**: Atty - None: 15-90438

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR NAME CHANGE
MsD No. 15-40154

Notice is hereby given that, on June 18, 2015, the petition of Name Change Was filed in the above-named court, requesting an order to change the name of **Audrey Sue Clawson to Audrey Sue Dougherty**.

The Court has fixed the 2nd day of September, 2015 at 10:00 AM , in Court Room number 4, 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.

Sweeney Law Office

BCLJ: July 10 & 17, 2015

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NO. AD-14-10133**

GREEN TREE SERVICING LLC
VS.

**JOHN L. MOHAN, JR., INDIVIDUALLY AND
IN HIS CAPACITY AS HEIR OF THE ESTATE
OF JACK L. MOHAN, TREVA J. MOHAN,
IN HER CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF JACK L. MOHAN
AND UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER JACK L.
MOHAN, DECEASED**

**NOTICE TO: TREVA J. MOHAN, IN HER
CAPACITY AS ADMINISTRATRIX OF THE
ESTATE OF JACK L. MOHAN**

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

Being Premises: 308 BROWN AVENUE,
BUTLER, PA 16001-6467

Being in 1st Ward of the City of Butler, County
of BUTLER, Commonwealth of Pennsylvania,
561-29-62-0000

Improvements consist of residential property.
Sold as the property of JOHN L. MOHAN, JR.,
INDIVIDUALLY AND IN HIS CAPACITY AS
HEIR OF THE ESTATE OF JACK L. MOHAN,
TREVA J. MOHAN, IN HER CAPACITY
AS ADMINISTRATRIX OF THE ESTATE
OF JACK L. MOHAN AND UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER JACK L. MOHAN,
DECEASED

Your house (real estate) at 308 BROWN
AVENUE, BUTLER, PA 16001-6467
is scheduled to be sold at the Sheriff's
Sale on 09/18/2015 at 11:00 AM, at the
BUTLER County Courthouse, Butler County
Courthouse, P.O. Box 1208, Butler, PA 16003,
to enforce the Court Judgment of \$63,401.44
obtained by, GREEN TREE SERVICING LLC
(the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND &
JONES, LLP Attorney for Plaintiff
File#794949

BCLJ: July 10, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MsD. No. 2015-40151**

**IN RE: PETITION FOR CERTIFICATE OF
TITLE
LEGAL NOTICE**

**TO: MERSHIMERSALES, INC., MERSHIMER
CORPORATION, AND ANY FORMER
EMPLOYEES, OWNERS, OR INTERESTED
PARTIES OF MERSHIMER SALES, INC.,
AND MERSHIMER CORPORATION,
HAVING A LAST-KNOWN BUSINESS
ADDRESS OF 2441 NORTH MAIN STREET,
BUTLER, PENNSYLVANIA, 16001**

NOTICE IS HEREBY GIVEN that the Petitioner,
Barbara H. Werner, by her Power of Attorney,
Christine A. Scheck, has filed a Petition
for Certificate of Title in order to have the
Pennsylvania Department of Transportation
award ownership of one 56x28 Woodbridge
1539Z manufactured home, bearing Vehicle
Identification Number 46390590EAB, to the
Petitioner, Barbara H. Werner.

A Hearing on the Petition for Certificate of
Title is scheduled for August 6, 2015, at
9:00 a.m., in Courtroom #3 of the Butler
County Government Center located in Butler,
Pennsylvania.

NOTICE:

**YOU SHOULD TAKE THIS NOTICE 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 the Prothonotary
Butler County Courthouse
Butler, Pennsylvania 16001
Telephone: (724) 285-4731

Respectfully submitted,
DILLON McCANDLESS KING
COULTER & GRAHAM, L.L.P.
Elizabeth A. Gribik, Esquire
Attorney for Petitioner
128 West Cunningham Street
Butler, Pennsylvania 16001
Telephone: 724-283-2200

BCLJ: July 10, 2015

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. AD 10-11797**

HSBC Bank USA, N.A., as Indenture Trustee
for the Registered Noteholders of Renaissance
Home Equity Loan Trust 2006-2, Plaintiff
VS.

John Herbert Stiehler, Defendant

NOTICE OF SALE OF REAL PROPERTY

**To: John Herbert Stiehler, Defendant,
whose last known address is 113 Stiehler
Lane, Karns City, PA 16041.**

Your house (real estate) at 113 Stiehler Lane,
Karns City, PA 16041, is scheduled to be sold
at the Sheriff's Sale on September 18, 2015 at
11:00 a.m. in the Butler County Courthouse,
Center Stairwell, South Main Street, Butler
PA 16001, to enforce the court judgment of
\$263,205.38, obtained by Plaintiff above
(the mortgagee) against you. If the sale is
postponed, the property will be relisted for the
Next Available Sale.

**PROPERTY DESCRIPTION: ALL THAT
CERTAIN LOT OF LAND SITUATE IN
FAIRVIEW TOWNSHIP, BUTLER COUNTY,
PENNSYLVANIA:**

**BEING KNOWN AS 113 Stiehler Lane, Karns
City, PA 16041.**

PARCEL NUMBER: 150-F112-7A.

IMPROVEMENTS: Residential Property.

Udren Law Offices, P.C.
Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.482.6900.

BCLJ: July 10, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD No. 15-40116**

**IN RE: SALE OF UNREDEEMED PROPERTY
BY BUTLER COUNTY TAX CLAIM BUREAU
BY JUDICIAL SALE, FREE AND CLEAR OF
ALL LIENS**

**PARCEL NO. 056-13-1AB
HELEN F. EDWARDS ESTATE -
JACQUELINE EDWARDS ZIELINSKI,
ADMINISTRATRIX and JACQUELINE
EDWARDS ZIELINSKI, individually**

**NOTICE OF JUDICIAL SALE OF
PREMISES BY TAX CLAIM BUREAU**

Notice is hereby given that premises situate
at Lot No. 3 on Blair Drive, Butler Township,
Butler County, Pennsylvania, 16001, being
designated as Tax Assessment Parcel No.
056-13-1AB and being premises presently
assessed to HELEN F. EDWARDS ESTATE,
shall be offered for judicial sale freed and
cleared of all tax and municipal claims,
mortgages, liens, charges and estates, to
the highest bidder. Present bid is \$200.00,
plus costs. Sale shall be held the 18th day of
August 2015, at 11:00 o'clock A.M. Eastern
Standard Time, in Courtroom No. 4 of the
Butler County Government Center, 124 West
Diamond Street, Butler, PA, at which time any
interested bidder may appear and bid. Cash
payment shall be due at the conclusion of the
bid. The property was previously advertised
for sale on September 16, 2005.

Pursuant to Section 618 of the Pennsylvania
Real Estate Tax Sale Law, 72 P.S. Section
5860.618, the owner of any property exposed
for sale herein shall have no rights to purchase
his own property at this Judicial Sale.

Attorney Robert J. Stock
PNC Bank Building, Suite 603
106 South Main Street
Butler, PA, 16001

BCLJ: July 10, 2015

NOTICE OF BANKRUPTCY SALE

Case Name: Thomas P. Hollinger Jr.
Case Number: 12-23632-GLT
Property to be Sold: 1329 Prospect Rd., Prospect, PA 16052 (Butler Co. Inst. # 200912160029204)
Hearing: 7/22/15 at 1:30 p.m. Courtroom A, 54th Floor, U.S. Steel Tower, Pittsburgh, PA.
Objections: Due by 7/9/2015

Offers: Initial offer at \$213,750.00. Higher or better offers considered at hearing. \$2,000.00 in hand money required. Said bidder must deposit earnest money immediately following the bidding in cash or cash equivalent, said deposit to be held in escrow and applied at time of closing to the purchase price. The successful bidder must also provide proof at the time of bidding, such as bank statements or loan commitment, that the bidder in fact has sufficient funds to pay the full amount of the successful bid as the purchase price at time of closing. The sale is subject to the approval of the bankruptcy court.

Additional information regarding the terms and conditions of the sale or to examine the property should be directed to Joseph J. Nash Esq., whose address is listed below.

Joseph J. Nash, PA ID 204583
PO Box 673
Slippery Rock, PA 16057
724-406-0616

BCLJ: July 10, 2015

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
MsD No. 15-40052

In The Matter of Petition For Change of Name of Mason William Muma, a minor child

NOTICE

Notice is hereby given that, on March 3, 2015, the Petition of Miranda L. Jones was filed in the above Court, requesting an Order to change the name of the minor child **MASON WILLIAM MUMA to MASON WILLIAM JONES.**

The Court has fixed the 15th day of July, 2015 at 10:00 AM in Courtroom No. 4 of the Butler County Courthouse, 110 East Diamond Street, Butler, PA 16001, 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.

MICHAEL S. LAZAROFF, Esquire
Attorney at Law
300 North McKean Street
Butler, PA 16001

BCLJ: July 10, 2015

NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **PJS Farms LLC** and it was organized June 18, 2015.

Robert D. Clark
201 N. Market Street
New Wilmington, PA 16142

BCLJ: July 10, 2015

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of obtaining a Certificate of Incorporation of an approved business corporation organized pursuant to the Pennsylvania Business Corporation Law of 1988. The purpose of the corporation is to engage in any and all lawful business activities for which corporations may be incorporated under said law. The name of the corporation is **Hobaugh Auto Parts, Inc.** with an address of 1520 Kittanning Pike, Karns City, PA 16041.

STEPANIAN & MENCHYK, LLP
222 South Main Street
Butler, P A 16001

BCLJ: July 10, 2015

REGISTER'S NOTICE

I, **Judith Moser**, 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, July 13, 2015 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BOPP, Regis J. a/k/a		
BOPP, Regis	Joshua Burns.....	06/01/15
ESCHER, Rosemary F.	Thomas Martin	05/13/15
HAYDEN, Patrick B. a/k/a		
HAYDEN, Patrick Boyd.....	Deborah L. Smith	05/27/15
HIMES, Margery L.	Laurie A. Ward and Thomas W. Ward	06/01/15
SCHAFFER, Harriette P.	Heather A. Pringle	05/21/15
ZUPANCIC, Delia.....	Joseph A. Zupancic	06/01/15

BCLJ: July 3 & 10, 2015

Upcoming CLE Presentations

Pre-registration may be done through PBI at 1.800.932.4637 ext 2325 or by calling the Butler County Bar Association at 724.841.0130. Seminars are held at the Bar Office unless noted otherwise.

- July 13, 2015 **Challenges of Representing a Client w/Diminished Capacity**
Live Seminar via Simulcast- Butler County Bar Association
3 sub/ 1 integrated ethics CLE credits, Mon, July 13, 2015, 12:00P-4:15P
(includes Lunch)
- July 15, 2015 **Hot Topics in Oil & Gas Law**
Live Seminar via Simulcast- Butler County Bar Association
4 sub CLE credits, Wed, July 15, 2015, 9:00A-1:15P
(includes breakfast)
- July 17, 2015 **Fire At-Will in Pennsylvania**
Live Seminar via Simulcast- Butler County Bar Association
3 sub CLE credits, Fri, July 17, 2015, 9:00A-12:15P
(includes breakfast)
- July 21, 2015 **iPractice on the iPad**
Live Seminar via Simulcast- Butler County Bar Association
6 sub CLE credits, Tues, July 21, 2015, 8:30A-3:30P
(includes breakfast & lunch)
- July 22, 2015 **The Law of Guns in Pennsylvania**
Live Seminar via Simulcast- Butler County Bar Association
5 sub/ 1 integrated ethics CLE credits, Wed, July 22, 2015, 9:00A-4:30P
(includes breakfast & lunch)

Go to www.butlercountypabar.org for more information and updates on PBI & BCBA CLEs