

## RECENT OPINION SUMMARIES

### **PATTERSON v. OTTAVIO, ET. AL.** **A.D. 08-11557 (2014)**

All affirmative defenses must be raised in New Matter, and not by preliminary objection. However, where an affirmative defense is apparent on the face of the challenged pleading, the court may consider the defense at the preliminary objection stage. A court may address affirmative defenses at the preliminary objection stage if the defense is apparent on the face of the challenged pleading.

### **DONALDSON v. BUTLER COUNTY** **A.D. 13-10728 (2014)**

In evaluating the decision of a local agency (such as Butler County), where a complete record is made before that agency, the Court's standard of review is whether the agency committed an error of law and whether the material findings of fact are supported by substantial evidence. Assuming the record demonstrates the existence of substantial evidence, the court is bound by the local agency's findings. An agency's decision must not represent a manifest and flagrant abuse of discretion or a purely arbitrary execution of its duties or functions but must be in accordance with law.

### **HODAK v. HODAK** **A.D. 13-10075 (2014)**

It is fundamental contract law that one cannot be liable for a breach of contract unless one is a party to that contract. Therefore, where a complaint is based upon a written contract that does not clearly show plaintiffs as parties thereto, and the complaint does not explain the privity of contract between plaintiffs and defendants, the complaint then fails to show how and why plaintiffs are entitled to the relief they are seeking.

**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](http://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: George Aloysius Beck Sr  
a/k/a: George A Beck  
a/k/a: George A Beck Sr**

Late of: Butler Township PA  
 Executor: Kathleen Beck Lewis  
 2560 Lady Anne Court  
 Churchville MD 21028  
 Executor: Thomas Beck  
 8680 West Calla Road  
 Canfield OH 44406  
 Attorney: None

**Estate of: Joan E Codispot**

Late of: Butler Township PA  
 Executor: Dominic E Codispot  
 101 Belmont Road  
 Butler PA 16001  
 Attorney: Leo M Stepanian II  
 Stepanian & Menchyk LLP  
 222 S Main St  
 Butler PA 16001

**Estate of: Sandra L Collins**

Late of: Butler Township PA  
 Administrator cta: Timothy A Collins  
 325 W Howard Street  
 Butler PA 16001  
 Administrator cta: Rebecca L Kerner  
 227 East Metzger Avenue  
 Butler PA 16001  
 Attorney: Richard E Goldinger  
 212 West Diamond St  
 Butler PA 16001

**Estate of: June Kennedy  
a/k/a: Gladys June Kennedy**

Late of: Saxonburg PA  
 Executor: Doris A Keefer  
 111 Bella Drive  
 Saxonburg PA 16056  
 Attorney: Laurel Hartshorn  
 254 W Main St POB 553  
 Saxonburg PA 16056

**Estate of: Patricia L Lewis**

Late of: Center Township PA  
 Executor: Heather A Lewis  
 119 Iroquois Drive  
 Butler PA 16001  
 Attorney: Joseph E Kubit  
 Montgomery Crissman  
 Montgomery Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Ruth E Romberger**

Late of: Penn Township PA  
 Executor: Theresa Bartlett  
 173 Glade Mill Road  
 Saxonburg PA 16056  
 Attorney: David A Crissman  
 Montgomery Crissman  
 Montgomery & Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Alice L Waugaman**

**a/k/a: Alice Laverne Waugaman**

Late of: Zelenople PA  
 Administrator: Gary Eiben  
 1400 Hardscrabble Blvd  
 Erie PA 16505  
 Attorney: Gary Eiben Esq  
 The McDonald Group LLC  
 456 West Sixth Street  
 Erie PA 16507-1216

**Estate of: Josephine A Wenzelburger**

Late of: Zelenople PA  
 Executor: Robert A Wenzelburger  
 214 N Clay Street  
 Zelenople PA 16063  
 Attorney: Darla J Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelenople PA 16063

BCLJ: October 31, November 7 & 14, 2014

**SECOND PUBLICATION**

**Estate of: Michael A Cocchiola**

Late of: Cranberry Township PA  
 Executor: Kathleen C Sommers  
 108 Hampton Court  
 Butler PA 16002  
 Executor: Julia E Cocchiola  
 3127 Perrysville Avenue  
 Pittsburgh PA 15214  
 Attorney: Nicole L Phatak  
 Cohen & Grigsby PC  
 625 Liberty Ave  
 Pittsburgh PA 15222

**Estate of: Ruth M Cypher**

Late of: Jefferson Township PA  
 Executor: Leo J Cypher  
 POB 40  
 Cabot PA 16023  
 Attorney: Michael J Pater  
 101 East Diamond St Suite 202  
 Butler PA 16001

**Estate of: Frank J Drahos Jr**

Late of: Buffalo Township PA  
 Administrator: Elaine M Drahos  
 228 Summer Road  
 Rural Valley PA 16249  
 Attorney: Michael J Pater  
 101 East Diamond St Suite 202  
 Butler PA 16001

**Estate of: William Durci**

Late of: Clinton Township PA  
 Administrator: Carol M Kondratowicz  
 225 Brewer Road  
 Saxtonburg PA 16056  
 Attorney: Pamela H Walters  
 POB 654  
 277 Main Street  
 Saxtonburg PA 16056

**Estate of: Emma Evans**

Late of: Cranberry Township PA  
 Executor: Carol Evans  
 213 Cashmere Ct  
 Cranberry Twp PA 16066  
 Attorney: John S Morrow Jr  
 Julian Gray Associates  
 1187 Thorn Run Ext Suite 400  
 Moon Township PA 15108

**Estate of: Harold L Maihle****a/k/a: H Lynn Maihle****a/k/a: Harold Lynn Maihle**

Late of: Adams Township PA  
 Executor: Jay Maihle  
 268 Downieville Road  
 Valencia PA 16059  
 Attorney: Charles J Jacques III  
 Jacques & Jacques PC  
 2125 Freeport Road  
 Natrona Heights PA 15065

**Estate of: Garnet Martin****a/k/a: Garnet R Martin**

Late of: Butler PA  
 Executor: Robert P Miller  
 114 Williams Road  
 Butler PA 16001  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Richard H Powell Sr**

Late of: Center Township PA  
 Executor: Richard H Powell Jr  
 108 Powell Lane  
 Chicora PA 16025  
 Attorney: David A Crissman  
 Montgomery Crissman  
 Montgomery & Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Margaret M Rock**

Late of: Butler Township PA  
 Executor: Michael T Rock  
 POB 416  
 Unionville PA 19375  
 Attorney: None

**Estate of: Kenneth E Turnbull**

Late of: Cranberry Township PA  
 Administrator: Mary Raechel Turnbull  
 71 Dover Drive  
 Cranberry Twp PA 16066  
 Attorney: Michael J Henry  
 2828 Gulf Tower  
 707 Grant Street  
 Pittsburgh PA 15219

**Estate of: Ronald L Wise**

Late of: Summit Township PA  
 Administrator: Carol J Wise  
 401 St Wendelin Road  
 Butler PA 16002  
 Attorney: William D Kemper  
 209 Diamond Street West  
 Butler PA 16001

BCLJ: October 24, 31 & November 7, 2014

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**THIRD PUBLICATION**

**Estate of: Virginia C Barrett****a/k/a: Virginia Childress Barrett**

Late of: Cranberry Township PA  
 Executor: Linda Barrett  
 6001 Wintergreen Drive  
 Raleigh NC 27609  
 Executor: Edwin T Barrett Jr  
 8948 Hollyhock Drive  
 Cincinnati OH 45231  
 Attorney: Mark C Coulson  
 Williams Coulson  
 One Gateway Center 16th Fl  
 420 Fort Duquesne Blvd  
 Pittsburgh PA 15222

**Estate of: Clifford Winfield Best  
a/k/a: C W Best**

Late of: Center Township PA  
 Executor: Sandra J Gamble  
 116 Waterwood Drive  
 Butler PA 16001  
 Attorney: Lawrence P Lutz  
 Lutz & Pawk  
 The Morgan Center Bldg  
 101 East Diamond St Suite 102  
 Butler PA 16001

**Estate of: Paul E Delaney**

Late of: Center Township PA  
 Executor: Carol L Nevel  
 505 Oneida Valley Road  
 Butler PA 16001  
 Attorney: Mark R Morrow  
 204 East Brady Street  
 Butler PA 16001

**Estate of: Yvonne Dolores Dickens**

Late of: Clinton Township PA  
 Executor: Paula J Vandame  
 22580 Halls Road  
 Richardsville VA 22736  
 Attorney: Lauren C Hadburg  
 Shields & Boris  
 109 VIP Drive Suite 102  
 Wexford PA 15090

**Estate of: Margie L Ifft**

Late of: Evans City PA  
 Executor: Omar G Ifft  
 136 Pioneer Road  
 POB 111  
 Evans City PA 16033  
 Attorney: Maureen Kroll RN MN JD  
 8981 Norwin Avenue Suite 203  
 North Huntingdon PA 15642

**Estate of: J Walter Lindey**

**a/k/a: Walter Lindey**

**a/k/a: James Walter Lindey**

Late of: Brady Township PA  
 Executor: Gary L Christley  
 606 New Castle Road  
 Slippery Rock PA 16057  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd POB 67  
 Slippery Rock PA 16057

**Estate of: Elizabeth Jane Norris  
a/k/a: Elizabeth Norris**

Late of: Winfield Township PA  
 Admr dbn cta: Susan Elaine Norris  
 11604 State Route 85  
 Kittanning PA 16201  
 Attorney: John N Paz  
 Paz & Paz  
 543 East Tenth Avenue  
 Tarentum PA 15084

**Estate of: George Harrison Ray  
a/k/a: George H Ray**

Late of: Jefferson Township PA  
 Executor: Patricia D Thompson  
 120 Greenwood Dr  
 Butler PA 16001  
 Executor: Kathleen L Puskarich  
 173 Cherry Valley Road  
 Saxonburg PA 16056  
 Attorney: Pamela H Walters  
 Po Box 654 277 Main Street  
 Saxonburg PA 16056

**Estate of: Pearl M Rider**

**a/k/a: Pearl Martha Rider**

Late of: Cherry Township PA  
 Executor: Dennis L Rider  
 234 Daugherty Road  
 Grove City PA 16127  
 Attorney: Ronald W Coyer  
 SR Law LLC  
 631 Kelly Blvd POB 67  
 Slippery Rock PA 16057

**Estate of: Antoinette Rossi**

Late of: Butler Township PA  
 Executor: Jane Anne Wolfe  
 225 Campbell Avenue  
 Butler PA 16001  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler PA 16001

**Estate of: William A Ruediger Sr**

**a/k/a: William A Ruediger**

Late of: Summit Township PA  
 Administrator: Nancy Ruediger  
 113 Jodi Lane  
 Butler PA 16002  
 Attorney: Michael P Robb  
 Savinis D'Amico & Kane LLC  
 707 Grant St Suite 3626  
 Pittsburgh PA 15219

BCLJ: October 17, 24 & 31, 2014

Baglier Buick GMC vs.. **Brian J. Shay:**  
 Transcript: \$604.01: Atty - None: 14-21769  
 Progressive Advance Insurance Company  
 vs.. **Robin Strickler:** Judgment: \$4255.68:  
 Michael J. Dougherty, Esq.: 14-21777  
 Portfolio Recovery Associates LLC vs.. **Robin  
 Trinko:** Transcript: \$1433.24: Syretta J.  
 Martin, Esq.: 14-21761  
 Bank Of New York Mellon Trust Company  
 National Association vs.. **United States of  
 America:** Judgment/ No Amount: M. Troy  
 Freedman, Esq.: 14-21768  
 Justin Schmeider vs.. **David Allen Wiskeman:**  
 Transcript: \$971.00: Atty - None: 14-21764

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**EXECUTIONS**

Week ending October 24, 2014

1st Name-Plaintiff  
 2nd Name-Defendant

Wells Fargo Bank National Association vs..  
**James Edward Fleischer and United  
 States of America:** 14-30310  
 Bayview Loan Servicing LLC vs.. **Ann  
 Haseleu, Heir of Lloyd C. Haseleu, III,  
 deceased, Todd Haseleu, heir, Tammie  
 Haseleu, heir and Unknown Heirs:** 14-  
 30309  
 Wells Fargo Bank, N.A. vs.. **Dina R.  
 McCormick aka Dina McCormick and  
 James B. McCormick aka James B.  
 McCormick:** 14-30314  
 Nationstar Mortgage, LLC vs.. **Dorothy  
 McCredie, Lee S. McCredie, Emily A.  
 Chapman and Tari A. Chapman:** 14-30311  
 Midland Funding LLC vs.. **Jerry Raybuck and  
 PNC Bank, Garnishee, First Niagara Bank,  
 Garnishee and First Commonwealth  
 Bank, Garnishee:** 14-30313  
 Nationstar Mortgage LLC vs.. **Tracy Thomas  
 and Charlie Thomas:** 14-30308  
 Discover Bank vs.. **Misty D. Wrighter,  
 PNC Bank, Garnishee and Huntington  
 National Bank, Garnishee:** 14-30312

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**DIVORCES**

Week ending October 24, 2014

1st Name-Plaintiff  
 2nd Name-Defendant

Amos Weaver Good vs.. **Carment Lee Good:**  
 Atty - None: 14-90696  
 Joyce Ann Groves vs.. **William Russell  
 Groves:** Gwilym A. Price, III, Esq.: 14-90701  
 Diana Mae Cravenor vs.. **James Patrick  
 McKenna, IV:** Atty - None: 14-90698

Conan Shaw vs.. **Katherine Shaw:** Lisa M.  
 Standish, Esq.: 14-90699  
 Lori D. Zulick vs.. **Ronald S. Zulick:** Michael  
 P. Zunder, Esq.: 14-90709

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**IN THE COURT OF COMMON PLEAS OF  
 BUTLER COUNTY, PENNSYLVANIA  
 CIVIL DIVISION  
 No: ED-14-30295**

THE HUNTINGTON NATIONAL BANK,  
 s/b/m/t Sky Bank, Plaintiff

**VS.**

**RICHARD C. HVIZDAK, Trustee and his  
 successors in Trust under Qualified  
 Personal Residence Trust dated December  
 28, 2001, Defendant**

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

Notice of Sheriff's Sale of Real Estate on  
 January 17, 2015, at 11:00 a.m. in the Butler  
 Co. Public Meeting Rm, 1st Fl, Butler Co  
 Government Ctr, 124 W Diamond St, Butler,  
 PA 16001.

ALL THE RIGHT, TITLE, INTEREST AND  
 CLAIM OF THE RICHARD C. HVIZDAK,  
 TRUSTEE AND HIS SUCCESSORS IN  
 TRUST UNDER QUALIFIED PERSONAL  
 RESIDENCE TRUST DATED DECEMBER  
 28, 2001, OF IN, AND TO THE FOLLOWING  
 DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL  
 ESTATE SITUATE IN THE TOWNSHIP OF  
 CRANBERRY, COMMONWEALTH OF  
 PENNSYLVANIA, COUNTY OF BUTLER.  
 HAVINGERECTED THEREON A DWELLING  
 BEING KNOWN AND NUMBERED AS  
 202 LAGRANDE DRIVE, CRANBERRY  
 TOWNSHIP, PA 16066. PARCEL NUMBER  
 130-S13-L-19-0000

The Huntington National Bank s/b/m/t Sky  
 Bank v. Richard C. Hvizdak, Trustee and his  
 successors in Trust under Qualified Personal  
 Residence Trust dated December 28, 2001,  
 at Execution AD-12-10246 in the amount  
 \$1,367,262.05.

Schedule of Distribution will be filed by the  
 Sheriff on the date specified by the Sheriff  
 no later than thirty (30) days from sale date.  
 Distributions will be made in accordance with  
 the schedule unless exceptions are filed within  
 ten (10) days of the filing of the schedule.

Keri P. Ebeck, Esq

436 7th Ave, Ste 2500  
Pgh, PA 15219  
412.434.7955

BCLJ: October 31, 2014

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
No. 13-10577**

FIRST COMMONWEALTH BANK, f/k/a  
PITTSBURGH HOME SAVINGS BANK,  
Plaintiff,

**VS.**

**JOSHUA LEWIS BLASH, Defendant, and  
THE UNITED STATES OF AMERICA, Terre  
Tenant**

**TO: Joshua Lewis Blash:**

You are hereby notified that on October 23, 2014, First Commonwealth Bank, f/k/a Pittsburgh Home Savings Bank, filed an Amended Mortgage Foreclosure Complaint against the above Defendant and Terre Tenant at the above number.

Property Subject to Foreclosure: 712 East Farms Drive, Cranberry Township, Butler County, Pennsylvania 16066.

**NOTICE OF CONSUMER CREDIT/  
RESIDENTIAL MORTGAGE  
FORECLOSURE DIVERSION PROGRAM  
PURSUANT TO BUTLER COUNTY  
LOCAL RULE OF CIVIL PROCEDURE  
L205.2(b) AND L3129.1**

An Amended Complaint in Consumer Credit or Mortgage Foreclosure has been filed with the Court that could cause you to lose your assets or home.

You may be able to participate in a court-supervised conciliation conference in an effort to resolve this matter with your lender. If you do not have an attorney, you must take the following steps to be eligible and to remain in the program. First, within ten (10) days of the date noted above, you must contact the Butler County Consumer Credit/Residential Mortgage Foreclosure Diversion Program information line at 724-431-0081. You must schedule and attend either group mortgage assistance program or credit assistance program, as instructed. These classes are available to you at NO CHARGE. Attendance

at one of these classes is mandatory for your continued participation in the Court conciliation program. After attending the class, a housing or credit counselor may be available to work with you to review your finances and attempt to work with your lender to try to resolve the claims in this lawsuit. Eligibility for counseling is based upon financial guidelines, which will be discussed at the group class. If you are scheduled to meet with a counselor, you must appear and you must provide the counselor with all requested financial information so that a loan resolution proposal can be prepared on your behalf. If you are not eligible for counseling, you will receive further instructions during the class concerning your obligation to communicate with the lender. If you are represented by a lawyer, it is not necessary for you to call the information line. However, you and your attorney are responsible to communicate with the lender in advance of the conciliation conference. To obtain admission to the Consumer Credit/ Residential Mortgage Foreclosure Diversion Program, you or your attorney must complete a Request For Conciliation Conference form as provided at Butler County Local Rule L-1143(b), file the same with the Prothonotary, and serve a copy of said Request, by mail to the Plaintiff's address set forth below. \*For further information you may also go to [www.co.butler.pa.us](http://www.co.butler.pa.us) or [www.butlercountypabar.org/credit-crunch-program](http://www.butlercountypabar.org/credit-crunch-program) or call the Butler County Bar Association at 724-841-0130 \* IF YOU WISH TO PARTICIPATE IN THIS DIVERSION PROGRAM, YOU MUST ACT QUICKLY AND TAKE THE STEPS REQUIRED BY THIS NOTICE. THIS PROGRAM IS FREE.

**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 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 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.

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

Butler County Bar Association  
240 South Main Street  
Butler, Pennsylvania 16001  
Telephone: 724-841-0130

Brett A. Solomon, Esquire  
Pa. I.D. #83746  
Attorney for Plaintiff  
Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222  
412-566-1212

BCLJ: October 31, 2014

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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 10-11475**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

Green Tree Servicing LLC, Plaintiff  
**VS.**

**John T. Helsel, Last Record Owner, Christi K. Helsel, Known Heir of John T. Helsel, Jennifer Gray, Known Heir of John T. Helsel and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under John T. Helsel, Last Record Owner, Defendants**

**TO: Christi K. Helsel, Known Heir of John T. Helsel and Jennifer Gray, Known Heir of John T. Helsel, Defendants, whose last known addresses are 427 Great Belt Road, Butler, PA 16002; 675 Walton Avenue, #3B, Bronx, NY 10451 and 729 5th Avenue, Helena, MT 59601.**

**AMENDED COMPLAINT IN**

**MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Green Tree Servicing LLC, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Butler County, Pennsylvania, docketed to NO. 10-11475, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 427 Great Belt Road, Butler, PA 16002, whereupon your property would 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 notice above, 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 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 THE 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. LAWYERS REFERRAL SERVICE,

Glenna M. Walters, Prothonotary,  
Butler County Courthouse,  
Butler, PA 16001,  
724.284.5214.

Udren Law Offices, P.C., Attys. for Plaintiff,  
111 Woodcrest Rd., Ste. 200,  
Cherry Hill, NJ 08003,  
856.669.5400.

BCLJ: October 31, 2014  
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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the shareholders of **CARL LEICHER CONSTRUCTION, INC.**, a corporation duly organized within the Commonwealth of Pennsylvania on March 18, 1993, and with a registered business address of 4174 Woodland Rd., Butler, PA 16002 have unanimously adopted a plan for dissolution and complete liquidation and winding up of its affairs pursuant to 15 Pa.C.S. § 1974, with Articles of Dissolution to be filed with the Department of State.

KATHLEEN M. CHARLTON, Esq.  
Charlton & Charlton  
617 S. Pike Rd., Sarver, PA 16055

BCLJ: October 31, 2014

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**ARTICLES OF INCORPORATION  
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved effective for the 1st day of October, 2014, by the Department of State of the Commonwealth of Pennsylvania with respect to a business corporation which has been incorporated under the Business Corporaiton Law of 1988, as amended, of the Commonwealth of Pennsylvania. The name of the corporation is **HOLLYPOINTE DEVELOPMENT, INC.** The corporation's registered office is located at 220 South Main street, Suite 400, Butler, Bulter County, Pennsylvania 16001, and its purpose is commercial property rental management and all legal activities for which corporations may be created.

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

BCLJ: October 31, 2014

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company pursuant to 15 Pa. C.S. §8913 and Registration of Fictitious Name pursuant to 54 Pa. C.S. §311 has been filed with the Department of State in the Commonwealth of Pennsylvania with respect to a Limited Liability Company. The name of the Limited Liability Company is **The Kutsch Company, LLC** organized April 1, 2014 to conduct business under the fictitious name of the **J-Barn Country Inn** having a registered office located at 495-497 Monroe Road, Sarver, Pennsylvania 16055.

ROBERT D. SPOHN  
Attorney at Law  
277 West Main Street  
P.O Box 551  
Saxonburg, PA 16056

BCLJ: October 31, 2014

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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 2nd day of October 2014, for the purpose of organizing a limited liability company in compliance with the requirements of 15 Pa. C.S. §8913. The name of the limited liability company is **PINK SAFETY, LLC**.

Michael J. Pawk, Esquire  
LUTZ & PAWK  
The Morgan Center Building  
Suite 102  
101 E. Diamond Street  
Butler, PA 16001

BCLJ: October 31, 2014



**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, November 10, 2014 at 1:30 PM** (prevailing time) of said day.

| <b>ESTATE OF:</b>         | <b>PERSONAL REPRESENTATIVE</b> | <b>FILED</b> |
|---------------------------|--------------------------------|--------------|
| BIEBER, Marilynn J. ....  | Brian D. Bieber .....          | 09/25/14     |
| CASEY, Lawrence T.....    | Russell C. Miller.....         | 09/11/14     |
| FARREN, Daniel David..... | Doris K. Farren .....          | 09/22/14     |
| HUFF, Mary A.....         | Ronald W. Huff .....           | 09/18/14     |
| SMITH, Ellen L. ....      | Rickard O. Smith .....         | 09/22/14     |
| WALSH, Sharon A. ....     | Carol J. Osgood .....          | 09/22/14     |
| WISE, John H.....         | J. Bradley Wise.....           | 09/19/14     |

| <b>NAME</b>               | <b>GUARDIAN/TRUSTEE/POA</b>         | <b>FILED</b> |
|---------------------------|-------------------------------------|--------------|
| HOCKENBERRY, Jane A.....  | Stephen Lucas .....                 | 09/17/14     |
| SCHWIER, Lawrence F. .... | Brian E. Scott .....                | 09/15/14     |
| SEFSCIK, Mathew R. ....   | Judith E. & Richard J.Sefscik ..... | 09/12/14     |

BCLJ: October 31 & November 7, 2014