

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: Frederick W Heintz**

Late of: Winfield Township PA
Executor: Frederick W Heintz Jr
200 Delaware Drive
Glenshaw PA 15116
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Michael F Lerch

Late of: Middlesex Township PA
Administrator: Debra Lerch
147 Cashdollar Road
Valencia PA 16059
Attorney: Douglas E Weinrich PC
107 Irvine Street
POB 810
Mars PA 16046

Estate of: Dorothy Lydick

Late of: Buffalo Township PA
Executor: Jack G Lydick
3700 S Westport Avenue Apt 1716
Sioux Falls SD 57106-6360
Attorney: David B Wasson
Suites Ten & Eleven
3058 Leechburg Road
Lower Burrell PA 15068-3460

Estate of: Benjamin W Osche

Late of: Winfield Township PA
Administrator: Amanda J Wolslayer
862 Cleveland Ave Apt B
Brackenridge PA 15014
Attorney: Kathleen Marie Charlton
Charlton & Charlton Inc
617 South Pike Road
Sarver PA 16055

Estate of: John F Owens**a/k/a: John Frederick Owens**

Late of: Cranberry Township PA
Executor: Franklin Blackstone Jr
POB 220
3822 Cedar Ridge Road
Allison Park PA 15101
Attorney: Franklin Blackstone Jr
Goehring Rutter & Boehm
2100 Georgetown Drive Suite 300
Sewickley PA 15143

Estate of: Roy H Waugaman III

Late of: Evans City PA
Executor: Barbara C Waugaman
134 Pattison Street
Evans City PA 16033
Attorney: Douglas J Welty
Welty & Welty LLP
244 West Main Street
Ligonier PA 15658

Estate of: Timothy J Zmijowski**a/k/a: Timothy Jack Zmijowski**

Late of: Butler Township PA
Executor: Myron James Zmijowski Jr
POB 168
Prospect PA 16052
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

BCLJ: Dec. 27, 2013, Jan. 3 & 10, 2014

SECOND PUBLICATION**Estate of: Elizabeth W Graham****a/k/a: Elizabeth B Graham**

Late of: Butler PA
Executor: Cleora N Schmidt
108 Country Club Heights
Butler PA 16002
Attorney: William D Kemper
209 Diamond Street West
Butler PA 16001

Estate of: Bette A Hartzell

Late of: Center Township PA
Executor: Ellen Hartzell Knox
129 Laray Drive
Butler PA 16001
Executor: David Dale Hartzell Jr
119 May Drive
Saxonburg PA 16056
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Edward James McCauslin

Late of: Mercer Township PA
Administrator: Barbara L Geiger
305 Kilgore Road
Jackson Center PA 16133
Attorney: Raymond H Bogaty
Bogaty & Smith PC
101 S Center Street POB 825
Grove City PA 16127

**Estate of: Patricia Ann Moore
a/k/a: Patricia A Moore**

Late of: Muddycreek Township PA
Executor: Brenda S Moore
106 Kildoo Rd
Portersville PA 16051
Executor: Daniel R Moore
106 Kildoo Road
Portersville PA 16051
Attorney: C Timothy Shaffer
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Anne Passarelli

Late of: Butler Township PA
Executor: Christine A Soley
141 Butler Road
Butler PA 16001
Attorney: Thomas J May
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Robert E Schmidt

Late of: Harmony PA
Executor: Kay L Schmidt
234 Cedar Boulevard
Pittsburgh PA 15228
Attorney: John S Morrow Jr
Julian Gray Associates
1187 Thorn Run Ext Suite 400
Moon Township PA 15108

Estate of: Donald S Varga

Late of: Valencia PA
Executor: Linda A Beard
200 Trillium Drive
Cranberry Township PA 16066
Attorney: Karen E Bononi
Morella & Associates PC
706 Rochester Road
Pittsburgh PA 15237

Estate of: John E Zang

Late of: Oakland Township PA
Administrator: Sharon R Zang
114 Zang Lane
Butler PA 16002

Attorney: Richard R Morelli
2654 Wilmington Road
New Castle PA 16105

BCLJ: Dec. 20 & 27, 2013, & Jan. 3, 2014

THIRD PUBLICATION**Estate of: Richard B Birckbichler
a/k/a: Richard Clair Birckbichler**

Late of: Butler PA
Executor: Louis R Birckbichler
327 Redbud Road
Chicora PA 16025
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

**Estate of: Thomas E Bing
a/k/a: Thomas Elton Bing Sr
a/k/a: Thomas E Bing Sr**

Late of: Winfield Township PA
Executor: A Brian Bing
290 Ray Road
Leechburg PA 15656
Executor: Thomas E Bing Jr
1916 Constitution Blvd
New Kensington PA 15068
Executor: Elaine B Pettigrew
217 Sunset Drive
Lower Burrell PA 15068
Attorney: Mary Jo Corsetti
Williams Coulson
420 Ft Duquesne Blvd 16th Floor
Pittsburgh PA 15222

**Estate of: Mary Louise Lunn
a/k/a: Mary L Lunn**

Late of: Franklin Township PA
Administrator: Donna L Campbell
270 Election House Road
Butler PA 16001
Administrator: Landis L Brain
270 Election House Road
Butler PA 16001
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Boulevard
POB 67
Slippery Rock PA 16057

**Estate of: Frances B O'Neill
a/k/a: Frances Bernadette O'Neill**

Late of: Butler Township PA
Executor: Norberta Duffy
415 S Monroe Street
Butler PA 16001
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: Elizabeth R Ridl**a/k/a: Betty Rogers Ridl**

Late of: Cranberry Township PA

Executor: Elizabeth R Baun

POB 7

4956 Wexford Run Road

Bradfordwoods PA 15015

Attorney: Franklin Blackstone Jr

Goehring Rutter & Boehm

2100 Georgetowne Drive Suite 300

Sewickley PA 15143

Estate of: Bruce D Sayers

Late of: Adams Township PA

Executor: Judith E Sayers

201 Appleridge Court

Gibsonia PA 15044

Attorney: Ted Tishman

Leech Tishman

525 William Penn Place 28th Floor

Pittsburgh PA 15219

Estate of: Helen R Slepecki**a/k/a: Helen Slepecki****a/k/a: Helen Ruth Slepecki**

Late of: Butler PA

Executor: Kenneth D Matthews

225 Thompsontown Road

West Sunbury PA 16061

Attorney: Ronald W Coyer

Sr Law LLC

631 Kelly Boulevard

POB 67

Slippery Rock PA 16057

BCLJ: December 13, 20 & 27, 2013

MORTGAGES

December 9 - 13, 2013

ACD Land Associates LP, et al-PNC Bk Natl Assn-Cranberry Twp.-\$1,500,000.00**ACD Land Associates LP, et al-PNC Bk Natl Assn-Cranberry Twp.-\$0.00****Aiken, Amber L.-Mortgage Network Inc, et al-Penn Twp.-\$160,204.00****Alessandro, Rosario S., III, et ux-Bank of America NA-Adams Twp.-\$141,690.00****Alvarez, Edward J., et ux-Quicken Loans Inc, et al-Buffalo Twp.-\$101,700.00****Antonucci, Ronald A., et ux-Dollar Bk Fed Sav Bk-Adams Twp.-\$75,000.00****Arnold, Wilbur, V, aka IV, et al-PNC Mtg, aka-Cranberry Twp.-\$506,382.00****Baney, W. Neil, et ux-Green Land LLC-Jefferson Twp., et al-\$20,000.00****Barger, Debra Sue-Butler Armco Emp Cred Un-Center Twp.-\$120,000.00****Bartchy, Gregory J.-Union Home Mtg Corp,****et al-Winfield Twp.-\$160,000.00****Bender, William H., et ux-NVR Mtg Fin Inc, et al-Cranberry Twp.-\$332,536.00****Beneigh, Andrew J., et ux-Washington Fin Bk-Lancaster Twp.-\$417,000.00****Beneigh, Andrew J., et ux-Washington Fin Bk-Lancaster Twp.-\$95,000.00****Blanker, Brian, et al-Dollar Bk Fed Sav Bk-Adams Twp.-\$18,500.00****Bochek, Jeb P., et ux-Franklin American Mtg Co, et al-Clearfield Twp.-\$173,655.00****Book, Todd M.-First Natl Bk of Pa, et al-Muddycreek Twp.-\$214,000.00****Bracco, Timothy J., et al-FBC Mtg LLC, et al-Buffalo Twp.-\$199,035.00****Brandstetter, Frederick J., Jr.-Northwest Sav Bk-Jefferson Twp.-\$148,000.00****Brandstetter, Frederick J., Jr.-Northwest Sav Bk-Jefferson Twp.-\$12,000.00****Braund, Michael T., et ux-Huntington Natl Bk, et al-Connoquenessing Twp.-\$189,171.00****Buchanan, Theodore T., Jr., et al-PNC Mtg, aka-Butler Twp.-\$171,830.00****Cashdollar, Timothy D.-Citizens Bk of Pa-Adams Twp.-\$73,000.00****Celender, Ryan J., et ux-NVR Mtg Fin Inc, et al-Adams Twp.-\$328,655.00****Colteryahn, Jamie L.-Huntington Natl Bk, et al-Connoquenessing Twp.-\$128,250.00****Conjack, Talan C.-West Penn Fin Serv Ctr Inc, et al-Buffalo Twp.-\$142,500.00****Cook, Daniel R., aka, et ux-PNC Mtg, aka-Jackson Twp.-\$131,400.00****Cranberry Woods Hotel Associates LP, et al-Goldman Sachs Mtg Co-Cranberry Twp.-\$17,500,000.00****Culbertson, Dennis A.-Butler Armco Emp Cred Un-Butler Twp.-\$80,600.00****Daschbach, Jason H., et ux-NVR Mtg Fin Inc, et al-Adams Twp.-\$312,096.00****Davis, Howard D., et ux-ESB Bank-Lancaster Twp.-\$120,000.00****DeWitt, Craig M., et ux-FBC Mtg LLC, et al-Forward Twp.-\$276,996.00****Dickson, John C., Jr., Trs., et al-RBS Citizens NA-Adams Twp.-\$261,000.00****Divincenzo, Michael D.-Princeton Fin LLC-Cranberry Twp.-\$153,000.00****Dornetto, Mary Anne-Quicken Loans Inc, et al-Cranberry Twp.-\$198,921.00****Dove, Julie J.-Wells Fargo Bk NA-Cranberry Twp.-\$64,800.72****Dunn, Russell J., et al-PNC Bk Natl Assn-Donnegal Twp.-\$123,000.00****Eidenshink, Robert F., et al-Northwest Sav Bk-Adams Twp.-\$80,000.00****Ellwood, Douglas J., et al-Butler Armco Emp Cred Un-Butler City, Wd. 4-\$36,499.81****Emrick, Lydia M.-First Niagara Bk NA-Butler City, Wd. 1-\$35,000.00**

NOTICE OF TRUST**RE: Joan W. Lyle Revocable Trust**

Notice is hereby given that Robert D. Lyle and Jay D. Lyle are the Co-Trustees of the above named Trust. All persons indebted to Joan W. Lyle are requested to make payment and all those having claims against Joan W. Lyle are directed to present the same without delay to:

Joan W. Lyle Revocable Trust
Robert D. Lyle and Jay D. Lyle, Co-Trustees
C/O Cohen & Grigsby, P.C.
625 Liberty Avenue
Pittsburgh, PA 15222-3152

or to:

C. Eric Pfeil, Esquire
C/O Cohen & Grigsby, P.C.
625 Liberty Avenue
Pittsburgh, PA 15222-3152

BCLJ: December 13, 20 & 27, 2013

TRUST NOTICE

CHARLOTTE K. HARTMANN, Deceased, of Zelienople Borough, Butler County, Pennsylvania, died October 15, 2013. Notice is hereby given to all persons indebted to **CHARLOTTE K. HARTMANN**, to make immediate payment and to those having claims against her to present to:

Apollo Trust Company, Trustee
201 N. Warren Ave.
P.O. Box 247
Apollo, PA 15613

or to:

Darla J. Hancher, Esquire
101 North Green Lane
Zelienople, PA 16063

BCLJ: December 13, 20 & 27, 2013

**COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA****ORPHANS' COURT DIVISION****NO. OC 318 of 2013****IN RE: JAMES E. HENRY and his unknown
heirs, assigns, child successors,****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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE WET 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.

A hearing on the above captioned Petition has been set for January 16, 2014 at 1:30 p.m. in Courtroom 3.

Office of Prothonotary, Butler County
1st Floor Courthouse
124 West Diamond Street
P.O. Box 1208
Butler, PA 16003
724-284-5214

Butler County Bar Association
201 Main Street
Butler, PA 16001
724-841-0130

Burleson LLP
Southpointe Center
501 Corporate Drive, Suite 105
Canonsburg, PA 15317

BCLJ: December 27, 2013

**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 December 11, 2013, for a Limited Liability Company formed under the Limited Liability Company Law of 1994. The name of the Company is **Butler Chainsaw Carving Invitational LLC**.

MONTGOMERY, CRISSMAN,
MONTGOMERY, KUBIT, L.L.P.
David A. Crissman, Esquire
518 North Main Street
Butler, PA 16001
(724) 285-4776

BCLJ: December 27, 2013

LEGAL 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 has been organized under the provisions of the Limited Liability Company Law of 1994, as amended. The name of the limited liability company is **Grand View Window Cleaning Co.** and it was organized on March 4, 2010.

JENNIFER R. LINN
THE LINN LAW GROUP, LLC
228 South Main Street
Butler, PA 16001

BCLJ: December 27, 2013

**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, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **Curry Consulting Services, L.L.C.**

Regis J. Moeller, Esquire and
Kurzweg Law Offices
100 First Avenue, Suite 850
Pittsburgh, PA 15222.

BCLJ: December 27, 2013

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
No. 13-10670**

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff
VS.

TERANCE W. SCUTT, JR, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE WESTERN DISTRICT OF PA, Defendants

NOTICE

To TERANCE W. SCUTT, JR

You are hereby notified that on July 22, 2013, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER County Pennsylvania, docketed to No. 13-10670. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 173 IVYWOOD ROAD, SAXONBURG, PA 16056-2311 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

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.

Notice to Defend:

Glenna M. Walters
Prothonotary
Butler County Courthouse
Butler, PA 16001
(724) 284-5214

Lawyer Referral Service:

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

FS PH# 819103

BCLJ: December 27, 2013

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS
CIVIL DIVISION
BUTLER COUNTY
No. AD-13-10404**

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION"), Plaintiff

VS.

JESSICA HUTCHISON, RICHARD L. MOORE, JR, Defendants

NOTICE

To JESSICA HUTCHISON

You are hereby notified that on April 29, 2013, Plaintiff, FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION"), filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BUTLER

County Pennsylvania, docketed to No. AD-13-10404. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 405 WEST BRADY STREET, BUTLER, PA 16001-5305 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

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.

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Notice to Defend:

Glenna M. Walters
Prothonotary
Butler County Courthouse
Butler, PA 16001
(724) 284-5214

Lawyer Referral Service:

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

FS PH# 794258

BCLJ: December 27, 2013

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA****MsD. No.: 13-40137****IN RE: SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU****TO: KHADIR SALAMA and TINA M.
SALAMA AND ANY INTERESTED PARTY****NOTICE OF SALE OF REAL ESTATE**

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to Mark J. Krenitsky for the sum of Fifty Dollars (\$50.00).

The property is described as follows:

ALL that certain piece, parcel or lot of land situate in the Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

BOUNDED on the North 54 feet more or less by lands of now or formerly Pobitsky; on the East 44 feet more or less by Third Street; on the South 54 feet more or less by Spruce Street; and the West 44 feet more or less by lands of now or formerly Lawler. Having a frame dwelling thereon erected.

BEING known and designated as Butler County Tax Map Parcel 562-45-88.

ALSO known as 400 Third Street, Butler, PA 16001.

BEING the same property conveyed to Khadir Salama and Tina M. Salama, his wife, by Deed from Larry Erdos, by his Attorney-in-Fact, Darrell Erdos, et al., dated April 11, 2005 and recorded with the Butler County Recorder of Deeds at Instrument No. 200504110008727 on April 11, 2005.

The Court has fixed the 12th day of February, 2014, at 12:00 P.M., in Courtroom No. 3 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs.

At the time of the sale, the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make a substantially higher bid and the sale shall be made to the highest bidder.

This property was previously advertised for the original tax sale made on September 10, 2012.

Thomas J. May, Esquire
MURRIN, TAYLOR, FLACH,
GALLAGHER & MAY
110 East Diamond Street
Butler, PA 16001

BCLJ: December 27, 2013

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION****NO.: 2013-10424**

NICHOLAS J. MESISCA, Plaintiff,
VS.

**VEASNA SIN AND NPL CRANBERRY, INC.,
Defendants.**

ORDER OF COURT

AND NOW, this 5th day of September, 2013, upon consideration of the foregoing Motion For Service By Publication Pursuant To Special Order Of Court, the same is granted and it is ORDERED, ADJUDGED, and DECREED that SERVICE is hereby permitted by publication in the Pittsburgh Post Gazette and the Butler County Law Journal in accordance with the applicable rules of the Pennsylvania Rules of Civil Procedure and by First Class Regular Mail.

Service is to be pursuant to rule 430(b)(1) of the Pennsylvania Rules of Civil Procedure.

BY THE COURT.

Peter J. Pietrandrea
1309 Freedom Road
Cranberry Township, PA 16066

BCLJ: December 27, 2013

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA****CIVIL ACTION - LAW
A.D. No. 13-11168**

JEFFREY E. CRESS and JOHN N. CRESS,
Plaintiffs

V.

**S. WILSON PHILLIPS and CLARA
PHILLIPS, his wife, their heirs, executors,
administrators, successors and assigns,
Defendants**

**TO: S. WILSON PHILLIPS and CLARA
PHILLIPS, their heirs, executors,
administrators, successors and assigns,**

NOTICE OF ACTION TO QUIET TITLE

You are hereby notified that the Plaintiffs have filed a Complaint to Quiet Title against you at the above number and term on December 17, 2013. The parcel which is the subject of this action is located in Allegheny Township, Butler County, Pennsylvania, and is bounded and described as follows:

Bounded on the North by lands now or formerly of George Green; on the east by lands now or formerly of Grant; on the South by lands now or formerly of Mrs. Morgan; and on the West by lands now or formerly of Gus Blymiller. Containing twenty-eight (28) acres, more or less.

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

If you wish to defend, you must enter a written appearance personally by attorney and file your defenses and 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.

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

Prothonotary's Office
Butler County Courthouse
Butler, PA 16001
(724) 285-4731

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

Leo M. Stepanian II, Esquire
STEPANIAN & MENCHYK, LLP
Attorneys for Plaintiffs
222 South Main Street
Butler, PA 16001
(724) 285-1717

BCLJ: December 27, 2013
