

RECENT OPINION SUMMARIES

**OLIVER v. BALL v. HARMON, ET.AL.,
A.D. 09-12349 (2014)**

From the moment an agreement of sale of real estate is executed and delivered it vests in the grantee what is known as an equitable title to the real estate. Thereupon the vendor is considered as a trustee of the real estate for the purchaser and the latter becomes a trustee of the balance of the purchase money for the seller. Hence, if the terms of the agreement are violated by the vendor, the vendee may go into a court of equity seeking to enforce the contract and to compel specific performance.

**PAULAT v. PROFESSIONAL CORE SERVICES, INC., ET.AL.,
A.D. 14-10119 (2014)**

Damages are either general or special. General damages are those that are the usual and ordinary consequences of the wrong done. Special damages are those that are not the usual and ordinary consequences of the wrong done but which depend on special circumstances. General damages may be proven without specifically pleading them; however, special damages may not be proved unless special facts giving rise to them are averred.

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

The statute of limitations for defamation claims in one year from the date of publication. A "publication" is the communication of an allegedly defamatory or slanderous statement by the defendant to a third person.

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: James A Daley**

Late of: Winfield Township PA
Executor: Marjorie Ann Shutack
616 E 7th Avenue
Tarentum PA 15084
Attorney: John N Paz
Paz & Paz
543 East Tenth Avenue
Tarentum PA 15084

**Estate of: Harry L Graham
a/k/a: Harry L Graham Jr**

Late of: Summit Township PA
Executor: Harry T Graham
621 Fisher Road
Butler PA 16002
Attorney: Murray S Shapiro
101 East Diamond St Suite 202
Butler PA 16001

Estate of: Glenda Heilman

Late of: Jefferson Township PA
Executor: M Stephen Heilman
189 Iron Bridge Road
Sarver PA 16055
Attorney: Charles J Jacques III
Jacques & Jacques PC
2125 Freeport Road
Natrona Heights PA 15065

Estate of: Jerald W Mayhew

Late of: Seven Fields PA
Administrator CTA: Jessica Wade Mayhew
3051 Lincoln Boulevard
Cleveland Heights OH 44118
Attorney: Kenneth A Eisner
Eisner Law PC
1386 Old Freeport Rd Suite 2A
Pittsburgh PA 15238

Estate of: Mary V Owens

Late of: Butler Township PA
Executor: Sarah E Jones
877 Parkridge Drive
Media PA 19063
Attorney: Lynn M Patterson
Stock & Patterson
PNC Bank Bldg Ste 603
106 S Main St
Butler PA 16001

Estate of: Ksenia Pelech

Late of: Butler Township PA
Executor: Kathryn S Pelech Plunkard
627 Muddy Creek Drive
Slippery Rock PA 16057
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

**Estate of: Leonard S Thomas Sr
a/k/a: Leonard Scott Thomas Sr**

Late of: Penn Township PA
Executor: Leonard S Thomas Jr
337 Logan Road
Valencia PA 16059
Attorney: None

Estate of: Leona R Zitzman**a/k/a: Leona R Forster Zitzman**

Late of: Winfield Township PA
Executor: Flo E Allison
12630b Kenwood Lane
Ft Myers FL 33907
Attorney: Pamela H Walters
POB 654
277 Main Street
Saxonburg PA 16056

BCLJ: Jan. 2, 9 & 16, 2015

SECOND PUBLICATION**Estate of: Regis J Bopp****a/k/a: Regis Bopp**

Late of: Butler Township PA
Administrator C.T.A.: Joshua Burns
113 Heathercroft Drive
Cranberry Twp PA 16066
Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: William E Donnel

Late of: Butler PA
Executor: Rhonda L Monks
112 Bartley Avenue
Butler PA 16001
Executor: Rene L Saeler
252 Henricks Road
Butler PA 16001
Attorney: Julie C Anderson
Stepanian & Menchuk LLP
222 South Main Street
Butler PA 16001

Estate of: William C Hayes

Late of: Valencia PA
Administrator: Alice Hayes
55 Almira St
Valencia PA 16059
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

Estate of: Alice May Hibbs**a/k/a: Alice M Hibbs**

Late of: Zelienople PA
Executor: Larry D Hibbs
101 Walney Drive
Butler PA 16002
Attorney: Douglas E Weinrich PC
107 Irvine Street
POB 810
Mars PA 16046

Estate of: John F Murphy

Late of: Buffalo Township PA
Executor: Frank A Yerace
115 Avey Drive
Freeport PA 16229
Attorney: Gerald G DeAngelis
512 Market Street
POB 309
Freeport PA 16229

Estate of: Hazel N Senn**a/k/a: Hazel Senn**

Late of: Jackson Township PA
Administrator C.T.A.: Beverly McCall
115 Senns Way
Harmony PA 16037
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Julia K Sherman**a/k/a: Julia Sherman**

Late of: Washington County Maryland
Ancillary Executor: Karl Sherman
82 Manchester Court
Red Bank NJ 07701
Ancillary Executor: Kurt Sherman
9532 Hyde Place
Frederick MD 21704
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Mary R Sutton

Late of: Clay Township PA
Executor: Helen M Fleegeer
945 Mahood Road
West Sunbury PA 16061
Executor: E Joan Bell
238 Euclid Road
Butler PA 16001
Attorney: Chester B Scholl Jr
Fruit Dill Goodwin & Scholl
32 Shenango Ave POB 673
Sharon PA 16146

BCLJ: Dec. 26, 2014 & Jan. 2 & 9, 2015

THIRD PUBLICATION

Estate of: Robert Joseph Bergbigler**a/k/a: Bob Bergbigler**

Late of: Saxonburg, PA
Executor: Robert E Bergbigler
112 Chevy Lane
Butler PA 16002
Executor: Phyllis A Smock
107 Wendy Lane
Fenelon PA 16034
Attorney: J Stevenson Suess
318 West Cunningham Street
Butler PA 16001

Estate of: Mae Claire Brain

Late of: Prospect PA
Executor: Richard W Brain
126 South Franklin St POB114
Prospect PA 16052
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Michael L Crytser Sr

Late of: Center Township PA
Executor: Elaine S Swartzlander
316 Chestnut Drive
Butler PA 16001
Attorney: David A Crissman
Montgomery Crissman
Montgomery & Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Violet L Dematteis**a/k/a: Violet Dematteis**

Late of: Butler PA
Executor: Angela M Dematteis
223 McClain Avenue
Butler PA 16001
Attorney: A Robert Shott
125 Mountain Laurel Dr
Butler PA 16002

Estate of: Betty L Ferment**a/k/a: Betty Lou Ferment**

Late of: Mars PA
Executor: Melinda J Badger
2119 Prospect Road
Prospect PA 16052
Attorney: Steven R Bovan
Tucker Arensburg
1500 One PPG Place
Pittsburgh, PA 15222

Estate of: David B Kingsley

Late of: Seven Fields PA
Executor: Michael Kingsley
12108 Hidden Brook Terrace
Gaithersburg MD 20878
Executor: Sheila R Kingsley
536 Cross Point Road
Edgcomb ME 04556
Attorney: Mark C Coulson B
Williams Coulson
One Gateway Center 16th Fl
420 Fort Duquesne Blvd
Pittsburgh PA 15222

Estate of: Dorothy M Kline

Late of: Callery PA
Executor: Melanie S Golden
502 Tara Court
Cranberry Township PA 16066
Executor: Vicki L Sayti
224 Kline Avenue
Callery PA 16024
Attorney: George W Jacoby
564 Forbes Avenue Suite 1008
Pittsburgh PA 15219

Estate of: Gertrude A McCall

Late of: Parker PA
Executor: Barbara J Miller
125 Silvis Hill Road
Ford City PA 16226
Executor: John J McCall
614 Bear Creek Road
Cabot PA 16023
Executor: Edward B McCall
600 Athletic Street
Verona PA 15147
Attorney: Julie C Anderson
Stepanian & Menchuk LLP
222 South Main Street
Butler PA 16001

Estate of: Michael R Michalisin

Late of: Middlesex Township PA
Executor: Michael D Michalisin
1607 Applewood Acres
Clarks Summit PA 18411
Executor: Marjorie Lynne Berg
13789 Apollo Road
Glen Rock PA 17327
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler PA 16001

Estate of: Gloria Miller

Late of: Butler Township PA
Executor: William L Miller
1245 Lakevue Drive
Butler PA 16001
Executor: Charles L Miller
119 Jenny Drive
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Ruth E Sankey**a/k/a: Ruth Ethel Sankey**

Late of: Slippery Rock PA
Executor: William L Puryear
111 Kyle Road
Hilliards PA 16040
Executor: James A Puryear
3431 William Flynn Highway
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Carolyn O Shirey

Late of: Saxonburg PA
 Executor: Lisa M Monday
 1610 Route 422
 Fenelton PA 16034
 Attorney: Lynn M Patterson
 Stock & Patterson
 PNC Bk Bldg St
 603 106 S Main St
 Butler PA 16001

Estate of: Susanne Weiss

Late of: Zelenople PA
 Administrator C.T.A.: Philip Weiss
 2586 Maple Drive
 Twinsburg OH 44087
 Attorney: David A Crissman
 Montgomery Crissman
 Montgomery & Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: Dec. 19 & 26, 2014 & Jan. 2, 2015

MORTGAGES

December 8 - 12, 2014

Agnor, Leonard B., et ux-Midwest Loan Servs Inc, et al-Adams Twp.-\$91,200.00
Allhouse, Kyle R., et al-American Fin Mtg Corp, et al-Adams Twp.-\$352,253.00
Andrade, Roberta-M. Allan Petrosky-Concord Twp.-\$60,000.00
Basta, John J., et ux-First Natl Bk of Pa, et al-Slippery Rock Twp.-\$138,000.00
Baur, Jeffrey J., Jr.-PNC Bk Natl Assn-Seven Fields Borough-\$118,370.97
Beck, Franklin Dean, et ux-Citibank NA, et al-Connoquenessing Twp.-\$93,600.00
Binder, Kevin M., et al-Sail Mtg Corp-Forward Twp.-\$254,300.00
Birckbichler, Joseph R., et al-PNC Bk Natl Assn-Butler Twp.-\$92,000.00
Bloom, Edward A.-PNC Bk Natl Assn-Penn Twp.-\$74,500.00
Blumenthal, Edward A., et ux-Wells Fargo Bk NA-Cranberry Twp.-\$84,600.00
Bossio, Robert R., et ux-Woodbrook Builders Inc-Penn Twp.-\$91,300.00
Bowser, David M., et ux-PNC Bk Natl Assn-Center Twp.-\$52,250.00
Briggs, Robert A., et ux-Wells Fargo Bk NA-Jefferson Twp.-\$193,500.00
Brydon, Kelly Leeann-Freedom Mtg Corp, et al-Slippery Rock Borough-\$102,360.00
Campbell, Merle, et al-PNC Bk Natl Assn-Summit Twp.-\$150,000.00
Cavanagh, Ronald L., Jr., et ux-First Commonwealth Bk-Cranberry Twp.-

\$12,300.00
Cherry, Victor A., et ux-Fox Hill Mtg Inc, et al-Butler Twp.-\$129,600.00
Christy, Robert L., et al-Butler Armco Emp Cred Un-Butler Twp., Wd. 4-\$6,650.00
Coltz, James-First Natl Bk of Pa-Venango Twp.-\$36,300.00
Condron, Daniel E., et ux-PNC Mtg, aka-Buffalo Twp.-\$209,000.00
Cousins, Alishia A.-Pennsylvania Equity Resources Inc, et al-East Butler Borough-\$102,040.00
Cox, Ryan M., et al-Sirva Mtg Inc, et al-Cranberry Twp.-\$540,000.00
Crissman, William, et ux-Vanguard Funding LLC, et al-Connoquenessing Twp.-\$285,000.00
Daley, John J., et al-PNC Bk Natl Assn-Cranberry Twp.-\$265,832.96
Donaldson, Mark W., et al-PNC Bk Natl Assn-Center Twp.-\$60,000.00
Dressler, Jacob, IV, Trs., et al-Elderton State Bk-Connoquenessing Twp.-\$62,600.00
East Butler Holdings LTD-Enterprise Bk-Summit Twp.-\$2,000,000.00
East Butler Holdings LTD-Enterprise Bk-Jackson Twp.-\$2,000,000.00
East Butler Holdings LTD-Enterprise Bk-Summit Twp.-\$185,000.00
East Butler Holdings LTD-Enterprise Bk-Jackson Twp.-\$185,000.00
Elm, Joseph P., et ux-Dollar Bk Fed Sav Bk-Middlesex Twp.-\$228,000.00
Feltenberger, Shawn M., et ux-Dollar Bk Fed Sav Bk-Brady Twp.-\$177,555.00
Fishel, David R.-Pennsylvania Equity Resources Inc, et al-Winfield Twp.-\$94,050.00
Franke, Theodore J., Jr., et ux-Howard Hanna Mtg Servs, et al-Cranberry Twp.-\$200,000.00
Frazier, H. Naomi-Northwest Sav Bk-Summit Twp.-\$7,500.00
Frishkorn, George J., Jr., et al-Northwest Sav Bk-Jackson Twp.-\$85,000.00
Getsay, Matthew C., et al-PNC Bk Natl Assn-Butler Twp., Wd. 1-\$44,000.00
Green, Patricia S.-MB Fin Bank NA, et al-Center Twp.-\$163,000.00
Gross, Frederick W., et ux-Charleroi Fed Sav Bk-Forward Twp.-\$17,000.00
Hanovick, John C., et ux-First Natl Bk of Pa-Mars Borough-\$137,500.00
Hanovick, John C., et ux-First Natl Bk of Pa-Mars Borough-\$96,250.00
Harding, Archie E., et ux-First Natl Bk of Pa-Marion Twp.-\$55,000.00
Harrity, Paul G., et ux-First Natl Bk of Pa-Buffalo Twp.-\$99,000.00
Hawks, Dennis M., et ux-Butler Armco Emp

NOTICE OF TRUST

Notice is hereby given of the administration of the **Glenda Heilman Revocable Trust Agreement** dated July 24, 2012. Glenda Heilman, Grantor of the Trust of Jefferson Township, Butler County, Pennsylvania. Glenda Heilman, Grantor of the Trust, died on November 13, 2014. All persons having claims against said Trust are requested to make the same known to M. Stephen Heilman, Trustee, or his attorney named below. All persons indebted to the Trust are requested to make payment without delay to M. Stephen Heilman, Trustee, or his attorney named below.

CHARLES J. JACQUES, III, ESQUIRE
JACQUES & JACQUES, P.C.
Attorneys at Law
2125 Freeport Road
Natrona Heights, P A 15065

BCLJ: January 2, 9 & 16, 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., TREVA J. 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: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER JACK L. MOHAN,
DECEASED**

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

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

Being in BUTLER CITY, County of BUTLER,
Commonwealth of Pennsylvania, 561-29-
62-0000

Improvements consist of residential property.

Sold as the property of JOHN L. MOHAN,
JR., TREVA J. 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 3/20/2015 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, LLP
Attorney for Plaintiff
1617 JFK BLVD, STE 1400
Philadelphia, Pa 19103

File#794949

BCLJ: January 2, 2015

NOTICE OF INCORPORATION

**CONNECTING HEARTS SENIOR CARE
SERVICES, INC.** has been incorporated
under the provisions of the Pennsylvania
Business Corporation Law of 1988.

Michael A Goldstein, Esq.
5500 Walnut Street
Suite 300
Pittsburgh, PA 15232

BCLJ: January 2, 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, January 12, 2015 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
DeFOGGI, Anna.....	Carol A. Jerry and Albert R. DeFoggi.....	1/25/2014
MOORE, Sally Ann	Gregory S. Leslie	12/01/2014
NEFF, Harry A.	Marcella Desmond	12/01/2014
VICKERMAN, Joan E. a/k/a VICKERMAN, Joanne Eris	Debbie V. Dunn	12/01/2014
ZUPANCIC, Delia.....	Joseph A. Zupancic	12/01/2014

NAME	GUARDIAN/TRUSTEE/POA	FILED
BRANNON, Frances J.....	Brian E. Scott, Guardian.....	12/01/2014
GRINDEL, Tanner G., Minor Trust	Thomas Browne, Trustee	11/10/2014

BCLJ: January 2 & 9, 2015