

RECENT OPINION SUMMARIES

CRANBERRY DFK, LLC v. CRANBERRY TOWNSHIP
(AD No. 12-11398; February 29, 2016)

Defendant cannot have actual notice of pitting and corrosion in pipe that was in a different location than a prior break. Notice of a latent defect that cannot be discerned upon reasonable inspection cannot be imputed to a government entity even if the defect created the dangerous situation. When plaintiff produces no evidence that defendant failed to produce or preserve inspection and maintenance records, no spoliation inference can be drawn.

FERRONE v. HUNTINGTON BANCSHARES, et al.
(AD No. 14-10463; March 2016)

Where contract language is not ambiguous and plaintiff has not alleged facts to support a question of latent ambiguity, the court must determine the parties' intent solely from the language of the contract. Plaintiff cannot support a promissory estoppel claim by merely alleging that they reasonably relied upon the terms of a written contract which contain two explicit conditions precedent to the effectiveness of the agreement, where said conditions are not alleged to occur. A breach of the duty of good faith and fair dealing is subsumed in a breach of contract action and is not a separate cause of action. Ordinary breach of contract claims may not be recast as tort claims under the "gist of the action" doctrine.

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



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: Clair E Biddle**

Late of: Center Township Pa
Executor: Edward C Biddle
1549 West Sunbury Road
West Sunbury Pa 16061
Attorney: Sean M Gallagher
Murrin Taylor & Gallagher
110 East Diamond Street
Butler Pa 16001

Estate of: Mary A Bleicher

Late of: Butler Township Pa
Executor: Tammy Schultheis
134 Double Road
Renfrew Pa 16053
Executor: Edmund A Bleicher
243 Old Plank Road
Butler Pa 16002
Attorney: William V Taylor
Heritage Elder Law &
Estate Planning LLC
318 South Main Street
Butler Pa 16001

Estate of: Sophia A Boles**a/k/a: Sophia Boles**

Late of: Butler Pa
Executor: Diane Browarny
600 West New Castle St
Zelienople Pa 16063
Attorney: Michael A Wallisch
310 Grant Street
Grant Building Ste 2317
Pittsburgh Pa 15219

Estate of: Karen M Brownlee**a/k/a: Karen M Panzarella**

Late of: Adams Township Pa
Executor: Jay L Panzarella
439 Four Lakes Drive
Gibsonia Pa 15044
Attorney: No Attorney on Record

Estate of: Thomas W Callahan

Late of: Franklin Township Pa
Executor: Rose M Callahan
731 Unionville Road
Prospect Pa 16052
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler Pa 16001

Estate of: Donald E Carney Sr

Late of: Connoquenessing Pa
Executor: Donald E Carney Jr
767 Schenley Road
Leechburg Pa 15656-8283
Attorney: John R Cook
Cook & Associates
9380 McKnight Road 106 Arcadia Court
Pittsburgh Pa 15237

Estate of: Velma J Cleland

Late of: Lancaster Township Pa
Executor: Jennifer L Cleland
104 Old Little Creek Road
Harmony Pa 16037
Attorney: Edwin W Russell
Feldstein Grinberg Lang & McKee PC
428 Boulevard of the Allies Suite 600
Pittsburgh Pa 15219

Estate of: Bradford E Deless

Late of: Butler Township Pa
Administrator: Mark R Deless
117 Badger Hill Rd
Portersville Pa 16051
Attorney: No Attorney on Record

Estate of: Frank W Jackowski

Late of: Lancaster Township Pa
Executor: Denise Bennett
241 Crowe Avenue
Po Box 133
Mars Pa 16046
Attorney: Christopher J Reese
Lope Casker & Casker
207 E Grandview Avenue
Zelienople Pa 16063

Estate of: Katherine J Sartschev**a/k/a: Katherine Joann Sartschev**

Late of: Lancaster Township Pa
Executor: Ronald Sartschev
4 Wyncrest Circle
Andrew Ma 01810
Attorney: Kurt S Rishor
Rishor Simone
101 East Diamond Street Suite 208
Butler Pa 16001

Estate of: Clarinda J Schoentag

Late of: Jefferson Township Pa
Executor: Paula Schoentag
428 Dinnerbell Road
Butler Pa 16002
Attorney: Pamela H Walters
Po Box 654
Saxonburg Pa 16056

**Estate of: Donna Lee Schrott
a/k/a: Dona Lee Schrott**

Late of: Butler Township Pa
Executor: John C Schrott III
1397 Navahoe Drive
Pittsburgh Pa 15228
Attorney: Mark S Riethmuller
Speakman Riethmuller & Allison
30 East Beau Street Suite 430
Washington Pa 15301

Estate of: Denise A Soback

Late of: Saxonburg Pa
Administrator: Colette Harbison
703 Magnolia Court
Saxonburg Pa 16056
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler Pa 16001

**Estate of: Florence M Tommarello
a/k/a: Flo Tommarello**

Late of: Adams Township Pa
Executor: Domenic Tommarello
118 Lost Lake Court
Mars Pa 16046
Executor: Richard Tommarello
526 Wimer Circle
Pittsburgh Pa 15237
Attorney: No Attorney on Record

Estate of: Andrew Jon Verba

Late of: Zelienople Pa
Administrator: Christine Verba
201 Hazel St
Zelienople Pa 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople Pa 16063

BCLJ: April 22, 29 & May 6, 2016

SECOND PUBLICATION

Estate of: Loyd N Cutchall Jr

Late of: Muddycreek Township Pa
Executor: Lynn Allan Cutchall
2695 Princeton Road

New Castle Pa 16101
Attorney: Murray S Shapiro
101 East Diamond Street
Suite 202
Butler Pa 16001

Estate of: Brenda G Fleming

Late of: Cranberry Township Pa
Executor: James C Fleming
368 Bower Hill Road
Venetia Pa 15367
Attorney: Robin L Rarie
Brenlove & Fuller LLC
401 Washington Ave
Bridgeville Pa 15017

Estate of: Tamara Marie Grebeck**a/k/a: Tamara M Grebeck**

Late of: Lyndora Pa
Administrator: Helen L Grebeck
310 Winterberry Place
Lyndora Pa 16045
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler Pa 16001

Estate of: Robert Earl Gary King**a/k/a: Robert E King****a/k/a: Robert King****a/k/a: Robert E G King**

Late of: Franklin Township Pa
Executor: Kenneth L King
11669 State Rte 85
Kittanning Pa 16201
Executor: Brian C King
223 Spruce Street
Zelienople Pa 16063
Attorney: Roger T Mechling Esq
Mechling & Heller LLP
216 N Jefferson Street
Kittanning Pa 16201

Estate of: Oscar C Moore Jr

Late of: Oakland Township Pa
Admr. D.B.N. C.T.A.: Antoinette J Moore
737 Jefferson Drive
Pittsburgh Pa 15229
Attorney: Matthew M Mlecko
2661 Clearview Road Unit 8
Allison Park Pa 15101

Estate of: Sarah Catherine Phillips

Late of: Winfield Township Pa
Administrator: Lucy M Boehler
212 Railroad Street
Cabot Pa 16023
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP

128 West Cunningham Street
Butler Pa 16001

Estate of: Evelyn M Rader

Late of: Connoquenessing Township Pa
Executor: Myrna L Robson
119 Connoquenessing School Rd
Connoquenessing Pa 16027
Executor: Harold C Rader
114 Connoquenessing School Rd
Connoquenessing Pa 16027
Attorney: Julie C Anderson
Stepanian & Menchuk LLP
222 South Main Street
Butler Pa 16001

Estate of: Carl R Smith

Late of: Jefferson Township Pa
Executor: Paul R Smith
130 Crider Lane
Butler Pa 16002
Attorney: Pamela H Walters
Po Box 654
Saxonburg Pa 16056

Estate of: Joan C Wilbert

Late of: Butler Township Pa
Executor: Patricia E Kriley
309 Cherokee Drive
Butler Pa 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler Pa 16001

**Estate of: Willavene J Wiley
a/k/a: Willavene Jeanette Wiley**

Late of: Clinton Township Pa
Executor: Diane E Semler
5329 Richland Road
Gibsonia Pa 15044
Attorney: Pamela H Walters
Po Box 654
Saxonburg Pa 16056

BCLJ: April 15, 22 & 29, 2016

THIRD PUBLICATION

Estate of: Donna J Bucholz

Late of: Buffalo Township Pa
Executor: Laura L Stewart
163 Hepler Road
Sarver Pa 16055
Attorney: Robert D Spohn
277 West Main St
POB 551
Saxonburg Pa 16056-0551

Estate of: Edwin A Kinne

Late of: Cranberry Township Pa
Executor: Megan Carey
733 Harden Drive
Pittsburgh Pa 15229
Attorney: Alan J Stone
3058 Leechburg Road
Suites 10 & 11
Lower Burrell Pa 15068

Estate of: Edward A Madey

Late of: Clinton Township Pa
Executor: Adele Madey
157 North Road
Butler Pa 16001
Attorney: Michael S Lazaroff Esquire
The Cingolani Building
300 North McKean St
Butler Pa 16001

Estate of: Agnes L Prenovitz

Late of: Butler Pa
Executor: Donna Marie Bennett
211 North Elm Street
Butler Pa 16001
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler Pa 16001

Estate of: Stephen J Wilkowski

Late of: Jefferson Township Pa
Executor: Russell C Miller
4767 William Flynn Highway
Allison Park Pa 15101
Attorney: James H Limbaugh
Auld Miller LLC
4767 William Flynn Highway
Allison Park Pa 15101

Estate of: Mary Louise Zissi

Late of: Butler Pa
Executor: Edward R McAnallen
1608 Tudor Drive
Butler Pa 16001
Executor: Patricia Marlene Miranda
104 Mar-Vel Drive
Butler Pa 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler Pa 16001

BCLJ: April 8, 15 & 22, 2016

Bank of New York Mellon vs. **William M Snow Jr.**: Writ of Execution: 16-30091

DIVORCES

Week ending April 15, 2016

1st Name-Plaintiff

2nd Name-Defendant

Maria K Brooks vs. **Michael C Brooks**: Gerri V. Paulisick, Esq.: 16-90233
Victoria Douglass vs. **Jeremy Douglass**: Nicole Thurner Kievit, Esq.: 16-90231
Shannon D Kurimski vs. **Joseph S Kurimski**: Karen M Berg, Esq.: 16-90232
Sonya May Lang vs. **Russell Lewis Lang**: Thomas R Shaner, Esq.: 16-90234
Mason Wagner vs. **Melody Lynn Pulling**: Amanda J McCracken Raber, Esq.: 16-90228

NOTICE OF TRUST

RE: Mary C. Drumheller – Mary C. Drumheller Revocable Trust dated September 26, 1986, as Amended and Restated September 7, 1999, September 15, 2006 and June 30, 2010, and First Amendment thereto dated April 17, 2012 (Revocable Trust)

Notice is hereby given that John F. Drumheller and Susan L. Madeja are the Trustees of the above-named Trust. All persons indebted to Mary C. Drumheller are requested to make payment and all those having claims against Mary C. Drumheller are directed to present the same without delay to:

Mary C. Drumheller Revocable Trust
John F. Drumheller and
Susan L. Madeja, Trustees
c/o 765 Gallery Road
Evans City, PA 16033

Or to:

John M. Hartzell, Jr., Esquire
Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Avenue, 22nd Floor
Pittsburgh, PA 15222-1005

BCLJ: April 22, 29 & May 6, 2016

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
IN RE: L.A.H.
O.A. No. 1 of 2016

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

NOTICE

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child.

L.A.H. Date of Birth: 11/26/2008

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 6 located at the Butler County Courthouse/ Government Center on the 23rd day of May, 2016 at 11:00 a.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724.284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724.284.5200

BCLJ: April 22, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD. No.: 15-40282**

**IN RE: SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU**

TAX PARCEL NO. 565-24-103-0000

DONALD F. KUHRT and JAMIE M. KUHRT

TO: 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 the highest bidder:

ALL that certain lot or piece of ground situate in the 5th Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of the within described premises on the north right-of-way line of West Brady Street, said point being the southeast corner of lot now or formerly of C.J. Grystar; thence along lands of now or formerly Gristary, North 3 degrees 32 minutes 43 seconds East, a distance of 94.00 feet to lands of now or formerly R.M. Rudoli; thence along same and also lands of now or formerly Wadsworth, North 67 degrees 33 minutes 11 seconds East, 50.05 feet to a point; thence along lands of now or formerly N.L. Scott and lands of R.P. Kennedy, South 3 degrees 32 minutes 43 seconds West, a distance of 116.80 feet to a point on the north right-of-way line of West Brady Street; thence along same, North 85 degrees 21 minutes 17 seconds West, a distance of 45.00 feet to a point, the place of beginning.

BEING Lot No. 3 in Green's Plan of Lots of Butler laid out by Harper and Olhoused dated April, 1903, recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book 1, Page 13. BEING also known as Tax I.D. No. 565-24-103-0000 in the Recorder of Deeds Office of Butler County, Pennsylvania.

The Court has fixed the 27th day of May, 2016, at 12:30 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 8, 2014.

Thomas J. May, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: April 22, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD. No.: 15-40277**

**IN RE: SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU**

TAX PARCEL NO. 270-S11-C40

TIMOTHY FRAYER and JAMIE FRAYER

TO: 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 the highest bidder:

ALL that certain piece or parcel or tract of land situate in the Township of Penn, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 40 in Port-O-Call Development Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Rack File 70, Page 38.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions set forth by Mary Mandell and Christy Mandell by instrument dated September 2, 1977 and recorded June 2, 1994, at Deed Book Volume 2438, Page 465.

BEING designated as Tax Parcel No. 270-S11-C40.

The Court has fixed the 27th day of May, 2016, 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 8, 2014.

Thomas J. May, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: April 22, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD. No.: 15-40244**

**IN RE: SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU**

TAX PARCEL NO. 562-23-218-0000

CROWN CAPITAL, LLC

**TO: CROWN CAPITAL, LLC, 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 the highest bidder:

ALL that certain lot of land situate in the Second Ward of the City of Butler, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BOUNDED on the North by St. Paul Street, formerly known as Carbon Way; on the East by land now or formerly of John McCan; on the South by lot now or formerly of Tina Beighey and on the West by land now or formerly John Cluse, and fronting twenty-two (22) feet on St. Paul Street, formerly known as Carbon Way and extending Southwardly, preserving the same width, a distance of seventy-two (72) feet, more or less, to land now or formerly of Tina Beighey, with a frame dwelling thereon erected.

BEING known as Tax Parcel No.: 562-23-218-0000.

The Court has fixed the 27th day of May, 2016, at 12:15 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 8, 2014.

Thomas J. May, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001

BCLJ: April 22, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 14-10875**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A., Plaintiff,
VS.

Robert Kolt Loughran, Defendant.

TO: Robert Kolt Loughran
PRESENTLY OR FORMERLY of 800 Trowbridge Place, Cranberry Township, Pennsylvania, 16066. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 800 Trowbridge Place, Cranberry Township, Pennsylvania, 16066 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, N.A. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Butler County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Kimberly J. Hong, Esquire, P.O. Box 165028, Columbus, OH 43216. Phone (614) 222-4921.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Butler County – PA Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Manley Deas Kochalski

BCLJ: April 22, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. AD-10-11729**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

HSBC Bank USA, N.A., Plaintiff
VS.

Eric J. Hunt, Defendant

TO: Eric J. Hunt, Defendant, whose last known addresses are 122 Hillvue Drive, Seven Fields, PA 16046; 12515 Barker Cypress Road, Apt. 11205, Cypress, TX 77429; 100 Roys Place, Charlottesville, VA 22902 and 112 9th Street, Apt. 9, Huntington Beach, CA 92648.

**AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, HSBC

Bank USA, N.A., 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. AD-10-11729, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 122 Hillvue Drive, Seven Fields, PA 16046, 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,
The Butler County Prothonotary's Office
300 S. Main St.
Butler, PA 16001
724.284.5214.

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

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

BCLJ: April 22, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MSD NO. 16-40073**

IN RE: BRIANNA MARIE WHITE, a minor

**NOTICE OF FILING OF PETITION FOR
NAME CHANGE AND DATE OF HEARING**

NOTICE is hereby given that on the 7th day of April, 2016, the Petition of Stephanie Chlosta, Mother of Brianna Marie White, was filed in the Court of Common Pleas of Butler County requesting an Order to change the name of the minor child **Brianna Marie White to Brianna Marie Chlosta**.

The Court has fixed the 18th day of May 2016, at 10:00 a.m. in Courtroom 4 in the Butler County Court of Common Pleas as the time and place for hearing on said Petition, when and where all interested parties shall appear and shall cause, if any, why the request of the Petitioner, on behalf of her minor child, should not be granted.

Andria M. Krupa, Esquire
Raphael, Ramsden & Behers, P.C.
437 Grant Street, Suite 1200
Pittsburgh, PA 15219
412-471-8822

BCLJ: April 22, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MSD NO. 16-40072**

IN RE: SOPHIA JANELLE WHITE, a minor

**NOTICE OF FILING OF PETITION FOR
NAME CHANGE AND DATE OF HEARING**

NOTICE is hereby given that on the 7th day of April, 2016, the Petition of Stephanie Chlosta, Mother of Sophia Janelle White, was filed in the Court of Common Pleas of Butler County requesting an Order to change the name of the minor child **Sophia Janelle White to Sophia Janelle Chlosta**.

The Court has fixed the 18th day of May 2016, at 10:00 a.m. in Courtroom 4 in the Butler County Court of Common Pleas as the time and place for hearing on said Petition, when and where all interested parties shall appear and shall cause, if any, why the request of the

Petitioner, on behalf of her minor child, should not be granted.

Andria M. Krupa, Esquire
Raphael, Ramsden & Behers, P.C.
437 Grant Street, Suite 1200
Pittsburgh, PA 15219
412-471-8822

BCLJ: April 22, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT David Champion, 115 West Crossbow Lane, Slippery Rock, PA 16057, has filed on March 21, 2016 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.I. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **Champsaw Art**, the business to be carried on at 115 West Crossbow Lane, Slippery Rock, PA 16057.

David Champion

BCLJ: April 22, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that G.B. Cummings, LLC, 611 Jefferson Street, Evans City, PA 16033 has filed on March 31, 2016, in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May, 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **BC Health & Safety**.

S.R. LAW, LLC
Amy E. Molloy, Esquire
631 Kelly Blvd.
P.O. Box 67
Slippery Rock, PA 16057

BCLJ: April 22, 2016