

RECENT OPINION SUMMARIES

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

The applicability of the parol evidence rule may be raised by preliminary objections. The parol evidence rule is not a rule of evidence, but a matter of substantive law. The parol evidence rule, in general, is invoked when there is an attempt by one party to introduce a prior agreement or understanding, or atleast a representation, by the other party that may impact the parties' written contract. The parol evidence rule seeks to preserve the integrity of written agreements by refusing to permit the contracting parties to attempt to alter the import of their contract through the use of contemporaneous oral declarations. Where alleged oral representations are inconsistent with the parties' written agreement, said representations are barred by the parol evidence rule.

S-2 PROPERTIES v. BUCKLEN A.D. 14-10610 (2015)

According to the Manufactured Home Community Rights Act, a manufactured home community owner may evict a tenant where there have been two violations occurring within six months of each other. Where eviction is based upon breaches of a lease or rule violations, the tenant must be provided notice of said breaches or rule violations. The notice provided to the tenant must be a written description of the breach or violation complained of, and must be delivered via certified or registered mail.

PENNYMAC CORP. v. NEFF, ET. AL. A.D. 11-10829 (2015)

With regard to Plaintiff's demurrer to Count I of the Defendants' counterclaim, arguing counterclaims in mortgage foreclosure actions are not permitted when said counterclaims arise from incidents that occur after the creation of the mortgage or from a separate contract.

Any counterclaim, asserted by defendants in a mortgage foreclosure action, must arise as part of, or incident to the creation of the mortgage.

In a mortgage foreclosure action, the entry of summary judgment is proper if the mortgagors admit that the mortgage is in default, that they have failed to pay interest on the obligation, and that the recorded mortgage is in the specific amount.

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: Anthony F Bryan Jr**

Late of: Harrisville PA
Administrator: Leah Ferguson
5461 Richland Road
Gibsonia PA 15044
Attorney: John R Owen Esq
Rhoades & Owen LLC
310 Grant Street Suite 1030
Pittsburgh PA 15219

Estate of: Margery L Himes

Late of: Cranberry Township PA
Admr dbn cta: Robert W McFate Esq
3178B State Route 257
POB 407
Seneca PA 16346
Attorney: Robert W McFate
McFate And Merkel
3178B State Route 257
POB 407
Seneca PA 16346

Estate of: Mary Ann A Hiwiler

Late of: Cranberry Township PA
Administrator: Michael E Hiwiler
137 York Road
Cranberry Twp PA 16066-2153
Attorney: Peter J Pietrandrea
Pietrandrea Law
1309 Freedom Road
Cranberry Twp PA 16066

Estate of: Dylan Patrick Johnson

Late of: Clay Township PA
Administrator: Tammy M Johnson
173 Kelly Rd
Butler PA 16001
Attorney: Sam H Jessee PC
POB 100091
Pittsburgh PA 15214

Estate of: Mark B Maharg

Late of: Jefferson Township PA
Executor: Eric B Maharg

966 Sunset Drive
Butler PA 16001
Executor: Dennis L Maharg
119 Skyview Lane
Lititz PA 17543
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Barbara B Parsons**a/k/a: Barbara Parsons**

Late of: Cranberry Township PA
Administrator: Frederick R Parsons
722 Norman Drive
Cranberry Twp PA 16066
Attorney: Keith H West
Clark Hill PLC
One Oxford Centre
301 Grant St 14th Fl
Pittsburgh PA 15219 1425

Estate of: Earl Lester Phipps**a/k/a: Earl L Phipps**

Late of: Connoquenessing PA
Executor: Donald B Phipps
119 Harmony Road
Prospect PA 16052
Executor: James E Phipps
183 Heath Terrace
Buffalo NY 14223
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Elizabeth R Walker**a/k/a: Emma Elizabeth Walker**

Late of: Zelienople PA
Executor: David O Cashdollar
803 Enterprise Road
Grove City PA 16127
Attorney: No Attorney on Record

Estate of: John P Zamperini

Late of: Center Township PA
Executor: Carol Niggel
2102 Winchester Court
Renfrew PA 16053
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: October 30, November 6 & 13, 2015

SECOND PUBLICATION**Estate of: Jack Stephen Affolder**

Late of: Cranberry Township PA
 Executor: Cheryl Reckard
 439 Leasureville Road
 Cranberry Township PA 16023
 Attorney: Toni L DiGiacobbe
 Krassenstein & Associates PC
 7500 Brooktree Road
 Wexford PA 15090

Estate of: Anna Marie Black**a/k/a: Anna M Black**

Late of: Connoquenessing PA
 Executor: Cynthia Gregor
 125 Harmony Road
 Prospect PA 16052
 Attorney: Jeffrey D Banner
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

Estate of: Helen A Bellotti

Late of: Jefferson Township PA
 Administrator: William A Collins
 310 Edgewood Drive
 Cabot PA 16023
 Attorney: Pamela H Walters
 POB 654
 277 Main Street
 Saxonburg PA 16056

Estate of: Helen E Montgomery

Late of: Venango Township PA
 Executor: Pearl A Montgomery
 POB 13
 Eau Claire PA 16030
 Attorney: Scott W Schreffler
 Lynn King & Schreffler PC
 606 Main St POB 99
 Emlenton PA 16373

Estate of: Thomas James Mitchell

Late of: Butler PA
 Administrator: William G Mitchell
 1210 Oakridge 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: Mary Lou Neff

Late of: Zelienople PA
 Executor: David E Neff
 370 Railroad Lane
 Orrtanna PA 17353
 Attorney: Steven T Casker

Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

Estate of: Henry Pasquinelli**a/k/a: Henry J Pasquinelli**

Late of: Jefferson Township PA
 Executor: Michele L Kasunich
 200 Green Manor Drive
 Butler PA 16002
 Executor: Robin S Hasychak
 911 West Sunbury Road
 West Sunbury PA 16061
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Timothy C Senft**a/k/a: Timothy Carl Senft**

Late of: Connoquenessing PA
 Executor: Bradley M Senft
 6985 Pike Court
 Arvada CO 80007
 Attorney: Robert J Stock
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

Estate of: Tyler Ray Thompson

Late of: Concord Township PA
 Administrator: Robina J Richards
 1151 Treasure Lake
 Dubois PA 15801
 Administrator: Scott K Thompson
 205 Hindman Road
 Petrolia PA 16050
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

Estate of: Robert Clarence Wolfe**a/k/a: Bob Wolfe**

Late of: Saxonburg PA
 Executor: Russell Conrad Wolfe
 9395 Crosspointe Drive
 Fairfax Station VA 22039
 Attorney: No Attorney on Record

BCLJ: October 23, 30 & November 6, 2015

THIRD PUBLICATION**Estate of: John D Cemate**

Late of: Mercer Township PA
Administrator: Ruth A Klingensmith
490 W Mercer Street
Harrisville PA 16038
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Robert Thomas Dolmayer

Late of: Clinton Township PA
Executor: Violet M Dolmayer
406 Deer Creek Road
Saxonburg PA 16056
Attorney: Patrick J Thomassey
Thomassey Miller Seman
1940 James Street
Monroeville PA 15146

Estate of: James J Klein

Late of: Winfield Township PA
Executor: Marianne Kathleen Fusik
402 Humphrey Street
Monroe MI 48161
Attorney: Charles E Weston
3058 Leechburg Road Suite 10
Lower Burrell PA 15068

Estate of: A Cathy Leone

Late of: Butler Township PA
Administrator: Frank F Leone
157 Oak Street
Butler Township PA 16001
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: William Kilbourn Melvin**a/k/a: William K Melvin**

Late of: Jefferson Township PA
Executor: Richard L Melvin
202 Bellford Dr
Cranberry Twp PA 16066
Attorney: Paula C LaStrapes
166 South McKean Street
Kittanning PA 16201

Estate of: Regina M Owens

Late of: Cranberry Township PA
Executor: Charles Owens
1726 Washington Street
Greensburg PA 15601
Attorney: Peter J Pietrandrea
Pietrandrea Law
1309 Freedom Road
Cranberry Twp PA 16066

Estate of: Dr Walter S Parks Sr**a/k/a: Walter S Parks Sr**

Late of: Penn Township PA
Executor: Sherry Perry
11686 Oxford Street
Seminole FL 33772
Attorney: Dorothy J Petrancosta PC
1541 Butler Plank Rd #423
Glenshaw PA 15116

Estate of: Evelyn June Reed

Late of: Forward Township PA
Admr. Pendente Lite: Harold Dennis Reed
227 Arlington Avenue
Butler PA 16001
Admr. Pendente Lite: Gary L Reed
282 A Reibold Road
Renfrew PA 16053
Attorney: Michael E Megrey
Woomer & Hall LLP
2945 Banksville Road Suite 200
Pittsburgh PA 15216

Estate of: Patricia Ann Sawaya**a/k/a: Patricia A Sawaya****a/k/a: Patricia A Stritch**

Late of: Brady Township PA
Administrator: Joseph G Sawaya
713 Muddy Creek Drive
Slippery Rock PA 16057
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Donald C Sipes Sr

Late of: Jackson Township PA
Administrator: Chris D Sipes
284 Little Creek Road
Harmony PA 16037
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

Estate of: Bruce E Slater

Late of: Center Township PA
Executor: Gloria D Slater
135 Milheim Drive
Butler PA 16001
Attorney: Douglas L Price
Harry Cohen & Associates PC
Two Chatham Center Suite 985
Pittsburgh PA 15219

Estate of: Nicholas Warhola

Late of: Butler Township PA
 Executor: Rodney D Zaliponi
 451 S Eberhart Road
 Butler PA 16001
 Attorney: William C Robinson Jr
 Henninger & Robinson PC
 6 West Diamond Street
 Butler PA 16001

Estate of: James G Weiland

Late of: Oakland Township PA
 Administrator: Ruth A Weiland
 522 Chicora Road
 Butler PA 16001
 Administrator: Adolph Weiland Jr
 522 Chicora Road
 Butler PA 16001
 Attorney: Robert J Stock
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

Estate of: Mercedes Wilson**a/k/a: Mercedes V Wilson**

Late of: Butler Township PA
 Executor: Richard Leslie Wilson
 114 Summit Road
 Butler PA 16001
 Executor: Dawn Wilson DePasquale
 2415 Marbury Road
 Pittsburgh PA 15221
 Executor: Glenn Victor Wilson
 18 Zelig Drive
 Zelienople PA 16063
 Attorney: Robert J Stock
 Stock & Patterson
 PNC Bank Bldg Suite 603
 106 South Main St
 Butler PA 16001

Estate of: Gladys Elizabeth Zanicky

Late of: Butler Township PA
 Executor: Lynda M Zielinski
 110 Crosslands Road
 Butler PA 16002
 Attorney: David A Crissman
 Montgomery Crissman
 Montgomery & Kubit LLP
 518 North Main Street
 Butler PA 16001

BCLJ: October 16, 23 & 30, 2015

MORTGAGES

October 12 - 16, 2015

Aloisio, Nicholas J., aka-Wells Fargo Bk
 NA-Cranberry Twp.-\$274,928.00

Andring, Jeffery A.-Nextier Bk NA-Penn
 Twp.-\$98,000.00

Baker, Christian H., et ux-Pennsylvania
 Equity Resources inc, et al-Butler Twp.-
 \$366,715.00

Balderston, Michelle Ann-Dollar Bk Fed Sav
 Bk-Cranberry Twp.-\$107,227.47

Balmert, Bradley, et ux-Washington Fin Bk-
 Adams Twp.-\$471,920.00

Bargo, Roman, et ux-Pennsylvania
 Equity Resources inc, et al-Butler Twp.-
 \$127,640.00

Beadnell, Ronald E., et al-PNC Bk Natl Assn-
 Cranberry Twp.-\$150,000.00

Bebb, Geoffrey R., et ux-Sail Mtg Corp, et
 al-Adams Twp.-\$240,000.00

Bender, Richard A., et ux-First Natl Bk of
 Pa-Adams Twp.-\$80,000.00

Benson, Harry L., IV, aka, et al-Citizens Bk
 of Pa-Worth Twp.-\$17,500.00

Berquist, Joseph E.-Cityworth Mtg LLC, et
 al-Brady Twp.-\$145,319.00

Borkowski, Jeremy J.-Nationstar Mtg LLC,
 et al-Venango Twp.-\$160,700.00

Boscarino, Paul M., et ux-Sail Mtg Corp, et
 al-Cranberry Twp.-\$323,000.00

Bowman, Joy A.-Quicken Loans Inc, et al-
 Harrisville Borough-\$135,600.00

Brennan, Diane H.-Nextier Bk NA-Penn
 Twp.-\$108,200.00

Brennen Builders Inc.-Dollar Bk Fed Sav
 Bk-Adams Twp.-\$12,000,000.00

Brooks, Gary L., et ux-Washington Fin Bk-
 Cranberry Twp.-\$572,000.00

Buckley, Robert G., et ux-Dollar Bk Fed Sav
 Bk-Connoquenessing Twp.-\$226,191.00

Camasso, Dominic A., Jr.-RBS Citizens NA,
 et al-Cranberry Twp.-\$96,153.00

Campbell, Douglas Elliot, et ux-Victorian Fin
 LLC, et al-Adams Twp.-\$192,600.00

Carben, Jason, et al-SRU Fed Cred Un-
 Oakland Twp.-\$30,000.00

Ciz, Joseph A., et ux-Dollar Bk Fed Sav Bk-
 Adams Twp.-\$35,000.00

Coe, Robert W., et al-PNC Bk Natl Assn-
 Evans City Borough-\$25,000.00

Colatruglio, Joseph A.-West Penn Fin Serv
 Ctr Inc, et al-Cranberry Twp.-\$208,050.00

Copsey, Arthur B., et ux-JPMorgan Chase
 Bk NA-Adams Twp.-\$442,312.00

Corrigan, Paul-Wells Fargo Bk NA-Cranberry
 Twp.-\$35,000.00

Cunningham, Donald A., et ux-First Natl Bk
 of Pa-Cherry Twp.-\$93,000.00

Cupp, Robert A., et al-Butler Armco Emp

REVOCABLE TRUST NOTICE

On September 17, 2015, Dorothy S. McKennan, surviving settlor of the **McKennan Revocable Agreement of Trust**, died. The Trustee, pursuant to 20 Pa.C.S. §7755(c), requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to David W. Snyder, Successor Trustee 24620 Wolf Rd. P.O. Box 40581 Bay Village, OH 44140,

or to JOHN H. AULD, II, ESQUIRE
ABERNETHY, AULD & YOUNG, P.C.
4499 Mt. Royal Blvd.
Allison Park, PA 15101.

BCLJ: October 30, November 6 & 13, 2015

TRUST ADMINISTRATION NOTICE

NOTICE is hereby given of the administration of the **Olive M. Fisher Trust**, dated 11/18/04. Settlor, late of Cranberry Twp, Butler County, Pennsylvania, died on 6/2/15.

All persons having claims against the decedent to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Carol Pollock, Trustee
c/o William S. Ravenell, Esq.
166 Allendale Road
King of Prussia, PA 19406

BCLJ: October 16, 23 & 30, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
A.D. No. 15 - 10799**

JAMES T. DUNCAN, Plaintiff,
VS.

**BEMAN THOMAS, his heirs, executors,
administrators, successors and assigns,
Defendant.**

**TO: BEMAN THOMAS, his heirs, executors,
administrators, successors and assigns**

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiff has filed a Complaint to Quiet Title against you at

the above number and term on September 29, 2015. The parcel which is the subject of this action is located in Third Ward, City of Butler, Butler County, Pennsylvania, and is bounded and described as follows:

ALL that certain lot or piece of ground situate in the Third Ward, City of Butler, Butler County, Pennsylvania, identified as:

Eastern portion of Lot 62 of the Butler Heights Plan of Lots dated May 1916 and recorded January 20, 1917, at Plan Book 9, Page 6. Said portion being conveyed in this Deed includes all of said Lot 62 except the portion previously conveyed to Mark L. Gibson and Patricia J. Gibson, h/w, as part of Parcel 563-4-36, by Deed dated and recorded September 30, 2005, in the Butler County Recorder of Deeds at Instrument No. 200509300028081.

BEING known as Tax Parcel No. 563-4-33A.

You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within thirty (30) days from the entry of said judgment by default you commence an action in ejectment against the Plaintiff, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiff.

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 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 ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

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
240 South Main Street
Butler, PA 16001
(724) 841-0130

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

BCLJ: October 30, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. AD 13-10083**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

U.S. Bank, National Association, as Trustee
under the Pooling and Servicing Agreement
dated as of October 1, 2006, GSAMP
Trust 2006-HE7, Mortgage Pass-Through
Certificates, Series 2006-HE7, c/o Ocwen
Loan Servicing, LLC, Plaintiff

VS.

**The Lynn R. Stump Revocable Living
Trust, Lynn R. Stump, Trustee, Lynn R.
Stump, Last Record Owner, Laura Domen,
Known Heir of Lynn R. Stump, Deceased,
Eric Stump, Known Heir of Lynn R.
Stump, Deceased and Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title
or Interest From or Under Lynn R. Stump,
Last Record Owner, Defendants**

**TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From
or Under Lynn R. Stump, Last Record
Owner, Defendant(s), whose last known
addresses are 1000 Rolling Rd., Apt. 141,
Cranberry Twp., PA 16066; 131 Cherrydell
Dr., Pittsburgh, PA 15220; 238 E. Commons
Drive, Cranberry Township, PA 16066 and
581 Steiner Bridge Road, Valencia, PA
16059.**

**AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, U.S.
Bank, National Association, as Trustee under

the Pooling and Servicing Agreement dated as
of October 1, 2006, GSAMP Trust 2006-HE7,
Mortgage Pass-Through Certificates, Series
2006-HE7, c/o Ocwen Loan 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. AD 13-10083, wherein Plaintiff seeks to
foreclose on the mortgage secured on your
property located, 581 Steiner Bridge Road,
Valencia, PA 16059, 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.
Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400.

BCLJ: October 30, 2015

CHANGE OF NAME**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA:
No. MsD No. 15-40251.**

**In Re: Petition of JONATHAN SCOTT LIST
change of name to MEGAN RENÉE LIST.**

To all persons interested:

Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 23rd day of December, 2015, at 10:00 A.M., as the time and Court Room 4, Butler County Courthouse, 300 South Main Street, Butler, Pennsylvania, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Kathleen D. Schneider, Attorney for Petitioner
Law Offices of Kathleen D. Schneider
Regent Square Professional Bldg.
1227 South Braddock Avenue
Pittsburgh, PA 15218-1239
Phone: 412-371-8831

BCLJ: October 30, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MSD NO. 15-40250**

**IN THE MATTER OF: PETITION FOR
CHANGE OF NAME OF JUSTIN MATTHEW
BLANIAR****LEGAL NOTICE**

Notice is hereby given that on the 5th day of October, 2015, a Petition was filed in the above-named Court to change the name of **Justin Matthew Blaniar to Justin Matthew Labutka.**

The Court has fixed the 23rd day of December, 2015, at 10:00 a.m., in Courtroom No. 4 of the Butler County Government Center, 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 Petition should not be granted.

BY: DAVID A. CRISSMAN, ESQUIRE
ATTORNEY FOR PETITIONER.

BCLJ: October 30, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
MsD. No: 15-40207****IN RE: SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU****TO: ANY INTERESTED PARTY****NOTICE OF SALE OF
ABANDONED MOBILE HOME**

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 Bernie's Mobile Home Park, LLC for the sum of Two Hundred Dollars (\$200.00).

The property is an abandoned mobile home located at 318 Edgewood Drive, Cabot, PA 16023, and known as Tax ID No. 320-S1-50.0078. The Court has fixed the 30th day of November, 2015, at 9:00 AM in Courtroom No. 4 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 13, 1999.

Laurel Hartshorn, Esq.
PO Box 553
Saxonburg, PA 16056

BCLJ: October 30, 2015

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, for a Limited Liability Company which has been formed under the Limited Liability Company Law of 1994, as amended. The name of the Limited Liability Company is **SWITCHBACK MX, LLC**. SWITCHBACK MX, LLC's initial registered office is located at 1 02 Dogwood Court, Butler, Butler County, Pennsylvania 16001.

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

BCLJ: October 30, 2015

ARTICLES OF INCORPORATION BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved effective for the 14th day of October, 2015 by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **BGL Capital Investments, Inc.**

Joseph V. Charlton, Esquire
Charlton & Charlton
617 South Pike Road
Sarver, PA 16055

BCLJ: October 30, 2015

ARTICLES OF INCORPORATION PROFESSIONAL CORPORATION

Notice is hereby given that on October 8, 2015 Articles of Incorporation were filed with the Secretary of the State of the Commonwealth of Pennsylvania for **K. A. Bell, CPA, PC**, a professional corporation organized under the Business Corporation Law of the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

Jennifer Schiavoni, Esq.
Smith Butz, LLC
125 Technology Drive, Suite 202
Bailey Center I, Southpointe
Canonsburg, PA 15317

BCLJ: October 30, 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, November 9, 2015 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
------------	-------------------------	-------

CONNOLLY, Dorothy A.....	Karen Kline and Joseph P Connolly	09/25/15
KEELER, Jennie E.	Judith E. Sturges	09/25/15
MONTAG, Judith M.	Robert G. Montag.....	09/01/15
OWENS, Mary V.	Sarah E. Jones.....	09/28/15
MARBELL, Arthur D.....	Eileen L. Roxbury	09/10/15
SCHWEIGER, Rita M.	Tammy R. Schweiger	09/15/15
STOCK, Anna R.....	Carol A. Gallagher and Jean M. Schnur	09/28/15
VARDY, Mary A.....	Kathy Ann Wolabaugh	09/25/15
WAITE, Charles Eugene.....	Natalie M. Ference and Thomas B. Mekis.....	09/28/15

NAME	GUARDIAN/TRUSTEE/POA	FILED
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JOSEPH S. BORCZ AND HARRIETT A. BORCZ REVOCABLE LIVING TRUST	Paula J. Nagy	09/22/15
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BCLJ: October 30 & November 6, 2015