

RECENT OPINION SUMMARIES

BELL v. KARNS CITY AREA SCHOOL A.D. 15-10221 (2015)

The Pennsylvania Supreme Court has held that section 508 of the Public School Code (24 Pa. C.S.A. 5-508) bars a subcontractor's authorized contact, even though the expenses were incurred at the direction of the school directors. The contract must be approved by the School Board to bind a school district.

It is also the law of Pennsylvania that the Commonwealth or its subdivisions and instrumentalities cannot be estopped "by the acts of its agents and employees if those acts are outside the agent's powers, in violation of positive law, or acts which require legislative or executive action." As a result, persons contracting with a governmental agency must, at their peril, know the extent of the power of its officers making the contract. Therefore, the doctrine of promissory estoppel is inapplicable.



BCBA Member News

Butler County Bar Association • Butler County Legal Journal

BCBA Quarterly Meeting
Wednesday, September 9, 2015
12:00 PM
Butler County Bar Association Office

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: Kathryn May Conway****a/k/a: Kate Conway**

Late of: Slippery Rock PA
Executor: Kathryn J Malick
769 Wyngold Drive
Pittsburgh PA 15237
Executor: Mary M Wiles
6025 Marlow Drive
Cumming GA 30041
Attorney: John W Flannery
Nicolls Flannery & Palmer
Suite 300 14 North Mercer St
New Castle PA 16103

Estate of: James Kirk Drennen Jr

Late of: Center Township PA
Executor: James K Drennen III
306 Winter Run Lane
Mars PA 16046
Attorney: Thomas W King III
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Catherine M Fry

Late of: Butler Township PA
Administrator: Thomas F Fry
109 Cara Lane
Butler PA 16001
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Alma J Hoffmann

Late of: Harrisville PA
Administrator: James F Hoffmann
119 Rachel Drive
Saxonburg PA 16056
Attorney: Jeffrey D Banner
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

Estate of: Arthur C Hollerman

Late of: Zelienople PA
Executor: Janice A Dehart
105 Parkedge Dr
Zelienople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Edna R Kriess**a/k/a: E Ruth Kriess****a/k/a: Ruth Kriess**

Late of: Connoquenessing PA
Executor: Fred L Kriess Jr
19614 North 73rd Avenue
Glendale AZ 85308
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 S Main St
Butler PA 16001

Estate of: Kathleen E Jamison

Late of: Butler Township PA
Executor: Robert G Jamison
185 Stevenson Road
Renfrew PA 16053
Attorney: Elizabeth A Gribik
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Lawrence J McFeely**a/k/a: Lawrence McFeely**

Late of: Cherry Township PA
Executor: Matthew L McFeely
906 Lincoln Avenue
Grove City PA 16127
Executor: Mitchell R McFeely
905 South Center Street
Grove City PA 16127
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd POB 67
Slippery Rock PA 16057

Estate of: Josephine C Phillips**a/k/a: Josephine Catherine Phillips**

Late of: Fairview PA
Administrator CTA: David G Phillips
121 Log Cabin Drive
Chicora PA 16025
Attorney: Julie C Anderson
Stepanian & Menchyk LLP
222 South Main Street
Butler PA 16001

BCLJ: August 14, 21 & 28, 2015

SECOND PUBLICATION**Estate of: Patricia C Balas**

Late of: Butler Township PA
Executor: Robert G Balas
233 Acre Avenue
Butler PA 16001
Attorney: Deborah R Erbstein
Goldberg Kamin & Garvin
1806 Frick Bldg
437 Grant St
Pittsburgh PA 15219

Estate of: Dewayne G Bame**a/k/a: Duwane George Bame****a/k/a: Dewayne George Bame**

Late of: Cranberry Township PA
Executor: Frank G Verterano Esquire
2622 Wilmington Road
New Castle PA 16105
Attorney: Frank G Verterano Esquire
Verterano & Manolis
2622 Wilmington Road
New Castle PA 16105

Estate of: James H C Burr

Late of: Zelienople PA
Executor: Philip P Lope
207 E Grandview Avenue
Zelienople PA 16063
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelienople PA 16063

Estate of: Ann M Connell

Late of: Butler Township PA
Executor: Kathleen L Campbell
5872 Crane Drive
Lakeland Fl 33809
Attorney: No Attorney On Record

Estate of: Thomas F Gainan

Late of: Jefferson Township PA
Administrator: Thomas G Gainan
12 Oakridge Rd
Sandown NH 03873
Attorney: Laurel Hartshorn
254 W Main St POB 553
Saxonburg PA 16056

Estate of: Beryl A Gaines

Late of: Clinton Township PA
Executor: Carol Waddingham
260 Bonniebrook Rd
Butler PA 16002
Attorney: William D Kemper
209 Diamond Street West
Butler PA 16001

Estate of: David Lee Helbling**a/k/a: David L Helbling**

Late of: Clay Township PA
Admr. DBN CTA: June Melnik
43 Elm Street
Rivere MA 02151
Attorney: Heather M Papp Sicignano
Sweeney Law Offices
20581 Route 19 Suite 1
Cranberry Township PA 16066
Attorney: Jennifer Gilliland Vanasdale
Gilliland Vanasdale Law Office LLC
1667 Route 228 Suite 300
Cranberry Township PA 16066
Attorney: Alaine Generelli
Gilliland Vanasdale Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

Estate of: Jeffrey B Kriess**a/k/a: Jeff Kriess****a/k/a: Jeffrey Kriess**

Late of: Summit Township PA
Administrator: Heather Parsons
2972 Trafford Road
Murrysville PA 15668
Attorney: Jonathan A Orie
Orie LLC
428 Forbes Avenue Suite 2500
Pittsburgh PA 15219

Estate of: James E Little

Late of: Fairview Township PA
Administrator: Helen J Little
335 Oak Road
Chicora PA 16025
Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Martha J McGinley

Late of: Butler Township PA
Executor: Marlene Allen
265 Connoquenessing Main Street
Evans City PA 16033
Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Marilyn B Rider

Late of: Butler Township PA
Administrator: David R Rider
3011 Woods Edge Drive
Bloomsburg PA 17815
Attorney: Michael J Pater
101 East Diamond Street Suite 202
Butler PA 16001

Estate of: Florence M Stephenson

Late of: Penn Township PA
Administrator CTA: Gary E Stephenson
1455 Wintergreen Lane
Fairview PA 16415
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 S Main St
Butler PA 16001

Estate of: Donald Eugene Walker

Late of: Evans City PA
Executor: Carol Ann Walker
753 Callery Road
Evans City PA 16033
Attorney: Alaine Generelli
Gilliland Vanasdale Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

Estate of: Michael West

Late of: Butler Township PA
Executor: Rita J West
1604 Stoneridge Blvd
Butler PA 16001
Attorney: Joseph E Kubit
Montgomery Crissman
Montgomery Kubit LLP
518 North Main Street
Butler PA 16001

BCLJ: August 7, 14 & 21, 2015

THIRD PUBLICATION

Estate of: Edward J Demarsh

Late of: Cranberry Township PA
Executor: Linda M DeMarsh
508 Sunrise Drive
Cranberry Twp PA 16066
Attorney: Milford L McBride III
McBride & McBride
211 South Center Street
Grove City PA 16127

Estate of: Elizabeth Jane Duncan

Late of: Clinton Township PA
Executor: Judith A Snyder
445 Deer Creek Road
Saxonburg PA 16056
Attorney: James P Coulter
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: E Jean Elliott**a/k/a Esther Jean Elliott**

Late of: Butler PA
Executor: Jacquelynn J Vidmar
418 First St
Butler PA 16001
Attorney: Mark R Morrow
204 East Brady Street
Butler PA 16001

Estate of: Barbara P Flinchbaugh

Late of: Center Township PA
Executor: James A Taylor
110 East Diamond Street
Butler PA 16001
Attorney: Sean M Gallagher
Murrin Taylor Flach Gallagher
110 E Diamond Street
Butler PA 16001

Estate of: Lester B Greathouse**a/k/a: Lester Bob Greathouse**

Late of: Jackson Township PA
Executor: Pamela L Spickerman
184 Jo Deener Road
Zelienople PA 16063
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: John Kenneth Jenkins Jr

Late of: Butler Township PA
Administrator: Joseph Jenkins
117 Wycliffe Way
Butler PA 16001
Attorney: Norman D Jaffe
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

Estate of: Lee Anna M Kennedy**a/k/a: Lee Anna Kennedy**

Late of: Jefferson Township PA
Executor: Karl E Kennedy
295 Sandy Hill Road
Valencia PA 16059
Attorney: Sean M Gallagher
Murrin Taylor Flach Gallagher
110 E Diamond Street
Butler PA 16001

Estate of: Virginia C Mcguire

Late of: Winfield Township PA
Executor: Marjorie M Christy
501 Columbus Way
Saxonburg PA 16056
Executor: Linda A Mcguire
3708 Morgan Drive
Weirton WV 26062
Attorney: No Attorney On Record

Estate of: Mary L Napoletan

Late of: Summit Township PA
 Executor: Anthony P Napoletan
 510 Bullcreek Road
 Butler PA 16002
 Attorney: Joseph E Kubit
 Montgomery Crissman
 Montgomery Kubit LLP
 518 North Main Street
 Butler PA 16001

**Estate of: Bill N Roomeliotis
a/k/a: Bill Nicholas Roomeliotis**

Late of: Cranberry Township PA
 Executor: Frances C Roomeliotis New
 8610 Nissen Drive
 Fairview PA 16415
 Attorney: Frances A McCormick
 Knox McLaughlin Gornall & Sennett PC
 120 West Tenth Street
 Erie PA 16501

Estate of: Mary Ann Weleski

Late of: Jefferson Township PA
 Executor: Roseann W Rybicki
 128 Heather Lane
 Kittanning PA 16201
 Attorney: Pamela H Walters
 POB 654
 277 Main Street
 Saxenburg PA 16056

Estate of: Sylvia J Wigton

Late of: Butler PA
 Executor: Luanne Russell
 530 N Main Street Apt 604
 Butler PA 16001
 Attorney: A Robert Shott
 125 Mountain Laurel Dr
 Butler PA 16002

**Estate of: Lenita Ann Wissinger
a/k/a: Lenita A Wissinger**

Late of: Winfield Township PA
 Administrator: Sherry Rae Wissinger
 717 R Bear Creek Road
 Cabot PA 16023
 Attorney: Sheryle L Long
 Schenck & Long
 610 North Main Street
 Butler PA 16001

Estate of: Daniel Zivkovich

Late of: Connoquenessing PA
 Executor: Patricia L Cipriano
 5024 Avenue B
 Torrance CA 90505
 Attorney: Craig E Wynn
 Herskovitz And Wynn PC
 2002 McMinn Street
 Aliquippa PA 15001

BCLJ: July 31, August 7 & 14, 2015

MORTGAGES

July 27 - 31, 2015

Adams Pointe III LP, et al-WesBanco Bank Inc-Adams Twp.-\$2,440,000.00
Albenze, Justin M., et ux-JLB Corp, dba, et al-Cranberry Twp.-\$206,500.00
Alessandro, Ross A., III, aka, et al-PNC Bk Natl Assn-Adams Twp.-\$75,000.00
APT MGT LLC, et al-Farmers Natl Bk of Emlenton-Butler City, Wd. 5-\$70,400.00
Auth, Brian M.-PNC Mtg, aka-Lancaster Twp.-\$106,082.00
Baldassare, Louis J., et al-Princeton Fin LLC-Buffalo Twp.-\$330,000.00
Ball, Larry M.-Citizens Bk of Pa-Oakland Twp.-\$175,000.00
Barger, Lawrence P.-Northwest Sav Bk-Cranberry Twp.-\$245,000.00
Barnett, William L., et al-PSECU-Slippery Rock Borough-\$50,000.00
Bateman, Robert T., et al-Northwest Sav Bk-Penn Twp.-\$35,000.00
Bauer, Erika J., aka-CFS Bank-Cranberry Twp.-\$22,000.00
Beahm, Richard G., et al-Nextier Bk NA-Evans City Borough-\$625,000.00
Beatty, Kenneth D., III, et ux-FBC Mtg LLC, et al-Cranberry Twp.-\$201,286.00
Benninger, Chad R.-Butler Armco Emp Cred Un-Jefferson Twp.-\$117,600.00
Bing, Rupert Geoffrey-Holland Mtg Advisors, et al-Adams Twp.-\$168,375.00
Bishop, Richard J., Jr., et ux-NVR Mtg Fin Inc, et al-Middlesex Twp.-\$445,520.00
Bloom, Renee C.-Dollar Bk Fed Sav Bk-Center Twp.-\$20,000.00
Bonno, Dayna D.-Dollar Bk Fed Sav Bk-Cranberry Twp.-\$166,000.00
Brennan Builders Inc.-Dollar Bk Fed Sav Bk-Adams Twp.-\$12,000,000.00
Broerman, Jason M., et al-Allegheny Valley Bk of Pittsburgh-Cranberry Twp.-\$152,169.60
Brown, Christopher S., et al-Northwest Sav Bk-Franklin Twp.-\$383,800.00
Brown, Mark W., et al-First Home Mtg Corp, et al-Center Twp.-\$304,735.00
Buckham, John E., et al-Plaza Home Mtg Corp, et al-Buffalo Twp.-\$166,822.00
Burkett, Derek A., et al-PNC Mtg, aka-Callery Borough-\$124,200.00
Buterbaugh, Kathy M.-PNC Mtg, aka-Franklin Twp.-\$75,752.00
Buzzelli, Robert C., et ux-First Commonwealth Bk, et al-Adams Twp.-\$400,000.00
Cammisa, Chad T.-Butler Armco Emp Cred Un-Center Twp.-\$19,700.00
Chattahoochee Properties LLC, et al

IRREVOCABLE TRUST NOTICE

The Trustees named below give notice of the death of James A. Theys on May 18, 2014 and Marjorie W. Theys on July 1, 2014 at Cranberry Township, Butler County, Pennsylvania.

The said Decedents were the Settlers of the **Theys Children Trust under Trust Agreement** dated March 1, 1993.

The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Jeffri A. Theys, Successor Co-Trustee
107 Berkeley Road
Pittsburgh, P A 15237
or to:

Jay W. Theys, Successor Co-Trustee
1012 8th Avenue
New Brighton, PA 15066

or to:
Tracy L. Zihmer, Esquire
The Lynch Law Group, LLC
501 Smith Drive, Suite 3
Cranberry Township, PA 16066

BCLJ: August 7, 14 & 21, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

**NOTICE OF FILING OF PETITION
FOR NAME CHANGE**

Notice is hereby given that, on July 29, 2015, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **Heather Renee Cupec to Heather Renee Hiles**.

The Court has fixed the 7th day of October, 2015, at 10:00AM, in Court Room number 4, Courthouse, 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 petitioner should not be granted.

Heather Cupec

BCLJ: August 14, 2015

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY PENNSYLVANIA**

**CIVIL DIVISION
NO.: 14-11017**

DOLLAR BANK, FEDERAL SAVINGS BANK,
Plaintiff,

VS.

JOHN R. ARMAGOST, JR., Defendant.

**Notice of Sheriff's Sale of Real Estate
on September 18, 2015 at 11:00 A.M.
in Butler County Courthouse, South
Main Street, Butler, PA 16003.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN R. ARMAGOST, JR. OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN BUTLER TOWNSHIP, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 112 LIMBERG STREET, BUTLER, PA 16001. INSTRUMENT NUMBER 200405260016982 AND PARCEL #053-16-C26.

Dollar Bank, Federal Savings Bank vs. John R. Armagost, Jr., at No. 14-11017 and Execution No. 15-30154 in the amount of \$76,366.21.

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.

Kristine M. Anthou, Esquire
Grenen & Birsic, P.C.
One Gateway Center, 9th Fl
Pittsburgh, PA 15222
(412) 281-7650

BCLJ: August 14, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO.: 15-10068**

FIRST NATIONAL BANK OF PENNSYLVANIA,
Plaintiff,

VS.

MICHAEL G. CRAWFORD, Defendant.

**Notice of Sheriff's Sale of Real Estate
on November 20, 2015 at 11:00 A.M.
in the Butler County Courthouse,
Main Street, Butler, PA 16003.**

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF MICHAEL G. CRAWFORD, OF,
IN AND TO THE FOLLOWING DESCRIBED
PROPERTY:

ALL THAT CERTAIN REAL ESTATE
SITUATED IN BUTLER TOWNSHIP, BUTLER
COUNTY, PENNSYLVANIA. HAVING
ERECTED THEREON A DWELLING KNOWN
AS 223 WHITESTOWN ROAD, BUTLER,
PENNSYLVANIA 16001. DEED BOOK
VOLUME 2988, PAGE 419, TAX MAP NO.
52-29-H541.

First National Bank of Pennsylvania v. Michael
G. Crawford, at Execution No. 15-10068 in the
amount of \$53,834.41.

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.

Kristine M. Anthou, Esquire
Grenen & Birsic, P.C.
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

BCLJ: August 14, 2015

**BUTLER COUNTY
COURT OF COMMON PLEAS
NUMBER: 14-10274**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Nationstar Mortgage LLC d/b/a Champion
Mortgage Company, Plaintiff

V.

Michael J. Potemra, Known Surviving Heir

**of Mary L. Potemra, Deceased Mortgagor
and Real Owner, David D. Potemra,
Known Surviving Heir of Mary L. Potemra,
Deceased Mortgagor and Real Owner
and Unknown Surviving Heirs of Mary L.
Potemra, Deceased Mortgagor and Real
Owner, Defendants**

**TO: Unknown Surviving Heirs of Mary L.
Potemra, Deceased Mortgagor and Real
Owner.**

Premises subject to foreclosure: 170 Ambler
Drive, Butler, Pennsylvania 16001.

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.

Glenna M. Walters, Prothonotary
Butler County Courthouse, First Floor
County Courthouse
300 South Main Street
Butler, Pennsylvania 16003
(724) 284-5214,

and Butler County Bar Association,
240 South Main Street
Butler, PA 16001
724-841-0130

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109
215-790-1010

BCLJ: August 14, 2015

**BUTLER COUNTY
COURT OF COMMON PLEAS
NUMBER: 15-10420
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

M&T Bank, Plaintiff

V.

**Patrick A. Sherman, Known Surviving
Heir of John E. Sherman and Unknown
Surviving Heirs of John E. Sherman,
Defendants**

**TO: Unknown Surviving Heirs of John E.
Sherman. Premises subject to foreclosure:
104 Boydstown Road, Butler, Pennsylvania
16001.**

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.

Glenna M. Walters, Prothonotary,
Butler County Courthouse, First Floor
County Courthouse, 300 South Main Street
Butler, Pennsylvania 16001
(724) 284-5214

and Butler County Bar Association
240 South Main Street
Butler, PA 16001
724-841-0130

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109
215-790-1010

BCLJ: August 14, 2015

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 14-10835**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Wells Fargo Bank National Association as
Trustee for Option One Mortgage Loan Trust
2007-4, Asset-Backed Certificates, Series
2007-3, c/o Ocwen Loan Servicing, LLC,
Plaintiff

VS.

**Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under William Parkes a/k/a William M.
Parkes, Abbey M. Parkes, Known Heir of
William Parkes a/k/a William M. Parkes and
William Parkes a/k/a William M. Parkes,
Last Record Owner, Defendant(s)**

**TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under William Parkes a/k/a William M.
Parkes and William Parkes a/k/a William M.
Parkes, Last Record Owner, Defendant(s),
whose last known address is 336 Bonnie
Brook Road, Butler, PA 16001.**

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, Wells Fargo Bank National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-3, c/o Ocwen Loan Servicing, LLC, has 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. 14-10835, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 336 Bonnie Brook Road, Butler, PA 16001, 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

Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Amanda Rauer, Attys. for Plaintiff
Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400.

BCLJ: August 14, 2015

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **Harmony Tool & Equipment, Inc.**, a Pennsylvania corporation, with an address at 252 Mercer Street, Harmony, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Sarah Hancher, Esquire
Solicitor

BCLJ: August 14, 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. The name of the Limited Liability Company is **BREAKPOINT HR SOLUTIONS, LLC**.

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

BCLJ: August 14, 2015