

## RECENT OPINION SUMMARIES

### **STEINMAN v. WORLD RACHING GROUP, INC., ET. AL. A.D. 14-10039 (2015)**

As to the interpretation of exculpatory clauses, the following standards apply: 1) the contract language must be construed strictly, since exculpatory language is not favored by the law; 2) the contract must state the intention of the parties with the greatest particularity, beyond doubt by express stipulation, and no inference from words of general import can establish the intent of the parties; 3) the language of the contract must be construed, in cases of ambiguity, against the party seeking immunity from liability; and 4) the burden of establishing the immunity is upon the party invoking protection under the clause. In addition, a court must look to an agreement as a whole to determine whether the parties' intent is clearly set forth.

### **DEFFENBAUGH v. GIANCOLA, ET.AL. A.D. 15-10559 (2015)**

With regard to the validity of forum selection clauses, the modern and correct rule is that a court in which venue is proper and which has jurisdiction should decline to proceed with the cause when the parties have freely agreed that litigation shall be conducted in another forum and where such agreement is not unreasonable at the time of litigation. Such an agreement is unreasonable only where its enforcement would, under all circumstances existing at the time of litigation, seriously impair plaintiff's ability to pursue his cause of action. Mere inconvenience or additional expense is not the test of unreasonable since it may be assumed that the plaintiff received under the contract consideration for these things. If the agreed upon forum is available to plaintiff and said forum can do substantial justice to the cause of action then plaintiff should be bound by his agreement. Moreover, the party seeking to obviate the agreement has the burden of proving its unreasonableness.

**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: Jean S Baker****a/k/a: Jean S Bradley**

Late of: Mars PA

Executor: Rebecca L Fadik

483 Olive Street

Pittsburgh PA 15237

Attorney: No Attorney on Record

**Estate of: Mary P Cochrane**

Late of: Jefferson Township PA

Executor: Mary Denise Hartman

429 Taylor Avenue

Alameda CA 94501

Executor: Russell B Hartman

5 Ryan Lane

Langhorne PA 19047

Attorney: Katie M Casker

Lope Casker &amp; Casker

207 East Grandview Avenue

Zelienople PA 16063

**Estate of: Richard G Freehling****a/k/a: Richard Glenn Freehling Sr**

Late of: Butler Township PA

Executor: Gregory B Freehling

258 Clematis Drive

Wexford PA 15090

Attorney: William C Robinson Jr

Henninger &amp; Robinson PC

6 West Diamond Street

Butler PA 16001

**Estate of: Helane R Hay****a/k/a: Helane Ruth Hay**

Late of: Slippery Rock PA

Executor: Deborah Hay

244 Creek Drive

Slippery Rock PA 16057

Attorney: Laurel Hartshorn

254 W Main St POB 553

Saxonburg PA 16056

**Estate of: Joan Walker Kraus****a/k/a: Joan W Kraus****a/k/a: Joan Boose Walker****a/k/a: Joan Walker Geary**

Late of: Mars PA

Executor: Patricia Stone Funovits

135 Blackthorn Drive

Butler PA 16002

Attorney: Jenna R DiFrancesco

Burns White LLC

Four Northshore Center

160 Isabella Street

Pittsburgh PA 15212

**Estate of: Desiree Ann Massart****a/k/a: Desiree Massart****a/k/a: Desiree A Massart**

Late of: Butler Township PA

Administrator: Deborah A Cypher

110 W Patterson Avenue

Butler PA 16001

Attorney: Jennifer R Linn

Jennifer R Linn &amp; Associates

228 South Main Street POB 1554

Butler PA 16003-1554

**Estate of: Lucille Mae Mullenax**

Late of: Cranberry Township PA

Executor: Patricia E Rape

227 E Douglas Street POB 83

Saint Joseph IL 61873

Attorney: Steven T Casker

Lope Casker &amp; Casker

207 East Grandview Ave

Zelienople PA 16063

**Estate of: Bernard William Peitz Jr.**

Late of: Butler PA

Administrator: Deborah R Peitz

564 N Monroe Street

Butler PA 16001

Attorney: No Attorney on Record

**Estate of: Elizabeth M Sanders****a/k/a: Elizabeth Sanders**

Late of: Zelienople PA

Executor: Ward L Sanders

8350 Carberry Road

Edinboro PA 16412

Attorney: Grant M Yochim

Steadman Law Office PC

24 Main Street East POB 87

Girard PA 16417

**Estate of: Eleanor J Schomburg**

Late of: Zelienople PA

Executor: Frederick Lawrence Schomburg

1197 Route 989

Rochester PA 15074

Attorney: Michael W Nalli

Michael W Nalli PC  
150 Pleasant Drive, Suite 101  
Aliquippa PA 15001

**Estate of: Joan T Weber**

Late of: Connoquenessing Township PA  
Executor: Phyllis A Genaway  
1468 Whitestown Road Ext  
Prospect PA 16052  
Attorney: Leo M Stepanian II  
Stepanian & Menchyk LLP  
222 S Main St  
Butler PA 16001

**Estate of: June P Worstell**

Late of: Zelienople PA  
Executor: John G Worstell  
505 Lower Sawyers Creek Road  
Robbinsville NC 28771  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

BCLJ: December 4, 11 & 18, 2015

**SECOND PUBLICATION**

**Estate of: Dennis K Clifford**

**a/k/a: Dennis Keith Clifford**  
Late of: Buffalo Township PA  
Executor: Beverly L Clifford  
102 Hepler Road  
Sarver PA 16055  
Attorney: No Attorney of Record

**Estate of: Alvin G Gray**

Late of: Center Township PA  
Executor: Stephany J Fosnaught  
2015 William Flynn Highway  
Butler PA 16001  
Attorney: Andrea C Parenti  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Dorothy C Hershberger**

Late of: Butler Township PA  
Executor: Donald C Hershberger  
POB 282  
Chicora PA 16025  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: James E Kane**

Late of: Zelienople PA  
Administrator: Violet J Vollrath  
134 N Green Lane  
Zelienople PA 16063  
Attorney: Darla J Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: James R Michael**

**a/k/a: James Ralph Michael**  
Late of: Cranberry Township PA  
Executor: Tammy Michael Lane  
201 Hunting Ridge Trail  
Cranberry Township PA 16066  
Attorney: John A Sparks  
POB 123  
Grove City PA 16127

**Estate of: Richard H Miller**

**a/k/a: Richard Miller**  
Late of: Adams Township PA  
Executor: Christine T Walsh  
1037 Sarvis Drive  
Bethel Park PA 15102  
Attorney: No Attorney of Record

**Estate of: John Stephen Spisak**

**a/k/a: John S Spisak Sr**  
**a/k/a: John S Spisak**  
**a/k/a: John Stephan Spisak**  
Late of: Slippery Rock Township PA  
Executor: Starlene Smegal  
34608 County Road L  
Mukwonago WI 53149  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Charles D Stump**

**a/k/a: Charles Daniel Stump**  
Late of: Connoquenessing Township PA  
Administrator: Ryan E Rice  
266 Portersville Road  
Ellwood City PA 16117  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

BCLJ: November 27, December 4 & 11, 2015

**THIRD PUBLICATION****Estate of: Elinor Betros****a/k/a: Elinor L Betros**

Late of: Clay County Florida  
Executor: Raymond L Betros  
2535 Primrose Avenue  
Middleburg FL 32068  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Robert C Bleicher****a/k/a: Robert Charles Bleicher**

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

**Estate of: George R Burd Sr****a/k/a: George Robert Burd**

Late of: Clinton Township PA  
Executor: Carol Ann Bowser  
494 Bear Creek Road  
Sarver PA 16055  
Attorney: Andrew J Sacco  
Steiner Sacco Law  
160 North McKean Street  
Kittanning PA 16201

**Estate of: Constance M Cavalero**

Late of: Butler PA  
Executor: Samuel M Cavalero  
919 East Pearl Street  
Butler PA 16001  
Attorney: Ronald N Thomas  
POB 1713  
Butler PA 16003

**Estate of: Barbara L Fair**

Late of: Butler Township PA  
Executor: Gale L Fair  
4144 Highland Avenue  
Butler PA 16001  
Attorney: Julie C Anderson  
Stepanian & Menchik LLP  
222 South Main Street  
Butler PA 16001

**Estate of: Helen H Hilton**

Late of: Cranberry Township PA  
Administrator: David B Hilton  
104 Clover Lane  
Gibsonia PA 15044  
Attorney: No Attorney on Record

**Estate of: Carmella J Kelly**

Late of: Slippery Rock PA  
Executor: Michael Ross  
3862 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: Wilma R Kelly**

Late of: Buffalo Township PA  
Executor: Dave Posney  
157 Beale Road  
Sarver PA 16055  
Attorney: F Brian Dodson  
Dodson & Chase LLC  
9800A McKnight Road Suite 100  
Pittsburgh PA 15237

**Estate of: Helen T McCandless****a/k/a: Helen Tessmer McCandless**

Late of: Franklin Township PA  
Executor: Catherine A Lackovic  
728 Unionville Road  
Prospect PA 16052  
Executor: Helen M Staiger  
240 Duffy Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd POB 67  
Slippery Rock PA 16057

**Estate of: Roger V McClean**

Late of: Butler Township PA  
Administrator: Marilyn J McClean  
128 Greenwood Drive  
Butler PA 16001  
Attorney: Gwilym A Price III  
129 South McKean St  
Butler PA 16001-6029

**Estate of: John P Sassone****a/k/a: John Paul Sassone**

Late of: Butler PA  
Executor: Lawrence J Sassone  
101 Elizabeth Drive  
Butler PA 16001  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: David Scrapchansky**

Late of: Cranberry Township PA  
 Executor: Jeanne Scrapchansky  
 906 Sunset Circle  
 Cranberry Twp PA 16066  
 Attorney: Daniel R Tobin  
 2000 Corporate Drive Suite 350  
 Wexford PA 15090

**Estate of: Christine Wells**

Late of: East Butler PA  
 Executor: Julie Dayton  
 5760 Phillips Rd  
 Gibsonia PA 15044-9457  
 Executor: Thomas Wells  
 622 W Slippery Rock Rd  
 Chicora PA 16025-2814  
 Attorney: John J Morgan  
 115 South Washington St  
 Butler PA 16001

**Estate of: Anna R Zajacs**

Late of: Forward Township PA  
 Executor: Mark D Zajacs  
 901 South Washington Street  
 Evans City PA 16033  
 Executor: Michael A Zajacs  
 1021 South Washington Street  
 Evans City PA 16033  
 Attorney: Julie C Anderson  
 Stepanian & Menchyk LLP  
 222 South Main Street  
 Butler PA 16001

BCLJ: November 20, 27 & December 4, 2015

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**MORTGAGES**

November 16 - 20, 2015

**8001 Rowan LP, et al**-Farmers Natl Bk of  
 Emlenton-Cranberry Twp.-\$3,600,000.00

**Adams, Stephen R., et ux**-GSF Mtg Corp,  
 et al-Penn Twp.-\$108,007.00

**Alberts, Brian C.**-PNC Bk Natl Assn-  
 Cranberry Twp.-\$40,000.00

**Barnes, Bert T.**-S&T Bank-Butler City, Wd.  
 2-\$47,200.00

**Beach, Erik Samuel, et ux**-First  
 Commonwealth Bk, et al-Buffalo Twp.-  
 \$61,500.00

**Beers, Kay E.**-Quicken Loans Inc, et al-  
 Cranberry Twp.-\$192,307.00

**Belich, Brandon S., et al**-PNC Bk Natl Assn-  
 Adams Twp.-\$50,000.00

**Bennett, Sean M., et ux**-JLB Corp, dba, et  
 al-Buffalo Twp.-\$151,607.00

**Bobbert, Steven W., et ux**-Plaza  
 Home Mtg Inc, et al-Slippery Rock  
 Borough-\$147,900.00

**Boyd, Ralph S., Jr., et al**-Agchoice Farm  
 Cred ACA-Worth Twp.-\$150,000.00

**Brewer, James R., et al**-Howard Hanna Mtg  
 Servs, et al-Center Twp.-\$142,800.00

**Brown, Jason E.**-JLB Corp, dba, et al-  
 Middlesex Twp.-\$152,295.00

**Brumfield, John**-James Porro-Butler City-  
 \$230,000.00

**Burd, Glenn W., et ux**-Alice M. Durci-Clinton  
 Twp.-\$115,000.00

**Callihan, Joseph E., et ux**-Butler Armco Emp  
 Cred Un-Center Twp.-\$195,000.00

**Cambridge Healthcare Solutions PA, LP, et  
 al**-Wells Fargo Bk NA, Collateral Trustee-  
 Center Twp.-\$95,031,734.28

**Carr, Amy M.**-Freedom Mtg Corp, et al-  
 Harmony Borough-\$81,400.00

**Ciafre, Kristin, et al**-PNC Mtg, aka-Clearfield  
 Twp.-\$198,075.00

**Community Alliance Church of C&MA,  
 aka**-Sedwick Foundation-Center Twp.-  
 \$1,000,000.00

**Correll, Roger, et ux**-Quicken Loans Inc, et  
 al-Harmony Borough-\$88,000.00

**Cottonwood Holdings LLC, et al**-Brentwood  
 Bk-Cranberry Twp.-\$65,000.00

**Croughan, Brian**-PNC Bk Natl Assn-  
 Cranberry Twp.-\$100,000.00

**Devine, Edward James**-Dollar Bk Fed Sav  
 Bk-Cranberry Twp.-\$111,920.00

**Doutt, Janice K.**-Butler Armco Emp Cred  
 Un-Butler City, Wd. 1-\$68,000.00

**Doutt, Janice K.**-Butler Armco Emp Cred  
 Un-Butler City, Wd. 1-\$15,500.00

**Ducarme, Jason R., et ux**-First  
 Commonwealth Bk, et al-Clinton Twp.-  
 \$173,500.00

**Edmonds, Dennis W., et ux**-NVR Mtg Fin Inc,  
 et al-Jackson Twp.-\$340,120.00

**Ellison, Jason T., et ux**-First Natl Bk of Pa-  
 Winfield Twp., et al-\$58,000.00

**Farrington, Richard Wise, et ux**-Farmers  
 Natl Bk of Emlenton-Allegheny Twp.-  
 \$77,500.00

**Fink, Richard L., et al**-Mercer County State  
 Bk-Marion Twp.-\$291,000.00

**Fink, Richard L., et al**-Mercer County State  
 Bk-Marion Twp.-\$40,000.00

**Flannery, Shawn M., et ux**-Quicken Loans  
 Inc, et al-Jefferson Twp.-\$138,800.00

**Floro, Michael T., et ux**-Sail Mtg Corp, et  
 al-Adams Twp.-\$85,000.00

**Frasca, Charles J., et ux**-Pennsylvania  
 Equity Resources Inc, et al-Adams Twp.-  
 \$220,000.00

**Gardone, Frank, et ux**-Howard Hanna Mtg  
 Servs, et al-Cranberry Twp.-\$352,000.00

**Ginocchi, James M., et ux**-Welcome Fin LP,  
 et al-Adams Twp.-\$656,000.00

**Goliwas, Kevin R.**-PNC Bk Natl Assn-

**EXECUTIONS**

Week ending November 27, 2015

1st Name-Plaintiff

**2nd Name-Defendant**

Martin Distributing LLC vs. **A & P Support, Inc. and Wells Fargo Bank, N.A., Garnishee:** 15-30292

F. Duane Snyder Funeral Home vs. **The Estate of Rosamond Kathleen Burke, by personal Representative Mary Catherine Landgraf, individually and as personal representative and Joseph Bergbiger, Garnishee:** 15-30295

LVNV Funding LLC vs. **Lisa Foley and First Niagra Bank, Garnishee:** 15-30296

Discover Bank vs. **Dustin J. Harvey, First Commonwealth Bank, Garnishee, Butler Armco Employees Credit Union, Garnishee and PNC Bank, Garnishee:** 15-30290

Discover Bank vs. **Mary McKinnis, First National Bank of Pennsylvania, Garnishee and Woodforest National Bank, Garnishee:** 15-30291

Capital One Bank (USA) N.A. vs. **Ann Marie Sumney and Butler Armco Employees Credit Union, Garnishee:** 15-30293

Citizens Bank of Pennsylvania vs. **Jacqueline J. Wade:** 15-30294

**DIVORCES**

Week ending November 27, 2015

1st Name-Plaintiff

**2nd Name-Defendant**

Jenny S. Budmark vs. **Robert W. Budmark:** Kristin L. Skalos, Esq.: 15-90792

Karla J. Dittman vs. **Brian L. Dittman:** Gary H. Simone, Esq.: 15-90790

Christine K. Foreback vs. **Bruce A. Foreback:** Gerri V. Paulisick, Esq.: 15-90788

Douglas B. McCullough vs. **Donna A. McCullough:** Matthew E. Fischer, Esq.: 15-90794

Beth A. Sandidge vs. **Aubrey J. Sandidge:** Joseph J. Nash, Esq.: 15-90787

Cheryl A. Whittington vs. **Wayne Whittington:** Norman D. Jaffe, Esq.: 15-90793

**NOTICE**

NOTICE IS HEREBY GIVEN that the Court of Common Pleas of Butler County, Pennsylvania, will hold a hearing on the **Petition of the Board of School Directors of the Butler Area School District regarding the sale of the Broad Street Elementary School** on December 22, 2015, at 1:00 o'clock p.m., in Courtroom No. 3, before the Honorable Judge S. Michael Yeager, located at the Butler County Judicial Center, 124 West Diamond Street, Butler, PA 16001.

Said Petition of the Board of School Directors of the Butler Area School District concerns all of the land and buildings comprising the Broad Street Elementary School located at 200 Broad Street in the City of Butler, Butler County, Pennsylvania. The Arc of Butler County, a non-profit corporation, has submitted the highest Purchase Price Offer in the amount of Four Hundred Seventy-Five Thousand Seven and 00/100 (\$475,007.00) Dollars for the purchase of said land and buildings.

AT THE TIME OF THE AFOREMENTIONED HEARING, THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA, MAY ENTERTAIN HIGHER AND BETTER OFFERS, IF ANY, FOR THE SALE OF THE LAND AND BUILDINGS COMPRISING THE BROAD STREET ELEMENTARY SCHOOL, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE BROAD STREET ELEMENTARY SCHOOL AT ITS PURCHASE PRICE OFFER OF \$475,007.00. INTERESTED CITIZENS MAY APPEAR AND BE HEARD.

BUTLER AREA SCHOOL DISTRICT  
Thomas W. King, III, Solicitor  
Dillon McCandless King  
Coulter & Graham L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: November 27, December 4 &amp; 11, 2015

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
AD-13-10312 CP 15-20584 ED 15-30168**

NATIONSTAR MORTGAGE, LLC  
V.

**JAMES H. KELLEY, JR, CHARLOTTE A. LANE (Deceased) and EUGENIA LANE KELLEY**

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLOTTE A. LANE, DECEASED**

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

Being Premises: 328 GREEN FIELDS COURT, CRANBERRY TWP, PA 16066-3360  
Being in CRANBERRY TOWNSHIP, County of BUTLER, Commonwealth of Pennsylvania, 130-S26-A34-0000

Improvements consist of residential property.

Sold as the property of JAMES H. KELLEY, JR, CHARLOTTE A. LANE (Deceased) and EUGENIA LANE KELLEY

Your house (real estate) at 328 GREEN FIELDS COURT, CRANBERRY TWP, PA 16066-3360 is scheduled to be sold at the Sheriff's Sale on 1/15/2016 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 \$287,749.85 obtained by, NATIONSTAR MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff  
PH# 802723

BCLJ: December 4, 2015

**NOTICE OF HEARING ON PETITION  
TO REDUCE THE NUMBER OF  
EAU CLAIRE BOROUGH COUNCIL  
FROM SEVEN TO FIVE**

Take Notice that Eau Claire Borough Council and certain Registered Electors of Eau Claire Borough have filed a Petition of Certain Registered Electors of Eau Claire Borough to Reduce the Number of Council from Seven to Five with the Butler County Court of Common Pleas at MSD No. 2015-40286.

**Hearing on the Petition is scheduled for January 11, 2016 at 9:30 a.m.** in Courtroom No. 7 of the Butler County Courthouse with the Honorable President Judge Thomas J. Doerr presiding.

EAU CLAIRE BOROUGH  
Michael D. Gallagher, Solicitor  
MURRIN, TAYLOR,  
FLACH & GALLAGHER  
110 East Diamond Street  
Butler, PA 16001

BCLJ: December 4, 2015

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
MsD. No.: 15-40133**

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

**TAX PARCEL NO. 564-13-105**

**THOMAS E. WERTH and DEBRA A. WERTH**

**PNC BANK, successors to National City of  
Butler County, Pennsylvania:**

**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, parcel or lot of land situate in the Fourth Ward of the City of butler, County of Butler and State of Pennsylvania, bounded and described as follows:

ON the North one hundred ninety (190) feet, more or less, by lot now or formerly of Mateer;

on the East fifty (50) feet by Cliff Street Extension; on the South one hundred ninety-one (191) feet and three (3) inches, more or less, by lot of Longwell; and on the West fifty (50) feet by North McKean Street. Having thereon erected a frame dwelling house.

BEING known as Tax Map Parcel 564-13-105-0000.

The Court has fixed the 8th day of January, 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 10, 2007.

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

BCLJ: December 4, 2015

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**NOTICE OF FILING CERTIFICATE  
OF ORGANIZATION**

Notice is hereby given that Bash Family Practice, PLLC, of Butler, Butler County, Pennsylvania., did on November 9, 2015, file with the Secretary of the Commonwealth at Harrisburg, Pennsylvania, an Application under December 21, 1988, P.L. 144, No. 177, Section 103, The Business Corporation Law of 1988, to conduct business under the name of "**Bash Family Practice, PLLC**", the business to be earned on at 166 Moore Road, Butler, PA 16001.

RISHOR SIMONE  
Kurt S. Rishor, Esquire  
Suite 208, 101 East Diamond Street  
Butler, PA 16001  
(724) 283-7215

BCLJ: December 4, 2015

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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, December 14, 2015 at 1:30 PM** (prevailing time) of said day.

| ESTATE OF:                                    | PERSONAL REPRESENTATIVE                 | FILED    |
|---|---|----------|
| CUBBISON, Kaye D.....                         | Denise Thom.....                        | 11/02/15 |
| DUNCAN, Arthur H. ....                        | Arthur D. Duncan .....                  | 10/29/15 |
| FIGLER Janice L.<br>a/k/a Janice Figler ..... | Kathleen Mercurio .....                 | 10/16/15 |
| HUBERT, Kathryn J. ....                       | James W. Manolis .....                  | 11/02/15 |
| KORNEFF, Irene E.....                         | Katie M. Casker.....                    | 11/02/15 |
| NOULLET, Richard G. ....                      | Patricia E. Scott and John Noullet..... | 10/23/15 |
| PLUNKARD, Joyce E. ....                       | Carol Ann Dellen .....                  | 10/29/15 |
| REED, Lillian L. ....                         | James C. Reed.....                      | 10/29/15 |

| NAME   | GUARDIAN/TRUSTEE/POA        | FILED    |
|--|-----------------------------|----------|
| HOVIS, June K. ....                                    | David C. Hovis, POA.....    | 10/14/15 |
| MERYL JEAN MOORE TRUST<br>F/B/O MARGUERITE MILLER..... | John Shaffer, Trustee ..... | 10/30/15 |

BCLJ: December 4 & 11, 2015

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