

RECENT OPINION SUMMARIES

GALANTE v. COUNTY OF BUTLER, et al.
(AD No. 15-10398; March 4, 2016)

A promise to vote a certain way during legislative proceedings would violate positive law and is not enforceable. As such, promissory estoppel does not provide plaintiff with the means to enforce such a contract.

NICHOLAS, et al. v. PEOPLES TWP
(AD No. 15-10561; March 15, 2016)

A grant of injunctive relief is appropriate in situations where a governmental entity's actions constitute a continuing trespass on a plaintiff's property. Where defendant has not secured permission from plaintiff property owners for the continuing intrusions by their employees and equipment upon the surface of the plaintiff's property, a continuing trespass exists.

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: Michael Thomas Beard**

Late of: Cranberry Township Pa
Administrator: Linda Ann Beard
200 Trillium Drive
Cranberry Twp Pa 16066
Attorney: Karen E Bononi
Morella & Associates PC
706 Rochester Road
Pittsburgh Pa 15237

Estate of: Mary Jeanne Byers

Late of: Cranberry Township Pa
Executor: Stephen J Byers
219 Lucille St
Glenshaw Pa 15116
Attorney: Michael A Wallisch
310 Grant Street
Grant Building Ste 2317
Pittsburgh Pa 15219

Estate of: Gary L Davis

Late of: Slippery Rock Pa
Executor: Ronald W Coyer
631 Kelly Blvd
Po Box 67
Slippery Rock Pa 16057
Attorney: Thomas R Coyer
SR Law LLC
631 Kelly Blvd Po Box 67
Slippery Rock Pa 16057

Estate of: Maria E Dobrowski

Late of: Cranberry Township Pa
Executor: Joseph E Kutschbach III
213 Alma Street
Pittsburgh Pa 15223
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale Pa 15086

Estate of: Robert M Greenberger

Late of: Penn Township Pa
Executor: Judith M Greenberger
156 Blazing Star Drive
Butler Pa 16002
Attorney: Frank W Habenicht Esq
287 Pittsburgh Road
Suite 1
Butler Pa 16002

**Estate of: Mary E McDonough
a/k/a: Mary Ellen McDonough**

Late of: Middlesex Township Pa
Executor: Dennis Charles McDonough Jr
103 North Drive
Valencia Pa 16059
Attorney: Armand R Cingolani III
Cingolani & Cingolani
300 North McKean Street
Butler Pa 16001

Estate of: Thomas E McKay**a/k/a: Thomas McKay Sr**

Late of: Cranberry Township Pa
Executor: Karen L McKay
2633 Rochester Road
Cranberry Township Pa 16066
Attorney: Heather M Papp-Sicignano
Sweeney Law Offices
20581 Route 19 Suite 1
Cranberry Township Pa 16066

Estate of: Anna Mularchik

Late of: Butler Township Pa
Administrator C.T.A.: David Mularchik
2060 Foxglove Lane
Broadview Heights Oh 44147
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler Pa 16001

Estate of: Loretta Carole Rowan

Late of: Buffalo Township Pa
Executor: Lucinda Marie Thompson
302 South Pike Road
Sarver Pa 16055
Executor: John Mark Rowan
1515 Stiver Road
Punxsutawney Pa 15767
Attorney: Gerald G DeAngelis
512 Market Street
Po Box 309
Freeport Pa 16229

Estate of: Laverne M Stierheim**a/k/a: Laverne Stierheim**

Late of: Saxenburg Pa
Executor: Tracy Ann Starr
701 Magnolia Court
Saxenburg Pa 16056
Attorney: Laurel Hartshorn
Po Box 553
Saxenburg Pa 16056

BCLJ: April 29, May 6 & 13, 2016

SECOND 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

THIRD 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

MORTGAGES

Recorded April 11 - 15, 2016

Alksnis, Valentins III-Howard Hanna Mtg
 Servs-Adams Twp-\$356,250.00
Allworth, Lara Ann aka-JPMorgan Chase
 Bk Na-Adams Twp-\$105,182.00
Altsman, Fred L-Home S&L Co Youngstown
 Oh-Cranberry Twp-\$523,723.00
Babusci, Brian A-PNC Bk Natl Assn-
 Cranberry Twp-\$207,000.00
Bajuszik, Allison P-Citizens Bk Pa-Penn
 Twp-\$85,000.00
Barto, Justin R-Princeton Fin LLC-Cranberry
 Twp-\$361,550.00
Bevington, Sherrie A-Franklin American Mtg
 Co-Cranberry Twp-\$143,000.00
Blose, Tara S-Butler Armco Emp Cred Un-
 Prospect Boro-\$103,000.00
Boozel, Thomas A-Dollar Bk Fed Sav Bk-
 Jackson Twp-\$159,000.00
Borcz, Mark L-First Natl Bk Pa-Butler Twp-
 \$122,550.00
Bowser, Joseph C-Citizens Bk Pa-Clearfield
 Twp-\$50,000.00
Brethauer, James Allan-First Commonwealth
 Bk-Cranberry Twp-\$51,000.00
Brimmeier, Lynn Marie-Victorian Fin LLC-
 Mars Boro-\$73,200.00
Bruce, Michele M-PNC Bk Natl Assn-Butler
 Twp-\$25,000.00
Brueckner, Richard C-North Dists
 Community Cred Un-Middlesex Twp-
 \$50,000.00
Bryan, Mark A-Northwest Bk-Slippery Rock
 Twp-\$73,000.00
Burk, Douglas W-First Natl Bk Pa-
 Muddycreek Twp-\$113,000.00
Burkholder, Laura C-Bank England-
 Middlesex Twp-\$184,594.00
Burr, Allan W-Butler Armco Emp Cred Un-
 Venango Twp-\$115,500.00
Burris, Jesse J-SRU Fed Cred Un-Mercer
 Twp-\$44,500.00
Buterbaugh, Wesley J-PNC Bk Natl Assn-
 Cranberry Twp-\$75,000.00
Byers, Larry Randall-PNC Bk Natl Assn-
 Penn Twp-\$221,110.65
Calafiore, Michael-Allied Mtg Group Inc-
 Prospect Boro-\$210,509.00
Campbell, Daniel D-Corporate America
 Family Cred Un-Middlesex Twp-\$44,000.00
Carson, Corey-Wells Fargo Bk Na-Adams
 Twp-\$413,000.00
Ciafre, Derec B-Butler Armco Emp Cred Un-
 Clinton Twp-\$208,000.00
Courtney, Amie L-Prosperity Home Mtg LLC-
 Cranberry Twp-\$417,000.00
Craig, Edwin III-Howard Hanna Mtg Servs-
 Chicora Boro-\$37,900.00
Cumberledge, Robert D-Huntington Natl

PNC Bk Natl Assn vs. **Mary A Thompson and Todd A Thompson**: Judgment/ Premises: \$113,862.39: Udren Law Offices: 16-20625

EXECUTIONS

Week ending April 22, 2016

1st Name-Plaintiff

2nd Name-Defendant

Americredit Financial Services Inc. and GM Financial vs. **Mark J Birkmeyer, Kelly Birkmeyer and PNC Bank, Garnishee**: Writ of Execution: 16-30102

U.S Bank Natl Assn. vs. **Cynthia R Carey, Inc & Heir to Daniel T Carey; Unknown Heirs to Daniel T Carey; Chad A Carey, Heir; Timothy J Carey, Heir; Patrick M Carey, Heir; Amber Lynn Dittmer, Heir; Dawn Sawicki, Heir; and Amber Dawn Carey, Heir.**: Writ of Execution: 16-30099

Discover Bank vs. **Caesar A Chavez, First Natl Bk of PA, Garnishee and MSA Employees FCU, Garnishee**: Writ of Execution: 16-30103

Green Tree Servicing LLC vs. **John T Helsel, Christi K Helsel, Jennifer Gray, and Unknown Heirs to John T Helsel**: Writ of Execution: 16-30105

U.S Bank Natl Assn. vs. **Caralie Hertweck and Todd A Hertweck**: Writ of Execution: 16-30106

Riverwalk Holdings LTD vs. **Jerome G Hoffman and PNC Bank, Garnishee**: Writ of Execution: 16-30098

Urban Financial of America LLC vs. **Alex A Lotraris, Inc & Heir; Beverly J Lotraris, by Heir; Unknown Heirs, Successors, Assigns; Christine Davis, Heir; and Steven Pomykata, Heir.**: Writ of Execution: 16-30101

Wells Fargo Bank NA vs. **Dawn Marie Prosser**: Writ of Execution: 16-30097

U.S Bank Natl Assn. vs. **Deborah Rumbaugh, Admr and Beatrice A White, Estate by Adrx**: Writ of Execution: 16-30108

Discover Bank vs. **Sarah S Schoeffel, Richard A Osley, Huntington Natl Bk, Garnishee and First Comwlth Bk, Garnishee**: Writ of Execution: 16-30104

Stonegate Mortgage Corp vs. **Joseph C Smith**: Writ of Execution: 16-30107

PNC Bank Natl Assn vs. **Mary A Thompson and Todd A Thompson**: Writ of Execution: 16-30100

DIVORCES

Week ending April 22, 2016

1st Name-Plaintiff

2nd Name-Defendant

Amy J Andrews vs. **Robert S Andrews**:

Kristen Baston Eberle, Esq: 16-90243

Ronald R Buzza Jr vs. **Judith A Buzza**: Susan

B Lope, Esq.: 16-90256

Richard L Carr Jr vs. **Krystal A Carr**: Joseph

J. Nash, Esq: 16-90246

Walter Divers vs. **Cassandra Divers**: Joseph

M Kecskemethy, Esq.: 16-90245

Mark Goldinger vs. **Marcella Goldinger**:

Kenneth R. Harris, Jr., Esq. : 16-90244

Frederick L Love vs. **Jodi M Love**: Atty- None:

16-90250

Joseph H Schlereth vs. **Marcia Schlereth**:

Mark A Criss, Esq: 16-90237

Terry Layne Thomas vs. **Linda Sue Thomas**:

Gail E Suhr, Esq.: 16-90255

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

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 Meridian Elementary School** on Thursday, June 2, 2016, at 1 :00 o'clock p.m., in Courtroom No. 3, before the Honorable Judge Dr. S. Michael Yeager, located at the Butler County Government Center, 124 West Diamond Street, Butler, Pennsylvania.

Said Petition of the Board of School Directors of the Butler Area School District concerns all of the land and building comprising the Meridian Elementary School located at 135 Sparks Avenue, Butler Township, Butler County, Pennsylvania. Michael D. Wright, or his assigns, has submitted the highest Purchase Price Offer in the amount of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00) 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 BUILDING COMPRISING THE MERIDIAN ELEMENTARY SCHOOL, AND IF THERE BEING NONE, MAY APPROVE THE SALE OF THE MERIDIAN ELEMENTARY SCHOOL AT ITS PURCHASE PRICE OFFER OF \$425,000.00. 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: April 29, May 6 & 13, 2016

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
A.D. No. 16-10240**

RICHARD J. BLAUSER and DIANE BLAUSER, his wife, Plaintiffs
VS.

A. CAMPBELL a/k/a ANDREW CAMPBELL, JANE CAMPBELL, JUNE CAMPBELL, JOHN J. CAMPBELL, ISABELLA ELLIS, W. ELLIS, and all their heirs, executors and assigns and all other heirs and assigns, whether known or unknown, Defendants

To the within named Defendants:

Plaintiffs have brought suit alleging that they are the owners of the premises situate in Allegheny Township, Butler County, Pennsylvania, by virtue of a deed from Shirley V. Blausen et al., Trustees, and recorded at Instrument No. 201403180005687, set forth in the Complaint, describing parcel and prior deeds in title. The premises consists of 6 .05 acres situate along Blausen Road, a private road, and part of Tax Parcel No. 020-1F49-14.

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 Plaintiffs. 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 SERVICES TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE.**

Prothonotary, Butler County Courthouse
Butler, PA 16001
(724) 285-4731

Robert J Stock, Esquire
Stock & Patterson
106 South Main Street, Suite 603
Butler, PA 16001

BCLJ: April 29, 2016

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

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, Plaintiff

VS.

Lynn R. Stump, Last Record Owner, The Lynn R. Stump Revocable Living Trust, Lynn R. Stump, Trustee, Laura Domen, Known Heir of Lynn R. Stump, Deceased, Eric Stump, Known Heir of Lynn R. Stump, Deceased, 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

NOTICE OF SALE OF REAL PROPERTY 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, The Lynn R. Stump Revocable Living Trust, Lynn R. Stump, Trustee and Lynn R. Stump, Last Record Owner, Defendant(s), whose last known address is 581 Steiner Bridge Road, Valencia, PA 16059.

Your house (real estate) at 581 Steiner Bridge Road, Valencia, PA 16059, is scheduled to be sold at the Sheriff's Sale on July 22, 2016 at 11:00 a.m. in the Butler County Courthouse, Center Stairwell, S. Main St., Butler PA 16001, to enforce the court judgment of \$152,733.74, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION: ALL THAT PARCEL OF LAND IN TOWNSHIP OF MIDDLESEX, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INST #200104270009925, ID# 230-S5-26B1, BEING KNOWN AND DESIGNED AS LOT 1, SUBDIVISION OF LOT NO. 2 OF THE JESSE LONG PLAN, FILED IN PLAT BOOK 15, PAGE 21, METES AND BOUNDS PROPERTY, DEED FROM TIMOTHY A. GUARD AND LISA M. GUARD, HUSBAND AND WIFE AS SET FOR IN DEED

INST#200104270009925, DATED 4/27/2001 AND RECORDED 4/24/2001, BUTLER COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS: 581 Steiner Bridge Road, Valencia, PA 16059. PROPERTY ID NO.: 230-S5-26B1. TITLE TO SAID PREMISES IS VESTED IN The Lynn R. Stump Revocable Living Trust, Lynn R. Stump, Trustee, dated May 8, 2008 BY DEED FROM Lynn R. Stump, DATED 05/08/2008 RECORDED 05/15/2008 IN DEED BOOK Document #200805150010777.

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

Udren Law Offices, P.C.
Attys. for Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.482.6900.

BCLJ: April 29, 2016

**IN THE COURT OF COMMON PLEAS
BUTLER COUNTY, PENNSYLVANIA
No: 16-40066
CIVIL DIVISION**

**Petition for Declaration of Ownership –
Motor Vehicle**

**IN RE: OWNERSHIP OF 1967 FORD
MUSTANG (VIN: 7T02C180335)**

Petition of: Daran Rumbaugh

Respondent: Specialty Market Place

NOTICE

YOU ARE HEREBY NOTIFIED that a civil action was brought against you in the Court of Common Pleas of Butler County, Pennsylvania, at Docket No. 16-40066 by Daran Rumbaugh, a Declaration of Ownership relative to a 1967 Ford Mustang (VIN:

7T02C180335). A Petition for Declaration of Ownership has been filed naming you as the Respondent, a copy which may be viewed, free of charge at the Butler County, Pennsylvania Prothonotary's Office. If you contest the petition you must file a response. A hearing will be held to decide the petition on July 7, 2016 at 9:15am in Courtroom #3 of the Butler County Courthouse, Butler, PA.

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Office of Prothonotary, Butler County
1st Floor Courthouse
124 West Diamond Street
P.O. Box 1208
(724) 284-5214

Butler County Bar Association
240 South Main Street
Butler, Pennsylvania 16001
(724) 841-0130

Bryan W. Shook, Esquire
Shook Legal, Ltd.
P.O. Box 432
Summerdale, Pennsylvania 17093

BCLJ: April 29, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Hollow Acres Oil & Gas, LLC** and it was organized effective April 6, 2016.

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

BCLJ: April 29, 2016

**LEGAL NOTICE
ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the Corporation is **GREmslie Corp** with principle address of 249 St. Leonards Lane, Cranberry Township, PA 16066

Greg Emslie

BCLJ: April 29, 2016

NOTICE

NOTICE is hereby given that **SPACE CENTER II, LLC**, 22237 Perry Highway, Zelienople, PA 16063 has filed its LLC Certificate of Organization with the Department of State of the Commonwealth of Pennsylvania April 13, 2016.

EUGENE J. MARTUCCI, ESQ.
190 W. WASHINGTON ST.
ROCHESTER, PA 15074

BCLJ: April 29, 2016

LEGAL NOTICE

Pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, NOTICE IS HEREBY GIVEN BY Daniel P. Lynch, Esq., that he will file with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, Articles of Dissolution under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania of 1988. The name of the corporation is **Thrower Family Properties Corporation**.

Send related inquiries to:
The Lynch Law Group, LLC
501 Smith Drive, Suite 3
Cranberry Township, PA 16066.

BCLJ: April 29, 2016

**CERTIFICATE OF ORGANIZATION
Limited Liability Company**

Notice is hereby given that a Certificate of Organization [was/will be] filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **Saxon Country Market, LLC**.

JAMES M. HERB
464 PERRY HIGHWAY
PITTSBURGH, PA 15229

BCLJ: April 29, 2016

**CERTIFICATE OF ORGANIZATION
Limited Liability Company**

Notice is hereby given that a Certificate of Organization [was/will be] filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **Kuczynski Properties, LLC**.

JAMES M. HERB
464 PERRY HIGHWAY
PITTSBURGH, PA 15229

BCLJ: April 29, 2016

NOTICE OF FILING FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Kathleen K Helgert of 464 Riemer Road, Sarver, PA 16055, has filed on April 6, 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 **www.BuggutsTshirts.com**. The business to be carried on at 464 Riemer Road, Sarver, PA 16055.

Kathleen K Helgert

BCLJ: April 29, 2016

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on or about March 26, 2015, and that a Certificate of Incorporation was granted to **ECCB Adirondacks, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988. The purpose for which said corporation was organized is the retail sales of outdoor Adirondack products, and to have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Business Corporation Law of 1988, 15 Pa. C.S.A. Section 1101 et seq.

Timothy L. McNickle, Esquire
McNickle & Bonner, LLP
209 West Pine Street
Grove City, PA. 16127-1595

BCLJ: April 29, 2016

REGISTER'S NOTICE

I, **SARAH E. EDWARDS, M.A., J.D.**, 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, May 9, 2016 at 1:30 PM** (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
BAME, DeWayne G., a/k/a DeWayne George Bame a/k/a Duwane George Bame.....	Frank G. Verterano.....	03/28/2016
DEWALT, John J.	John P. DeWalt.....	03/24/2016
MICHALISIN, Michael R.	Marjorie Berg and Michael D. Michalisin	03/17/2016
MONTGOMERY, Helen E.....	Pearl A. Montgomery.....	03/18/2016
MORGAN, Richard L.	Katherine M. Morgan	03/24/2016
BCLJ: April 29 & May 6, 2016		
