

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

CHRISTOPHER STEINER and
TIMOTHY ZEFFIRO,
CIVIL DIVISION
A.D. No. 2024 - 10490
Plaintiffs,
vs.

THE JAMES GALLAGHER
HEIRS; JAMES GALLAGHER;
CLARA GALLAGHER;
CATHERINE GALLAGHER
GERBER, a/k/a KATHERINE
GALLAGHER GERBER;
TIMOTHY GALLAGHER;
WILLIAM GALLAGHER;
FRANCES E. GERBER,
Executrix of the Catherine
Gallagher Gerber Estate, a/k/a
Katherine Gallagher Gerber;
LUCILLE CALLANDER; FRED L.
GERBER; RICHARD R. GERBER;
MARGARET G. HUGHES;
MARGARET ANNE DUMM,
now DEEM, and the
COMMONWEALTH TRUST
COMPANY OF PITTSBURGH,
Executors of the Estate of
Margaret G. Hughes;
MARGARET G. HUGHES;
LUCILLE MOORE; J. F. GERBER,
a/k/a JOHN F. GERBER; RUTH
G. CRAWLEY; HELEN M.
SHAW; NORIENE WOLF;
LAWRENCE C. SHAW; MARK
H. SHAW; NORMA J.
GALLAGHER; DOROTHY G.
MELICK; and all of the heirs,
unknown heirs, executors,
administrators, successors,
representatives, and assigns
of the aforesaid Defendants,
Defendants.

TO: THE JAMES GALLAGHER
HEIRS; JAMES GALLAGHER;
CLARA GALLAGHER;
CATHERINE GALLAGHER
GERBER, a/k/a KATHERINE
GALLAGHER GERBER;
TIMOTHY GALLAGHER;
WILLIAM GALLAGHER;
FRANCES E. GERBER,
Executrix of the Catherine
Gallagher Gerber Estate, a/k/a
Katherine Gallagher Gerber;
LUCILLE CALLANDER; FRED L.
GERBER; RICHARD R. GERBER;
MARGARET G. HUGHES;
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G. CRAWLEY; HELEN M.
SHAW; NORIENE WOLF;
LAWRENCE C. SHAW; MARK
H. SHAW; NORMA J.
GALLAGHER; DOROTHY G.
MELICK; and all of the heirs,
unknown heirs, executors,
administrators, successors,
representatives, and assigns
of the aforesaid Defendants.

**NOTICE OF QUIET TITLE
ACTION**

You are hereby notified that
the Plaintiffs have filed a
Complaint to Quiet Title on
May 30, 2024, against you at
the above number and term.
The parcels which are the
subject of this action is
located in Allegheny
Township, Butler County,
Pennsylvania, and is bounded
and described as follows:

PARCEL ONE:
ALL that certain piece or
parcel of land situate in
Allegheny Township, Butle
County, Pennsylvania, being
bounded and described as
follows: ON the North by lands
formerly of E. A. Knox Heirs,
now David L. Lowers, et al.,
and a public road (now
Allegheny Church Road); on
the East by aid Knox Heirs and
others (now Bruce R. Lowers);
on the South and West by
State Highway Route 10083
(now Parker Pike), leading
from Parker to Eau Claire.

CONTAINING 45 or 50 acres,
more or less.
BEING part of the James
Gallagher Heirs Farm.
BEING Tax Assessment Parcel
020-1F33-3-0000.

PARCEL TWO:
ON the North and East by land
of Columbia Oil Co (now Jesse
W. Smith and Bruce R.
Lowers); on the South and
West by Forest Oil Company
(now Gary L. Irwin and Elaine
C. Friters).

CONTAINING 5 acres, more or
less.
BEING part of the James
Gallaghers Heirs Farm.
BEING Tax Assessment Parcel
020-1F33-19-0000.

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 Plaintiffs, 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 Plaintiffs.

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 ASSISTANCE TO
ELIGIBLE PERSONS AT A
REDUCED FEE FOR NO FEE.
Office of Prothonotary, Butler
County
First Floor, County Courthouse
300 South Main Street
Butler, PA 16001
(724) 284-5214 Butler County
Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130
Thomas J. May, Esquire
Attorney for Plaintiffs
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001