

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

CHRISTOPHER STEINER and
TIMOTHY ZEFFIRO,
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.

CIVIL DIVISION

A.D. No. 2024 – 10490

C.P. No. 2024 – 21195

ORDER OF COURT

AND NOW, this 22nd day of
August, 2024, an Affidavit of
Service of the Complaint with
Notice to Defend having been
filed and no Answer having
been made by the Defendants
for a period in excess of
twenty-five (25) days, upon
consideration of the Motion by
Plaintiffs and pursuant to Pa.
R.C.P. 1066, **IT IS HEREBY
ORDERED** that a judgment by
default be entered against the
Defendants, 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, directing that the
Defendants be permanently
enjoined and restrained from
asserting any claim or interest
in or to the following
described real property or any
part thereof:

PARCEL ONE:

*ALL that certain piece or
parcel of land situate in
Allegheny Township, Butler
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 said 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.*

Unless the Defendants shall
file an Action in Ejectment
against the Plaintiffs, or
otherwise take legal action to
protect their interests within
thirty (30) days of the date of
publication of this Order once
in the Butler Eagle, once in the
Butler County Legal Journal,
once in the Pittsburgh
Post-Gazette, and once in the
Pittsburgh Legal Journal, the
Prothonotary shall, upon
Praecipe of the Plaintiffs, enter
a final judgment against the
Defendants.

BY THE COURT:

Kelly T.D. Streib