



BUTLER COUNTY • PENNSYLVANIA

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Legal Journal

Vol. 28

August 23, 2019

No. 04

Designated as the Official Legal Periodical for Butler County, Pennsylvania

Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable William R. Shaffer, Administrative Judge

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

Butler County Bar Association

Jackie R. Dimun, President

Owned and Published weekly by:

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Butler County Legal Journal

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INDEX

Divorce Notices.....	15
Estate Notices.....	3
Executions	15
Judgments	13
Marriage License.....	16
Mortgages.....	6
Notices	17
Suits	12
Upcoming CLEs.....	2

PLEASE NOTE:

**Advertisements must be received by 12:00 PM
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CLE



UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at www.pbi.org.

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email info@butlerbar.org

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

- | | |
|---------------------------|---|
| August 27, 2019 | PBI: Powerful Witness Preparation
Butler County Bar Association
5 substantive credits, 1 ethics
Tues., August 27, 2019 8:30a-3:30p |
| August 28, 2019 | PBI: Quiet Title Actions in Western Pennsylvania
Butler County Bar Association
3 substantive credits,
Wed., August 28, 2019 9:00a-12:15p |
| August 29, 2019 | PBI: A Spotlight on Ethics
Butler County Bar Association
6 Ethics credits,
Thurs., August 29, 2019 9:00a-4:15p |
| September 4, 2019 | Judges Round Table
Butler County Bar Association
1 substantive credits,
Wed., September 4, 2019 12:00p-1:00p |
| September 9, 2019 | PBI: Recent Pennsylvania Supreme Court Cases
Butler County Bar Association
3 substantive credits,
Mon., September 9, 2019 12:00p-3:15p |
| September 12, 2019 | PBI: Administering an Estate in PA: A Step by Step Guide
Butler County Bar Association
5 substantive credits, 1 ethics credit,
Thurs., September 12, 2019 9:00a-4:15p |
| September 17, 2019 | PBI: Copyright Permissions and Social Media
Butler County Bar Association
3 substantive credits,
Tues., September 17, 2019 12:00p-3:15p |

Please address all communications to:
Butler County Legal Journal

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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: Ruth M Craig**

Late of: Chicora PA
Executor: Dennis L Craig
127 Log Cabin Drive
Chicora PA 16025
Attorney: Michael W Sloat
Lynn, King & Schreffler, P.C.
606 Main Street P.O. Box 99
Emlenton PA 16373

Estate of: Frances Ann Graham

Late of: Summit Township PA
Executor: Donna M Keith
298 Ziegler Road
Rochester PA 15074
Attorney: Kelley I Harley
Jaffe & Kecskemethy PC
101 East Diamond Street Suite 204
Butler PA 16001

Estate of: Shirley L Kline

Late of: Forward Township PA
Executor: Rita Kline
296 Beacon Road
Renfrew PA 16053
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Gaye L Lackey

Late of: Summit Township PA
Admr. D.B.N. C.T.A.: Chalace L Schaffner
445 Donaldson Road
Fenelton PA 16034
Attorney: Matthew T McCune
Conlon Tarker PC
108 E Diamond St
Butler PA 16001

Estate of: Byron S Mable**a/k/a: Byron S Mable Sr**

Late of: Center Township PA
Admr. D.B.N. C.T.A.: Edward A Mable
131 Saul Road
Petroia PA 16050
Attorney: Patrick F Lawlor
Lawlor and Lawlor PC
979 Perry Highway
Pittsburgh PA 15237

Estate of: Byron S Mable Jr

Late of: Center Township PA
Executor: Patrick F Lawlor
979 Perry Highway
Pittsburgh PA 15237
Attorney: Thomas G Lawlor
Lawlor and Lawlor PC
979 Perry Highway
Pittsburgh PA 15237

Estate of: Betty V Peters**a/k/a: Betty Virginia Peters**

Late of: Franklin Township PA
Executor: Sandra K Dick
879 W Old Rt 422
Butler PA 16001
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: John A Spinelli

Late of: Zelienople PA
Administrator: Jacqueline S Transou
5416 Edenfield Drive
Kernersville Nc 27284
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

BCLJ: August 23, 30 September 6, 2019

SECOND PUBLICATION**Estate of: Carl C Henry Jr**

Late of: Butler PA
Executor: Dawn R Cox Henry
630 Eau Claire Street
Butler PA 16001
Attorney: Andrea C Parenti
Dillon McCandless King
Coulter & Graham LLP
600 Cranberry Woods Drive Suite 175
Butler PA 16001

Estate of: Mark G Musher

Late of: Jackson Township PA
Administrator: Norbert C Musher
291 Sewickley Oakmont Road
Pittsburgh PA 15237
Attorney: Richard G Opiela
Opiela and Associates PC
970 Perry Highway
Pittsburgh PA 15237

Estate of: Geraldine Rosalia Myers

a/k/a: Geraldine R Myers
Late of: Lancaster Township PA
Executor: Davina Sue Myers
600 Perry Highway
Harmony PA 16037
Attorney: Darla J Hancher
Hancher Law Office
101 N Green Lane
Zelienople PA 16063

Estate of: Hagan Smith

Late of:
Ocala Marion County Florida
Ancillary Administrator:
David Smith
632 W Slippery Rock Rd
Chicora PA 16025
Attorney: Eric R Hague
Duane Morris LLP
30 S 17th St
Philadelphia PA 19103-4196

Estate of: Samuel G Woods

a/k/a: Samuel Woods
Late of: Butler PA
Executor: Coralee Fosbrink
228 Bellview Road
Connellsville PA 15425
Attorney: Thomas J May
Dillon, McCandless, King,
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

BCLJ: August 16, 23, 30, 2019

THIRD PUBLICATION**Estate of: Evelyn M Beggs**

Late of: Winfield Township PA
Administrator: James K Beggs
145 Boyd Drive
Sarver PA 16055
Attorney: Laurel Hartshorn Esq
PO Box 553
Saxonburg PA 16056

Estate of: Albert A Caretto Jr

a/k/a: Albert A Caretto
Late of: Valencia PA
Executor: Joseph A Caretto
506 Carla Drive
Pittsburgh PA 15238
Attorney: Matthew F Schwartz
Lange Legal Group LLC
2200 Murray Ave
Pittsburgh PA 15217

Estate of: Edward J Carney

a/k/a: Edward James Carney
Late of: Mars PA
Executor: Faith Paladin
751 Florence Ave
Pittsburgh PA 15202
Attorney: Cathy L Brannigan
15 Duff Road Suite 6C
Pittsburgh PA 15235

Estate of: Marien E Evans

a/k/a: Marien Mulanax Evans
a/k/a: Marien Elaine Evans
Late of: Seven Fields PA
Executor: Debra Cecile Evans
127 Lovi Road
Baden PA 15005
Attorney: Mark A Criss
20436 Route 19
Suite 620 #182
Cranberry Twp PA 16066

Estate of: Carolyn E Gross

a/k/a: Carolyn Gross
Late of: Saxonburg PA
Administrator: Taylor R Nicholas Esq
Dietrich Law Firm
610 Sentry Parkway Suite 200
Blue Bell PA 19422
Attorney: Taylor R Nicholas Esq
610 Sentry Parkway
Suite 200
Blue Bell PA 19422

Estate of: Wayne Myron Johnson**a/k/a: Wayne Johnson****a/k/a: Wayne M Johnson**

Late of: Winfield Township PA
Administrator: Sonja Marlene Johnson
177 Cooper Road
Cabot PA 16023
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Alice C Kallner

Late of: Buffalo Township PA
Administrator: Roger V Kallner
108 Orchard Drive
Sarver PA 16055
Attorney: Lawrence P Lutz
Lutz & Pawk
The Morgan Center Bldg
101 East Diamond St Suite 102
Butler PA 16001

Estate of: Bernice A Kivlan**a/k/a: Bernice Ann Kivlan**

Late of: Evans City PA
Executor: Pamela S Kivlan
14 Marion Drive
Zelienople PA 16063
Attorney: Lloyd A Welling
American Wills & Estates
2100 Wharton St Suite 302
Pittsburgh PA 15203

Estate of: Robert L Northime Sr

Late of: Chicora PA
Administrator: Lisa A Fleeger
110 Paradise Lane
Chicora PA 16025
Administrator: Robert L Northime Jr
PO Box 211
Chicora PA 16025
Administrator: Timothy J Northime
175 Fairmist Road
Chicora PA 16025
Attorney: Henry W Gent III
Dale Woodard Gent McFate Law Firm
1030 Liberty Street
Franklin PA 16323

Estate of: Thomas M Riederer

Late of: Cranberry Township PA
Administrator: Patricia Riederer
1123 Prescott Pl
Sewickley PA 15143
Attorney: Anthony S Posa
2500 Brooktree Rd Suite 301
Wexford PA 15090

Estate of: Leon Edward Thompson**a/k/a: Leon E Thompson**

Late of: Mercer Township PA
Administrator: Rennae L Allison
4245 William Flynn Highway
Harrisville PA 16038
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: August 9, 16, 23, 2019

MORTGAGES

Recorded July 22 - July 26, 2019

Acquaviva, Apryle A--ARMCO CRED UN--Butler City Ward:5 Street:119 Carnegie St Parcel:565-44-55:\$41,000.00

Albert, Lynn A--ARMCO CRED UN--Butler Twp Sub/Condo:Stone Ridge Ests Ph 2 Amendmen Lot:300F Street:402 Acre Avenue Parcel:056-65-G300F:\$119,000.00

America First Enter LLP; Oliver, Jerome P Sr--DOLLAR BK FED SAV BK--Winfield Twp Parcel:320-S1-36 Acre:6.96:\$1,000,000.00

Angello, Tina M--NATIONSTAR MTG LLC DBA--Penn Twp Street:111 Kaltenbaugh Road Parcel:270-S1-35:\$60,000.00

Applewood Springs LP; Stevenson, Pamela Sue; Wood, Sherri Layne--ARMCO CRED UN--Butler City Ward:4 Lot:10 Street:415 N Main St Parcel:564-11-97:\$75,000.00

Donnel, Todd A; Donnel, Lee Ann--DONNEL TODD AARMCO CRED UN--Center Twp Street:485 N Duffy Road Parcel:060-2F104-12R:\$30,000.00

Armstrong, Dennis C; Armstrong, Kathleen A--KEYBANK NATL ASSN--Butler Twp Street:103 Saxonburg Rd Parcel:051-40-34:\$36,967.75

Autobody Prods Inc; Palermo Real Est Properties LLC--CITIZENS BK NA--Butler City Ward:2 Sub/Condo:Oesterling Palermo Realty 3 Street:133 South Monroe Street Parcel:565-25-50 Acre:3.8:\$4,572,628.60

Bajek, Chelsea M; Bajek, Cory A--UNITED WHOLESALE MTG--Center Twp Sub/Condo:Northvue Farms Plan Lot:114 Street:328 Chestnut Dr Parcel:060-S10-114:\$175,757.00

Baker, Douglas J; Baker, Ramona M Arena--FIRST COMMONWEALTH BK--Winfield Twp Street:268 Ewing Ln Parcel:320-1F09-09:\$25,000.00

Baker, Eric K--NEXTIER BK NA--Zelienople Boro Street:114 W Beaver St Parcel:550-S2-Bf3:\$202,500.00

Barbish Landscaping LLC--PNC BK NATL ASSN--Forward Twp Sub/Condo:Tokarski Holdings LLC Barbish Lot:1 Street:1437 Mars Evans City Road Parcel:160 4F31 14A1C1 Acre:0.712:\$108,284.88

Barnhart, Gary R--CITIZENS BK PA--Zelienople Boro Sub/Condo:Zelienople Ext Cos Plan Lot:345 Street:113 McKim St Parcel:550-S5-A345:\$133,000.00

Baron, Marie--CFSBANK--Adams Twp Sub/Condo:Adams Pointe North

Condo Unit:234 No 4 Street:234 Adams Pointe Blvd Unit 4 Parcel:010-S18-A234/4:\$114,000.00

Barto, Nicole M--NVR MTG FIN INC--Cranberry Twp Sub/Condo:Park Place Amendment #32 Plan Lot:6H-B Street:628 Amarth Lane Parcel:130-S31-D6H:\$234,800.00

Bauer, Daniel J; Bauer, Elizabeth C--ARMCO CRED UN--Butler Twp Ward:2 Street:115 Sylvan Street Parcel:052-28-J265:\$100,000.00

Bauer, Jeffrey M; Bauer, Pauline--CNB BK--Middlesex Twp Street:115 Mack Lane Parcel:230-S1-12G12:\$199,200.00

Bengele, Bonnie L; Bengele, Robert A--PENNSYLVANIA EQUITY RESOURCES INC--Cranberry Twp Sub/Condo:Creekwood Plan #2 Lot:346 Street:114 Briarwood Lane Parcel:130-S12-A346:\$224,900.00

Bennett, David C; Bennett, Jodi L--WELLS FARGO BK NA--Middlesex Twp Sub/Condo:Weatherburn Heights Prd Ph 1B Lot:192 Street:5006 Blue Heron Ct Parcel:230-S16-C192:\$351,140.00

Boring, Lyman Eric Aka; Boring, Lyman Erin Aka; Boring, Miranda McIlvaine--ARMCO CRED UN--Center Twp Street:114 Hilltop Dr Parcel:060-S12-A56:\$115,000.00

Bostic, Stephanie K--CITIZENS BK NA--Middlesex Twp Sub/Condo:Weatherburn Heights Prd Ph 1B Lot:154 Street:2044 Eagle Ridge Dr Parcel:230-S16-C154:\$360,000.00

Brady, Kirk M--CITIZENS BK NA--Lancaster Twp Street:352 Perry Highway Parcel:200-4F100-A23Da:\$244,000.00

Breznik, Justin R; Steding, Lindsey H--HOLLAND MTG ADVISORS--Adams Twp Sub/Condo:Treesdale Four Lakes Neighborn Lot:1045 Street:1203 Joseph Court Parcel:010-S14-A1045:\$555,000.00

Brockman, Ariza Marie Vida; Brockman, Robert Lee--LOANDEPOT COM LLC--Forward Twp Sub/Condo:Wilsons Ridge Ph 1 & 2 Lot:215 Street:127 Naughton Cir Parcel:160-S6-B215:\$337,579.00

Bruening, Beth A; Bruening, Christopher L--COMMUNITY BK--Jackson Twp Sub/Condo:Villas @ Spring Valley Condo P Unit:305 Street:305 Spring Valley Drive Parcel:180-S11-A305:\$160,000.00

Brydon, Jaime E Aka; Brydon, Jamie E Aka; Long, Jaime Aka--SRU FED CRED UN--Slippery Rock Boro Street:439 W Water St Parcel:510-S4-5Aa:\$16,500.00

Burk, James D--FARMERS NATL BK EMLENTON--Allegheny Twp Street:4028

- Kittanning Pike Parcel:020-1F37-5D
Acre:1.273:\$45,000.00
- C L Holdings LLC; CL Holdings LLC; Graf, Curtis J; Graf, Laura E Whitcomb--**WASHINGTON FIN BK--Connoquenessing Boro Street:122 Connoq Main St Parcel:370-S1-A9:\$191,250.00
- Calafiore, Adele F; Calafiore, Michael--**HOME POINT FIN CORP--Prospect Boro Sub/Condo:Heaton Plan 4 Lot:1 Street:122 Orchard Dr Parcel:490-S2-22B:\$236,000.00
- Calvert, Barry Aka; Calvert, Barry L Aka; Calvert, Margaret A Aka; Calvert, Margaret Aka--**HOUSING AUTH BUTLER CO--Butler Twp Street:213 McClain Ave Parcel:561-27-22:\$5,000.00
- Carroll, Richard D Aka; Carroll, Richard D Jr Aka; Carroll, Sandra N--**CITIZENS BK PA--Jackson Twp Sub/Condo:Brookview Farms Ph I Lot:105 Street:109 Burnside Dr Parcel:180-S9-A105:\$100,000.00
- Clark, David; Clark, Sharon--**CLARION CO COMMUNITY BK--Harrisville Boro Street:108 N Main Street Parcel:430-S1-A30:\$115,000.00
- Como, Travis P--**UNITED WHOLESale MTG--Worth Twp Sub/Condo:Mourning Dove Acres Plan II Lot:7 Street:110 Mourning Dove Dr Parcel:330-4F70-A6Gg:\$139,200.00
- Craft, Lynae L; McCue, Ian--**UNITED WHOLESale MTG--Butler Twp Sub/Condo:Young Plan Lot:164 Street:5330 Colonial Ave Parcel:055-28-A164:\$77,503.00
- Crawford, John J; Crawford, Lisa M--**NVR MTG FIN INC--Buffalo Twp Sub/Condo:R&W Ests LLC & Nvr Inc Plan Lot:127R Street:125 Twin Oaks Drive Parcel:40-S17-A127:\$131,000.00
- Creehan, Dennis W; Creehan, Linda C--**MORGAN STANLEY PRIVATE BK NATL ASSN--Adams Twp Sub/Condo:Adams Pointe North Condo Unit:211-10 Street:211 Adams Pointe Blvd #10 Parcel:010-S18-A211/10:\$206,000.00
- Crispin, Kenneth E Jr; Crispin, Lois L--**NORTHWEST BK--Butler Twp Sub/Condo:Castle Heights Plan Lot:11 Street:123 Remil Dr Parcel:056-21-A11:\$25,000.00
- Cuccaro, Betty; Cuccaro, Robert F--**WESBANCO BK INC--Lancaster Twp Sub/Condo:Cuccaro Est Sub Lot:1 Street:462 Little Creek Rd Parcel:200-4F54-17A:\$219,000.00
- Davis, Steven R--**VICTORIAN FIN LLC--Jefferson Twp Street:177 Burtner Rd Parcel:190-1F155-2A:\$161,912.00
- Depasquale, Jessica; Depasquale, Robert J--**CLEARVIEW FED CRED UN--Cranberry Twp Sub/Condo:Fox Run Plan 3 Lot:322 Street:437 Deerfield Dr Parcel:130-S10-C322:\$32,000.00
- Detisch, Alishia; Detisch, Timothy J--**PNC BK NATL ASSN--Adams Twp Street:117 Cloverdale Dr Parcel:010-S7-E23:\$125,000.00
- Dillon, William R--**CITIZENS BK PA--Mercer Twp Street:315 Wick Ave Parcel:220-3F96-10C Acre:8.286:\$50,000.00
- Diugas, Michelle L; Diugas, Timothy R--**UNION HOME MTG CORP--Butler Twp Sub/Condo:Kirkpatrick Plan #1 Lot:11R Street:117 Greenhill Drive Parcel:053-6-C11:\$186,550.00
- Doms, Randy; Donals, Susan--**LOANDEPOT COM LLC--Winfield Twp Street:200 Leasureville Rd Parcel:320-1F09-15Cb:\$124,500.00
- Dorenkamp, Lawrence E; Povlick, Lisa M; Povlick, William Jr Aka; Povlick, William P Aka--**ARMCO CRED UN--Butler Twp Ward:1 Street:107 Kemper Rd Parcel:051-40-35A:\$100,000.00
- Drozynski, Matthew T; McGreevy, Gina L--**HOWARD HANNA MTG SERVS--Evans City Boro Lot:57 Street:236 Belle St Parcel:400-S1-G36:\$176,641.00
- Duffield, Franky E; Duffield, Robert J--**DOLLAR BK FED SAV BK--Prospect Boro Street:137 Kennedy Rd Parcel:490-S1-36C:\$149,500.00
- Dunworth, Doug A--**NVR MTG FIN INC--Cranberry Twp Sub/Condo:Park Place Amendment No 32 Pla Lot:6H-C Street:630 Amarth Lane Parcel:130-S31-D6H:\$306,734.00
- Ealy, Daniel E; Ealy, Judith M Hartman Aka; Hartman, Judith M Aka; Hartmanealy, Judith M Aka--**ARMCO CRED UN--Butler Twp Ward:6 Street:153 N Eberhart Rd Parcel:056-10-16:\$50,000.00
- Ehrman, John P; Ehrman, Sharon J--**ARMCO CRED UN--Concord Twp Street:1239 Oneida Valley Rd Parcel:110-3F04-A21D:\$5,000.00
- Etzel, Edward J--**ARMCO CRED UN--Summit Twp Street:198 Saxonburg Rd Parcel:290-2F14-A1M:\$250,000.00
- Ferguson, Bruce E Jr; Ferguson, Carrie J--**USX FED CRED UN--Marion Twp Street:249 Ferguson Rd Parcel:210-2F118-21:\$100,000.00
- Ferguson, Bruce E Jr; Ferguson, Carrie J--**USX FED CRED UN--Marion Twp Street:249 Ferguson Rd Parcel:210-2F118-21:\$20,000.00
- Fleming, G Michael; Fleming, Jenifer Aka;**

- Fleming, Jenifer L Aka--NEXTIER BK NA--Adams Twp Street:431 Route 228 Parcel:010-3F57-A13B:\$253,750.00**
- Frazer, Mary Jo Aka; Frazer, Todd S; Geibel, Mary Jo Aka--ARMCO CRED UN--Franklin Twp Street:202 North Road Parcel:170-3F43-A5Nb:\$149,000.00**
- Fromm, Arthur P; Fromm, Laura L--PROVIDENT FUNDING ASSOC LP--Adams Twp Sub/Condo:Heritage Creek Lots 154 155 & Lot:156 Unit:E Street:538 E Vanderbilt Dr Parcel:010-S17-A156E:\$312,000.00**
- Genaway, Jan Marie; Genaway, Russell L--ARMCO CRED UN--Clay Twp Street:773 Mahood Rd Parcel:080-2F59-A1B:\$150,000.00**
- Gibson, Patricia; Shelleby, Kevin J--PENNSYLVANIA STATE EMP CRED UN--Penn Twp Street:218 Welsh Road Parcel:270-2F73-36Cc:\$202,000.00**
- Glasso, Nicholas--PNC BK NATL ASSN--Forward Twp Street:1060 Three Degree Rd Parcel:160-3F53-A7A1A:\$80,000.00**
- Good, Ashley Rae--MARS BK--Penn Twp Street:218 North Trail Parcel:270-S5-A13:\$145,000.00**
- Grace, Mary Jean--HOWARD HANNA MTG SERVS--Adams Twp Sub/Condo:Cobblestone Village Unit:1114 Street:1114 Cobblestone Lane Parcel:010-S17-B1114:\$75,000.00**
- Graham, Hannah Kathleen; Graham, Joshua Michael--ARMCO CRED UN--Butler Twp Ward:5 Street:212 Highfield Rd Parcel:055-28-B209:\$30,000.00**
- Graham, Nancy L; Graham, William C Aka; Graham, William C III Aka--DOLLAR BK FED SAV BK--Butler Twp Sub/Condo:Kastelan Plan Lot:4 Street:139 N Eberhart Road Parcel:056-10-A4:\$144,000.00**
- Hale, Georgeann Rohoza Trs; Hale, Harmon R Trs; Hale Family Revocable Living Tr By Trs; Rohozahale, Georgeann Trs--NORTHWEST BK--Middlesex Twp Sub/Condo:Chanadet Plan Lot:5 Street:132 Denny Rd Parcel:230-S2-43C5:\$50,000.00**
- Hamm, James L; Hamm, Theresa L--DOLLAR BK FED SAV BK--Worth Twp Street:432 W Park Rd Parcel:330-4F90-25A2:\$20,000.00**
- Hanes, Rebecca R--WEST PENN FIN SERV CTR INC--Harrisville Boro Sub/Condo:Donaldson Sub Lot 1 & 2 Lot:1 Street:334 W Prairie Street Parcel:430-S3-C3:\$104,080.00**
- Hans, Rebecca J; Hans, Scott A--FIRST NATL BK PA--Adams Twp Street:795 Callery Rd Parcel:010-S6-C8:\$100,000.00**
- Harvat, Christina L; Zaccari, Adam--NVR MTG FIN INC--Middlesex Twp Sub/Condo:Blackhawk Prd Ph III Lot:316 Street:1043 Blackhawk Drive Parcel:230-S17-B316:\$377,595.00**
- Haunty, David A; Haunty, Kathleen L--ARMCO CRED UN--Butler City Ward:2 Street:109 Second Street Parcel:562-43-120:\$100,000.00**
- Heasley, Dillon E--NAVY FED CRED UN--Concord Twp Street:210 Valley Road Parcel:110-2F26-38E:\$154,660.00**
- Hess, Katherine A; Hess, Robert S--RESIDENTIAL MTG SERVS INC--Cranberry Twp Sub/Condo:St Leonards Woods Ph II Plan Lot:24 Street:405 Chatham Ln Parcel:130-S21-B24:\$333,000.00**
- Hillenbrand, Kenneth; Hillenbrand, Stephanie--CITIZENS BK--Forward Twp Sub/Condo:Peachmont Site Ph I Lot:125 Street:103 June Bug Drive Parcel:160-S7-A125:\$351,200.00**
- Hillnbrand, Kristen L--FIRST COMMONWEALTH BK--Adams Twp Street:309 Broadstone Drive Parcel:010-S20-Bt1-513D:\$35,000.00**
- Hilliard, Deborah A; Hilliard, Reynold J--ARMCO CRED UN--Butler Twp Street:109 Braethorn Dr Parcel:051-39-T27:\$75,000.00**
- Hinchman, James B; Hinchman, Jennifer A--FARMERS NATL BK EMLNTON--Lancaster Twp Sub/Condo:Timber Ridge Plan Lot:5 Street:105 Timber Ridge Drive Parcel:200-4F56-5D5:\$544,000.00**
- Hitchan, Nicholas A--PNC BK NA--Jackson Twp Sub/Condo:Village At Harmony Junction Lo Lot:10-D Street:140 Rylie Drive Parcel:180-S7-C10D:\$212,871.00**
- Horwat, Cynthia L; Horwat, Dennis--ARMCO CRED UN--Butler Twp Ward:6 Street:104 Wyncrest Dr Parcel:056-2-8:\$93,000.00**
- Hufnagel, Jessica L; Hufnagel, Kirk--PNC BK NATL ASSN--Zelienople Boro Street:209 Hillside Dr Parcel:550-S6-F42:\$100,000.00**
- Infostructure Technology Group LLC; J S W B Holdings LLC; JSWB Holdings LLC--NEXTIER BK NA--Cranberry Twp Sub/Condo:Mashuda Acres Plan Lot:2 Street:132 Wisconsin Ave Parcel:130-S6-A2:\$150,000.00**
- Jaworski, Robin--CITIZENS BK NA--Zelienople Boro Sub/Condo:Zelienople Land Co Plan Lot:734 Street:317 Pine Street Parcel:550-S4-A734:\$186,240.00**
- Johnson, Evangeline; Johnson, Guy**

- E--HUNTINGTON NATL BK--Allegheny**
Twp Sub/Condo:Sandy Point Plan Lot:12
Street:272 Sandy Pt Road Parcel:020-
1F45-24M Acre:7.826:\$175,000.00
- Johnson, Robin S; Koss, Tina M--**
FREEDOM MTG CORP--Clearfield Twp
Street:137 Burke Rd Parcel:090-1F15-
28B:\$136,000.00
- Kelly, Linda J--UNION HOME MTG CORP--**
Parker Twp Sub/Condo:Horner Plan Lot:15
Street:1714 Kittanning Pike Parcel:260-
S1-C15:\$50,400.00
- Kildoo, Bernard Alan; Kildoo, Marilyn J--**
VICTORIAN FIN LLC--Butler City Ward:1
Sub/Condo:Boyd Plan Lot:149 Street:219
McClain Ave Parcel:561-27-26:\$57,000.00
- Kline, Allen G--WESBANCO BK INC--**
Mars Boro Sub/Condo:Kline Plan Lot:2
Street:618 Stanton Avenue Parcel:450-
S1-B215A:\$292,000.00
- Knochel, George H Jr--PLAZA HOME**
MTG INC--Butler City Ward:1 Street:115
Wilkins Ave Parcel:561-35-91:\$52,910.00
- Kovalcik, Jarid Paul; Kovalcik, Lindsey**
Rae--APOLLO TR CO--Buffalo Twp Sub/
Condo:Rummel Plan Lot:2 Street:102
Chesterfield Drive Parcel:040-S2-
Cf2:\$70,000.00
- Krebs, Robert J--AMERICAN FIN**
RESOURCES INC--Marion Twp Sub/
Condo:Greenwood Ridge Sub Lot:3
Street:122 Porter Road Parcel:210-2F122-
21Bb:\$199,000.00
- Kress, Bradley A--MARS BK--Adams**
Twp Street:125 Laddie Ln Parcel:010-
3F59-A5:\$150,000.00
- Kress, Brian J--MARS BK--Adams**
Twp Street:342 Denny Rd Parcel:010-
3F59-A20:\$150,000.00
- Kress, Brian K--MARS BK--Adams**
Twp Street:342 Denny Rd Parcel:010-
3F59-A20:\$480,000.00
- Lanyon, Roseann C--KISH BK--Adams Twp**
Sub/Condo:Cobblestone Village Condo
Unit:2094 Street:2094 Jamestown Court
Parcel:010-S17-B2094:\$220,000.00
- Leone, Amanda R; Leone, Anthony**
J--WASHINGTON FIN BK--Cranberry
Twp Sub/Condo:Madison Heights Plan
Sub Lot:121 Street:115 Kingston Avenue
Parcel:130-S38-A121:\$742,500.00
- Lindstrom, Trevor A--KASH MTG GROUP**
INC--Clinton Twp Sub/Condo:Reitler
Sekowski Lot Line Rev Lot:1 Street:642
Saxonburg Blvd Parcel:100-1F159-
20E:\$158,000.00
- Mainhart, Colby R; Mainhart, Justin**
C--ARMCO CRED UN--Slippery Rock
Boro Sub/Condo:Lobaugh Gay Plan
Lot:A Street:335 New Castle Street
Parcel:510-S4-45:\$52,000.00
- Malinowski, Edward F; Malinowski,**
Jamie D--DOLLAR BK FED SAV BK--
Adams Twp Street:123 Vista Ridge Lane
Parcel:010-S8-E131:\$75,475.00
- Malloy, Joseph D--ARMCO CRED UN--**
Butler Twp Ward:6 Street:118 Lawrence
Ave Parcel:056-17-B24:\$15,500.00
- Mars, Lyn; Mars, Tommy L--WESBANCO**
BK INC--Cranberry Twp Sub/
Condo:Shadow Creek Plan Sub Lot:211
Street:224 Cashmere Court Parcel:130-
537-C211:\$300,000.00
- Martucci, Carmen F--PNC BK NA--**
Cranberry Twp Sub/Condo:Timberline
Plan #1 Lot:139 Street:518 Chaparral Dr
Parcel:130-S14-A139:\$165,000.00
- Masters, Denise A; Masters, Timothy**
J--CLEARVIEW FED CRED UN--
Butler Twp Street:200 Summer St
Parcel:053-15-5:\$33,000.00
- McCall, Charles A; McCall, Rosalyn**
M--ARMCO CRED UN--Clinton Twp
Street:131 Anderson Rd Parcel:100-
1F163-10C:\$11,500.00
- McCann, Richard M--ARMCO CRED**
UN--Penn Twp Street:123 Oak Ridge Dr
Parcel:270-S2-19:\$100,000.00
- McCaslin, Kelly R--HOUSING AUTH**
BUTLER CO--Oakland Twp
Street:116 Saint Joe Road Parcel:250-
S1-C35:\$1,787.00
- McGraw, Shane P; McGraw, Shannon**
L--AMERISAVE MTG CORP--Saxonburg
Boro Sub/Condo:Hutchison & Sepech
Sub Lot:4A Street:521 Oakwood Lane
Parcel:500-S1-H4A:\$294,800.00
- McKinney, Brian; McKinney, Lynn--MARS**
BK--Middlesex Twp Street:105 Linda Ln
Parcel:230-2F90-16B:\$320,000.00
- McNelly, Rodney; Reith, Karen I--**
WELLS FARGO BK NA--Adams Twp
Sub/Condo:Carriage Manor Prd Ph 2
& 3 Lot:A327 Street:125 Majestic Dr
Parcel:010-S10-C327:\$203,650.00
- Mikut, Glenn Alan; Mikut, Joanne D--**
WELLS FARGO BK NA--Cranberry Twp
Sub/Condo:Toa Cranberry Prd Lot:257
Street:500 Blackberry Cir Parcel:130-
S44-B257:\$315,000.00
- Milkovich, Shaun G--HOME POINT FIN**
CORP--Center Twp Sub/Condo:Shanor
Heights Addition 1 Plan Lot:7 Street:107
Elise Dr Parcel:060-S2-C7:\$205,200.00
- Miller, Evan P--DOLLAR BK FED SAV BK--**
Allegheny Twp Street:127 Dean Road
Parcel:020-1F118-9:\$159,200.00
- Miller, Nancy J; Miller, Richard C Jr-**
CITIZENS BK PA--Adams Twp
Street:121 Amber Ln Parcel:010-3F59-

- A4Ca:\$232,000.00
- Myers, Derek N; Myers, Tracy A**--ARMCO CRED UN--Center Twp Sub/Condo:Millers Crossing Plan Lot:13 Street:113 Belleshire Drive Parcel:060-S17-D13:\$313,320.00
- Nagle, Keith William; Nagle, Susan L**--PNC BK NATL ASSN--Summit Twp Street:369 Mitchell Hill Rd Parcel:290-2F18-23Cc:\$70,000.00
- Naser, Holly**--MARS BK--Valencia Boro Street:50 Sterrett St Parcel:520-S2-B1:\$54,500.00
- O'Brien, Gina; O'Brien, Taylor**--BANK AMERICA NA--Adams Twp Sub/Condo:Morning Grove Manor Plan Lot:23 Street:129 Butler Street Ext Parcel:010-S12-C23:\$351,000.00
- Osso, Anthony Thomas; Sapienza, Colleen**--NVR MTG FIN INC--Jackson Twp Sub/Condo:Jackson Ridge Ph 1 Sub Lot:121 Street:418 Prada Place Parcel:180-S9-B121:\$310,048.00
- Over, Garrick D; Over, Tracy N**--PNC BK NATL ASSN--Middlesex Twp Street:125 Manor Dr Parcel:230-S2-43Ca35:\$160,000.00
- Parker, Gregory H; Parker, Jessica A**--ARMCO CRED UN--Franklin Twp Street:628 Unionville Road Parcel:170-3F82-25Gb:\$268,375.00
- Peate, Alexis A; Peate, Chad R**--E MTG MGMT LLC--Clearfield Twp Sub/Condo:Geibel Plan #3 Lot:3 Street:120 Geibel Woods Lane Parcel:090-1F69-30B Acre:2.45:\$320,336.00
- Pletcher, Justin W; Pletcher, Kristi L**--ARMCO CRED UN--Bruin Boro Street:130 Parker St Parcel:340-S1-B21:\$78,000.00
- Porzio, Robert S; Porzio, Susana A**--HOWARD HANNA MTG SERVS--Cranberry Twp Sub/Condo:Park Place Tnd Ph 1 Lot:102 Street:103 Bucktail Dr Parcel:130-S31-B102:\$240,000.00
- Povlick, Lisa M; Povlick, William Jr Aka; Povlick, William P Aka**--ARMCO CRED UN--Butler Twp Ward:1 Street:107 Kemper Rd Parcel:051-40-35A:\$125,000.00
- Pulliam, Daniel L; Pulliam, Susan J**--ARMCO CRED UN--Oakland Twp Street:126 Thorn Apple Dr Parcel:250-S3-E1:\$10,000.00
- Rice, Kevin Tyler**--PENNA HOUSING FIN AGENCY--Penn Twp Street:128 Steppland Rd Parcel:270-S5-41:\$6,000.00
- Rice, Kevin Tyler**--PENNSYLVANIA EQUITY RESOURCES INC--Penn Twp Street:128 Steppland Rd Parcel:270-S5-41:\$171,000.00
- Salsgiver, Ashley A; Salsgiver, Nathan W**--DISCOVER BK--Middlesex Twp Sub/Condo:Fulton Plan Lot:11 Street:107 Fulton Dr Parcel:230-S8-E11:\$65,000.00
- Samreny, Marsha Jo; Samreny, Michael Paul**--CITIZENS BK NA--Butler City Ward:5 Street:412 West Brady Street Parcel:565-10-82:\$45,000.00
- Saunders, Sean; Triola, Rebecca**--UNION HOME MTG CORP--Lancaster Twp Sub/Condo:Kovacic Volker Lot Line Revisi Lot:10A-R Street:111 Longvue Drive Parcel:200-S2-A10A Acre:1.184:\$252,700.00
- Savage, Jasmini N**--LOANDEPOT COM LLC--Forward Twp Street:714 Brownsdale Rd Parcel:160-3F72-20A3:\$250,381.00
- Schneider, Chris E; Schneider, Frances M**--PSECU--Butler Twp Sub/Condo:Falk & Speck Plan Lot:29 Street:233 E Metzger Avenue Parcel:051-39-M29:\$5,000.00
- Schneider, Lorraine M; Schneider, Michael P**--FIRST NATL BK PA--Cranberry Twp Street:417 Mallard Drive Parcel:130-S28-A316:\$150,000.00
- Scott, Lori L; Weleski, Marsha L; Weleski, Ronald A**--CARRINGTON MTG SERVS LLC--Butler Twp Sub/Condo:Riley Sub Lot:2 Street:109 Woodlawn Rd Parcel:054-26-B8:\$139,651.00
- Seiling, Bruce G; Seiling, Sheila H**--NVR MTG FIN INC--Middlesex Twp Sub/Condo:Middlesex Crossing Phs 1&2 Lot:201 Street:2019 Ringold Court Parcel:230-S18-A201:\$308,928.00
- Skillman, Carolyn; Skillman, Charles**--CITIZENS BK PA--Zellenople Boro Street:100 Hazel St Parcel:550-S5-A379:\$56,500.00
- Smith, Claire; Toth, Evan**--CITIZENS BK NA--Winfield Twp Street:140 Schiebel Ln Parcel:320-1F96-8B:\$155,200.00
- Snyder, Meagan M; Snyder, Randall S**--ARMCO CRED UN--Clearfield Twp Street:111 Reed Road Parcel:090-S2-A26:\$18,589.00
- Sommers, Daniel P; Sommers, Shannon L**--HOME POINT FIN CORP--Middlesex Twp Sub/Condo:Ferguson Plan Addition Plan Lot:22 Street:212 Homestead Dr Parcel:230-S243-E22:\$236,000.00
- Spiegel, Libbeth L; Spiegel, William J**--PNC BK NATL ASSN--Forward Twp Street:142 Wagner Rd Parcel:160-4F31-29/5:\$267,799.00
- Stanger, Joseph R**--NEXTIER BK NA--Forward Twp Sub/Condo:Wilsons Ridge Plan Lot:233 Street:122 Naughton Cir Parcel:160-S6-B233:\$30,000.00
- Stoops, Henry J**--ROYAL UNITED MTG LLC--Lancaster Twp Sub/Condo:Hillberry Lot:1 Street:340 Yellow Creek Rd

Parcel:200-4F56-24E:\$70,350.00
Stover, Eugene Karl; Stover, Kathryn L--HOWARD HANNA MTG SERVS--Butler City Street:306 Ridge Avenue Parcel:565-42-49:\$65,600.00
Sturm, Nathan; Sturm, Sheri--PRINCETON MTG CORP--Cranberry Twp Sub/Condo:Canterbury Heights Plan #2 Lot:12 Street:425 Canterbury Trl Parcel:130-S9-B12:\$342,000.00
Tabb, Suzanne S--HOUSING & URBAN DEV--Cranberry Twp Sub/Condo:Toa Cranberry Prd Ph II Lot:261 Street:508 Blackberry Circle Parcel:130-S44-B261:\$954,000.00
Tabb, Suzanne S--REVERSE MTG FUNDING LLC--Cranberry Twp Sub/Condo:Toa Cranberry Prd Ph II Lot:261 Street:508 Blackberry Circle Parcel:130-S44-B261:\$954,000.00
Toomey, Donald E Jr--ARMCO CRED UN--Penn Twp Street:6224 Penn Dr Parcel:270-S9-A78:\$30,000.00
Trush, Debra--WEST PENN FIN SERV CTR INC--Butler City Ward:1 Sub/Condo:Jahnig Plan Lot:29 Street:120 Lyon Ave Parcel:561-3-219:\$100,000.00
Turner, Eric E; Turner, Shannon R--SAIL MTG CORP--Middlesex Twp Sub/Condo:Blackberry Ests Prd Plan Lot:71 Street:2003 Blackberry Lane Parcel:230-S16-B71:\$307,000.00
Turpin, Aarika Aka; Turpin, Aarika T Aka--HOUSING AUTH BUTLER CO--Cranberry Twp Street:207 Opal Drive Parcel:130-S13-Cb212A:\$5,000.00
Vaughan, Joanne E--KEYBANK NATL ASSN--Penn Twp Street:115 Oak Ridge Dr Parcel:270-S2-17:\$75,000.00
Walton, Brenda; Walton, Joseph D--SRU FED CRED UN--Slippery Rock Boro Street:125 Parklane Drive Parcel:510-S1-A13:\$150,000.00
Ward, Jeffrey P; Ward, Penny Lou--FIRST NATL BK PA--Buffalo Twp Sub/Condo:May Plan Street:240 Harbison Road Parcel:040-S10-D:\$150,000.00
Weirich, Jessica A; Weirich, William A--WESBANCO BK INC--Cranberry Twp Street:410 Parkwood Dr Parcel:130-S4-C03077:\$2,000.00
Weitzel, Dylan L--UNION HOME MTG CORP--Fairview Twp Sub/Condo:Glenford Village Plan Lot:36 Street:218 Glenford Drive Parcel:150-S4-B36 Acre:1.269:\$124,896.00
Word, David G Jr; Word, Diane M--SAIL MTG CORP--Connoquenessing Boro Sub/Condo:Shelton Place @ Leslie Farms C Unit:141 Street:141 Shelton Place Drive

Parcel:370-S1-Cc122:\$201,300.00
Zalnasky, Kathleen Louise; Zalnasky, Timothy K--PENNSYLVANIA STATE EMP CRED UN--Cranberry Twp Sub/Condo:Hunters Creek Prd Plan Ph III Lot:311 Street:424 Mallard Drive Parcel:130-S28-A311:\$372,000.00

SUITS

Week ending August 16, 2019

1st Name-Plaintiff

2nd Name-Defendant

Americredit Financial Services Inc vs. **Bauman, Michelle; Bauman, Alan**: Contract-Debt Collection: Other: David J Apothaker, Esq: 19-10740
 Ally Bank Lease Trust vs. **Belles, Cheryl; Belles, James L**: Miscellaneous-Other: Weltman Weinberg & Reis Co, Esq: 19-10731
 Keith's Service Center vs. **Broyles, John; Gross, Jennifer**: Contract-Other: Atty-None: 19-10750
 Wells Fargo Bank NA vs. **Caldwell, Dustin J; Caldwell, Judith A**: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 19-10755
 Velocity Investments LLC vs. **Cichon, Dustin**: Contract-Debt Collection: Other: Kellie T Hannum, Esq: 19-10728
 Cavalry SPV I LLC vs. **Dombkowski, Joel**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10730
 Condrick, Amy vs. **Eat'N Park Hospitality Group**: Tort-Premises Liability: Douglas G Linn II, Esq: 19-10733
 PA Housing Finance Agency vs. **Fierst, Sheila Heir; Slee, Olive Deceased**: Real Property-Mortgage Foreclosure: Residential: Leon P Haller, Esq: 19-10742
 Progressive Specialty Ins Co vs. **Garnder, Jessica**: Tort-Other: Weltman Weinberg & Reis Co, Esq: 19-10727
 Discover Bank vs. **Haas, Brittany S**: Contract-Debt Collection: Credit Card: Jonathan P Cawley, Esq: 19-10751
 Barclays Bank Delaware vs. **Hawk, Christine**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10736
 Discover Bank vs. **Hay, Lisa R**: Contract-Debt Collection: Credit Card: Atty-None: 19-10746
 Cavalry SPV I LLC vs. **Hertweck, Dale Jr**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10743
 Americredit Financial Services Inc vs. **Holzina, Achlyn M**: Contract-Debt Collection: Other:

Atty-None: 19-10741
 Murphy, Maureen; Murphy, Daniel vs. **Lutz, Peggy A**: Tort-Motor Vehicle: Joseph E Kubit, Esq: 19-10735
 Freedom Mortgage Corp vs. **Martini, Peter; Martini, Megan**: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 19-10756
 Barclays Bank Delaware vs. **Moore, J Randall**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10737
 American Express Natl Bk vs. **Moriarty, Arlinda**: Contract-Debt Collection: Other: Jonathan P Cawley, Esq: 19-10729
 Belles, Russell E; Hilwiller, Kristine L vs. **Paxton, John S**: Tort-Motor Vehicle: Jeffrey S Tarker, Esq: 19-10749
 Crown Asset Management LLC vs. **Primrose, Chad C**: Contract-Debt Collection: Credit Card: Ian Z Winograd, Esq: 19-10752
 Crown Asset Management LLC vs. **Primrose, Chad C**: Contract-Debt Collection: Credit Card: Ian Z Winograd, Esq: 19-10754
 Crown Asset Management LLC vs. **Primrose, Julie D; Santa, Julie**: Contract-Debt Collection: Credit Card: Ian Z Winograd, Esq: 19-10753
 HSBC Bank USA NA vs. **Profota, Robert J; Occupants**: Real Property-Ejectment: Phelan Hallinan Diamond Jones, Esq: 19-10748
 Cavalry SPV I LLC vs. **Reyher, Francine**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10745
 Americredit Financial Services Inc vs. **Shirley, Cindi M**: Contract-Debt Collection: Other: David J Apothaker, Esq: 19-10739
 Waterbec, John vs. **Smith, Robert; Smith, Nancy**: Real Property-Landlord/Tenant Dispute: Atty-None: 19-10734
 North Country Brewing Co vs. **State Auto Property & Casualty Ins Co**: Contract-Other: Rebecca L Black, Esq: 19-10726
 Cavalry SPV I LLC vs. **Staub, Robert**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10744
 Nationstar Mortgage LLC; Mr Cooper vs. **Staudacher, Wendy L; Staudacher, Wendy L; Staudacher, Wendy Lyn; Staudacher, Wendy; Staudacher, Michael R; Staudacher, Michael Richard**: Real Property-Mortgage Foreclosure: Residential: Shapiro & Denardo, Esq: 19-10732
 Wilmington SVGS Fund Society FSB vs. **Thompson, Robert; Thompson, Gloria**: Real Property-Quiet Title: Jill M Fein, Esq: 19-10738
 Citibank NA vs. **Wynn, Robert H Heir; Graham, Traci Jean Heir; Unknown Heirs**

of Jean E Wynn Deceased: Real Property-Mortgage Foreclosure: Residential: Stephen M Hladik, Esq: 19-10747

JUDGMENTS

Week ending August 16, 2019

1st Name-Plaintiff 2nd Name-Defendant

Ally Financial Inc vs. **Adamik, Louise M**: Transcript: \$7,660.24: Michael F Ratchford, Esq: 19-21708
 Comwlth of PA-UCF vs. **Alternative Floor Designs LLC**: Judgment: \$2,825.86: Atty-None: 19-21698
 Comwlth of PA-UCF vs. **Artisan Catering Company LLC**: Judgment: \$3,086.06: Atty-None: 19-21701
 Deutsche Bk Natl Tr Co vs. **Barr, Bradley Heir; Barr, Donna Decd; Woodard, Marisa Heir; Barr, Robert J Jr Ind & Heir; Unknown Heirs; Occupants**: Judgment/Possession: \$0.00: Phelan Hallinan Diamond Jones, Esq: 19-21717
 Clerk of Courts vs. **Best, Robert Christopher**: Judgment: \$1,118.75: Atty-None: 19-21689
 Guttman Energy Inc vs. **Boyd, Joseph; Boyd, Joseph Trucking**: Judgment: \$16,550.13: Raymond P Wendolowski Jr, Esq: 19-21718
 Clerk of Courts vs. **Brandsfield, Patrick Walter Jr**: Judgment: \$2,045.25: Atty-None: 19-21688
 Clerk of Courts vs. **Cunningham, Shane Allen**: Judgment: \$1,570.25: Atty-None: 19-21690
 Barclays Bank Delaware vs. **Davis, Marian Mullins**: Judgment: \$7,437.98: Frederic I Weinberg & Joel M Flink, Esq: 19-21703
 Unifund CCR LLC vs. **Fisher, Matthew D**: Transcript: \$1,001.09: Demetrios H Tsarouhis, Esq: 19-21714
 Clerk of Courts vs. **Grant, Shamar**: Judgment: \$1,471.75: Atty-None: 19-21691
 Comwlth of PA-UCF vs. **Ibase of Fairfield County LLC; Qualitest**: Commonwealth Tax Lien: \$1,064.62: Atty-None: 19-21709
 Clerk of Courts vs. **Jackson, Michael L**: Judgment: \$1,020.65: Atty-None: 19-21692
 Cavalry SPV I LLC vs. **Kopac, Paul M**: Judgment: \$12,177.32: David J Apothaker, Esq: 19-21704
 Cavalry SPV I LLC vs. **Livingston, Travis**: Transcript: \$1,664.09: Demetrios H Tsarouhis, Esq: 19-21713
 Myers, Joe vs. **McCune, Timothy F; Chivers, Joseph ;Murtagh, Jack W; Brewer, Graydon; Papa, Angelo; Nanni, Carl;**

Lewis, Jack; Gallagher, Jim; Leyland, Hank; Loverick, Greg; Tassey, Ed; AK Steel; United Auto Workers-UAW: Judgt/ Non Pros: \$0.00: Atty-None: 19-21706

Comwlth of PA-UCF vs. **North Hills Used Cars LLC:** Judgment: \$1,755.19: Atty-None: 19-21700

Clerk of Courts vs. **Owens, Quendell Mauri:** Judgment: \$2,276.42: Atty-None: 19-21693

Ally Financial Inc vs. **Parke, Emily R:** Transcript: \$6,974.64: Michael F Ratchford, Esq: 19-21707

Comwlth of PA-UCF vs. **Penn Contracting Services LLC:** Commonwealth Tax Lien: \$4,160.00: Atty-None: 19-21710

Clerk of Courts vs. **Reed, Gary Lee Jr:** Judgment: \$1,845.25: Atty-None: 19-21694

First Natl Bk-PA vs. **Rupp, Rose A; Ruminer, Frank L Jr:** Judgment: \$45,271.54: Kristine M Anthou: 19-21715

Bank of America NA vs. **Sanderson, Thomas R:** Judgment: \$1,813.21: Frederic I Weinberg, Esq: 19-21719

Clerk of Courts vs. **Theogene, Kiza:** Judgment: \$4,295.50: Atty-None: 19-21695

Clerk of Courts vs. **Thompson, Clecy Edward:** Judgment: \$8,515.00: Atty-None: 19-21696

Comwlth of PA-UCF vs. **Three Girls Grille LLC:** Commonwealth Tax Lien: \$1,500.00: Atty-None: 19-21711

Comwlth of PA-UCF vs. **TMNL LLC:** Commonwealth Tax Lien: \$1,883.53: Atty-None: 19-21712

Clerk of Courts vs. **Ulakovic, David Joseph:** Judgment: \$1,031.25: Atty-None: 19-21697

Bank of America NA vs. **Unknown Heirs George H Ramsey; Ramsey, George H Unknown Heirs:** Judgment: \$75,220.49: Phelan Hallinan Diamond Jones, Esq: 19-21716

Krampert, Randal; Krampert, Stephen W; Krampert, Elizabeth J vs. **Wise, Donald E; Castle Rock Modular Homes LLC; Muncy Homes Inc; McCrea, Bernard J; McCrea, Bernard J Excavation; Scheerbaum, James A; Kier, Mark; Kier, Mark Construction; Emrick, Jim; Emrick, Masonry:** Judgt/Amt-Determined: \$0.00: James W Creenan & Jake Oresick, Esq: 19-21702

Community Bank National Assn vs. **Yartz, Brittney; Porter, Kim:** Judgment: \$2,634.41: Robert P Sheils III, Esq: 19-21705

Comwlth of PA-UCF vs. **Yeager J W Contractors LLC:** Judgment: \$1,000.00: Atty-None: 19-21699

EXECUTIONS

Week ending August 16, 2019

1st Name-Plaintiff

2nd Name-Defendant

Deutsche Bk Natl Trust Co vs. **Barr, Bradley Heir; Barr, Donna Decd; Woodard, Marisa Heir; Barr, Robert J Jr Ind & Heir; Unknown Heirs; Occupants:** Writ of Possession: 19-30213

Enterprise Bank vs. **Lint, Larry J:** Writ of Execution: 19-30211

Capital One Bank (USA) NA vs. **Pratt, Mark W; PNC Bank Garnishee:** Writ of Execution: 19-30210

First National Bank of Pennsylvania vs. **Rupp, Rose A; Ruminer, Frank L Jr:** Writ of Execution: 19-30212

DIVORCES

Week ending August 16, 2019

1st Name-Plaintiff

2nd Name-Defendant

Bosiljevac, Matthew R vs. **Bosiljevac, Lindsay M:** Nicole L Thurner, Esq: 19-90504

DeLune, Angela vs. **DeLune, Kurt Daniel:** John R Markey, Esq: 19-90510

Harkins, Kevin C vs. **Harkins, Eleanore R:** Atty-None: 19-90516

Holko, Christopher Edward vs. **Holko, Trisha Lynn:** Atty-None: 19-90518

Kelly, James J vs. **Kelly, Terri L:** Kenneth R Harris Jr, Esq: 19-90508

Kovach, David vs. **Mickus, Janina:** Thomas P Agrafiotis, Esq: 19-90503

Nebel, Diane L vs. **Nebel, Charles R:** Jennifer R Pullar, Esq: 19-90523

Reu, Doreen vs. **Reu, Leslie:** Mildred B Sweeney, Esq: 19-90522

Sinclair, Nora C vs. **Sinclair, John A:** Armand R Cingolani III, Esq: 19-90513

Slagle, Kimberly A vs. **Slagle, William R:** Kathryn J McGown, Esq: 19-90505

Marriage License Filings

Application Date: August 5 - August 9, 2019

The following below-listed couples have applied for a marriage license. Receiving a marriage license means that you are legally allowed to get married in the Commonwealth of Pennsylvania; it does NOT mean that you are married.

2019-00518 John Thomas Bice and Kara Beth Van Balen	2019-00528 Sandra Jean Miller and Mark Robert Macedonia	2019-00538 Luke Richard Marsh and Melanie Ashton Pursglove
2019-00519 Rebecca Lynne Hilliard and Michael Shawn Haefner	2019-00529 Steven John Ortego and Wendy Lee Gibbons	2019-00539 Jake Thomas Leggore and Katrina Arielle Smith
2019-00520 Garrett Lee Besonson and Amber Lynn Mikec	2019-00530 Victoria Lyn Tennent and James Robert Stoker III	2019-00540 Austin Nicole Spichty and William Albert Dreier III
2019-00521 Austin Anthony Bitzer and Jennifer Lee Lytle	2019-00531 Tyler Jon Beck and Darla Renee Stewart	2019-00541 James Francis Thompson II and Brittany Lynne Smith
2019-00522 Dillon James Bowser and Marley-Kay Jean Guercio	2019-00532 James Matthew Scharf and Kristy Lynn Fonger	2019-00542 David James Christley and Alyssa Ashley Rekich
2019-00523 Andrew Jackson Phipps IV and Brandy Lee Grossman	2019-00533 Chad Wesley Hill and Brandi Lynn Carroll	2019-00543 McKenzie Lauren Scott and Joseph John Kirin
2019-00524 Andrew Thomas Semuskie and Ashley Elizabeth West	2019-00534 Chad Elgin McMaster and Staci Morgan Humble	2019-00544 Evan Elio Miranda and Kiley Richel Hajek
2019-00525 Emily Jane Linn and Jonathon Kyle Podeszek	2019-00535 Kenneth Ray Lohr III and Carla Nicole Everetts	2019-00545 Zachary John Davis and Samantha Elizabeth Kaiser
2019-00526 Paul Douglas Hackett and Corinne Anderson	2019-00536 Carl Allen Tillander and Heather Dawn Keefer	2019-00546 Hannah Marie Yoho and Brian Carl Wise
2019-00527 Mark Anthony Lilley and Brittany Nicole Green	2019-00537 John Anthony Sklarsky and Kristen Elizabeth Graf	-----

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **JOAN A. SEIFERT REVOCABLE TRUST** DATED JANUARY 17, 2000 pursuant to 20 Pa. C.S. §7755(c). Joan A. Seifert, Settlor of the Trust, died on June 21, 2019, late of Cranberry Township, Butler County, Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Cheryl A. Antolovich, Successor Trustee
c/o KAMINSKY, THOMAS,
WHARTON & LOVETTE
Attorneys for Successor Trustee
360 Stonycreek Street
Johnstown, PA 15901

BCLJ: August 23, 30 & September 9, 2019

NOTICE OF REVOCABLE TRUST

NOTICE is hereby given of the administration of the **KENNETH C. HALL AND JOYCE L. HALL REVOCABLE TRUST**. Joyce L. Hall one of the Trustors of the Trust, of 110 Beechwood Boulevard, Butler, Butler County, Pennsylvania, died on July 28, 2019. Her husband, Kenneth C. Hall, died on June 23, 2013. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below.

Gregory V. Hall, Trustee
1335 South Highland Park Drive,
Lake Wales, Florida 33898

David A. Crissman, Esquire
Montgomery, Crissman
Montgomery, Kubit, LLP
518 North Main Street
Butler, PA 16001

BCLJ: August 16, 23, 30, 2019

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **The Wilfred A. Zacherl and Anne B. Zacherl Living Trust** dated January 10, 2000, pursuant to 20 Pa.C.S. § 7755c. Anne B. Zacherl, surviving Settlor of the Trust, died on July 6, 2019, late of Slippery Rock, Butler County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Daniel F. Zacherl, Trustee
170 Maple Street
Slippery Rock, PA 16057
(724) 421-9446 Trustee of the Trust
or
John A. D'Onofrio, Esq.
D'Onofrio Law Office, P.C.
651 Holiday Drive
Foster Plaza 5, Ste. 400
Pittsburgh, PA 15220
(412) 928-2068
Attorney for the Trust

BCLJ: August 9, 16, 23, 2019

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
NO. 2019-10185**

SUNTRUST BANK
vs.
SUSAN K. BUCHANICH

NOTICE TO: SUSAN K. BUCHANICH

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

Being Premises: 6 PINE DRIVE,
SAXONBURG, PA 16056-9571

Being in SAXONBURG BOROUGH, County
of BUTLER, Commonwealth of Pennsylvania,
500-S2-C6- 0000

Improvements consist of residential property.

Sold as the property of SUSAN K.
BUCHANICH

Your house (real estate) at 6 PINE DRIVE,
SAXONBURG, PA 16056-9571 is scheduled
to be sold at the Sheriff's Sale on 09/20/2019
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 \$109,877.43 obtained by, SUNTRUST BANK (the mortgagee), against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

BCLJ: August 23, 2019

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 is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Altire Contracting, LLC** and it is to be organized effective July 31, 2019.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

BCLJ: August 23, 2019

NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA.

The name of the corporation is **THE PITTSBURGH CHAPTER OF THE RISK MANAGEMENT ASSOCIATION.**

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988 15 PACSA § 5301, et seq.

Preston D. Jaquish, Esquire
McGrath McCall, P.C.
Four Gateway Center, Suite 1040
444 Liberty Avenue
Pittsburgh, PA 15222

BCLJ: August 23, 2019

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA CIVIL ACTION NO. 2019-10437

WASHINGTON PARTNERS, LLC Plaintiff
v.

TAMMY M. P. JOUANNO, PIERRE L. J. JOUANNO, and any and all unknown persons found in possession of 105 W. Rockenstein Avenue, Butler, Pennsylvania, Defendants

NOTICE

To: Tammy M. P. Jouanno, Pierre L. J. Jouanno, and any and all unknown persons found in possession of 105 W. Rockenstein Avenue, Butler, Pennsylvania.

Plaintiff is the owner of certain real property located in Township of Butler, County of Butler and Commonwealth of Pennsylvania, commonly known as 105 W. Rockenstein Avenue, Butler, Pennsylvania 16001 and further identified by Butler County Tax Index No. 051-39-P192-0000. The defendants may have some interest in the above described property. Plaintiffs have filed this action to quiet title to the property and seek to bar the defendants from ever asserting any right, title, interest, lien or claim against the property.

NOTICE

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, 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.

Lawyers Referral Service
Butler County Prothonotary's Office
300 South Main Street
Butler, PA 16001
(724) 284-5214
Monday - Friday 8:30 a.m. - 3:00 p.m

Lawyers Referral Service
Butler County Bar Association
240 South Main Street
Butler, PA 16001
(724) 841-0130
Monday - Friday 8:30 a.m. - 3:00 p.m

Jenna Bickford, Esq.
PA I.D. No. 306653
MacDONALD, ILLIG,
JONES & BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1498
(814) 870-7762

Attorneys for Plaintiff
Washington Partners, LLC

BCLJ: August 23, 2019

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MSD No. 19-40241**

**IN RE: The Petition of Adam Barret
Shank and Sarah Lynn Haky FOR A NAME
CHANGE TO Adam Barret Daltorio and
Sarah Lynn Daltorio**

NOTICE

NOTICE is hereby given that on August 7, 2019, the Petition of Adam Barret Shank and Sarah Lynn Haky was filed with the Butler County Court, requesting an Order to change their names to **Adam Barret Daltorio and Sarah Lynn Daltorio**. The Court has fixed the 1st day of October, 2019

at 2:00 p.m. in Courtroom No. 3 of the Butler County Government Center as the time and place for the hearing on said Petition. Any person having lawful objection to the change of name may appear at the hearing and be heard.

Nicole H. Bankovich, Esq.
Attorney for Petitioners
Hanak, Guido and Taladay
PO Box 487
DuBois, PA 15801

BCLJ: August 23, 2019

**IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
IN RE CHANGE OF NAME OF
RAVEN ERICA ALAYNA CAMPBELL
MSD No. 19-40250**

LEGAL NOTICE

Notice is hereby given that on August 12, 2019 the Petition of Raven Erica Alayna Campbell was filed in the above-named Court requesting a Decree to change her name to **Raven Campbell Ordona**.

The Court has fixed the 15th day of October, 2019, at 9:30 a.m., in Court Room No. 3 of the Butler County Courthouse, Butler, Pennsylvania, as the time and place for 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.

Susan B. Lope
404 North Main Street
Butler PA 16001

BCLJ: August 23, 2019

**CHANGE OF NAME NOTICE IN THE
COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA
CIVIL DIVISION
MSD No. 19-40217**

**IN RE: NAME CHANGE OF B.J.L., Petition
of STACY M. CYPHER on behalf of B.J.L.**

LEGAL NOTICE

Notice is hereby given that on the 19th day of July, 2019, the Verified Petition to Change Name of Brilee Jane Lockridge (filed on her behalf by her natural mother, Stacy Marie Cypher) was filed in the above-named Court praying for a Decree authorizing the change of her name to **Brilee Jane Cypher**. The Court has fixed the 10th day of October, 2019, at 12:00 p.m., in Courtroom Number 3, Butler County Government Center, Butler, Pennsylvania, as the time and place for hearing of said Petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Delia Bouwers Bianchin
The Lynch Law Group
501 Smith Drive, Suite 3
Cranberry Township PA 16066

BCLJ: August 23, 2019

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

**IN RE: D.L.F.
O.A. No. 47 of 2019**

**PETITION FOR INVOLUNTARY
TERMINATION OF PARENTAL RIGHTS**

NOTICE

To: Unknown Father

A Petition has been filed asking the Court to put an end to all rights/duties you have to your child,

D.L.F. - Date of Birth: May 1, 2013.

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom # 5 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 18th day of September, 2019 at 9:00 A.M.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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.

SARAH E. EDWARDS, M.A., J.D.
Register of Wills & Clerk of Orphans' Court
Government/Judicial Center
Butler, PA 16003-1208
724-284-5348

BUTLER COUNTY
ADMINISTRATOR'S OFFICE
724-284-5200

BCLJ: August 23, 2019

NOTICE

Beginning in December, 2018, the Unified Judicial System (UJS) of Pennsylvania initiated a Guardianship Tracking System (GTS) that provides all court-appointed guardians of adult incapacitated persons the convenience of filing inventory and annual reports on line. The GTS has been designed based on Pennsylvania Supreme Court-approved guardianship reporting forms that must be utilized in Orphans' Court offices statewide. For guardians who file reports in multiple counties, using the GTS eliminates any inconsistencies experienced with the various paper forms found throughout the Commonwealth and simplifies the completion and filing of required forms.

The Court in Butler County intends to appoint an attorney to act as GTS Coordinator to ensure that the approximately 355 guardians in Butler County are completing annual reports as required.

The Court is seeking a practicing attorney who frequently handles guardianship cases and is familiar with the rules related to those cases. This person would be responsible for reviewing documents submitted on GTS including inventories, annual reports of Guardians of the Person and annual reports of Guardians of the estate. The GTS Coordinator will check the reports for "flags" and will evaluate to determine if or what action must be taken in the case. The Coordinator will be able to cross-reference the Orphans' Court file for additional information, if necessary, and will be asked to send letters (generated by the system) to delinquent filers.

The Coordinator will be paid, upon submission of a bill for services rendered, at the standard rate paid to other court appointed counsel.

Attorneys who may be interested in this appointment should submit a letter of interest to: Mrs. Candace Graff, Court Administrator, PO Box 1208, Butler, PA, 16003.

NOTICE

The Court of Common Pleas is seeking attorneys to serve as hearing officers for Property Tax Assessment Appeal panels.

Approximately six to ten property tax assessment appeals are conducted in May or June of each year. Panel members are paid at the rate of \$150/hearing.

Attorneys who may be interested in being appointed to a Property Tax Assessment Appeal panel should have experience in real estate matters.

Letters of interest should be addressed to:

Candace Graff, Court Administrator
PO Box 1208
Butler, PA 16003

-or-

cgraff@co.butler.pa.us

BUTLER COUNTY LEGAL JOURNAL
240 SOUTH MAIN STREET
BUTLER PENNSYLVANIA 16001

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**POSTMASTER: Please send address changes to:
BUTLER COUNTY LEGAL JOURNAL, 240 South Main Street, Butler, PA 16001.**

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