



BUTLER COUNTY • PENNSYLVANIA

# Legal Journal

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Vol. 28

August 16, 2019

No. 03

*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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**BCLegalJournal@butlerbar.org**

#### 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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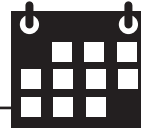
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# CLE



## UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at [www.pbi.org](http://www.pbi.org).

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email [info@butlerbar.org](mailto:info@butlerbar.org)

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

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- |                        |  |
|------------------------|--|
| <b>August 20, 2019</b> | <b>PBI: A Day on Contracts</b><br>Butler County Bar Association<br>5 substantive credits, 1 ethics credit<br>Tues., August 20, 2019 9:00a-4:15p              |
| <b>August 21, 2019</b> | <b>PBI: Solving Drivers Licensing Issues</b><br>Butler County Bar Association<br>5 substantive credits, 1 ethics credit<br>Wed., August 21, 2019 9:00a-4:15p |
| <b>August 22, 2019</b> | <b>PBI: Animal Law Conference</b><br>Butler County Bar Association<br>6 substantive credits,<br>Thurs., August 22, 2019 12:00p-4:30p                         |
| <b>August 23, 2019</b> | <b>PBI: Drafting Legal Opinion Letters</b><br>Butler County Bar Association<br>3 substantive credits,<br>Fri., August 23, 2019 9:00a-12:15p                  |
| <b>August 27, 2019</b> | <b>PBI: Powerful Witness Preparation</b><br>Butler County Bar Association<br>5 substantive credits, 1 ethics<br>Tues., August 27, 2019 8:30a-3:30p           |
| <b>August 28, 2019</b> | <b>PBI: Quiet Title Actions in Western Pennsylvania</b><br>Butler County Bar Association<br>3 substantive credits,<br>Wed., August 28, 2019 9:00a-12:15p     |
| <b>August 29, 2019</b> | <b>PBI: A Spotlight on Ethics</b><br>Butler County Bar Association<br>6 Ethics credits,<br>Thurs., August 29, 2019 9:00a-4:15p                               |
- 

Please address all communications to:  
Butler County Legal Journal

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**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.

**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.

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**FIRST 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 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

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**SECOND 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 Fleeeger  
 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

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**THIRD PUBLICATION****Estate of: Mary Jane Bartley**

Late of: Muddycreek Township PA  
 Executor: Rebecca Lee McCracken  
 290 Clay St  
 Rochester PA 15074  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

**Estate of: Donald H Bell**

Late of: Mercer Township PA  
 Administrator: Jeffrey L Bell  
 3037 Greenridge Drive  
 Verona PA 15147  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

**Estate of: Kenneth D Boyle****a/k/a: Kenneth Dean Boyle**

Late of: Butler Township PA  
 Executor: Kenneth C Seybert  
 256 Higgins Rd  
 Hilliards PA 16040  
 Attorney: Joseph D Silvaggio Esq  
 5500 Corporate Dr Suite 150  
 Pittsburgh PA 15237

**Estate of: Mildred Irene Busi****a/k/a: Mildred I Busi****a/k/a: Mildred Busi**

Late of: Slippery Rock PA  
 Executor: Jeffrey C Busi  
 157 Coaltown Rd  
 Slippery Rock PA 16057  
 Executor: Pete Busi Jr  
 128 McCandless Rd  
 Slippery Rock PA 16057

**Estate of: Hortensia R Elswick****a/k/a: Hortensia Rubio Payo Elswick****a/k/a: Hortensia Elswick**

Late of: Connoquenessing Township PA  
 Executor: David L Elswick  
 304 Fassinger Road  
 Evans City PA 16033  
 Attorney: Steven T Casker  
 Lope Casker & Casker  
 207 East Grandview Ave  
 Zelienople PA 16063

**Estate of: Carole Jean Heffler**

Late of: Forward Township PA  
 Administrator: Richard T Heffler Jr  
 1500 Graham Way Apt 119  
 Mars PA 16046  
 Attorney: Michael S Butler Esquire  
 Heritage Elder Law & Estate Planning LLC  
 318 South Main Street  
 Butler PA 16001

**Estate of: Harold L Hilliard**

Late of: Zelienople PA  
 Executor: Cynthia Suzanne Gatto  
 911 Skyline Drive  
 Ellwood City PA 16117  
 Executor: Rebecca Ann Dunlap  
 H22 Forest Heights  
 Butler PA 16001

**Estate of: Betty J Irwin**

Late of: Bruin Pa  
 Executor: Gary L Irwin  
 PO Box 81  
 Bruin PA 16022  
 Attorney: Lynn M Patterson  
 Stock & Patterson  
 PNC Bank Bldg Suite 603  
 106 South Main St  
 Butler PA 16001

**Estate of: Barbara J Kopp**

Late of: Connoquenessing Township PA  
 Executor: Kristina L Shuler  
 118 Easy Street  
 Renfrew PA 16053  
 Attorney: Julie C Anderson CELA  
 Trinity Elder Law & Estate Planning LLC  
 340 N. Main Street, Suite 103  
 Butler PA 16001

**Estate of: Stacy R Kriess****a/k/a: Stacy Kriess**

Late of: East Butler PA  
 Executor: Darrin L Kriess  
 129 Love Road  
 Chicora PA 16025  
 Executor: Michael P Kriess  
 210 Gregg Drive  
 Harmony PA 16037  
 Attorney: William C Robinson Jr  
 Henninger & Robinson PC  
 6 West Diamond Street  
 Butler PA 16001

**Estate of: Thomas C Mack Sr**

Late of: Penn Township PA  
 Administrator C.T.A.: Thomas C Mack Jr  
 110 Hampton Court  
 Butler PA 16002  
 Attorney: Elizabeth A Gribik  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Arthur S Miller**

Late of: Center Township PA  
 Executor: Rhonda McGuire  
 269 Bradford Rd  
 Wexford PA 15090  
 Attorney: Armand R Cingolani III  
 Cingolani & Cingolani  
 300 North McKean Street  
 Butler PA 16001

**Estate of: Robert J Mitch**

Late of: Connoquenessing Township PA  
 Executor: Karen L Mitch  
 403 Hidden Meadows Circle  
 Renfrew PA 16053  
 Attorney: Robert J Stock  
 Stock & Patterson  
 106 South Main St Suite 603  
 Butler PA 16001

**Estate of: Timothy M Neely**

Late of: Butler Township PA  
 Executor: Emily Sue Yzquierdo  
 312 Parkwood Drive  
 Cranberry Twp PA 16066  
 Executor: Timothy D Neely  
 9516 Dumbarton Drive  
 Hagerstown MD 21740  
 Attorney: Thomas J May  
 Dillon, McCandless, King,  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

BCLJ: August 2, 9, 16, 2019  
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**MORTGAGES**

Recorded July 15 - July 20, 2019

**Alevanagy, Yolonda E; Nagy, Christine J; Nagy, Yolonda E Aleva**--MARS BK--Cranberry Twp Sub/Condo:Pinehurst Plan Ph 7 Lot:729 Street:611 Redwood Ct Parcel:130-S25-A729:\$344,800.00

**Anderson Real Est LLC, Tracy; Tracy Anderson Real Est LLC**--NEXTIER BK NA--Middlesex Twp Street:1175-1177 Pittsburgh Rd Parcel:230-S7-C5:\$117,000.00

**Andler, Kelsey R; Widenhofer, Erick H**--HOWARD HANNA MTG SERVS--Oakland Twp Sub/Condo:Broad Sub No 2 Lot:5 Street:237 Beulah Rd Parcel:250-2F20-2D5 Acre:5.30:\$106,800.00

**Animal Dental Clinic Pgh LLC**--CITIZENS BK NA--Cranberry Twp Street:9117 Marshall Road Parcel:130-4F46-1C Acre:1:\$216,000.00

**Ankrom, Matthew; Shields, Kristen; Wellcare Medical Assoc Pc**--NORTHWEST BK--Mars Boro Street:720 Pine Ave Parcel:450-S1-B135A:\$108,500.00

**Arvind, Nagarjuna Ezapa; Sripathi, Satya Tejaswini**--NORTHWEST FED CRED UN--Cranberry Twp Sub/Condo:Park Place Res Sub Ph 4 Plan Lot:412 Street:909 Twilight Street Parcel:130-S31-Tm412:\$332,000.00

**Atwell, Bobbi K; Atwell, Richard E**--FIRST NATL BK PA--Cherry Twp Street:645 Branchton Road Parcel:070-3F31-13B1:\$140,250.00

**Atwood, Sarah E**--WEST PENN FIN SERV CTR INC--Bruin Boro Street:129 Park Street Parcel:340-S1-B9A:\$62,840.00

**Aubrey, John M; Aubrey Venture LLC**--FARMERS NATL BK EMLENTON--Butler City Ward:3 Street:3 Pittsburgh Road Parcel:563-3-53:\$164,000.00

**Ball, Jeffrey A; Thomas, Mary F**--ARMCO CRED UN--Fairview Twp Street:116 Fairview Road Parcel:150-S2-E2:\$134,900.00

**Balt, Iona Kato; Balt, Richard Dwayne**--RBC BK GA NA--Butler Twp Sub/Condo:Deer Run Plan 2 Rev Lot:21R Street:211 Deer Run Dr Parcel:054-25-5B21:\$282,000.00

**Ban, George Nicholas Jr; Ban, Victoria S**--ARMCO CRED UN--Butler City Ward:4 Street:707 N Monroe St Parcel:564-19-13:\$64,350.00

**Beale, Brandon J**--HUNTINGTON NATL BK--Donegal Twp Street:441 St Joe Road Parcel:140-S3-A2A Acre:1.0:\$57,000.00

- Beers, Charles M**--WEST PENN FIN SERVS CTR INC--Summit Twp Street:240 Chicora Road Parcel:290-S1-B49:\$85,914.00
- Beganreder, Janet R; Reder, Janet R Began; Reder, Joseph G**--WESBANCO BK INC--Jackson Twp Sub/Condo:Rock Lake North Plan Lot:69 Street:24 Rock Lake Court West Parcel:180-S7-A69:\$100,000.00
- Belcastro, Zachary V**--DOLLAR BK FED SAV BK--Middlesex Twp Sub/Condo:Nursery Park Plan Lot:15 Unit:S1-12A15 Street:210 Central Drive:\$175,000.00
- Belyeu, Patricia M By P/A; Belyeu, Stanley M**--HOLLAND MTG ADVISORS--Buffalo Twp Sub/Condo:Buffalo Trails Prd Ph I Plan Lot:110 Street:105 Mesa Drive Parcel:040-S13-B110:\$268,000.00
- Biernesser, Beth A**--PNC BK NATL ASSN--Cranberry Twp Street:303 Valerie Dr Parcel:130-S20-B69:\$200,000.00
- Bittner, Crystal G; Bittner, Scott R**--ARMCO CRED UN--Eau Claire Boro Street:162 N Washington St Parcel:390-S1-C26:\$140,000.00
- Boni, Charlotte M**--UNITED WHOLESALE MTG--Cranberry Twp Sub/Condo:Creekwood Commons Plan #2 Lot:213 Street:807 Wood Hollow Dr Parcel:130-S16-B213:\$199,500.00
- Boozel, Laura L Aka; Boozel, Thomas A; Piroch, Laura Aka**--ARMCO CRED UN--Butler Twp Street:325 S Duffy Rd Parcel:055-27-E7:\$30,000.00
- Bourgeois, Cory E; Bourgeois, Michael P**--SAIL MTG CORP--Adams Twp Sub/Condo:Villages Camp Trees Ph 2 Lot:213 Street:260 Tamarack Dr Parcel:010-3F66-A213:\$484,000.00
- Branchen, Darryl L; Branchen, Terri L**--NEWREZ LLC AKA--Adams Twp Sub/Condo:Madaffari Plan #3 Lot:3 Street:104 Wagner Rd Parcel:010-4F33-46C:\$389,500.00
- Cammisa, Alma; Cammisa, Gary L**--ARMCO CRED UN--Butler Twp Sub/Condo:Vincent Cammisa Dutchtown Rd S Lot:1 Street:164 Dutchtown Rd Parcel:051-54-27F Acre:0.72:\$120,000.00
- Carson, Jean A; Carson, Kenneth P**--WELCOME HOME FIN LP--Cranberry Twp Sub/Condo:Highland Village Purd Ph II Lot:230 Street:149 Village Dr Parcel:130-S21-C230:\$288,000.00
- Cassidy, Christopher; Matusik, Madeline**--PNC BK NA--Middlesex Twp Sub/Condo:Briar Hills Plan Lot:5 Street:106 Thorn Dr Parcel:230-S1-12J5:\$195,395.00
- Chandila, Shefali Revocable Tr By Trs; Chandila, Shefali Trs**--BANK AMERICA NA--Adams Twp Sub/Condo:Village Adams Ridge 33 Ph Vi R Lot:T8R-D Street:603 Village Green Blvd E Parcel:010-S16-Atbd:\$150,000.00
- Christensen, Bernard**--RELIANCE FIRST CAP LLC--Butler Twp Sub/Condo:Stratford Park Plan Lot:20 Street:127 Avon Drive Parcel:056-19-F20:\$163,337.00
- Clair, James A; Clair, James A Revocable Tr By Trs; Clair, James A Trs; Clair, Janine M; Clair, Janine M Revocable Tr By Trs; Clair, Janine M Trs**--FIRST COMMONWEALTH BK--Cranberry Twp Street:720 Hartland Dr Parcel:130-S16-B119:\$207,600.00
- Claypoole, Clarence R; Soose, Carrie L**--ARMCO CRED UN--Concord Twp Street:144 Campbell Hollow Rd Parcel:110-3F08-25D:\$10,000.00
- Corson, Curtis M Jr; Corson, Danielle**--HOME SAV BK--Cranberry Twp Sub/Condo:Highland Village Purd Ph II Lot:243 Street:158 Village Dr Parcel:130-S21-C243:\$325,850.00
- Craig, Darin T; Craig, Deann L**--HUNTINGTON NATL BK--Oakland Twp Street:412 Conway Rd Parcel:250-1F106-14Aa Acre:5.215:\$200,000.00
- Curcio, Justin A; Zuniga, Heather**--NVR MTG FIN INC--Forward Twp Sub/Condo:Peachment Site Recording Plan Lot:228 Street:109 Pauline Place Parcel:160-S7-A228:\$350,991.00
- Dambrosio, Nicole B; Dambrosio, Shawn A**--FIRST CHOICE LOAN SERVS INC--Cranberry Twp Sub/Condo:Estates At The Glen Lot:110 Unit:110 Street:126 Overbrook Dr Parcel:130-S38-C110:\$376,500.00
- Demek, Justin J; Demek, Lauren E**--RESIDENTIAL MTG SERVS INC--Penn Twp Sub/Condo:Twin Streams Plan Lot:5 Street:2002 White Tail Lane Parcel:270-2F94-34C4:\$394,000.00
- Dorsey, Edward**--QUICKEN LOANS INC--Penn Twp Street:256 Welsh Road Parcel:270-2F73-44B Acre:3.11:\$209,000.00
- Englert, Douglas James; Englert, Lindsey Jean**--MORTGAGE ELEC REGISTRATION SYSTEMS INC--Buffalo Twp Sub/Condo:Chesterfield Ests Plan No 3 Lot:304 Street:160 Heathfield Drive Parcel:040-S16-A304:\$280,000.00
- Entre Nous Enter LLC; Zacherl, Christina M; Zacherl, George J**--S&T BK--Jefferson Twp Sub/Condo:Grassi Farms Plan #2 Lot:3 Street:535 Fisher Drive Parcel:190-1F155-34E:\$107,913.45
- F & F Real Est Holdings LLC; F&F Real Est**

- Holdings LLC**--ARMCO CRED UN--Butler City Ward:1 Parcel:561-27-36:\$100,000.00
- Ferguson, Elizabeth A; Ferguson, Matthew J**--ARMCO CRED UN--Butler Twp Ward:4 Street:114 Heather Dr Parcel:054-25-E36:\$30,000.00
- Fockler, Lauren**--HUNTINGTON NATL BK--Middlesex Twp Street:162 Browns Hill Rd Parcel:230-2F92-47L:\$209,950.00
- Ford, Janet M**--WELLS FARGO BK NA--Cranberry Twp Sub/Condo:Toa Cranberry Prd Ph 1 Lot:107 Street:229 Jefferson Ln Parcel:130-S44-A107:\$125,000.00
- Fox, Justin M**--MARS BK--Middlesex Twp Street:102 Ruth Ln Parcel:230-S14-C18:\$83,000.00
- Frazier, Daniel M; Frazier, Tracey L**--FIRST NATL BK PA--Cranberry Twp Street:312 Dawson Avenue Parcel:130-S38-A206:\$376,000.00
- Gardner, Poncho; Gardner, Robert C; Grochalski, Dawn**--CITIZENS BK PA--Connoquenessing Twp Sub/Condo:Clearview Acre Plan Lot:1 Street:1208 Prospect Rd Parcel:120-4F23-33A1:\$150,000.00
- Gerner, Janice R**--HUNTINGTON NATL BK--Butler Twp Sub/Condo:Grandview Plan Lot:151 Street:145 Autumn Dr Parcel:051-38-7/151 Acre:0.43:\$75,000.00
- Gilmour, Brenda M; Gilmour, Paul H**--ARMCO CRED UN--Jefferson Twp Street:125 Alana Drive Parcel:190-S8-A33:\$25,150.00
- Graham, Brian S; Graham, Vonda K**--FIRST NATL BK PA--Chicora Boro Street:308 E Slippery Rock St Parcel:460-S2-M17:\$60,000.00
- Greer, Sharon L**--NORTH DIST COMMUNITY CRED UN--Jefferson Twp Street:126 Oak Dr:\$10,000.00
- Gregory, Barry L; Gregory, Marjorie H**--FIRST NATL BK PA--Buffalo Twp Street:250 Mesa Drive Parcel:040-S13-B309:\$122,780.00
- Grenet, Brandon M; Grenet, Stacie L**--DOLLAR BK FED SAV BK--Donegal Twp Sub/Condo:Spinneweber Sub 1 Lot:4 Street:199 Zoo Road Parcel:140-1F104-A14D:\$224,675.00
- Gruskiewicz, Brandon; Gruskiewicz, Jessica**--MORTGAGE RESEARCH CENTER LLC DBA--Cranberry Twp Sub/Condo:Ehrman Farms Lot:912 Street:201 Carry Back Ct Parcel:130-S29-G912:\$856,087.00
- Hartle, Timothy C**--NEXTIER BK NA--Fairview Twp Sub/Condo:Hartle Sub Lot:1 Street:236 Dogwood Rd Parcel:150-S4-C1:\$165,600.00
- Hatten, Anna T; Hatten, Eric J**--WELLS FARGO BK NA--Cranberry Twp Sub/Condo:Bellevue Park Plan Oh 1 Lot:30 Street:807 Westminster Lane Parcel:130-S39-A30:\$449,100.00
- Heasley, Daniel G; Heasley, Siri J**--CITIZENS BK NA--Muddycreek Twp Street:282 Hufnagel Road Parcel:240-4F133-7C:\$207,303.00
- Heller, Brett; Heller, Justine**--PNC BK NA--Cranberry Twp Sub/Condo:Blue Ridge Ests Plan Ph II Lot:29 Street:314 Valerie Dr Parcel:130-S20-B29:\$344,850.00
- Henderson, Kristi Anne; Henderson, Richard D**--ARMCO CRED UN--Jackson Twp Street:178 Lutz Rd Parcel:180-4F104-13B:\$15,000.00
- Hey, Cheryl L; Hey, Edward H**--JLB CORP DBA--Cranberry Twp Sub/Condo:Woodland Ests Park Ph I Lot:G-Pt Street:129 Bellwood Ct Parcel:130-S4-Cg3098:\$133,190.00
- Hicks, David Lee; Hicks, Lisa A**--MORTGAGE ELEC REGISTRATION SYSTEMS INC--Butler Twp Sub/Condo:Brandehill Plan Lot:26 Street:153 Greenhill Dr Parcel:053-6-C26:\$127,450.00
- Hinchberger, Josh L**--ARMCO CRED UN--Center Twp Sub/Condo:Shanor Manor Plan #3 Lot:9 Street:146 Pal Mar Drive Parcel:060-S3-C9:\$142,500.00
- Hitchcock, Jessie Kathryn; Hitchcock, Mark Alan**--NORWICH COMMERCIAL GROUP INC DBA--Saxonburg Boro Sub/Condo:Goldscheitter Plan Lot:137 Street:118 Carol Drive Parcel:500-S3-A137:\$186,414.00
- Hughes, Donald Leroy; Hughes, Sandra Lee**--FIRST COMMONWEALTH BK--Penn Twp Street:251 Welsh Rd Parcel:270-2F73-44C:\$182,500.00
- Jones, Marisol Rosario; Jones, Steven H**--LAKEVIEW LOAN SERVICING LLC--Center Twp Sub/Condo:Letto Ests Pl 2 Lot:5 Street:273 Holyoke Rd Parcel:060-S16-D5:\$240,687.00
- Jovanovich, Amanda N; Jovanovich, Nicholas S**--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Settlers Grove Prd Ph 2 Lot:222 Street:437 Settlers Village Circle Parcel:130-S15-B222:\$489,000.00
- Karnes, Celina M; Karnes, Rusty J**--ARMCO CRED UN--Butler Twp Ward:1 Street:103 Stratford Drive Parcel:051-53-8D:\$190,000.00
- Karnes, Celina M; Karnes, Rusty J**--ARMCO CRED UN--Butler Twp Ward:1 Street:103 Stratford Drive Parcel:051-53-8D:\$50,000.00



- Kasenic, David C; Kasenic, Nancy L**--NORTHWEST BK--Penn Twp Sub/Condo:Penn Highlands Pl 1 Lot:34 Street:6151 Penn Dr Parcel:270-S9-D34:\$241,300.00
- Kier, Kimberly D**--UNITED WHOLESAL MTG--Center Twp Street:460 West Sunbury Rd Parcel:060-S11-A1:\$142,975.00
- Kohlmeyer, Clay; Rugg, Kelly L**--NORTHWEST BK--Cherry Valley Boro Street:112 Heaven Lane Parcel:360-S1-8E:\$128,000.00
- Kradel, Dalton J; Kradel, Sarah M**--ARMCO CRED UN--Franklin Twp Street:103 Election House Rd Parcel:170-3F80-2A:\$19,000.00
- Krause, Xavier Q; Sadler, Bobbi J**--FIRST COMMONWEALTH BK--Butler City Ward:4 Street:218 East Fulton Street Parcel:564-11-17:\$194,750.00
- Krizner, Amanda S Aka; Ruane, Amanda S Aka; Ruane, Christopher G**--NEXTIER BK NA--Buffalo Twp Street:281 Bear Creek Rd Parcel:040-1F75-A5F Acre:26.09:\$23,000.00
- Krumenacker, Laura A; Krumenacker, Richard C Jr**--UNITED WHOLESAL MTG--Cranberry Twp Sub/Condo:Hunters Creek Purd Ph 1 Lot:130 Street:217 Drake Cir Parcel:130-S28-A130:\$340,000.00
- Krushinskicraig, Matthew; Morgano, Josephine M**--DOLLAR BK FED SAV BK--Cranberry Twp Sub/Condo:Park Place Ccd Amendment No 12 Lot:12-C Street:305 Courage Lane Parcel:130-4F108-16C12C:\$232,000.00
- Kunicki, Debra J**--PNC BK NATL ASSN--Buffalo Twp Street:109 Hranica Dr Parcel:040-1F79-12-8:\$100,000.00
- Kuntschik, Laura A; Pruszenski, Anthony A**--WELLS FARGO BK NA--Cranberry Twp Sub/Condo:Ehrman Farms Ph 4 Lot:416 Street:712 Sir Barton Ct Parcel:130-S33-A416:\$392,000.00
- Kupec, Julie Lynn; Kupec, Kenneth A; Kupec, Zachary Andrew**--ARMCO CRED UN--Summit Twp Street:105 Kemar Dr Parcel:290-S6-A3:\$136,000.00
- Kuronen, Jeffrey; Kuronen, Kyla**--NVR MTG FIN INC--Cranberry Twp Sub/Condo:Park Place Res Sub Ph 4 Plan Lot:420 Street:916 Twilight Street Parcel:130-S31-Tm420:\$300,000.00
- Lamison, Donna J**--ARMCO CRED UN--Butler City Ward:4 Sub/Condo:East Oakland Plan Lot:151 Street:607 3Rd Street Parcel:564-47-45:\$46,700.00
- Laurito, Susan E; Revelant, Bryan D**--HOME SAV BK--Cranberry Twp Sub/Condo:Sun Valley Plan 1 Addn & Rev Lot:49 Street:234 Greenwood Dr Parcel:130-S7-A49:\$130,000.00
- Leach, Suzanne M; Walker, David E; Walker, Donna L**--PNC BK NATL ASSN--Brady Twp Street:110 Walker Ln Parcel:030-3F88-10H:\$50,000.00
- Leonard, Amy**--JLB CORP DBA--Cranberry Twp Sub/Condo:Deer Run Ph II Sec I Purd Lot:7 Street:338 Fawn Trl Parcel:130-S11-F7F:\$137,515.00
- Lindsay, Garrett A; Mineweaser, Jillian P**--MEMBERS 1ST FED CRED UN--Cranberry Twp Sub/Condo:Cranberry Ests Lot:101 Street:201 Katherine Dr Parcel:130-S11-D101:\$184,800.00
- Logsdon, Linda P; Logsdon, Robert C**--FIRST NATL BK PA--Adams Twp Street:1071 Lilly Vue Court Parcel:010-S16-B107A:\$260,000.00
- Loveless, Katherine M; Loveless, Kyle F**--PNC BK NATL ASSN--Forward Twp Lot:160-S6-B11 Street:156 Naughton Cir:\$50,000.00
- Lynch, Janine A; Lynch, Thomas G**--FIRST NATL BK PA--Buffalo Twp Street:101 Briarwood Drive Parcel:040-S13-A133:\$199,000.00
- McCandless, Christy L; Mccandless, David R**--PNC BK NATL ASSN--Cranberry Twp Street:403 Lundy Ct Parcel:130-S20-B25:\$50,400.00
- McCaslin, Stephen M**--UNION HOME MTG CORP--Butler Twp Street:122 Alhambra Dr Parcel:051-38-Bj1 Acre:.24:\$88,860.00
- McGhee, Elaine K; McGhee, William**--PNC BK NATL ASSN--Middlesex Twp Street:4019 Nightingale Dr Parcel:230-S16-0438:\$200,000.00
- McLaughlin, Christine M; McLaughlin, Eric W**--USX FED CRED UN--Saxonburg Boro Street:431 Aderhold Rd Parcel:500-S1-B9:\$20,000.00
- Miller, Bruce W; Miller, Bruce W Sr; Miller, Irene M**--NEXTIER BK NA--Fairview Twp Sub/Condo:Griffiths Plan Lot:30 Street:211 Maple Drive Parcel:150-S4-A30:\$69,000.00
- Miller, Cherrie J; Miller, William L**--DOLLAR BK FED SAV BK--Bruin Boro Street:122 Parker St Parcel:340-S1-B19:\$25,000.00
- Miller, Clayton Ray; Miller, Danielle M**--FBC MTG LLC--Forward Twp Sub/Condo:Wilson's Ridge Ph 3 & 4 Rev #1 Lot:337 Street:152 Kruger Circle Parcel:160-S6-C337:\$319,784.00
- Miller, Josh K; Parry, Natalie L**--PNC BK NA--Cranberry Twp Sub/Condo:Creekwood Plan 1 Lot:159 Street:101 Briarwood Ln Parcel:130-S12-A159:\$273,000.00

- Miller, Kurt J; Shelatree, Joshua A**--NEXTIER BK NA--Prospect Boro Street:310 Wayne St Parcel:490-S5-132:\$76,500.00
- Mitina, Anna**--PNC BK NATL ASSN--Seven Fields Boro Street:108 Mosside Loop Parcel:505-S1-5B506:\$23,210.00
- Moculski, Lawrence**--PLAZA HOME MTG INC--Butler Twp Sub/Condo:Stirling Glen Plan Lot:45 Street:111 Saddle Brook Corcle Parcel:056-18-8B45:\$275,000.00
- Mollica, Katherine L; Mollica, Ross C**--PNC BK NATL ASSN--Cranberry Twp Street:111 Lawnview Ct Parcel:130-S30-C17:\$75,500.00
- Molnar, Frank J; Molnar, John**--ADVOCATE MTG SERVS INC--Butler Twp Sub/Condo:Stirling Glen Plan Sub Lot:50 Street:101 Saddle Brook Circle Parcel:056-18-8B50:\$350,910.00
- Montalbano, Bonnie J; Montalbano, Joseph**--QUICKEN LOANS INC--Cranberry Twp Sub/Condo:Fox Run Plan 1 Lot:3 Street:104 Fox Run Rd Parcel:130-S10-A3:\$241,200.00
- Monteleone, Joshua John; Monteleone, Megan J**--HOWARD HANNA MTG SERVS--Cranberry Twp Sub/Condo:Cranberry Heights Ph 5 Lot:564 Street:107 Evan Court Parcel:130-S36-A564:\$421,225.00
- Myrter, Eleanor M; Myrter, George L**--CASTLE CHEESE WEST LLC--Cranberry Twp Sub/Condo:Windwood Heights Plan Lot:2 Street:101 Windwood Heights Parcel:130-S17-D2:\$125,000.00
- Neff, Howard E**--MORTGAGE ELEC REGISTRATION SYSTEMS INC--Connoquenessing Twp Sub/Condo:Rolling Wood Addition No 1 Lot:25 Street:135 Winterwood Drive Parcel:120-S8-E25:\$209,000.00
- Nesbitt, Rachael C; Perez, Scott T**--ARMCO CRED UN--Butler City Ward:4 Sub/Condo:Oakland Place Plan Lot:32 Street:209 Oak Street Parcel:564-21-60:\$147,250.00
- Northrop, Alexia M; Northrop, Brandon J**--PRINCETON FIN LLC--Adams Twp Sub/Condo:Cypress Fields Prd Lot:114 Street:111 Cypress Lane Parcel:010-S23-A114:\$1,048,270.00
- Osborne, John R Jr; Osborne, Kelly L**--ARMCO CRED UN--Slippery Rock Twp Street:112 E Crossbow Ln Parcel:280-S12-C12:\$10,000.00
- Ostaffe, Barbara A; Ostaffe, Harry R**--WELLS FARGO BK NA--Cranberry Twp Sub/Condo:Lakevue Plan Lot Line Rev 2 Lot:5R Street:290 Lakevue Dr Parcel:130-S22-D5:\$300,000.00
- Pascaralla, Allisyn C; Pascaralla, David V**--U S BK NATL ASSN--Cranberry Twp Sub/Condo:Jester Venture LP Briar Creek Lot:57 Street:326 Samuel Dr Parcel:130-S33-B57:\$109,922.00
- Patsy, Michael D**--USX FED CRED UN--Cranberry Twp Street:561 Brandywine Dr Parcel:130-S19-At206A:\$101,600.00
- Patsy, Michael D**--USX FED CRED UN--Cranberry Twp Street:561 Brandywine Dr Parcel:130-S19-At206A:\$30,000.00
- Patten, Daryl D; Patten, Linda D**--FIRST NATL BK PA--Butler Twp Sub/Condo:Stirling Glen Plan Lot:22 Street:208 Stirling Drive Parcel:056-18-8B22:\$225,000.00
- Pavetto, Justin L**--MARS BK--Cranberry Twp Street:270 Clearbrook Ct Parcel:130-S18-A236D:\$105,600.00
- Pecora, Gregory; Pecora, Teresa**--MARS BK--Cranberry Twp Street:124 Stockton Rdg Unit 121 Parcel:130-S34-F121:\$51,000.00
- Pellegrino, Anthony R; Pellegrino, Patricia M**--ARMCO CRED UN--Butler Twp Ward:1 Street:141 Holland Dr Parcel:051-54-C66:\$30,000.00
- Piccirilli, Jill S; Piccirilli, Joseph J**--US MTG NETWORK--Middlesex Twp Sub/Condo:Meredith Glen Ests Plan Lot:16 Street:324 Cambridge Drive Parcel:230-S15-B16:\$879,200.00
- Piskorik, Jayne Mary; Pizzuto, Nicholas Benny**--HOLLAND MTG ADVISORS--Cranberry Twp Sub/Condo:Manor Creek Farms Plan Lot:240 Street:158 Bayberry Lane Parcel:130-S24-B240:\$305,453.00
- Plummer, Patricia L**--MARS BK--Cranberry Twp Street:216 Parkwood Dr Parcel:130-S4-Cs3020:\$110,000.00
- Powers, Paula**--CRAWFORD DENNIS--Cranberry Twp Sub/Condo:Woodlands Ph II Section II Lot:211 Street:211 Opal Drive Parcel:130-S13-Cb211A:\$196,668.00
- Provenzano, Christopher J**--ADVOCATE MTG SERVS INC--Mars Boro Sub/Condo:Crow Plan Lot:209 Street:622 Stanton Avenue Parcel:450-S1-B209:\$130,000.00
- Rader, Nathan C**--PRINCETON FIN LLC--Lancaster Twp Sub/Condo:Rader Plan #1 Lot:1 Street:157 Little Yellow Creek Road Parcel:200-4F98-23C:\$131,400.00
- Read, Jonathan**--HUNTINGTON NATL BK--Middlesex Twp Sub/Condo:Dwelling Greens Plan Lot:29 Street:150 Dwellington Dr Parcel:230-S9-C29:\$108,000.00
- Reho, Bonnelle B; Reho, John W**--HUNTINGTON NATL BK--Cranberry Twp Sub/Condo:Autumn Hill Plan Ph II Lot:205

- Street:608 Golden Ridge Ct Parcel:130-S27-A205:\$173,000.00
- Renfer, Katherine**--WESBANCO BK INC--Jackson Twp Sub/Condo:Rock Lake North Plan Lot:144 Street:140 Rock Lake Dr Parcel:180-S7-A144:\$100,000.00
- Reno, Kevin W**--CITIZENS BK NA--Butler City Ward:5 Street:333 Broad St Parcel:565-12-280A:\$87,750.00
- Resutko, Spencer**--PNC BK NATL ASSN--Middlesex Twp Street:520 Sandy Hill Rd Parcel:230-2F77-33A:\$100,000.00
- Rocco, Matthew R**--PNC BK NATL ASSN--Forward Twp Street:115 2Nd St Parcel:400-S3-C9:\$63,000.00
- Rodgers, Christopher J; Rodgers, Emily I**--UNITED WHOLESALER MTG--Summit Twp Street:322 Freeport Rd Parcel:290-2F14-A17L:\$127,777.00
- Rodgers, James J By P/A; Rodgers, Karen Aka; Rodgers, Karen J Aka**--CITIZENS BK PA--Cranberry Twp Sub/Condo:Timberline Plan No 2 Lot:243 Street:555 Chaparral Dr Parcel:130-S14-A243:\$130,000.00
- Rosswog, David S; Rosswog, Marcia A**--NVR MTG FIN INC--Middlesex Twp Sub/Condo:Middlesex Crossing Ph 1 & 2 Lot:213 Street:2004 Ringold Court Parcel:230-S18-A213:\$177,275.00
- Ruediger, Jennifer Lynn; Ruediger, Russell Kevin**--PSECU--Penn Twp Sub/Condo:Robinson Run Ests Ph II Lot:15 Street:111 Franks Towne Lane Parcel:270-2F96-34Aam:\$50,000.00
- Ryan, Kevin D; Ryan, Regina L**--FIRST NATL BK PA--Lancaster Twp Street:60 Scott Ridge Rd Parcel:200-S2-Ad:\$62,000.00
- Salera, James R; Salera, Krista M**--COMMUNITY BK--Jackson Twp Sub/Condo:Dandevew Plan Lot #3 Lot:301 Street:116 Ridgeview Lane Parcel:180-4F127-3K:\$47,200.00
- Sallot, Coleen M**--WEST PENN FIN SERV CTR INC--Evans City Boro Sub/Condo:Evans City Heights Plan Sec 3 Lot:4 Street:614 Van Buren Street Parcel:400-S3-J4:\$259,000.00
- Selby, Jonathan William; Smaretsky, Kaitlin Rianne**--FBC MTG LLC--Forward Twp Sub/Condo:Wilsons Ridge Ph 3 & 4 Rev #1 Lot:336 Street:150 Kruger Circle Parcel:160-S6-C336:\$253,044.00
- Sexton, Dakota L**--ARMCO CRED UN--Butler City Ward:5 Street:102 13Th Ave Parcel:565-42-8:\$20,000.00
- Shepherd, Kevin J; Shepherd, Kristine G**--WEST PENN FIN SERV CTR INC--Buffalo Twp Sub/Condo:Thompson Plan Lot:1 Street:125 Minot Lane Parcel:040-S5-71D:\$221,350.00
- Sipp, Edward G; Sipp, Marlene M**--AMERICAN ADVISORS GROUP--Cranberry Twp Sub/Condo:Glen Eden Ph III-A Lot:108 Street:114 Eden Way Ct Parcel:130-S18-B108:\$424,500.00
- Sipp, Edward G; Sipp, Marlene M**--HOUSING & URBAN DEV--Cranberry Twp Sub/Condo:Glen Eden Ph III-A Lot:108 Street:114 Eden Way Ct Parcel:130-S18-B108:\$424,500.00
- Spanos, George; Spanos, Kathleen T**--HOWARD HANNA MTG SERV--Cranberry Twp Sub/Condo:Antler Ridge Plan #2 Lot:27 Street:130 Cherrington Dr Parcel:130-S22-C27:\$343,500.00
- Spaulding, Catherine; Spaulding, Daniel**--NEWREZ LLC AKA--Middlesex Twp Street:110 Lilac Ln Parcel:230-3F59-21-1:\$169,400.00
- Stolte, Wilbur Walter**--WELLS FARGO BK NA--Buffalo Twp Sub/Condo:Rummel Plan Lot:1 Street:389 Sarver Rd Parcel:040-S2-Cf:\$248,000.00
- Stover, Eugene K; Stover, Kathryn L**--HOWARD HANNA MTG SERV--Clinton Twp Sub/Condo:Laray Plan 1 Lot:8 Street:203 Glade Mills Road Parcel:100-2F08-15A8:\$130,000.00
- Streb, Rosemarie A; Streb, Scott E**--DOLLAR BK FED SAV BK--Adams Twp Street:220 Hutchman Rd Parcel:010-3F68-28B:\$155,000.00
- Stroup, Jennifer E**--PLANET HOME LENDING LLC--Clay Twp Lot:7 Street:110 Kelly Rd Parcel:080-3F37-18B7:\$81,927.00
- Sullivan, Ashley; Sullivan, Jonathan**--NVR MTG FIN INC--Middlesex Twp Sub/Condo:Blackhawk Prd Ph III Lot:314 Street:1047 Blackhawk Drive Parcel:230-S17-B314:\$395,418.00
- Trosky, Lori Ann; Trosky, Richard S Jr**--PNC BK NATL ASSN--Valencia Boro Street:67 Magee Ave Parcel:520-S1-24C:\$150,000.00
- Tucker, Benjamin P**--FARMERS NATL BK EMLENTON--Slippery Rock Twp Street:3922 William Flynn Hwy Parcel:280-3F94-A3F:\$108,000.00
- Uram, Amber N; Uram, Justin R**--ARMCO CRED UN--Evans City Boro Sub/Condo:Nelson Sub Lot:2 Street:411 Belle Street Parcel:400-S1-J9A:\$286,053.00
- Vaccarello, John A; Vaccarello, Michelle**--PNC BK NATL ASSN--Adams Twp Street:108 Mirage Dr Parcel:130-S19-F105:\$200,000.00
- Vita, Joseph A Jr**--HOLLAND MTG

ADVISORS--Connoquenessing Boro Sub/Condo:Jordan Est Sub Lot:1 Street:137 Harmony Street Parcel:370-S1-A45:\$137,800.00

**Wahl, Linda K--CITIZENS BK PA--**Zelienople Boro Street:511 W New Castle St Parcel:550-S2-Ac1:\$50,000.00

**Ward, Courtney M Aka; Ward, Courtney Marie Aka; Ward, James M Aka; Ward, James Matthew Aka--FIRST COMMONWEALTH BK--**Winfield Twp Street:516 Helmbold Ave Parcel:320-S2-C7:\$25,000.00

**Wargo, David Arthur; Wargo, Michal Shae--UNION HOME MTG CORP--**Cranberry Twp Sub/Condo:Venture LP, Briar Creek Plan S Lot:67 Street:306 Samuel Drive Parcel:130-S99-B67:\$475,000.00

**Werner, Ashley N; Werner, Justin R--SNARE & ASSOC MTG SERVS LLC--**Butler Twp Ward:4 Street:522 South Eberhart Road Parcel:054-34-59A4:\$297,000.00

**Widenhofer, Arlene Aka; Widenhofer, Arlene R Aka; Widenhofer, Walter A--ARMCO CRED UN--**Summit Twp Street:164 Portman Rd Parcel:290-2F16-1Mf:\$150,000.00

**Wiegand, Stefanie M--MORGAN STANLEY PRIVATE BK NATL ASSN--**Cranberry Twp Sub/Condo:Woodlands Ph II Sec II Plan Lot:244 Street:603 Daisy Drive Parcel:130-S13-Cc244:\$144,000.00

**Wilson, Bruce W; Wilson, Lori C--ARMCO CRED UN--**Connoquenessing Twp Street:153 Doctor Lane Parcel:120-3F76-38C:\$250,000.00

**Wittlinger, Max Christopher--PNC BK NA--**Butler Twp Street:108 Redwood Ln Parcel:051-60-24 Acre:3.24:\$188,000.00

**Wolfe, Vicki J--JLB CORP DBA--**Buffalo Twp Sub/Condo:Doyle Farms Plan Lot:16 Street:2052 Silverville Rd Parcel:040-1F05-17B16A:\$147,028.00

**Wright, James K; Wright, Sandra L Aka; Wright, Sandra Lea Aka--FIRST COMMONWEALTH BK--**Jefferson Twp Street:104 Mineral Spring Ln Parcel:190-14157-15A:\$25,000.00

**Wright, James K; Wright, Sandra L Aka; Wright, Sandra Lea Aka--FIRST COMMONWEALTH BK--**Jefferson Twp Street:104 Mineral Spring Ln Parcel:190-1F157-15A:\$15,000.00

**Yerace, Timothy J--ARMCO CRED UN--**Oakland Twp Sub/Condo:Munson Jr Sub Lot:5 Street:175 Hoon Road Parcel:250-2F20-8B5:\$345,000.00

**SUITS**

Week ending August 9, 2019

1st Name-Plaintiff

2nd Name-Defendant

Rohm, Cynthia F; Rohm, Michael vs. **Bajwa, Sandeep**: Tort-Motor Vehicle: Jon R Perry, Esq: 19-10705

Bank of America NA vs. **Baptiste, Debra M**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10706

Nationstar Mortgage LLC vs. **Bash, Loretta Heir; Brestensky, Virginia Heir; Copney, Larry III Heir; Geracia, Ericka Heir; Martin, Erika Heir; Unknown Heirs; Menhart, Nettie Heir; Wolfe, Leonard Heir; Wolfe, Randy Heir; Wolfe, Leonard E Decd by Heirs**: Real Property-Mortgage Foreclosure: Residential: KML Law Group PC: 19-10717

Bank of America NA vs. **Bashline, Aryl A**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10715

McChesney, Robert B vs. **Bowser, Emily M; Bowser, Emily**: Tort-Motor Vehicle: Joseph E Kubit, Esq: 19-10718

Montgomery, Dennis Craig; Montgomery, Evon vs. **Clary Building Corp**: Contract-Other: Christopher A Cafardi & Meghan M Matscherz, Esq: 19-10721

Kingsridge Homeowners Assn Inc vs. **Covert, Kevin J; Covert, Stacy L**: Contract-Debt Collection: Other: Lisa M Burkhardt, Esq: 19-10713

Lutheran Seniorlife; St John Lutheran Care Center; St John Specialty Care Center; Lutheran Seniorlife/St John Lutheran Care Center vs. **Downing, Bonnie L**: Contract-Debt Collection: Other: Tony J Thompson, Esq: 19-10710

Capital One NA vs. **Goehring, William A**: Contract-Debt Collection: Credit Card: Michael F Ratchford, Esq: 19-10716

Wells Fargo Bank NA vs. **Hershberger, Wayne B; Hershberger, Wayne**: Kielek, Janene M; Hershberger, Janene: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 19-10708

Southern Valley Commons Services Assn Inc vs. **Jones, Michelle Renee**: Contract-Debt Collection: Other: Lisa M Burkhardt, Esq: 19-10714

Discover Bank vs. **Keenan, Linda S**: Contract-Debt Collection: Credit Card: Zwicker & Associates PC & Jonathan P Cawley, Esq: 19-10709

Cavalry SPV I LLC vs. **Klein, Nina M IV**: Contract-Debt Collection: Credit Card:

Demetrios H Tsarouhis, Esq: 19-10707  
 Enterprise Bank vs. **Lint, Larry J**: Real Property-Mortgage Foreclosure: Residential: Gilda M Arroyo, Esq: 19-10722  
 Norling, Patricia Kay vs. **Minton, Kelly James**: Contract-Other: Atty-None: 19-10719  
 Lutheran Seniorlife; St John Lutheran Care Center; St John Specialty Care Center; Lutheran Seniorlife/St John Lutheran Care Center vs. **Mohan, Donna L; Mohan, Ally**: Contract-Debt Collection: Other: Tony J Thompson, Esq: 19-10711  
 Grubbs, Robert S vs. **Reese, James; American Tree Service**: Tort-Other: Richard G Talarico, Esq: 19-10723  
 LvnvFunding LLC; Resurgent Capital Services LP vs. **Sherman, Raymond**: Contract-Debt Collection: Credit Card: Michael R Lipinski, Esq: 19-10720  
 Herb, Gary vs. **Skelley, Lela J**: Tort-Motor Vehicle: John A Caputo, Esq: 19-10725  
 Barclays Bank Delaware vs. **Straub, Bradley**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10724  
 EMC Insurance Co A/S/O; Orloski LLC by A/S/O; All About Golf By A/S/O vs. **T Z; J H; D B; J K; Briner, Tyler; Hali, Johns; Toner, Fawn; Johns, Erik; Johns, Melina; Briner, Michael; Briner, Vicky; Dick, Josh**: Tort-Intentional: Robert P Walter & Zachary G Evans, Esq: 19-10712

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**JUDGMENTS**

Week ending August 9, 2019

1st Name-Plaintiff  
 2nd Name-Defendant

Pittsburgh Logistics System vs. **B and B Scales Inc**: Transcript: \$2,650.26: Benjamin J Steinberg, Esq: 19-21597  
 Capital One Bank (USA) NA vs. **Barber, Juliane**: Transcript: \$3,362.79: Robert L Baroska III, Esq: 19-21680  
 Capital One Bank (USA) NA vs. **Barnett, Brenda**: Transcript: \$4,455.73: Robert W Cusick, Esq: 19-21683  
 Comwlth of PA Dept Rev vs. **Bartko, John S; Bartko, Linda E**: Commonwealth Tax Lien: \$1,454.91: Atty-None: 19-21647  
 Comwlth of PA Dept Rev vs. **Beck Dan Well Services Inc**: Commonwealth Tax Lien: \$27,430.90: Atty-None: 19-21654  
 Cavalry SPV I LLC vs. **Beck, Joshua A**: Judgment: \$30,909.74: Atty-None: 19-21651  
 Comwlth of PA Dept Rev vs. **Bennet, Faye**: Commonwealth Tax Lien: \$1,675.04: Atty-None: 19-21637

Comwlth of PA Dept Rev vs. **Berry, Marlin L; Berry, Ashley L**: Commonwealth Tax Lien: \$1,127.09: Atty-None: 19-21641  
 Pittsburgh Logistics System vs. **Beverly Processing Inc**: Transcript: \$3,300.00: Kristine A Grega, Esq: 19-21599  
 Capital One Bank (USA) NA vs. **Blodgett, Christopher T**: Transcript: \$2,820.95: Paul J Kelmm, Esq: 19-21678  
 Capital One Bank (USA) NA vs. **Brendlinger, Shawn A**: Transcript: \$2,425.14: Michael F Ratchford, Esq: 19-21611  
 Comwlth of PA Dept Rev vs. **Brooks, Amber**: Commonwealth Tax Lien: \$832.10: Atty-None: 19-21639  
 Clerk of Courts vs. **Budner, Tina Mae**: Judgment: \$2,864.50: Atty-None: 19-21621  
 Clerk of Courts vs. **Butler, Aaron David**: Judgment: \$4,004.00: Atty-None: 19-21622  
 Pittsburgh Logistics System vs. **Central Texas Food Bank**: Transcript: \$2,083.00: Kristine A Grega, Esq: 19-21598  
 Barclays Bank Delaware vs. **Cinski, Dale V**: Judgment: \$5,830.50: Frederic I Weinberg, Esq: 19-21615  
 Capital One Bank (USA) NA vs. **Codispot, Richard J**: Transcript: \$2,045.40: Kenneth Hayes, Esq: 19-21682  
 Comwlth of PA Dept Rev vs. **Colton, Grant A III; Colton, Dawn N**: Commonwealth Tax Lien: \$1,919.38: Atty-None: 19-21632  
 Comwlth of PA Dept Rev vs. **Connies Cleaning Inc; Griik, David D CPA PC**: Commonwealth Tax Lien: \$1,394.52: Atty-None: 19-21668  
 Comwlth of PA Dept Rev vs. **Crawford, Joshua**: Commonwealth Tax Lien: \$1,372.06: Atty-None: 19-21642  
 Comwlth of PA Dept Rev vs. **Deal, Larry F; Deal, Meredith F**: Commonwealth Tax Lien: \$1,080.01: Atty-None: 19-21636  
 Americredit Financial Services Inc vs. **Dillon, Nathan**: Judgment: \$6,497.23: David J Apothaker, Esq: 19-21618  
 PNC Bank Natl Assn vs. **Easterbrook, Bonnie; Thiessen, Bonnie P; Easterbrook, Bonnie P; Easterbrook, Michael; Easterbrook, Michael Dean; Easterbrook, Michael D**: Judgment: \$105,912.69: Manley Deas Kochalski LLC: 19-21620  
 Clerk of Courts vs. **Erath, Luke Patrick**: Judgment: \$1,339.25: Atty-None: 19-21624  
 Capital One Bank (USA) NA vs. **Farr, Donna L**: Transcript: \$1,755.20: Robert L Baroska III, Esq: 19-21607  
 Comwlth of PA Dept Rev vs. **Fend Loyal**: Commonwealth Tax Lien: \$830.25: Atty-None: 19-21652  
 Capital One Bank (USA) NA vs. **Ferrari, Amy E**: Transcript: \$3,759.96: Robert W Cusick,

- Esq: 19-21677  
 Comwlth of PA Dept Rev vs. **Files Auto Parts LLC**: Commonwealth Tax Lien: \$1,214.79: Atty-None: 19-21657  
 Enterprise Bank vs. **Foreign Tech Inc**: Judgment: \$3,046.54: Gilda M Arroyo, Esq: 19-21649  
 Clerk of Courts vs. **Gaines, Azza Marie**: Judgment: \$1,716.49: Atty-None: 19-21625  
 Capital One Bank (USA) NA vs. **Getz, Samantha A**: Transcript: \$4,739.15: Arthur Lashin, Esq: 19-21604  
 Comwlth of PA Dept Rev vs. **Harnagy, Paul R; Harnagy, Nancy C**: Commonwealth Tax Lien: \$1,120.27: Atty-None: 19-21661  
 Pittsburgh Logistics System vs. **Heat Transfer Solutions Inc**: Transcript: \$2,600.00: Kristine A Grega, Esq: 19-21593  
 Capital One Bank (USA) NA; Hayt Hayt & Landau LLC vs. **Helmstetters, Charles R Jr**: Transcript: \$3,491.70: Kenneth Hayes, Esq: 19-21600  
 Comwlth of PA Dept Rev vs. **Hesidence, Susan D**: Commonwealth Tax Lien: \$1,610.77: Atty-None: 19-21648  
 Comwlth of PA Dept Rev vs. **Holscher, Melanie D**: Commonwealth Tax Lien: \$1,270.85: Atty-None: 19-21662  
 Comwlth of PA Dept Rev vs. **Horstman, Curtis L; Horstman, Rondalyn J**: Commonwealth Tax Lien: \$2,468.66: Atty-None: 19-21645  
 Pittsburgh Logistics System vs. **JMax Enterprises**: Transcript: \$1,900.00: Kristine A Grega, Esq: 19-21591  
 Comwlth of PA Dept Rev vs. **Jordan, Bobby L**: Commonwealth Tax Lien: \$2,041.30: Atty-None: 19-21658  
 Comwlth of PA Dept Rev vs. **Jordan, Bobby L; Jordan, Cheryl L**: Commonwealth Tax Lien: \$3,132.13: Atty-None: 19-21660  
 Capital One Bank (USA) NA vs. **Kaltenbaugh, Ronna G**: Transcript: \$1,810.64: Kenneth Hayes, Esq: 19-21605  
 American Express Natl Bk vs. **Kennedy, Michael; Kennedy, michael P**: Judgment: \$16,576.69: David J Apothaker, Esq: 19-21617  
 Clerk of Courts vs. **Kerr, Leighton Uri Ellis**: Judgment: \$2,483.25: Atty-None: 19-21623  
 Clerk of Courts vs. **Kradel, Sandi Lynn**: Judgment: \$3,045.50: Atty-None: 19-21626  
 Clerk of Courts vs. **Lamark, William Joseph**: Judgment: \$1,218.75: Atty-None: 19-21627  
 Clerk of Courts vs. **Lamison, David Eugene**: Judgment: \$1,209.33: Atty-None: 19-21672  
 Pittsburgh Logistics System vs. **Linmar Tube & Steele LLC**: Transcript: \$2,000.00: Kristine A Grega, Esq: 19-21592  
 Wells Fargo Bank NA vs. **Lint, Larry J**: Judgment: \$793,490.50: Phelan Hallinan Diamond Jones, Esq: 19-21650  
 Capital One Bank (USA) NA vs. **Livingston, Jenna M**: Transcript: \$3,562.60: Kenneth Hayes, Esq: 19-21685  
 Capital One Bank (USA) NA vs. **Livingston, Jenna M**: Transcript: \$5,960.61: Joshua Thomas McNamara, Esq: 19-21687  
 Comwlth of PA Dept Rev vs. **Lowe, Scott R**: Commonwealth Tax Lien: \$6,365.96: Atty-None: 19-21631  
 Comwlth of PA Dept Rev vs. **Lowe, Scott R**: Commonwealth Tax Lien: \$826.60: Atty-None: 19-21633  
 Capital One Bank (USA) NA vs. **Ludwiczak, Michael**: Transcript: \$3,598.63: Robert L Baroska III, Esq: 19-21681  
 Pittsburgh Logistics System vs. **M&W Sales**: Transcript: \$1,725.00: Benjamin Steinberg, Esq: 19-21610  
 Comwlth of PA Dept Rev vs. **Magill, James P**: Commonwealth Tax Lien: \$1,898.58: Atty-None: 19-21644  
 Comwlth of PA Dept Rev vs. **McClelland, Ronald; McClelland, Linda**: Commonwealth Tax Lien: \$1,632.96: Atty-None: 19-21664  
 First National Bank-PA vs. **McKay, Judith Heir; Martsoff, Guy Heir; Martsoff, Louis Paul Heir; Martsoff, Timothy D Heir; Marsolf, Goldie Catherine**: Judgment: \$45,265.61: Marcia L Telek Depaula, Esq: 19-21619  
 Capital One Bank (USA) NA vs. **Mealy, Chad**: Transcript: \$2,455.27: Arthur Lashin, Esq: 19-21601  
 Clerk of Courts vs. **Miller, Paul R**: Judgment: \$9,430.75: Atty-None: 19-21628  
 Comwlth of PA Dept Rev vs. **Millers Quality Meats Inc**: Commonwealth Tax Lien: \$18,418.21: Atty-None: 19-21640  
 Clerk of Courts vs. **Moretti, Morgan Renee**: Judgment: \$1,224.00: Atty-None: 19-21673  
 Cach LLC vs. **Moser, Ronald**: Transcript: \$3,361.52: Ian Z Winograd, Esq: 19-21609  
 Comwlth of PA Dept Rev vs. **Myers, Shawn M**: Commonwealth Tax Lien: \$64.20: Atty-None: 19-21635  
 Comwlth of PA Dept Rev vs. **Myers, Shawn M**: Commonwealth Tax Lien: \$1,003.84: Atty-None: 19-21638  
 Barclays Bank Delaware vs. **Padgelek, Joy G**: Judgment: \$4,772.94: Frederic I Weinberg & Joel M Flink, Esq: 19-21614  
 Comwlth of PA Dept Rev vs. **Pantoja, Alejandro C**: Commonwealth Tax Lien: \$6,859.30: Atty-None: 19-21663  
 Comwlth of PA Dept Rev vs. **Phoenix 5000 Inc**: Commonwealth Tax Lien: \$1,702.95: Atty-None: 19-21655  
 Comwlth of PA Dept Rev vs. **Power Conversion Technologies Inc**:

Commonwealth Tax Lien: \$4,526.25: Atty-None: 19-21656

Pittsburgh Logistics System vs. **Process Graphics**: transcript: \$3,762.84: Kristine A Grega, Esq: 19-21596

Comwlth of PA Dept Rev vs. **Rakoci, Christopher J**: Commonwealth Tax Lien: \$1,094.76: Atty-None: 19-21659

Capital One Bank (USA) NA vs. **Rekich, Theodor P III**: Transcript: \$4,173.68: Robert L Baroska III, Esq: 19-21606

Comwlth of PA Dept Rev vs. **Riemer, Samuel H**: Commonwealth Tax Lien: \$1,582.65: Atty-None: 19-21643

Cavalry SPV I LLC vs. **Roach, Preston A**: Judgment: \$1,700.00: David J Apothaker, Esq: 19-21612

Comwlth of PA Dept Rev vs. **Ross Kenny Chevrolet Buick North In**: Commonwealth Tax Lien: \$70,040.93: Atty-None: 19-21670

Clerk of Courts vs. **Safranek, Lukus Todd**: Judgment: \$2,242.13: Atty-None: 19-21674

Comwlth of PA Dept Rev vs. **Sapienza, Mark E**: Commonwealth Tax Lien: \$616.06: Atty-None: 19-21671

Comwlth of PA Dept Rev vs. **Schwickrath, Raymond W; Schwickrath, Jamie S**: Commonwealth Tax Lien: \$1,780.55: Atty-None: 19-21667

Clerk of Courts vs. **Sheasley, Christian J**: Judgment: \$12,278.50: Atty-None: 19-21629

Capital One Bank (USA) NA vs. **Shirey, Amy E**: Transcript: \$4,115.61: Robert W Cusick, Esq: 19-21684

Comwlth of PA Dept Rev vs. **Slimick, Frank; Hart, Joy L**: Commonwealth Tax Lien: \$3,308.27: Atty-None: 19-21665

Comwlth of PA Dept Rev vs. **Smith, Melissa Y**: Commonwealth Tax Lien: \$1,150.16: Atty-None: 19-21666

Comwlth of PA Dept Rev vs. **South Butler School District**: Commonwealth Tax Lien: \$1,790.47: Atty-None: 19-21653

Clerk of Courts vs. **Stevenson, Braden Taylor**: Judgment: \$1,669.50: Atty-None: 19-21675

Pytko, John vs. **Stranahan, James; Stranahan, Emily**: Judgt/Non Pros: \$0.00: Atty-None: 19-21616

Capital One Bank (USA) NA; Hayt Hayt & Landau LLC vs. **Sutton, Kimberly M**: Transcript: \$2,422.65: Arthur Lashin, Esq: 19-21602

Pittsburgh Logistics System vs. **Tile Optima**: Transcript: \$3,395.00: Atty-None: 19-21594

Comwlth of PA Dept Rev vs. **Treesdale Landscape Company**: Commonwealth Tax Lien: \$1,536.08: Atty-None: 19-21669

Capital One Bank (USA) NA vs. **Tucker, Emilie T**: Transcript: \$3,525.82: Kenneth

Hayes, Esq: 19-21608

US Bank Natl Assn vs. **Tudor, Todd; Tudor, Todd A**: Judgment: \$109,807.84: Lorraine G Doyle & Heather Riloff, Esq: 19-21613

Pittsburgh Logistics System vs. **US Industrial Supply**: Transcript: \$3,750.00: Kristine A Grega, Esq: 19-21595

Comwlth of PA Dept Rev vs. **Venditto, Robert A**: Commonwealth Tax Lien: \$1,702.13: Atty-None: 19-21634

Capital One Bank (USA) NA vs. **Wagner, Jennifer A**: Transcript: \$2,287.55: Kenneth Hayes, Esq: 19-21603

Capital One Bank (USA) NA vs. **Walker, Joseph**: Transcript: \$8,617.75: Robert L Baroska III, Esq: 19-21686

Clerk of Courts vs. **Walker, Trevor Gregory**: Judgment: \$1,740.75: Atty-None: 19-21630

Capital One Bank (USA) NA vs. **Ward, Scott R**: Transcript: \$2,841.20: Robert W Cusick, Esq: 19-21679

Comwlth of PA Dept Rev vs. **Westcott, Scott A; Nunis, Debra**: Commonwealth Tax Lien: \$1,433.63: Atty-None: 19-21646

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**EXECUTIONS**

Week ending August 9, 2019

1st Name-Plaintiff  
2nd Name-Defendant

Wells Fargo Bank NA vs. **Beck, Joshua A**: Writ of Execution:19-30208

Massa Law Group PC; Massa Butler Giglione vs. **O'Shea, Lori RN**: Writ of Execution:19-30207

US Bank Natl Assn vs. **Tudor, Todd; Tudor, Todd A**: Writ of Execution:19-30206

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**DIVORCES**

Week ending August 9, 2019

1st Name-Plaintiff  
2nd Name-Defendant

Burton, Mary H vs. **Burton, James E**: David M Crissman, Esq: 19-90500

Concepcion, Jaquin Antonio vs. **Concepcion, Christie Ann**: Atty-None: 19-90501

Gardner, Brandon vs. **Gardner, Sarah**: Zachary R Shekell, Esq: 19-90497

Hile, Loreen A vs. **Hile, Scott W**: Gerri Volchko Paulisick, Esq: 19-90492

Jones, Paul vs. **Jones, Janine B**: Sarah G Hancher, Esq: 19-90493

Luich, Sonia R vs. **Luich, George M Sr**: Atty-None: 19-90496

McFadden, Kevin R vs. **McFadden, Stacy**

**Marriage License Filings**  
 K: Gerri Volchko Paulisick, Esq. 19-90499  
 Scullio, Michael J vs. Scullio, Maria A. Filed July 29 - August 2, 2019  
 I Harley, Esq: 19-90502

~~Sheve Kelly has served Joseph M Jr. 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.~~

2019-00491 Bryan Todd Kroh and Victoria Anne Blanchard	2019-00500 April Lynn Spagnolo and Christopher Robert Morrow	2019-00509 Jamie Lynn Bastian and Franklin Ross McCwoin Jr
2019-00492 Myka Eden Duncan and Jacob Randall Olenick	2019-00501 Ryan Michael Hreckzosiej and Karisa Leann Petrucci	2019-00510 Paul Howard Young and Kayla Renee Mitchell
2019-00493 John Ronald Lesar and Catherine Dianne Kelley	2019-00502 Kayla Raelynn Snyder and Tyler James Martin	2019-00511 Curtis Derek Pavlik and Cameron Lee Forte
2019-00494 Sylvia Jean Conger and Robert A Rath Jr	2019-00503 Alexander David Carson and Emily June Uram	2019-00512 Jaison Paul Thomas and Autumn Devene Gierczynski
2019-00495 Ronald Richard Limmer and Samantha Rose Vetterly	2019-00504 Derrick Alan Custer and Chelsea Dawn Shever	2019-00513 Adam Tyler Clare and Sarah Eddy Spear
2019-00496 Adam Charles Steiner and Morgan Nicole Mcelravy	2019-00505 Leah Nanae Pollick and Gary Russell Lisko	2019-00514 Wyatt Tyler Szybka and Krissandra Marie Wiles
2019-00497 Brenden Zane Schiebel and Emily Sue McCabe	2019-00506 Elizabeth Mary Catherine Turner and Trevor Francis Werner	2019-00515 Nathaniel Alex Troyan and Brittni Elyse Geibel
2019-00498 Bethany Lauren Reppar and Joshua Joseph Farabaugh	2019 - 00507 Brandon Eugene Bauldoff and Abigail Lynn Shirey	2019-00516 Ashlyn Nicole Landgraf and Michael James Hornberger
2019-00499 Zachary David Hepler and Brittany Carol Meade	2019-00508 Joanna Kristine Belles and Nathan Allen Pierce	2019-00517 Korah Mae Collins and Shawn William Rekasie

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**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 Truators 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

**Bankruptcy Sale  
September 3, 2019**

In re:  
MICHAEL A. DEEB  
BREANNE M. DEEB

Case No: 18-24439 - JAD  
110 Chrie Lane, Butler, PA 16001  
For Additional Information:  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)BCLJ:

August 16, 2019

**NOTICE**

NOTICE is hereby given to all interested persons or to any party who may be affected by **Curaped Medical, LLC**, a Pennsylvania Limited Liability Company, with its registered address at 716 Thomson Park Dr. Cranberry Twp., PA 16066, that it has filed a Certificate of Termination with the Department of State of the Commonwealth of PA, and that the company is winding up its affairs in the manner prescribed by applicable law so that its existence shall cease upon the issuance of the Certificate of Termination.

BCLJ: August 16, 2019

**NOTICE OF FILING FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that (1) RYAN GIULIANT has filed on May 20, 2019 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 **IMAGINE IT FRAMED** the business to be carried on at 180 KAUFMAN RD EVANS City, PA 16033

BCLJ: August 16, 2019

**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on August 1, 2019 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Seneca Area Emergency Management Agency, Inc.** The corporation is formed for the purpose of emergency management.

Steven T. Casker, Esq.  
Lope, Casker & Casker  
207 E. Grandview Avenue  
Zelienople, PA 16063

BCLJ: August 16, 2019

**IN THE COURT OF COMMON PLEAS  
Butler COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE  
Term No. AD 18-10520**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI Plaintiff vs.

Cindy Lee Herrock, Solely in Her Capacity as Heir of Grace Herrock, Deceased, Gretchen Herrock, Solely in Her Capacity as Heir of Grace Herrock, Deceased, The Unknown Heirs of Grace Herrock, Deceased, MARY FELKER Solely in Her Capacity as Heir of GRACE HERROCK, Deceased, JOHN HERROCK Solely in His Capacity as Heir of GRACE HERROCK, Deceased, RAYMOND HERROCK JR., Solely in His Capacity as Heir of GRACE HERROCK, Deceased, Sharon Herrock, Solely in Her Capacity as Heir of Grace Herrock, Deceased, CHRISTINE L. HODGKISS Solely in Her Capacity as Heir of GRACE HERROCK, Deceased, EDWARD KISIEL JR., Solely in His Capacity as Heir of GRACE HERROCK, Deceased, LAWRENCE KISIEL Solely in His Capacity as Heir of GRACE HERROCK, Deceased & LOIS SIMMER Solely in Her Capacity as Heir of GRACE HERROCK, Deceased Mortgagor and Real Owner Defendant

Cindy Lee Herrock, Solely in Her Capacity as Heir of Grace Herrock, Deceased, Gretchen Herrock, Solely in Her Capacity as Heir of Grace Herrock, Deceased and The Unknown Heirs of Grace Herrock, Deceased MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 12 High Street Lyndora, PA 16045.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. AD 18-10520 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 12 High Street Lyndora, PA 16045 whereupon your property will be sold by the Sheriff of Butler.

**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 the 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 claim in the Complaint of 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. 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.

PROTHONOTARY OF BUTLER COUNTY  
300 South Main Street  
PO BOX 1208  
Butler, PA 16001  
724-284-5214

BUTLER COUNTY BAR ASSOCIATION  
240 South Main Street  
Butler, PA 16001  
724-841-0130

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

BCLJ: August 16, 2019

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

**IN RE: L.G.V.**

**O.A. No. 62 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,

**L.G.V. - Date of Birth: January 2, 2014.**

The Court has set a hearing to consider ending your rights/duties to your child. That Hearing will be held in Courtroom Number 1 located at the Butler County Courthouse/ Government Center, Butler, Pennsylvania on the 9th day of October, 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 16, 2019  
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**2019 INACTIVE LIST FOR  
JUDGE STREIB  
SEPTEMBER 26, 2019  
2:00 PM COURTROOM NO. 1**

**In the Court of Common Pleas  
of Butler County of Butler  
Commonwealth of Pennsylvania**

**NOTICE OF PROPOSED  
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

**The Statement of Intention to Proceed should be filed on or before September 19, 2019 with the Prothonotary of the Court at:**

Prothonotary's Office  
PO Box 1208  
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON SEPTEMBER 26, 2019 AT 2:00PM IN CR 1, BUTLER COUNTY GOVERNMENT CENTER.**

BY THE COURT:

1st Name-Plaintiff  
**2nd Name-Defendant**

**15-90029**  
AMANDA ROSE ALLEN  
vs.  
JONATHAN PERRY ALLEN

**16-90297**  
LYNN E BORTMAS  
vs.  
SCOTT M BORTMAS

BCLJ: August 16, 2019  
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**2019 INACTIVE LIST FOR  
JUDGE VALASEK  
SEPTEMBER 18, 2019  
10:00 AM COURTROOM NO. 1**

**In the Court of Common Pleas  
of Butler County of Butler  
Commonwealth of Pennsylvania**

**NOTICE OF PROPOSED  
TERMINATION OF COURT CASE**

Pursuant to Rule 1901 of the PA Rules of Judicial Administration, the court intends to terminate this case without further notice because the docket shows no activity in the case for at least two years.

You may stop the court from terminating the case by filing a Statement of Intention to Proceed.

**The Statement of Intention to Proceed should be filed on or before September 11, 2019 with the Prothonotary of the Court at:**

Prothonotary's Office  
PO Box 1208  
Butler, PA 16003-1208

**IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED AT THE CALL OF THE LIST ON SEPTEMBER 18, 2019 AT 10:00 AM IN CR 1, BUTLER COUNTY GOVERNMENT CENTER.**

BY THE COURT:

1st Name-Plaintiff  
**2nd Name-Defendant**

**10-90730**  
MATTHEW P SYDLICK  
vs.  
NICOLE K GORDEN

**11-90057**  
SUSAN J STUMP  
vs.  
ERIC S STUMP

**13-90826**  
MICHELLE L SUMMERILL  
vs.  
GARY W SUMMERILL

**14-90196**  
SUSAN C MALEY  
vs.  
**EMMITT E MALEY**

**14-90716**  
LARAE SCHEIDEMANTLE  
vs.  
**DONALD J SCHEIDEMANTLE**

**16-90258**  
LORI A TWEED  
vs.  
**CHRISTOPHER L TWEED**

**17-90128**  
TRAVIS R WOLFE  
vs.  
**RENEE D LAMARQUE WOLFE**

**17-90176**  
ERIC SWITZER  
vs.  
**NICOLE SWITZER**

BCLJ: August 16, 2019  
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# Save *the* Date

Friday,  
December 13, 2019

Butler County  
Bar Association  
**Holiday Party**

Join us at  
The Stables at  
Connoquenessing

## BUTLER COUNTY BAR ASSOCIATION

**BENCH BAR****Friday, September 13, 2019****8:00 am - 1:30 pm****Golf on your own**Cranberry Highlands  
5601 Freshcorn Road  
Cranberry Township**Cost for 3.5 CLE, Breakfast & Lunch: \*Members \$40 • Non Members \$80****\*Members: \$5 of your registration will be a tax deductible contribution to the BCBA Foundation**

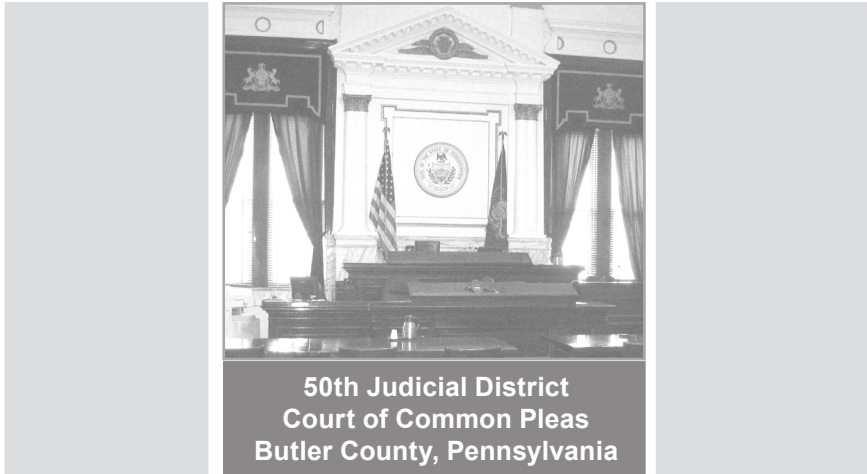
The Butler County Bar Association's Annual Bench-Bar is right around the corner! Please save the date: September 13, 2019. We have an exciting program planned. Obtain 3.5 hours of CLE credits while building congeniality between the bench and the bar.

The Bench-Bar is the perfect setting for networking, education, and socialization. It is both a reason for, and example of, the warm and collegial spirit that makes our association special. Take the opportunity to step away from the demands of the office to connect with colleagues. Don't miss out -- we'll see you there!

**TENTATIVE AGENDA**

- 8:00 Breakfast & Registration
- 8:30 - 10:00 Avoiding Legal Malpractice Seminar - PBA & USI Affinity  
1.5 hours of ethics CLE credits  
Presenter Amy Coco, Esq. Weinheimer, Haber & Coco, PC  
*\*Save up to 7.5% on your PBA Insurance LPL Premium*
- 10:15 - 11:15 Lawyers Concerned for Lawyers  
1 ethics CLE  
Presenter Brian Quinn, Esq.
- 11:30 - 12:30 Judges Round Table - Procedure Practice Pointers from the Bench  
1 ethics CLE  
The Honorable Marilyn J Horan  
US District Judge for the Western District  
The Honorable Thomas J. Doerr, President Judge  
The Honorable William R. Shaffer, Administrative Judge  
The Honorable Timothy F. McCune  
The Honorable Kelley T.D. Streib
- 12:30 Lunch and Golf (Dillon Cup) on your own

**To register call 724.841.0130 or email [jhackett@butlerbar.org](mailto:jhackett@butlerbar.org)**



**2019 Motion Court Calendar**

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

**MOTION COURT**

<b>Judge Yeager</b>	<b>Civil</b>	<b>Tuesday</b>	<b>9:00 am (3)</b>
<b>Judge Doerr</b>	<b>Civil</b>	<b>Wednesday</b>	<b>9:00 am (5)</b>
<b>Judge Streib</b>	<b>Family</b>	<b>Thursday</b>	<b>1:30 pm (1)</b>

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to [www.co.butler.pa.us](http://www.co.butler.pa.us)

**SHERIFF'S SALE**

Date .....	Cut-Off Date	Date .....	Cut-Off Date
January 18, 2019.....	October 19, 2018	July 26, 2019 .....	April 26, 2019
March 15, 2019.....	December 14, 2018	September 20, 2019.....	June 21, 2019
May 17, 2019.....	February 15, 2019	November 15, 2019 .....	August 16, 2019

**CREDIT CONCILIATION**

January 16, 2019	May 8, 2019	July 17, 2019	November 13, 2019
March 6, 2019		September 11, 2019	

**COURT HOLIDAYS**

January 1, 2019 .....	New Year's Day	July 4, 2019 .....	Independence Day
January 21, 2019 .....	Martin Luther King Jr's Birthday	September 2, 2019 .....	Labor Day
February 18, 2019.....	Presidents' Day	October 14, 2019 .....	Columbus Day
April 19, 2019 .....	Good Friday	November 11, 2019.....	Veterans Day
May 27, 2019.....	Memorial Day	November 28, 2019.....	Thanksgiving Day
June 14, 2019.....	Flag Day	November 29, 2019.....	Day after Thanksgiving
		December 25, 2019 .....	Christmas Day

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