

**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: Francis William Boulanger****a/k/a: Francis W Boulanger**

Late of: Donegal Township PA  
Executor: Sandra L Protzman  
395 Mitchell Hill Road  
Butler PA 16002  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: George Samuel Dickson****a/k/a: George S Dickson**

Late of: Butler Township PA  
Executor: Andrew S Dickson  
144 Harnish Road  
West Sunbury PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Nancy L Dillaman**

Late of: Center Township PA  
Executor: Jacqualin J Arblaster  
123 Etna Road  
Slippery Rock PA 16057  
Executor: Betty L Walker  
180 Carrara Road  
Slippery Rock PA 16057  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Bernard D Dusenberry**

Late of: Cranberry Twp  
Executor: Daryl Scott  
250 Guenevere Drive  
Pittsburgh PA 15237  
Attorney: Branden A Fulciniti  
Jones Gregg Creehan & Gerace LLP  
411 Seventh Avenue Suite 1200  
Pittsburgh PA 15219

**Estate of: James R Fry**

Late of: Oakland Township PA  
Administrator: Julie Ann Fry  
134 Whitmire Rd  
West Sunbury PA 16061  
Attorney: Christine Mathews Long  
Raphael Ramsden & Behers PC  
Frick Bldg Suite 1200  
437 Grant Street  
Pittsburgh PA 15219

**Estate of: Rosemary Louise Jones**

Late of: Center Township PA  
Executor: Paul Raymond Barber Jr  
148 Haverford Drive  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Helen Josefoski**

Late of: Saxonburg PA  
Executor: Edward Josefoski Jr  
211a Rachel Drive  
Saxonburg PA 16056  
Executor: Susan Allen  
3822 Anderson Road  
Gibsonia PA 15044  
Attorney: Pamela H Walters  
POB 654  
277 Main Street  
Saxonburg PA 16056

**Estate of: Patsy J Painter**

Late of: Winfield Township PA  
Executor: Gerald G DeAngelis  
POB 309  
Freeport PA 16229  
Attorney: Gerald G DeAngelis  
512 Market Street  
POB 309  
Freeport PA 16229

**Estate of: Regina Caroline Peck**

Late of: Penn Township PA  
Administrator: Michelle A Lahey  
207 Valencia Street  
Butler PA 16002  
Attorney: Howard S Auld Jr  
Howard S Auld & Associates  
5018 William Flynn Highway  
Gibsonia PA 15044

**Estate of: Joseph K Wissinger**

Late of: Adams Township PA  
Executor: Sandra Wright  
C/O Linda V Medwig  
577 East Vanderbilt Dr

Mars PA 16046  
Executor: Linda V Medwig  
577 East Vanderbilt Dr  
Mars PA 16046  
Attorney: Claire Johnson Saenz LLC  
1000 Brooktree Rd #209  
Wexford PA 15090

BCLJ: September 19, 26 & October 3, 2014

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**SECOND PUBLICATION**

**Estate of: William Scott Meals**

Late of: Center Township PA  
Administrator: William E Meals  
106 Beacon Lane  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street Suite 202  
Butler PA 16001

**Estate of: Joanne M Miller**

**a/k/a: Joan M Miller**

Late of: Butler Township PA  
Executor: Jacqueline R Young  
815 New Castle Road  
Butler PA 16001  
Attorney: J Stevenson Suess  
318 West Cunningham Street  
Butler PA 16001

**Estate of: Andrew Russin**

Late of: Butler Township PA  
Executor: Michele A Minto  
271 Steeplechase Circle  
Wilmington DE 19808  
Attorney: Robert J Stock  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

BCLJ: September 12, 19 & 26, 2014

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**THIRD PUBLICATION**

**Estate of: Ellen B Downing**

Late of: Zelenople PA  
Executor: Martha Creese  
2570 Aldon Drive  
Sewickley PA 15143  
Attorney: Philip P Lope  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelenople PA 16063

**Estate of: Barbara A Green**

Late of: Butler Township PA  
Executor: Mandy Wolford  
710 Herman Road  
Butler PA 16002  
Attorney: Leo M Stepanian II  
Stepanian & Menchuk LLP  
222 S Main St  
Butler PA 16001

**Estate of: Lois I Knott**

**a/k/a: Peggy Knott**

Late of: Middlesex Township PA  
Executor: Michael P Knott  
201 Harbison Road  
Valencia PA 16059  
Attorney: Kimberly J Gallagher Esq  
POB 384 Shaner Road  
Rillton PA 15678

**Estate of: George R Kushner**

Late of: Adams Township PA  
Administrator: Richard S Kushner  
333 Cloverdale Drive  
Wexford PA 15090  
Attorney: Karen E Bononi  
Morella & Associates PC  
706 Rochester Road  
Pittsburgh PA 15237

**Estate of: Mary Lacanic**

Late of: Saxonburg PA  
Executor: Albert J Lacanic  
380 High Street  
Saxonburg PA 16056  
Attorney: David A Crissman  
Montgomery Crissman  
Montgomery & Kubit LLP  
518 North Main Street  
Butler PA 16001

**Estate of: Bert Harold Manzato**

**a/k/a: Bert H Manzato**

Late of: Center Township PA  
Administrator: Martha L Manzato  
540 Sunset Drive  
Butler PA 16001  
Attorney: Thomas J May  
Murrin Taylor Flach Gallagher & May  
110 East Diamond Street  
Butler PA 16001

**Estate of: Robert E McKee**

Late of: Butler Township PA  
Executor: Deborah McKee Moses  
9 Sleepy Hollow Lane  
Princeton Junction NJ 08550  
Attorney: Julie C Anderson  
Stepanian & Menchuk LLP  
222 South Main Street  
Butler PA 16001

**Estate of: Frances S McKissick**

Late of: Oakland Township PA  
 Administrator C.T.A.: Shawn R McKissick  
 257 Old East Butler Road  
 Butler PA 16002  
 Attorney: Patrick V Hammonds  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 W Cunningham St  
 Butler PA 16001

**Estate of: Jeffrey Alan Miller Sr  
a/k/a: Jeffrey A Miller Sr**

Late of: Zelenople PA  
 Administrator: Jeffrey Alan Miller  
 322 Evans Road  
 Zelenople PA 16063  
 Attorney: John W Brown Esq  
 John W Brown & Associates  
 310 Grant St Suite 1220  
 Pittsburgh PA 15219-2262

**Estate of: Marilyn Joanne Nicodemus  
a/k/a: Marilyn Nicodemus**

Late of: Muddycreek Township PA  
 Executor: Janice M Nobbs  
 3590 Ridge Road  
 Cortland OH 44410  
 Attorney: Joseph E Kubit  
 Montgomery Crissman  
 Montgomery Kubit LLP  
 518 North Main Street  
 Butler PA 16001

**Estate of: Roberta Marie Selle**

Late of: Adams Township PA  
 Administrator: David Earl Selle  
 410 Beaver Street  
 POB 322  
 Mars PA 16046  
 Attorney: Jennifer Rea Abel  
 Richards & Richards LLP  
 16020 Perry Highway  
 Warrendale PA 15086

BCLJ: September 5, 12 & 19, 2014

**MORTGAGES**

August 25 - 29, 2014

**Anderson, Mark A., et ux**-Huntington Natl Bk-Adams Twp.-\$50,000.00

**Anderson, Mark E., et ux**-Quicken Loans Inc, et al-Penn Twp.-\$116,900.00

**Archer, Dustin**-Howard Hanna Mtg Servs, et al-Evans City Borough-\$180,800.00

**Bankston, Brandi J.**-West Penn Fin Serv Ctr Inc, et al-Jefferson Twp.-\$90,210.00

**Bartley, Brian P., et ux**-First Commonwealth

Bk-Clinton Twp.-\$20,750.00

**Barton, Eleanor W.**-Citibank NA, et al-Cranberry Twp.-\$35,800.00

**Baxter, David P., et al**-Butler Armco Emp Cred Un-Clay Twp.-\$30,000.00

**Benati, Danilo J., et al**-PNC Bk Natl Assn-Cranberry Twp.-\$50,000.00

**Bindernagel, Norman D., et al**-Butler Armco Emp Cred Un-Fairview Twp.-\$11,500.00

**Birkes, Robert D., et al**-SRU Fed Cred Un-Slippery Rock Borough-\$15,000.00

**Bogulski, Jeffrey J., et ux**-Dollar Bk Fed Sav Bk-Cranberry Twp.-\$110,228.95

**Bohonak, Eric, et ux**-Quicken Loans Inc, et al-Butler Twp.-\$123,700.00

**Boltz, Christopher D., et al**-Farmers Natl Bk of Emlenton-Butler City, Wd. 4-\$210,000.00

**Borghi, Louis A., et ux**-Howard Hanna Mtg Servs, et al-Seven Fields Borough-\$252,225.00

**Boscia, Karl, III, aka, et al**-Dollar Bk Fed Sav Bk-Butler Twp.-\$26,000.00

**Brom, Stephen C., et ux**-NASA Fed Cred Un-Middlesex Twp.-\$100,000.00

**Calvin, Robert W., II, et ux**-Butler Armco Emp Cred Un-Butler City, Wd. 4-\$56,000.00

**Cannon, Michele L.**-Redevelopment Auth County Butler-Zelienople Borough-\$13,901.00

**Castillo, Manuel M., et al**-Dollar Bk Fed Sav Bk-Adams Twp.-\$75,000.00

**Christian & Missionary Alliance Ch, Mars, Pa**-First Natl Bk of Pa-Adams Twp.-\$1,000,000.00

**Cogley, Dustin J., et ux**-USX Fed Cred Un-Butler Twp., Wd. 6-\$112,000.00

**Colangeli, Anthony A., et ux**-USX Fed Cred Un-Buffalo Twp.-\$70,000.00

**Colleran, James**-Citizens Bank of Pa-Muddycreek Twp.-\$200,000.00

**Collins, Shawn D., et ux**-Butler Armco Emp Cred Un-Center Twp.-\$163,875.00

**Crilley, Jay S., et al**-PNC Bk Natl Assn-Jackson Twp.-\$302,677.00

**Criss, Cynthia M.**-Wells Fargo Bk NA-Butler City\*-\$255,519.00

**Daniel A. Marks Inc.**-First Natl Bk of Pa-Cranberry Twp.-\$790,000.00

**Davidson, Bonnie M.**-WesBanco Bank Inc-Jackson Twp.-\$70,000.00

**Davis, Paul M.**-Butler Armco Emp Cred Un-Connoquenessing Twp.-\$64,500.00

**Dean F. & Terri L. Widenhofer LLC, et al**-Paul R. Pack-Buffalo Twp.-\$400,000.00

**Demidovich, Mark A., et ux**-Howard Hanna Mtg Servs, et al-Slippery Rock Borough-\$417,000.00

**Desch, Owen J., III, et ux**-QR Lending, aka, et al-Summit Twp.-\$129,651.00

**Donati, Carl E., Jr., et al**-RBS Citizens NA,

**DIVORCES**

Week ending September 12, 2014

1st Name-Plaintiff

**2nd Name-Defendant**

Dennis D. Border vs. **Georgia L. Border:**  
Maura L. Palumbi, Esq.: 14-90584  
Ryan A. Covert vs. **Stephanie D. Covert:** Leo  
M. Stepanian, II, Esq.: 14-90597  
Tamara M. Erfort vs. **James R. Erfort, Jr.:**  
Russell C. Miller, Esq.: 14-90599  
Michael S. Fulton vs. **Carole M. Fulton:** Atty  
- None: 14-90605  
Dorilyn Holmes vs. **Douglas P. Holmes:**  
Wesley F. Hamilton, Esq.: 14-90595

**NOTICE OF TRUST**

The Trustee named below gives notice of the death of James A. Theys on May 18, 2014, Late of Cranberry Township, Butler County, Pennsylvania.

James A. Theys was the Settlor of **The James A. Theys Revocable Trust** u/t/d September 9, 1993, Amended May 2, 2003, Further Amended and Restated August 3, 2010.

The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Jeffri A. Theys, Successor Trustee  
107 Berkeley Road  
Pittsburgh, PA 15237

or to:

Charles B. Hadad, Esquire  
Feldstein Grinberg Lang & McKee, PC  
428 Boulevard of the Allies, Suite 600  
Pittsburgh, PA 15219

BCLJ: September 5, 12 & 19, 2014

**NOTICE OF TRUST**

**Estate of Eileen L. Morrow, Deceased  
of Butler Twp, PA**

Donna S. Bleicher, Personal Representative  
243 Old Plank Road  
Butler, PA 16002

or to Attorney for Estate:

Jeffrey D. Banner, Esquire  
318 South Main Street  
Butler, PA 16001

BCLJ: September 5, 12 & 19, 2014

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

NOTICE IS HEREBY GIVEN that on August 4, 2014, the petition of Name Change was filed in the above-named court, requesting an order to change the name of **STEVEN PATRICK COWAN to STEVEN PATRICK ASHER**. The Court has fixed the 24th day of December, 2014, at 10:00 A.M., in Court Room 4, Courthouse, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all intersected parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Steven P Cowan

BCLJ: September 19, 2014

**NOTICE OF SHERIFF'S SALE**

**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA  
NO. AD 2014-10031**

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR J.P. MORGAN MORTGAGE  
TRUST 2007-A3

**VS.**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
ERNEST W. BUCK, JR, DECEASED**

**NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST**

**FROM OR UNDER ERNEST W. BUCK, JR,  
DECEASED**

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

Being Premises: 104 OLD BRICK ROAD,  
PETROLIA, PA 16050-1821.

Being in WASHINGTON TOWNSHIP, County  
of BUTLER, Commonwealth of Pennsylvania,  
310-3F12-50-0000

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER ERNEST W. BUCK, JR,  
DECEASED

Your house (real estate) at 104 OLD BRICK  
ROAD, PETROLIA, PA 16050-1821 is  
scheduled to be sold at the Sheriff's Sale on  
01/16/2015 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 \$142,904.30 obtained by,  
U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR J.P. MORGAN MORTGAGE  
TRUST 2007-A3 (the mortgagee), against the  
above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
FS#753725

BCLJ: September 19, 2014

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA**

**NO. AD 12-10718 CP 14-21033 ED 14-21033**

WELLS FARGO BANK, N.A. FKA WELLS  
FARGO BANK MINNESOTA, N.A. AS  
TRUSTEE FOR REPERFORMING LOAN  
REMIC TRUST, SERIES 2002-2

**V**

**MARK CZAKE, IN HIS CAPACITY AS  
ADMINISTRATOR AND HEIR OF THE  
ESTATE OF RICHARD L. CZAKE, GEORGE  
CZAKE, II, IN HIS CAPACITY AS HEIR OF  
THE ESTATE OF RICHARD L. CZAKE,  
DENNIS CZAKE, IN HIS CAPACITY AS  
HEIR OF THE ESTATE OF RICHARD  
L. CZAKE, CHARLES CZAKE, IN HIS  
CAPACITY AS HEIR OF THE ESTATE**

**OF RICHARD L. CZAKE, JOHN CZAKE,  
IN HIS CAPACITY AS HEIR OF THE  
ESTATE OF RICHARD L. CZAKE, CHERYL  
CZAKE, IN HER CAPACITY AS HEIR OF  
THE ESTATE OF RICHARD L. CZAKE  
AND UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER RICHARD  
L. CZAKE, DECEASED**

**NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER RICHARD L. CZAKE,  
DECEASED**

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

Being Premises: 117 BELLWOOD COURT,  
CRANBERRY TOWNSHIP, PA 16066

Being in Township of Cranberry, County of  
BUTLER, Commonwealth of Pennsylvania,  
130-S4-CF3092-0000

Improvements consist of residential property.

Sold as the property of MARK CZAKE,  
GEORGE CZAKE, II, DENNIS CZAKE,  
CHARLES CZAKE, JOHN CZAKE,  
CHERYL CZAKE and UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER RICHARD L. CZAKE,  
DECEASED

Your house (real estate) at 117 BELLWOOD  
COURT, CRANBERRY TOWNSHIP, PA  
16066-7333 is scheduled to be sold at the  
Sheriff's Sale on 11/21/2014 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 \$42,875.03 obtained by, WELLS FARGO  
BANK, N.A. FKA WELLS FARGO BANK  
MINNESOTA, N.A. AS TRUSTEE FOR  
REPERFORMING LOAN REMIC TRUST,  
SERIES 2002-2 (the mortgagee), against the  
above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff  
FS PH#784321

BCLJ: September 19, 2014

### ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **CITY CHURCH/ BUTLER**.

Jim Cendrowski  
108 Deer Creek Rd  
Saxonburg, PA 16056

BCLJ: September 19, 2014

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### FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of: **3R Building Sustainability**. With its principal office or place of business at 300 Northpointe Circle, Suite 304, Seven Fields, PA 16046. The names and addresses of all persons who are parties to the Registration are: 3R, LLC, 300 Northpointe Circle, Suite 304, Seven Fields, PA 16046.

3R, LLC  
300 Northpointe Circle  
Suite 304  
Seven Fields, PA 16046

BCLJ: September 19, 2014

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### LIMITED LIABILITY COMPANY NOTICE

NOTICE is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **3R, LLC**.

3R, LLC  
300 Northpointe Circle,  
Suite 304  
Seven Fields, PA 16046

BCLJ: September 19, 2014

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### FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **3R Sustainability**. With its principal office or place of business at 300 Northpointe Circle, Suite 304, Seven Fields, PA 16046. The names and addresses of all persons who are parties to the Registration are: 3R, LLC, 300 Northpointe Circle, Suite 304, Seven Fields, PA 16046

3R, LLC  
300 Northpointe Circle  
Suite 304  
Seven Fields, PA 16046

BCLJ: September 19, 2014

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### IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA MsD. No. 14-40202

#### NOTICE

**IN RE: NAME CHANGE OF Michaila Grace Xiajin Byers, A Minor child, by Michael C. Byers and Cynthia L. (Kelly) Byers, parents**

NOTICE IS HEREBY GIVEN that the Court has fixed November 12, 2014, at 10:00 A.M., in Courtroom No.4, in the Butler County Government and Judicial Center, Butler, Pennsylvania, as the time and place for hearing on a Petition for Change of Name of Michaila Grace Xiajin Byers, a minor, by Michael C. Byers and Cynthia L. (Kelly) Byers, her parents. They seek a Decree changing the name from **Michaila Grace Xiajin Byers to Michaila Grace Byers**. All interested parties may appear to show cause why the Petition should not be granted.

Lynn M. Patterson, Esq.  
Stock & Patterson Law Office  
106 S. Main Street, Ste. 603  
Butler, PA 16001

BCLJ: September 19, 2014

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**2014 INACTIVE LIST FOR  
JUDGE YEAGER  
OCTOBER 09, 2014  
10:00 AM COURTROOM NO. 3**

**IN THE COURT OF COMMON  
PLEAS OF BUTLER COUNTY  
COMMONWEALTH OF PA**

**NOTICE OF PROPOSED  
TERMINATION OF COURT CASE**

Pursuant to Rule 230.2(f) of the PA Rules of Civil Procedure, 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 October 02, 2014 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 OCTOBER 09, 2014  
AT 10:00 AM IN CR 3 , BUTLER COUNTY  
GOVERNMENT CENTER.**

BY THE COURT:

1st Name-Plaintiff  
2nd Name-Defendant

**2005**

**05-11316**

VON O. KNEPPER

**VS.**

MICHAEL STACK

**2007**

**07-11738**

GREEN LAND DEVELOPMENT COMPANY  
INC., JOHN P. SMITH, CHARLENE L.  
BYERS

**VS.**

LENNY PORTER, CATHERINE N. PORTER

**2008**

**08-12014**

COMMONWEALTH FINANCIAL  
SYSTEMS, INC.

**VS.**

TERRY S. MULNEIX

**2009**

**09-10540**

DAVID L. EICEHNHAUER

**VS.**

ROBERT STARK , KAREN STARK

**09-10708**

WELLS FARGO BAKN NA

**VS.**

GEORGE W. MOORE, CAROL A. MOORE

**09-11363**

JOYCE BORTMES, HARRY BORTMES

**VS.**

CHARLES PALACE, CHRISTOPHER  
PALACE

**09-11557**

EDISON MANOR NURSING &  
REHABILITATION CENTER

**VS.**

ROBERT C. MACKLIN, SHAWN P.  
MACKLIN

**09-11634**

UNIFUND CORPORATION

**VS.**

DAVID J. TREMEL

**09-11938**

MANHEIM AUTOMOTIVE FINANCIAL  
SERVICES INC.

**VS.**

JOHN C. DYKES, JOSEPH K. DYKES,  
DYKES BROTHERS MOTORS

**09-12095**

HOUSEHOLD FINANCIAL CONSUMER  
DISCOUNT COMPANY

**VS.**

MICHAEL T. RILEY, TERI L. RILEY

**2010**

**10-10113**

JOSEPH J. MIKLOS JR., REBECCA S.  
MIKLOS

**VS.**

JANET B. MCDONOUGH, MICHAEL  
MCDONOUGH



**10-10151**

CHASE BANK USE N.A.

**VS.**

ROSE M. GROSSI

**10-10452**

ATLANTIC CREDIT &amp; FINANCE INC.

**VS.**

HEATHER M. WATSON

**10-10966**

GMAC MORTGAGE LLC

**VS.**

VIRGINIA T. KULI

**10-10984**

CACH LLC

**VS.**

JOANNE M. MONCELLO

**10-10991**DEUTSCHE BANK NATIONAL TRUST  
COMPANY**VS.**DOMENIC J. PETITTA, PAMELA S.  
PETITTA**10-11261**

AMERICAN EXPRESS CENTURION BANK

**VS.**

GEORGE LEON

**10-11267**

DISCOVER BANK

**VS.**

RHONDA PERKO

**10-11333**

GE MONEY BANK

**VS.**

MARK HAMILTON

**10-11746**

BARCLAYS BANK DELAWARE

**VS.**

SHIRLEY A. STEWART

**10-11791**

WILLIAM HAUCK, LINDSAY HAUCK

**VS.**

HEARTLAND HOMES, WAIN FARMS LLC

**10-11830**

GE MONEY BANK

**VS.**

JANET PAGNIELLO

**10-11841**

ROMEO QUIAMBAO, NILDA QUIAMBAO

**VS.**

SUE A. MASON, ERIN NESBITT

**10-11983**SYSCO CORPORATION, SYSCO  
PITTSBURGH, LLC**VS.**PRICE KING SOUTH, INC., MATT SKITTLE,  
JR., DARYL PRICE (T/D/B/A RHYTHM  
HOUSE CAFE)**10-12090**

LIBERTY MUTUAL A/S/O BRIAN HOLMES

**VS.**

DONDRELL GRAHAM

**10-12133**

AARON M. HOVIS, KELLI HOVIS

**VS.**HOMISON AUTO SERVICE & GLASS, LLC,  
FRANK J. HOMISON

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**2011****11-10105**

FIA CORD SERVICES N.A.

**VS.**

ANDREW P. HETES

**11-10108**

R.S. ISAACS GENERAL CONTRACTOR

**VS.**

VINCENT LOREWZ, SANDRA LOREWZ

**11-10112**

JOHN M. GORAL, BARBARA GORAL

**VS.**

ADAM LEROY GEIBEL

**11-10126**

AMERICAN EXPRESS CENTRION BANK

**VS.**

AMY SCHMEIDER

**11-10179**AMERICAN ALTERNATIVE INSURANCE  
CORPORATION AS SUBROGEE OF  
BUFFALO TOWNSHIP EMERGENCY  
MEDICAL SERVICE (EMS), INC.**VS.**

NICOLE REILLY

**11-10186**

R.E. GAS DEVELOPMENT, LLC

**VS.**BOARD OF SUPERVISORS OF  
LANCASTER TOWNSHIP, BUTLER  
COUNTY, PENNSYLVANIA



**11-10187**

R.E. GAS DEVELOPMENT, LLC

**VS.**BOARD OF SUPERVISORS OF  
LANCASTER TOWNSHIP, BUTLER  
COUNTY, PENNSYLVANIA**11-10188**

R.E. GAS DEVELOPMENT, LLC

**VS.**BOARD OF SUPERVISORS OF  
LANCASTER TOWNSHIP, BUTLER  
COUNTY, PENNSYLVANIA**11-10196**

WORTHINGTON AT ADAMS

**VS.**

JUDITH A. LYONS

**11-10201**

CYNTHIA DYER

**VS.**ANIMAL GENERAL OF CRANBERRY, DR.  
MICHAEL HUTCHINSON, TERRY MYERS**11-10219**

TOM RECTENWALD CONSTRUCTION, INC.

**VS.**

MUNEEF JALLAD, D/B/A AIR TEK

**11-10238**WELLS FARGO BANK, N.A. AS TRUSTEE  
FOR OPTION ONE MORTGAGE LOAN  
TRUST, 2002-3, ASSET-BACKED  
CERTIFICATES, SERIES 2002-3**VS.**

ROBERT J. SLATER, KAREN L. SLATER

**11-10249**

FIA CARD SERVICES

**VS.**

GARY J. FISCHER

**11-10283**

MARK ERTZBERGER

**VS.**

ALTERNATIVE FLOOR DESIGNS

**11-10363**

CHONG KIM

**VS.**

JANICE CANNELLA

**11-10391**

LVNV FUNDING LLC

**VS.**

ROBERT LEIGHT

**11-10399**ASSET ACCEPTANCE LLC, ASSIGNEE OF  
CITIBANK AT&T UNIVERSAL**VS.**

GAYLE KIRSCH

**11-10412**

GE MONEY BANK

**VS.**

MARY FREY

**11-10434**ASSET ACCEPTANCE, LLC, ASSIGNEE  
OF CHASE BANK**VS.**

GARY L. DITTMAN

**11-10548**

LOU NEGLEY'S BOTTLED WATER, INC.

**VS.**DANIEL P. PLAISTED, D/B/A, D.P.  
PLAISTED & ASSOCIATES**11-10582**

BONNIE COATS

**VS.**

JASON VOGELSBERGER

**11-10589**TARGET NATIONAL BANK F/K/A  
RETAILERS NATIONAL BANK**VS.**

RACHEL J. KELLEY

**11-10604**

SMC DIRECT, LLC

**VS.**

KINGSWAY PHARMACY CORP

**11-10605**

SMC DIRECT, LLC

**VS.**

DEVON PHARMACY

**11-10632**

PORTFOLIO RECOVERY ASSOCIATES LLC

**VS.**

JACQUELYN REAY

**11-10634**

RIPZONE LIMITED PARTNERSHIP

**VS.**

SKI NORTH, INC.

**11-10635**HARVEST CREDIT MANAGEMENT VII,  
LLC, ASSIGNEE OF HOUSEHOLD BANK**VS.**

ANNE M. FISCHER

**11-10637**

BARCLAYS BANK DELWARE

**VS.**

ANNA M. SHAMBAUGH

**11-10699**

GE MONEY BANK

**VS.**

BOBBI ABBOTT

**11-10702**BENEFICIAL CONSUMER DISCOUNT  
COMPANY D/B/A, BENEFICIAL  
MORTGAGE COMPANY OF  
PENNSYLVANIA**VS.**DIANA M. ERDOS, RICHARD M. ERDOS  
AND OCCUPANTS**11-10768**KALEB N. BAKER, A MINOR, BY AND  
THROUGH HIS PARENT AND NATURAL  
GUARDIAN, RENEE GILSON**VS.**CYLE COVERT, A MINOR, BY AND  
THROUGH HIS PARENTS AND NATURAL  
GUARDIANS, CHRISTOPHER AND JANIS  
COVER**11-10790**

CACH, LLC

**VS.**

LISA M. FRABOTTA

**11-10803**

PORTFOLIO RECOVERY ASSOCIATES LLC

**VS.**

FRED E. FRICKS

**11-10806**

COMMONWEALTH FINANCIAL SYSTEMS, INC.

**VS.**

HOWARD J. DUFFORD

**11-10820**FEDERAL HOME LOAN MORTGAGE  
CORPORATION**VS.**

MICHAEL D. SIGWORTH

**11-10844**

GREEN TREE LUMBER STRUCTURES

**VS.**

MARK WHITE

**11-10857**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION**VS.**

JOHN D. DOUGHERTY AND OCCUPANTS

**11-10904**

MAIN STREET ACQUISITION

**VS.**

CHRIS G. GALIDA

**11-10914**

BRACKENRIDGE CONSTRUCTION CO. INC.

**VS.**LEE FULLER t/d/b/a AFFORDABLE  
CONTAINER SERVICE**11-10937**FARMERS NATIONAL BANK OF  
EMLENTON**VS.**FRANK E. UHL and HEALTHER L. UHL,  
THE INTERNAL REVENUE SERVICE, THE  
UNITED STATES OF AMERICA**11-10938**ROBIN FLETCHER, CO-EXECUTOR OF  
ESTATE OF BETTY A. RISCH**VS.**

GARY L. RISCH

**11-10955**FARMERS & MERCHANTS BANK OF  
WESTERN PENNSYLVANIA, N.A.,  
SUCCESSOR BY MERGER TO THE  
FARMERS NATIONAL BANK OF  
KITANING**VS.**

DAVID J. LIPSCOMB

**11-10968**

UNITED PLATE GLASS COMPANY, INC.

**VS.**GLASTON FINLAND OY and GLASTON  
AMERICA, INC.**11-10988**

DISCOVER BANK

**VS.**

PETE CELENDER

**11-10996**

UNITED PLATE GLASS COMPANY, INC

**VS.**

UNIGLASS ENGINEERING OY

**11-11045**PINEHURST HOMEOWNERS  
ASSOCIATION**VS.**DOMINIC COSTA, ROCHELLE COSTA,  
DOMINIC J. COSTA AND RENEE COSTA

**11-11048**

LORRIE SCHARDING

**VS.**EDWARD C. SCHARDING, III AND  
KENNETH L. SEYBERT**11-11054**BUTLER COUNTY SEWAGE  
ASSOCIATION**VS.**

JACKSON TOWNSHIP, BUTLER COUNTY

**11-11062**

MIDLAND FUNDING LLC

**VS.**

DAVID MCANALLEN

**11-11099**

NORTHWEST CONSUMER DIS. CO

**VS.**

JACQUELINE AND MARK FLINNER

**11-11129**

DONALD R. HENRY

**VS.**

WILLIAM H. CLARK

**11-11136**

VICTORY ROAD LLC

**VS.**CASTCON-STONE, INC. and COMMUNITY  
DEVELOPMENT CORPORATION OF  
BUTLER COUNTY**11-11221**

ALLIMANCE CAPITAL MANAGEMENT, INC.

**VS.**SCOTT L. SUKOSKEY and JANET H.  
SUKOSKEY**11-11226**

PORTFOLIO RECOVERY ASSOCIATES

**VS.**

JEFFREY M. KARENBAUER

**11-11239**

AMERICAN ABSESTOS CONTROL CO.

**VS.**KEITH WHITTENBERGER d/b/a CASTLE  
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BUTLER TOWNSHIP**VS.**

STEVEN C. SABO and CAROLYN G. SABO

**11-11275**

CORSICA GAS CO. INC.

**VS.**

SANDRA HUGHES

**11-11287**

MR. ROOTER PLUMBING

**VS.**

TIMOTHY DAWSON

**11-11296**

RONALD C. GILLILAND, JR.

**VS.**

KEITH BALESK

**11-11302**

PNC BANK, NATIONAL ASSOCIATION

**VS.**

MATTHEW FELIX

**11-11320**BANK OF AMERICA, N.A. SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP**VS.**JON PAUL HOCKENBERRY, IN HIS  
CAPACITY AS EXECUTOR AND DEVISEE  
OF THE ESTATE OF LAWANDA ANN  
HOCKENBERRY**11-11322**AMERICAN VINYL PATIO ROOMS, LYLE  
MOORE and TOM MOORE**VS.**

SAMUEL A. GROSE

**11-11347**

AK STEEL CORPORATION

**VS.**

JC WILLIAMSON COMPANY

**11-11397**

DAVID L. BOWSER

**VS.**

LINDA M. BLOOM

**11-11412**

PORTFOLIO RECOVERY ASSOCIATES LLC

**VS.**

ELSIE G PALLONE

**11-11414**

PORTFOLIO RECOVERY ASSOCIATES LLC  
VS.  
PHILIP J HIXON

**11-11471**

PORTFOLIO RECOVERY ASSOCIATES LLC  
VS.  
BRIAN NEFF

**11-11484**

FIA CARD SERVICES N.A.  
VS.  
DAVID T HUSELTON

**11-11488**

THE BANK OF NEW YORK MELLON  
TRUST COMPANY AL  
VS.  
KRISTEN GARLICKI A/K/A KRISTEN A.  
GARLICKI F/K/A KRISTEN A STACK

**11-11493**

MARY KAY KNOX  
VS.  
JAMES E. BANEY, III

**11-11498**

THEODORE HILLWIG  
VS.  
SONNEBORN, INC.

**11-11532**

BRENDA L SNYDER  
VS.  
SCOTT THOMAS

**11-11542**

GRECO GAS, INC.  
VS.  
LITZENBERG DRILLING

**11-11552**

REMIT CORPORATION  
VS.  
ANGELA J. CHARLES

**11-11563**

CAPITAL ONE BANK(USA) NA  
VS.  
MICHAEL J. NANNA

**11-11566**

BANK OF AMERICA, N.A.  
VS.  
DEBRA E. LOADER, CHARLES K. LOADER

**2012**

**12-10040**

UNITES STATES OF AMERICA  
VS.  
DANIEL B. SMITH, SR., PATRICIA K. SMITH

**12-10041**

UNITED STATES OF AMERICA  
VS.  
DANIEL B. SMITH, JR., DON S. MEGAHAN

**12-10062**

CACH, LLC  
VS.  
ROBERT LEASHER

**12-10129**

WELLS FARGO BANK, NA  
VS.  
CHERYL J. RAFFEL A/K/A SHERRI J.  
RAFFEL

**12-10157**

GLEN EDEN HOMES ASSOCIATION, INC.  
VS.  
VALERIE LYLE

**12-10172**

FORD MOTOR CREDIT COMPANY LLC  
VS.  
DEREK A. ROSKOVSKI and DAYNA L.  
ROSKOVSKI

**12-10174**

FEDERAL HOME LOAN MORTGAGE  
CORPORATION  
VS.  
DONALD LEROY COULOMBE

**12-10273**

DOMINIC JOSEPH ABBOTT  
VS.  
BUTLER COUNTY ASSISTANT DISTRICT  
ATTORNEY, CHRISTINE W. STUDENNY  
BUTLER COUNTY ASSISTANT PUBLIC  
DEFENDER, KEVIN FLAHERTY

**12-10280**

SUN TRUST BANK  
VS.  
DANIEL V. WOZNIAK

**12-10384**

PORTFOLIO RECOVERY ASSOCIATES, LLC  
VS.  
SHERRI L. ECKSTEIN

BCLJ: September 19 & 26, 2014