



BUTLER COUNTY • PENNSYLVANIA

# Legal Journal

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Vol. 27

June 28, 2019

No. 48

*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:

**BCBA** | Butler County Bar Association  
Butler County Legal Journal

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**BCLegalJournal@butlerbar.org**

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### PLEASE NOTE:

**Advertisements must be received by 12:00 PM the Friday preceding the date of publication.**

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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.

- |                      |   |
|----------------------|---|
| <b>July 11, 2019</b> | <b>PBI: Construction Contract Drafting for Owners Developers &amp; Tenants</b><br>Butler County Bar Association<br>3 substantive credits,<br>Thurs., July 11, 2019 9:00a-12:15p |
| <b>July 17, 2019</b> | <b>PBI: Maximizing the Outcome of Personal Injury Cases</b><br>Butler County Bar Association<br>4 substantive credits,<br>Wed., July 17, 2019 9:00a-1:15p                       |
| <b>July 18, 2019</b> | <b>PBI: Advanced Contract Clauses</b><br>Butler County Bar Association<br>4 substantive credits,<br>Thurs., July 18, 2019 9:00a-1:15p   |
| <b>July 19, 2019</b> | <b>CATB: Active Listening</b><br>Butler County Bar Association<br>1 substantive credits,<br>Fri., July 19, 2019 8:00a-9:00a   |
| <b>July 22, 2019</b> | <b>PBI: US Supreme Court Roundup</b><br>Butler County Bar Association<br>4 substantive credits,<br>Mon., July 22, 2019 12:00p-4:30p   |
| <b>July 23, 2019</b> | <b>PBI: Kids in Cyberspace</b><br>Butler County Bar Association<br>5 substantive credits, 1 ethics credit<br>Tues., July 23, 2019 9:00a-4:00p                                   |
| <b>July 24, 2019</b> | <b>PBI: Winning Numbers</b><br>Butler County Bar Association<br>5 substantive credits, 1 ethics credit<br>Wed., July 24, 2019 8:30a-3:30p                                       |

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | [BCLegalJournal@butlerbar.org](mailto:BCLegalJournal@butlerbar.org)

**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: Mildred Marie Davis  
a/k/a: Mildred M Davis**

Late of: Worth Township PA  
Executor: Steven E Davis  
138 Pleasant Hill Road  
Harmony PA 16037  
Executor: Rebecca I Nogacek  
1022 West Park Road  
Slippery Rock PA 16057  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd Po Box 67  
Slippery Rock PA 16057

**Estate of: Wilda J Grabe**

Late of: Penn Township PA  
Executor: Richard J Grabe  
290 Pittsburgh Road  
Butler PA 16002  
Executor: Kay Small  
2511 Minton Drive  
Moon Township PA 15108  
Attorney: Scott E Kasbee  
Daniel And Kasbee  
999 West View Park Drive  
Pittsburgh PA 15229

**Estate of: Francis Ralph Horne  
a/k/a: Francis R Horne**

Late of: Palm Beach City Florida  
Ancillary Ancillary Executor:  
Robert J Emminger  
312 Cherokee Drive  
Butler PA 16001  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Carol A Morgus**

Late of: Center Township PA  
Administrator C.T.A.: Timothy J Morgus  
941 Mercer Road  
Butler PA 16001  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Albert J Naleppa**

Late of: Saxonburg PA  
Executor: Margaret A Naleppa Prycl  
519 Davis Avenue  
Pittsburgh PA 15209  
Attorney: Scott E Kasbee  
Daniel And Kasbee  
999 West View Park Drive  
Pittsburgh PA 15229

**Estate of: Nancy A Penney**

Late of: Mars PA  
Executor: Robert C Penney  
1608 Dogwood Drive  
Reading PA 19609  
Attorney: Jay R Hagerman  
Abernethy Hagerman Law, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

**Estate of: Elizabeth B Senulis**

Late of: Jefferson Township PA  
Executor: James H Limbaugh  
4767 William Flynn Highway  
Allison Park PA 15101  
Attorney: Russell C Miller  
Auld Miller LLC  
4767 William Flynn Hwy  
Allison Park PA 15101

BCLJ: June 28 & July 5, 12, 2019  
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**SECOND PUBLICATION****Estate of: Mary S Allen**

Late of: Parker PA  
Executor: Linda S McCann  
443 Highland Avenue  
Pittsburgh PA 15229  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Colleen R Blystone**

Late of: Mars PA  
Executor: Robert C Blystone  
7017 Franklin Road  
Cranberry Twp PA 16066  
Attorney: Harold A English  
H A English and Associates PC  
4290 William Flinn Hwy Suite 200  
Allison Park PA 15101

**Estate of: Jean E Cook**

Late of: Saxonburg PA  
Executor: William G Cook  
150 Brynwood Drive  
Port Matilda PA 16870  
Attorney: William T Woncheck  
Sikov & Woncheck PC  
1625 Union Ave Suite 5  
Natrona Heights PA 15065

**Estate of: Adam Taylor Dovenspike**

Late of: Center Township PA  
Administrator: Adam G Anderson  
428 Forbes Ave  
Suite 1901  
Pittsburgh PA 15219  
Attorney: Adam G Anderson Esq  
Anderson & Labovitz, LLC  
428 Forbes Ave Ste 1901  
Pittsburgh PA 15219

**Estate of: Gregory Charles Flis  
a/k/a: Gregory C Flis**

Late of: Cranberry Township PA  
Administrator: Laura E Juran  
961 Broadmeadow Drive  
Pittsburgh PA 15237  
Attorney: John Eric Bumbaugh  
Bumbaugh & Nicola  
10526 Old Trail Road Suite 1  
North Huntingdon PA 15642

**Estate of: Patricia Elizabeth Foringer  
a/k/a: Patricia E Foringer**

Late of: Butler Township PA  
Executor: Jason D Foringer  
4358 Willow Wood Way  
Uniontown OH 44685  
Attorney: James P Coulter  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Kelly Sue Kopera**

Late of: Evans City PA  
Administrator: Michael Daniel Kopera  
110 Pattison Street  
Evans City PA 16033  
Attorney: Gary T Vanasdale  
Gilliland Vanasdale Law Office, LLC  
1667 Route 228, Suite 300  
Cranberry Township PA 16066

**Estate of: Donald D Lackey**

Late of: Summit Township PA  
Executor: Chalace L Schaffner  
443 Donaldson Road  
Fenelton PA 16034  
Attorney: Murray S Shapiro  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Marjorie A Madigan**

Late of: Butler Township PA  
Executor: Dr. James E. Madigan  
4 Oakhurst Drive  
Butler PA 16002  
Attorney: Lynn M Patterson  
Stock & Patterson  
PNC Bank Bldg Suite 603  
106 South Main St  
Butler PA 16001

**Estate of: Jeffrey Scott Myers**

Late of: Butler Township PA  
Administrator: Krystal Myers  
119 Hillvue Drive  
Butler PA 16001  
Attorney: Elizabeth A Gribik  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Joseph James Ritson Jr**

Late of: Butler Township PA  
Administrator: Anna Mae Ritson  
112 Irene Drive  
Butler PA 16001  
Attorney: William J Schenck  
Schenck & Long  
610 North Main Street  
Butler PA 16001

**Estate of: Paul W Schmidt Sr**

Late of: Buffalo Township PA  
Executor: James D Schmidt  
131 Goldscheitter Rd  
Sarver PA 16055  
Attorney: Paula J Willyard  
Willyard Law Firm PC  
347 N Pike Road  
Sarver PA 16055

**Estate of: Irene Weischedel**

Late of: Clinton Township PA  
Executor: Kathleen I Wood  
974-A Saxonburg Boulevard  
Saxonburg PA 16056  
Attorney: Jay R Hagerman  
Hagerman Law, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

BCLJ: June 21, 28 & July 5, 2019

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**THIRD PUBLICATION**

**Estate of: Jack Lester Boyer**

**a/k/a: Jack L Boyer**

Late of: Slippy Rock Township PA  
Executor: Andrew M Boyer  
156 Miller Road  
Slippy Rock PA 16057  
Executor: Jaclyn D Bakunas  
2110 Waverly Drive  
Bel Air MD 21015  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippy Rock PA 16057

**Estate of: Sherry L Green**

Late of: Summit Township PA  
Executor: Sabrina Schnur  
621 Herman Rd  
Butler PA 16002  
Attorney: Eric D Levin  
Rishor Simone  
101 East Diamond St Suite 208  
Butler PA 16001

**Estate of: Evelyn Mae Grooms**

Late of: Saxonburg PA  
Executor: Darlene S Grooms  
249 Ekastown Road  
Sarver PA 16055  
Attorney: Michael D Gallagher  
Murrin Taylor & Gallagher  
100 East Diamond Street Suite 101  
Butler PA 16001

**Estate of: Scott Edward Hart**

**a/k/a: Scott E Hart**

Late of: Slippy Rock Township PA  
Executor: Robert Hart  
575 Verdae Drive  
Spartanburg SC 29301  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippy Rock PA 16057

**Estate of: Betty A Homa**

**a/k/a: Elizabeth Ann Homa**

Late of: Butler Township PA  
Executor: John N Homa  
554 Lady Lake Road West  
Jacksonville FL 32218  
Executor: Peter G Homa  
119 Mackey Ave  
Butler PA 16001  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

**Estate of: Ronald G Hume**

Late of: Butler Township PA  
Executor: Lisa M Foringer  
109 Bramble Avenue  
Butler PA 16001  
Attorney: Mary Jo Dillon  
Dillon McCandless King  
Coulter & Graham LLP  
128 West Cunningham Street  
Butler PA 16001

**Estate of: Earl Kenneth Lees**

**a/k/a: Earl K Lees**

Late of: Mercer Township PA  
Executor: Amanda J Griffith  
112 Valley View Road Extension  
Harrisville PA 16038  
Attorney: Ronald W Coyer  
SR Law LLC  
631 Kelly Blvd PO Box 67  
Slippy Rock PA 16057

**Estate of: Susan Ellen Parsons**  
**a/k/a: Susan Parsons**  
 Late of: Butler PA  
 Executor: Robert Maxwell Spears  
 PO Box 57  
 North Bend WA 98045  
 Attorney: Mary Jo Dillon  
 Dillon McCandless King  
 Coulter & Graham LLP  
 128 West Cunningham Street  
 Butler PA 16001

**Estate of: Esther Mary Schneck**  
**a/k/a: Esther Schneck**  
**a/k/a: Esther M Schneck**  
 Late of: Zelienople PA  
 Executor: Marjorie Ann Boley  
 1800 Belshire Court  
 Roswell GA 30075  
 Attorney: Richard J Catalano  
 468 Lincoln Highway  
 North Versailles PA 15137

**Estate of: Henry Leo Wahl Jr**  
**a/k/a: Henry L Wahl Jr**  
 Late of: Zelienople PA  
 Executor: Darla J Hancher  
 101 N Green Ln  
 Zelienople PA 16063  
 Attorney: Sarah G Hancher  
 Hancher Law Office  
 101 N Green Lane  
 Zelienople PA 16063

BCLJ: June 14, 21, 28, 2019

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**MORTGAGES**

Recorded May 20 - May 31, 2019

**Allison, Gary L & Allison, Rennae L** - FIRST NATL BK PA - Mercer Twp Street:4245 William Flynn Highway Parcel:220-3F94-1A: \$125,000.00

**Arvind, Nagarjuna Ezapa & Sripathi, Satya Tejaswini** - NVR MTG FIN INC - Cranberry Twp:Park Place Res Sub Ph 4 Plan Lot:412 Street:909 Twilight Street Parcel:130-S31-Tm412: \$326,810.00

**Badawi, Sedqi & Khalifeh, Yusra** - PENNA HOUSING FIN AGENCY - Cranberry Twp:Creekwood Commons Plan #2 Lot:224 P/O Street:906 Lynwood Court Parcel:130-S16-B224A: \$5,282.00

**Badawi, Sedqi & Khalifeh, Yusra** - STEARNS LENDING LLC - Cranberry Twp:Creekwood Commons Plan #2 Lot:224 P/O Street:906 Lynwood Court Parcel:130-S16-B224A: \$134,830.00

**Ball, Amanda M & Koerner, Jacob T** - DOLLAR BK FED SAV BK - Butler Twp:Kendalwood Plan Lot:17 Street:133 Crosslands Road Parcel:051-61-H17: \$176,739.00

**Bannon, Halley B & Bannon, Sean P** - PNC BK NATL ASSN - Cranberry Twp Street:427 Monmouth Dr Parcel:130-S19-A338: \$200,000.00

**Baptie, Galen Paul** -CITIZENS BK PA - West Liberty Boro Street:721 W Liberty Road Parcel:15T: \$25,000.00

**Barna, Daniel & Hosey, Sara** - NVR MTG FIN INC - Cranberry Twp:Park Place Amendment #30 Plan Lot:6F-C Street:642 Amarth Lane Parcel:130-S31-D6F: \$254,047.00

**Barnhart, Barbara J & Barnhart, Floyd H** - PNC BK NATL ASSN - Donegal Twp Street:634 Chicora Fenelton Parcel:140-1F65-10B: \$75,000.00

**Bartholic, Kathleen & Bartholic, Mark A** - FIRST COMMONWEALTH BK - Adams Twp Street:614 Columbia Court Parcel:010-S17-A237: \$368,000.00

**Batyko, Christopher G & Fellows, Sunshine R** - UNITED WHOLESALE MTG - Cranberry Twp:Woodbine Ests Plan Lot:19 Street:136 Woodbine Drive Parcel:130-S23-A19: \$245,000.00

**Bayuszik, Denise By P/A** -WEST PENN FIN SERV CTR INC - Butler Twp Street:115 Blair Drive Parcel:056-13-C6: \$108,500.00

**Bernhard, Joy E & Bernhard, Michael** - NEXTIER BK NA - Center Twp:Hutchison Plan Lot:21 Street:227 Hilltop Dr Parcel:060-S12-A21: \$129,000.00

**Biordi, Jessica E & Lipomi, David J** -

DISCOVER BK - Cranberry Twp:Estates @ Glen Lot:108 Street:122 Overbrook Drive Parcel:130-S38-C108: \$91,346.00

**Birckbichlersmith, Carrie R & Birckbichler Smith, Carrie R & Smith, Darrell D**-ARMCO CRED UN - Center Twp Street:219 Summit Rd Parcel:060-S2-3A: \$26,000.00

**Blankenship, Alyssa & Truman, Alex M** - LOANDEPOT COM LLC - Cranberry Twp:Fernway Plan Lot:180 Street:314 Byron Circle Parcel:130-S3-A180: \$186,459.00

**Blystone, Kimberly L & Blystone, Raymie O** - MARS BK - Penn Twp Street:579 Dodds Rd Parcel:270-2F71-33F: \$80,000.00

**Blystone, Kimberly Lynn & Blystone, Raymie O** - MARS BK - Penn Twp Street:579 Dodds Rd Parcel:270-2F71-33F: \$12,000.00

**Boyer, Diane & Boyer, Peter A** - JPMORGAN CHASE BK NA - Lancaster Twp:Scenic Ridge Condo Plan #4 Unit:2074 Street:2074 Southview Dr Parcel:200-4F100-A6G2074: \$174,852.00

**Branchen, Demi & Nearhoof, Owen** - HUNTINGTON NATL BK - Jackson Twp:Village @ Harmony Junction Pla Lot:4R-F Street:112 Cole Court: \$202,730.00

**Bresnahan, Adam J** -ARMCO CRED UN - Butler Twp:Hampton Court Plan Lot:8 Street:184 Dutchtown Road Parcel:051-62-D8: \$191,090.00

**Brinda, Connie & Brinda, Wayne** - CITIZENS BK PA - Lancaster Twp:Scenic Ridge Condo Plan #5 Unit:312 Street:312 Southview Dr Unit 2033 Parcel:200-4F100-A6F312: \$280,000.00

**Bronder, Forrest D & Hevesy, Ashley N** - UNITED WHOLESALE MTG - Butler City Ward:4 Lot:21 Street:622 N McKean St Parcel:564-13-79: \$180,000.00

**Brown, Tessa J & Stamm, James M** - FIRST NATL BK PA - Butler City Ward:4:Ralston Plan Lot:4 P/O Street:554 N Elm Street Parcel:564-19-37: \$102,017.00

**Buccini, David L & Buccini, Judith D** - DOLLAR BK FED SAV BK - Cranberry Twp Street:161 Pinehurst Dr Parcel:130-S25-A311: \$110,000.00

**Buccini, David L & Buccini, Judith D** - DOLLAR BK FED SAV BK - Cranberry Twp Street:161 Pinehurst Dr Parcel:130-S25-A311: \$190,000.00

**Burkett, Kaitlyn M & Hudanick, Paul** - WEST PENN FIN SERV CTR INC - Adams Twp:Southern Valley Commons Plan Unit:3D Street:731 Norwegian Spruce Drive Parcel:010-S12-B3D: \$219,220.00

**Burnheimer, Benjamin C Aka & Burnheimer, Benjamin C III Aka & Burnheimer, Cathy J &** -AMERICAN FIN MTG CORP - Buffalo Twp:Sarvers Mill Ph IV Prd Ph IV S Lot:409 Street:108 Overlook Court Parcel:040-S15-A409R: \$406,462.00

**Burtner, Kristan Marie & Burtner, Travis Ray** - FBC MTG LLC - Forward Twp:Wilsons Ridge Ph 3 & 4 Rev #1 Lot:326 Street:130 Kruger Cir Parcel:160-S6-C326: \$341,941.00

**Buterbaugh, Aimee M & Buterbaugh, Scott A** - FIRST NATL BK PA - Winfield Twp Street:325 Winfield Road Parcel:320-S1-18B: \$50,000.00

**Byrne, Valerie J** -ARMCO CRED UN - Butler Twp Ward:6 Street:120 Lawrence Ave Parcel:056-17-B22: \$74,450.00

**Caldwell, Harry G & Caldwell, Melissa M** - UNION SAV BK - Mars Boro Street:632 Stanton Ave Parcel:450-S1-B201: \$179,800.00

**Carlantonio, Richard P** -CITIZENS BK PA - Marion Twp:McConnell Est Plan Lot:2 Street:111 Murrin Rd Parcel:210-2F47-14Bd Acre:3: \$50,000.00

**Catalfano, Daniel P & Catalfano, Marilyn E** - COMMUNITY BK - Butler Twp:Courtyards @ Krendale Condo Pl Unit:2402 Street:2402 Tudor Drive Parcel:056-17-3A2402: \$236,000.00

**Chang, Chi Wei & Chang, Chiwei & Chou, Wei Chen**-FBC MTG LLC - Buffalo Twp:Chesterfield Ests Plan #3 Lot:310 Street:172 Heathfield Dr Parcel:040-A16-310: \$246,187.00

**Checkan, Danielle & Checkan, Jason K** - PNC BK NATL ASSN - Cranberry Twp Street:38 Robinhood Dr Parcel:130-S3-A52: \$46,000.00

**Christensen, Emily N & Christensen, Erik Z** -ARMCO CRED UN - Penn Twp:Santora Pawk Est Plan Lot:2 Street:437 Three Degree Road Parcel:270-3F41-20D: \$356,250.00

**Christy, Elijah D & Christy, Sarah J** - RESIDENTIAL MTG SERVS INC - Center Twp Street:133 Aggas Rd Parcel:060-2F61-2Cb Acre:1.68: \$240,000.00

**Ciccone, Kelly L & Ciccone, Timothy J** - PRINCETON FIN LLC - Seven Fields Boro:Enclave @ Highpointe Rev #1 Lot:53R Street:352 Highpointe Drive Parcel:505-S1-Kd53: \$434,600.00

**Clark, Chester E & Holt, Sharon A** - ARMCO CRED UN - Center Twp:Schorr & White Plan Lot:4 Street:5253 Elliott Road Parcel:060-2F106-8Hc: \$165,000.00

**Cline, Matthew E & Cline, Tiffany A** -

- HOWARD HANNA MTG SERVS - Buffalo Twp:Hughes Plan Lot:17 Street:613 Hughes Dr Parcel:040-S2-A17: \$162,393.00
- Cochran, Courtney & Cochran, Thomas** - PNC BK NATL ASSN - Seven Fields Boro Street:121 Bristol Dr Parcel:505-S4-B614: \$58,000.00
- Conforti, Josephine Ann & Conforti, Ventura** - CITIZENS BK NA - Buffalo Twp:Woodberry Village Plan Lot:43 Street:104 Ashton Court Parcel:040-S14-A43: \$80,000.00
- Conrad, Stephanie L & Miller, Jason A** - CALIBER HOME LOANS INC - Worth Twp:Waag Sub Lot:5 Street:124 Currie Road Parcel:330-4F139-13D5: \$266,845.00
- Cook, Barbara J & Cook, Harry R** - COMMUNITY BK - Jackson Twp:Villas @ Spring Valley Ph 1 Fi Unit:20 Street:207 Spring Valley Drive Parcel:180-4F-123-9Ja: \$205,446.00
- Cooper, Desarae & Cooper, Justin S** - UNION HOME MTG CORP - Butler Twp:Butler Highfields Plan Lot:231-B Parcel:055-28-B231B: \$108,000.00
- Crist, Edward J & Vandevort Crist, Lisa M & Vandevortcrist, Lisa M** - UNION HOME MTG CORP - Buffalo Twp:Grandview Ests Ext Plan Lot:79 Street:412 Primrose Dr Parcel:040-S9-E79: \$205,000.00
- Crossman, Judith A & Grossman, Marvin L** - FIRST NATL BK PA - Franklin Twp Street:2201 Prospect Road Parcel:170-4F19-5D: \$25,000.00
- Crouch, Maribeth & Crouch, Stanley** - FIRST COMMONWEALTH BK - Saxonburg Boro Street:139 E Water St Parcel:500-S2-E7: \$125,000.00
- Dambach Lumber & Supply Co Inc,** - NORTHWEST BK - Harmony Boro Street:328 German St Parcel:420-S1-L9: \$117,200.00
- Davis, Adam E & Davis, Renee N & Davis Demolition & Excavating LLC** - S&T BK - Franklin Twp:Armstrong Revocable Tr Plan Lot:3 Street:826 Unionville Rd Parcel:170-4F21-9Ec Acre:4.0: \$312,000.00
- Davis, Bonnie Aka & Davis, Bonnie L Aka** - S&T BK - Slippery Rock Boro:Franklin Terrace Plan Lot:40 Street:148 Grove City Road Parcel:510-S2-A40: \$60,000.00
- Degnan, Angela & Degnan, Brian T** - QUICKEN LOANS INC - Seven Fields Boro:Northridge Ests Plan Phase III Lot:840 Street:708 Breckland Dr Parcel:505-S4-B840: \$477,325.00
- Demjan, Michelle Aka & Kekich, Susan C & Telerico, Michelle** - FIRST NATL BK PA - Cranberry Twp Street:518 Chaparral Drive Parcel:130-S14-A139: \$75,000.00
- Derewecki, David G & Derewecki, Melinda M Aka & Mack, Melinda** - ARMCO CRED UN - Adams Twp Street:1589 Three Degree Road Parcel:010-3F68-39A: \$72,000.00
- Didomenico, Filippina M & Didomenico, Lorraine J** - HEROLD TOMI L - Center Twp:Weser Plan #1 Lot:A Parcel:060-2F106-1C Acre:1.89: \$25,000.00
- Dobroski, Donald A By P/A** - PRINCETON FIN LLC - Seven Fields Boro:Enclave @ Highpointe Rev #1 Lot:51R Street:348 Highpointe Drive Parcel:505-S1-Kd51: \$396,296.00
- Dobson, Michael D** - ARMCO CRED UN - Center Twp Street:5291 Elliott Rd Parcel:060-2F61-25D: \$50,000.00
- Donato, James J & Shook, Betsy Aka & Shook, Betsy F** - FIFTH THIRD BK - Cranberry Twp:Settlers Grove Plan III Lot:309 Street:302 Grove Court Parcel:130-S22-E309: \$238,000.00
- Douglas Erdley LLC, & Erdley LLC, Douglas** - ELDERTON STATE BK - Center Twp:Shady Lane Farms Ph IV Plan Lot:41 Street:Lot 41 Mockingbird Road Parcel:060-S20-A41 Acre:.606: \$210,000.00
- Duffy, Laura Helene & Duffy, Peter James Jr** - CU MEMBERS MTG AKA - Lancaster Twp:Pallack Plan #1 Lot:2 Street:107 Albert Dr Parcel:200-S4-A2: \$228,000.00
- Early, Nancy Aka & Early, Nancy M Aka & Early, Roger Aka & Early, Roger B Aka** - USX FED CRED UN - Winfield Twp Street:503 Bicker Rd Parcel:320-1F09-1A: \$42,000.00
- Eddinger, Amy L** - FIRST COMMONWEALTH BK - Buffalo Twp Street:609 S Pike Rd Parcel:040-S8-Cc4: \$24,000.00
- Ekas, Perry J & Hixon, Danielle** - MERIDIAN BK - Jefferson Twp:Paule Plan Lot:2 Street:618 Freeport Road Parcel:190-1F155-3C Acre:3.023: \$216,015.00
- Enclave Land Partners LP** - MARONDA HOMES INC - Adams Twp:Stoneridge Farms Plan Lot:102: \$213,000.00
- Erdos, Brian G** - UNITED WHOLESAL MTG - Butler Twp:Woodbury Est Plan #2 Lot:84 Street:205 Woodbury Dr Parcel:056-20-G84: \$140,409.00
- Facemire, Cara N & Facemire, Kent E** - ARMCO CRED UN - Butler City Ward:4 Street:247 E Fulton St Parcel:564-21-34: \$59,000.00
- Fair, Kenneth L Jr** - ARMCO CRED UN - Butler City Ward:2 Street:412 Third Street Parcel:562-45-83: \$100,000.00
- Faust, Chelsea Melissa & Faust, Frank**



- Lee Jr - BAXTER CRED UN - Jackson Twp:Jackson Crossings Ph 2 Res Sub Lot:218 Street:441 Isabella Court Parcel:180-S8-A218: \$50,000.00**
- Feeney, Colin M & Stinson, Carissa - QUICKEN LOANS INC - Cranberry Twp:Timberline Plan Lot:437 Street:725 Kilbuck Drive Parcel:130-S14-A437: \$247,350.00**
- Filges, Julie A Aka & Ryan, Julie Ann Aka - USX FED CRED UN - Butler City Ward:1 Street:216 Walker Ave Parcel:561-3-43: \$69,600.00**
- Fisher, Loretta & Fisher, Shawn - PENNSYLVANIA EQUITY RESOURCES INC - Cranberry Twp:Cranberry Heights Ph 5 Plan Lot:529 Street:803 Tania Ct Parcel:130-S36-A529: \$365,600.00**
- Fisher, Peter D -BANK ENGLAND - Butler Twp:Northwest Manor Plan Lot:29 Street:123 Elizabeth Dr Parcel:056-19-E29: \$159,065.00**
- Fleming, Andrew M & Fleming, Kristen J - US MTG NETWORK - Buffalo Twp:Mason Plan Lot:2 Street:517 Sarver Road Parcel:040-1F75-A73A3D Acre:1.131: \$359,100.00**
- Franklin, Dianna L & Franklin, Keith L Aka & Franklin, Keith L - DOLLAR BK FED SAV BK - Cranberry Twp:Hampshire Woods Prd Ph I Lot:111-B Street:119 Hampshire Drive: \$161,300.00**
- Frenz, Laura & Frenz, Robert W III - FIRST NATL BK PA - Cranberry Twp Street:119 Persimmon Place Parcel:130-S4-E116: \$50,000.00**
- Gallagher, Robert A & Gallagher, Stephanie E - FIRST NATL BK PA - Adams Twp Street:159 Broadstone Drive Parcel:010-S20-C58: \$150,000.00**
- Gardner, Ruth E & Gardner, Terry L - ARMCO CRED UN - Oakland Twp Street:219 Stein Rd Parcel:250-3F02-4A10: \$10,000.00**
- Gardner, Ruth E & Gardner, Terry L - ARMCO CRED UN - Oakland Twp Street:219 Stein Rd Parcel:250-3F02-4A10: \$64,500.00**
- Gillam, Jonathan M & Gillam, Sarah D - DOLLAR BK FED SAV BK - Buffalo Twp Street:542 Parker Road Parcel:040-1F05-14De Acre:.8: \$144,500.00**
- Glaser, Brian A & Glaser, Danielle - USAA FED SAV BK - Middlesex Twp:Weatherburn Heights Prd Ph 1B Lot:167 Street:2055 Eagle Ridge Dr Parcel:230-S16-C167: \$439,142.00**
- Gould, Debra J -DOLLAR BK FED SAV BK - Clay Twp Street:237 Webb Rd Parcel:080-3F37-8Aa2: \$40,000.00**
- Gourley, Derek P & Gourley, Jenna J - FIRST NATL BK PA - Buffalo Twp Street:113 Smith Road Parcel:040-S11-C5: \$50,580.00**
- Grabowski, Frances M & Grabowski, Michael J - ARMCO CRED UN - Butler Twp Ward:6 Street:211 Havenhill Drive Parcel:056-20-J44: \$191,250.00**
- Grady, Ashleen & Grady, Shawn Gregory - NVR MTG FIN INC - Middlesex Twp:Blackhawk Prd Ph I Lot:120 Street:1035 Blackhawk Drive Parcel:230-S17-A120: \$316,035.00**
- Graham, Megan L & Graham, Scott P - NORTHWEST BK - Adams Twp:Fulton Crossing Plan Prd Ph 1 Lot:122R Street:203 Gabriel Dr Parcel:010-S11-F122: \$25,000.00**
- Gray, Adam E & Gray, Brittany P - RESIDENTIAL MTG SERVS INC - Mars Boro:Crow Plan Lot:185 Street:715 Pine Street Parcel:450-S1-B185: \$104,000.00**
- Gray, Jacquelyn P & Gray, Joseph L - BUTLER CITY - Butler City Ward:5 Street:122 West Brady Street Parcel:565-9-39 Acre:.638: \$140,000.00**
- Gray, Jacquelyn P & Gray, Joseph L - NEXTIER BK NA - Butler City Ward:5 Street:122 West Brady Street Parcel:565-9-39 Acre:.638: \$533,799.00**
- Greco, Erin Leigh & Greco, Vincent D - ARMCO CRED UN - Center Twp Street:109 Elise Drive Parcel:060-S2-C8: \$45,000.00**
- Green, Arthur W & Green, Joann M - ARMCO CRED UN - Oakland Twp Street:540 Chicora Road Parcel:250-1F147-19J: \$50,000.00**
- Green, Donna M & Green, Regis G - FIRST COMMONWEALTH BK - Oakland Twp Street:302 St Joe Road Parcel:250-S3-D3: \$231,200.00**
- Greene, Michael S -WELLS FARGO BK NA - Jackson Twp:Sweitzer Plan Lot:2 Street:263 Evans Rd Parcel:180-4F102-21B: \$94,301.00**
- Greer, Gregory & Greer, Jodi - FIGURE LENDING LLC - Cranberry Twp Street:517 Luke Ct Parcel:130-S36-A427: \$105,575.00**
- Gunther, Darryl A & Gunther, Lynn A - USX FED CRED UN - Cranberry Twp Street:400 Auburn Dr Parcel:130-S27-A129: \$64,000.00**
- Gunther, Darryl A & Gunther, Lynn A - USX FED CRED UN - Cranberry Twp:Autumn Hill Plan Ph I Street:400 Auburn Dr Parcel:130-S27-A129: \$50,000.00**
- Haburjak, Gretchen G & Haburjak, Keith A - LOW VA RATES LLC - Evans City**

- Boro:Wahl Plan Lot:17 Street:217 Wahl Avenue Parcel:400-S1-B17: \$141,140.00
- Hahn, Amy E & Hahn, Mark L** - PNC BK NATL ASSN - Cranberry Twp Street:316 Cottingham Cir Parcel:130-S31-A309: \$100,000.00
- Hartman, Daniel J & Hartman, Tracy L** - ARMCO CRED UN - Butler Twp:Courtyards @ Krendale Condo Pl Unit:2404 Street:2404 Tudor Drive Parcel:056-17-3A2404: \$243,244.00
- Hastings, James & Shultz, Richele L** - UNITED WHOLESAL MTG - Center Twp:Northvue Farms Plan Rev #1 Lot:39 Street:114 Orchard Ln Parcel:060-S10-39: \$198,989.00
- Hawkins, John T & Hawkins, Susan A Aka & Hawkins, Susan Ann Aka & Kymoni LLC**, -WESBANCO BK INC - Cranberry Twp:Park Place Amendment #29 Lot:5I-E Street:701 Truth Lane Parcel:130-S31-Tie: \$193,533.50
- Henry, Amy** -SIERRA PACIFIC MTG CO INC - Summit Twp:Bartley Plan Lot:15 Street:72 Grant Avenue Parcel:290-S4-B15: \$79,800.00
- Hildebrand, Larry R & Hildebrand, Robin L** - UNION HOME MTG CORP - Slippery Rock Boro:Maybury Plan Lot:2 Street:426 Newcastle Street Parcel:510-S4-25: \$118,000.00
- Holy, Adam & Holy, Elizabeth** - NVR MTG FIN INC - Middlesex Twp:Blackhawk Prd Ph III Lot:323 Street:1050 Blackhawk Drive Parcel:230-S17-B323: \$271,220.00
- Home2U Properties LLC**, - S&T BK - Center Twp:Bittner & Horwitz Sub #3 Street:300 Holyoke Road Parcel:060-2F106-24Da: \$230,000.00
- Hoover, Dana R & Hoover, Nicholas E** - HUNTINGTON NATL BK - Lancaster Twp:Wright Plan Lot:30 Street:109 Scott Ridge Rd Parcel:200-S2-A30: \$114,100.00
- Horne, Erica Lynne & Horne, Peter Joseph** - HOWARD HANNA MTG SERVS - Cranberry Twp:Marshall Heights Prd Rev #1 Pl Lot:11 Street:8034 Maureen Drive Parcel:130-S39-B11:
- Hughes, William M** -REDEVELOPMENT AUTH CITY BUTLER - Butler City Street:223 Fairview Avenue Parcel:561-29-34: \$34,400.00
- Hunzeker, Christopher M & Hunzeker, Flora Sweeney** - FIRST NATL BK PA - Cranberry Twp:Madison Heights Plan Lot:116 Street:159 Kingston Ave Parcel:130-S38-A116: \$401,700.00
- Irvine, Jeromy** -LIBERTY HOME MTG CORP - Adams Twp:Kaufmann Run Ests Rev #6 Plan Lot:504-B Street:201 Broadstone Dr Parcel:010-S20-Ct5: \$260,100.00
- Jamison, Christopher Franklin & Jamison, Jansen Katherine** - MARS BK - Valencia Boro:Sterret Plan Lot:55 Street:74 George St Parcel:520-S1-B55: \$175,750.00
- Johnson, Eileen Aka & Johnson, Robert A** - FIRST COMMONWEALTH BK - Cranberry Twp Street:912 Glenwood Court Parcel:130-S18-B85: \$250,000.00
- Johnston, Denise D & Johnston, Jerry Dean** - ARMCO CRED UN - Butler Twp Ward:6 Street:132 Westwood Manor Parcel:056-3-A38: \$37,500.00
- Jones, Fonda E & Jones, Gary L** - DOLLAR BK FED SAV BK - Connoquenessing Twp Street:184 Stevenson Road Parcel:120-3F47-9: \$57,000.00
- Junker, Samuel T** -ARMCO CRED UN - Butler City Ward:1 Street:1002 Center Avenue Parcel:561-35-169: \$75,660.00
- Kane, James D Jr & Kane, Theresa C** - JLB CORP DBA - Jackson Twp:Hereford Manor Ests Plan #1 Re Lot:4 Street:335 Fanker Rd Parcel:1804F1271Ad4: \$128,000.00
- Kasarda, Edith A & Kasarda, Rebecca A** - HOLLAND MTG ADVISORS - Butler Twp:Parker Consolidation Plan Lot:B Street:123 Dershimer Drive Parcel:054-33-110: \$161,600.00
- Keefer, Bridget M & Keefer, James H Jr** - FIRST COMMONWEALTH BK - Butler Twp Ward:6 Street:135 Lawrence Ave Parcel:056-17-B35: \$82,600.00
- Keefer, Leeisa L** -REDEVELOPMENT AUTH CITY BUTLER - Butler City Street:115 Cleveland Street Parcel:565-22-226: \$44,307.58
- Kensinger, Brian J & Kensinger, Mara** - HOLLAND MTG ADVISORS - Adams Twp:Fox Wood Acres Plan Lot:14 Street:110 Fox Trot Drive Parcel:010-S5-B14: \$195,000.00
- Khan, Nufayl** -NVR MTG FIN INC - Cranberry Twp:Park Place Amendment #30 Plan Lot:6F-D Street:644 Amarth Lane Parcel:130-S31-D6F: \$263,550.00
- King, Martha A & King, Thomas W III** - ARMCO CRED UN - Middlesex Twp:Wilson Sub Lot:E Street:456 Sheldon Road Parcel:230-3F55-14D Acre:16.5: \$285,000.00
- Klems, Patricia R & Klems, Raymond C Jr** - USX FED CRED UN - Butler Twp Ward:3 Street:123 Rittswood Dr Parcel:053-15-A48: \$60,000.00
- Kotik, Nickolas M & Kotik, Shirley J** - WELLS FARGO BK NA - Cranberry Twp:TOA Cranberry Prd Ph 1 Lot:103 Street:104 Liberty Blvd Parcel:130-

- S44-A103: \$150,000.00
- Kozy Rest Campground LLC, & Quigley Organization LLC** - NEXTIER BK NA - Marion Twp Street:449 Campground Rd Parcel:210-3F27-9D: \$300,000.00
- Kretzer, Jeffrey R** -PLAZA HOME MTG INC - Butler City Ward:4:Oakdland Place Plan Lot:1 Street:409 E Pearl St Parcel:564-21-106: \$94,261.00
- Kurtz, Amanda M & Kurtz, Garrett M** - CFSBANK - Winfield Twp:Valley View Plan #2 Lot:4R Street:Lot 4R Spiker Road Parcel:320-1F71-3C Acre:14.786: \$625,404.00
- Lafferty, Arthur F** -REDEVELOPMENT AUTHCITYBUTLER-ButlerCityStreet:714 Center Avenue Parcel:561-37-205: \$43,561.09
- Lazenby, Hubert II & Lazenby, Kesha A** - PRIMELENDING - Cranberry Twp:Park Place CCD Amendment #9 Lot:10-A Street:236 Thornapple Ln Parcel:130-4F108-16B3D10A: \$286,657.00
- Libby, Angelina S By P/A & Libby, Janeace N & Libby, Jeremiah P &** -PRINCETON MTG CORP - Cranberry Twp:Antler Ridge Plan #2 Lot:19 Street:101 Cherrington Dr Parcel:130-S22-C19: \$374,400.00
- Lindsay, James R & Lindsay, Meredith E** - ARMCO CRED UN - Center Twp Street:102 Art Crest Dr Parcel:060-S14-C58: \$20,000.00
- Liptack, Amber M & Reffner, Joshua A** - COMMUNITY BK - Cranberry Twp:Manor Creek Farms Plan Ph 3 Lot:319 Street:729 Little Creek Road Parcel:130-S24-B319: \$337,250.00
- Litzenberg, Diana L** -UNION SAV BK - Zelenople Boro:Zelenople Ext Plan Lot:481 Street:216 Pine St Parcel:550-S4-A480: \$147,600.00
- Loope, Tracy E & Thompson, Matthew** - PRINCETON FIN LLC - Seven Fields Boro:Enclave @ Highpointe Rev #1 Lot:50R Street:346 Highpointe Drive Parcel:505-S1-Kd50: \$635,000.00
- Luke, Charles B & Luke, Mrunali** - CLEARVIEW FED CRED UN - Cranberry Twp:Oakview Ests Planned Community Lot:408 Street:150 Oakview Dr Parcel:130-S32-A408: \$208,500.00
- Lyons, Meredyth A & Martinelli, Scott J** -SAIL MTG CORP - Adams Twp:Treesdale Four Lakes Neighbor Lot:822 Street:812 Huron Court Parcel:010-S14-A822: \$452,000.00
- Maddalon, Joseph C Jr & Maddalon, Mary Elizabeth** - PNC BK NATL ASSN - Cranberry Twp Street:303 Ashbury Ct Parcel:130-S25-A401: \$135,000.00
- Marasia, Samuel D & Marasia, Terri L** - BANKAMERICANA - Buffalo Twp:Pastoria Plan Lot:B Street:127 Kimberly Dr Parcel:040-S10-Bba: \$200,000.00
- Marion Twp Vol Fire Co, & Volunteer Fire Co Marion Twp** - FARMERS NATL BK EMLENTON - Marion Twp Street:2305 W Sunbury Road Parcel:210-S1-B6: \$136,000.00
- Matecka, Laura K & Matecka, Robert M** - ARMCO CRED UN - Jefferson Twp:Forest Glen Sub Lot:14 Street:122 May Drive Parcel:190-S7-C14: \$169,600.00
- Matz, Megan A** -HOWARD HANNA MTG SERV S - Jefferson Twp Street:502 Bullcreek Rd Parcel:190-S6-C1: \$141,750.00
- McCall, Francis H & McCall, Kristin H** - FIRST COMMONWEALTH BK - Center Twp Street:513 W Sunbury Rd Parcel:060-2F61-10F6: \$222,400.00
- McCaul, Meghan C** -WESBANCO BK INC - Middlesex Twp:Colonial Manor Plan #2 Lot:5-R Street:113 Colonial Dr Parcel:230-S9-Cb5: \$50,000.00
- McChesney, Marcella Aka & McChesney, Marcella E Aka & McChesney, Melvin H** -ARMCO CRED UN - Butler City Ward:1 Street:118 Mackey Ave Parcel:561-3-28: \$10,000.00
- McClaskey, Michael D** -QUICKEN LOANS INC - Butler City Ward:5:Lyon Plan Lot:8 Street:400 W Fulton St Parcel:565-12-14: \$87,387.00
- McCloskey, Natalie L & McCloskey, Robert L** - CITIZENS BK PA - Slippery Rock Boro:Kelly Blvd Ext Sub Lot:16 Street:102 Kelly Boulevard Parcel:510-S1-B16: \$125,000.00
- McCracken, Marlene L & McCracken, Wesley R** - FIRST NATL BK PA - Slippery Rock Twp Street:3254 William Flynn Hwy Parcel:280-3F90-18A5: \$38,000.00
- McGowan, Christopher By P/A & McGowan, Mechelle By P/A** - NVR MTG FIN INC - Buffalo Twp:R&W Ests LLC & Nvr Inc Plan Lot:131R Street:117 Twin Oaks Drive Parcel:40-S17-A131: \$237,950.00
- McKee, Melissa D Aka & McKee, Melissa D Geibel Aka & McKee, Patrick J &** -ARMCO CRED UN - Clearfield Twp Street:921 Clearfield Rd Parcel:090-1F17-14A: \$38,000.00
- McLaughlin, Amanda & McLaughlin, Ian A** - QRL FIN SERV AKA - Center Twp:Shanor Manor Plan Lot:30 Street:113 South Drive Parcel:060-S3-D30: \$172,713.00
- McTiver, Maria L & McTiver, Patrick**

- HOWARD HANNA MTG SERVS - Middlesex Twp:Vento Plan Lot:1 Street:201 Fairway Lane Parcel:230-3F55-12Bb1 Acre:2.251: \$380,000.00
- Metz, Michelle L** -WEST PENN FIN SERV CTR INC - Evans City Boro Street:135 Pattison Street Parcel:400-S1-G52: \$185,300.00
- Meyer, Jomarie & Meyer, Michael G** - DISCOVER BK - Cranberry Twp:Manor Creek Farms Plan Lot:354 Street:180 Bayberry Lane Parcel:130-S24-B354: \$55,000.00
- Mielecki, Deborah J & Mielecki, Stanley A** - NVR MTG FIN INC - Buffalo Twp:Sarvers Mill Ph IV Rev Prd Ph Lot:407 Street:104 Overlook Court Parcel:40-S15-A407R: \$140,000.00
- Miller, Chad & Teare, Emily** - FIRST NATL BK PA - Cranberry Twp:Hazelwood Farms Plan Lot:53 Street:123 Hazelwood Drive Parcel:130-S30-B53: \$263,500.00
- Moon, Harold L III & Moon, Paula A** - ARMCO CRED UN - Center Twp Street:136 Cornell Drive Parcel:060-S16-C17: \$60,000.00
- Mooney, Drew J & Mooney, Regan L** - PNC BK NATL ASSN - East Butler Boro Street:409 Grant Ave Parcel:380-S4-19: \$50,000.00
- Moran, Taylor & Moran, Travis** - PNC BK NATL ASSN - Lancaster Twp Street:516 Scott Ridge Rd Parcel:200-4F129-5G: \$64,000.00
- Mottern, April D & Walls, Douglas E** - FIRST NATL BK PA - Clearfield Twp Street:222 Hardwood Road Parcel:090-1F67-23M: \$70,000.00
- Musler, Katherine F & Musler, Prescott J** - JPMORGAN CHASE BK NA - Adams Twp:Treesdale Four Lakes Neighborh Lot:1023 Street:1111 Eleanor Pl Parcel:010-S14-A1023: \$479,750.00
- Myers, Georgia L & Myers, Steven R** - ARMCO CRED UN - Connoquenessing Twp Street:128 Silver Oak Drive Parcel:120-S10-B145: \$25,000.00
- Nagy, Brian A Aka & Nagy, Bryan A Aka** - WELLS FARGO BK NA - Cranberry Twp:Timberline Plan Lot:329 Street:199 Northfield Road Parcel:130-S14-A329: \$270,000.00
- Neff, Scott B & Neff, Tracy N** - ARMCO CRED UN - Summit Twp Street:118 Bricker Avenue Parcel:290-S3-15B: \$19,000.00
- Niemeier, Jessica L** -DOLLAR BK FED SAV BK - Cranberry Twp:Fox Run Plan #4 Lot:472 Street:804 Timberwood Drive Parcel:130-S10-D472: \$202,875.00
- Nightingale Holdings LLC** - CITIZENS BK NA - Middlesex Twp:Middlesex Crossing Ph 1 & 2 Lot:C-2 P/O Street:1265 Pittsburgh Road Parcel:230-S18-A6 Acre:3.78: \$54,400,000.00
- Ochman, Emily Fogel & Ochman, Ryan J** - HOWARD HANNA MTG SERVS - Cranberry Twp:Fox Run Plan #3 Lot:326 Street:445 Deerfield Drive Parcel:130-S10-C326: \$199,000.00
- Oresick, Christopher D & Wilson, Brittany M** - UNITED WHOLESale MTG - Winfield Twp Street:618 Winfield Rd Parcel:320-S3-A34: \$146,969.00
- Otto, Abby M & Otto, Ryan K** - PROVIDENT FUNDING ASSOC LP - Buffalo Twp:Woodbury Hills Plan IV Ph 2 Lot:138 Street:129 Woodhaven Drive Parcel:040-S13-A138: \$288,000.00
- Over, James J** -PNC BK NATL ASSN - Mars Boro Street:500 Cherry St Parcel:450-S2-H15: \$50,000.00
- Ozzella, Dominick M** -HOWARD HANNA MTG SERVS - Cranberry Twp:Woodlands Prd Sec 5 Lot:506 Street:811 Kira Circle Parcel:130-S13-C506: \$314,204.00
- Paden, Brendon T** -PNC BK NA - Buffalo Twp:Schmidt Plan Lot:2 Street:114 Howes Run Rd Parcel:040-S10-C2: \$140,000.00
- Palermo Real Est Properties LLC,** - CITIZENS BK NA - Butler City Ward:2:Oesterling Plan Street:133 South Monroe Street Parcel:562-25-50 Acre:3.8: \$1,892,000.00
- Panuski, Ryan R & Panuski, Theresa M** - NVR MTG FIN INC - Cranberry Twp:Park Place Res Sub Ph 4 Plan Lot:423 Street:926 Twilight Street Parcel:130-S31-Tm423: \$479,000.00
- Parker, Jodi L & Singer, Heath R** - USX FED CRED UN - Buffalo Twp Street:492 Parker Rd Parcel:040-1F05-14: \$43,000.00
- Parkhurst, Christine M & Parkhurst, Jeffrey S** - FIRST NATL BK PA - Cranberry Twp:Kingsbrook Prd Ph I Lot:126 Street:191 Bayberry Lane Parcel:130-S15-A126: \$252,800.00
- Pater Assoc LLC,** - DOLLAR BK FED SAV BK - Zelienople Boro Parcel:550-S2-B11: \$247,500.00
- Patterson, Beth Ann & Patterson, Jay H** - U S X FED CRED UN - Jefferson Twp Street:270 Hannahstown Rd Parcel:190-1F94-1F: \$45,000.00
- Pauletich, Daniel S** -PNC BK NATL ASSN - Seven Fields Boro Street:622 Cheshire Dr Parcel:505-S5-A828: \$333,000.00
- Peduzzi, Lisa I & Peduzzi, William Aka & Peduzzi, William R Jr** - CITIZENS BK PA - Seven Fields Boro:Northridge Ests Plan Ph III Lot:824 Street:614 Cheshire

- Drive Parcel:B824: \$75,000.00
- Percy, Carole J & Percy, Mark S** - PNC BK NATL ASSN - Penn Twp Street:100 Weckerly Rd Parcel:270-2F98-9A1: \$51,500.00
- Percy, Carole J & Percy, Mark S** - PNC BK NATL ASSN - Penn Twp Street:100 Weckerly Rd Parcel:270-2F98-9A1: \$75,000.00
- Peterson, Betty Ann & Peterson, Jon C** - CALIBER HOME LOANS INC - Butler Twp:Burton Heights Addn #1 Plan Lot:61 Street:221 Home Ave Parcel:056-20-C61: \$118,487.00
- Phillips, Melanie R & Yankel, Michael J** - SAIL MTG CORP - Adams Twp:Treesdale Old Orchard Neighbor Lot:27 Street:1061 Old Orchard Dr Parcel:010-S8-A27: \$315,000.00
- Pile, Barry L & Pile, Laurie & Pile, Laurie A &** -NEXTIER BK NA - Cranberry Twp:Pinebrook Manor Plan Lot:7 Street:12 Pinebrook Dr Parcel:130-S17-A7 Acre:2.25: \$311,000.00
- Pintar, W Kevin** -WASHINGTON FIN BK - Cranberry Twp:Bellevue Park Plan Ph I Rev 1 Lot:26 Street:815 Westminster Ln Parcel:130-S39-A26: \$407,200.00
- Pintar, W Kevin** -WASHINGTON FIN BK - Cranberry Twp:Bellevue Park Plan Ph I Rev 1 Lot:26 Street:815 Westminster Ln Parcel:130-S39-A26: \$11,400.00
- Pitell Contracting Inc,** - WEST VIEW SAV BK - Connoquenessing Boro:Leslie Farms Prd Ph I Rev Plan Lot:149 Parcel:370-S1-D149: \$834,000.00
- Pleitt, Jason** -FIRST COMMONWEALTH BK - Cranberry Twp:Fox Run Plan #3 Lot:375 Street:420 Deerfield Drive Parcel:130-S10-C375: \$232,750.00
- Plugge, Caleb Ryan & Plugge, Jessica Anne** - USAA FED SAV BK - Seven Fields Boro:Canterbury Village Plan Ph 2 S Lot:2-R Unit:F Street:123 Hillvue Drive Parcel:505-S1-C2F: \$157,900.00
- Polard, Robert S & Polard, Suzanne M** - WELLS FARGO BK NA - Cranberry Twp:Toa Cranberry Prd H 1 Lot:121 Street:212 Jefferson Lane Parcel:130-S44-A121: \$200,000.00
- Potts, Matthew J** -UNITED WHOLESAL MTG - Venango Twp:Simms Est Sub Plan Lot:C Street:2930 Oneida Valley Rd Parcel:300-1F118-B4D: \$166,822.00
- Powers, Courtney & Powers, James R Jr & Powers, James R Sr &** -LIBERTY BAIL BONDS INC - Cherry Twp:Horstman Plan Lot:3 Street:307 Hungarian Rd Parcel:070-3F35-B7B: \$100,000.00
- Pry, Dennis G & Pry, Lisa A By P/A** - FARMERS NATL BK CANFIELD - Cherry Twp Street:152 Coaltown Rd Parcel:070-3F33-18B: \$140,000.00
- Pry, Jill & Pry, Matthew M** - FIRST NATL BK PA - Clay Twp Street:114 September Lane Parcel:080-2F110-29Cc: \$35,600.00
- Rager, Jenna C & Rager, Michael J** - PRINCETON MTG CORP - Lancaster Twp:Lancaster Fields Plan Lot:4 Street:327 Whitestown Road Parcel:200-4F56-22D: \$484,350.00
- Ravotti, Anthony & Ravotti, Barbara L** - ARMCO CRED UN - Buffalo Twp Street:200 Howes Run Rd Parcel:040-1F90-A6Fa: \$35,000.00
- Reginelli, Michele S & Reginelli, Randall D** - CFSBANK - Adams Twp:Treesdale Four Lakes Neighbor Lot:1004 Street:621 Oswego Dr Parcel:10-S14-A1004: \$150,000.00
- Reibie, April D & Reibie, Mark A** - QUICKEN LOANS INC - Middlesex Twp Street:168 Truver Road Parcel:230-2F90-20B Acre:2.04: \$221,600.00
- Renfrew, David J & Renfrew, Sabrina Rae** - FIRST NATL BK PA - Jefferson Twp Street:114 Alana Drive Parcel:190-S8-A8: \$70,000.00
- Rengers, Rebecca D & Rengers, Regis F** - HUNTINGTON NATL BK - Evans City Boro Parcel:180-4F52-15D1 Acre:3.0: \$250,000.00
- Resch, Eric M & Resch, Heide L Aka & Resch, Heidi L** - PNC BK NATL ASSN - Jackson Twp Street:306 Evans Road Parcel:180-S6-B5: \$49,000.00
- Retone, Barbara A & Retone, Gary R** - REVERSE MTG FUNDING LLC - Cranberry Twp:TOA Cranberry Prd Ph 1 Lot:113 Street:203 Jefferson Lane Parcel:130-S44-A113: \$770,341.50
- Rice, Ann E & Rice, Burton J** - WELLS FARGO BK NA - Cranberry Twp:TOA Cranberry Prd Ph 1 Lot:115 Street:200 Jefferson Lane Parcel:130-S44-A115: \$200,000.00
- Rice, Jennah A** -UNITED WHOLESAL MTG - Saxonburg Boro:Easley Plan Lot:6 Street:240 Fisher Rd Parcel:500-S2-B6: \$148,675.00
- Rice, John W & Rice, Karen A** - UNION SAV BK - Jackson Twp:Abbey Woods Plan Lots 16 & 17 Lot:16 Street:162 Zehner School Road Parcel:180-S7-B16: \$820,400.00
- Riedel, Kyle M & Riedel, Maija L** - NAVY FED CRED UN - Cranberry Twp:Ehrman Farms Ph 3 Plan Lot:317 Street:508 Day Star Court Parcel:130-S29-A317: \$557,393.00

- Rihel, Dale A Aka & Rihel, Dale Aka & Rihel, Pamela A** - HUNTINGTON NATL BK - Forward Twp:Weaver Plan # 1 Lot:3 Street:125 Glade Run Rd Parcel:160-S3-Fa3: \$90,000.00
- Rossman, Sandra K & Rossman, Thomas L** - ARMCO CRED UN - Center Twp Street:2041 William Flynn Hwy Parcel:060-S5-5B: \$30,000.00
- Sansonetti, Jeffrey J & Sansonetti, Kristen K** - PNC BK NATL ASSN - Cranberry Twp Street:179 Bayberry Ln Parcel:130-S24-B348: \$244,490.00
- Say, Eric Michael & Say, Sarah Ann** - FBC MTG LLC - Forward Twp:Wilsons Ridge Ph 3 & 4 Rev #1 Lot:321 Street:149 Kruger Cir Parcel:160-S6-C321: \$397,597.00
- Schmidt, Paul W III** - DOLLAR BK FED SAV BK - Buffalo Twp Street:123 Goldscheitter Rd Parcel:040-1F90-A3C: \$20,000.00
- Schnur, Becca J** - ROYAL UNITED MTG LLC - East Butler Boro:Butler Land & Improvement Co P Lot:312 Street:615 Madison Ave Parcel:380-S4-A313: \$64,600.00
- Schwedler, Jennifer A Aka & Schwedler, Jennifer Aka & Schwedler, Scott C &** - BRANCH BANKING & TR CO - Cranberry Twp:Spring Meadows Plan Lot:45 Street:234 Jaclyn Dr Parcel:130-S5-D45: \$256,000.00
- Scott, Eric** - DOLLAR BK FED SAV BK - Butler Twp:Sunrise Village Condo Unit:4 Street:104 Sunrise Village Parcel:056-12-J4: \$60,000.00
- Scott, Georgine A & Scott, Kenneth A** - DITECH FIN LLC - Mars Boro Street:337 Clay Ave Parcel:450-S2-K14A/1: \$161,200.00
- Sears, Jeffrey M & Trombley, Sara F** - CITIZENS BK NA - Middlesex Twp Street:6629 Old Route 8 North Parcel:230-S3-33C2 Acre:2.231: \$230,859.00
- Seman, Michael R** - HOWARD HANNA MTG SERVS - Jackson Twp:Village @ Harmony Junction Lot Unit:10E Street:138 Rylie Drive Parcel:180-S7-C10E: \$179,100.00
- Sepich, Rebecca L & Sepich, Trevor R** - HOLLAND MTG ADVISORS - Buffalo Twp:Olczak Plan Lot:A25 Street:945 Lyn Road Parcel:040-S3-A25: \$229,500.00
- Serafini, Deborah & Serafini, Robert** - CITIZENS BK PA - Jefferson Twp:Jason Manor Plan Rev Lot:3 Street:105 Jason Dr Parcel:190-S7-G3: \$232,000.00
- Seybert, Amelia Lynn** - ARMCO CRED UN - Harrisville Boro Street:219 West Mercer St Parcel:430-S1-A38: \$12,000.00
- Shaffer, Denise R & Shaffer, Kenneth R** - PRINCETON MTG CORP - Summit Twp Street:921 Bonniebrook Road Parcel:290-S4-A4: \$152,910.00
- Sheppeck, Cheryl A & Sheppeck, David M** - ARMCO CRED UN - Butler Twp Ward:1 Street:50 Old Plank Rd Parcel:051-38-D22: \$26,750.00
- Sherman, John K** - DOLLAR BK FED SAV BK - Penn Twp Street:1262 Lake Vue Dr Parcel:270-S10-C44: \$168,000.00
- Slater, Barry J & Slater, Raine F Aka** - ARMCO CRED UN - Jackson Twp Street:8076 Franklin Rd Parcel:180-4F50-6K: \$39,000.00
- Slimick, Barbara J & Slimick, Jeffrey A** - FIRST COMMONWEALTH BK - Winfield Twp Street:435 Bicker Rd Parcel:320-1F73-30Ba: \$130,000.00
- Slimick, Barbara J & Slimick, Jeffrey A** - FIRST COMMONWEALTH BK - Winfield Twp Street:435 Bicker Rd Parcel:320-1F73-30Ba: \$30,000.00
- Small, Graham K & Small, Laurie A Aka & Trautvetter, Laurie A** - FIRST NATL BK PA - Cranberry Twp:Woodlands Prd Sec 5 Lot:504 Street:807 Kira Circle Parcel:130-S13-C504: \$221,000.00
- Smith, Marcia Lynne & Smith, Richard Eugene** - DOLLAR BK FED SAV BK - Cranberry Twp:Park Place Tnd Ph 1 Lot:147 Street:308 Tuscarora Drive Parcel:130-S31-B147: \$246,000.00
- Snow, Debra L & Snow, Kenneth L** - PNC BK NATL ASSN - Washington Twp Street:843 N Washington Rd Parcel:310-S1-B31: \$85,000.00
- Snyder, John Andrew & Snyder, Viora** - FIRST NATL BK PA - Seven Fields Boro:Castle Creek Plan Ph 4 Lot:1 Unit:401 Street:106 Stoney Creek Ct Parcel:505-S1-4A401: \$75,000.00
- Spark, Kevin P & Spark, Stephanie R** - QUICKEN LOANS INC - Cranberry Twp:Cranberry Ests Plan #2 Lot:262 Street:132 Mcdonald Dr Parcel:130-S11-D262: \$145,775.00
- Spencer, Clay R** - NORTH DISTS COMMUNITY CRED UN - Cranberry Twp Street:251 Saint Leonards Lane Parcel:130-S21-B41: \$25,000.00
- Spingola, Dennis M & Spingola, Michelle R** - PRINCETON FIN LLC - Seven Fields Boro:Enclave @ Highpointe Rev #1 Lot:52R Street:350 Highpointe Drive Parcel:505-S1-Kd52: \$545,700.00
- Standohar, Douglas E & Yaroszewski, Katie E** - GUARANTEED RATE AFFINITY LLC - Buffalo Twp:Woodberry Village Plan Lot:31 Street:102 Bayberry Dr Parcel:040-S14-A31: \$292,500.00
- Starr, Alysha & Starr, Evan** - CLEARVIEW

FED CRED UN - Jackson Twp:Jackson Crossings Ph 3 Res Sub Lot:303 Street:449 Isabella Court Parcel:180-S8-A303: \$60,000.00

**Stevenson, David W & Stevenson, Tracy L** - CITIZENS BK PA - Summit Twp:Rustling Oaks Plan Lot:14 Street:117 Shepperd Dr Parcel:290-S3-D14: \$153,000.00

**Stewart, James W & Stewart, Kathryn E** - WEST PENN FIN SERV CTR INC - Saxonburg Boro:Goldscheitter Sub Lot:84 Street:119 Carol Drive Parcel:500-S3-A84: \$252,000.00

**Suereth, Joshua D & Suereth, Sarah** - HANNA MTG SERVS HOWARD - Cranberry Twp:Glen Eden Ph I-A Rev Unit:A Street:619 Sunset Circle Parcel:130-S16-D4Aa: \$94,200.00

**Talik, Brian C & Talik, Nicole K** - HOWARD HANNA MTG SERVS - Connoquenessing Twp:Shannon Mills Ests Plan Lot:104 Street:2240 Shannon Mills Dr Parcel:120-S2-D104: \$279,900.00

**Taylor, Christine M & Taylor, Earl J** - ARMCO CRED UN - Butler Twp Ward:3 Street:299 Teakwood Rd Parcel:053-6-A122: \$60,000.00

**Terwilliger, Natalie & Terwilliger, William** - FIGURE LENDING LLC - Donegal Twp:Pleasant Valley Sub Lot:4 Street:234 Oak Rd Parcel:140-1F23-1C4: \$26,780.00

**Texter, Shayne P** - ANGIOLIERI CHRISTINA M - Fairview Twp:Anderson Angiolieri Sub Lot:1 Street:100 Anderson Lane Parcel:150-1F27-7 Acre:12.00: \$120,000.00

**Thenthongkham, Nancy** -PNC BK NATL ASSN - Cranberry Twp Street:238 Clearbrook Ct Parcel:130-S18-A40C: \$120,000.00

**Thistle Properties LLC**, - ARMCO CRED UN - Middlesex Twp Street:115 North Dr Parcel:230-S1-12A35: \$250,000.00

**Thomas, Brian S & Thomas, Michelle L** - HANNA MTG SERVS HOWARD - Cranberry Twp:Highland Village Purd Plan Ph Lot:110 Street:119 Village Dr Parcel:130-S21-A110: \$311,900.00

**Thrower, Ashley N** -WEST PENN FIN SERV CTR INC - Middlesex Twp Street:216 Chan Mowr Drive Parcel:230-S2-43C20: \$224,242.00

**Todaro, Janice S** -CITIZENS BK PA - Cranberry Twp:Glen Eden Ph III-A Lot:113 Street:104 Eden Way Ct Parcel:B113: \$50,000.00

**Tompkins, Dina M & Tompkins, James Jr** -THIRD FED S&L - Cranberry Twp:Franklin Ridge Plan Lot:6 Street:113 Ridgemont Dr Parcel:130-S28-C6: \$100,000.00

**Truong, Luan & Truong, Thien Ly** - WEST PENN FIN SERV CTR INC - Cranberry Twp:Fernway Plan Lot:211 Street:125 Chadborne Ct Parcel:130-S3-A211: \$131,600.00

**Turner, Debra K & Turner, Stephen B** - HUNTINGTON NATL BK - Butler City Ward:1 Street:128 Wilkens Avenue Parcel:561-35-88: \$50,000.00

**Vislay, Michael J II & Vislay, Nicole L** - FIRST NATL BK PA - Connoquenessing Boro:Maplewood Plan Lot:20 Street:110 Dogwood Lane Parcel:370-S2-D36C20: \$75,000.00

**W R DEV CO LLC, & WR DEV CO LLC**, - MARONDA HOMES INC - Jackson Twp:Walnut Ridge Plan Ph 1 Lot:102: \$279,950.00

**Walker, Ian M** -STEARNS LENDING LLC - Zelienople Boro:Zelienople Land Cos Plan Lot:512 Street:217 Pine Street Parcel:550-S4-A512: \$146,927.00

**Walker, Julia** -HOWARD HANNA MTG SERVS - Jackson Twp:Village @ Harmony Junction Lot Lot:13A Street:169 Rylie Dr Parcel:180-S7-C13A: \$135,500.00

**Wallace, Lisa** -PNC BK NATL ASSN - Cranberry Twp Street:202 White Pine Ln Parcel:130-S25-A340: \$200,000.00

**Waryanka, Debora L & Waryanka, Michael S** - PNC BK NATL ASSN - Mercer Twp Street:167 Whitaker Road Parcel:220-3F98-22: \$100,000.00

**Wehr, Beverly A & Wehr, Edward O Jr** - WESBANCO BK INC - Butler Twp:Miller Plan Lot:7 Street:107 Woodlawn Rd Parcel:54-26-B7: \$100,000.00

**Weimer, Filippa M & Weimer, Stewart G** - LOANDEPOT COM LLC - Cranberry Twp:TOA Cranberry Prd Ph 1 Lot:102 Street:102 Liberty Blvd Parcel:130-S44-A102: \$344,744.00

**Wentworth, Sandra C & Wentworth, Theodore O Jr** - CITIZENS BK NA - Butler Twp:Clark & Hollefreund Plan Lot:11 Street:200 Clark Ave Parcel:051-53-A11: \$188,000.00

**White, Mark & White, Vickie L** - UNION HOME MTG CORP - Butler City Ward:1:Jahnigs South Hill Addn Lot:11 Street:235 E Christie Ave Parcel:561-31-28 Acre:14: \$180,000.00

**Wilson, Brittany M & Wilson, Michael D** - NORTHWEST BK - Penn Twp:Hodak Plan Lot:100 Street:331 Golden City Rd Parcel:270-S8-B9: \$368,500.00

**Wilson, Francis G Jr & Wilson, Tania J** - CLEARVIEW FED CRED UN - Cranberry Twp:Cranberry Heights Plan Ph IV Lot:434 Street:503 Luke Ct Parcel:130-S36-A434:

\$50,000.00

**Winne, Kathryn L Aka Trs & Winne, Richard A & Winne, Richard A Trs & Winne Revocable Tr By Trs** -CITIZENS BK NA - Cranberry Twp:Timberview Plan #3 Lot:305 Street:100 Oakridge Trail Parcel:130-S11-A10: \$364,000.00

**Witt, Janet R** -CITIZENS BK NA - Cranberry Twp:Settlers Grove Prd Plan Ph III Lot:319 Street:232 Whispering Oaks Drive Parcel:130-S22-E319: \$361,250.00

**Wojno, Daniel J & Wojno, Tiffanie J** - UNITED WHOLESale MTG - Center Twp:McCandless Ests Plan Lot:8 Street:5133 McCandless Rd Parcel:060-S15-C8: \$191,468.00

**Wood, David A Jr & Wood, Kathleen I** - STANDARD BK PASB - Clinton Twp Street:974A Saxonburg Blvd Parcel:100-1F161-20Na: \$150,000.00

**Zacherl, Katherine L** -PNC BK NATL ASSN - Adams Twp Street:709 Bush Dr Parcel:010-S16-At10B: \$70,000.00

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**SUITS**

Week ending June 21, 2019

1st Name-Plaintiff  
2nd Name-Defendant

Gall, Peter David vs. **Allied Universal Security Services LLC; Allied Protection Services Inc; Speckert, Michael Choate**: Tort-Intentional: Max B Roesch & Alexander H Lindsay Jr., Esq: 19-10591

Spangler, Joe vs. **Brandon, Sabrina**: Real Property-Landlord/Tenant Dispute: Atty-None: 19-10573

Miseraco, Mary vs. **Courson, Yvonne K; Coursen, Yvonne Kim**: Tort-Other: Jeffrey S Tarker, Esq: 19-10589

Newrez LLC; Shellpoint Mortgage Servicing vs. **Coyle, Brandi Raquel**: Real Property-Mortgage Foreclosure: Residential: Stern & Eisenberg PC, Esq: 19-10593

Bank of America NA vs. **Dario, Denise R**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10572

Betz, Joseph vs. **Deluca, Max**: Tort-Slander/Libel/Defamation: Atty-None: 19-10592

Flagstar Bank FSB vs. **Dietrich, David D; Dietrich, Stefanie L**: Real Property-Mortgage Foreclosure: Residential: McCabe Weisberg & Conway LLC, Esq: 19-10594

Deutsche Bk Natl Tr Co vs. **Dougherty, John D Ind & Tr; Dougherty, John D Revocable Tr; Dougherty, John D Revocable Living Tr; Cadlerock Joint Venture LP**: Real Property-Other: Bradley A King, Esq: 19-10569

Shoaf, Sharon; Shoaf, Darryl vs. **Drew, Steven W; Titusville Enterprises Inc**: Tort-Motor Vehicle: Caitlin M Harrington, Esq: 19-10584

Voelp, George; Voelp, Mary vs. **Falba, Joseph**: Tort-Motor Vehicle: Gary T Vanasdale, Esq: 19-10578

Laurel Road Bank vs. **Fox, Samantha; Richards, Jeanine**: Contract-Debt Collection: Credit Card: Demetrios H Tsarouhis, Esq: 19-10587

Bank of America NA vs. **Fuller, Tracy L**: Contract-Debt Collection: Credit Card: Frederic I Weinberg & Joel M Flink, Esq: 19-10560

Bank of America NA vs. **Fuller, Tracy L**: Contract-Debt Collection: Credit Card: Joel M Flink, Esq: 19-10561

Wells Fargo Bank Natl Assn vs. **Gillespie, Rebecca K; Gillespie, Laurie L**: Contract-Debt Collection: Other: KML Law Group PC, Esq: 19-10586

Bank of America NA vs. **Grossman, Richard**



**C:** Contract-Debt Collection: Credit Card: Joel M Flink, Esq: 19-10562

Citizens Bank NA vs. **Halin, Cynthia J; Halin, Cynthia J Steadman:** Real Property-Mortgage Foreclosure: Residential: Javardian Gregory Law Office, Esq: 19-10576

Wilmington Savings Fund Society FSB vs. **Hindman, Lorrie L; Kison, Lorrie L; Kison, Frederick R:** Real Property-Mortgage Foreclosure: Residential: Patrick J Wesner, Esq: 19-10577

Bank of America NA vs. **Hunyadi, Rodney S:** Contract-Debt Collection: Credit Card: Hayt Hayt & Landau, LLC: 19-10563

US Bank Tr Natl Assn vs. **Kniess, Pamela L; McCormick, Pamela L; Kniess, Gertrude I:** Miscellaneous-Replevin: McCabe Weisberg & Conway LLC, Esq: 19-10595

Cavalry SPV I LLC vs. **Kopac, Paul M:** Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10580

PNC Bank Natl Assn vs. **Kopac, Paul M:** Real Property-Mortgage Foreclosure: Residential: Manley Deas Kochalski LLC, Esq: 19-10585

Easy Rentals LLC vs. **Kugel, Jodee:** Miscellaneous-Replevin: Arthur W Zamosky, Esq: 19-10575

Boulanger, Candace L vs. **Lorenzini, Trey A:** Tort-Motor Vehicle: Jeffrey S Tarker, Esq: 19-10588

HN Venture L P vs. **Marrero, Miguel A:** Real Property-Landlord/Tenant Dispute: John J Bench, Esq: 19-10583

Discover Bank vs. **McMonagle, Esther O:** Contract-Debt Collection: Credit Card: Jonathan P Cawley, Esq: 19-10565

Beucler, Michaela E vs. **Myers A J & Sons Inc; Doe, Jane:** Tort-Motor Vehicle: Matthew J Scanlon, Esq: 19-10559

Manufacturers & Traders Tr Co vs. **Racine, Patricia A; Racine, William L:** Real Property-Mortgage Foreclosure: Residential: KML Law Group PC, Esq: 19-10568

Cavalry SPV I LLC vs. **Roblaski, Gwendolyn R:** Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10579

Penn Natl Ins Co A/S/O; Fusko, Kimberly by A/S/O; Fusko, Richard vs. **Schall T Delivery Inc; Schall, Tawni:** Tort-Other: Douglas G Aaron, Esq: 19-10566

Bayview Loan Servicing LLC vs. **Schell, John E:** Real Property-Mortgage Foreclosure: Residential: Edward J McKee, Esq: 19-10570

Cavalry SPV I LLC vs. **Shay, Melissa K:** Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10581

Smith, Lia; Smith, Jeffrey vs. **Smith, Lyndsey:**

Tort-Motor Vehicle: Matthew T McCune, Esq: 19-10590

Bank of America NA vs. **Thompson, William K:** Contract-Debt Collection: Credit Card: Joel M Flink, Esq: 19-10558

Cavalry SPV I LLC vs. **Tiptonfletcher, Tami M:** Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 19-10582

Mutualbank vs. **Tresky, David M:** Tort-Other: Erin A Novak, Esq: 19-10574

State Farm Mutual Automobile Ins Co A/S/O; Kelly, Pamela by A/S/O vs. **United Parcel Service Inc; Lee, Nathan:** Tort-Motor Vehicle: Robert W Allen, Esq: 19-10564

Bank of New York Mellon vs. **Unknown Trustees of Margo Revocable Tr; Margo, Julie H Ind 7 Tr; Margo, Kevin R Ind & Tr:** Real Property-Mortgage Foreclosure: Residential: KML Law Group PC, Esq: 19-10567

Specialized Loan Servicing LLC vs. **Weigand, Joanne P:** Real Property-Mortgage Foreclosure: Residential: Shapiro & Denardo, Esq: 19-10571

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## JUDGMENTS

Week ending June 21, 2019

1st Name-Plaintiff  
2nd Name-Defendant

Portfolio Recovery Associates LLC vs. **Batista, Marianne E:** Judgment: \$17,471.58: Matthew W Pomy, Esq: 19-21257

Midland Funding LLC vs. **Berg, Colleen:** Transcript: \$2,183.07: Ralph Gulko, Esq: 19-21237

Berkheimer Agent For vs. **Brooks, Abebe G:** Transcript: \$1,223.74: Atty-None: 19-21246

Ditech Financial LLC vs. **Cupps, Richard S; Cupps, Julie L:** Judgment: \$116,685.68: Shanney Myers, Esq: 19-21260

Deutsche Bank National Trust Company vs. **Deal, Goldie; Deal, Goldie M:** Judgment: \$69,836.09: Ras Citron LLC, Esq: 19-21259

Clerk of Courts vs. **Downing, Zyrees Yotize:** Judgment: \$1,610.75: Atty-None: 19-21248

Clerk of Courts vs. **Duplaga, William E:** Judgment: \$2,581.89: Atty-None: 19-21263

Clerk of Courts vs. **Eddy, Ryan Laird:** Judgment: \$2,038.88: Atty-None: 19-21249

Second Round Sub LLC vs. **Engel, Harold:** Transcript: \$1,037.22: Ian Z Winograd, Esq: 19-21236

Clerk of Courts vs. **Golquitt, Akeem Alajauwon:** Judgment: \$2,089.50: Atty-None: 19-21247

Unifund CCR LLC vs. **Greenawalt, Maria N:** Judgment: \$13,869.46: Demetrios H

Tsarouhis, Esq: 19-21276  
 Cavalry SPV I LLC vs. **Gregoire, Charlene**:  
 Judgment: \$938.25: David J Apothaker,  
 Esq: 19-21244  
 Clerk of Courts vs. **Harriett, Bradley John**:  
 Judgment: \$1,392.50: Atty-None: 19-21264  
 Clerk of Courts vs. **Johns, Shawn Allen**:  
 Judgment: \$14,265.31: Atty-None: 19-21250  
 Midland Funding LLC vs. **Jones, Ashley**:  
 Transcript: \$1,123.13: Ian Z Winograd, Esq:  
 19-21235  
 Clerk of Courts vs. **Jordan, Cynthia M**:  
 Judgment: \$1,149.25: Atty-None: 19-21251  
 Clerk of Courts vs. **Lane, Elijah Jimmy**:  
 Judgment: \$1,438.25: Atty-None: 19-21252  
 Bank of America NA vs. **Leslie, Maria S**:  
 Judgment: \$17,724.91: Frederic I Weinberg,  
 Esq: 19-21243  
 Berkheimer Agent For vs. **Mattys, Jeffrey**:  
 Transcript: \$2,810.38: Atty-None: 19-21245  
 Midland Funding LLC vs. **Miller, Brenda**:  
 Transcript: \$2,133.72: William T Molczan,  
 Esq: 19-21258  
 Ally Financial Inc vs. **Mohney, Duane D Jr**;  
**Mohney, Dana E**: Judgment: \$7,319.04:  
 Frederic I Weinberg & Joel M Flink, Esq:  
 19-21274  
 Clerk of Courts vs. **Mulvaney, Owen J**:  
 Judgment: \$2,019.75: Atty-None: 19-21253  
 Cavalry SPV I LLC vs. **Oneil, Jill M**:  
 Judgment: \$7,582.29: David J Apothaker,  
 Esq: 19-21262  
 Clerk of Courts vs. **Peters, Mackenzie Paige**:  
 Judgment: \$1,532.07: Atty-None: 19-21254  
 Clerk of Courts vs. **Ramsey, Steven Glenn**:  
 Judgment: \$1,942.50: Atty-None: 19-21265  
 TD Bank USA NA vs. **Rose, Jenny**: Transcript:  
 \$5,365.97: Kami S Miller & Gregg L Morris,  
 Esq: 19-21275  
 Clerk of Courts vs. **Rose, Rainy Marie**:  
 Judgment: \$2,511.56: Atty-None: 19-21266  
 Nextier Bank NA vs. **Shockey Excavating  
 Inc**: Complaint-Confession: \$541,653.25:  
 Grenen & Birsic PC, Esq: 19-21270  
 Nextier Bank NA vs. **Shockey Excavating  
 Inc**: Complaint-Confession: \$90,958.19:  
 Grenen & Birsic PC, Esq: 19-21273  
 Nextier Bank NA vs. **Shockey Ministorage**:  
 Complaint-Confession: \$541,653.25:  
 Grenen & Birsic PC, Esq: 19-21269  
 Nextier Bank NA vs. **Shockey Ministorage**:  
 Complaint-Confession: \$90,958.19: Grenen  
 & Birsic PC, Esq: 19-21271  
 Nextier Bank NA vs. **Shockey, George  
 E; Shockey, Brenda R**: Complaint-  
 Confession: \$541,653.25: Grenen & Birsic  
 PC, Esq: 19-21268  
 Nextier Bank NA vs. **Shockey, George  
 E; Shockey, Brenda R**: Complaint-  
 Confession: \$90,958.19: Grenen & Birsic

PC, Esq: 19-21272  
 Clerk of Courts vs. **Simmons, Kyle Stephens**:  
 Judgment: \$1,141.75: Atty-None: 19-21255  
 Crown Asset Management LLC vs. **Simon,  
 Corey**: Transcript: \$1,258.52: Ian Z  
 Winograd, Esq: 19-21241  
 Deutsche Bank Natl Trust Co vs. **Spedaliere,  
 Stephen M; Valentine, Scott A; Valentine,  
 Scott; Valentine, Scott Allen**: Judgment:  
 \$83,947.45: Ras Citron LLC, Esq: 19-21261  
 Clerk of Courts vs. **Speicher, Kurt William**:  
 Judgment: \$2,102.75: Atty-None: 19-21267  
 Lakeview Loan Servicing LLC vs. **Straub,  
 Bradley C; Straub, Jody M**: Judgment:  
 \$107,265.53: McCabe Weisberg & Conway  
 LLC, Esq: 19-21242  
 LVNV Funding LLC vs. **Tindall, Donald**:  
 Transcript: \$675.93: Ian Z Winograd, Esq:  
 19-21240  
 Discover Bank vs. **Wallace, Richard E**:  
 Transcript: \$5,651.39: Ian Z Winograd, Esq:  
 19-21238  
 Midland Funding LLC vs. **Wells, Dennis**:  
 Transcript: \$1,048.19: Ian Z Winograd, Esq:  
 19-21239  
 Clerk of Courts vs. **Weyand, Mark E**:  
 Judgment: \$243,875.00: Atty-None: 19-  
 21256

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**EXECUTIONS**

Week ending June 21, 2019

1st Name-Plaintiff  
2nd Name-Defendant

Ditech Financial LLC vs. **Cupps, Richard S; Cupps, Julie L:** Writ of Execution:19-30158  
 Deutsche Bank National Trust Company vs. **Deal, Goldie; Deal, Goldie M:** Writ of Execution:19-30157  
 Vinroe, Katy; Vinroe, Gary vs. **Foster, Brian; Foster and Sons Construction:** Writ of Execution:19-30153  
 Fristch, David P vs. **Haas, Sid:** Foreign Writ:19-30154  
 Comwth of PA-UCF vs. **Penn Contracting Services LLC:** Huntington Bank Garnishee: Writ of Execution:19-30155  
 Midland Funding LLC vs. **Schenck, Dallas; Huntington Bank Garnishee:** Writ of Execution:19-30152  
 Deutsche Bank Natl Trust Co vs. **Spedaliere, Stephen M; Valentine, Scott A; Valentine, Scott; Valentine, Scott Allen:** Writ of Execution:19-30159  
 Bank of America NA vs. **Unknown Heirs; Thompson, Carl Deceased; Thompson, Carl Jr Deceased:** Writ of Execution:19-30156

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**DIVORCES**

Week ending June 21, 2019

1st Name-Plaintiff  
2nd Name-Defendant

Bearer, Jeffrey S vs. **Bearer, Heather J:** Ronald F Lawry, Esq: 19-90389  
 Bowser, Harry vs. **Bowser, Marlea:** Jamey C Belin, Esq: 19-90391  
 Clem, Deborah L vs. **Clem, Thomas G:** Joseph J Nash, Esq: 19-90392  
 Kuglics, Christopher M vs. **Kuglics, Joan:** Phillip J Colavincenzo, Esq: 19-90388  
 Perry, Kasandra M vs. **Perry, Daniel J:** Kelley I Harley, Esq: 19-90394  
 Porter, Kevin M vs. **Porter, Lori A:** Amanda C Cook, Esq: 19-90395  
 Riding, Dawn M vs. **Riding, Brian K:** Michael E Jewart, Esq: 19-90383  
 Rodgers, Wayne E vs. **Rodgers, Daelene M:** Atty-None: 19-90398  
 Rodriguez, Michelle Rene vs. **Rodriguez, Thomas:** Atty-None: 19-90382  
 Sander, Wade vs. **Sander, Carrie:** Brian E McKinley, Esq: 19-90384  
 Schooley, Chad Richard vs. **Schooley, Kristen Lewann:** Atty-None: 19-90397

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**Marriage License Filings**

Application Date: June 10 - June 13, 2019

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

2019-00343 Melanie Nicole Wittke and Michael James Gruca	2019-00348 Margaret Caitlin Boehler and David Michael Fuhrman	2019-00353 Christopher Ryan Palmer and Miranda Lynn Jones
2019-00344 Barry Duane Thomas and Doris Jane Cavlovich	2019-00349 Charles Emmett Brewster and Jodi Lynn Potts	2019-00354 Chad Eric Kelley and Heather Rose Valperga
2019-00345 Adam B Jordan and Daryll Lynn Kingan	2019-00350 Jessica Marie Harbison and Jason Russell Lauer	2019-00355 Kaylee Marie Armentrout and William Charles Cavanaugh Jr
2019-00346 Michael Anthony Sunseri and Amanda Sophia Vereneck	2019-00351 Michelle Frances Burcin and Chad Robert Benninger	2019-00356 Joseph Augustine Sforza and Amanda Rae Skoner
2019-00347 Todd Alan Towsey and Cindy Louise Unger	2019-00352 Levi James Snoeyink and Della Grace Henderson	-----

**NOTICE OF TRUST**

**RE: Amended and Restated Starcher Family Revocable Trust dtd 03/01/2016**

Notice is hereby given that John E. Starcher and David W. Starcher are Co-Trustees of the above-named Trust. All persons indebted to Margaret E. Starcher are requested to make payment and all those having claims against Margaret E. Starcher are directed to present the same without delay to:

The Starcher Family Revocable Trust  
John E. Starcher, Co-Trustee,  
413 Perry Street,  
Marblehead, OH 43440  
David W. Starcher, Co-Trustee,  
135 Bradmoor Lane,  
Butler, PA 16001

Or to:

Heidi Rai Stewart, Esquire,  
Houston Harbaugh, P.C.,  
Three Gateway Center,  
401 Liberty Avenue, 22nd Floor,  
Pittsburgh, PA 15222-1005  
(Attorney for Trust)

BCLJ: June 21, 28 & July 5, 2019

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**NOTICE OF TRUST**

**RE: Laverna V. Chick – Laverna V. Chick Revocable Trust dated June 28, 2007**

Notice is hereby given that James P. Chick is the Trustee of the above-named Trust. All persons indebted to Laverna V. Chick are requested to make payment and all those having claims against Laverna V. Chick are directed to present the same without delay to:

Laverna V. Chick Revocable Trust  
James P. Chick, Trustee  
254 Chick Lane  
Butler, PA 16002

Or to:

Shannon L. Crew, Esquire,  
Houston Harbaugh, P.C.,  
Three Gateway Center,  
401 Liberty  
Avenue, 22nd Floor,  
Pittsburgh, PA 15222-1005

BCLJ: June 21, 28 & July 5, 2019

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**IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA ORPHANS' COURT O.A. NO. 29 OF 2019**

**IN RE: Adoption of AMW  
Date of Birth: 4/29/2018**

**Petition for Involuntary Termination of Parental Rights NOTICE [Sections 2503(b) & 2513(b)]**

**TO: UNKNOWN FATHER**

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

**AMW DOB: 4/29/2018**

The Court has set a Hearing to consider ending your rights/duties to your child(ren) That hearing will be held in Courtroom 1, located in the Butler County Courthouse/ Government Center on the 18th day of July, 2019, at 9:30 a.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING RIGHTS TO YOUR CHILD(REN) AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD(REN). 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(REN) 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 Edwards, MA., 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: June 28, 2019

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**NOTICE**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Name Act, §311 of Act 1982-295 (54 Pa. C.S §311) of the Registration with the Pennsylvania Department of State, Corporation Bureau at Harrisburg, Pennsylvania, on June 11, 2019, of an application for registration for conduct of business in Pennsylvania under the assumed or fictitious name, style, or designation of Moody Sales of Butler County with its principal place of business at 10 Park Ave, Mars, PA 16046. The name and address of the person owning or interested in said business is **MR Moody Sales & Service, Inc**, 10 Park Ave, Mars PA 16046.

BCLJ: June 28, 2019

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**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 approved by the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **May B. Morelight** with its principal place of business being 129 Lakeshore Drive, Butler, PA 16001. The name and address of the individual owning or interested in the said business is: Mary Blumling McAllister, 129 Lakeshore Drive, Butler, PA 16001.

BCLJ: June 28, 2019

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**REGISTER'S NOTICE**

I, SARAH E. EDWARDS, M.A., J.D., Register of Wills and Clerk of Orphans' Court of Butler County, Pennsylvania, do hereby give Notice that the following Accounts of Personal Representatives/Trustees/Guardians have been filed in my office, according to law, and will be presented to Court for confirmation and allowances on **MONDAY JULY 8, 2019, at 1:30 PM** (prevailing time) of said day.

<b>ESTATE OF:</b>	<b>PERSONAL REPRESENTATIVE</b>	<b>FILED</b>
<b>BACH, RICHARD G.</b>	Debra Bach	05/28/19
<b>CONFER, Joan Lois</b>	Deborah S. Vollrath	05/28/19
<b>HARGER, Helen</b>	Linda Harger	05/23/19
<b>JOHNSTON, T. Louise a/k/a Thelma Louise Johnston a/k/a Louise Johnston</b>	Ruth M. Saur	05/20/19
<b>KRILEY, Garnet Lucille</b>	Dawn E. Birckbichler and Douglas C. Kriley	05/23/19
<b>TRITSCH, Marian G.</b>	Cheryl G. Gallagher	05/28/19
<b>ZEHNER, Lois</b>	Paul Zehner	05/28/19

BCLJ: June 28 & July 5, 2019

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**50th Judicial District  
Court of Common Pleas  
Butler County, Pennsylvania**

**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.

**UPCOMING MOTION COURT DATES**

<b>Judge Valasek</b>	<b>Family</b>	<b>Tuesday</b>	<b>July 2, 2019</b>	<b>1:30 pm (7)</b>
	<b>Family</b>	<b>Tuesday</b>	<b>July 9, 2019</b>	<b>1:30 pm (7)</b>
	<b>Family</b>	<b>Tuesday</b>	<b>July 23, 2019</b>	<b>1:30 pm (7)</b>
	<b>Family</b>	<b>Tuesday</b>	<b>July 30, 2019</b>	<b>1:30 pm (7)</b>
<b>Judge Streib</b>	<b>Family</b>	<b>Tuesday</b>	<b>July 11, 2019</b>	<b>1:30 pm (1)</b>
	<b>Family</b>	<b>Wednesday</b>	<b>July 17, 2019</b>	<b>1:30 pm (1)</b>

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)

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