

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**Estate of: Frederick R Dalak
a/k/a: Frederick Raymond Dalak**

Late of: Clinton Township PA
Administrator: Jessica J Pandocchi
494 Sun Mine Road
Sarver PA 16055
Attorney: Mary K McDonald
McCarthy McDonald Schulberg & Joy
1111 Oliver Bldg 535 Smithfield St
Pittsburgh PA 15222

Estate of: John J DeWalt

Late of: Jefferson Township PA
Executor: John P DeWalt
145 Winfield Road
Sarver PA 16055
Attorney: Thomas J May
Murrin Taylor Flach Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Mark A Frazin

Late of: Forward Township PA
Administrator: Carole J Antolic
105 Southern Valley CT
Mars PA 16046
Administrator: C William Frazin
302 Valencia Road
Evans City PA 16033
Attorney: Robin L Rarie
Brenlove & Fuller LLC
401 Washington Ave
Bridgeville PA 15017

**Estate of: Gerline H Gehr
a/k/a: Gerline Hite Gehr**

Late of: Cabot PA
Executor: James H Limbaugh
4767 William Flynn Hwy
Allison Park PA 15101
Attorney: Russell C Miller
Miller Limbaugh & Conley
4767 William Flynn Hwy
Allison Park PA 15101

Estate of: Mary Lou Hartung

Late of: Butler Township PA
Executor: Kimberly Ann Stephenson
100 Autumn Drive
Butler PA 16001
Attorney: Leo M Stepanian II
Stepanian & Menchyk LLP
222 S Main St
Butler PA 16001

Estate of: Carl W Heck

Late of: Butler PA
Executor: Regina Heck
308 E Locust St Apt 2
Butler PA 16001
Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Betty L Lacy

Late of: Cranberry Township PA
Executor: Elizabeth A Kairys
1116 Perry Highway
Pittsburgh PA 15237
Attorney: Mark S Riethmuller
Speakman Riethmuller & Allison
30 E Beau Street Suite 430
Washington PA 15301

Estate of: Patricia J Lawrence

a/k/a: Patricia Jean Lawrence
a/k/a: Patricia Lawrence
Late of: Saxenburg PA
Administrator: Michael L Howells
1218 Dallas Ave
Natrona Heights PA 15065
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: John P Lucovich

Late of: Buffalo Township PA
Executor: Daniel P Lucovich
245 Bear Creek Road
Sarver PA 16055
Attorney: Pamela H Walters
277 Main Street
POB 654
Saxenburg PA 16056

Estate of: Jennie Nickita

Late of: Zelenople PA
Executor: Sally L Wigton
134 Brittner Circle
Zelenople PA 16063
Attorney: Sarah G Hancher
Hancher Law Office

101 N Green Lane
Zelienople PA 16063

Estate of: Manus O'Donnell
Late of: Adams Township PA
Executor: Timothy N O'Donnell
146 Franklin Street
Evans City PA 16033
Attorney: R Douglas DeNardo
Rothman Gordon PC
310 Grant St Suite 300
Pittsburgh PA 15219

Estate of: Etha L Payne
Late of: Jackson Township PA
Executor: John D Payne Jr
P O Box 1155
Kemah TX 77565
Attorney: Douglas E Weinrich PC
107 Irvine Street
POB 810
Mars PA 16046

Estate of: Robert L Soule
Late of: Center Township PA
Executor: Bruce A Soule
130 Jenny Drive
Butler PA 16001
Executor: Brian D Soule
234 E Muntz Avenue
Butler PA 16001
Attorney: Matthew E Fischer
114 West Cunningham Street
Butler PA 16001

Estate of: James R Stoeckel
a/k/a: James Richard Stoeckel
Late of: Adams Township PA
Executor: Janet Mathers
1101 Tamarack Lane
Pittsburgh PA 15237
Attorney: Howard S Auld Jr
Howard S Auld & Associates
5018 William Flynn Highway
Gibsonia PA 15044

Estate of: Milroy A Waggett
a/k/a: M A Waggett
Late of: Butler PA
Executor: William A Waggett
323 Pleasantview Avenue
Butler PA 16001
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Horace Joseph Wood
a/k/a: H Joseph Wood
Late of: Adams Township PA
Executor: Jeffrey T Wood

36 Otter Trail
Westport CT 06880
Attorney: Douglas E Weinrich PC
107 Irvine Street
POB 810
Mars PA 16046

BCLJ: September 13, 20 & 27, 2013

SECOND PUBLICATION

Estate of: L Murray Burns
a/k/a: Lawrence Murray Burns
Late of: Jefferson Township PA
Executor: Brenda J Burns
570 Woodmark Run
Gahanna OH 43230
Attorney: Timothy R Miller
Debernardo Antoniono McCabe & Davis PC
11 North Main Street
Greensburg PA 15601

Estate of: Mary Ellen Cupps
a/k/a: Mary E Cupps
Late of: Butler Township PA
Executor: Kathleen A Cupps
465 South Eberhart Road
Butler PA 16001
Executor: Jeffrey E Cupps
4502 Seminary Avenue
Richmond VA 23227
Executor: David W Cupps
4503 Seminary Avenue
Richmond VA 23227
Attorney: Robert J Stock
Stock & Patterson
PNC Bank Bldg Suite 603
106 South Main St
Butler PA 16001

Estate of: Dorothy Marie Fullerton
a/k/a: Dorothy M Fullerton
Late of: Butler Township PA
Executor: Larry E Fullerton
342 S Benbrook Rd
Butler PA 16001
Attorney: Joseph E Kubit
Montgomery Crissman
Montgomery Kubit LLP
518 North Main Street
Butler PA 16001

Estate of: Mary Esther Gillman
a/k/a: Mary Williams Gillman
a/k/a: Mary W Gillman
Late of: Butler Township PA
Executor: Linda M Lutz
1275 Lake Vue Drive
Butler PA 16001

Attorney: Douglas E Weinrich PC
107 Irvine Street
POB 810
Mars PA 16046

Estate of: John F Heckathorne
Late of: Jefferson Township PA
Administrator: Christine M Heckathorne
POB 263
Saxonburg PA 16056
Administrator: Michael Heckathorne
111 Thorncrest Drive
Butler PA 16002
Attorney: Thomas J May
Murrin Taylor Flack Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Bessie M Higgins
a/k/a: Bessie Myrtle Higgins
Late of: Jefferson Township PA
Executor: Rodney F Higgins
7814 Willowbrook Road
Fairfax Station VA 22039
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

Estate of: Ruth E Masters
Late of: Center Township PA
Executor: Viola L Maletta
1231 North Main Street Ext
Butler PA 16001
Attorney: Michael D Gallagher
Murrin Taylor Flack Gallagher & May
110 East Diamond Street
Butler PA 16001

Estate of: Neil M Nye
a/k/a: Neil M Nye Jr
Late of: Cranberry Township PA
Executor: Larry C Nye
184 Village Drive
Cranberry Twp PA 16066
Attorney: Richard G Opiela
Opiela & Associates PC
970 Perry Highway
Pittsburgh PA 15237

Estate of: Gloria J Ponce
Late of: Adams Township PA
Executor: BNY Mellon National Association
500 Grant Street Suite 3815
Pittsburgh PA 15258
Attorney: David G Henry
Houston Harbaugh
Three Gateway Center 401 Liberty Ave
22nd Fl
Pittsburgh PA 15222-1005

Estate of: Lynn Smith
Late of: Slippery Rock Township PA
Administrator: Cody Smith
3752 William Flynn Highway
Slippery Rock PA 16057
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Boulevard POB 67
Slippery Rock PA 16057

Estate of: Sarah W Smith
Late of: Cranberry Township PA
Executor: James W Smith
47545 Tomahawk Drive
Negley OH 44441
Attorney: Laurel Hartshorn
254 W Main St
POB 553
Saxonburg PA 16056

Estate of: Mary Lou Walters
Late of: Butler Township PA
Executor: David B Walters
100 Double Road Lot No 1
Renfrew PA 16053
Attorney: Michael J Pater
101 East Diamond Street
Suite 202
Butler PA 16001

BCLJ: September 6, 13 & 20, 2013

THIRD PUBLICATION

Estate of: Marjorie W Bell
a/k/a: Marjorie W Wicks Bell
a/k/a: Marjorie Wicks Bell
Late of: Zelenople PA
Executor: Victor J Wicks III
1135 Forsyth Place
East Liverpool OH 43920
Attorney: Steven T Casker
Lope Casker & Casker
207 East Grandview Ave
Zelenople PA 16063

Estate of: Florence Marie Conroy
Late of: Butler Township PA
Executor: Charles Thomas Conroy
174 Paradise Drive
Export PA 15632
Attorney: Michael G Dailey
4373 Old William Penn Highway
Murrysville PA 15668

**Estate of: James R Finfroek Jr
a/k/a: James Roy Finfroek**

Late of: Cranberry Township PA
 Executor: Mary E Finfroek
 253 Sherwood Drive
 Cranberry Township PA 16066
 Attorney: Maryann Bozich Diluigi
 107 Irvine Street POB 426
 Mars PA 16046

Estate of: Judith Ann Horton

Late of: Donegal Township PA
 Administrator: Paul A Horton
 116 Green Street
 POB 388
 Chicora PA 16025
 Attorney: None

Estate of: Betty A Osche

Late of: Jefferson Township PA
 Executor: Lanny J Osche
 868 North Pike Road
 Cabot PA 16023
 Attorney: Pamela H Walters
 277 Main Street POB 654
 Saxenburg PA 16056

Estate of: Deborah A Seitz

Late of: Middlesex Township PA
 Administrator: Barbara Y Seitz
 345 Route 228 West
 Valencia PA 16059
 Attorney: Jerome C Schaub Jr
 926 Brookline Blvd
 Pittsburgh PA 15226

Estate of: Mary L Shepherd

Late of: Cranberry Township PA
 Executor: Martin D Shepherd
 902 Chesterton Avenue
 Redwood City CA 94061
 Attorney: Richard S Scott
 Leech Tishman Fuscaldo & Lampl LLC
 525 William Penn Place 30th Floor
 Pittsburgh PA 15219

Estate of: Kayden Leigh Speed

Late of: Butler PA
 Administrator: Aaron Speed
 107 St Paul Street
 Butler PA 16001
 Administrator: Tamara Speed
 107 St Paul Street
 Butler Pa 16001
 Attorney: Edward A Shenderovich
 1600 Law & Finance Building
 429 Fourth Avenue
 Pittsburgh PA 15219

Estate Of: Luther W Spoehr

Late Of: Zelenople PA
 Executor: William D Spoehr
 4629 East Via Montoya Drive
 Phoenix AZ 85050
 Attorney: Jonathan M Schmerling
 Cohen & Grigsby PC
 625 Liberty Ave
 Pittsburgh PA 15222-3152

Estate of: Earl R Woodward Jr

Late of: Adams Township PA
 Executor: Marian A Woodward
 226 Horseshoe Drive
 Mars PA 16046
 Executor: Clayton J Woodward
 152 Horseshoe Drive
 Mars PA 16046
 Attorney: Christopher M Abernethy
 Abernethy Auld & Young PC
 4499 Mt Royal Boulevard
 Allison Park PA 15101

BCLJ: August 30, September 6 & 13, 2013

MORTGAGES

August 26 - 30, 2013

Adomaitis, Charles J., et al-Mars Natl Bk-
 Jackson Twp.-\$35,000.00

Alexander, Mark L., et al-Northwest Sav
 Bk-Venango Twp.-\$125,000.00

Ashbaugh, Mark M.-Citizens Bk of Pa-Adams
 Twp.-\$100,000.00

Ashbaugh, Mark M.-Citizens Bk of Pa-Adams
 Twp.-\$126,000.00

Ashbaugh, Richard W., Jr., et al-Northwest
 Sav Bk-Buttalo Twp.-\$180,000.00

Barton, Nicholas J.-Butler Armco Emp Cred
 Un-Clearfield Twp.-\$80,655.00

Basilone, Anthony J., et al-First Niagara
 Bk NA, et al-Cranberry Twp.-\$199,500.00

Baughman, Donald L., Jr., et al-PNC Bk Natl
 Assn-Cranberry Twp.-\$214,800.00

Beck, Michael T., et ux-Butler Armco Emp
 Cred Un-Clay Twp.-\$111,500.00

Bennardo, Louis P., et al-Citizens Bk of Pa-
 Adams Twp.-\$100,000.00

Bernstine, Aaron J., et al-PNC Bk Natl Assn-
 Adams Twp.-\$200,000.00

Best, Daniel J., et al-Butler Armco Emp Cred
 Un-Parker Twp.-\$87,500.00

Bilinsky, Wanda J.-Grove City Area Fed Cred
 Un-Marion Twp.-\$48,100.00

Blackburn, Wayne M., et ux-First
 Commonwealth Bk-Buttalo Twp.-
 \$90,000.00

Boltz, Michael D., et ux-Sirva Mtg Inc, et
 al-Cranberry Twp.-\$417,000.00

Bowser, Wayne V., Jr., et ux-Quicken Loans

NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U.S. Court for the W.D. of PA at suit of the USA at Civil No. 2:13-cv-00208, I shall expose to public sale the real property of Paula M. Bauer a/k/a Paula M. Fair known as 853 Gameland Road, Chicora, PA 16025, being fully described in the Deed dated March 25, 1992 and recorded March 30, 1992 in Butler County Deed Book Volume 1992, page 0335.

TIME AND LOCATION OF SALE: Tuesday September 17, 2013 at 10:00 A.M. at the Butler County Sheriff's Office (outside in hallway), First Floor, County Courthouse, 300 South Main Street, Butler, PA 16001.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Cathy Diederich at 314-457-5514.

McGrath, McCall, P.C.
Three Gateway Center
401 Liberty Avenue, Suite 1375
Pittsburgh, PA 15222

BCLJ: Aug. 23, 30, Sept. 6 & 13, 2013

NOTICE

NOTICE IS HEREBY GIVEN that Shaun N Huppertz has filed on August 1, 2013 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act, approved the 24th day of May 1945, P.L. 967, as amended, Section 311 of Act 1982-294 (54 Pa. C.S. Section 311), to conduct business under the name of **Glorious Mind & Body**, the business to be carried on at 272 Stein Road, Chicora PA 16025.

Shaun N. Huppertz
272 Stein Road
Chicora, PA 16025

BCLJ: September 13, 2013

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA
AD-10-10275, CP-10-21501, ED-12-30206**

BANK OF AMERICA, N.A. AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP

V.

**JOSHUA W. SHERMAN AND GRETCHEN
R. GIBSON**

NOTICE TO: GRETCHEN R. GIBSON

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

BEING PREMISES: 443 KECK ROAD,
BUTLER, PA 16002-1099
BEING IN SUMMIT TOWNSHIP, COUNTY
OF BUTLER, COMMONWEALTH OF
PENNSYLVANIA, TAX PARCEL 290-1F102-
15L-0000

IMPROVEMENTS CONSIST OF
RESIDENTIAL PROPERTY.
SOLD AS THE PROPERTY OF JOSHUA W.
SHERMAN AND GRETCHEN R. GIBSON

YOUR HOUSE (REAL ESTATE) AT 443
KECK ROAD, BUTLER, PA 16002-1099
IS SCHEDULED TO BE SOLD AT THE
SHERIFF'S SALE ON 9/20/2013 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 \$113,557.31
OBTAINED BY, BANK OF AMERICA, N.A.
AS SUCCESSOR BY MERGER TO BAC

HOME LOANS SERVICING, LP (THE MORTGAGEE), AGAINST THE ABOVE PREMISES.

PHELAN HALLINAN, LLP
ATTORNEY FOR PLAINTIFF

FS# 720423

BCLJ: September 13, 2013

**IN THE COURT OF COMMON PLEAS
BUTLER COUNTY
Civil Action – Law
No. 13-10390**

Notice of Action in Mortgage Foreclosure

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-HE6, Plaintiff
VS.

The Unknown Heirs of Gregory S. Lyon, Deceased, GEORGINE G. LYON, Individually and in Her Capacity as Heir of Gregory S. Lyon, Deceased, JANAE LYON-BROWN, Solely in Her Capacity as Heir of Gregory S. Lyon, Deceased, SARA LYON-GONZALES, Solely in Her Capacity as Heir of Gregory S. Lyon, Deceased, ADAM LYON, Solely in His Capacity as Heir of Gregory S. Lyon, Deceased & ERIC LYON, Solely in His Capacity as Heir of Gregory S. Lyon, Deceased Mortgagor and Real Owner, Defendants

To: The Unknown Heirs of Gregory S. Lyon, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 205 Meridian Road, Butler, PA 16001.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-HE6, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, Pennsylvania, docketed to No. 13-10390, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 205 Meridian Road, Butler, PA 16001, whereupon your property will be sold by the Sheriff of Butler County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Neighborhood Legal Services Assoc.,
220 S. Main St., Ste. 301
Butler, PA 16003
724-282-3888.

PA Bar Assoc.,
P.O. Box 186,
Harrisburg, PA 17108,
800-692-7375.

Michael T. McKeever, Atty. for Plaintiff,
KML Law Group, P.C.,
Ste. 5000, Mellon Independence Center,
701 Market St.,
Phila., PA 19106-1532,
215.627.1322.

BCLJ: September 13, 2013

**2013 INACTIVE LIST FOR
JUDGE YEAGER
OCTOBER 3, 2013
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 September 26,
2013 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 3, 2013
at 10:00 am in Courtroom No. 3, Butler
County Government Center before Judge
S. Michael Yeager.**

Glenna M. Walters, Prothonotary

1st Name-Plaintiff
2nd Name-Defendant

2004

2004-10559
W. ALLEN WARD AND MARY JO WARD

VS.

GRANT R. WRIGHT

2004-11147
BRYONIE J. MCWILLIAMS

VS.

JAMIE KLINE

2004-11260
ECOLOGICALLY CONCERNED OF
ZELIENOPLE

VS.

CREEKSIDE COMMONS, LLC DAVID
J. KOWALSKI INDUSTRIAL BUSINESS
BROKERS

2005

2005-10018
MARK PUGLIESE

VS.

GARY KISER

2005-10074
ARTZBERGER, LTD, FENDER BENDERS
COLLISION, SANDRA ARTZBERGER

VS.

JOHN ARTZBERGER

2005-10709
DENNIS G. MCKITTEN

VS.

HAROLD FRIEDMAN, INC.

2006

2006-10865
WARNER'S HOMES & IMPROEMENTS, INC.

VS.

MARY CHRISTINE MONTGOMERY

2006-11326
FREDERICK A. BARTH, JR., THERESA R.
BARTH

VS.

ROBERT GOLLETTI, ROB GOLLETTI,
GOLLETTI CONSTRUCTION

2006-11911
ACC LLC

VS.

ROBERT C. DAVIS

2007

2007-11405
JASON HOLLERAN

VS.

LEE A. HOVIS AND BETTY HOVIS

VS.

SUZANNE K. WELLS, DENNISON
FINANCIAL, TAMMAC AND MOBIL HOME
LIQUIDATORS, LLC

2007-11533
VICTIM OUTREACH INTERVENTION
CETNER, INC (VOICE) HOUSING
AUTHORITY-COUNTY OF BUTLER
AND HOUSING & REDEVELOPMENT
INSURANCE EXCHANGE, INC.

VS.

ROB-BERN ASSOC., INC. AND AMERICAN
PLUMBING CONTRACTORS, LLC

2007-11654
ROBERT E. RAISLEY

VS.

DCDP INC, DAYS INN CONFERENCE
CENTER, MATTHEW TROY BARMAN

2007-12132
RICHARD WILLIAMS AND SUSAN
WILLIAMS

VS.

COMMONWEALTH OF PA DEPARTMENT OF
TRANSPORTATION

2008

2008-10169
LANDMARK CAPITAL INVESTMENT, INC.

VS.

FREDERICK W. HENSEL, IV AND DONNA
M. HENSEL

2008-10402
ROBERT A. BEALL, INC. AND MR. ROOTER
PLUMBING

VS.

EXPRESS TRANSMISSION & AUTO REPAIR

2008-10582
CREDIGY RECEIVABLES, INC.

VS.

JEFF M. YOKEL

2008-10904
HARLEY E. FLICK

VS.

TOM MACURAK AND JAMI MACURAK

2008-11892
BLACK CLOUD, INC.

VS.

MIDDLESEX TOWNSHIP

2008-11960
WELLS FARGO BANK, NATL ASSN

VS.

SHAWN R. GRAY, SHAWN GRAY

2008-12365
DOUGLAS CLARKE, JENNIFER CLARKE

VS.

JDS PRECISION INDUSTRIES, JOHN
DAVID SWANSON

2009

2009-10202
PEPSI BOTTLING GROUP, PEPSI COLA

VS.

FUAD ALNATSHEH, KFM FOOD MARKET,
SHOP N SAVE BEAVER FALLS

2009-10995
COMMONWEALTH FINANCIAL SYSTEMS,
INC.

VS.

SHARON R. ANDERSON

2009-11491
GEORGE ANDREW LEY III, CYNTHIA
PORTER, ATTORNEY IN FACT

VS.
 JAMES RHEA, KRISTIN GOOD
 2009-11586
 RYDER TRUCK RENTAL, INC., RYDER
 TRANSPORTATION SERVICES
 VS.
 JIMI ENTERPRISE, INC.
 2009-11766
 GARY BURNWORTH, IND & PTR, KAREN
 BURNWORTH, IND & PTR, MILL CREEK
 FARM ALPACAS, HEARTS DESIRE FARM,
 LLC, WARREN SHAND, IND & PTR, KIM
 SHAND, IND & PTR, WINDY KNOLLS
 ALAPACAS, ACCOYOS-VA LLC
 VS.
 LAURY FELLER, DAVID FELLER, SUNSET
 HILLS ALPACA FARM, LLC
 2009-11789
 WELLS FARGO BANK, N. A.
 VS.
 JAMES A. BUCKO, JR. AND NADINE
 IANNOTTI BUCKO
 2009-11856
 LVNV FUNDING, LLC
 VS.
 MILDRED TRAYMAR
 2009-11861
 A-1 MORTGAGE CORP., MARIA MAKOZY
 VS.
 JOHN J. SANDHERR
 2009-11986
 CITIBANK (SOUTH DAKOTA) N A
 VS.
 TILLY WALLENBROCK
 2009-12050
 ADVANTAGE ASSETS II, INC.
 VS.
 JEANNE M. BILANICH

2009-12139
 DISCOVER BANK
 VS.
 ROBERT F. HARACZY
 2009-12185
 CAPITAL ONE BANK (USA) NA
 VS.
 ERIC E. WOBB
 2009-12186
 CAPITAL ONE BANK (USA) N A
 VS.
 DEBRA CONTI
 2009-12187
 CAPITAL ONE BANK (USA) N A
 VS.
 KELLY STRENGARI
 2009-12194
 ARMSTRONG FLORIDA REALTY
 HOLDINGS, L L C
 VS.
 BLUE SKY PARTNERS, L L C, ARMSTRONG
 BLUE SKY PARTNERS, L P
 2009-12210
 LAUREN R. BURK
 VS.
 IRMA BORN
 2009-12368
 ARMSTRONG HOLDINGS, INC.
 VS.
 ARMSTRONG BLUE SKY PARTNERS, L
 P, ABS-LOFTS DILWORTH, L L C, ABS
 -PROVIDNECE LANE, L L C, ABS-2525
 SOUTH, L L C, ABS-2334 SOUTH BLVD, LLC
 2010
 2010-10111
 FORD MOTOR CREDIT CO
 VS.

LAWRENCE DORSCH
 2010-10210
 CYNTHIA EDDY AND COUNTRY CRITTERS, INC.
 VS.
 MELANIE TAYLOR, HOME SWEET HOME ANIMAL RESCUE
 2010-10224
 ADVANCED BUSINESS SOLUTIONS
 VS.
 FIRE & ICE HEATING & AIR CONDITIONING
 2010-10323
 WELLS FARGO BANK N A
 VS.
 TRINA ANN RICE
 2010-10332
 PNC BANK NA
 VS.
 HENRIETTA M. MANNION, F. GLENN MANNION
 2010-10346
 ROBERT MAZZA
 VS.
 BUTLER MEMORIAL HOSPITAL, BUTLER HEALTH SYSTEMS
 2010-10358
 CHASE BANK USA N A
 VS.
 ROSE M. GROSSI
 2010-10359
 CHASE BANK USA, N A
 VS.
 ROSE M. GROSSI
 2010-10388
 OCWEN LOAN SERVICING LLC
 VS.

ERICK J. DEITRICK, GINNY L. DEITRICK
 2010-10399
 ASSET ACCEPTANCE, LLC
 VS.
 BARBARA J. SIPES
 2010-10406
 SHAWN R. GRAY
 VS.
 SUSAN CHANGNON
 2010-10408
 WELLS FARGO BANK N A
 VS.
 JOSEPH KNECHTEL, UNITED STATES OF AMERICA
 2010-10409
 FIRST NATIONAL BANK – PA
 VS.
 CHAD E. SURRENA
 2010-10488
 BANK OF AMERICA, N A
 VS.
 RENE K. HATHEWAY, FLORENCE L. HATHEWAY
 2010-10500
 ROOFING SOLUTIONS, INC.
 VS.
 CUSTOM SPRAYED SYSTEMS, INC., M. SCOTT CONVERY
 2010-10501
 NATIONAL INDUSTRIAL LUMBER CO. NILCO
 VS.
 MITCHELL & WESTERMAN, INC., FRANK FERRIS INDUSTRIES, INC., FRANK FERRIS
 2010-10522
 ENCOMPASS INSURANCE CO., TERA CALLIHAN
 VS.

ARIKA DAVIS
 2010-10562
 PAULA S. KEARNS AND DARRELL KEARNS
 VS.
 SAM'S EAST, INC, SAM'S CLUB
 2010-10577
 WELLS FARGO BANK, N A
 VS.
 BEN ZIEGLER
 2010-10578
 PITT AUTO ELECTRIC CO.
 VS.
 ANCHOR TRCTOR, LLC, ANCHOR
 TRACTOR, INC.
 2010-10587
 CAPITAL ONE BANK
 VS.
 MARILYN KLEIN
 2010-10594
 FIFTH THIRD MORTGAGE COMPANY
 VS.
 CHRISTOPHER D. COMES
 2010-10597
 LEZZER LUMBER, INC.
 VS.
 BRUCE K. FALLECKER, N. JEAN
 FALLECKER
 2010-10600
 DEBORAH A. FENCHALK
 VS.
 HEATHR MIHM, EXECUTRIX OF THE
 ESTATE OF JOHN E. FENCHALK
 2010-10622
 PNC MORTGAGE
 VS.
 SHARON L. MESISCA, SHARON LOUISE

MESISCA, NICHOLAS ANTHONY MESISCA,
 NICHOLAS A. MESISCA
 2010-10648
 MERIDIAN SECURITY INSURANCE CO.,
 MICHAEL MUSICK BY SUBROGEE
 VS.
 ALBERT JOHNSON
 2010-10653
 FANNIE MAE
 VS.
 CALVIN O. DUEHART, SR., OCCUPANTS
 2010-10654
 DEUTSCHE BANK TRUST CO AMERICAS
 VS.
 DAVID W. ARTHUR, OCCUPANTS
 2010-10668
 FIA CARD SERVICES, N A
 VS.
 BRET W. KEMPER
 2010-10693
 EQUABLE ASCENT FINANCIAL, LLC
 VS.
 PATRICK M. ABBOTT
 10-10698
 BAC HOME LOANS SERVICING, LP
 VS.
 DIANE E. GRAY
 10-10742
 FIRST NIAGARA BANK, N.A., A NATIONAL
 BANKING ASSOCIATION, F/K/A FIRST
 NIAGARA BANK, ASSIGNEE OF FIRST
 NIAGARA FUNDING, INC., ASSIGNEE OF
 NATIONAL CITY BANK
 VS.
 COOKIE QUEEN, INC., JANET PAGNIELLO,
 ALSO KNOWN AS JANIET L. PAGNIELLO
 AND DOMINICK PAGNIELLO, AS
 GUARANTORS
 10-10762

JESSICA STAVOLE

VS.

PHILMONT VENTURES, LP; FAMILY SPORTS CENTER, LLC; BAPTISTE CONSULTING, L.L.C.; AND SOCCERWORLD, INC.,

10-10767

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-OPT1

VS.

JOHN C. SMITH, BARBARA J. SMITH AND OCCUPANTS

10-10782

COLORADO CAPITAL INVESTMENTS, INC. AS ASSIGNEE OF WASHINGTON MUTUAL BANK

VS.

KIMBERLY IGO

10-10816

CACH, LLC

VS.

GARY M. VACCA

10-10839

MANHEIM AUTOMOTIVE FINANCIAL SERVICES, INC., A DELAWARE CORPORATION

VS.

BRYAN K. VIVIANI, INDIVIDUALLY, PAMELA A. VIVIANI, INDIVIDUALLY, AND VIVIANI MOTOR SPORTS, LLC

10-10845

UNIFUND CORPORATION

VS.

JENNIFER KOCH

10-10850

CACH, LLC

VS.

ROBERT J. FURAR

10-10968

U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

JASON J. WALTER

10-10983

CITIMORTGAGE, INC.

VS.

WAYDE D. NELSON

10-10985

ARROW FINANCIAL SERVICES LLC

VS.

CAREN KNULL

10-11011

ASSET ACCEPTANCE LLC ASSIGNEE OF CHASE

VS.

RALPH E ENGEL JR

10-11025

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY A/S/O ERICA HOEHN

VS.

CHRISTOPHER J. DIAZ

10-11053

MCELROY PAVING CO., INC., A PENNSYLVANIA CORPORATION

VS.

WRP PROPERTIES, A PENNSYLVANIA LIMITED PARTNERSHIP

10-11089

GE MONEY BANK

VS.

BRUCE VENNEL

10-11104

CAPITAL ONE BANK (USA), N.A., SUCCESSOR IN INTEREST TO CAPITAL ONE BANK

VS.

DIANA L WELLING

10-11115

JOHN D. SHEESMAN

VS.

AMANDA D. BROTHERS

10-11117

GMAC MORTGAGE, LLC

VS.

KENNETH ALLEN BOSTON

10-11129

HELEN KOWALSKY

VS.

SENIOR HEALTH INSURANCE COMPANY
OF PENNSYLVANIA

10-11161

FANNIE MAE

VS.

GARY L. REGES, SR. OR OCCUPANTS

10-11171

GE MONEY BANK

VS.

ROBERT MCELROY

10-11228

LVNV FUNDING LLC

VS.

CARL MARINARO

10-11256

UNIFUND CORPORATION AS ASSIGNEE
OF CITIBANK SOUTH DAKOTA NA

VS.

MICHELE L ACKERMAN

10-11259

DISCOVER BANK

VS.

DEANN R PASTORIUS

10-11260

AMERICAN EXPRESS CENTURION BANK

VS.

CARMEEN BALASH

10-11263

LVNV FUNDING LLC AS ASSIGNEE OF
SEARS

VS.

ELMER A. PATZER

10-11266

ASSET ACCEPTANCE LLC

VS.

VIOLA E LARIMORE

10-11299

JAMES A COGLEY

VS.

VALERIE DANIELS, TROY DANIELS

10-11350

VANDERBILT MORTGAGE AND FINANCE,
INC.

VS.

DARREN BIENEMANN, ANY/ALL TENANTS/
OCCUPANTS

10-11376

GREEN TREE SERVICING, LLC,

VS.

RUSSELL R. CALDWELL

10-11394

SYSCO CORPORATION AND SYSCO
PITTSBURGH, LLC

VS.

LORRAINE M. HORVATH, (T/D/B/A
LIGONIER'S LANDMARK BAKERY)

10-11406

JOSEPH T. RYERSON & SONS, INC., A
DELAWARE CORPORATION

VS.

JET INDUSTRIES, INC., A PENNSYLVANIA CORPORATION, AND JET INDUSTRIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

10-11432
WELLS FARGO BANK, N.A.

VS.

KAREN L. HILF, DOUGLAS R. HILF, JR.

10-11459
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

VS.

AMY BETH SWIGART

10-11498
ASSET ACCEPTANCE LLC

VS.

NORMA J HUFFMAN

10-11505
GREEN TREE CONSUMER DISCOUNT COMPANY

VS.

RICHARD W. FREITERS AND MELISSA S. FREITERS

10-11516
KEITH LITZENBERG

VS.

ERIC MCELRAVY, JODI N MCELRAVY

10-11537
ALPINE APARTMENTS, A PENNSYLVANIA PARTNERSHIP

VS.

AMY WALKER

10-11630
SUE ANN MASON AND ERIN E. NESBIT

VS.

THOMAS P. SHANNON, JR. AND GAIL A. SHANNON, HIS WIFE

10-11644
CHASE BANK USA, N.A.

VS.

CHRISTINE M LAPEN

10-11645
CHASE BANK USA, N.A.

VS.

CARISSA L EMRICK

10-11731
MELISSA J. BENNETT

VS.

JOHN MARTEN

10-11734
ASSET ACCEPTANCE, LLC ASSIGNEE OF CHASE BANK

VS.

KATHERINE A KOBYLINSKI

10-11736
STATE FARM FIRE AND CASUALTY COMPANY AS SUBROGEE OF RALPH FISCHER AND ERIN FISCHER

VS.

A&E FACTORY SERVICE LLC

10-11738
ALSIDE SUPPLY, DIVISION OF ASSOCIATED MATERIALS, INC.

VS.

ALL AMERICAN REMODELERS, INC. AND MARLIN KECK-PERSONAL GUARANTOR

10-11745
FIA CARD SERVICES, N.A.

VS.

ROSEMARIE ZEBELL

10-11760
WILLIAM P. DEEMER AND YOLANDA M. DEEMER

VS.

CURVES FOR WOMEN, KATHRYN MAWHINNEY, A/K/A KATHRYN L. ROOFNER, ROBERT N. GOUPIL, AND TRACY JO GOUPIL

10-11838
MARKUS MUENCK

VS.

10-11777
FIA CARD SERVICES, N.A. F/K/A BANK OF AMERICA, N.A.

PARKWOOD MANAGEMENT COMPANY, L.L.C.,

VS.

RAEHEL C DEVINNEY

10-11882
CAPITAL ONE BANK (USA), N.A., SUCCESSOR IN INTEREST TO CAPITAL ONE BANK

10-11827
U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4

VS.

SCOTT M MARSHALL

VS.

SHAWN E. NAGY

10-11883
CAPITAL ONE BANK (USA), N.A., SUCCESSOR IN INTEREST TO CAPITAL ONE BANK

VS.

SCOTT M MARSHALL

10-11828
CHASE BANK USA, N.A.

10-11909
CITIZENS BANK OF PENNSYLVANIA,

VS.

VS.

SHARON B AUTH

DINSMORE GROUP, INC D/B/A GRAND RENTAL STATION LATROBE

10-11833
CASTLE CREEK HOMEOWNERS ASSOC.,

10-11910
CITIZENS BANK OF PENNSYLVANIA,

VS.

VS.

KEITH BIDDLE

JEANNE M. FERGUSON AND WILLIAM H. FERGUSON

10-11834
CASTLE CREEK HOMEOWNERS ASSOC.,

10-11911
RYAN WELLMAN & JAMIE WELLMAN, HIS WIFE

VS.

VS.

MARK FERRARI AND ANGELA PLONSKI

DOUGLAS ALLEGO

10-11835
CASTLE CREEK HOMEOWNERS ASSOC.,

10-11913
TIMOTHY MERCER

VS.
THEODORE ANDREWS, III,

VS.

10-11836
CASTLE CREEK HOMEOWNERS ASSOC.,

CHARLES OLESON

VS.

10-11969
CACH, LLC

WILLIAM R. BLAKLEY

VS.

JOSHUA M SHEFFER

10-11970
BRANCH BANKING & TRUST CO
SERVICING AGENT FOR BB&T CREDIT
SERVICES INC

VS.

MARY DORIS DENZER

10-12077
ROBINSON FANS INC.,

VS.

ANDREW F. RODGERS INSURANCE
AGENCY, INC., RODGERS INSURANCE
GROUP AND KENNETH J. O'BRIEN

10-12093
GEICO INDEMNITY COMPANY

VS.

KEITH E. BROWN

10-12145
ASSET ACCEPTANCE LLC ASSIGNEE OF
CAPITAL ONE BANK, NA

VS.

LISA M DENNIS

10-12150
JOHN FLAMOS

VS.

DELREY WINDOWS, INC.,

10-12172
1031103-BUTLER, LLC

VS.

BUTLER AREA SEWER AUTHORITY
10-12176
JOE MCKAIN

VS.

ANITA MCDADE

2011

11-10048
GE MONEY BANK

VS.

ADAM SHANOR

11-10174
EQUABLE ASCENT FINANCIAL LLC

VS.

KIMBERLY BOWERS

11-10211
SYSCO CORPORATION AND SYSCO
PITTSBURGH, LLC,

VS.

LAURA L. TURNER (T/D/B/A THE EAGLE
RESTAURANT)

11-10212
SYSCO CORPORATION AND SYSCO
PITTSBURGH, LLC,

VS.

RED GARTER PLAYHOUSE RESTAURANT,
INC., AND THOMAS FENTON

11-10268
STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY A/S/O MICHELE
A. COVERT

VS.

BRITTANY R. HOSACK AND DONALD
GLADD

BCLJ: September 6 & 13, 2013