

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: Ernest Russell Anderson
a/k/a: Ernest R Anderson**
Late of: Clinton Township PA
Executor: Raymond Wesley Anderson
106 Miller Road
Sarver PA 16055
Attorney: Michael S Lazaroff Esquire
277 West Main St
PO Box 216
Saxonburg PA 16056

BCLJ: February 3, 10, 17, 2023

Estate of: Anabel Brunermer
Late of: Butler Township PA
Executor: Kenneth C Brunermer
212 Hill Road
Georgetown PA 15043
Attorney: Nicholas Longinotti
Sechler Law Firm LLC
20206 Route 19 Suite 300
Cranberry Twp PA 16066

BCLJ: February 3, 10, 17, 2023

**Estate of: Bernice M Cieciera
a/k/a: Bernice Cieciera**
Late of: Harrisville PA
Administrator C.T.A.:
Patricia Laskowski
133 Gilmore Drive
Kennerdell PA 16374
Attorney: Trevor R Fleming
Orie & Zivic
1901 Law & Finance Bldg
429 Fourth Ave
Pittsburgh PA 15219

BCLJ: February 3, 10, 17, 2023

Estate of: Meredith June Daum
Late of: Butler Township PA
Executor: Warren A Daum
440 Sunset Dr
Butler PA 16001
Executor: Michele A Whittington
161 Downieville Rd
Valencia PA 16059
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: February 3, 10, 17, 2023

Estate of: Florence Jean DeCree
Late of: Cranberry Township PA
Administrator: Suzanne DeCree
305 Crawford Run Road
Creighton PA 15030
Attorney: Kassie R Gusarenko
Myers Law Group LLC
17025 Perry Highway
Warrendale PA 15086

BCLJ: February 3, 10, 17, 2023

**Estate of: Arlene L Dorn
a/k/a: Arlene Louise Dorn**
Late of: Cranberry Township PA
Executor: Melissa Wells
115 Bradford Road
Bradfordwoods PA 15015
Attorney: Claire Johnson Saenz LLC
1000 Brooktree Rd Suite 209
Wexford PA 15090

BCLJ: February 3, 10, 17, 2023

Estate of: James J Greco Sr
Late of: Buffalo Township PA
Executor: Charles L Greco
250 Harbison Road
Sarver PA 16055
Attorney: C Eric Pfeil
Dentons Cohen & Grigsby P.C.
625 Liberty Avenue 7th Fl
Pittsburgh PA 15222

BCLJ: February 3, 10, 17, 2023

Estate of: Clifford Keith Laidlaw
a/k/a: Clifford K Laidlaw
 Late of: Butler PA
 Executor: Daniel K Laidlaw
 400 Cherokee Drive
 Butler PA 16001
 Executor: Patrick K Laidlaw
 3043 E 7375 S
 Salt Lake City UT 84121
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001

BCLJ: February 3, 10, 17, 2023

Estate of: Joanne P McDonald
 Late of: Jefferson Township PA
 Executor: Shane L Rhoades
 280 Ash Stop Road
 Evans City PA 16033
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

BCLJ: February 3, 10, 17, 2023

Estate of: Keith D Scott
 Late of: East Butler PA
 Administrator: Kevin D Scott
 Box 522
 111 Valvoline Road
 East Butler PA 16029
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: February 3, 10, 17, 2023

Estate of: Barry C Shay
 Late of: Venango Township PA
 Executor: Ronald W Coyer
 631 Kelly Blvd
 PO Box 67
 Slippy Rock PA 16057
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057

BCLJ: February 3, 10, 17, 2023

Estate of: Melissa K Shay
 Late of: Venango Township PA
 Executor: Ronald W Coyer
 631 Kelly Blvd
 PO Box 67
 Slippy Rock PA 16057
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippy Rock PA 16057

BCLJ: February 3, 10, 17, 2023

Estate of: Georgia Ford Trostle
a/k/a: Georgia Bauman Ford Trostle
 Late of: Cranberry Township PA
 Executor: Treasach Vargas
 33020 County Road 41
 Steamboat Springs CO 80487
 Executor: Timothy C Ford Jr
 1316 29th Street Unit 201
 Denver CO 80205
 Attorney: Thomas E Breth
 Dillon McCandles King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 3, 10, 17, 2023

SECOND PUBLICATION

Estate of: Christine B Ashton
 Late of: Zelienople PA
 Executor: Bruce M Ashton
 115 Victory Terrace
 Harmony PA 16037
 Attorney: Edward F Twomey
 Lynch Law Group
 501 Smith Drive Suite 3
 Cranberry Twp PA 16066

BCLJ: January 27 & February 3, 10, 2023

Estate of: Ronald G Basilone
 Late of: Evans City PA
 Administrator: Giovanni J Basilone
 185 Lutz Road
 Zelienople PA 16063
 Attorney: Katie M Casker
 Lope Casker & Casker
 207 East Grandview Avenue
 Zelienople PA 16063

BCLJ: January 27 & February 3, 10, 2023

Estate of: Hildegard Dobler

Late of: Cranberry Township PA
 Executor: Rosemarie Schmidt
 127 Kiowa Woods Lane
 Zelienople PA 16063

BCLJ: January 27 & February 3, 10, 2023

**Estate of: Raymond F Ernst
a/k/a: Raymond Ernst**

Late of: Jackson Township PA
 Executor: Arlene C Ernst
 107 Gregg Drive
 Harmony PA 16037
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: January 27 & February 3, 10, 2023

Estate of: Ronald J Flynn

Late of: West Liberty PA
 Executor: George E Flynn
 104 Taggart Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: January 27 & February 3, 10, 2023

Estate of: Katherine J Graham

Late of: Summit Township PA
 Administrator: Paula J Willyard Esq
 347 N Pike Rd
 Sarver PA 16055
 Attorney: Lynn M Patterson
 Stock & Patterson
 106 South Main St, Ste 603
 Butler PA 16001

BCLJ: January 27 & February 3, 10, 2023

Estate of: Leslie Jean Hardy

Late of: Quincy, Plumas County, California
 Executor: Michael Ganahl
 PO Box 810
 Quincy CA 95971
 Attorney: Kevin J O'Hare
 The Waterfront Bldg Suite 100
 200 First Ave
 Pittsburgh PA 15222

BCLJ: January 27 & February 3, 10, 2023

Estate of: Mary Katherine Kozar

Late of: Jackson Township PA
 Administrator: Ann Marie Glass
 103 Townhill Drive
 Zelienople PA 16063
 Attorney: John D Perkosky
 Ogg Murphy & Perkosky, PC
 245 Fort Pitt Boulevard
 Pittsburgh PA 15222

BCLJ: January 27 & February 3, 10, 2023

Estate of: Gilbert D Mershimer

Late of: Mercer Township PA
 Executor: Nancy L Morgan
 5954 Green Boulevard
 Naples FL 34116
 Attorney: Shawn A Sensky
 809 Wilmington Avenue
 New Castle PA 16101

BCLJ: January 27 & February 3, 10, 2023

Estate of: Mary Jacqueline Mohn

Late of: Butler PA
 Executor: Karen L Johnson
 2279 Cress Creek Drive
 Muskegon MI 49444
 Executor: Mark A Mohn
 3579 Cedarwood Lane
 Beavercreek OH 45430
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 27 & February 3, 10, 2023

Estate of: Carl E Neyman**a/k/a: Carl E Neyman Sr**

Late of: Center Township PA
 Executor: Judith A Neyman
 716 Joy Lane
 Butler PA 16001
 Attorney: McKenna Adams
 The Elder Law Offices of Shields and Boris
 1150 Old Pond Road
 Bridgeville PA 15017

BCLJ: January 27 & February 3, 10, 2023

Estate of: Robert F Radwan

Late of: Forward Township PA
Administrator:
Charlene B Wellington-Radwan
4000 West Grove Way
Gibsonia PA 15044
Attorney: Nicolas J Sasso
Dentons Cohen & Gribbsy PC
625 Liberty Ave 7th Fl
Pittsburgh PA 15222

BCLJ: January 27 & February 3, 10, 2023

Estate of: Ralph Warren Storm

Late of: Jefferson Township PA
Executor: Naomi Ruth Howard
3259 Hampton Oaks Drive
Allison Park PA 15101

BCLJ: January 27 & February 3, 10, 2023

Estate of: Rafael Velazquez

a/k/a: Rafael G Velazquez

Late of: Jefferson Township PA
Executor: Deborah J Bender
171 Saxonburg Road
Butler PA 16002
Attorney: Christine N Guthrie
Gilliland Vanasdale Sinatra Law Office LLC
1667 Route 228 Suite 300
Cranberry Twp PA 16066

BCLJ: January 27 & February 3, 10, 2023

THIRD PUBLICATION

Estate of: Carol DeMayo

a/k/a: Carol A DeMayo

Late of: West Sunbury PA
Administrator: Michael DeMayo
613 Mahood Rd
West Sunbury PA 16061

BCLJ: January 20, 27 & February 3, 2023

Estate of: Zelma Marie Fisher

Late of: Butler Township PA
Executor: Dawn Oesterling
176 Church Rd
Slippery Rock PA 16057

BCLJ: January 20, 27 & February 3, 2023

Estate of: Gary L Fleegeer Sr

Late of: Connoquenessing Township PA
Executor: Judith Ann Fleegeer
145 Doctor Lane
Renfrew PA 16053
Attorney: Andrew M Menchky Jr
Stepanian & Menchky LLP
222 South Main Street
Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Jason D Foster

a/k/a: Jason Douglas Foster

Late of: Prospect PA
Administrator: Sheigh Brooke Foster
122 Church Street
Prospect PA 16052
Attorney: Nicole L Thurner
Bench Law Limited
240 Executive Drive Unit 1813
Cranberry Twp PA 16066

BCLJ: January 20, 27 & February 3, 2023

Estate of: George E France

Late of: Jefferson Township PA
Administrator: James E France
28 Penntowne Drive
Irwin PA 15642
Attorney: Taylor J Johns
Coulter & May PC
3824 Northern Pike Suite 801B
Monroeville PA 15146

BCLJ: January 20, 27 & February 3, 2023

Estate of: Linda G Hershey

Late of: Adams Township PA
Executor: David L McCullough
2024 Jamestown Court
Valencia PA 16059
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Glenn W Jones

Late of: Cranberry Township PA
 Executor: Warren E Jones
 732 Gallion Ave
 Pittsburgh PA 15226
 Executor: Albert E Jones
 110 McGuire Road
 Sewickley PA 15143
 Attorney: Michael A Nahas
 Law Office of Michael A Nahas
 1631 Nolo Way
 Pittsburgh PA 15206

BCLJ: January 20, 27 & February 3, 2023

Estate of: Arthur L Kearns

Late of: Penn Township PA
 Executor: John D Kearns
 106 Smith Road
 Renfrew PA 16053
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Edith L Nuss**a/k/a: Edith Lorraine Nuss**

Late of: Butler Township PA
 Executor: Matthew S Nuss
 207 Oliver Drive
 Butler PA 16002
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Michael L Pedicone**a/k/a: Mike Pedicone****a/k/a: Michael Pedicone**

Late of: Harrisville PA
 Administrator: Guy Pedicone
 236 Haymont Drive
 Gibsonia PA 15044
 Attorney: John Linkosky
 John Linkosky & Assoc
 715 Washington Ave
 Carnegie PA 15106

BCLJ: January 20, 27 & February 3, 2023

Estate of: David L Raimondi

Late of: Butler Township PA
 Administrator: Sue Ann Raimondi
 101 W McQuiston Road
 Butler PA 16001
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Beverly F Shaffer**a/k/a: Beverly Jean Shaffer**

Late of: Cranberry Township PA
 Executor: Linda A Shaffer
 138 Dorsch Drive
 Cranberry Twp PA 16066
 Attorney: Lawrence P Lutz
 Lutz & Pawk
 The Morgan Center Bldg
 101 East Diamond St Suite 102
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Ralph A Stanisky

Late of: Clinton Township PA
 Executor: Virginia M Stanisky
 117 Rachel Drive
 Saxonburg PA 16056
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: January 20, 27 & February 3, 2023

Estate of: Donald Lee Thompson**a/k/a: Donald Thompson****a/k/a: Donald L Thompson**

Late of: Marion Township PA
 Executor: Janice Berry
 518 Boyers Road
 Harrisville PA 16038
 Attorney: Julie C Anderson CELA
 Trinity Elder Law & Estate Planning LLC
 PO Box 154
 Renfrew PA 16053

BCLJ: January 20, 27 & February 3, 2023

Estate of: Joseph Jennings Valensky

a/k/a: Joseph Valensky
a/k/a: Joseph J Valensky

Late of: Franklin Township PA
Administrator: Kirstin M Valensky
210 Rieger Road
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: January 20, 27 & February 3, 2023

Estate of: Grace F Wargo
a/k/a: Grace Falatic Wargo

Late of: Valencia PA
Executor: William Scott Wargo
2814 Autumnwood Drive
Glenshaw PA 15116
Attorney: Harold A English
H A English and Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101

BCLJ: January 20, 27 & February 3, 2023

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH December 30, 2022

Recorded December 26, 2022 - December 30, 2022

Adams Corners LLC--PEOPLES SECURITY BK & TR CO--Adams Twp Sub/Condo:Adams Corners Ph 1 Lot:A Street:1000 Dori Dr Parcel:010-3F57-A25A:\$1,625,000.00

Angelini, Betty L; Angelini, David A--CITIZENS BK NA--Slippery Rock Twp Sub/Condo:Clark Plan Lot:2 Street:333 Crestview Rd Parcel:280-4F68-A5C1:\$31,000.00

Arblaster, John D; Arblaster, Mary R--ARMCO CRED UN--Slippery Rock Twp Street:481 Branchton Rd Parcel:280-S1-A12:\$10,000.00

B B J 714 Tr by Trs; BBJ714 Tr by Trs; Hanwell, Brittany Anne; Hanwell, Brittany Anne Trs; Hanwell, Jason Robert; Hanwell, Jason Robert Trs--JPMORGAN CHASE BK NA--Cranberry Twp Sub/Condo:Clearbook Ph III Lot:324 Street:443 Anna Marie Dr Parcel:130-S18-A324:\$313,500.00

Barnett, Christian; Darling, Angela--GUILD MTG CO LLC--Butler City Ward:3 Sub/Condo:Bortmas Plan Lot:8 Street:426 Bortmas Alley Parcel:563-8-163:\$72,200.00

Barrett, Craig V--MARS BK--Marion Twp Street:163 Porter Rd Parcel:210-2F122-20:\$40,000.00

Benson, Michelle A Lupi; Hohn, Michael J; Lupibenson, Michelle A--UNITED WHOLESAL MTG LLC--Center Twp Sub/Condo:Rutkoski Sub Lot:1 Street:278 Holyoke Rd Parcel:060-2F106-25A:\$265,109.00

Bogosta, Charles E; Bogosta, Mary Ann--PNC BK NA--Cranberry Twp Sub/Condo:Meeder Unit:190 Street:701 England Rd Parcel:130-S45-Ar190:\$423,992.00

Bonus, Kenneth; Bonus, Rosalie--NEXTIER BK NA--Cranberry Twp Sub/Condo:Shadow Creek Plan Lot:204 Street:208 Cashmere Ct Parcel:130-S37-204:\$600,000.00

Borrelli, Jessica A--PNC BK NATL ASSN AKA--Cranberry Twp Sub/Condo:Springfield Manor Prd Lot:7 Street:208 Broadview Ct Parcel:130-S30-C7:\$100,000.00

Bortmes, Beth Ann; Bortmes, Harry E Jr--USX FED CRED UN--Center Twp Street:117 Shawnee Dr Parcel:060-

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 FEBRUARY 13, 2023, at 1:30 PM (prevailing time) of said day.

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
SOLOBAY, Peter	First Commonwealth Bank and Margaret E. Solobay	12/30/2022
ZIER, William Leland	Mary Ann Book Administratrix DBN	09/30/2022

NAME	GUARDIAN/TRUSTEE/POA	FILED
ANNANDALE CEMETERY ASSOCIATION TRUST FOR THE PERPETUAL CARE AND PRESERVATION OF BURIAL LOTS	PNC Bank NA, Trustee	01/03/2023
PETER SOLOBAY REVOCABLE (NOW IRREVOCABLE) TRUST UNDER AGREEMENT DATED OCTOBER 18, 2017	Margaret E. Solobay and First Commonwealth Bank – Trust, Trustee	12/30/2022

BCLJ: February 3, 10, 2023

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **McKinney Family Trust**. Ruth M. McKinney, Grantor of the trust, of Saxonburg Borough, Butler County, Pennsylvania, died on October 23, 2022. All persons having claims against Ruth M. McKinney are requested to make known the same to the trustee or attorney named below. All persons indebted to Ruth M. McKinney are requested to make payment without delay to the trustee or attorney named below.

Peggy J. Brewster, Trustee
c/o Amy D. Rees, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066

BCLJ: February 3, 10, 17, 2023

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

NOTICE OF FILING OF PETITION FOR CHANGE OF NAME OF A MINOR, OF A MINOR

IN THE MATTER OF: Ms.D. 2022-40392
Notice is hereby given that, on January 18, 2023, a Petition For Change of Name of a Minor, was filed in the above-named Court by Carla Marie Seidel, Parent and Natural Guardian of James Brayden Seidel, a minor, requesting an Order of Court to change the name of **James Brayden Seidel**, a minor, to James Brayden Seidel Colmer.

The Court has fixed the 4th day of April, 2023, at 9:45 A.M., in Court Room number 3 of the Butler County Government Center as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BCLJ: February 3, 2023

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PA
NOTICE OF FILING OF PETITION FOR
CHANGE OF NAME**

In the matter of MsD. NO. 2022-40371
Notice is hereby given that, on 12/1/22,
a Petition for Change of Name was filed
requesting an order to change the name of
Tori Ann Bloom to Tanner Alfred Bloom.

The Court has fixed the 28th day of February
2023, at 9:45am in Courtroom 3 of Butler Co
Government Center as the time and place
for the hearing on said petition, when and
where all interested parties may appear and
show cause, if any, why the request of the
Petitioner should not granted.

BCLJ: February 3, 2023

**NOTICE OF INCORPORATION
Nonprofit Business Corporation**

Notice is hereby given that Articles of
Incorporation were filed with and
approved by the Department of State of
the Commonwealth of Pennsylvania at
Harrisburg, Pennsylvania, on the 12th day of
January, 2023, for the purpose of obtaining
a Certificate of Incorporation for a nonprofit
business corporation organized under the
Nonprofit Business Corporation Law of 1988,
as amended.

The name of the corporation is: **Butler
County Deputy Sheriffs Association**

John J. Bench
Bench Law, Limited
8050 Rowan Road, Ste. 403
Cranberry Township, PA 16066

BCLJ: February 3, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a
Certificate of Organization-Domestic Limited
Liability Company has been filed with the
Department of State in the Commonwealth
of Pennsylvania, with respect to a Limited
Liability Company, which is organized
under the provisions of the Limited Liability
Company Law of 1994 as amended. The
name of the Limited Liability Company is
SARVER NEWS, LLC and it is organized
effective January 25, 2023.

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

BCLJ: February 3, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a
Certificate of Organization-Domestic Limited
Liability Company has been filed with the
Department of State in the Commonwealth
of Pennsylvania, with respect to a Limited
Liability Company, which is organized under
the provisions of The Pennsylvania Uniform
Limited Liability Company Act of 2016, 15
Pa.C.S. § 8811 et seq., and any successor
statute, as amended from time to time. The
name of the Limited Liability Company is
U.R. Home, LLC, and it is to be organized
effective January 30, 2023.

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

BCLJ: February 3, 2023

SHERIFF'S SALES

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 17th day of March 2023** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

All parties in interest and claimants are hereby notified that Schedules of Distribution April 14, 2023 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;

BCLJ: February 3, 10, 17, 2023

No. 2022-30045

BANK OF AMERICA NA
vs
LAURA L. MORROW

PROPERTY ADDRESS: 124 COUNTRY CLUB ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-S3-38-0000

TAX I.D. #: 270-S3-38-0000

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE TOWNSHIP OF PENN, COUNTY OF BUTLER, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER, AT A POINT 165 FEET FROM THE CENTER OF THE COUNTRY CLUB DRIVE WAY, THENCE SOUTH 88° EAST ALONG LANDS OWNED BY LAURA WALKER 60 FEET TO A POINT; THENCE SOUTH 1° WEST ALONG LANDS OF PHILIP O. MILLER 125 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A 20 FOOT STREET; THENCE NORTH 88° WEST ALONG CENTER LINE OF SAID STREET 60 FEET; THENCE EAST 1° NORTH 125 FEET, MORE OR LESS TO THE PLACE OF BEGINNING TOGETHER WITH 20' PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND REGRESS ON COUNTRY

CLUB ROAD BY MICHAEL P. RIHEL FURTHER DESCRIBED AT INSTRUMENT NUMBER 200308270039061.

BEING KNOWN AND NUMBERED AS: 124 COUNTRY CLUB ROAD, BUTLER, PA 16002

BEING PARCEL NUMBER: 270-S3-38-0000

BEING THE SAME PREMISES CONVEYED TO LAURA L. MORROW FROM LAURA L. MORROW AND MORGAN W. PRICE BY DEED DATED 12/7/2015 AND RECORDED 3/17/2016 INSTRUMENT NUMBER 201603170004973

BEING KNOWN AS: 124 COUNTRY CLUB ROAD, BUTLER, PENNSYLVANIA 16002.

TITLE TO SAID PREMISES IS VESTED IN MORGAN W. PRICE AND LAURA L. MORROW BY DEED FROM LAURA L. MORROW AND MORGAN W. PRICE, AS UNMARRIED INDIVIDUALS DATED DECEMBER 7, 2015 AND RECORDED MARCH 17, 2016 IN INSTRUMENT NUMBER 201603170004973. THE SAID MORGAN W. PRICE DIED ON JUNE 22, 2017 THEREBY VESTING TITLE IN LAURA L. MORROW BY OPERATION OF LAW.

BCLJ: February 3, 10, 17, 2023

No. 2022-30069

FREEDOM MORTGAGE CORPORATION
vs
RYAN JOSHUA TODD, KRISTEN DAWN RUGG

PROPERTY ADDRESS: 1957 Oneida Valley Rd, Kams City, PA 16041

UPI / TAX PARCEL NUMBER: 110-3F08-15E

ALL that certain piece, parcel or lot of land situate in Concord Township, Butler County, Pennsylvania, known as Lot No. 2-A in the Schmoll Subdivision No. 2 as filed at Plan Book 165, Page 21, more particularly described as follows:

BEGINNING at the Northeastern corner of Lot No. 2-A and being a point in the center of State Route 28; THENCE South 26° 35' 00' West along the center line of State Route 38 a distance of

100 feet to a point;

THENCE South 27° 31" 00" West continuing along the center line of State Route 38 a distance of 100 feet to a point;

THENCE South 28° 10" 30" West continuing along the center line of State Route 38 a distance of 100 feet to a point, being the Southeast corner of Lot No. 2-A;

THENCE North 62° 29" 00" West leaving the center line and along other lands, now or formerly, of Richard C. Schmol, a distance of 289.40 feet to an iron pin;

THENCE North 27° 25" 30' East along lands now or formerly of Richard C. Schmol a distance of 299.98 feet to an iron pin;

THENCE South 62° 29" 00' East along lands now or formerly of Richard C. Schmol a distance of 289.40 feet to a point in the center line of State Route 38, the place of beginning.

CONTAINING 2 acres, more or less, and a dwelling house.

BEING designated as Tax Parcel ID No. 110-3F08-15E.

BEING THE SAME PREMISES which Kevin J. Campbell and Janet E. Campbell, husband and wife, by Deed dated 10/10/2018 and recorded 10/15/2018 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201810150020827, granted and conveyed unto Ryan J. Todd and Kristen Rugg, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, in fee.

Tax Parcel: 110-3F08-15E

Premises Being: 1957 Oneida Valley Rd, Karns City, PA 16041

BCLJ: February 3, 10, 17, 2023

Sheriff of Butler County, Michael T. Slupe

Lawyers Concerned for Lawyers

Confidential Services, Support & Information

Since 1988, we have discreetly assisted thousands of lawyers, judges, their family members and law students struggling with:

- Anxiety
- Depression
- Stress & Burnout
- Problematic Alcohol Use
- Problematic Prescription & Illicit Drug Use
- Grief & Loss
- Problematic Gambling
- Eating Disorders
- Emotional & Vicarious Trauma
- Compassion Fatigue
- Compulsive Behaviors & Other Mental Health Concerns

All services are 100% confidential, voluntary, and provided at no charge to Pennsylvania lawyers, judges, their family members, and law students.

Let us help you successfully manage life's challenges.

Additional informational materials can be found under the Resources link.

<https://www.lclpa.org/>

Our toll-free Helpline is answered live 24 hours a day, 365 days a year.

100% Confidential Helpline:

1-888-999-1941