

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: Nana Marie Bardoner Carr

Late of: Middlesex Township PA
Executor: James Bardoner
21 Middle Creek Rd
Signal Mountain TN 37377
Executor: Cristy Luayne Rape
124 Woodcrest Rd
Butler PA 16002
Attorney: Edward F Voelker Jr
Cafardi Ferguson Wyrick & Weis, LLC
2605 Nicholson Road, Suite 2201
Sewickley PA 15143

BCLJ: February 17, 24 & March 3, 2023

Estate of: Mary Schivley Coleman

Late of: Adams Township PA
Executor: Amy S Palaski
103 Strathmore Court
Seven Fields PA 16046
Executor: Kelly S Maziarz
239 Longbow Lane
Mars PA 16046
Attorney: Cathy S Boyer
Boyer Paulisick & Eberle
108 East Diamond Street Third Floor
Butler PA 16001

BCLJ: February 17, 24 & March 3, 2023

Estate of: Gary J Cratty

Late of: Butler PA
Administrator: Lynnlee Giannirakis
1525 Park Manor Boulevard #294
Pittsburgh PA 15205
Attorney: Gary J Gushard
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh PA 15222

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Andrew Daniels
a/k/a: Andrew John Daniels
a/k/a: Andrew J Daniels**

Late of: Butler Township PA
Executor: Amanda Gold
140 Sheppard Drive
Butler PA 16002
Attorney: Lynn M Patterson
Stock & Patterson
106 South Main St, Ste 603
Butler PA 16001

BCLJ: February 17, 24 & March 3, 2023

**Estate of: Janet Anastasia Deneselya
a/k/a: Janet A Deneselya**

Late of: Butler PA
Administrator: Robert S Deneselya
1810 Gulf Street N W
Uniontown OH 44685
Attorney: Carol Sikov Gross
Sikov & Love PA
310 Grant St Ste 1110
Pittsburgh PA 15219

BCLJ: February 17, 24 & March 3, 2023

Estate of: Mary Elizabeth Deneselya

Late of: Butler PA
Administrator: Robert S Deneselya
1810 Gulf Street N W
Uniontown OH 44685
Attorney: Carol Sikov Gross
Sikov & Love PA
310 Grant St Ste 1110
Pittsburgh PA 15219

BCLJ: February 17, 24 & March 3, 2023

Estate of: Bertram Jay Forsyth

Late of: Cranberry Township PA
Administrator: Jennifer Forsyth
205 Boardwalk Drive
Cranberry Twp PA 16066
Attorney: Ashley M Cagle
Rabner Law Offices
222 Blvd Of The Allies, F12
Pittsburgh PA 15222

BCLJ: February 17, 24 & March 3, 2023

Estate of: Joan T Kent

Late of: Cranberry Township PA
 Administrator: Nancy Kruper
 233 Orr Road
 Pittsburgh PA 15241
 Attorney: Andrew G Sykes
 Sykes Elder Law LLC
 615 Washington Road Suite 304
 Pittsburgh PA 15228

BCLJ: February 17, 24 & March 3, 2023

Estate of: Lloyd N Mack**a/k/a: Lloyd Neial Mack**

Late of: Harmony PA
 Executor: Doris Marlene Rice
 437 Liberty Street
 Harmony PA 16037
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: February 17, 24 & March 3, 2023

Estate of: Gregory Ward McCalip**a/k/a: Gregory W McCalip**

Late of: Jefferson Township PA
 Executor: Wendy Jane McCalip
 121 McCalip Farm Lane
 Butler PA 16002
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: February 17, 24 & March 3, 2023

Estate of: William D Micham

Late of: Portersville PA
 Administrator: Marjorie Ann Evans
 6151 Sunny Circle
 Jurupa Valley CA 91752
 Administrator: William Gerald Micham
 7653 Alston Avenue
 Hesperia CA 92345
 Attorney: Pasquale J Colavita Esq
 Pasquale J Colavita PC
 1026 Winter St Suite 300B
 Philadelphia PA 19107

BCLJ: February 17, 24 & March 3, 2023

Estate of: Rita Nauman**a/k/a: Reta Mae Nauman**

Late of: Butler Township PA
 Executor: Christian George Nauman
 707 Maple Lane
 Sewickley PA 15143
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 17, 24 & March 3, 2023

Estate of: Patricia R Scheuring**a/k/a: Patricia Scheuring**

Late of: Valencia PA
 Executor: Gail A Berryman
 216 Park Place
 Valencia PA 16059
 Attorney: Ryan R Mick
 Mick & Wallisch LLC
 225 Ross St 4th Fl
 Pittsburgh PA 15219

BCLJ: February 17, 24 & March 3, 2023

Estate of: Carl H Vinroe III**a/k/a: Carl Henry Vinroe III**

Late of: Center Township PA
 Executor: Robert R Vinroe
 147 Shannon Road
 Renfrew PA 16053
 Attorney: Thomas J May
 Dillon, McCandless, King,
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

Estate of: Jane O Vogel**a/k/a: Jane Oline Vogel**

Late of: Zelienople PA
 Executor: Kathryn E Plesnick
 115 Spruce St
 Zelienople PA 16063
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: February 17, 24 & March 3, 2023

SECOND PUBLICATION

Estate of: Esther G Doult

Late of: Butler PA
Executor: Richard E Doult
709 Garland Ct
Myrtle Beach SC 29588
Executor: Connie A King
859 Brant St
Myrtle Beach SC 29579
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: February 10, 17, 24, 2023

**Estate of: Donald J Downing
a/k/a: Donald Downing
a/k/a: Donald James Downing**

Late of: Seven Fields PA
Executor: Kevin A Hayson
119 Linden Court
Seven Fields PA 16046
Attorney: Lloyd A Welling
Birmingham Towers Suite
2100 Wharton St
Pittsburgh PA 15203

BCLJ: February 10, 17, 24, 2023

Estate of: Marlene M Folk

Late of: Butler Township PA
Executor: Myrle Lynn Dusheck
580 Whitestown Road
Butler PA 16001
Attorney: William J Schenck
Schenck & Long
610 North Main Street
Butler PA 16001

BCLJ: February 10, 17, 24, 2023

Estate of: Carol Ann Hanson

Late of: Penn Township PA
Executor: Justin Briones
300 Misty Valley Lane
Renfrew PA 16053
Attorney: David A Crissman
Montgomery Crissman PLLC
518 North Main Street
Butler PA 16001

BCLJ: February 10, 17, 24, 2023

Estate of: Ann C Kirk

Late of: Connoquenessing Township PA
Executor: Mark A Kirk
515 Whitestown Rd
Butler PA 16001
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: February 10, 17, 24, 2023

Estate of: Ernest J Kropf

Late of: Butler PA
Executor: Karen S Kropf
132 Wise Road
Butler PA 16002
Attorney: McKenna Adams
The Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: February 10, 17, 24, 2023

Estate of: Mercedes L Kropf

Late of: Butler PA
Executor: Karen S Kropf
132 Wise Road
Butler PA 16002
Attorney: McKenna Adams
The Elder Law Offices of Shields and Boris
1150 Old Pond Road
Bridgeville PA 15017

BCLJ: February 10, 17, 24, 2023

Estate of: Rebekah Lehman

Late of: Buffalo Township PA
Administrator: Matthew Lehman
1599 Millen Road
Shelocta PA 15774
Attorney: Michael S Butler Esquire
Heritage Elder Law & Estate Planning LLC
318 South Main Street
Butler PA 16001

BCLJ: February 10, 17, 24, 2023

Estate of: Beverly H Maurer

a/k/a: Beverly Helen Maurer
 Late of: Jackson Township PA
 Executor: Rebecca A Rupp
 5349 William Flynn Hwy
 Gibsonia PA 15101
 Attorney: Rebecca A Auld
 Auld Brothers Law Group
 5349 William Flynn Highway
 Gibsonia PA 15044

BCLJ: February 10, 17, 24, 2023

Estate of: Carol Raynice Miller

a/k/a: Carol Raynice Barry
 Late of: Butler Township PA
 Administrator: Randall Earl Miller
 150 Alameda Road #38
 Butler PA 16001
 Attorney: John A Daller Esquire
 Daller Law Firm
 PO Box 162 510 Pittsburgh Street
 Mars PA 16046

BCLJ: February 10, 17, 24, 2023

Estate of: Traci L Myers

a/k/a: Traci Myers
 Late of: Valencia PA
 Executor: Fred C Grosshaupt III
 336 Leslie Road
 Valencia PA 16059
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxonburg PA 16056

BCLJ: February 10, 17, 24, 2023

Estate of: Raymond A Pritchett III

Late of: Cranberry Township PA
 Administrator: Elisabeth Pritchett
 463 17th St Apt 5
 Brooklyn NY 11215
 Attorney: Kassie R Gusarenko
 Myers Law Group LLC
 17025 Perry Highway
 Warrendale PA 15086

BCLJ: February 10, 17, 24, 2023

Estate of: Arthur J Schnelle

a/k/a: Arthur Schnelle
a/k/a: Arthur Jack Schnelle
 Late of: West Liberty PA
 Executor: Rosemary B Schnelle
 101 Church Road
 Slippery Rock PA 16057
 Attorney: Amy E Molloy
 Molloy Law LLC
 15 Woodland Center Dr PO Box 687
 Grove City PA 16127

BCLJ: February 10, 17, 24, 2023

Estate of: Jessica Lynn Terek

Late of: Jefferson Township PA
 Administrator: Marsha L Kirik
 211 Pineview Drive
 Wexford PA 15090
 Attorney: Richard L Milesky Jr
 Milesky Law Group PLLC
 8890 Peebles Road Suite 4
 Allison Park PA 15101

BCLJ: February 10, 17, 24, 2023

Estate of: Donald C Thieleman

Late of: Mars PA
 Executor: Freda A Shaw
 103 Grand Avenue
 PO Box 513
 Mars PA 16046
 Executor: Virginia L Myerchin
 5403 Roma Valley Court
 Fort Collins CO 80525
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: February 10, 17, 24, 2023

Estate of: Robert W Ziegler

a/k/a: Robert William Ziegler
 Late of: Cranberry Township PA
 Executor: Beth Ann Johns
 303 Fayette Drive
 Cranberry Twp PA 16066
 Attorney: Darla J Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: February 10, 17, 24, 2023

THIRD 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
Slippery Rock PA 16057
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery 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
Slippery Rock PA 16057
Attorney: Ross M Thompson
S R Law LLC
631 Kelly Blvd PO Box 67
Slippery 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

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

NOTICE OF TRUST

RE: James K. Donnell – **James K. Donnell Revocable Trust** dated February 27, 2017 as amended and restated December 31, 2020 (Revocable Trust)

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

James K. Donnell Revocable Trust
Bridge Donnell Newton, Trustee
c/o 10 Dale Drive
Rockville, MD 20850

Or to:

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

BCLJ: February 17, 24 & March 3, 2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of The Fictitious Names Act, 54 Pa. C.S. § 301, et. Seq., as amended, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 23rd day of January, 2023, an application for the conduct of a business in Butler County, Pennsylvania, under the assumed or fictitious name, style or designation of:

Parkers Appliance & TV with its principal place of business at 229 Kittanning Street, P.O. Box 69, Chicora, PA 16025.

The name and address of the individual interested in said business is: Brian D. Parker, 229 Kittanning Street, P.O. Box 69, Chicora, PA 16025.

BCLJ: February 17, 2023

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation-For Profit were filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, for:

Steel City Cremations, Inc.

SAXTON & STUMP, LLC
280 Granite Run Drive, Suite 300
Lancaster, PA 17601

BCLJ: February 17, 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. Schmoll, a distance of 289.40 feet to an iron pin;

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

THENCE South 62° 29" 00' East along lands now or formerly of Richard C. Schmoll 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

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 17, 24 & March 3, 2023

No. 2016-30279

TRUIST BANK FKA BRANCH BANKING & TRUST

vs

AARON J LEDDON, RHIANNON MORIN

PROPERTY ADDRESS: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S3-A88

TAX I.D. #: 130 S3 A88

ALL that certain lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known and designated as Lot No. 88 in the Fernway Plan of Lots, as recorded in the Recorder's Office of Butler County in Rack File Section 10, pages 29-A and 29-B.

UNDER AND SUBJECT to coal, rights of way for utility and pipe lines, mineral and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, covenants, building lines, etc. as are visible by an inspection of the property, or as recorded in prior instruments of record.

UNDER AND SUBJECT to oil, gas and minerals, coal and coal bed methane gas and mining rights, and all rights incident to the extraction or development of oil, gas and minerals, coal or coal bed methane gas

heretofore conveyed, leased, excepted and/ or reserved by instruments of record; the rite of surface, lateral or subjacent support; or any surface subsidence.

Subject to a SO foot building line from the front line of said lot.

Subject to a right of way to Pennsylvania Power Company along easterly side line of land herein, as shown on recorded plan.

Subject to building restrictions and easements for utilities as more fully set forth in Deed Book Volume 706, page 328.

Being known as: 405 SUSSEX DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Aaron J. Leddon and Rhiannon Morin by deed from Donald C. Tusa and Bobette C. Tusa, ERRORNEOUSLY SPELLED AS BABETTE C TUSA, AT PRIOR DEED, HIS WIFE, husband and wife, dated April 1,2014 and recorded May 5,2014 in Instrument Number 201405050009706.

BCLJ: February 17, 24 & March 3, 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