

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: Bradley Bailey****a/k/a: Brad Bailey****a/k/a: Bradley K Bailey**

Late of: Marion Township PA
 Administrator: Patricia B Bailey
 349 Porter Road
 Harrisville PA 16038
 Administrator: Marsha Johnson
 122 Baker House Road
 Columbia SC 29223
 Attorney: Ross M Thompson
 S R Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: March 3, 10, 17, 2023

Estate of: Marlin James Clay**a/k/a: Marlin J Clay**

Late of: Adams Township PA
 Executor: Michele Klingensmith Clay
 122 Windsor Ct
 Cranberry Township PA 16066
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063

BCLJ: March 3, 10, 17, 2023

Estate of: Oliver Klaus Euler**a/k/a: Klaus Raible**

Late of: Butler Township PA
 Administrator: Gisela Maxwell
 133 Lower Lake Court
 Debary FL 32713
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: March 3, 10, 17, 2023

Estate of: Sharon K Filges-Hemphill**a/k/a: Sharon Kay Filges-Hemphill**

Late of: Clay Township PA
 Executor: Chad T Hemphill
 505 Mahood Road
 Butler PA 16001
 Attorney: Heather A Kelly
 Markovitz Law Group
 1001 East Entry Drive
 Pittsburgh PA 15216

BCLJ: March 3, 10, 17, 2023

Estate of: Richard W Keener

Late of: Winfield Township PA
 Executor: Randall Keener
 236 South Beach St
 Ormand Beach FL 32174
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063

BCLJ: March 3, 10, 17, 2023

Estate of: Shirley A Raymond

Late of: Cranberry Township PA
 Executor: Scott M Raymond
 2160 Ridge Drive
 Mars PA 16046
 Attorney: Heather M Papp-Sicignano
 Sweeney Law Offices
 20581 Route 19 Suite 1
 Cranberry Township PA 16066

BCLJ: March 3, 10, 17, 2023

Estate of: Sarah P Recio**a/k/a: Sarah Jean Recio**

Late of: Lancaster Township PA
 Administrator C.T.A.: R Matthew Recio
 4006 Brockett Oaks
 Tucker GA 30084
 Attorney: James P Coulter
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: March 3, 10, 17, 2023

Estate of: Joan M Schick

Late of: Valencia PA
Executor: Laura Ann Zapanta
11496 Percheron Circle
North Huntingdon PA 15646
Attorney: Paul Bogdon
2181 Battenkill Lane
Gibsonia PA 15044

BCLJ: March 3, 10, 17, 2023

SECOND PUBLICATION

Estate of: William B Blackham

Late of: Valencia PA
Administrator: Christy Blackham
119 North Drive
Valencia PA 16059
Attorney: Joseph P Rewis
Rewis & Yoder
234 Shiloh Street
Pittsburgh PA 15211

BCLJ: February 24 & March 3, 10, 2023

Estate of: Conner James Checkan

Late of: Butler Township PA
Administrator: Donald Earl Checkan
PO Box 46 106 Short Street
Georgetown PA 15043
Attorney: Dennis M Sloan
Sloan and Associates PC
106 S Main St Suite 305
Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

Estate of: Ralph L D'Antonio Jr

Late of: Butler PA
Administrator: Kara D'Antonio
757 Bullcreek Rd
Butler PA 16002

BCLJ: February 24 & March 3, 10, 2023

Estate of: Craig A DeFinis

Late of: Cranberry Township PA
Administrator: Anthony M DeFinis
139 Shirehill Drive
Glenshaw PA 15116
Attorney: Stephen L Barsotti
Barsotti Law Office
PO Box 356
Ingomar PA 15127

BCLJ: February 24 & March 3, 10, 2023

Estate of: William Theodore Diakiw

a/k/a: Bill Diakiw
a/k/a: Rev William Diakiw
Late of: Connoquenessing Township PA
Executor: William T Diakiw Jr
1415 Meadow Moor Dr
Beavercreek OH 45434

BCLJ: February 24 & March 3, 10, 2023

Estate of: James A Karnavas
a/k/a: James Andrew Karnavas

Late of: Adams Township PA
Executor: Andrew J Karnavas
8949 Huron Avenue
Pittsburgh PA 15237
Attorney: Harold A English
H A English and Associates PC
4290 William Flinn Hwy Suite 200
Allison Park PA 15101

BCLJ: February 24 & March 3, 10, 2023

Estate of: Mary Lorene Miles

Late of: Jackson Township PA
Administrator C.T.A.: Paula J Willyard
347 N Pike Road
Sarver PA 16055
Attorney: Paula J Willyard
Willyard Law Firm PC
347 N Pike Road
Sarver PA 16055

BCLJ: February 24 & March 3, 10, 2023

Estate of: David Michael Milligan

a/k/a: David M Milligan
Late of: Clearfield Township PA
Administrator: David M Milligan
141 Burke Rd
Fenelton PA 16034
Attorney: Julie C Anderson CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PA 16053

BCLJ: February 24 & March 3, 10, 2023

Estate of: Janet M Morgan

a/k/a: Janet Morgan
Late of: Center Township PA
Executor: Michael J Morgan
374 Palmer Road
Butler PA 16001
Attorney: Michael J Pater
Charlton Law
101 East Diamond Street Suite 202
Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

Estate of: Virginia L Neubert

Late of: Butler Township PA
 Executor: Diane Lee Woodford
 14003 Main Street
 Kensington OH 44427
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

Estate of: Dorothy F Rothert

Late of: Adams Township PA
 Executor: Mark Rothert
 501 Glengary Drive
 Pittsburgh PA 15215
 Attorney: Lillian Orzechowski
 PO Box 77
 Springdale PA 15144

BCLJ: February 24 & March 3, 10, 2023

Estate of: Robert M Rotnour

a/k/a: Robert Mark Rotnour
 Late of: Lancaster Township PA
 Executor: Vonnie J Rotnour
 105 Dogwood Drive
 Harmony PA 16037
 Attorney: Amy D Rees Esquire
 Sechler Law Firm LLC
 20206 Route 19 Suite 300
 Cranberry Twp PA 16066

BCLJ: February 24 & March 3, 10, 2023

Estate of: Fred D Round

a/k/a: Frederick D Round
 Late of: Penn Township PA
 Executor: Sherre A Round Stepney
 1810 Washington Road
 Apollo PA 15613
 Executor: David E Round
 3361 Riverview Street
 Lower Burrell PA 15068
 Attorney: Tracy Cornibe Schaffner
 Zunder & Associates PC
 130 East Jefferson Street
 Butler PA 16001

BCLJ: February 24 & March 3, 10, 2023

Estate of: G Earl Sadlon

Late of: Center Township PA
 Executor: Errol M Sadlon
 325 Patriot Lane
 Freedom PA 15042
 Attorney: Nathan L Bible
 NBMS Law PC
 650 Corporation St Suite 304
 Beaver PA 15009

BCLJ: February 24 & March 3, 10, 2023

Estate of: Gary L Shannon**a/k/a: Gary Shannon****a/k/a: Gary Lee Shannon**

Late of: Butler Township PA
 Executor: Donna K Shannon
 100 Saybrook Road
 Sheffield PA 16347

BCLJ: February 24 & March 3, 10, 2023

Estate of: Stephen Yalshevec**a/k/a: Steve Yalshevec****a/k/a: Stephen P Yalshevec**

Late of: Center Township PA
 Executor: Victor N Homa
 118 Holland Road
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057

BCLJ: February 24 & March 3, 10, 2023

THIRD 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

BCLJ: February 17, 24 & March 3, 2023

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

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

BCLJ: February 17, 24 & March 3, 2023

MORTGAGES
RECORDINGS ARE VERIFIED
THROUGH January 27, 2023

Recorded January 23, 2023 - January 27, 2023

A M E T Holdings LLC; AMET Holdings LLC--RGS REAL EST LLC--Forward Twp Parcel:160-4F29-29A3:\$861,000.00

Bair, Jessica; Winger, Susan; Winger, William--HOWARD HANNA MTG SERVS--Evans City Boro Sub/Condo:Wahl Plan Lot:138 Street:301 Dunbar Aly Parcel:400-S1-B138:\$136,482.00

Bauerle, Dennis M; Bauerle, Marie A--SECRETARY HOUSING & URBAN DEV--Lancaster Twp Sub/Condo:Arden Wood Res Pan Ph 1 Lot:132 Street:108 Touchstone Court Parcel:200-S7-A132:\$26,974.90

Bayless, Braden; Bayless, Stella--BAYLESS IRVIN DANIEL II AKA--Clay Twp Parcel:080-2F108-A13B:\$133,057.86

Bresnahan, Lauren N--UNITED WHOLESAL MTG LLC--Butler City Ward:4 Sub/Condo:Limberg Plan Lot:92 Street:564 5Th St Parcel:564-47-88:\$142,590.00

Brewer, Edward aka; Brewer, Edward B aka; Brewer, Robyn Renee--PSECU--Connoquenessing Twp Street:1026 Prospect Rd Parcel:120-4F25-19C Acre:1.07:\$34,748.00

Bulka, Colleen aka; Bulka, Colleen

MARRIAGE LICENSE FILINGS

Application Date: February 19, 2023 - February 25, 2023

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.

2023-202300055 Michael Richard Barnes and Denise Marie Varney	2023-202300058 Rosalie Nichole Srocki and James Levi Alderson	2023-202300061 Beth Ann Loughner and Kevin James Miranda
2023-202300056 Joseph Anthony Marchase II and Marcie Lynn Shelestak	2023-202300059 Michael Wilson Hallman and Andrea Redmond George	2023-202300062 Herbert George Ray and Deborah Lee Watson
2023-202300057 Shannyne Nicole Bergbigler and James Andrew Sicilia II	2023-202300060 Stephen Arthur Miller and Yanhong Li	

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

ESTATE OF:	PERSONAL REPRESENTATIVE	FILED
COOPER, Betty P. a/k/a BETTY LOIS COOPER a/k/a BETTY L. COOPER	Judith C. Brezel, Executrix	01/24/2023
SNYDER, James Patrick	George R. Snyder and Theresa McCaslin, Co-Administrators	01/26/2023
WESTERMAN, Betty K.	David L. Westerman, Executor	01/26/2023
NAME	GUARDIAN/TRUSTEE/POA	FILED
JANICE P. LARRICK REVOCABLE TRUST	Eleanore P. Dickey and Gordon C. Phillips, Successor Trustees	01/27/2023

BCLJ: March 3, 10, 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

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation - NonProfit were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 6, 2022, effective January 3, 2023, with respect to a Nonprofit Corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of the Commonwealth of Pennsylvania of 1988 as amended.
The name of the Nonprofit Corporation is **Ray Thompson Memorial Fund.**

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

BCLJ: March 3, 2023

**LEGAL NOTICE
ARTICLES OF INCORPORATION
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved effective for the 22nd day of February, 2023 by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **RNC PODIATRY, INC.**

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

BCLJ: March 3, 2023

**LEGAL NOTICE
CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED LIABILITY COMPANY**

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 **Your Parent’s Basement, LLC**, and it is to be organized effective February 15, 2022.

PARAGON LEGAL, INC
Jennifer R. Pullar, Esquire
228 S. Main St.
Butler, PA 16001

BCLJ: March 3, 2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No.295, effective March 16, 1983, as amended, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 5th 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: **Move Power Yoga** with its principal place of business at 126 Enclave Drive Suite 101, Seven Fields PA 16046.

The name and address of the person owning or interested in said business is:
HRB Fitness LLC, 221 Cheryl Drive, Sewickley, PA 15143.

BCLJ: March 3, 2023

NOTICE OF CONCILIATION OR MEDIATION CONFERENCE

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA

F.C. # 23-90081-C

DANIELLE NIXON
Plaintiff
vs
ROSE M. GROSSI and
LAURA RANKIN
Defendants

To: Laura Rankin

ORDER OF COURT

You, Rose M. Grossi and Laura Rankin, have been sued in Court to obtain custody or partial custody of the minor child: N.R.R. (DOB: 02/15/09).

You are ordered to appear in person at the Domestic Relations Section on the **5th day of April, 2023 at 1:30 o'clock p.m.** for a Conciliation or Mediation Conference.

If you fail to appear as provided by this Order, an Order of custody or partial custody may be entered against you.

You must file with the court a verification regarding any criminal record or abuse history regarding you and anyone living

in your household on or before that initial in-person contact with the court (including, but not limited to, a conference with a Conference Officer or Judge or conciliation) but not later than 30 days after service of the complaint or petition.

No party may make a change in the residence of any child which significantly impairs the ability of the other party to exercise custodial rights without first complying with all of the applicable provisions of 23 Pa.C.S § 5337 and Pa.R.C.P No. 1915.17 regarding relocation.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

Office of the Prothonotary
Butler County Government Center
124 West Diamond Street
P.O. Box 1208
Butler, PA 16001
724-284-5214

Butler County Bar Association
240 South Main Street
Butler, PA 16001
724-841-0130

BCLJ: March 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 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 BABELLE 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