

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-30069

Issued out of the Court of Common Pleas of Butler County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Government Center in the Butler of Butler County of Butler, Commonwealth of Pennsylvania on:

**FRIDAY, JULY 18, 2025**  
**AT 11:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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 Road, Karns City, PA 16041

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

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

Seized and taken into execution to be sold as the property of RYAN J. TODD, KRISTEN D. RUGG in suit of FREEDOM MORTGAGE CORPORATION.

**TERMS OF SALE:** As soon as the property is sold to a third party purchaser, ten percent (10%) of the purchased price shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Three (3) days, otherwise all money previously paid will be forfeited and the property will be resold at risk of the original bidder.

Attorney for the Plaintiff:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-6646

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania