

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: Lennie Mae Peebles-Alston
a/k/a: Lennie Mae Alston**

Late of: Mars PA
Administrator: Brian F Levine
22 East Grant Street
New Castle PA 16101
Attorney: Brian F Levine Esquire
Levine Law LLC
22 E Grant Street
New Castle PA 16101
BCLJ: December 12, 19 & 26, 2025

Estate of: Walter John Dobrowski

Late of: Harmony PA
Executor: John L Dobrowski
980 7th St NW Lot 79
Largo FL 33770
Attorney: Debra G Speyer
Two Bala Plaza Suite 300
Bala Cynwyd PA 19004
BCLJ: December 12, 19 & 26, 2025

Estate of: David G Evans

Late of: Sarver PA
Executor: Gina L Evans
105 Lilac Lane
Sarver PA 16055
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065
BCLJ: December 12, 19 & 26, 2025

Estate of: John M Hill

Late of: Buffalo Township PA
Executor: Johannah K Kessler
12217 Longview Drive
North Huntingdon PA 15642
Attorney: Ryan L Dansak
Myers Duffy Dansak & Clegg LLC
3361 Route 130 Suite 1
Harrison City PA 15636
BCLJ: December 12, 19 & 26, 2025

Estate of: Ruth Muffs

Late of: Adams Township PA
Administrator: Kenneth M Dash
104 Granite Ridge Circle
Mars PA 16046
BCLJ: December 12, 19 & 26, 2025

Estate of: Charles E Stock

Late of: Center Township PA
Executor: Lynn M Patterson
1202 Oakridge Drive
Butler PA 16001
Attorney: Lynn M Patterson
Stock & Patterson
1202 Oakridge Dr
Butler PA 16001
BCLJ: December 12, 19 & 26, 2025

Estate of: Richard C Stroup

Late of: Cabot PA
Executor: Kimberly A Munoz
20623 Coppersmith Drive
Ashburn VA 20147
Attorney: Julie C McCormick CELA
Trinity Elder Law & Estate Planning LLC
PO Box 154
Renfrew PO 16053
BCLJ: December 12, 19 & 26, 2025

Estate of: Bette Anne Wetzel

Late of: Zelenople PA
Executor: Richard A Wetzel
1964 Eva Drive
Lansdale PA 19446
BCLJ: December 12, 19 & 26, 2025

Estate of: John Ronald Zak

Late of: Prospect PA
Executor: Jason R Zak
204 Reiber Rd
Renfrew PA 16053
Attorney: Samuel F Zets
One Oxford Centre
301 Grant St Suite 830
Pittsburgh PA 15219
BCLJ: December 12, 19 & 26, 2025

SECOND PUBLICATION**Estate of: Jeffrey Joseph Bester
a/k/a: Jeffrey J Bester**

Late of: Butler Township PA
Administrator: Janet A Cumberland
116 Christy Road
West Sunbury PA 16061
Attorney: Ronald W Coyer
SR Law LLC
631 Kelly Blvd PO Box 67
Slippery Rock PA 16057

BCLJ: December 5, 12 &19, 2025

Estate of: Rose Phyllis Costanza

Late of: Buffalo Township PA
 Executor: Rose M Kobelenske
 101 Stratford Drive
 Sarver PA 16055
 BCLJ: December 5, 12 &19, 2025

Estate of: Judith DeBerry

a/k/a: Judith A DeBerry

Late of: Buffalo Township PA
 Executor: Jodi Lyn Grafton
 2237 Iriquois Dr
 Cheyenne WY 82009
 Attorney: Andrea L. Boyle
 Lutz Pawk & Black
 The Nextier Center Building Suite102
 101 E. Diamond St.
 Butler PA 16001
 BCLJ: December 5, 12 &19, 2025

Estate of: Christine E Kosentos

Late of: Cranberry Township PA
 Executor: Christine S Kosentos
 478 Wallace Road
 Wexford PA 15090
 Attorney: Wendy Denton Heleen
 Goehring Rutter & Boehm
 437 Grant St Suite 1424
 Pittsburgh PA 15219
 BCLJ: December 5, 12 &19, 2025

Estate of: Leslie Jane Larimore

Late of: Fairview PA
 Executor: Lynda Marie Tahon
 573 State Route 908 Ext
 Tarentum PA 15084
 BCLJ: December 5, 12 &19, 2025

Estate of: Mary Jo Limmer

Late of: Zelenople PA
 Administrator: Karl J Limmer
 107 Gadshill Place
 Pittsburgh PA 15237
 Attorney: Brooke B McMorrow
 McMorrow Law LLC
 10475 Perry Highway Suite 204
 Wexford PA 15090
 BCLJ: December 5, 12 &19, 2025

Estate of: Kathleen Lutz

a/k/a: Kathleen D Lutz

Late of: Butler Township PA
 Administrator: Amy Hartzell
 107 Dutch Creek Dr
 Zelenople PA 16063
 Administrator: Emily Peat
 108 Rylie Dr
 Harmony PA 16037

Attorney: Gregory R Unatin
 Lupetin & Unatin LLC
 310 Grant St Suite 3204
 Pittsburgh PA 15219
 BCLJ: December 5, 12 &19, 2025

**Estate of: Robert Paul McConnell
 a/k/a: Robert P McConnell**

Late of: Brady Township PA
 Administrator: Sandra L McConnell
 761 Muddy Creek Drive
 Slippery Rock PA 16057
 Attorney: Ronald W Coyer
 SR Law LLC
 631 Kelly Blvd PO Box 67
 Slippery Rock PA 16057
 BCLJ: December 5, 12 &19, 2025

**Estate of: Patricia M Perlinger
 a/k/a: Patricia Murray Perlinger**

Late of: Forward Township PA
 Executor: Tricia A Walsh
 10110 Waterview Drive
 Ocean City MD 21842
 Executor: Maureen W Whitfield
 1829 Eden Way
 Virginia Beach VA 23454
 Attorney: Melina Georgiades
 Shields and Bortis
 11850 Old Pond Road
 Bridgeville PA 15017
 BCLJ: December 5, 12 &19, 2025

Estate of: Donald R Shoemaker

Late of: Sarver PA
 Executor: Valerie B Shaw
 164 Knoch Road
 Saxonburg PA 16056
 Attorney: Melina Georgiades
 Shields and Bortis
 11850 Old Pond Road
 Bridgeville PA 15017
 BCLJ: December 5, 12 &19, 2025

Estate of: Jennifer Elizabeth Stadtfeld

Late of: Adams Township PA
 Administrator: Mary E Stadtfeld
 327 Summerfield Drive
 Baden PA 15005
 Attorney: Ashley E Sharek
 Entrusted Legacy Law
 Box 130
 Bradford Woods PA 15015
 BCLJ: December 5, 12 &19, 2025

Estate of: Frank J Toth

Late of: Saxonburg PA
 Executor: Frank D Toth
 183 Winfield Road
 Sarver PA 16055

Executor: Janet M Peternel
 4029 Murray Avenue
 Pittsburgh PA 15217
 Attorney: Mary Jo Dillon
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: December 5, 12 & 19, 2025

Estate of: Esta D Weiss

Late of: Cranberry Township PA
 Executor: Beth D Bosley
 249 Forsythe Road
 Valencia PA 16059
 Attorney: Lauren C Hadburg
 Dentons Cohen & Grigsby PC
 625 Liberty Avenue
 Pittsburgh PA 15222
 BCLJ: December 5, 12 & 19, 2025

THIRD PUBLICATION

Estate of: Gary John Bellis

a/k/a: Gary J Bellis
 Late of: Center Township PA
 Executor: Gregory J Bellis
 412 Sylvania Drive
 Pittsburgh PA 15229
 Attorney: Michael J Pater
 Charlton Law
 101 East Diamond Street Suite 202
 Butler PA 16001
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Doris Marion Crouch

a/k/a: Doris M Crouch
 Late of: Clearfield Township PA
 Executor: Dixie Mennor
 106 Grouse Point
 Fenelton PA 16034
 Attorney: Andrew J Cypher
 Mechling & Heller LLP
 216 N Jefferson Street
 Kittanning PA 16201
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Gary Lee Cypher

Late of: Cabot PA
 Executor: Alysha Cypher
 1014 Whitshed Road
 Cordova AK 99574
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Derek Thomas Julkowski

Late of: Mars PA
 Administrator: Alison Julkowski
 202 Bresci Lane
 Mars PA 16046

Attorney: Brian Quinn
 Quinn Law
 2550 Brownsville Road
 South Park PA 15129
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Carmela Ann Lodi

a/k/a: Carmela A Lodi
 Late of: Mars PA
 Executor: Juliana J Banaszewski
 317 Blaze Drive
 Glenshaw PA 15116
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Marianne Malis

Late of: Butler PA
 Executor: Joseph M Malis
 1271 La France Ct
 The Villages FL 32162
 Executor: Debra J Junk
 141 Sasse Rd
 Cabot PA 16023
 Attorney: Amanda E Palbus
 Myers Law Group PLLC
 17025 Perry Highway
 Warrendale PA 15086
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Dorothy Moses

a/k/a: Dorothy E Moses
 Late of: Butler Township PA
 Executor: Christine M Martin
 305 Belle Street
 Evans City PA 16033
 Attorney: Thomas W King III
 Dillon McCandless King
 Coulter & Graham LLP
 128 West Cunningham Street
 Butler PA 16001
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Sandra Lee Mullins

Late of: Cranberry Township PA
 Executor: Jennifer L Mullins
 806 R Armstrong Ave
 Apollo PA 15613
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: David Leon Pederson

a/k/a: David Pederson
 Late of: Cranberry Township PA
 Executor: Stacy Denise Holmes
 114 Young Road
 Sewickley PA 15143
 Attorney: Brock A Meanor
 234 Beaver Street Suite 2
 Sewickley PA 15143
 BCLJ: Nov. 28 & Dec. 5 & 12, 2025

Estate of: Mary Lou Richards

Late of: Cranberry Township PA
 Administrator: Jeffrey Richards
 9288 Marshall Road
 Cranberry Twp PA 16066
 Attorney: Steven T Casker
 Lope Casker & Casker
 207 East Grandview Ave
 Zelienople PA 16063
 BCLJ: Nov. 28 & Dec. 5 &12, 2025

Estate of: Kevin J Ritz**a/k/a: Kevin Ritz**

a/k/a: Kevin John Ritz
 Late of: Portersville PA
 Administrator: Kathleen Gutmann
 133 Sechan Dr
 Portersville PA 16051
 Attorney: Sarah G Hancher
 Hancher Law Office
 101 N Green Lane
 Zelienople PA 16063
 BCLJ: Nov. 28 & Dec. 5 &12, 2025

Estate of: Virginia Schuller**a/k/a: Virginia B Schuller**

Late of: Winfield Township PA
 Executor: Christie R Nicolazzo
 125 Dodds Road
 Butler PA 16002
 Attorney: Michael S Lazaroff Esquire
 277 West Main St
 PO Box 216
 Saxtonburg PA 16056
 BCLJ: Nov. 28 & Dec. 5 &12, 2025

Estate of: Eleanor L Smith**a/k/a: Eleanor Louise Smith**

Late of: Summit Township PA
 Executor: Barbara Amos
 415 West North Street
 Butler PA 16001
 Attorney: Michael S Butler Esquire
 Heritage Elder Law & Estate Planning LLC
 318 South Main Street
 Butler PA 16001
 BCLJ: Nov. 28 & Dec. 5 &12, 2025

Estate of: Debralee Solarczyk

Late of: Butler PA
 Administrator: Paul J McMahon
 737 Whitestown Rd
 Butler PA 16001
 BCLJ: Nov. 28 & Dec. 5 &12, 2025

**MORTGAGES
 RECORDINGS ARE
 VERIFIED THROUGH
 September 27 - October 2, 2025**

411 May Lane LLC--HORIZON FARM CRED
 ACA--Forward Twp Lot:125 Street:300
 Marshall Alley Parcel:160-S2-125
 Acre:29.585:\$1,250,000.00

Alter, Brian K; Alter, Christie L--
 SECRETARY HOUSING & URBAN DEV--
 Jefferson Twp Street:319 Hannahstown Rd
 Parcel:190-1F96-11A:\$15,960.16

Altmire, David S; Altmire, Kim a/k/a;
Altmire, Kimberly S a/k/a--FIRST
 COMMONWEALTH BK--Penn Twp Sub/
 Condo:Woodlawn Park Plan No 1 Lot:18
 Street:414 Three Degree Road Parcel:270-
 S7-A18 Acre:0.64:\$250,000.00

America First Enter Llp; Oliver, Jerome
P Sr--NEXTIER BK NA--Forward Twp
 Sub/Condo:Maplewood Village Lot:1
 Parcel:160-4F31-10A3/1:\$2,118,750.00

Anderson, Katrina--NOVUS HOME MTG
 a/k/a--Washington Twp Street:2422
 Oneida Valley Rd Parcel:310-3F12-
 53Ca:\$158,083.00

Anderson, Katrina--PENNA HOUSING FIN
 AGENCY--Washington Twp Street:2422
 Oneida Valley Rd Parcel:310-3F12-
 53Ca:\$8,050.00

Artman, Cynthia Eileen; Artman, William
David--JPMORGAN CHASE BK NA--
 Adams Twp Sub/Condo:Meadow Point
 Res Sub Lot:2 Street:202 Summit Acres
 Dr Parcel:010-S10-F20000:\$1,508,000.00

Barbon, Mileidys Garcia; Garciaarbon,
Mileidys; Montijo, Alejandro Garcia-
 NVR MTG FIN INC--Cranberry Twp
 Sub/Condo:Breckenridge Ph 1 Lot:15E
 Street:127 Breckenridge Court Parcel:130-
 4F110-36/15E:\$372,800.00

Bartolicus, Hunter L--UNITED
 WHOLESAL MTG LLC--Butler
 Twp Street:129 Dutchtown Road
 Parcel:051-54-36:\$163,503.00

Benjamin Marcus Homes LLC; Marcus
Homes LLC, Benjamin--SHEPHERDS
 FIN LLC--Cranberry Twp Sub/Condo:Eagle
 Ridge Plan Lot:9 Street:216 Falcon Ln
 Parcel:130-S8-F9:\$1,057,740.00

Benjamin Marcus Homes LLC; Marcus
Homes LLC, Benjamin--SHEPHERDS
 FIN LLC--Cranberry Twp Sub/Condo:Eagle
 Ridge Plan Lot:9 Street:216 Falcon Ln
 Parcel:130-S8-F9:\$884,772.21

Biolsi, Elise; Biolsi, Vincent--MOVEMENT
 MTG LLC--Adams Twp Sub/Condo:Adams
 Ridge Ph III Plan Villag Lot:622
 Street:637 White Pine Drive Parcel:010-

**COURT OF COMMON PLEAS
CIVIL DIVISION
NO.: AD-2025-11060
BUTLER COUNTY**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1,

Plaintiff

vs.

PATRICK ROGERS KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED; MICHELLE HART KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED; JONATHAN DICKEY A/K/A JON DICKEY, KNOWN HEIR OF DOROTHY A. DICKEY AND LARRY E. DICKEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY A. DICKEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY E. DICKEY, DECEASED,

Defendant(s)

**ACTION IN MORTGAGE
FORECLOSURE NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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, 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 Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724) 284-5214
Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724) 841-0130

BCLJ: December 12, 2025
