Westmoreland Law Journal

The Official Legal Periodical of Westmoreland County, Pennsylvania

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Address all communications to:
Westmoreland Law Journal
100 North Maple Avenue
Greensburg, PA 15601-2506
Phone: 724-834-7260
Fax: 724-834-6855
Email: susan.zellner@westbar.org

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DECEDENTS' 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 present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

Contact information for attorneys who are members of the Westmoreland Bar Association is available by calling 724-834-6730, or online at padisciplinaryboard.org/for-the-public/find-attorney.

FIRST PUBLICATION

THERESA A ADAMS, a/d, THERESA ANN ADAMS, late of City of Greensburg, Westmoreland County, PA
Exr.: Michael J Adams
1113 Duckcreek Lane
Greensburg PA 15601
Atty.: Debra L Cribbs

JACK L BERGSTEIN, a/d, JACK LOUIS BERGSTEIN, late of Palm Beach County, FL
Ancillary Exrs.: Cyndi Bergstein
375 West Dundee Road, Unit 151
Wheeling IL 60090
David I Bergstein
3130 Deer Creek Via Napoli
Deerfield Beach FL 33442
Atty.: John K. Greiner
Tremba Greiner & Brooks LLC

TERRY ANN BRADLEY, a/d, TERRY A BRADLEY, late of Derry Township, Westmoreland County, PA
Exr.: James M Bradley
113 Antler Hollow Drive
Cranberry Township PA 16066
Atty.: Jessica L. Rafferty
Rafferty Legal

JEANNE W BROWN, a/d, JEANNE BROWN, late of Rostraver Township, Westmoreland County, PA
Exr.: David Donaldson
327 Patterson Lane
Rostraver Township PA 15012
Atty.: Mark E. Ramsier

BETTY MAE CLARK, a/d, BETTY M CLARK, late of Donegal Township, Westmoreland County, PA
Exr.: Randy L Clark
299 Odonall Road
Mill Run PA 15464
Atty.: Bradley Allen King
King Legal Group

LOUIS O COLAIANNI JR, late of Penn Township, Westmoreland County, PA
Admr.: Louis O Colaianni III
109 Lake Point
Morgantown WV 26508
Atty.: Ryan P Cribbs
Nakles and Nakles

CORY DOMINIC COOK, a/d, CORY COOK, a/d, CORY D COOK, late of Avonmore Borough, Westmoreland County, PA
Admrs.: Clifford James Cook
133 Byron Street
Mc Grann PA 16236
Nicole Ballerstadt
133 Byron Street
Mc Grann PA 16236
Atty.: Samuel R Coury

BEVERLY M COURTNEY, a/d, BEVERLY J COURTNEY, late of Hempfield Township, Westmoreland County, PA
Exrx.: Jennifer E Courtney
211 Dickinson Road
Glassboro NJ 08028
Atty.: Elizabeth A Becker
Moore Becker Smarto & Acosta, P.C.

EDWARD A DONALDSON, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Martha J Agona
120 Midway Drive
Bellefonte PA 16823
Atty.: James R Antoniono

E ALAN DUFF, a/d, EDWIN ALAN DUFF, late of City of Jeannette, Westmoreland County, PA
Exrx.: Carol Stephanie Hoagland
107 Fox Plan Road, Apt 229
Monroeville PA 15146
Atty.: Jennier Roller Chontos
Chontos & Chontos PC
561 Beulah Road
Turtle Creek PA 15145

ROBERT C FAITH SR, late of Allegheny Township, Westmoreland County, PA
Exrx.: Joy A Bruno
362 Markle Road
Apollo PA 15613
Atty.: Emily Trisoline
3293 Leechburg Road
Lower Burrell PA 15068

NANCY L FRANKO, late of Derry Township, Westmoreland County, PA
Exrcs.: Cristi Caughman
PO Box 611
Smithton PA 15479
Loraline L Basenback
705 Main Street
Latrobe PA 15650
Atty.: Christina M Dubosky

RICHARD CHARLES KIBSEY, late of City of Latrobe, Westmoreland County, PA
Admrx.: Lucinda K Soltys
622 Spring Street
Latrobe PA 15650
Atty.: W. Jeffrey Leonard

MARY ANN LISOVICH, late of Rostraver Township, Westmoreland County, PA
Exr.: Kevin J Lisovich Jr
302 Rostraver Road
Belle Vernon PA 15012

ADAM LOUGHNER, late of City of Jeannette, Westmoreland County, PA
Admrx.: Kimberly Loughner
4398 Crowne Lake Circle 3 A
Jamestown NC 27282
Atty.: Tyler J Jones

JAMES E MARTIN, late of Rostraver Township, Westmoreland County, PA
Exrx.: Diane L Martin
250 Warren Point Lane
Rostraver Township PA 15012
Atty.: Christina M Dubosky

VIRGINIA L MARTIN, late of Rostraver Township, Westmoreland County, PA
Exr.: Steven J Martin
319 West Main Cross Street, Apt 6
Taylorville IL 62568
Atty.: L Dawn Haber
Peacock Keller, LLP
95 W Beau Street, Suite 600
Washington PA 15301

CHARLES MCCUTCHEON JR, late of North Huntingdon Township, Westmoreland County, PA
Admr.: Charles Mccutcheon III
604 Division Street, Apt D
Jeannette PA 15644
Atty.: Jeffrey D Ries

ROBERT G MERTZ, late of City of Greensburg, Westmoreland County, PA
Exrx.: Lori Mertz
820 Sewickley St
Greensburg PA 15601

JOHN L PATTERSON, a/d, JOHN LYNN PATTERSON, late of City of Lower Burrell, Westmoreland County, PA
Exrx.: Carole A Patterson
402 Violet Drive
Lower Burrell PA 15068
Atty.: Gino F. Peluso

BERNARD G PLAVKO, late of City of Monessen, Westmoreland County, PA
Exrx.: Karen A Sellew
546 Edwards Street
Belle Vernon PA 15012
Atty.: Timothy M. Maatta

PATRICIA A PRZYBOCKI, a/d, PATRICIA ANN PRZYBOCKI, late of Hempfield Township, Westmoreland County, PA
Exrx.: Janet Przybocki Gilmore
46 Colony Oaks Drive
Pittsburgh PA 15209
Atty.: Matthew A. Curiale
Law Office of Matthew A. Curiale

REBECCA LEE RIDINGER, a/d, REBECCA L RIDINGER, late of Ligonier Township, Westmoreland County, PA
Exrx.: Maria L Ridinger
5 3rd Street
Ligonier PA 15658
Atty.: Douglas J. Welty
Welty & Welty LLP

BARBARA RUDNIK, a/d, BARBARA M RUDNIK, late of Scottdale Borough, Westmoreland County, PA
Exr.: Leo R Rudnik Jr
714 Connellsville Avenue
Connellsville PA 15425
Atty.: John K. Greiner
Tremba Greiner & Brooks LLC

BETTE K SEFCHECK, late of Scottdale Borough, Westmoreland County, PA
Exr.: Jeffrey D Sefcheck
102 Orchard Ave
Scottdale PA 15683
Atty.: Christina M Dubosky

ARENA E STEVENSON, late of Unity Township, Westmoreland County, PA
Exr.: Richard E Stevenson
342 Walnut Avenue
Greensburg PA 15601
Atty.: Patrick T Noonan

LOIS J STONER, a/d, LOIS JANE STONER, late of New Stanton Borough, Westmoreland County, PA
Exr.: David A Stoner
154 McWilliams Road
Greensburg PA 15601

DOROTHY J SULLENBERGER, a/d, DOROTHY JANE SULLENBERGER, a/d, D JANE SULLENBERGER, a/d, JANIE SULLENBERGER, a/d, JANE SULLENBERGER, late of North Huntingdon Township, Westmoreland County, PA
Admrx.: Janelourie Werner
11 Gondola Street
Grapeville PA 15634

SHELLEY J THOMAS, a/d, SHELLY J THOMAS, late of Adamsburg Borough, Westmoreland County, PA
Admrx.: Karen Bennett
1808 Pitt Ave
Jeannette PA 15644
Atty.: Marco F. Sylvania
Bononi & Company

MARY F THURSTON, a/d, MARY FRANCIS THURSTON, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Sharon A Thurston
13645 Ormsby Drive
North Huntingdon PA 15642

PATRICIA TOMKO-BUCK, late of City of New Kensington, Westmoreland County, PA
Exr.: John J Buck
399 Oakwood St
New Kensington PA 15068

ERIC J WORTHING, late of Mount Pleasant Township, Westmoreland County, PA
Admrx.: Heidi D Worthing
150 1/2 Liberty Street
Mount Pleasant PA 15666

SECOND PUBLICATION

JEAN F ARABIA, a/d, JEAN ARABIA, late of City of Lower Burrell, Westmoreland County, PA
Admr.: Michael A Arabia
2610 Anne Way
Lower Burrell PA 15068
Atty.: Samuel R Coury

BARRY D BELUSAR, a/d, BARRY BELUSAR, late of City of New Kensington, Westmoreland County, PA
Admrx.: Jennifer A Belusar
1061 Knollwood Road
New Kensington PA 15068
Atty.: Samuel R Coury

IRIS H BRAKE, late of Hempfield Township, Westmoreland County, PA
Exrx.: Alice Boeser
160 Branthoover Lane
Export PA 15632
Atty.: Mallory Sikora Stock
Bowles Rice LLP
1800 Main Street, Suite 200
Canonsburg PA 15317

CARMEN BUTLER, a/d, CARMEN O BUTLER, a/d, CARMEN OWEN BUTLER, late of City of Arnold, Westmoreland County, PA
Admrx. c.t.a.: Patty J Prohaska
825 Orchard Street
Harwick PA 15049
Atty.: Samuel R Coury

DONALD TODD CAREY, late of Ligonier Township, Westmoreland County, PA
Exr.: Daniel R Carey
699 Harnecky Road
Newark Valley NY 13811

MARTIN CURTIS ESENY, a/d, MARTIN C ESENY, late of North Huntingdon Township, Westmoreland County, PA
Admrx.: Cordelia H Claiborne
489 Westchester Drive
North Huntingdon PA 15642

PHILLIP C GSELL, late of Hempfield Township, Westmoreland County, PA
Admr.: Curtis R Gsell
2904 Sky Blue Cv
Bradenton FL 34211-4144
Atty.: Christina M Dubosky

MARY ANN HAMILTON, late of Unity Township, Westmoreland County, PA
Admrx.: Karen Ann Glamp
5006 Center Drive
Latrobe PA 15650
Atty.: Terrance C. Ferguson
Ferguson Law Associates

REGIS JOHN HILLENBRAND JR, late of Municipality of Murrysville, Westmoreland County, PA
Exr.: John J Hillenbrand
6009 Silverado Court
Coraopolis PA 15108
Atty.: Mark V Aletto
944 Beaver Grade Road
Moon Township PA 15108

JOSEPH N KACZMARKIEWICZ, a/d, JOSEPH NORBERT KACZMARKIEWICZ, late of City of Latrobe, Westmoreland County, PA
Exrx.: Ruth M Peto
2002 Friendly Drive, Apt 10
Latrobe PA 15650
Atty.: Donald C Rega
Latrobe Law Associates, LLC
206 Weldon Street
Latrobe PA 15650

LESLIE KATZ, a/d, LESLIE SARETTA KATZ, late of Toronto, Ontario
Ancillary Exr.: Douglas Carroll
46 Boustead Avenue
Toronto, Ontario M6R 1YR Canada
Atty.: Todd T Turin
Turin, DeMatt & Cavanaugh PC

PATRICIA REVETTA KOCHIS, a/d, PATRICIA KOCHIS, late of North Huntingdon Township, Westmoreland County, PA
Exr.: John P Visnick
601 Bristol Place
Cranberry Township PA 16066
Atty.: Molly M Creenan

RICHARD J LAIRD SR, a/d, RICHARD JOHN LAIRD, a/d, RICHARD J LAIRD, late of Trafford Borough, Westmoreland County, PA
Exrx.: Lisa C Laird
12810 W Alegre Court
Litchfield Park AZ 85340
Atty.: Craig H Alexander
Law Offices of Craig H Alexander, LLC
PO Box 17220
Pittsburgh PA 15235

SHARON LYNN LONG, a/d, SHARON L LONG, late of Derry Township, Westmoreland County, PA
Admrx.: Mary Ellen Long
243 Auction Barn Road
Blairsville PA 15717
Atty.: Jessica L. Rafferty
Rafferty Legal

REGIS E MAHOY, late of Hempfield Township, Westmoreland County, PA
Exr.: Regis J Mahoy
265 Durst Road
Irwin PA 15642
Atty.: John M. Ranker
John Ranker & Associates PC

MARY ANN MARLOWE, a/d, MARYANN E MARLOWE, late of Municipality of Murrysville, Westmoreland County, PA
Exr.: Steven J Marlowe
1414 Lyons Chase Circle
Murrysville PA 15668
Atty.: Tracy L Zihmer
333 Technology Dr, Suite 255
Canonsburg PA 15317

VALERIE LYNN MCDONOUGH, a/d, VALERIE L MCDONOUGH, late of Manor Borough, Westmoreland County, PA
Admrx.: Christine M Chamnik
1427 Oneida Valley Road
West Sunbury PA 16061
Atty.: Andrew M. Kuzma
Kuzma Law Group PC
200 N. 2nd Avenue
Elizabeth PA 15037

GEORGE K MURRAY, a/d, GEORGE MURRAY, late of City of New Kensington, Westmoreland County, PA
Exrx.: Eleanor Joyce Murray
735 Caldwell Ave
New Kensington PA 15068
Atty.: Samuel R Coury

KATHY L PANCOE, late of Ligonier Township, Westmoreland County, PA
Admr.: George A Peterson
101 Charleston Drive
Ligonier PA 15658
Atty.: Gregory C. Moore
Moore Becker Smarto & Acosta P.C.

GEORGE PILIPOVICH, late of North Huntingdon Township, Westmoreland County, PA
Exr.: George S Pilipovich
10102 Chatham Woods Drive
Loveland OH 45140
Atty.: Matthew D Rak
R & S Law, LLC
2200 Georgetown Drive, Suite 303
Sewickley PA 15143

ALVIN L RHOADES, a/d, ALVIN LEE RHOADES, late of Hempfield Township, Westmoreland County, PA
Exrx.: Darlene J Rhoades
1075 Spruce Street
Greensburg PA 15601
Atty.: James A. Horchak
Quatrini Law Group

SHERRY SCALISE, a/d, SHERRY L SCALISE, late of Penn Township, Westmoreland County, PA
Exr. & Atty.: Dale P Frayer
2600 Boyce Plaza Road, Suite 114
Pittsburgh PA 15241

DONALD SOFORIC, late of East Huntingdon Township, Westmoreland County, PA
Exr.: Mark Soforic
PO Box 135, 216 Overlook Drive
Southwest PA 15685
Atty.: Paul E. Toohey

HOWARD F STEWART, late of City of Lower Burrell, Westmoreland County, PA
Exrx.: Helen S Smedley
112 Timber Ridge Drive
Harmony PA 16037

THIRD PUBLICATION

KATHLEEN A BARNES, a/d, KATHLEEN ANN BARNES, a/d, KATHLEEN BARNES, late of Municipality of Murrysville, Westmoreland County, PA
Exr.: William M Barnes
36 Honeycup Road
Bluffton SC 29909
Atty.: John E Bumbaugh Jr
Bumbaugh George Prather DeDiana

MARY DAVIS, late of Irwin Borough, Westmoreland County, PA
Exrx.: Bette Lou Davis
14209 Hiland Place
North Huntingdon PA 15642
Atty.: Tyler J Jones

ELIZABETH ANN DECARLO, late of Mount Pleasant Township, Westmoreland County, PA
Admr.: Regis J DeCarlo
207 S 16th Street
Connellsville PA 15425

LOUIS D FEROCE, late of City of New Kensington, Westmoreland County, PA
Exrs.: Martin L Feroce
403 Allen Avenue
Monaca PA 15061
Amy E Stephens
223 White Oak Drive
New Kensington PA 15068
Atty.: Bea Diaz-Cothen
York & Diaz-Cothen, LLC
355 Commerce Street
Beaver PA 15009

SCOTT ALLAN FOX, late of Southwest Greensburg Borough, Westmoreland County, PA
Admrs.: Timothy Richard Fox
416 Green Street
Greensburg PA 15601
Laurie Beth Fox
410 Green Street
Greensburg PA 15601

MARGUERITE GABONAY, a/d, MARGUERITE ANN GABONAY, late of West Newton Borough, Westmoreland County, PA
Exrx.: Renee Patch
634 Norwich Lane
Myrtle Beach SC 29588
Atty.: Deborah L Lesko
373 Vanadium Road
Pittsburgh PA 15243

SANDRA L HAINAN, a/d, SANDRA HAINAN, a/d, SANDRA LEE HAINAN, late of Export Borough, Westmoreland County, PA
Exr.: John J Dominiczak
2806 Italy Road
Export PA 15632
Atty: Adam J. Long
Long & Long

JAMES R HILL, a/d, JAMES RUSSEL HILL, late of Scottdale Borough, Westmoreland County, PA
Admrx. d.b.n.c.t.a.: Patricia Jo Hill
700 South Broadway
Scottdale PA 15683
Atty.: James S. Lederach

JUDITH ANN HREHOVCHAK, late of North Huntingdon Township, Westmoreland County, PA
Admr.: Nicholas Hrehovchak
17 Sassafrass Lane
Greensburg PA 15601

DONALD E HUDEC, late of Mount Pleasant Township, Westmoreland County, PA
Exr.: Brian S Hudec
76 Skyvue Drive
Pittsburgh PA 15234
Atty.: Paul E. Toohey

JOHN C KERSEY, a/d, JOHN CURTIS KERSEY, late of Trafford Borough, Westmoreland County, PA
Exrx.: Lisa Charlene Ephraim
6892 Main Street, Unit 1810
Gloucester VA 23061

DENNIS G PETRO, a/d, DENNIS GEORGE PETRO, late of West Leechburg Borough, Westmoreland County, PA
Exr.: Brian M Petro
1213 Green Street
Jeannette PA 15644
Atty.: Charles J Jacques III
2125 Freeport Road
Natrona Heights PA 15065

LINDA J REYNOLDS, a/d, LINDA REYNOLDS, a/d, LINDA JO REYNOLDS, late of Manor Borough, Westmoreland County, PA
Exrx.: Lindsay Rush
309 Fairview Drive
Irwin PA 15642
Atty.: Scott A Fatur
43 Greensburg Street, Suite C
Delmont PA 15626

JEAN E SCOTT, late of Hempfield Township, Westmoreland County, PA
Exrx.: Kimberly Scott
1904 Hunt Club Drive
Greensburg PA 15601
Atty.: Francis R. Murrman

MICHAEL SEMKIW, late of City of Monessen, Westmoreland County, PA
Exr.: James Semkiw
511 Torch Pine Court
Waterford WI 53185
Atty.: Nathan J. Zarichnak
601-1/2 Broad Avenue
Belle Vernon PA 15012

WILLIAM P SHEPHERD SR, late of Salem Township, Westmoreland County, PA
Exr.: Kenneth L Shepherd
175 Bailey Road
Greensburg PA 15601
Atty.: Anthony W DeBernardo Jr
DeBernardo Antoniono McCabe & Davis

JUANITA M STOUGHTON, a/d, JUANITA MARION STOUGHTON, late of City of Jeannette, Westmoreland County, PA
Exrx.: Diana L Stoughton
237 S. Mathilda St, Apt 1
Pittsburgh PA 15224

DIANE RENEE TASIK, a/d, DIANE R PERSHING, a/d, DIANE R SKIFFINGTON, a/d, DIANE R RADESHAK, a/d, DIANE PERSHING, a/d, DIANE R TASIK, a/d, DIANE RADESHAK, a/d, DIANE TASIK, late of Irwin Borough, Westmoreland County, PA
Exr.: Glenn Tasik
612 Warden Street
Irwin PA 15642
Atty.: Barry J Palkovitz
Palkovitz Law Office
1966 Lincoln Way Suite 200
White Oak PA 15131

WILLIAM ROBERT TREAT, a/d, WILLIAM R TREAT, late of Hempfield Township, Westmoreland County, PA
Exr.: Colin William Treat
17 Amy Lane
Malvern PA 19355
Atty.: Keegan E. Miller-Johnson
Bononi & Company, PC

DANIEL ZABINSKI, late of East Vandergrift Borough, Westmoreland County, PA
Exrs.: Donna M Valdiserri
5453 Sagebrush Drive
Pittsburgh PA 15236
Richard L Zabinski
314 Westburn Court
Seven Fields PA 16046
Atty.: Michaela Smith
Jones Gregg Creehan & Gerace
20 Stanwix Street, Suite 1100
Pittsburgh PA 15222

LEGAL NOTICES

PUBLIC NOTICE OF THE HEMPFIELD AREA SCHOOL DISTRICT

NOTICE OF COURT HEARING FOR THE SALE OF 113 STERLING RUN LANE, GREENSBURG, PA 15601 UNDER SECTION 707 OF THE PUBLIC SCHOOL CODE

NOTICE is hereby provided that, pursuant to the provisions of Section 707 of the Public School Code of 1949, as amended, 24 P.S. §7-707, the Court of Common Pleas of Westmoreland County will hold a special public hearing on November 18, 2026 beginning at 9:00 a.m. in Courtroom 6 in the Westmoreland County Courthouse located at 2 North Main Street, Greensburg, PA 15601. The purpose of the hearing is to hear Hempfield Area School District's Petition to Sell Unused Property located at 113 Sterling Run Lane, Greensburg, PA 15601.

This notice is also posted at the property being sold and at the Hempfield Area School District's Administrative Offices.

Hempfield Area School District
23/30 Oct; 6 Nov

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 4900 of 2026

In re: Petition of Rhoda Mae Lucille Mento for change of name to Lucille Rhoda Mae Mento

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed December 9, 2026 at 9:00 AM as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

6 Nov

LIMITED LIABILITY COMPANY NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is: **AL'S TOWING & STORAGE, LLC.**

6 Nov

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA

CASE NO.: 24CJ05488

CIVIL ACTION

MORTGAGE FORECLOSURE

———————————————————x

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TREEHOUSE SERIES IV TRUST,

Plaintiff,

vs.

MICHELLE COLE KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; LEEANN LEMOINE A/K/A LEE ANN OPRY, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; DANIELLE HARTMAN KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; JESSICA WOODHEAD A/K/A JESSICA WOODARD A/K/A JESSICA PEFFER, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; NOAH SHUEY KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; JACOB SHUEY KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; TIFFANY SHUEY KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; JACKSON SHUEY KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BONNIE H. SHUEY, DECEASED,

Defendants,

———————————————————x

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Michelle Cole Known Heir of Bonnie H. Shuey, Deceased at 728 Sidney Street, Greensburg, PA 15601 and 16 Landis Avenue, Jeanette, PA 15644 and LeeAnn Lemoine A/K/A Lee Ann Opry, Known Heir of Bonnie H. Shuey, Deceased at 16 Landis Avenue, Jeanette, PA 15644 and 1909 Elk Trail, Harker Heights, TX 76513 and Danielle Hartman Known Heir of Bonnie H. Shuey, Deceased at 16 Landis Avenue, Jeanette, PA 15644 and 149 Winfield Circle, Greensburg, PA 15601 and Jessica Woodhead A/K/A Jessica Woodard A/K/A Jessica Peffer, Known Heir of Bonnie H. Shuey, Deceased at 16 Landis Avenue, Jeanette, PA 15644 and 122 Ravine Avenue, Johnstown, PA 15905 and Noah Shuey Known Heir of Bonnie H. Shuey, Deceased at 16 Landis Avenue, Jeanette, PA 15644 and 14 Landis Avenue, Jeannette, PA 15644 and Jacob Shuey Known Heir of Bonnie H. Shuey, Deceased at 709 Ellsworth Avenue, Jeannette, PA 15644 and 16 Landis Avenue, Jeannette, PA 15644 and Tiffany Shuey Known Heir of Bonnie H. Shuey, Deceased at 16 Landis Avenue, Jeanette, PA 15644 and 709 Ellsworth Avenue, Jeannette, PA 15644 and Jackson Shuey Known Heir of Bonnie H. Shuey, Deceased at 109 Echo Vallet Road, Jeannette, PA 15644 and 16 Landis Avenue, Jeannette, PA 15644 and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Bonnie H. Shuey, Deceased at 16 Landis Avenue, Jeanette, PA 15644 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 16 Landis Avenue, Jeanette, PA 15644, owned by Bonnie H. Shuey, Deceased and Gary W. Shuey, Deceased, scheduled to be sold at Sheriff's Sale on **January 4, 2027** at 9:00am, prevailing time, in the Westmoreland County Chancery Division, Commissioners' Meeting Rooms Courthouse 2 North Main Street Greensburg, PA 15601 to enforce the court judgment of $161,019.56, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee for Treehouse Series IV Trust against Michelle Cole Known Heir of Bonnie H. Shuey, Deceased, LeeAnn Lemoine A/K/A Lee Ann Opry, Known Heir of Bonnie H. Shuey, Deceased, Danielle Hartman Known Heir of Bonnie H. Shuey, Deceased, Jessica Woodhead A/K/A Jessica Woodard A/K/A Jessica Peffer, Known Heir of Bonnie H. Shuey, Deceased, Noah Shuey Known Heir of Bonnie H. Shuey, Deceased, Jacob Shuey Known Heir of Bonnie H. Shuey, Deceased, Tiffany Shuey Known Heir of Bonnie H. Shuey, Deceased, Jackson Shuey Known Heir of Bonnie H. Shuey, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Bonnie H. Shuey, Deceased.

NOTICE OF OWNER`S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF`S SALE

To prevent this Sheriff`s Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee for Treehouse Series IV Trust, the back payments, late charges, costs and reasonable attorney`s fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pafigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF`S SALE DOES NOT TAKE PLACE.

1. If the Sheriff`s Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff`s Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Westmoreland County
Lawyer Referral Service
Westmoreland Bar Association
P.O. Box 565
Greensburg, PA 15601
724-834-8490

Jacqueline McNally, Esq. (201332)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Nicole Francese, Esq. (332253)
Yvonne Ganley, Esq. (337459)
Andrew Kravitz, Esq. (80142)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 210028-5

6 Nov

AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY KATIE PECARCHIK, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

The following Executors, Administrators, Trustees and Guardians have filed their Accounts in the Office of the Clerk of Orphans' Court, Division of the Common Pleas Court of Westmoreland County, Greensburg, Pennsylvania and will be presented to the Court for Confirmation at the Westmoreland County Courthouse, Greensburg, Pennsylvania.

ACCOUNTS PRESENTED
FOR CONFIRMATION

AUDIT TO BE HEARD November 17, 2026 - 9:00 A.M. Prevailing Time.

ESTATE/CASE—REPRESENTATIVE—ATTORNEY

1 JOHN MAGISKE—Kelly Reynolds Extx—Charles J. Avalli, Esq.

2 X.C., A MINOR—Commercial Bank & Trust Guardian—Commercial Bank & Trust

3 BARBARA BLOOMBURG aka BARBARA ANN BLOOMBURG—Stephen S. Bloomberg Extr—David S. DeRose, Esq.

4 WAYNE P. SAXMAN—Erik Saxman Admr—Ashley M. Elias, Esq.

5 DALE E. HENDERSON—Marilyn L. Henderson Extx—Scott A. Fatur, Esq.

6 ALBERT E. ZUZIK—Albert Kudrick Extr—Scott A. Fatur, Esq.

7 HAROLD E. ELLSWORTH—Margaret Sanders Admx—Eric D. Hochfeld, Esq.

8 WILLIAM J. MULVIHILL—Mattie Jo Mulvihill Admx—Kim Ross Houser, Esq.

9 ANDREW J. MONTALI, JR. aka ANDREW J. MONTALI aka ANDY MONTALI—Andrea J. Montali Extx—Larry D. Loperfito, Esq.

10 CINDY L. ALLISON—Allison A. Hanson Admx—David K. Lucas, Esq.

11 CHARLES R. KAYLOR—Gregory Kaylor Jeffrey D. Kaylor Michelle R. Cairns Charlotte Carrozza Adms—Patrick T. Noonan, Esq.

12 LOIS J. SMITH—Louella Mickens Admx—E. Vernon Parkinson, Esq.

13 VINCENT V. SMITH—Nancy Dupier Timothy Berggren Exrs—John M. Ranker, Esq.

14 ROY A. MCWILLIAMS—Charlene McWilliams Extx—Mark L. Sorice, Esq.

15 BETTE EVA IANNUZZO aka BETTE E. IANNUZZO—L. Christian DeDiana Admr—Todd T. Turin, Esq.

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES, AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable Harry F. Smail, Jr., Presiding Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on November 17, 2026 at 9:00 A.M. Prevailing Time in Courtroom 2.

THIS IS THE LAST DAY TO PRESENT CLAIMS AND OBJECTIONS TO THE COURT. If no claims or objections are presented, all Accounts will become final. If you do not have an Attorney, telephone the office set below to find out where you can get legal help.

Lawyer Referral Service
PO Box 565
Greensburg, PA 15601
Telephone: (724) 834-8490
http://lrs.westbar.org

6/13 Nov