

# Mercer County Law Journal

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DECEMBER 3, 2024

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Douglas M. Watson, Esq., Editor-in-Chief

Debra A. Arner, Business Manager

## 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 their attorneys named below:

### FIRST PUBLICATION

**BROOKOVER, KATHRYN M. a/k/a BROOKOVER, KATHRYN McGANNON**  
2024-813

Late of Mercer Boro, Mercer Co., PA  
Executrix: Amelia M. Taylor, 303 East Butler St., Mercer, PA 16137  
Attorney: James A Stranahan, IV  
MCLJ – December 3, 10, 17, 2024

**FORBES, CAROL K. a/k/a FORBES, CAROL KAY a/k/a FORBES, CAROL**  
2024-806

Late of Greenville Boro, Mercer Co., PA  
Executor: John M. Forbes, 53 Chambers Ave., Greenville, PA 16125  
Attorney: Douglas M. Watson  
MCLJ – December 3, 10, 17, 2024

**KINGSLEY, ELISABETH A.**  
2024-810

Late of Springfield Twp., Mercer Co., PA  
Executor: Gregory S. Kingsley, 2589 Leesburg-Grove City Rd., Volant, PA 16156  
Attorney: Timothy L. McNickle  
MCLJ – December 3, 10, 17, 2024

**MANBECK, WILLIAM CLAIR a/k/a MANBECK, WILLIAM C. a/k/a MANBECK, WILLIAM**  
2024-800

Late of Hermitage, Mercer Co., PA  
Executor/Executrix: Chad Allen Kilgore, 5344 Orangeville Rd., Sharpsville, PA 16150; Sherri Lynn Benton, 2980 S. Keel Ridge Rd., Hermitage, PA 16146  
Attorney: James M. Goodwin  
MCLJ – December 3, 10, 17, 2024

**OLKOWSKI, ALEXIS a/k/a OLKOWSKI, ALEXIS K. a/k/a OLKOWSKI, ALEXIS KAREN**  
2024-804

Late of Hermitage, Mercer Co., PA  
Executrix: Vicky Heben, 3436 Longview Road, Hermitage, PA 16148  
Attorney: James M. Goodwin  
MCLJ – December 3, 10, 17, 2024

**PETROSKY, EDWARD**  
2016-8

Late of Hermitage, Mercer Co., PA  
Administrator: Rodney Petrosky, 249 Blue Heron Lane, Heath, TX 75032  
Attorney: Robert D. Clark, Jr., 201 N. Market Street, New Wilmington, PA 16142 724-946-9093  
MCLJ – December 3, 10, 17, 2024

**THOMSON, GILBERT M. a/k/a THOMPSON, GILBERT MORRISON**  
2024-809

Late of Greenville Boro, Mercer Co., PA

Executor: John Walter Thompson Jr., C/O Lewis & Ristvey, P.O. Box 1024, Hermitage, PA 16148  
Attorney: David A. Ristvey  
MCLJ – December 3, 10, 17, 2024

**VAUGHN, JAMES A. a/k/a VAUGHN, JAMES**  
2021-836

Late of Greenville Boro, Mercer Co., PA  
Executrix: Nancy L. Vaughn a/k/a Nancy L. Eder, 404 Scrub Oak Court, Fort Worth, TX 76108  
Attorney: Ted Isoldi  
MCLJ – December 3, 10, 17, 2024

**VAUGHN, MARIE L. a/k/a VAUGHN, MARIE**  
2024-799

Late of Hadley, Mercer Co., PA  
Executrix: Nancy L. Vaughn a/k/a Nancy L. Eder, 404 Scrub Oak Court, Fort Worth, TX 76108  
Attorney: Ted Isoldi  
MCLJ – December 3, 10, 17, 2024

### SECOND PUBLICATION

**BILES, THOMAS E.**  
2024-796

Late of Greene Twp., Mercer Co., PA  
Administrator: Thomas L. Biles, 5597 US Highway 322, Hartstown, PA 16131  
Attorney: Jason R. Dibble  
MCLJ – Nov. 26, Dec. 3, 10, 2024

**SCHWARTZ, FRANK J., JR. a/k/a SCHWARTZ, FRANK a/k/a SCHWARTZ, FRANK J.**  
2024-794

Late of Hermitage, Mercer Co., PA  
Executrix: Sandra L. Schwartz, 4055 Morefield Road, Hermitage, PA 16148  
Attorney: Wade M. Fisher  
MCLJ – Nov. 26, Dec. 3, 10, 2024

**WILSON, ANDREW PAUL a/k/a WILSON, ANDREW P. a/k/a WILSON, ANDREW**  
2024-797

Late of Sharon, Mercer Co., PA  
Administrator: Benjamin Wilson, 1817 Rutledge Road, Transfer, PA 16154  
Attorney: Jennifer Muir  
MCLJ – Nov. 26, Dec. 3, 10, 2024

### THIRD PUBLICATION

**ALLAN, WAYNE W. a/k/a ALLAN, WAYNE a/k/a ALLEN, WAYNE**  
2024-781

Late of Greenville Boro, Mercer Co., PA  
Executor: Eric L. Allan, 26 Chambers Avenue, Greenville, PA 16125  
Attorney: Douglas M. Watson  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**ANDERSON, LARRY a/k/a ANDERSON, LARRY T. a/k/a ANDERSON, LARRY THEODORE**  
2024-782

Late of West Salem Twp., Mercer Co., PA  
Administratrix: Tammy L. Yusko, 89 Hickory Road, Greenville, PA 16125  
Attorney: Jason R. Dibble  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**AUSTIN, PEGGI MARIE a/k/a AUSTIN, PEGGI M. a/k/a AUSTIN, PEGGI**  
2024-776

Late of Sharpsville Boro, Mercer Co., PA

Executor: Rodney Austin, 134 N. Mercer St, Sharpsville, PA 16150  
Attorney: Chester B. Scholl, Jr.  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**CRIBBS, DARLENE A. a/k/a CRIBBS, DARLENE ANN a/k/a CRIBBS, DARLENE**  
2024-785

Late of Sharpsville Boro, Mercer Co., PA  
Executrix: Dana L. Wiley, 1037 Edward Dr., Pgh, PA 15227  
Attorney: Carolyn E. Hartle  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**FOWLER, PAMELA ANN**  
2024-779

Late of Hempfield Twp., Mercer Co., PA  
Administrator: Jay Denny Strickland, 1312 Cedar Ridge Drive, Lewisville, TX 75067  
Attorney: Zachary D. Bombatch  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**FREW, DAVID EDWARD a/k/a FREW, DAVID E.**  
2024-774

Late of Hempfield Twp., Mercer Co., PA  
Executrix: JoAnna Frew a/k/a JoAnna N. Frew, 3260 Cardinal Drive, Sharpsville, PA 16150  
Attorney: Jason R. Dibble  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**GROFF, CHARLES D. a/k/a GROFF, CHARLES DAVID a/k/a GROFF, CHARLES A/K/A GROFF, DAVID**  
2024-780

Late of Mill Creek Twp., Mercer Co., PA  
Administrator: John A. Nagy, 1502 Embassy Drive, Harrisburg, PA 17109  
Attorney: Douglas M. Watson  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**KEEN, ZELDA L.**  
2024-775

Late of Jefferson Twp., Mercer Co., PA  
Administrator/Administratrix: Suzanne F. Keen, 471 Charleston Road, Sharpsville, PA 16150; Douglas V. Keen, 1089 Hillcrest Street, Sharon, PA 16146  
Attorney: David A. Ristvey  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**KRICKICH, JULIANN MARIE a/k/a KRICKICH, JULIANN M. a/k/a KRICKICH, JULIANN**  
2024-786

Late of Hermitage, Mercer Co., PA  
Executrix: Bonnie S. Sich, 765 Sugar Hollow Road, Hermitage, PA 16148  
Attorney: Stephen J. Mirizio  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**MATTACE, JOSEPH PAUL a/k/a MATTACE, JOSEPH P. a/k/a MATTACE, JOSEPH A/K/A MATTACE, JOE**  
2024-767

Late of Volant, Mercer Co., PA  
Executrix: Melodie K. Nelson, 46 SW 7th Ave., Dania Beach, FL 33004  
Attorney: Ted Isoldi  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**SEAMENS, DONNA N.**  
2024-772

Late of Grove City Boro, Mercer Co., PA  
Executor: Timothy L. McNickle, 209 W. Pine St., Grove City, PA 16127  
Attorney: Timothy R. Bonner

MCLJ – Nov. 19, 26, Dec. 3, 2024

**SICKAFUSE, MYRA ANN**  
2024-749

Late of Pulaski, Mercer Co., PA  
Executor: Patrick R. Sickafuse, 4237 New Castle Road, Pulaski, PA 16143  
Attorney: Angelo Papa, Esq., 318 Highland Ave., New Castle, PA 16101 724-654-8111  
MCLJ – Nov. 19, 26, Dec. 3, 2024

**TOMM, MARGARET E. a/k/a TOMM, MARGARET EGAN a/k/a TOMM, MARGARET A. a/k/a TOMM, MARGARET AMELIA a/k/a TOMM, MARGARET**  
2024-773

Late of Hermitage, Mercer Co., PA  
Executrix: Daniel C. Matesic, 2500 Highland Rd., Ste. 105, Hermitage, PA 16148  
Attorney: Daniel C. Matesic  
MCLJ – Nov. 19, 26, Dec. 3, 2024

### NOTICE OF BANKRUPTCY SALE

CASE NAME: David J. Ridgway & Lori A. Ridgway

CASE NUMBER: 23-10036-JCM

PROPERTY TO BE SOLD: The real property commonly known as 195 South Mercer Avenue, Sharpsville, Mercer County, Pennsylvania and identified as Mercer County Tax APN 72-8540 and recorded in the Mercer County Recorder of Deeds Office at Instrument Number 2020-00012034 .

DATE OF SALE HEARING: 12/17/2024

FOR MORE INFORMATION:

[www.pawb.uscourts.gov/electronic-access-sales-information-easi](http://www.pawb.uscourts.gov/electronic-access-sales-information-easi)

CONTACT: Dennis M. Sloan, Attorney for Debtors, 106 S. Main Street, Suite 305, Butler, PA 16001. (724) 284-9092  
MCLJ - December 3, 2024

COURT OF COMMON PLEAS CIVIL  
DIVISION MERCER COUNTY  
NO: 2023-1908

Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All Persons, Finns or Associations Claiming Right, Title or Interest from or under Helen M. Booth, deceased and Yvette Trinkle, Known Heir of Helen M. Booth deceased and Tamara Edwards, Known Heir of Helen M. Booth, deceased  
DEFENDANTS

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Helen M. Booth, deceased  
1259 Walnut Street  
Stoneboro, PA 16153

Your house (real estate) at:

**1259 Walnut Street, Stoneboro, PA 16153**  
74 868 075

is scheduled to be sold at Sheriff's Sale at the Mercer County Sheriff's Office, 205 South Erie Street, Mercer, PA 16148 on January 13,

2025 at 10:00AM to enforce the court judgment of \$43,469.12 obtained by Carrington Mortgage Services, LLC against you.

**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:

The sale will be cancelled if you pay back to Carrington Mortgage Services, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

MCLJ – December 3, 2024

**Appendix F: Publication Form**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF MERCER COUNTY,  
PENNSYLVANIA  
NO. 2024-1230

Freedom Mortgage Corporation  
Vs. Christian Hoeck

NOTICE TO: Christian Hoeck  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 13 Bessemer Street,  
Greenville, PA 16125  
Being in Borough, County of Mercer,  
Commonwealth of Pennsylvania, 16125  
Improvements consist of residential property.  
Sold as the property of Christian Hoeck

Your house (real estate) at 13 Bessemer  
Street, Greenville, PA 16125 is scheduled to  
be sold at the Mercer County Sheriff's Sale on  
January 13, 2025 at 10:00 AM, at 205 South  
Erie Street, Mercer, PA PA 16137, to enforce  
the Court Judgment of \$155,098.89 obtained  
by, Freedom Mortgage Corporation. (the  
mortgagee), against the above premises.

Orlans PC  
Attorney for Plaintiff  
MCLJ – December 3, 2024

CIVIL ACTION  
COURT OF COMMON PLEAS  
MERCER COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2022-645  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

MORTGAGE ASSETS MANAGEMENT,  
LLC, Plaintiff

v.  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JAMES M. DIAMOND A/K/A JAMES  
MICHAEL DIAMOND A/K/A JAMES M.  
DIAMOND, SR.; ET AL., Defendants

To: TROY D. SIZER, IN HIS CAPACITY  
AS HEIR OF COLLEEN H. DIAMOND,  
DECEASED HEIR OF JAMES MICHAEL  
DIAMOND A/K/A JAMES M. DIAMOND  
SR., A/K/A JAMES M. DIAMOND A/K/A  
JAMES DIAMOND

Defendant, 91 NORTH GAIT DRIVE  
SLIPPERY ROCK, PA 16057

COMPLAINT IN MORTGAGE  
FORECLOSURE

You are hereby notified that Plaintiff,  
MORTGAGE ASSETS MANAGEMENT,  
LLC, has filed a Mortgage Foreclosure  
Complaint endorsed with a Notice to Defend,  
against you in the Court of Common Pleas of  
MERCER County, PA docketed to No. 2022-  
645, seeking to foreclose the mortgage  
secured on your property located, 91 NORTH  
GAIT DRIVE SLIPPERY ROCK, PA 16057.

NOTICE

YOU HAVE BEEN SUED IN COURT. If  
you wish to defend against the claims set forth  
in this notice you must take action within  
twenty (20) days after the Complaint and  
Notice are served, by entering a written  
appearance personally or by attorney and  
filing in writing with the Court your defenses  
or objections to the claims set forth against  
you. You are warned that if you fail to do so,  
the case may proceed without you, and a  
judgment may be entered against you by the  
Court without further notice for any money  
claimed in the Complaint or for any other  
claim or 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 THE  
INFORMATION ABOUT AGENCIES  
THAT MAY OFFER LEGAL SERVICES  
TO ELIGIBLE PERSONS AT A REDUCED  
FEE OR NO FEE.

Mercer County Lawyers Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302  
Hermitage PA, 16148  
724-342-3111  
Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
A Florida professional limited liability  
company  
ATTORNEYS FOR PLAINTIFF  
Troy Freedman, Esq. ID No. 85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
MCLJ – December 3, 2024

**Legal Notice By  
MARYJO BASILONE DEPRETA  
Register of Wills of Mercer County, PA**

Notice is hereby given that the following  
Accounts of Executors, Administrators,  
Guardians and Trustees, have been filed in the  
Office of the Register of Wills and Clerk of  
Orphans' Court of Mercer County,  
Pennsylvania. If no exceptions/objections are  
filed thereto within twenty (20) days from  
January 5, 2025 the Accounts will be affirmed  
by the Clerk of Orphans' Court. Thereafter  
distribution may be decreed by this Court  
without reference to an auditor in accordance  
with any proposed schedule of distribution.

**FIRST AND FINAL ACCOUNT OF  
ESTATES**

2022-891 Jones, Ruth Ann -AKA Jones,  
Ruth A., deceased; J. Jarrett K.  
Whalen, Executor  
2024-69 Gassner, Craig L., deceased; Janice

C. Chakan, Executrix  
2022-592 Wilkinson, Jean Luella-AKA  
Wilkinson, Jean L., Wilkinson,  
Jean, Melony Michael,  
Administratrix  
2023-721 Clyde, George- AKA Clyde,  
George L., Clyde, George Loyd;  
deceased; Sherry Penzerro,  
Executrix  
2014-268 Wilkins, Donna M; deceased; Scott  
Boyd, Guardian  
MCLJ – December 3, 10, 17, 24, 2024