

# Mercer County Law Journal

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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

#### ANDRAE HENRY C. a/k/a ANDRAE, HENRY CARL a/k/a ANDRAE, HENRY 2023-871

Late of Sharon, Mercer Co., PA  
Executrix: Allene M. Gildea, 6350 Meadowland Circle, Erie, PA 16509  
Attorney: Gary Lackey  
MCLJ – November 28, December 5, 12, 2023

#### CHRISTY, WILMA J. a/k/a CHRISTY, WILMA 2023-855

Late of Hermitage, Mercer Co., PA  
Executor: Richard D. Christy, 1768 Rutledge Road, Transfer, PA 16154  
Attorney: David A. Ristvey  
MCLJ – November 28, December 5, 12, 2023

#### GILMORE, PATRICK S. 2023-820

Late of Hermitage, Mercer Co., PA  
Executrix: Virginia E. Gilmore, 390 Cohasset Dr., Hermitage, PA 16148  
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105 (724) 658-7759  
MCLJ – November 28, December 5, 12, 2023

#### GREENLEE, JOHN D. 2023-858

Late of Mill Creek Twp., Mercer Co., PA  
Executrix: Frances Martin, 362 West Butler Street, Mercer, PA 16137  
Attorney: James A. Stranahan, IV  
MCLJ – November 28, December 5, 12, 2023

#### KLARA, PHYLLIS J. a/k/a KLARA, PHYLLIS JEAN 2023-839

Late of Mercer Boro, Mercer Co., PA  
Executrix: Karen E. Klara Osan, 2213 Westview Circle, Harmony, PA 16037  
Attorney: Sarah G. Hancher, 101 N. Green Lane, Zelenople PA 16063 (724) 452-6251  
MCLJ – November 28, December 5, 12, 2023

#### LYONS, JOSEPH J. a/k/a LYONS, JOSEPH JAMES, a/k/a LYONS, JOSEPH 2023-859

Late of Sandy Lake Twp., Mercer Co., PA  
Administratrix: Peggy J. Lyons, 265 Glenn School Road, Sandy Lake, Pa 16146  
Attorney: Stephen L. Kimes  
MCLJ – November 28, December 5, 12, 2023

#### McQUAID, ELIZABETH L. 2023-852

Late of New Lebanon Boro, Mercer Co., PA  
Executrix: Christine Renee McQuaid, 4251 Mercer Street, Sandy Lake, PA 16145  
Attorney: James A. Stranahan, IV  
MCLJ – November 28, December 5, 12, 2023

#### MUSIAL, M. JUDITH a/k/a MUSIAL, MARY JUDITH 2023-862

Late of Hermitage, Mercer Co., PA  
Administratrix: Amy D. Zier, 173 Taylor Ave., Beaver, PA 15009  
Attorney: Wade M. Fisher  
MCLJ – November 28, December 5, 12, 2023

#### WHITLEY, RICHARD A. 2023-867

Late of Hermitage, Mercer Co., PA  
Executrix: Jessica Lubinski a/k/a Jessica Delange, 2058 Maple Ave., Bldg. G, Apt. 4, Hatfield, PA 19440  
Attorney: James E. Douglas  
MCLJ – November 28, December 5, 12, 2023

### SECOND PUBLICATION

#### BEAN, CLARABEL 2023-831

Late of Pymatuning Twp., Mercer Co., PA  
Administratrix: Carol Bean, 23 Linda Drive, Transfer, PA 16154  
Attorney: Brian S. Anderson, 1405 McFarland Rd., Pgh, PA 15216 (412) 561-4290  
MCLJ – November 21, 28 December 5, 2023

#### CIDILIA, ROBERT L. JR. 2023-663

Late of Sharpsville Boro, Mercer Co., PA  
Administratrix: Christina Hoffman, 171 Furnace Road, Fredonia PA 16124  
Attorney: Jack W. Cline  
MCLJ – November 21, 28 December 5, 2023

#### EMPH, ANNA M. a/k/a EMPH, ANNA MAE a/k/a EMPH, ANNA 2023-726

Late of West Salem Twp., Mercer Co., PA  
Co-Administrators: Albert C. Emph, 356 Wise Road, Jamestown PA 16134 & Constance L. Dudley, 11541 Thurston Road, Meadville PA 16335  
Attorney: Douglas M. Watson  
MCLJ – November 21, 28 December 5, 2023

#### EVANS, ALBERT L. a/k/a EVANS, ALBERT LEE 2023-812

Late of Hempfield Twp., Mercer Co., PA  
Executor: Chris M. Evans, 110 Mapleton Avenue, Greenville, PA 16125  
Attorney: SaraMaria Patterson, 363 Chestnut Street, Meadville, PA 16335 (814) 337-7000  
MCLJ – November 21, 28 December 5, 2023

#### KILGORE, MAUREEN A. 2023-790

Late of Hermitage, Mercer Co., PA  
Executor: Michael K. English, 217 Division St., Zelenople, PA 16063  
Attorney: Mary Jo Dillon, 128 West

Cunningham Street, Butler, PA 16001 724-283-2200  
MCLJ – November 21, 28 December 5, 2023

#### LENZI, ANTHONY S. a/k/a LENZI, TONY S. a/k/a LENZI, TONY 2023-842

Late of Hermitage, Mercer Co., PA  
Co-Executors: Tony Lenzi, 1046 Nantucket Drive, Hermitage, PA 16148 & Stephanie L. White, 2217 Battenkill Lane, Gibsonia PA 15044  
Attorney: William J. Moder, III  
MCLJ – November 21, 28 December 5, 2023

#### MITCHELL, MARY A. a/k/a MITCHELL, MARY ALICE 2023-649

Late of Shenango Twp., Mercer Co., PA  
Administrator: Jay R. Hagerman, 4927 William Flinn Hwy, Allison Park, PA 15101  
Attorney: Phillip D. Luciano, II, 4927 William Flinn Hwy, Allison Park, PA 15101 (412) 486-6624  
MCLJ – November 21, 28 December 5, 2023

#### RIMER, LOIS 2023-844

Late of Grove City Boro, Mercer Co., PA  
Administrator: Robert J. Graham, 106 Burns Lane, Harrisville, PA 16038  
Attorney: Raymond H. Bogaty  
MCLJ – November 21, 28 December 5, 2023

#### THOMAS-HOLLOWAY, BETTY a/k/a HOLLOWAY, BETTY a/k/a THOMAS BETTY 2023-734

Late of West Middlesex Boro, Mercer Co., PA  
Administrator: John A. Tumolo, 103 Bluebird Lane, Wexford, PA 15090  
Attorney: James N. Perich, Esquire, 111 Terence Drive, Pittsburgh PA 15237 (412) 551-1746  
MCLJ – November 21, 28 December 5, 2023

#### VALIDZICH, JOSEPH ANDREW a/k/a VALIDZICH, JOSEPH A. 2023-801

Late of Hermitage, Mercer Co., PA  
Executrix: Kathy St. George, 13770 Old Lake Road, East Springfield, PA 16411 (814) 922-7333  
Attorney: None  
MCLJ – November 21, 28 December 5, 2023

#### YOUNG, CURTIS L. a/k/a YOUNG, CURT L. 2023-761

Late of Coolspring Twp., Mercer Co., PA  
Administratrix: Alivia M. Young, 160 Servedio Rd., New Castle, PA 16101 (724) 979-3763  
Attorney: None  
MCLJ – November 21, 28 December 5, 2023

### THIRD PUBLICATION

#### BRUNO, CATHERINE a/k/a BRUNO, CATHERINE M. 2022-446

Late of Sharon, Mercer Co, PA  
Co-Executors: Christopher M. Bruno, 21 Cherry Street, Pittsburgh, PA 15223 & Joseph L. Bruno, 306 Russell Road, Fredonia, PA 16124  
Attorney: Chester B. Scholl, Jr.  
MCLJ – November 14, 21, 28, 2023

#### DALEY, LINDA L. a/k/a DALEY, LINDA LEE a/k/a DALEY, LINDA 2023-841

Late of E Lackawannock Twp., Mercer Co., PA  
Executrix: Kathleen J. Daley, 626 Barmore Ave., Grove City, PA 16127  
Attorney: Amy E. Molloy  
MCLJ – November 14, 21, 28, 2023

#### KONNEN, DENNIS M. a/k/a KONNEN, DENNIS 2023-832

Late of Farrell, Mercer Co, PA  
Executor: Jason D. Konnen, 1007 Norris Avenue, Farrell, PA 16121  
Attorney: William G. McConnell, Jr.  
MCLJ – November 14, 21, 28, 2023

#### SHELburne THOMAS P. III 2023-735

Late of Jackson Twp., Mercer Co., PA  
Executrix/Executor: Lee Ann Shelburne a/k/a Lee Ann 372 Latonka Dr., Mercer, PA 16137; David R. Berk, 1 PPG Place, Ste. 3010, Pgh, PA 15222  
Attorney: David R. Berk, 1 PPG Place, Ste. 3010, Pgh, PA 15222 (412) 209-2511  
MCLJ – November 14, 21, 28, 2023

#### SHORT, WILMA FAY 2023-826

Late of Jefferson Twp., Mercer Co., PA  
Executor: Sylvia Ann Stranahan, 42 Arnold Palmer Dr., Grove City, PA 16127  
Attorney: James A. Stranahan, IV  
MCLJ – November 14, 21, 28, 2023

#### STAUNCH, AUGUST ALLEN, JR. a/k/a STAUNCH, AUGUST, JR. a/k/a STAUNCH, AUGUST A. 2023-837

Late of Sharon, Mercer Co, PA  
Executrix: Crystal Lynn Maness a/k/a Crystal L. Maness, 333 W. Main Street, Sharpsville, PA 16150  
Attorney: James E. Douglas  
MCLJ – November 14, 21, 28, 2023

#### STROMA, ANTHONY T. SR. a/k/a STROMA, ANTHONY THOMAS, SR. 2023-823

Late of Sharpsville Boro, Mercer Co., PA  
Executor: Anthony T. Stroma, Jr., 9951 Chanticleer Road, Anaheim, CA 92804  
Attorney: Joseph P. Sebestyen, Jr.  
MCLJ – November 14, 21, 28, 2023

### NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of **THE LYNN A. VANHORN REVOCABLE TRUST AGREEMENT DATED JULY 31<sup>st</sup> 2017**. The Settlor of the Trust, **LYNN A. VANHORN, A/K/A LYNN VANHORN**, a resident of Sharpsville, Mercer County, Pennsylvania, died on October 5, 2023. All persons having claims

against **LYNN A. VANHORN, A/K/A LYNN VANHORN** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **LYNN A. VANHORN, A/K/A LYNN VANHORN** are requested to make payment without delay to the Trustee or attorney named below:

Reagan Macri  
3670 Clearview Drive  
Hermitage, PA 16148  
or her attorney

Carolyn E. Hartle, Esquire  
**HARTLE ELDER LAW PRACTICE, LLC**  
2500 Highland Road, Suite 105  
Hermitage, PA 16148  
MCLJ – November 14, 21, 28, 2023

In the Court of Common Pleas of Mercer  
County, Pennsylvania.  
No. 2018-02473

In Re: Pennsylvania Housing Finance  
Agency,

Plaintiff,  
vs.

Charles J. Leydic and Anna Mae Leydic,  
both in their capacity as Heirs to Charles T.  
Leydic, Deceased and All Other Heirs,  
Known or Unknown of Charles T. Leydic,  
Deceased,

Defendants.

Attorney for Plaintiff: Lois M. Vitti,  
Esquire, Vitti Law Group, Inc.,  
663 Fifth Street, Oakmont, PA 15139. (412)  
281-1725.

**COMPLAINT IN MORTGAGE  
FORECLOSURE**

CASE NO. 2018-02473

You have been named as Defendants in a civil action instituted by Pennsylvania Housing Finance Agency against you in this Court. This action has been instituted to foreclose on a Mortgage dated February 16, 2015, and recorded in the Recorder's Office of Mercer County at Instrument No. 2015-00001767 on February 25, 2015.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

**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 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 NOTICE 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.**

Mercer County Bar Association  
Lawyer Referral Service  
P.O. Box 1302  
Hermitage, PA 16148  
724-342-3111  
MCLJ – November 28, 2023

**LEGAL NOTICE  
ARTICLES OF INCORPORATION**

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State, Commonwealth of Pennsylvania, with respect to a business corporation which has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. The name of the business corporation is **INVICTA CONCRETE COATINGS INC.**

MARISSA K. ATTERHOLT, Esquire  
BROUSE McDOWELL, LPA  
Attorneys at Law  
68 Buhl Blvd.  
P. O. Box 91  
Sharon, Pennsylvania 16146  
MCLJ – November 28, 2023

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of Curry Property Management, with its principal office or place of business at 439 District Road, Fredonia, PA 16124. The names and addresses of all persons who are parties to the registration are: Peter Curry, 439 District Road, Fredonia, PA 16124.

MCLJ – November 28, 2023