

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

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May 2, 2024



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Serving the Legal Community of Greene County
Since October 1982

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COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
May 6 and 8, 2024

CRIMINAL

Arraignments: May 6, 2024
ARDs: May 13, 2024
ARD Revocations: May 13 2024
Parole Violations: May 6, 2024
Plea Court: May 14-16, 2024
License Suspension June 18, 2024
Argument Court: May 28, 2024

ORPHANS

Accounts Nisi: May 6, 2024
Accounts Absolute: May 16, 2024

**SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT**

Convenes in Pgh.: June 4, 2024
Convenes in Pgh.: May 21-22, 2024
Convenes in Pgh.: October 7-11, 2024

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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EDITORIAL POLICY

All articles published in The Greene Reports are intended to inform, educate or amuse. Any article deemed by the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.

The views expressed in the articles represent the views of the author and are not necessarily the views of The Greene Reports or the Greene County Bar Association.

The Greene Reports welcomes letters to the Editor both for publication and otherwise. All letters should be addressed to: Editor, The Greene Reports, Greene County Courthouse, 10 East High Street, Waynesburg, PA 15370. Letters must include signature, address and telephone number. Anonymous correspondence will not be published. All letters for publication are subject to editing and, upon submission, become the property of The Greene Reports.

THE GREENE COUNTY BAR ASSOCIATION

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

ARGUMENTS

Argument Court: May 15, 2024

CIVIL

Domestic Relations Contempts: May 28,
2024
Domestic Relations Appeals: May 28,
2024

JUVENILE

Plea Day: May 16, 2024

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DEED TRANSFERS

The following property transfers have been recorded in the Greene County Recorder of Deeds office.

DUNKARD TOWNSHIP

John O. Ebenger, et ux., to Ralph A. Keener, et ux., Lot 307, Bobtown, \$40,000.00 (4-25-24)

JACKSON, PERRY, AND WHITELEY TOWNSHIPS

Willow Point Minerals, LLC, EQT Production Company, Tracts, O&G, \$196,226.19 (4-26-24)

JEFFERSON TOWNSHIP

Sandra S. Murray a/k/a Sandra F. Murray to Christopher Mitchell, et ux., 10 Acres, \$80,000.00 (4-30-24)

MONONGAHELA TOWNSHIP

William M. Miller, et ux., to Timothy L. Swink, et ux., 9.0871 Acres, \$66,000.00 (4-25-24)

MORGAN TOWNSHIP

James L. Gilbert, et ux., to Erik L. Sullenbarger, Lot 717, Mather, \$87,550.00 (4-29-24)

MORRIS TOWNSHIP

Kathryn C. Trosky to Three Rivers Royalty III LLC, 4 Tracts, O&G, \$70,238.96 (4-24-24)

RICHHILL TOWNSHIP

Monongalia County Coal Resources Inc to Triple A Minerals LLP, Tracts, \$670.80 (4-24-24)

WAYNE AND GILMORE TOWNSHIPS

Rori Lowe to Three Rivers Royalty III LLC, 4 Tracts, O&G, \$11,746.00 (4-24-24)

WAYNESBURG BOROUGH

Richard A. Blair Estate a/k/a Richard Alan Blair Estate a/k/a Richard Allyn Blair Estate, et ux., to Shethila Momotaz, Lot, \$65,000.00 (4-25-24)

ESTATE NOTICES

NOTICE is hereby given of the grant of letters by the Register of Wills to the Estates of the following named decedents. All persons having claims are requested to make known the same and all persons indebted to the decedent are requested to make payment to the personal representative or his attorney without delay.

FIRST PUBLICATION

DENTON, IRENE P. A/K/A IRENE W. DENTON

Late of Nemaquin, Greene County, Pennsylvania

Executrix: Audriane Homrock, PO Box 82, Nemaquin, PA 15351

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

DINGLE, FRED EUGENE A/K/A FRED E. DINGLE

Late of Dilliner, Greene County, Pennsylvania

Administratrix: Kimberly L. Sullivan, 1828 Sioux Trail, Bar Nunn, WY 82601

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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MITCHELL, JOYCE M.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Rebecca M. Jackson, 1279 Woodruff Pl., Morgantown, WV 26505
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

BURNSWORTH, PATRICK DENZEL

Late of Cumberland Township, Greene County, Pennsylvania
Co-Administratrix: Brandi Jones, C/O Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401
Co-Administratrix: Katherine Heller, C/O Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

HUMBERT, DONALD D. A/K/A DONALD DALE HUMBERT

Late of Greensboro, Greene County, Pennsylvania
Executor: Richard A. Humbert c/o Earnest P. DeHaas, III, Esquire, Dehaas Law, LLC, 51 East South Street, Uniontown, PA 15401
Attorney: Earnest P. DeHaas, III, Esquire, Dehaas Law, LLC, 51 East South Street, Uniontown, PA 15401

THIRD PUBLICATION

CROUSE, LAWRENCE EDWARD

Late of Gray Township, Greene County, Pennsylvania
Executor: Ronald E. Crouse, 2687 W. Roy Furman Highway, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-11-2024 AD 683-2023

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, MAY 17, 2024
AT 10:00 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 twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with

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the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot of ground situate in Waynesburg Borough, Greene County, Pennsylvania, having erected a one unit, two story, home with an address of 427 Race Street, Waynesburg, PA 15370. This lot is assessed for tax purposes as Greene County Tax Map Number 28/01/142.

PROPERTY ADDRESS: 427 Race Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 28/01/142

Seized and taken into execution to be sold as the property of LEVON REGGETZ, JODI R REGGETZ A/K/A JODI R WALTERS in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:

Kirk A. King, Attorney
Waynesburg, PA 724-627-6114

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-10-2024 AD 624-2022

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, MAY 17, 2024
AT 10:00 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 twenty (20) 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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF RICES LANDING, COUNTY OF GREENE, AND COMMONWELATH OF PENNSYLVANIA.

BEING KNOWN AS: 147 CARMICHAELS STREET, RICES LANDING, PA 15357

BEING PARCEL NUMBER: 21-03-137

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PROPERTY ADDRESS: 147 CARMICHAELS STREET, RICES LANDING, PA 15357

UPI/TAX PARCEL NUMBER: 21-03-137

Seized and taken into execution to be sold as the property of KENNETH A. GUTHRIE, IN HIS CAPACITY AS HEIR OF ALICE A. GUTHRIE AKA ALICE ANN GUTHRIE ET AL., ANN MARIE MYERS, IN HER CAPACITY AS HEIR OF ALICE A. GUTHRIE AKA ALICE ANN GUTHRIE, JOHN G GUTHRIE IN HIS CAPACITY AS HEIR OF ALICE A GUTHRIE AKA ALICE ANN GUTHRIE, TREZAK, IN HIS CAPACITY AS HEIR OF GRETCHEN I GUTHRIE, DECEASED HEIR OF ALICE A GUTHRIE ALICE ANN GUTHRIE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GRETCHEN I GUTHRIE, DECEASED HEIR OF ALICE A GUTHRIE AKA ALICE ANN GUTHRIE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALICE A GUTHRIE AKA ALICE ANN GUTHRIE in suit of NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
RAS Citron LLC
Mt. Luarel, NJ 1-800-531-5490

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania