

# The Greene Reports

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

**Vol. XL, No. 48**

**May 29, 2025**

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Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

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## COURT OF COMMON PLEAS

Honorable Louis Dayich, President Judge  
Honorable Jeffry N. Grimes, Judge

### MOTIONS

Criminal & Civil & O.C.:  
June 2 and 4, 2025

### CRIMINAL

Arraignments: June 2, 2025  
ARDs: June 9, 2025  
ARD Revocations: June 9, 2025  
Parole Violations: June 2, 2025  
Plea Court: June 10-12, 2025  
License Suspension: June 23, 2025

### ORPHANS

Accounts Nisi: June 2, 2025  
Accounts Absolute: June 13, 2025

### SUPREME COURT SUPERIOR COURT

### COMMONWEALTH COURT

### ARGUMENTS

Argument Court: June 25, 2025

### CIVIL

Domestic Relations Contempts: June 24  
2025  
Domestic Relations Appeals: June 24,  
2025

### JUVENILE

Plea Day: June 19, 2025

Convenes in Pgh.: June 3, 2025  
Convenes in Pgh.: June 24 and 25, 2025  
Convenes in Pgh.: November 3-7, 2025

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: [editor.greenereports@yahoo.com](mailto:editor.greenereports@yahoo.com)

### 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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## DEED TRANSFERS

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

### CUMBERLAND TOWNSHIP

Mark J. Donato, et ux., to Chad Trainor, Lot 61, Cumberland Village, \$90,000.00 (5-27-25)  
Jonathan A. Klimek, et al., to Jade E. Klimek, 8.749 Acres, \$95,492.45 (5-27-25)

### GILMORE TOWNSHIP

Mark I Gump to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$2,500.00 (5-27-25)

### GRAY TOWNSHIP

Edith Eleanor Ceouse Estate a/k/a Edith E. Crouse Estate a/k/a Edith W. Crouse Estate, et al., to  
Lewis P. Crouse, et ux., 27.708 Acres, \$124,686.00 (5-27-25)

### JACKSON TOWNSHIP

Erma Morris Orndoff, et al., to EQM Gathering OPCO LLC, R/W, Tract, \$62,325.00 (5-23-25)  
Kalin Dean Brewer to EQM Gathering OPCO LLC, R/W, Tract, \$20,000.00 (5-23-25)

### MONONGAHELA TOWNSHIP

Charles Graznak Estate, w tux., to James Graznak, 61.6961 Acres, \$5,000.00 (5-22-25)  
Meredith Graig Lint to Meredith Graig Lint, Lot, \$19,993.00 (5-27-25)

### WAYNE TOWNSHIP

Barry J. Moore, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$264,950.00 (5-23-25)  
Joseph Milliken, et ux., to EQM Gathering OPCO LLC, Tract, \$3,000.00 (5-23-25)  
John W. McDougal to EQM Gathering OPCO LLC, R/W, Tract, \$200,000.00 (5-23-25)

### WHITELEY TOWNSHIP

Dalton L. Eddy, et al., to Carl C. Graham, Tract, \$25,000.00 (5-21-25)  
Carl C. Graham to Dalton L. Eddy, et ux., 10.020 Acres, \$25,000.00 (5-21-25)

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## ESTATE NOTICES

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**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.

### SECOND PUBLICATION

ANGELINI, MARGARET ELIZABETH

Late of Jefferson, Jefferson Township, Greene County, Pennsylvania  
Executor: James V. Angelini, 238 Point View Drive, Washington, PA 15301  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South  
Washington Street, Waynesburg, PA 15370

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CELASCHI, ANDREW MICHAEL

Late of Jefferson Township, Greene County, Pennsylvania

Representative: Timothy Goetze, c/o Christian E. Seseck, Esquire, Higinbotham Law

Offices, 68 South Beeson Boulevard, Uniontown, PA 15401

Attorney: Christian E. Seseck, Esquire, Higinbotham Law Offices, 68 South Beeson Boulevard, Uniontown, PA 15401

STEWART, CORREAN J. A/K/A CORREAN JOYCE STEWART

Late of Washington Township, Greene County, Pennsylvania

Executor: Brett E. Stewart, 901 Dillie Road, Prosperity, PA 15329

Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

## THIRD PUBLICATION

DAVIS, LOIS

Late of Jefferson Township, Greene County, Pennsylvania

Executor: Mark Brian Davis, 101 Dogwood Lane, Rices Landing, PA 15357

Attorney: Tyler J. Jones, Esquire, Petrillo Jones LLC, 412 Main Street, Irwin, PA 15642

HOOK, DAVID C.

Late of Perry Township, Greene County, Pennsylvania

Executrix: Lisa McVay Hook, P.O. Box 898, Waynesburg, PA 15370

Attorney: Leroy Metz, II, Esquire, Metz Lewis Brodman Must O'Keefe, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222

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## LEGAL NOTICE

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### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: AD-211-2025

SERVBANK, SB, Plaintiff,

vs.

Anne M. Turner, as Administrator C.T.A. of the Estate of Stephen Vance AKA Stephen R. Vance, Defendant

TO: Anne M. Turner, as Administrator C.T.A. of the Estate of Stephen Vance AKA Stephen R. Vance

You are hereby notified that Plaintiff, Servbank, SB, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Greene County, Pennsylvania, docketed to No. AD-211-2025, seeking to foreclose the mortgage secured by the real estate located at 1052 North Eighty Eight Road, Rices Landing, PA 15357.

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A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

### LAWYER REFERRAL SERVICE

Southwestern Pennsylvania Legal Aid Society

Summit Legal Aid

63 S. Washington Street

Waynesburg, PA 15370

(724) 627-3127

District Court Administrator

Greene County Courthouse

10 E. High Street, Suite 218

Waynesburg, PA 15370

(724) 852-5237

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. ED-30-2025 AD 883-2024**

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, JUNE 20, 2025**

**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.

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ALL THOSE CERTAIN lots of ground situate in Cumberland Township, Greene County, Commonwealth of Pennsylvania, bounded and described as follows:  
BEING Lots numbered eleven (11) and twelve (12) of the Acorn Plan of Lots situate in Cumberland Township, Greene County, Pennsylvania and recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Volume 1, Page 111.  
EXCEPTING AND RESERVING all the coal of the Pittsburgh or River Vein of coal in and underlying the above-described lots of ground, the same having been conveyed by former title.

PROPERTY ADDRESS: 11 Single Street, Carmichaels PA 15320

UPI/TAX PARCEL NUMBER: 5/07/320//

**Seized and taken into execution to be sold as the property of CHARLES RICHARD FERGUSON, JR., ROBERTA JEAN FERGUSON in suit of PNC BANK, NATIONAL ASSOCIATION.**

**Attorney for the Plaintiff:**  
LOGS LEGAL GROUP LLP  
WAYNE, PA 610-278-6800

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

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. AD 494-2024 ED 7-2024**

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, JUNE 20, 2025**  
**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.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC V MARSHALL PATRICK MASET, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; SHELBY RENEE MASTERS, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; RICHARD DALLAS TENNAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; CASSIDY LEIGH TENNANT, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; UNKNOWN HEIRS,

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SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SONYA IRENE TENNANT

Owner(s) of property situate in the MORGAN TOWNSHIP, GREENE County, Pennsylvania, being 129 HAPPY VALLEY RD, WAYNESBURG, PA 15370

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 128 HAPPY VELLEY RD, WAYNESBURG, PA 15370

UPI/TAX PARCEL NUMBER: 17-03-163

**Seized and taken into execution to be sold as the property of MARSHALL PATRICK MASET, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; SHELBY RENEE MASTERS, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; RICHARD DALLAS TENNAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; CASSIDY LEIGH TENNANT, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SONYA IRENE TENNANT in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, F/K/A QUICKEN LOANS INC.**

**Attorney for the Plaintiff:**  
Brock & Scott PLLC  
King of Prussia, PA 844-856-6646

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

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED 27-2025 AD 374-2024**

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, JUNE 20, 2025**  
**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.

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All that certain lot of ground situate in Perry Township, Greene County, Pennsylvania, bounded and described as follows:

Tax Parcel No.: 20/07/300/

BEING also known as 112 East View Alley, Mount Morris, PA 15349

BEING the same property conveyed by deed from Orthelia Kirby, widow to Bernard Stump and Joanne Stump, his wife, dated 08/06/1977 and recorded on 09/06/1977 with the Greene County Recorder of Deeds in Book 620, Page 373.

PROPERTY ADDRESS: 112 Eastview Aly, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20/07/300/

**Seized and taken into execution to be sold as the property of DEBORAH J STUMP, BRIAN STUMP, BERNARD STUMP DECEASED, ET AL (ALL UNKNOWN HEURS) in suit of VANDERBILT MORTGAGE AND FINANCE, INC..**

**Attorney for the Plaintiff:** **MARCUS N. SIMMS, Sheriff**  
Weber Gallagher Simpson Stapleton Fires & Newby LLP **Greene County, Pennsylvania**  
Philadelphia, PA (412) 281-4541

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED 26-2025 AD 564-2024**

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, JUNE 20, 2025**  
**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.

Date of Sale: June 20, 2025  
Deed Book 0515, Page 0826  
Instrument Number 201800003823  
Parcel Identification Numbers 24-02-124 and 24-02-122  
230 Long Mile Road, Prosperity, PA 15329

PROPERTY ADDRESS: 230 Long Mile Rd, Prosperity, PA 15329

UPI/TAX PARCEL NUMBER: 24/02/124 24/02/122

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**Seized and taken into execution to be sold as the property of THE ESTATE OF RITA E COOKE, ERIC COOKE, AS HEIR, ROBERT COOKE, AS HEIR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLIMING RIGHT, TITLE OR INTEREST DEFENDANTS in suit of SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA**

**Attorney for the Plaintiff:**  
Greenlee Derrico Posa, LLC Trustee Account  
Washington, PA 724-255-7660

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

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED 31-2025 AD 55-2024**

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, JUNE 20, 2025**  
**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 THAT CERTAIN lot or piece of ground situate in Dunkard Township, County of Greene and Commonwealth of Pennsylvania.  
746 Hunters Ridge Road, Mount Morris, Pennsylvania 15349

PROPERTY ADDRESS: 746 HUNTERS RIDGE ROAD, MOUNT MORRIS, PA 15349

UPI/TAX PARCEL NUMBER: 06/02/142D

**Seized and taken into execution to be sold as the property of ROBERT YEAGER, ROBERT YEAGER in suit of PENNYMAC LOAN SERVICES, LLC.**

**Attorney for the Plaintiff:**  
Powers Kirn, LLC  
Morrestown, NJ 856-802-1000

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