

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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February 1, 2024



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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.:
February 5 and 7, 2024

CRIMINAL

Arraignments: February 5, 2024
ARDs: February 12, 2024
ARD Revocations: February 12, 2024
Parole Violations: February 5, 2024
Plea Court: February 13-15, 2024
License Suspension February 20, 2024
Argument Court: February 26, 2024

ORPHANS

Accounts Nisi: February 5, 2024
Accounts Absolute: February 15, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 8-12, 2024
Convenes in Pgh.: March 5-6, 2024
Convenes in Pgh.: February 5-9, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO AND JACKSON TOWNSHIPS

Carol L. Jacobs to EQT Production Company, 4 Tracts, O&G, \$2,919.63 (1-29-24)

CUMBERLAND TOWNSHIP

Debra J. Beckett, et ux., to Charles M. Walker, IV, 1.63 Acres, \$55,000.00 (1-25-24)

DUNKARD TOWNSHIP

James R. Bellis Estate, et ux., Justin Craig, et ux., 2 Acres, \$15,000.00 (1-29-24)

FRANKLIN TOWNSHIP

John R. Rose to EQT Production Company, 1.3995 Acres, O&G, \$20,000.00 (1-29-24)

MORGAN TOWNSHIP

Donald A. Laws Estate a/k/a Don Laws Estate, et al., to Johnny Ray Kuntz, 10.18 Acres, \$18,000.00 (1-26-24)

MORRIS TOWNSHIP

The Church Pension Fund, et al., to CNX Gas Company LLC, 101.15625 Acres, O&G \$36,416.24 (1-25-24)

The Domestic and Foreign Missionary Society Protestant Episcopal C..., et ux., to CNX Gas Company, LLC, 101.15625 Acres, O&G, \$54,624.40 (1-25-24)

WAYNE TOWNSHIP

John R. Rose to EQT Production Company, .492 Acres, O&G, \$100.00 (1-29-24)
Lindy Lou Metzler to EQT Production Company, 29 Acres, O&G, \$255.09 (1-29-24)

WAYNESBURG BOROUGH

Lakeview Loan Servicing LLC to Rolling Meadows Real Estate Development LLC, Lot 303, Munnell & Hunnell Addition, \$79,400.00 (1-24-24)

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

CAIN, LINDA MAE

Late of Clarksville Borough, Greene County, Pennsylvania
Administratrix: Melinda Pendland, 104 N. Factory Street, Post Office Box 634, Clarksville, PA 15322
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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CAMPBELL, RUTH ADELINE A/K/A RUTH A. CAMPBELL
Late of Clarksville Borough, Greene County, Pennsylvania
Executrix: Diana L. Morton, PO Box 618, Clarksville, PA 15322
Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

GARRISON, MARY
Late of Dunkard Township, Greene County, Pennsylvania
Administrator: Mark Thomas Bate, 278 Moffit Road, Dilliner, PA 15327
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

GEORGE, FRANCES MARIE A/K/A FRANCES M. GEORGE
Late of Whiteley Township, Greene County, Pennsylvania
Executrix: Charlotte Connors, 327 Garner Run Road, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

HERROD, SUSAN
Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Candy Herrod, 490 3rd Street, Waynesburg, PA 15370
Attorney: Jacob Murphy Landav, Esquire, 707 Grant Street, Suite 215, Pittsburgh, PA 15219

McCLASKEY, DOUGLAS MICHAEL, SR., A/K/A DOUGLAS McCLASKEY
Late of Whiteley Township, Greene County, Pennsylvania
Administratrix: Amber Lee Hurd, 1033 Rhonda Drive, Christiana, TN 37037
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MINOR, RONALD ROSS A/K/A RONALD MINOR
Late of Perry Township, Greene County, Pennsylvania
Co-Executor: Ronald Jason Minor, 333 Church Hill Road, Mount Morris, PA 15349
Co-Executor: Justin Ashley Minor, 409 Hackelbender Road, Mount Morris, PA 15349
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

PRODAN, RICHARD
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Geraldine M. Homistek, Esquire, 696 South 88 Road, Carmichaels, PA 15320
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

THIRD PUBLICATION

BOWERS, GLADYS D.
Late of Mather, Greene County, Pennsylvania
Administratrix: Penny S. Good, 350 Craynes Run Road, Waynesburg, PA 15370
Attorney: Cheryl Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

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PENT, MICHAEL DAVID A/K/A MICHAEL D. PENT A/K/A MICHAEL DAVID PENT, SR.
Late of Morgan Township, Greene County, Pennsylvania
Administrator: Michael D. Pent, Jr., 621 Sixth Street, PO Box 78, Mather, PA 15346
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-50-2023 AD 317-2023**

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, FEBRUARY 16, 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 GROUND SITUATE IN CUMBERLAND TOWNSHIP,
GREENE COUNTY, PA
BEING KNOWN AS: 236 3RD AVENUE, CRUCIBLE, PA 15325
BEING PARCEL NUMBER: 05-29-504
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 236 3RD AVENUE, CRUCIBLE, PA 15325

UPI/TAX PARCEL NUMBER: 05/29/504

**Seized and taken into execution to be sold as the property of JOYCE M NOPWASKEY in
suit of NEW RESIDENTIAL MORTGAGE LOAN TRUST 2016-4.**

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

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