

# 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. XXXVIII, No. 92**

**April 25, 2024**

\*\*\*\*\*



\*\*\*\*\*

## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>First and Final Account .....</b>	<b>Page 4</b>
<b>Sheriff's Sale .....</b>	<b>Page 5</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----4/25/24-----

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

## MOTIONS

Criminal & Civil & O.C.:  
April 29 and May 2, 2024

## CRIMINAL

Arraignments: April 29, 2024  
ARDs: May 13, 2024  
ARD Revocations: May 13 2024  
Parole Violations: April 29, 2024  
Plea Court: May 14-16, 2024  
License Suspension June 18, 2024  
Argument Court: April 22, 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  
Editor: Kayla M. Sammons  
E-mail address: [editor.greenerreports@yahoo.com](mailto:editor.greenerreports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

\*\*\*\*\*

## 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: April 23,  
2024  
Domestic Relations Appeals: April 23,  
2024

## JUVENILE

Plea Day: May 16, 2024

# The Greene Reports

-----4/25/24-----3

\*\*\*\*\*

## DEED TRANSFERS

\*\*\*\*\*

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

### ALEPPO TOWNSHIP

Luann L. Beresford a/k/a Luann Howard, et ux., to Consol Pennsylvania Coal Company LLC, et ux., 2 Tracts, \$18,500.00 (4-23-24)

### CUMBERLAND TOWNSHIP

Franic John Kirk, et ux., to Bluestar Rentals LLC, .095 Acre, \$165,000.00 (4-18-24)

### FREEPORT TOWNSHIP

New Freeport Baptist Church to EQT Production Company, 1.530 Acres, O&G, \$15,300.00 (4-

### JEFFERSON TOWNSHIP

Joanna Liesl Dragan, et al., to Chisten Gillin, et ux., Lots, \$29,724.00 (4-22-24)

### WASHINGTON TOWNSHIP

Max G. Loughman, et ux., to Affordable Self Storage Lansing, LLC, 2.770 Acres, \$900,000.00 (4-22-24)

### WAYNE TOWNSHIP

Robin D. Moore Eagle Estate by Prothonotary, et ux., to Beatrice L. Dodson, 0.25 Acre, \$28,000.00 (4-17-24)

Melissa Carmichael to EQT Production Company, Tracts, O&G, \$300.00 (4-19-24)  
Iron Pennsylvania Land LLC to William J. Hilverding 2021 Revocable Trust, et ux., Lot, \$189,000.00 (4-23-24)

### WAYNESBURG BOROUGH

Kathryn H. Provo to Shawn M. Husner, Lots, \$157,500.00 (4-23-24)

\*\*\*\*\*

## 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

### 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

# The Greene Reports

4-----4/25/24-----

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

## SECOND 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

## THIRD PUBLICATION

BRADLEY, KENNETH W. A/K/A KENNETH WILLIAM BRADLEY  
Late of Springhill Township, Greene County, Pennsylvania  
Administratrix: Elizabeth Bradley, 186 Antill Hill Road, New Freeport, PA 15352  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

DONALDSON, ARLEEN R. A/K/A ARLEEN RAE DONALDSON  
Late of Carmichaels Borough, Greene County, Pennsylvania  
Executrix: Raianna L. Murphy, 341 Crees Road, Carmichaels, PA 15320  
Attorney: Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Avenue,  
Charleroi, PA 15022

JUSKOWICH, FREDERICK R.  
Late of Washington Township, Greene County, Pennsylvania  
Administrator CTA: Eli F. Juskowich, 663 Craynes Run Road, Waynesburg, PA 15370  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill  
Street, Waynesburg, PA 15370

SPACHT, DONALD JAMES  
Late of Perry Township, Greene County, Pennsylvania  
Administratrix: Andrea K. Caldwell, 250 Oak Hill Drive, Washington, PA 15301  
Attorney: None

\*\*\*\*\*

## FIRST AND FINAL ACCOUNT

\*\*\*\*\*

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY  
CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT  
DIVISION ON May 6, 2024 FOR NISI CONFIRMATION AND ON May 16, 2024 FOR  
FINAL CONFIRMATION.

# The Greene Reports

-----4/25/24-----5

The First & Final Account of Joy Dale Nugent, Executrix of the Estate of Mona Marie Counts,  
Deceased.

Attorney: Brandon K. Meyer, Esquire  
Meyer Law Office, P.C.  
76 North Richhill Street  
Waynesburg, PA 15370  
(724) 833-9055  
Supreme Court I.D. No. 202457

\*\*\*\*\*

## 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  
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**

# The Greene Reports

6-----4/25/24-----

\*\*\*\*\*

## 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

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**