

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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April 14, 2022



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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.:
April 18 and April 20, 2022

CRIMINAL

Arraignments: April 18, 2022
ARDs: May 9, 2022
ARD Revocations: May 9, 2022
Parole Violations: April 18, 2022
Plea Court: May 10-12, 2022
License Suspension Appeals: April 19, 2022
Argument Court: May 23, 2022

ORPHANS

Accounts Nisi: May 2, 2022
Accounts Absolute: May 12, 2022

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: June 7, 2022
Convenes in Pgh.: May 10-11, 2022
Convenes in Pgh.: May 16-20, 2022

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President
Timothy M. Ross, Vice-President
Allen J. Koslovsky, Secretary
Blake Birchmeier, Treasurer
Jessica L. Phillips, Ex-Officio

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Frederick C. Clark, Jr., et al., to Frederick Charles Clark, III, Lot, \$50,000.00 (4-7-22)

CUMBERLAND TOWNSHIP

Colleen K. Walkley, et al., to Scott I. Staggers, et ux., 24.11 Acres, \$115,000.00 (4-7-22)
Ernest E. & Madonna J. Wise Rev Living Trust, et al., to Bobbi Paes, et ux., Lots 232-235 in Jamison Place, \$205,000.00 (4-8-22)
Jonathan J. Bradey to Nicholas Harland Gustovich, et ux., Lot 412 in Crucible Plan, \$80,000.00 (4-11-22)

Barry A. Adamson, et ux., to Ryan Woods, Lot, \$158,000.00 (4-11-22)

Sunnie L. Hall A/K/A Sunnie L. Trickett, et ux., to Robert Rush, et ux., 2 Lots, in Hathaway Plan, \$57,500.00 (4-11-22)

DUNKARD TOWNSHIP

Thomasine Barner to Theresa L. Meredith, et ux., Lot 236 in Bobtown, \$42,513.60 (4-12-22)

MONONGAHELA TOWNSHIP

Lena L. Gashie By Atty-In-Fact A/K/A Lena Gashie by Atty-In-Fact, et al., to Kristopher Thomas Kirk, Tracts, \$155,000.00 (4-7-22)

RICES LANDING BOROUGH

Clifford A. Guesman, et ux., to Earnest R. Basinger, et ux., Lots 404-410 Bayard Plan, \$20,000.00 (4-8-22)

SPRINGHILL TOWNSHIP

David Doyle Cox to Marcella Resources LLC, 4 Tracts, O&G, \$200.00 (4-11-22)

WASHINTON TOWNSHIP

Frederick Fehling, et ux., to William Joseph Kaper, et ux., 2 Tracts, \$1,222,000.00 (4-11-22)

WAYNESBURG BOROUGH

Maurice A. Hosey, et ux., to Brendan Byham, et ux., Lot, \$176,000.00 (4-7-22)
Carolyn Hill Lankard Estate A/L/A Carolyn H. Lankard Estate, et al., to Beth L. Mason, 2 Tracts, \$135,000.00 (4-8-22)
Brett Allan Staggers A/K/A Brett Allen Staggers, et al., to Derek E. Wilson, Lot 13 in Illig Addition, \$189,000.00 (4-11-22)

WHITELEY TOWNSHIP

Dottie J. Lokken, et ux., to VES Land LLC, 136.311 Acres, O&G, \$1,112.10 (4-7-22)

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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

KELLEY, THEODORE, SR., A/K/A THEODORE DONALD KELLEY, SR.
Late of Greensboro, Greene County, Pennsylvania
Executrix: Laura Sarapa, Post Office Box 451, Bobtown, PA 15351
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

PHILLIPS, ALPHA J.
Late of Waynesburg, Greene County, Pennsylvania
Executor: Shawn A. Phillips, 1196 Jefferson Road, Jefferson, PA 15344
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

BUDAY, JUDITH ANN
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Stephanie L. Chambers, 414 North Eighty Eight Road, Carmichaels, PA 15320
Attorney: Isaac Stockdale, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

HULL, KAREN SUE A/K/A KAREN S. HULL
Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Connie H. Morris, 495 Ridge Road, Fawn Grove, PA 17321
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MCCESNEY, GARY W.
Late of Prosperity, Greene County, Pennsylvania
Executor: Kenneth W. McChesney, 2585 Clermont Street, Denver CO 80207
Attorney: Peter D. Lyle, Esquire, 81 Dutilh Road, Suite 200, Cranberry Township, PA 16066

MCKEE, GLORIA JEAN A/K/A GLORIA J. MCKEE
Late of Franklin Township, Greene County, Pennsylvania
Administratrix CTA: Shelly K. Donley, 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

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RAWLINS, JOHN E.
Late of Waynesburg, Greene County, Pennsylvania
Executor: Charles M. Rawlins, C/O Colin Adair Morgan, Esquire, Certified Elder Law Attorney and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220
Attorney: Colin Adair Morga, Esquire, Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220

THOMAS, CATHERINE M. A/K/A CATHERINE MARLENE THOMAS
Late of Cumberland Township, Greene County, Pennsylvania
Administratrix CTA: Ada C. Patterson, 402 Fords Hill Road, Grindstone, PA 15442
Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

TRUMKA, RICHARD LOUIS
Late of Wayne Township, Greene County, Pennsylvania
Personal Representative: Barbara Ann Trumka, C/O James T. Davis, Esquire, Davis & Davis Law Offices, 107 East Main Street, Uniontown, PA 15401
Attorney: James T. Davis, Esquire, Davis & Davis Law Offices, 107 East Main Street, Uniontown, PA 15401

YELENIK, RUTH SARAH
Late of Monongahela Township, Greene County, Pennsylvania
Executor: Gerald Yelenik, 815 Woodsford Drive, Greenville, SC 29615
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

THIRD PUBLICATION

RINEHART, JESSE L., JR. A/K/A JESSE L. RINEHART
Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Ronald L. Rinehart, 21269 Rosetta Place, Ashburn, VA 21269
Co-Executor: Cynthia Rinehart, 21269 Rosetta Place, Ashburn, VA 20147
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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LEGAL NOTICE

**IN THE COURT OF COMMON PLEAS
OF GREENE COUNTY, PENNSYLVANIA**

CITIMORTGAGE, INC.,	:	
S/B/M TO PRINCIPAL	:	CIVIL DIVISION
RESIDENTIAL MORTGGAGE, INC.	:	
Plaintiff	:	No.: <u>AD-976-2009 / ED-16-2014</u>
v.	:	
FRANK E CETTIN II	:	
Defendant(s)	:	

NOTICE TO:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK E. CETTIN, II, DECEASED

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

Being Premises: 45 S Larimer St, Bobtown, PA 15315
Being in TOWNSHIP OF DUNKARD, County of GREENE, Commonwealth of Pennsylvania, 06-08-237

Improvements consist of residential property.

Sold as the property of Frank E. Cettin, II
Your house (real estate) at 45 S Larimer St, Bobtown, PA 15315 is scheduled to be sold at the Sheriff’s Sale on June 24, 2022 at 10:00 AM, at the PA-GREENE, GREENE COUNTY COURTHOUSE, 10 EAST HIGH STREET, WAYNESBURG, PA 15370, to enforce the Court Judgment of \$39,580.83 obtained by, CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGGAGE, INC. (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

TRUST NOTICE

Trust of: Donald W. Fuller Revocable Living Trust dated 08/22/2018
Late of: Cumberland Township, Greene County, Pennsylvania

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Thomas P. Fuller, 101 Alkim Drive, Brownsville, PA 15417

Or to:
Glenn A. Smith, Esquire, Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017