

# 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. 88**

**March 28, 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.:  
April 1 and 3, 2024

## CRIMINAL

Arraignments: April 1, 2024  
ARDs: May 13, 2024  
ARD Revocations: May 13 2024  
Parole Violations: April 1, 2024  
Plea Court: April 8, 2024  
License Suspension April 16, 2024  
Argument Court: April 22, 2024

## ORPHANS

Accounts Nisi: April 1, 2024  
Accounts Absolute: April 11, 2024

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 8-12, 2024  
Convenes in Pgh.: April 2, 2024  
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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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## ARGUMENTS

Argument Court: April 17, 2024

## CIVIL

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

## JUVENILE

Plea Day: April 18, 2024

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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.

### ALEPPO TOWNSHIP

Rockwell Family Trust, et al., to Equitrans Water Services (PA) LLC, R/W, 118.66 Acres, \$36,600.00 (3-25-24)  
Frank J. Couch, et ux., to Equitrans Water Services (PA) LLC, R/W, 21.37 Acres, \$2,000.00 (3-25-24)

### CENTER TOWNSHIP

Kevin J. Friday to Equitrans LP, R/W, 126.6 Acres, \$140.00 (3-25-24)  
Tracy L. Sova to Equitrans LP, R/W, 126.6 Acres, \$274.80 (3-25-24)  
Mark A;an Johnston to Equitrans LP, R/W, 126.6 Acres, \$229.20 (3-25-24)  
Scott J. Sharp to Equitrans LP, R/W, 126.6 Acres, \$343.60 (3-25-24)  
Robert Joseph Sharp to Equitrans LP, R/W, 126.6 Acres, \$343.60 (3-25-24)  
Todd S. Sharp to Equitrans LP, R/W, 126.6 Acres, \$274.80 (3-25-24)  
Brent R. Shaffer to Equitrans LP, R/W, 126.6 Acres, \$80.00 (3-25-24)

### CUMBERLAND TOWNSHIP

Randall E. Fields, et ux., to Nitasha B. Cole, 3 Tracts, \$197,189.0 (3-25-24)

### DUNKARD TOWNSHIP

Sharon M. Jackson to James E. Dillinger, Lot 54, Bobtown, \$5,000.00 (3-20-24)

### FRANKLIN TOWNSHIP

Joseph C. Spiker, et ux., to Brianne M. Fox, .661 Acre, \$330,000.00 (3-20-24)  
Dawn M. Pell to Joseph C. Spiker, .846 Acre, \$590,000.00 (3-20-24)  
Terrance A. Davis to EQT Production Company, 4.1465 Acres, O&G, \$3,939.17 (3-26-24)

### GREENSBORO BOROUGH

David A. Hawk by Atty-In-Fact, et ux., to Robert Thomas Phillips, et ux., Lot, \$85,000.00 (3-21-24)

### JEFFERSON TOWNSHIP

Thomas L. Willis to Homestead Leasing LLC, 1.5 Acre, \$5,000.00 (3-20-24)  
Kenneth K. N. Hu to Anna Hu, 166 Acres, O&G, \$19,000.00 (3-21-24)  
Nathan C. Menhart, et ux., to Jenna E. Peters, .292 Acre, \$67,500.00 (3-21-24)

### MONONGAHELA TOWNSHIP

Dalriada Fields LLC to Douglas R. McIntire, et ux., 2 Tracts, \$170.00 (3-25-24)

### MORGAN TOWNSHIP

Randal Blair Pifer Estate a/k/a Randal B Pifer Estate, et ux., to Kenneth Cline, Lot 715, Mather, \$6,000.00 (3-20-24)

### MORRIS TOWNSHIP

Alfred C. Hildreth, et ux., to EQM Gathering OPCO LLC, R/W, Tracts, \$46,590.00 (3-25-24)  
William M. Hildreth, et ux., to EQM Gathering OPCO LLC, R/W, 139.9 Acres, \$57,570.00 (3-25-24)

David Szarell, et ux., to EQM Gathering OPCO LLC, R/W, 182.1 Acres, \$18,048.00 (3-25-24)

### RICES LANDING BOROUGH

Ryan Edwards, et ux., to Kyle L. Meza, et ux., Lots 56-61, The Heights Plan, \$23,000.00 (3-25-24)

### WAYNESBURG BOROUGH

William Eugene Wright a/k/a William E Wright Estate, et ux., to Elise Benke, Lot, \$66,780.00 (3-25-24)

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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

THOMPSON, JOHN F. A/K/A JOHN FRANKLIN THOMPSON
Late of Morris Township, Greene County, Pennsylvania
Executrix: Cindy Goodwin, 175 Mingo Street, Morgantown, WV 26501
Attorney: Phillip C. Hook, Attorney, 30 East Oakview Drive, Suite 101, Waynesburg, PA 15370

THIRD PUBLICATION

COGAR, DONALD A/K/A D. L. COGAR
Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Administrator: Kathryn Leila Shields, 1293 N. Porter Street, Waynesburg, PA 15370
Co-Administrator: Steven Dary Cogar, 161 Loves Hill Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

COLE, JEFFREY E. A/K/A JEFFRY EUGENE COLE
Late of Franklin Township, Greene County, Pennsylvania
Administratrix C.T.A.: Helen V. Christopher, 311 Jefferson Hollow Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

COOPER, DONNA JEAN A/K/A DONNA JEAN HAINES COOPER
Late of Greene County, Pennsylvania
Co-Executor: Patricia Darlene Cooper Stewart, 504 Bald Hill Road, Mt. Morris, PA 15349
Co-Executor: Clyde Eugene Cooper, 116 First Street, Clarksville, PA 15322
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

KIGER, STEPHEN DALE
Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Tamie J. Kiger, 75 Crabapple Drive, Waynesburg, PA 15370
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

ROCK, JOHN F. A/K/A JOHN FRENCH ROCK
Late of Franklin Township, Greene County, Pennsylvania
Executrix: Robin St.Clair, 119 Temple Ridge Road, Waynesburg, PA 15370
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

WOTRING, JANET A/K/A JANET JEZEWSKI
Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Andrea Eitner, 223 Nemacolin Way, Carmichaels, PA 15320
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-44-2023 AD 7-2023

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, APRIL 19, 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.

U.S. Bank National Association not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2020-R6 v Christopher Joseph Celin
Docket Number: AD-7-2023
Property to be sold is situated in the borough/township of Bobtown, County of Greene and State of Pennsylvania.
Commonly known as: 313 North Willis Street, Bobtown, PA 15315
Parcel Number: 06-08-142

PROPERTY ADDRESS: 313 North Willis St, Bobtown, PA 15315

UPI/TAX PARCEL NUMBER: 06/08/486//

Seized and taken into execution to be sold as the property of JOSEPH CETTIN in suit of US BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2020-R6.

Attorney for the Plaintiff: MARCUS N. SIMMS, Sheriff

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Friedman Vartolo LLP  
Garden City, NJ 212-471-5100

**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-1-2023 AD 592-2023**

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, APRIL 19, 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 THE MOREDOCK PLAN OF LOTS, JEFFERSON TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT SOUTH SIDE OF MAPLE STREET, 50 FEET EAST OF THE SOUTHEAST INTERSECTION OF SAID MAPLE STREET AND SECOND AVENUE, THENCE ALONG THE SOUTH SIDE OF SAID MAPLE STREET, IN AN EASTERLY DIRECTION, 80 FEET TO THE CORNER OF LOT NO. 39; THENCE ALONG THE WEST SIDE OF SAID LOT 39, IN A SOUTHWESTERLY DIRECTION, 180 FEET TO THE NORTH SIDE OF CHERRY ALLEY; THENCE ALONG THE NORTH SIDE OF SAID CHERRY ALLEY, IN A NORTHERLY DIRECTION, 50 FEET TO THE CORNER OF LOT NO. 42; THENCE ALONG THE EAST SIDE OF SAID LOT NO. 42, IN A NORTHEASTERLY DIRECTION, 150 FEET TO THE SOUTH SIDE OF MAPLE STREET, THE PLACE OF BEGINNING.

BEING LOTS NO. 40 AND 41 IN SAID PLAN OF LOTS, WHICH PLAN IS RECORDED IN THE RECORDER'S OFFICE OF GREENE COUNTY, PENNSYLVANIA, IN PLAT BOOK NO.1, PAGE 73.

EXCEPTING AND RESERVING ALL THE NINE FOOT, PITTSBURGH OR RIVEER VEIN OF COAL UNDERLYING THE SAME TOGETHER WITH THE MINING AND OTHER RIGHTS AND PRIVILEGES AS CONVEYED BY DEED RECORDED IN DEED BOOK VOL., 58, PAGE 227.

PARCEL NO. 1511208

ALSO KNOWN AS 107 Maple Street, Rices Landing, PA 15357

BEING the same premises which DOROTHY READY DEJONGH AND CHRISTOPHER W. DEJONGH, HER HUSBAND by Deed dated 02/02/2023 and recorded in the Office of Recorder

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of Deeds of Greene County on 02-21-2023 at Book 564, Page 558 granted and conveyed unto ROBERT CLYDE DIAMOND.

PROPERTY ADDRESS: 107 Maple St, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15/11/208

**Seized and taken into execution to be sold as the property of THE UNKNOWN HEIR OF ALICE L READY DECEASED, ROBERT CLYFE DIAMOND in suit of CITIMORTGAGE INC..**

**Attorney for the Plaintiff:**  
Stern & Eisenburg PC  
Warrington, PA 215-572-8111

**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-58-2023 AD 579-2023**

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, APRIL 19, 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 tract of land situate in Whiteley Township, Greene County, Pennsylvania, containing 11.2753 acres as per survey of H.G. Brewer, survey dated August 26, 2017.

UPON which is erected a residential dwelling known locally as 1154 Sugar Run Road, Waynesburg, PA 15370.

FOR PRIOR TITLE see Record Book 536, Page 2942. SEE ALSO Record Book 456, Page 2721.

This tract is identified as Greene County Tax Map No. 2902109A according to records of the Assessment Office of Greene County, Pennsylvania.

PROPERTY ADDRESS: 1154 Sugar Run Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 29/02/109/A

**Seized and taken into execution to be sold as the property of GEORGE GRIM in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.**

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**Attorney for the Plaintiff:**  
Anne N. John  
Uniontown, PA 724-438-8560

**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-6-2024 AD 881-2019**

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, APRIL 19, 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.

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ALL THAT CERTAIN lot of situate in Perry Township, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential swelling.

BEING PREMISES: 442 Rudolph Run Road, Spraggs, PA 15362

SOLD as the property of MARK R. KING, SR.

TAX PARCEL #20-04-109

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 442 Rudolph Run Rd, Spraggs, PA 15362

UPI/TAX PARCEL NUMBER: 20-04-109

**Seized and taken into execution to be sold as the property of MARK R. KING, SR. in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS INC, ASSET-BACKED CERTICATES, SERIES 2007-SD1.**

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**Attorney for the Plaintiff:**  
KML Law Group, P.C.  
Philadelphia, PA 215-627-1322

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