

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. 93

June 2, 2022



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Fictitious Name Notice	Page 5
Legal Notice	Page 6
Sheriff's Sale	Page 7

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----6/2/22-----

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

MOTIONS

Criminal & Civil & O.C.:
June 6 and June 8, 2022

CRIMINAL

Arraignments: June 6, 2022
ARDs: June 13, 2022
ARD Revocations: June 13, 2022
Parole Violations: June 6, 2022
Plea Court: June 10-12, 2022
License Suspension Appeals: June 21, 2022
Argument Court: June 27, 2022

ORPHANS

Accounts Nisi: June 6, 2022
Accounts Absolute: June 16, 2022

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: June 7, 2022
Convenes in Pgh.: June 21-22, 2022
Convenes in Pgh.: October 11-14, 2022

ARGUMENTS

Argument Court: June 15, 2022

CIVIL

Domestic Relations Contempts: June 27,
2022
Domestic Relations Appeals: June 27,
2022

JUVENILE

Plea Day: June 16, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----6/2/22-----3

DEED TRANSFERS

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

ALEPPO, SPRINGHILL, AND FREEPORT TOWNSHIPS

Benjamin Franklin Gooden, Jr. to Three Rivers Royalty III LLC, 3 Tracts, O&G, \$160,250.03 (5-31-22)

CUMBERLAND TOWNSHIP

Jeffrey M. Russo, et ux., to Trevor Schmidt, et ux., Lots 37-41 in John Baily Plan, \$315,000.00 (5-27-22)

FRANKLIN TOWNSHIP

Shane P. Gallagher, et ux., to Justin L. Thomas, et ux., Lot 16 in Colonial Place Plan, \$321,500.00 (5-27-22)

FREEPORT TOWNSHIP

Sandra R. Long, et ux., to Three Rivers Royalty III LLC, 77 Acres, O&G, \$56,814.00 (5-31-22)

JEFFERSON TOWNSHIP

Pauline Yurek Estate, A/K/A Pauline L. Yurek Estate, et al., to Joshua Tustin, et ux., Lot 19 in North View Terrace Plan, \$140,000.00 (5-27-22)

RICHHILL TOWNSHIP

David E. Yoders, et ux., to EQT Production Company, .4256 Acre, O&G, \$2,843.74 (5-26-22)
Carleen F. Judd, et ux., to EQT Production Company, 4 Acres, O&G, \$1,142.86 (5-26-22)

SPRINGHILL TOWNSHIP

Vertical Web Ventures Inc to Wolf 2000 Trust, 50 Acres, O&G, \$30,000.00 (5-27-22)

SPRINGHILL AND FREEPORT TOWNSHIPS

Clark Hamilton to MMA Mineral Group LLC, 5 Tracts, O&G, \$570.00 (5-25-22)

WAYNE TOWNSHIP

Ridgetop Appalachia LLC to Stackrock Energy LLC, 2 Tracts, O&G, \$650,000.00 (5-31-22)

WAYNE AND GILMORE TOWNSHIPS

CNX Land LLC to Monongalia County Coal Resources Inc, 90 Acres, \$842,683.20 (5-31-22)

WAYNESBURG BOROUGH

Frances J. Crawford Estate, et ux., to Roger D. Hall, Lot, \$120,000.00 (5-25-22)
Joshua Boggs to Laura Elizabeth Wesley, et ux., Lot in North Ward, \$175,000.00 (5-27-22)
Enkoded LLC to Kevin M. Hayes, 3 Tracts, \$140,000.00 (5-31-22)

The Greene Reports

4-----6/2/22-----

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

LEMLEY, BRENDA FAYE

Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Robin Henderson, 713 Water Dam Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MCCLELLAN, WANDA FAY

Late of Jackson Township, Greene County, Pennsylvania
Co-Executor: Rusty McClellan, 383 Fallen Timber Road, Holbrook, PA 15341
Co-Executor: Rodney McClellan, 380 Fallen Timber Road, Holbrook, PA 15341
Attorney: Timthoy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

FOLEY, EDNA L.

Late of Perry Township, Greene County, Pennsylvania
Executrix: Charlotte D. Jones, 495 Dairy Farm Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

PATTERSON, GRACE P. A/K/A GRACE PARRY PATTERSON A/K/A GRACE EMMA PATTERSON

Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Arthur J. Patterson, 92 Barony Lane, Hilton Head Island, SC 29928
Co-Executrix: Patricia P. Rohanna, 985 Rolling Meadows Road, Waynesburg, PA

15370

Attorney: Phillip C. Hook, Attorney, 430 East Oakview Dr., Suite 101, PO Box 898, Waynesburg, PA 15370

THIRD PUBLICATION

BENCHEK, BARBARA RUTH

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Bethany Coyne, 2632 Killian Road, Uniontown, OH 44685
Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

CROSS, JOSEPH D., A/K/A JOSEPH DAVID CROSS

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Edward P. Cross, 710, 2nd Avenue, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

The Greene Reports

-----6/2/22-----5

ELLSWORTH, CAROL M. A/K/A CAROL ELLSWORTH

Late of Monongahela Township, Greene County, Pennsylvania
Executor: LaVelle Clampitt, P.O. Box 396, Dufur, OH 97021
Attorney: Richard A. Amrhein, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

GACEK, CARL EDWARD

Late of Jefferson Township, Greene County, Pennsylvania
Administrator: Ernest W. Gacek, 174 Creek Road, Box 188, Jefferson, PA 15344
Attorney: Bradley M. Bassi, Esquire, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, Charleroi, PA 15022

GOTTFREID, RICHARD JULIEN

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Richard J. Gottfreid, Jr., 1915 New York Ave., Port Vue, PA 15133
Attorney: Gary D. Monaghan, Esquire, Monaghan & Monaghan, L.L.P., East Main Street, Uniontown, PA 15401

LIGHTNER, JUDY A. A/K/A JUDY ANN LIGHTNER

Late of Jefferson Township, Greene County, Pennsylvania
Executor: Jack W. Lightner, 663 Ridge Road, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

VUCIC, ELIZABETH A. A.K.A ELIZABETH VUCIC A/K/A BETTY ANN VUCIC

Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Amy Chess, 413 Route 88, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. §311) that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on May 6, 2022, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of K-9 Suites & Treats with its principal place of business at 125 West Union Station Road, Sycamore, Pennsylvania, 15364.

The name and address of all persons owning or interested in said business is: Martha McConnell of 123 West Union Station Road, Sycamore, Pennsylvania 15364.

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of business in Greene County, Pennsylvania under the assumed or fictitious name, style or designation of Name: Cornerstone Care Community Pharmacy 001, with its principal place of business at 7 Glassworks Road, Greene County, Greensboro, PA 15338. The names and addresses of all persons or entities owning or interested in said business are: Cornerstone Care, Inc., 7 Glassworks Road, Greene County, Greensboro, PA 15338. The registration was filed on 5/11/2022.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: ADOPTION OF B.D.W. A minor child. No. 6 O.A. 2022

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IMPORTANT NOTICE - BIRTH PARENT

TO: Timothy Ringer

A petition has been filed asking the Court to put an end to all rights you have to your child, B.D.W. (DOB 11/8/13). The Court has set a hearing to consider ending your rights to your child. That hearing will be held at the Greene County Courthouse, Waynesburg, Pennsylvania in Courtroom # 1 on, June 14, 2022, at 9:00 o'clock am. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator 2nd Floor, Greene County Courthouse Waynesburg, Pennsylvania 15370 Phone: (724) 852-5237

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-16-2014 AD-976-2009

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 24, 2022 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 the TOWNSHIP OF DUNKARD, County of GREENE and Commonwealth of Pennsylvania, being LOT NO. 181 in the BOBTOWN PLAN OF LOTS as recorded in the Office of the Recorder of Deeds of GREENE County, Pennsylvania, in PLAN BOOK VOLUME 1, PAGE 128, bounded and described as follows:

BEGINNING at a point on the southwesterly side of South Larimer Street, a/k/a South Larimer Avenue, 40 feet wide, which point is on the dividing line between Lot Nos. 181 and 180 in said plan; thence along said side of South Larimer Street, South 23° 30' East, a distance of 41.70 feet to a point on the dividing between Lot Nos. 182 and 181 in said plan; thence along said last mentioned dividing line, South 66° 30' West, a distance of 108.75 feet to a point on the northeasterly side of an unnamed Alley, 12.50 feet wide; thence along said Alley, North 23° 30' West, a distance of 41.70 feet to a point on the dividing line between Lot Nos. 181 and 180 in said plan; thence along said last mentioned dividing line, North 66° 30' East, a distance of 108.75 feet to the point at the place of beginning.

BEING THE SAME PREMISES which Samuel R. Smith and Heather L. Smith, husband and wife, by Deed dated 09/15/1999 and recorded 09/17/1999 in the Office of the Recorder of Deeds in and for the County of Greene in Deed Book 208, Page 525, granted and conveyed unto Frank E. Cettin, II, unmarried, in fee.

Tax Parcel: 06-08-237

Premises Being: 45 S. Larimer St, Bobtown, PA 15315

PROPERTY ADDRESS: 45 South Larimer Street, Bobtown, PA 15315

The Greene Reports

8-----6/2/22-----

UPI / TAX PARCEL NUMBER: 06-08-237

Seized and taken into execution to be sold as the property of FRANK E. CETTIN, II in suit of CITIMORTGAGE INC, S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.

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

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania