

# 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. XL, No. 49**

**June 5, 2025**

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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.:  
June 9 and 11, 2025

## CRIMINAL

Arraignments: June 9, 2025  
ARDs: June 9, 2025  
ARD Revocations: June 9, 2025  
Parole Violations: June 9, 2025  
Plea Court: June 10-12, 2025  
License Suspension: June 23, 2025

## ORPHANS

Accounts Nisi: June 2, 2025  
Accounts Absolute: June 13, 2025

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: June 3, 2025  
Convenes in Pgh.: June 24 and 25, 2025  
Convenes in Pgh.: November 3-7, 2025

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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: June 25, 2025

## CIVIL

Domestic Relations Contempts: June 24  
2025  
Domestic Relations Appeals: June 24,  
2025

## JUVENILE

Plea Day: June 19, 2025

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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

Lonnie D. Miller to Marshall County Coal Resource Inc, 1 Acre, Coal, \$718,000.00 (5-30-25)

### CUMBERLAND TOWNSHIP

Arch L. Barnhart by POA, et ux., to David Burnworth, 1 Acre, \$55,000.00 (6-3-25)

### FRANKLIN TOWNSHIP

Jesse R. Meighen Estate a/k/a Jesse Reed Meighen Estate, et ux., to Rita Michelle Skorpenske, et ux., Lots, Rolling Meadows Plan, \$219,000.00 (5-28-25)

Norma J. Headlee Estate, et al., to Shay Marie Siebert, Lot, Colonial Place Plan, \$192,500.00 (5-30-25)

William F. Koester by POA, et ux., to EQT Production Company, Tract, O&G, \$297.46 (5-30-25)

Dallas J. Croasmun, et ux., to Cayla Rush, et ux., \$157,000.00 (6-2-25)

### GILMORE TOWNSHIP

William F. Koester by POA, et ux., to EQT Production Company, Tract, O&G, \$964.15 (5-30-25)

### JEFFERSON TOWNSHIP

Cari Lynn Swink a/k/a Cari Swink, et ux., to Dustin Surber, Lots 142-143, \$18,500.00 (6-2-25)

Timothy Swink, et ux., to George William Black, .3444 Acre, \$1,900.00 (6-2-25)

Dustin Surber to Marko Demaske, Lots 142-143, \$22,500.00 (6-2-25)

### MORGAN TOWNSHIP

JMBK Realty Holdings LLC to Greene Arc Inc, Lot 49, Emerald Land Company N, \$262,000.00 (5-27-25)

### PERRY TOWNSHIP

David Ross Horvath, et ux., to Jordan Wheeler, et ux., 56.677 Acres, \$158,031.00 (5-30-25)

### RICES LANDING BOROUGH

JDP Capital LLC to Jerry D. Kline, et ux., .385 Acre, \$5,000.00 (6-2-25)

### WASHINGTON TOWNSHIP

Frank S. Borovichka, et ux., to Greene Stonescapes LLC, 50 Acres, Oil, Gas, Coal, & Minerals, \$500.00 (5-28-25)

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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.

### FIRST PUBLICATION

SHAHER, BRENDA CAROLYN A/K/A BRENDA C. SHAHER  
Late of Perry Township, Greene County, Pennsylvania  
Executor: Robert Eugene Lemley, 112 Euclid Avenue, Mount Morris, PA 15349  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

TEKAVEC, DONNA L. A/K/A DONNA LEA TEKAVEC  
Late of Jefferson Township, Greene County, Pennsylvania  
Executrix: Susan Samek, 319 South Vine Street, Carmichaels, PA 15320  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

### THIRD PUBLICATION

ANGELINI, MARGARET ELIZABETH  
Late of Jefferson, Jefferson Township, Greene County, Pennsylvania  
Executor: James V. Angelini, 238 Point View Drive, Washington, PA 15301  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

CELASCHI, ANDREW MICHAEL  
Late of Jefferson Township, Greene County, Pennsylvania  
Representative: Timothy Goetze, c/o Christian E. Seseck, Esquire, Higinbotham Law Offices, 68 South Beeson Boulevard, Uniontown, PA 15401  
Attorney: Christian E. Seseck, Esquire, Higinbotham Law Offices, 68 South Beeson Boulevard, Uniontown, PA 15401

STEWART, CORREAN J. A/K/A CORREAN JOYCE STEWART  
Late of Washington Township, Greene County, Pennsylvania  
Executor: Brett E. Stewart, 901 Dillie Road, Prosperity, PA 15329  
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

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## LEGAL NOTICE

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

IN RE: ) No. 96 O.C. 2019  
)  
ESTATE OF JAMES H. LEWIS, SR., )  
Deceased. )

### NOTICE

TO: JAMES H. LEWIS, JR.  
TO: CONNIE SUE LEWIS

A Petition for Settlement of Insolvent Estate has been filed asking the court to release Timothy Ross from his duties as Administrator for the Estate of James H. Lewis, Sr.

This Petition will be presented in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370, on June 30, 2025, at 8:45 AM in Motion's Court.

You are warned that even if you fail to appear, the Petition will be presented without you and your rights as beneficiaries may end by the court without you being present.

This notice was given by Timothy M. Ross, Administrator, 82 West High Street, Waynesburg, PA 15370.

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## LEGAL NOTICE

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### NOTICE OF JUDICIAL SALE Greene County Tax Claim Bureau

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by order of the Court of Common Pleas of the County of Greene at No. 2020-907, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau of Greene County on

**WEDNESDAY, the SIXTEENTH day of JULY, 2025, at 8:30AM**  
GREENE COUNTY TAX CLAIM BUREAU  
93 East High Street  
Waynesburg, Pa. 15370  
SALE WILL BE HELD AT THE GREENE COUNTY FAIRGROUNDS

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BIDDER CAN SIGN IN AT 8:00 A.M., TILL START OF SALE, **“PROMPTLY”** AT 8:30 A.M.

freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

Notice is hereby given that the properties described on the sale list will be sold by the Greene County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will be held at the Greene County Fairgrounds. The sale will commence on WEDNESDAY, July 16, 2025, AT 8:30 AM prevailing time and will continue until such time that all properties have been exposed for sale by public bidding.

Terms of the Sale: The following are our terms of sale. By registering to bid, you are agreeing to ALL of the following terms of sale in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of BUYER BEWARE. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.
2. Registration will take place before the sale, beginning at 9:00 AM on Wednesday, June 16, 2025 and concluding on July 2, 2025 at 4:00 PM at the Greene County Tax Claim Office located at 93 East High Street, Waynesburg, Pa. 15370. A non-refundable, \$10 deposit (cash only) will be required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration for bidders as well as non-bidding potential owners. A notarized Affidavit of Bidder as well as any Affidavits of Non-Bidding Potential Owners must be completed as part of the registration for the sale. Each registrant will be provided an auction/bid number before the tax sale on July 16, 2025. If you are registering as a business, corporation, or LLC, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. The registration forms are available for download on the Greene County website. All registrations MUST be received and submitted completely by 4:00 PM on July 2, 2025. There will be NO EXCEPTIONS.
3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. NO personal or personal business checks will be

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accepted. All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau. THE PURCHASE PRICE IS TO BE PAID AT THE TAX CLAIM OFFICE, 93 EAST HIGH STREET, WAYNESBURG, PA. 15370, BETWEEN 1:00 P.M. AND 3:00 P.M., ON THE DAY OF THE SALE, JULY 16, 2025.

4. No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale.
5. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:
  - Owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
  - Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal, or unsanitary manger such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
  - Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years

Any individual who is found to be in contravention of the above shall forfeit any registration fees, deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau on behalf of Greene County and the taxing jurisdictions it serves. This term of sale is in addition to and not to be confused with the right to cure delinquencies as provided by RETSL. You may also be banned from registering from future tax sales in Greene County, Pennsylvania.

6. DEED RECORDING – title will be in the registered bidder's name and non-bidding potential owner's names ONLY (NO EXCEPTIONS). If a deed is to be recorded in the name of a trust, corporation, company, LLC etc., the registered bidder must disclose at the time of registration that he/she is bidding in such a capacity, and valid documentation supporting the existence of the trust, corporation, company or entity must be provided to the Tax Claim office before the deed can be properly prepared, subject to the

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following additional terms: (a) A property may be deeded to a trust, provided that proper documentation of a legally recognized trust is provided to the GCTCB. Said Trust/Corporation/Business/LLC (etc.)'s must be in existence prior to the sale and registered with the Internal Revenue Service. The Trust/Corporation/Business/LLC (etc.)'s EIN or Social Security Numbers must be provided and evident on the documents and for reporting purposes as required. As described in the terms of pre-registering for the sale, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Under no circumstances will the GCTCB be considered to be the Grantor to or Settlor of a Trust. A named Trustee, Member, Officer, Manager, Partner, etc. MUST be designated as the Grantee, who shall hold legal title to the property on behalf of said business, trust, LLC, corporation, etc. (b) A property may be deeded into a corporate entity provided that said entity is registered with the appropriate Department of State, and documentation supporting said registration is provided to the GCTCB and verified. EIN numbers must be provided for reporting purposes. (c) All supporting documentation provided shall be subject to review and approval of the Director and Solicitor.

7. The address used within the certificate of residence on the deed will be the address given on the Bidder Registry registration form. If your municipality requires a P.O. Box, please provide the P.O. Box and the house number and street on the BIDDER REGISTRATION FORM.
8. Other terms will be announced at the time of the sale.

**\*\*\*RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY AFTER THE SALE OF SAID PROPERTY\*\*\***

**Kristina Nicholls, Director of Greene County Tax Claim Bureau  
Blane A. Black, Solicitor**

Registration forms and a complete listing of individual properties being exposed for this sale can be reviewed June 16, 2025, on Greene County's website by logging on to [greenecountypa.gov](http://greenecountypa.gov) go to Departments, Tax Claim Bureau-Judicial Sale.

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-30-2025 AD 883-2024**

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 20, 2025  
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 of ground situate in Cumberland Township, Greene County, Commonwealth of Pennsylvania, bounded and described as follows:  
BEING Lots numbered eleven (11) and twelve (12) of the Acorn Plan of Lots situate in Cumberland Township, Greene County, Pennsylvania and recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Volume 1, Page 111.  
EXCEPTING AND RESERVING all the coal of the Pittsburgh or River Vein of coal in and underlying the above-described lots of ground, the same having been conveyed by former title.

PROPERTY ADDRESS: 11 Single Street, Carmichaels PA 15320

UPI/TAX PARCEL NUMBER: 5/07/320//

**Seized and taken into execution to be sold as the property of CHARLES RICHARD FERGUSON, JR., ROBERTA JEAN FERGUSON in suit of PNC BANK, NATIONAL ASSOCIATION.**

**Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLP  
WAYNE, PA 610-278-6800**

**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. AD 494-2024 ED 7-2024**

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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 20, 2025  
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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ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC V MARSHALL PATRICK MASET, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; SHELBY RENEE MASTERS, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; RICHARD DALLAS TENNANT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; CASSIDY LEIGH TENNANT, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SONYA IRENE TENNANT

Owner(s) of property situate in the MORGAN TOWNSHIP, GREENE County, Pennsylvania, being 129 HAPPY VALLEY RD, WAYNESBURG, PA 15370

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 128 HAPPY VELLEY RD, WAYNESBURG, PA 15370

UPI/TAX PARCEL NUMBER: 17-03-163

**Seized and taken into execution to be sold as the property of MARSHALL PATRICK MASET, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; SHELBY RENEE MASTERS, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; RICHARD DALLAS TENNANT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; CASSIDY LEIGH TENNANT, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SONYA IRENE TENNANT in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, F/K/A QUICKEN LOANS INC.**

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

**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 27-2025 AD 374-2024**

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 20, 2025  
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 ground situate in Perry Township, Greene County, Pennsylvania, bounded and described as follows:

Tax Parcel No.: 20/07/300/

BEING also known as 112 East View Alley, Mount Morris, PA 15349

BEING the same property conveyed by deed from Orthelia Kirby, widow to Bernard Stump and Joanne Stump, his wife, dated 08/06/1977 and recorded on 09/06/1977 with the Greene County Recorder of Deeds in Book 620, Page 373.

PROPERTY ADDRESS: 112 Eastview Aly, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20/07/300/

**Seized and taken into execution to be sold as the property of DEBORAH J STUMP, BRIAN STUMP, BERNARD STUMP DECEASED, ET AL (ALL UNKNOWN HEURS) in suit of VANDERBILT MORTGAGE AND FINANCE, INC..**

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**Attorney for the Plaintiff:** **MARCUS N. SIMMS, Sheriff**  
Weber Gallagher Simpson Stapleton Fires & Newby LLP **Greene County, Pennsylvania**  
Philadelphia, PA (412) 281-4541

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED 26-2025 AD 564-2024**

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:

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**FRIDAY, JUNE 20, 2025  
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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Date of Sale: June 20, 2025  
Deed Book 0515, Page 0826  
Instrument Number 201800003823  
Parcel Identification Numbers 24-02-124 and 24-02-122  
230 Long Mile Road, Prosperity, PA 15329

PROPERTY ADDRESS: 230 Long Mile Rd, Prosperity, PA 15329

UPI/TAX PARCEL NUMBER: 24/02/124 24/02/122

**Seized and taken into execution to be sold as the property of THE ESTATE OF RITA E COOKE, ERIC COOKE, AS HEIR, ROBERT COOKE, AS HEIR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLIMING RIGHT, TITLE OR INTEREST DEFENDANTS in suit of SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA**

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**Attorney for the Plaintiff:**  
Greenlee Derrico Posa, LLC Trustee Account  
Washington, PA 724-255-7660

**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 31-2025 AD 55-2024**

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 20, 2025  
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 or piece of ground situate in Dunkard Township, County of Greene and Commonwealth of Pennsylvania.  
746 Hunters Ridge Road, Mount Morris, Pennsylvania 15349

PROPERTY ADDRESS: 746 HUNTERS RIDGE ROAD, MOUNT MORRIS, PA 15349

UPI/TAX PARCEL NUMBER: 06/02/142D

**Seized and taken into execution to be sold as the property of ROBERT YEAGER, ROBERT YEAGER in suit of PENNYMAC LOAN SERVICES, LLC.**

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**Attorney for the Plaintiff:**  
Powers Kirm, LLC  
Morrestown, NJ 856-802-1000

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