

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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June 16, 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.:
June 20 and June 22, 2022

CRIMINAL

Arraignments: June 20, 2022
ARDs: July 11, 2022
ARD Revocations: July 11, 2022
Parole Violations: June 20, 2022
Plea Court: July 12-14, 2022
License Suspension Appeals: June 21, 2022
Argument Court: June 27, 2022

ORPHANS

Accounts Nisi: July 5, 2022
Accounts Absolute: July 15, 2022

**SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT**

Convenes in Pgh.: October 24-28, 2022
Convenes in Pgh.: June 21-22, 2022
Convenes in Pgh.: October 11-14, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CUMBERLAND TOWNSHIP

Justin L. Thomas to Jessie Sheehan, et ux., Tract, \$155,000.00 (6-8-22)
Jarrod Richter, et ux., to Richter Rentals LLC, 15 Tracts, \$710,674.80 (6-8-22)

FRANKLIN TOWNSHIP

Eugene R. Miller, Jr., et ux., to Richter Rentals LLS, 2 Lots, Bonar Plan, \$50,000.00 (6-8-22)
Jarrod W. Richter, et ux., to Richter Rentals LLC, 2 Tracts, \$235,379.40 (6-8-22)

GREENSBORO BOROUGH

Molly Aston, t ux., to Maggy Aston, et ux., 3 Tracts, ½ Interest, \$ 45,000.00 (6-13-22)

JACKSON TOWNSHIP

Linda R. Gates to EQT Production Company, 8 Tracts, O&G, \$433.85 (6-13-22)
Sharon Kay Izotic, et ux., to EQT Production Company, 85.64 Acres, O&G, \$1,052.55 (6-13-22)

Linda S. Rawding to EQT Production Company, 85.64 Acres, O&G, \$1,052.55 (6-13-22)
Karen L. Cunningham, et ux., to EQT Production Company, 85.64 Acres, O&G, \$1,568.82 (6-13-22)

JEFFERSON TOWNSHIP

Anthony Howard to John Demask, Lot, \$10,000.00 (6-9-22)
Aiko Shultz by POA, et ux., to QT Production Company, 49.4098 Acres, O&G, \$439.20 (6-13-22)

MORGAN TOWNSHIP

Joseph T. Kubasik Estate, et ux., to Zachary T. McHenry, Lot 10 in Emerald Land Company, \$90,000.00 (6-10-22)

MORRIS TOWNSHIP

Valeria M. Pirson, et ux., to EQT Production Company, 110 Acres, O&G, \$2,031.07 (6-13-22)

PERRY TOWNSHIP

Andrew M. Liebhold, et al., to Shannon Run Farms LLC, 2 Tracts, \$312,000.00 (6-10-22)
Donna R. Gamble A/K/A Donna Renee Gamble, et ux., to The Mineral Company, et ux., 4 Tracts, O&G, \$75,676.99 (6-13-22)

RICHHILL TOWNSHIP

Karen S. Pttit to The Mineral Company, et ux., 7.3 Acres, O&G, \$50,005.00 (6-13-22)

SPRINGHILL TOWNSHIP

Robert C. Allman, et ux., to The Mineral Company, et ux., 4 Tracts, O&G, \$3,298.39 (6-13-22)
Ellen Williams, et ux., to The Mineral Company, et ux., 4 Tracts, O&G, \$14,030.47 (6-13-22)

WASHINGTON TOWNSHIP

Timothy C. Torri to Jonathan Owen, et ux., Lots 382-385 in Waynesburg Lakes Plan, \$36,500.00 (6-9-22)

WAYNE TOWNSHIP

Carolyn E. Hillberry, et ux., to Shayna M. Hugo, Lot, \$4,100.00 (6-9-22)

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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

CORBETT, JOY L.

Late of Morgan Township, Greene County, Pennsylvania
Executor: David R. Corbett, P.O. Box 74, Mather, PA 15346
Attorney: Ray Bitar, Esquire, New Kensington, PA 15068

SECOND PUBLICATION

BEHM, ANNA CATHERINE A/K/A ANNA C. BEHM

Late of Richhill Township, Greene County, Pennsylvania
Executor: James A. Behm, 502 Washington Avenue, Glen Dale, WV 26038
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

DUNNING, DOROTHY C.

Late of Perry Township, Greene County, Pennsylvania
Executrix: Carolyn Covalt, 406 1/2 W. Markham Ave., Durham, NC 27701
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

GASHIE, WYNONA MARIE A/K/A WYNONA M. GASHIE

Late of Monongahela Township, Greene County, Pennsylvania
Executor: John A. Gashie, P.O. Box 46 Greensboro, PA 15338
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

STROPE, ANNETTE MAY

Late of Franklin Township, Greene County, Pennsylvania
Administrator: Michelle Conaway, 105 4th Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WILLIAMS, DENNIS N.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Martha B. Williams, 218 W. Greene Street, Apt. E, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

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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

LEGAL NOTICE

Court of Common Pleas – Greene County, PA - Civil Action-Law - No. 22-00333 - Notice of Action in Quiet Title – U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinates Pass-Through Certificate Trust 2000-4, Plaintiff vs. Christian Carter, Known Heir of Crystal L. Roberts and Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title, and Interest Under The Estate of Crystal L. Roberts, Deceased, Defendant(s) - To the Defendant(s), Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title, and Interest Under The Estate of Crystal L. Roberts, Deceased: TAKE NOTICE THAT THE Plaintiff, has filed an action Quiet Title on 171 School Bus Road, Mount Morris, PA 15349, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. District Court Admin., Greene County Courthouse, 10 E. High St., Ste. 218, Waynesburg, PA 15370, 724.852.5237. Southwestern PA Legal Aid Society, 63 S. Washington St., Waynesburg, PA 15370, 724.627.3127. Alicia Sandoval and Jonathan M. Etkowicz, Attys. for Plaintiff, PINCUS LAW GROUP, PLLC, 2929 Arch St., #1700, Phila., PA 19104, 484.575.2201.

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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

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