

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 9, 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 13 and June 15, 2022

CRIMINAL

Arraignments: June 13, 2022
ARDs: June 13, 2022
ARD Revocations: June 13, 2022
Parole Violations: June 13, 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.: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

ALEPPO TOWNSHIP

Lawrence J. Hammer, IV to EQT Production Company, 77.635 Acres, O&G, \$1,581.45 (6-3-22)

ALEPPO AND SPRINGHILL TOWNSHIPS

Richard M. Mack to The Mineral Company, et ux., 3 Tracts, O&G, \$19,801.40 (6-3-22)
Lesley A. Mack to The Mineral Company, et ux., 3 Tracts, O&G, \$19,801.40 (6-3-22)

CENTER TOWNSHIP

Highland Imperial Inc to Jocelyn Waters, 2 Tracts, O&G, \$1,821.96 (6-3-22)

CUMBERLAND TOWNSHIP

Jason Matyus, et ux., to Robert D. Yeager, Jr., .8573 Acre, \$190,000.00 (6-7-22)
Rodney I. and Virginia C. Kerr Rev Living Trust, et al., to Kenneth W. Perkins, Jr., et ux., Lot, \$180,000.00 (6-7-22)

Joseph F. John to Amber Bane, Lot 335 in Nemaacolin, \$500.00 (6-7-22)

FRANKLIN TOWNSHIP

Leslie A. Barger A/K/A, Leslie A. Swauger, et ux., to Ty Yoho, et ux., Unit No 602 in Huntington Woods, \$169,900.00 (6-2-22)

GILMORE TOWNSHIP

Jeannie M. Stoneking to Foss Minerals LLC, 62 Acres, O&G, \$1,532.97 (6-6-22)
Charles Gorby, et ux., to Foss Minerals LLC, 62 Acres, O&G, \$3,378.21 (6-6-22)
Carolyn A. Landis to Three Rivers Royalty III LLC, 62 Acres, O&G, \$18,123.05 (6-7-22)

JACKSON TOWNSHIP

Susan L. Laney, et ux., to the Mineral Company, et ux., 90.862 Acres, O&G, \$34,073.25 (6-1-22)

MONONGAHELA TOWNSHIP

Floyd Null, Jr., et al., to John J. Hudak, 1 Acre, \$40,000.00 (6-6-22)

MORGAN TOWNSHIP

John Hvizda, III, et al., to Robert Scott Bowman, et ux., 76.247 Acres, \$107,143.00 (6-2-22)
Wendy L. Bowman, et ux., to Shane P. Gallagher, et ux., Lot 4 in R A Webster Estate Plan, \$475,000.00 (6-6-22)

MORRIS TOWNSHIP

Frederick L. Kuhn to The Mineral Company, et ux., 104.722 Acres, O&G, Und ¼ Interest, \$10,472.21 (6-3-22)

PERRY TOWNSHIP

James Douglas Prady to The Mineral Company, et ux., 139.944 Acres, O&G, \$39,650.81 (6-1-22)

Donna R. Gamble A/K/A Donna Renee Gamble, et ux., to The Mineral Company, et ux., 37.65 Acres, O&G, \$144,576.00 (6-3-22)

RICHHILL TOWNSHIP

Lisa B. Mansberry to CNX Gas Company LLC, 1.413 Acres, O&G, \$550.00 (6-1-22)

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SPRINGHILL TOWNSHIP

George H. Dixon, et ux., to The Mineral Company, et ux., 42.625 Acres, O&G, \$1,821.96 (6-3-22)

Brandi Leigh White A/K/A Brandi Leigh Becker, et ux., to Foss Minerals LLC, et ux., Tract, O&G, \$1,833.33 (6-6-22)

Sandra McCannon Larry to Foss Minerals LLC, Tract, O&G, \$1,000.00 (6-6-22)

Karen Lee Zvara to Foss Minerals LLC, 2 Tracts, O&G, \$1,500.00 (6-6-22)

Zachary B. Beatty to Foss Minerals LLC, 2 Tracts, O&G, \$4,000.00 (6-6-22)

WAYNE TOWNSHIP

Heather L. Gilbert, et ux., to Ronald O. Bland, et ux., 3 Tracts, \$30,000.00 (6-1-22)

Charles F. Rose, et ux., to Brandon Tichenor, et ux., 1.053 Acres, \$174,850.00 (6-2-22)

WAYNE, JACKSON, AND GILMORE TOWNSHIPS

Sheila K. Filbey, et ux., to The Mineral Company, et ux., 235.4813 Acres, O&G, \$23,593.15 (6-1-22)

Judith A. Flannery to The Mineral Company, et ux., 6 Tracts, O&G, \$8,257.06 (6-3-22)

WAYNESBURG BOROUGH

Christopher J. Mason, et ux., to Addison Finnegan, Lot Ward No 3, \$95,000.00 (6-1-22)

WHITELEY TOWNSHIP

Travis George, et ux., to Robert Morris, 1.985 Acres, \$1,000.00 (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

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 ½ 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

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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

SECOND 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: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD 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

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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**