

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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March 17, 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 Jeffrey N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
March 21 and March 23, 2022

CRIMINAL

Arraignments: March 21, 2022
ARDs: April 11, 2022
ARD Revocations: April 11, 2022
Parole Violations: March 21, 2022
Plea Court: April 12-14, 2022
License Suspension Appeals: April 19, 2022
Argument Court: March 28, 2022

ORPHANS

Accounts Nisi: April 4, 2022
Accounts Absolute: April 14, 2022

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 11-14, 2022
Convenes in Pgh.: April 4-5, 2022
Convenes in Pgh.: May 16-20, 2022

ARGUMENTS

Argument Court: April 19, 2022

CIVIL

Domestic Relations Contempts: March 28, 2022
Domestic Relations Appeals: March 28, 2022

JUVENILE

Plea Day: April 21, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Pamela Tedrow Henkel to The Mineral Company, et ux., 273.31 Acres, O&G, \$15,148.72 (3-9-22)

Carol Lundberg to The Mineral Company, et ux., 273.31 Acres, O&G, \$15,148.72 (3-9-22)

CENTER TOWNSHIP

Brian A. Blake, et ux., to Thomas William Santelli, et ux., Tract, \$395,000.00 (3-11-22)

CUMBERLAND TOWNSHIP

APV Resurgence OPCO LLC to Pasqual R. Olivo, et ux., Tract, \$178,000.00 (3-9-22)

DUNKARD TOWNSHIP

Thomas Horner, III, to T Wade Enterprises LLC, .804 Acre, \$10,000.00 (3-9-22)

FRANKLIN TOWNSHIP

Iron Pennsylvania Land LLC to Keith McClure, 3.83 Acres, \$8,000.00 (3-11-22)

FREEPORT TOWNSHIP

Joseph W. McElhinny, et ux., to The Mineral Company, et ux., 87.748 Acres, O&G, \$7,312.33 (3-9-22)

MMA Mineral Group LLC to The Mineral Company, et ux., 150.25 Acres, O&G, \$46,966.41 (3-9-22)

Two Tacoma Investor Holdings LLC to EQM Gathering OPCO LLC, R/W, 42.01 Acres, \$20,884.00 (3-11-22)

MORGAN TOWNSHIP

Larry B. Haywood, et ux., to Cory R. McFann, et ux., Lots 10-11 in Fairview Plan, \$149,000.00 (3-14-22)

RICHHILL TOWNSHIP

Don R. Cook to The Mineral Company, et ux., 13 Acres, O&G, \$3,105.47 (3-9-22)

John A. Michalski to EQM Gathering OPCO LLC, R/W, 110.81 Acres, \$50,000.00 (3-11-22)

SPRINGHILL TOWNSHIP

Kim Lea Stormer, et ux., to EQT Production Company, 91.34 Acres, O&G, \$1,598.88 (3-9-22)

Betty McIndoe to EQT Production Company, 47.206 Acres, O&G, \$1,438.24 (3-9-22)

Anna M. Huffman to EQT Production Company, 47.206 Acres, O&G, \$1,438.24 (3-9-22)

Rebecca L. Uhly to EQT Production Company, 47.206 Acres, O&G, \$1,438.24 (3-9-22)

Chrystal A. Ashby, et al., to EQM Gathering OPCO LLC, R/W, 30 Acres, \$7,200.00 (3-11-22)

David William Palmeter, et ux., to William Ralph Keffer, 45 Acres, Minerals, \$100.00 (3-14-22)

Malcolm Claiborne Talley, et ux., to William Ralph Keffer, 45 Acres, Minerals, \$100.00 (3-14-22)

Margaret Frances Palmeter Ritter to William Ralph Keffer, 45 Acres, Minerals, 100.00 (3-14-22)

Charles Wesley Palmeter, et ux., to William Ralph Keffer, 45 Acres, Minerals, \$100.00 (3-14-22)

Mary Elizabeth Palmeter Randolph, et ux., to William Ralph Keffer, 45 Acres, Minerals, \$100.00 (3-14-22)

David Milton Threlkeld, et ux., to William Ralph Keffer, 45 Acres, Minerals, \$100.00 (3-14-22)

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SPRINGHILL AND FREEPORT TOWNSHIPS

Randall J. Haberstumpf to MMA Mineral Group LLC, 5 Tracts, O&G, \$306.00 (3-14-22)
Heather P. Grant, et al., to Phive Starr Properties LP, 7 Tracts, O&G, \$86,600.00 (3-15-22)
Duncan M. Grant to Phive Starr Properties LP, 7 Tracts, O&G, \$86,600.00 (3-15-22)
Stephanie G. Troxell to Phive Starr Properties LP, 7 Tracts, O&G, \$86,600.00 (3-15-22)

WAYNE TOWNSHIP

Clarence C. Davis, et ux., to EQT Production Company, 73.274 Acres, O&G, \$535.35 (3-9-22)
Destinee D. Francis to The Mineral Company, et ux., 96.8320 Acres, O&G, \$2,972.30 (3-9-22)

WHITELEY TOWNSHIP

Peggy Sue Blake to The Mineral Company, et ux., 1.9624 Acres, O&G, \$3,582.01 (3-9-22)
Suzanne D. Gundermann to EQT Production Company, 4.2 Acres, O&G, \$38.66 (3-9-22)
George R. Ingram, et ux., to The Mineral Company, 256.2881 Acres, O&G, \$50,519.90 (3-9-22)
Suzanne L. Patterson to EQT Production Company, 4.2 Acres, O&G, \$115.94 (3-9-22)

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

BLUE, DAVID O.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix c.t.a.: Connie A. Blue, 1040 9th Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

COLDREN, DAVID FREDERICK A/K/A DAVID F. COLDREN

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Nora H. Coldren, 525 Fifth Avenue, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

CRILE, BEVERLY A/K/A BEVERLY Y. CRILE

Late of Jefferson Borough, Greene County, Pennsylvania
Administrator: Bonnie Crile, 478 Dividing Ridge Road, Waynesburg, PA 15370
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

SWARTZ, DONALD R.

Late of Rices Landing, Greene County, Pennsylvania
Executor: Glenn T. Swartz, 123 Tee Drive, Maidsville, WV 26541
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

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TICHENOR, ARDETH N.

Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Benjamin M. Tichenor, Jr., 464 Green Valley Road, Waynesburg, PA 15370
Attorney: Clark A. Mitchell, Esquire, 17 South College Street, Washington, PA 15301 (724) 229-9500

WELLING, RONALD F.

Late of Richhill Township, Greene County, Pennsylvania
Executrix: Barbara Mannion, 1986 Aleppo Road, Wind Ridge, PA 15380
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

KELLEY, DOROTHY

Late of Washington Township, Greene County, Pennsylvania
Executrix: Jackie Tedrow, 213 Chartiers Road, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

CLUTTER, SHELVA JEAN

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Carol Jean Clutter Kerr, 708 Ridge Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire 54 N. Richhill Street, Waynesburg, PA 15370

COMMONS, FLORENCE ALICE A/K/A FLORENCE B. COMMONS

Late of Carmichaels, Greene County, Pennsylvania
Executor: Edward C. Commons, 112 Yeash Lane, Carmichaels, PA 15320
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

JACKSON, ALMA H.

Late of Dunkard Township, Greene County, Pennsylvania
Co-Administratrix: Debra M. Haines-McCartney, 36800 State Route 800, Sardis, OH 43946
Co-Administratrix: Becky L. Jackson, 106 1st Avenue, Carmichaels, PA 15320
Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

KORATICH, ROBERT E., SR., A/K/A ROBERT E. KORATICH

Late of Rices Landing Borough, Greene County, Pennsylvania
Administrator: Robert E. Koratich, Jr., 121 Main Street, PO Box 176, Rices Landing, PA 15357
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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PHILLIPS, RICHARD O.

Late of Borough of Jefferson, Greene County, Pennsylvania
Executor: Timothy P. Phillips, 166 Pine Street, Jefferson, PA 15344
Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SCOTT, LUCY P.

Late of Jefferson, Greene County, Pennsylvania
Executor: Ronald L. Morris, 101 Fourth Street, Jefferson, PA 15344
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name Town & Country Fence, 1010 Jefferson Rd Waynesburg PA 15370 has been filed in the Department of State at Harrisburg, PA, File Date 9/27/202 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Bryan N. Long, 1010 Jefferson Rd Waynesburg PA 15370.

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-35-2021 AD-766-2019**

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, MARCH 25, 2022
AT 1:00 O'CLOCK P.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 PIECE OR PARCEL OF LAND SITUATE IN a township of DUNKARD, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

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All that certain tract of land situate in Dunkard Township, Greene County, Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in driveway and along lands now or formerly of Lisa Savage and lands now or formerly of Jason McHugh, South 73° 48' East 145.86 feet to an iron pin set; thence along lands now or formerly of Lisa Savage, North 66° 20' East 78.19 feet to an iron pin set; thence along the same, South 32° 50' East 205.32 feet to an iron pin set; thence along the same, South 24° 34' East 153.08 feet to an iron pin set; thence along the same, South 71° 52' West 265.46 feet to an iron pin set; thence along lands now or formerly of Lisa Savage and lands now or formerly of Jason McHugh and Jessica McHugh, North 21° 26' West 36.98 feet to a point in driveway, the place of beginning.

Containing 1.993 acres as per survey of Miles A. Davin, Jr., dated March 10, 2008. Together with a right-of-way to Mason Govedich and Thelma Govedich, husband and wife, and Christy Savage, their heirs, successors, and assigns. Said Right-Of-Way for ingress, egress and regress from Glade Run Road, T-628, over an existing driveway as more particularly depicted on the survey recorded herewith. Said right-of-way shall be perpetual in nature and run with the land.

PARCEL NO. 06-03-102-D

ALSO KNOWN AS 219 GLADE RUN ROAD, AKA 1.993 ACRES GLADE RUN ROAD, AKA TOWNSHIP ROAD 628, MOUNT MORRIS, PA 15349 BEING THE SAME PROPERTY CONVEYED TO MASON GOVEDICH AND THELMA GOVEDICH, HUSBAND AND WIFE AND CHRISTY SAVAGE WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM LISA SAVAGE AND MONTY SAVAGE, DATED SEPTEMBER 20, 2010, RECORDED SEPTEMBER 27, 2010, AT INSTRUMENT NUMBER 201000005516, AND RECORDED IN BOOK 433, PAGE 3512, OFFICE OF THE RECORDER OF DEEDS, GREENE COUNTY, PENNSYLVANIA INFORMATIONAL NOTE: MASON GOVEDICH DIED FEBRUARY 6, 2017, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HIS INTEREST PASSED TO THELMA GOVEDICH AND CHRISTY SAVAGE. THELMA GOVEDICH DIED ON JUNE 22, 2020.

PROPERTY ADDRESS: 219 Glades Run Road, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 06/03/102/D

Seized and taken into execution to be sold as the property of CHRISTY SAVAGE in suit of THE HUNTINGTON NATIONAL BANK.

Attorney for the Plaintiff:
Manley Deas Kochalski, LLC
Columbus, OH 614-220-5611

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-5-2020 AD-13-2019**

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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, MARCH 25, 2022
AT 1:00 O'CLOCK P.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 PIECE OR PARCEL OF LAND SITUATE IN A TOWNSHIP OF WASHINGTON, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

All that tract of land situate in Washington Township, Greene County, Pennsylvania, more particularly bounded and described as follows:

First: Beginning at a point on the State Highway route 221, from Ruff Creek to Prosperity corner to other lands of the said Effie Fern Phillips; thence by the latter, North 42° 44' East 129.09 feet to a stake; thence Still by the same North 47° 11' West 450.3 feet to the center of a hedge stump corner to lands of Joseph Mitchell, thence by the same South 40° West 137 feet to the center of said Highway; thence along center of said Highway, south 47° 28' East 320.3 feet to a point in the road; thence still in the same, South 49° 50' East 121.95 feet to a point in said rod, the place of Beginning.

Containing 1.38 acres According to a Survey made by High Crumlish, Registered Engineer, on May 5, 1955.

Subject to an existing lease for oil and gas purposes to the Equitable Gas Company. It is agreed that any future wells drilled on the above granted lands will entitle the payment of royalty or any other income therefrom unto the parties of the second part, their heirs and assigns.

Also, subject to the same exceptions, reservations, rights, restrictions, conditions, easements and rights of way as exists by virtue of prior recorded instruments, deeds or conveyances; also to rights of way and easements which are apparent upon a visible inspection of the premises.

PARCEL NO. 24-02-102A

ALSO KNOWN AS RR 2 BOX 134E, AKA 910 DUNN STATION ROAD, PROSPERITY, PA 15329

BEING THE SAME PROPERTY CONVEYED TO GERALD F. LOAR AND BARBARA JEAN LOAR, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM VIRGINIA P. SCOTT, NOW VIRGINIA P. BAKER, AND LOUIS J. BAKER, HER HUSBAND, DATED JANUARY 25, 1984, RECORDED JANUARY

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25, 1985, AT DEED VOLUME 2, PAGE 174, OFFICE OF THE RECORDER OF DEEDS, GREENE COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: GERALD F. LOAR DIED ON JANUARY 19, 2006, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE MENTIONED DEED, ALL HIS INTEREST PASSED TO BARBARA JEAN LOAR, BARBARA JEAN LOAR HAS DEPARTED THIS WORLD.

PROPERTY ADDRESS: RR 2 Box 134E, AKA 910 Dunn Station Rd., Prosperity, PA 15329

UPI/TAX PARCEL NUMBER: 24-02-102A

Seized and taken into execution to be sold as the property of DANIEL G. WELSH, AS ADMINISTRATOR TO THE ESTATE OF BARBARA JEAN LOAR, AKA BARBARA J. LOAR in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Manley Deas Kochaiski, LLC
Columbus, OH 614-220-5611

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-11-2020 AD-946-2019**

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, MARCH 25, 2022
AT 1:00 O'CLOCK P.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 PIECE OR PARCEL OF LAND SITUATE IN A TOWNSHIP OF MONONGAHELA, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

All that certain piece or parcel of land situate in Monongahela Township, Greene County, Pennsylvania, bounded and described as follows:

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Beginning at a point on S.R. 88, in said township; thence by land of Martin Gugliotti in an Easterly direction 580 feet to a point, thence by lands of Dr. R.F. Downey in a Southerly direction, 75 feet to a point; thence by same lands in a Westerly direction 580 feet to a point on said highway, thence along said highway in a Northerly direction 75 feet, to the place of beginning.

Containing 1 acre, more or less.

Excepting and reserving all the Mapletown and Pittsburgh or River vein of coal, the same having been conveyed by prior titles.

Excepting and reserving one-half of all the oil and gas rights on the above described piece of land.

PARCEL NO. 16/03/150//

ALSO KNOWN AS RURAL ROUTE 1 BOX 119, AKA 1978 SOUTH EIGHTY EIGHT ROAD, GREENSBORO, AKA DILLINER, PA 15338.

BEING THE SAME PAROPERTY CONVEYED TO WILLIAM T. MINNICK AND SHERRY A. BROWN WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM MAURICE E. FOWLER AND DOROTHY FOWLER, HIS WIFE, DATED OCTOBER 5, 1995, RECORDED OCTOBER 11, 1995, AT DOCUMENT ID 3536, AND RECORDED IN BOOK 147, PAGE 256, OFFICE OF THE RECORDER OF DEEDS, GREENE COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: WILLIAM T. MINNICK DIED JULY 7, 2018 AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HIS INTEREST PASSED TO SHERRY A. BROWN

PROPERTY ADDRESS: 1978 South Eighty Eight Road, Rural Route 1 Box 119, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16/03/150

Seized and taken into execution to be sold as the property of SHERRY MINNICK, AKA SHERRY A. MINNICK, AKA SHERRY A. BROWN, SHERRY MINNICK, AKA SHERRY A. MINNICK, AKA SHERRY A. BROWN in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Manley Deas Kochaiski, LLC
Columbus, OH 614-220-5611

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-3-2022 AD-184-2020**

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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, April 01, 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 those two (2) certain tracts of land situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

TRACT NO. I: BEGINNING at the Southeastern intersection of Cherry Street and Single Street; thence by the Eastern side of Single Street, South 18° 50' East 362.91 feet to a 50 foot street; thence along the Western side of said 50 foot street, North 14° 4' East 398.07 feet to land now or formerly of Artie Bishop; thence by land nor or formerly of Artie Bishop, North 75° 56' West 119.50 feet to Cherry Street; thence by the Southerly side of Cherry Street, South 53° 51' West 121.41 feet to Single Street and the place of BEGINNING.

BEING Lots No. 27, 28 and 29 in the Metroka Plan of Lots as recorded in Recorder's Office of Greene County, Pennsylvania, in Deed Book Vol. 474, Page 551.

TOGETHER with and SUBJECT to the terms specified in the Quit Claim Deed from Edgar A. Harris and Debra A. Harris, his wife, to Susan Angelini, Executrix of the Estate of Margaret G. Antonelli, deceased, dated and recorded April 20, 2018 in Record Book 513, Page 1749 and Quit Claim Deed from Susan Angelini, Executrix of the Estate of Margaret G. Antonelli, deceased, to Edgar A. Harris and Debra A. Harris, his wife, dated April 20, 2018 and recorded May 14, 2018 in Record Book 514, Page 504.

SUBJECT to all exceptions, reservations, conditions and rights-of-way as recorded in prior instruments of record or visible upon inspection.

This tract is identified as Greene County Tax Map Nos. 0507309 and 0507311 according to the records of the Assessment Office of Greene County, Pennsylvania.

TRACT NO. II: BEGINNING at a pipe on the East side of fifty foot street, which pipe is South 75° 56' East 50 feet and South 14° 04' West 14.64 feet from a pipe at the Northeast corner of the other land now or formerly of the grantees herein; thence by other land now or formerly of the grantors herein, South 75° 56' East 167.45 feet to a pipe; thence by same, South 14° 04' West 50 feet to a pipe; thence by same, South 43° 49' West 337.45 feet to a pipe on the East side of said fifty foot street; thence along the East side of said fifty foot street, North 14° 04' East 342.90 feet to a pipe, the place of BEGINNING.

CONTAINING 0.755 of an Acre, according to survey made by Ron E. Wilson, R.P.E., in July 1966.

EXCEPTING AND RESERVING therefrom and thereout all the Nine-foot, Pittsburgh or River vein or seam of coal within and underlying said lot or parcel of land, together with mining rights, and other rights and privileges appurtenant thereto, as heretofore conveyed by deeds of record.

TOGETHER with and SUBJECT to the terms specified in Quit Claim Deed from Edgar A. Harris and Debra A. Harris, his wife, to Susan Angelini, Executrix of the Estate of Margaret G. Antonelli, deceased, dated and recorded April 20, 2018 in Record Book 513, Page 1749 and Quit

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Claim Deed from Susan Angelini, Executrix of the estate of Margaret G. Antonelli, deceased, to Edgar A. Harris and Debra A. Harris, his wife, dated April 20, 2018 and recorded May 14, 2018 in Record Book 514, Page 504.

SUBJECT to all exceptions, reservations, conditions and rights-of-way as recorded in prior instruments of record or visible upon inspection.

This tract is identified as Greene County Tax Map No. 0507124B according to the records of the Assessment Office of Greene County, Pennsylvania.

BEING the same tract of land conveyed to Cody A. Ruse, by Deed of Susan Angelini, Executrix of the Estate of Marge G. Antonelli a/k/a Margaret G. Antonelli, deceased, dated and recorded June 15, 2018, in Record Book 515, Page 2156.

Premises Being: 28 Single Street, Carmichaels, PA 15320

PROPERTY ADDRESS: 28 Single Street, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-07-309, 05-07-311, 05-07-124-B

Seized and taken into execution to be sold as the property of CODY A RUSE in suit of PENNSYLVANIA EQUITY RESOURCES, INC.

Attorney for the Plaintiff:

Brock & Scott PLLC
Mount Laurel, NJ

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-3-2020 AD-809-2019

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 01, 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 parcel of land situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of Cross Street, 80 feet East of the Northeast corner of the intersection of Cross Street and Orchard Alley; thence in a Easterly direction along the Northerly side of Cross Street, 60 feet to the middle of Lot No. 65 of the John Baily Plan of Lots;

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thence in a Northerly direction through the middle of Lot No. 65, 120 feet to a point on Lot No. 51; thence in a Westerly direction along Lot Nos. 51 and 50 for a distance of 60 feet to a point corner to Lots Nos. 50, 49 and 67; thence in a Southerly direction along Lot No. 67, 120 feet to a point, the place of beginning.

BEING all of Lot No. 66 and the Western one-half of Lot No. 65 of the John Baily PLN OF Lots, as the same appears of record in the Recorder's Office of Greene County, Pennsylvania, in Plot Book Volume 1, Page 5. EXCEPTING and reserving all the Pittsburgh or River vein of coal, together with the necessary mining rights, as heretofore conveyed.

SUBJECT to an oil and gas lease now on said premises, and hereby reserving to the parties entitled thereto all rentals and royalties falling due under said lease.

BEING KNOWN AS: 102 CROSS STREET, CARMICHAELS, PA 15320

PROPERTY ID NUMBER: 05-16-608

BEING THE SAME PREMISES WHICH STEVEN W. MILLER, UNMARRIED BY DEED DATED 12/15/2014 AND RECORDED 12/17/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 475 AT PAGE 1262, GRANTED AND CONVEYED UNTO JOHN A. LASKO AND KELLY A. LASKO, HUSBAND AND WIFE.

PROPERTY ADDRESS: 102 Cross Street, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-16-608

Seized and taken into execution to be sold as the property of JOHN A. AND KELLY A. LASKO, JOHN LASKO in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:

KML Law Group, P.C.
Philadelphia, PA 215-627-1322

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-39-2018 AD-789-2017

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 22, 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

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the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain house and lot of ground situate in Carmichaels Borough, Greene County, Pennsylvania, bounded and described as follows:

BEGINNING on the West side of South Market Street at the corner of lands now or formerly Agnes Areford; thence by lands now or formerly of Agnes Areford, South 71 degrees 50' West 166 feet to a point, corner of lands now or formerly of Thomas Wright; thence by lands now or formerly of Thomas Wright, North 25 degrees 10' West 69.5 feet to a point, corner of lands now or formerly of Laura Fox; thence by lands now or formerly of Laura Fox, North 74 degrees 56' 40'' East 174.74 feet to a point at West side of South Market Street; thence by South Market Street, South 15 degrees 10' East 59.5 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which David O'Dell Davis and Colleen Davys, husband and wife, by Deed dated 07/22/2005 and recorded 08/01/2005 in the Office of the Recorder of Deeds in and for the County of Greene in Deed Book 0328, Page 0384, granted and conveyed unto David O'Dell Davis and Colleen Davis, husband and wife, tenants by the entireties, in fee.

Tax Parcel: 02-04-191

Premises Being: 229 South Market St, Carmichaels, PA 15320

PROPERTY ADDRESS: 229 South Market St, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 02/04/191//

Seized and taken into execution to be sold as the property of DAVID O'DELL DAVIS A/K/A DAVID ODELL DAVIS A/K/A DAVID DAVIS; COLLEN DAVIS in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSETBACKED CERTIFICATES, SERIES 2005-CTX1.

Attorney for the Plaintiff:
Brock & Scott PLLC
Mount Laurel, NJ 844-856-6646

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania