

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. 94

May 9, 2024



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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.:
May 13 and 15, 2024

CRIMINAL

Arraignments: May 13, 2024
ARDs: May 13, 2024
ARD Revocations: May 13 2024
Parole Violations: May 13, 2024
Plea Court: May 14-16, 2024
License Suspension June 18, 2024
Argument Court: May 28, 2024

ORPHANS

Accounts Nisi: May 6, 2024
Accounts Absolute: May 16, 2024

**SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT**

Convenes in Pgh.: June 4, 2024
Convenes in Pgh.: May 21-22, 2024
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

ARGUMENTS

Argument Court: May 15, 2024

CIVIL

Domestic Relations Contempts: May 28, 2024
Domestic Relations Appeals: May 28, 2024

JUVENILE

Plea Day: May 16, 2024

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Juanita P. McCracken Trust B, et ux., to Marshall County Coal Resources Inc, Tracts, Coal, \$4,000.00 (5-1-24)
Juanita P. McCracken Trust A, et ux., to Marshall County Coal Resources Inc, Tracts, Coal, \$10,000.00 (5-1-24)
Scott E. Reeves, et al., to Marshall County Coal Resources Inc, Tracts, Coal, \$1,000.00 (5-1-24)

Keith A. Maxwell, et ux., to Marshall County Coal Resources, Tracts, Coal, \$1,000.00 (5-1-24)
Linda H. Dolgae, et ux., to Consol Pennsylvania Coal Company LLC, et ux., 32.937 Acres, \$650,000.00 (5-7-24)
CNX Gas Company LLC to Consol Pennsylvania Coal Company LLC, et ux., 2 Tracts, \$112,000.00 (5-7-24)

CUMBERLAND TOWNSHIP

David Mark King, et ux., to Jesse Lilley, 21.591 Acres, \$45,000.00 (5-3-24)
Robert E. Plumley, Jr., et ux., to Trenton Nutt, Lot, 293, Crucible, \$142,900.00 (5-3-24)
Marian C. Fiedor Estate, et ux., to Wilbur K. Homrock, et ux., .55096 Acre, \$265,000.00 (5-3-24)

Randy L. Teagarden, et al., to Brandi Smith, et ux., Tract, \$20,000.00 (5-3-24)
Greene County Development Trust to Mark Akio Short, Lot, \$7,250.00 (5-7-24)
Crucible Volunteer Fire Company to TW Plus LLC, Tracts, \$5,000.00 (5-7-24)

DUNKARD TOWNSHIP

Grant P. Gallatin to Nicole Renee Moore, Lot 14, Bobtown Plan, \$105,000.00 (5-3-24)
Ralph S. Scott to Jeffrey F. Kirkendall, Lot 242, Bobtown, \$79,000.00 (5-7-24)

FRANKLIN TOWNSHIP

Kenneth Knox to EQT Production Company, .290 Acre, O&G, \$25.00 (5-1-24)

JACKSON AND FRANKLIN TOWNSHIPS

Us Energy Development Corporation to MGTC-JAU 2008 Trust, et al., Tracts, O&G, \$1,041.74 (5-1-24)

JEFFERSON BOROUGH

Pittsburgh District Church of the Nazarene, et al., to Jefferson Borough, et ux., Lot, \$100,000.00 (5-7-24)

JEFFERSON TOWNSHIP

Estelle D. Jenkins Estate, et ux., to Mitchell Leverknight, 1.547 Acres, \$220,000.00 (5-2-24)
Adam B. Ringer, et ux., to Maria Christy, 2 Tracts, \$80,000.00 (5-7-24)

MONONGAHELA TOWNSHIP

Denise L. Cumberland a/k/a Denise L. Lawson to Noah M. Rudash, et ux., Lots 2 & 3, Maple Ridge Subdivision, \$300,000.00 (5-6-24)

MORGAN TOWNSHIP

Christopher L. Negley, et al., to Devan Wright, et ux., Lot 10, William Porter Plan, \$170,000.00 (5-1-24)

PERRY TOWNSHIP

Robert W. Hianes to Misty M. St Clair, et ux., .2189 Acre, \$2,000.00 (5-2-24)
Donald W. Lemon, et ux., to Stanley Dean, Lot, \$40,000.00 (5-3-24)
CNX Land LLC to Bridget Montgomery Patton, 65.27 Acres, \$20,000.00 (5-7-24)

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SPRINGHILL TOWNSHIP

Barbara J. Ralston to Sandhill Royalty LP, 190.25 Acres, O&G, \$1,000.00 (5-2-24)
Evelyn R. Wise a/k/a Evelyn R. Cross to Windridge Minerals LLC, 327.76 Acres, O&G,
\$620.00 (5-2-24)

Dennis R. Lopez to Sandhill Royalty LP, 190.25 Acres, O&G, \$500.00 (5-2-24)
Susan E. Webster to Sandhill Royalty LP, 190.25 Acres, O&G, \$1,000.00 (5-2-24)
Joellen Pope to Sandhill Royalty LP, 190.25 Acres, O&G, \$1,000.00 (5-2-24)
Thomas E. Ralston to Sandhill Royalty LP, 190.25 Acres, O&G, \$1,000.00 (5-2-24)

WAYNE AND GILMORE TOWNSHIPS

Breene Dane Van, et ux., to Three Rivers Royalty III LLC, Tracts, O&G, \$11,746.00 (5-2-24)
Breene Alyssa Van, et ux., to Three Rivers Royalty III LLC, Tracts, O&G, \$5,873.00 (5-2-24)
Breene Erik Van, et ux., to Three Rivers Royalty III LLC, Tracts, O&G, \$5,873.00 (5-2-24)

WAYNESBURG BOROUGH

Robert L. Dains, II, to Patrick J. Cotner, Lot, \$55,000.00 (5-1-24)
Susana U. Culp, et ux., to Andrew Baur, et ux., Lots 112-115, Illig Addition, \$138,500.00 (5-6-24)

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

BRISTOR, LAWRENCE R. A/K/A LAWRENCE ROLLINS BRISTOR
Late of Franklin Township, Greene County, Pennsylvania
Executrix: Betty A. Bristor, 125 Maple Hill Drive, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

HIGGINS, JAMES FRANKLIN, JR.
Late of Franklin Township, Greene County, Pennsylvania
Administrator: Curt Douglas Higgins, 761 Sugar Run Road, Waynesburg, PA 15370
Attorney: Adam J. Belletti Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PRUGH, NANCY H. A/K/A NANCY HARKINS PRUGH A/K/A NANCY WAYNE PRUGH
Late of Frederick, Virginia, Frederick County and formerly of Morgantown, West Virginia, Monongalia County
Executor: Eric J. Prugh, 156 Beaver Nvno, Zionville, NC 28698
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

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DENTON, IRENE P. A/K/A IRENE W. DENTON
Late of Nemaocolin, Greene County, Pennsylvania
Executrix: Audriane Homrock, PO Box 82, Nemaocolin, PA 15351
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

DINGLE, FRED EUGENE A/K/A FRED E. DINGLE
Late of Dilliner, Greene County, Pennsylvania
Administratrix: Kimberly L. Sullivan, 1828 Sioux Trail, Bar Nunn, WY 82601
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MITCHELL, JOYCE M.
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Rebecca M. Jackson, 1279 Woodruff Pl., Morgantown, WV 26505
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

BURNSWORTH, PATRICK DENZEL
Late of Cumberland Township, Greene County, Pennsylvania
Co-Administratrix: Brandi Jones, C/O Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401
Co-Administratrix: Katherine Heller, C/O Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

HUMBERT, DONALD D. A/K/A DONALD DALE HUMBERT
Late of Greensboro, Greene County, Pennsylvania
Executor: Richard A. Humbert c/o Earnest P. DeHaas, III, Esquire, Dehaas Law, LLC, 51 East South Street, Uniontown, PA 15401
Attorney: Earnest P. DeHaas, III, Esquire, Dehaas Law, LLC, 51 East South Street, Uniontown, PA 15401

LEGAL NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
No.: AD-660-2023
Greene COUNTY

Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3

v.

George Mitchell Roper, in his capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased,

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Deborah A. Berquist, in her capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased,
Elfriede Nitzinger, in her capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased and
Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right,
Title or Interest from or under Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris,
Deceased

Action in Mortgage Foreclosure

To: Deborah A. Berquist, Elfriede Nitzinger, and Unknown Heirs of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris

You are hereby notified that Plaintiff, Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3, filed a mortgage foreclosure complaint against you in the above-captioned matter wherein Plaintiff seeks to foreclose on the mortgage on the property at 289 Sheraton Avenue, Nemaocolin, PA 15351 whereupon your property could be sold by the Greene County Sheriff.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing 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 PAPER 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 Administrator
Greene County Courthouse
10 E. High Street, Suite 218
Waynesburg, PA 15370
724-852-5237

Summit Legal Aid
63 S. Washington Street
Waynesburg, PA 15370
724-627-3127

LEGAL NOTICE

NOTICE OF JUDICIAL SALE
Greene County Tax Claim Bureau

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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

THURSDAY, the TWENTIETH day of JUNE, 2024, at 8:30AM

GREENE COUNTY TAX CLAIM BUREAU
93 East High Street
Waynesburg, Pa. 15370

SALE WILL BE HELD AT THE GREENE COUNTY FAIRGROUNDS

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 THURSDAY, June 20, 2024, 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 Monday, May 20, 2024 and concluding on June 6, 2024 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 June 20, 2024. If you are registering as a business, corporation, or LLC, YOU

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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 June 6, 2024. 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 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, JUNE 20, 2024.**
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

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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 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**

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A complete listing of individual properties being exposed for this sale can be reviewed May 20, 2024, on Greene County's website by logging on to co.greene.pa.us go to Departments, Tax Claim Bureau-Judicial Sale.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-11-2024 AD 683-2023

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, MAY 17, 2024
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 of ground situate in Waynesburg Borough, Greene County, Pennsylvania, having erected a one unit, two story, home with an address of 427 Race Street, Waynesburg, PA 15370. This lot is assessed for tax purposes as Greene County Tax Map Number 28/01/142.

PROPERTY ADDRESS: 427 Race Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 28/01/142

Seized and taken into execution to be sold as the property of LEVON REGGETZ, JODI R REGGETZ A/K/A JODI R WALTERS in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:
Kirk A. King, Attorney
Waynesburg, PA 724-627-6114

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-10-2024 AD 624-2022

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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, MAY 17, 2024
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 OR PIECES OF GROUND SITUATE IN THE BOROUGH OF RICES LANDING, COUNTY OF GREENE, AND COMMONWELATH OF PENNSYLVANIA.

BEING KNOWN AS: 147 CARMICHAELS STREET, RICES LANDING, PA 15357

BEING PARCEL NUMBER: 21-03-137

PROPERTY ADDRESS: 147 CARMICHAELS STREET, RICES LANDING, PA 15357

UPI/TAX PARCEL NUMBER: 21-03-137

Seized and taken into execution to be sold as the property of KENNETH A. GUTHRIE, IN HIS CAPACITY AS HEIR OF ALICE A. GUTHRIE AKA ALICE ANN GUTHRIE ET AL., ANN MARIE MYERS, IN HER CAPACITY AS HEIR OF ALICE A. GUTHRIE AKA ALICE ANN GUTHRIE, JOHN G GUTHRIE IN HIS CAPACITY AS HEIR OF ALICE A GUTHRIE AKA ALICE ANN GUTHRIE, TREZAK, IN HIS CAPACITY AS HEIR OF GRETCHEN I GUTHRIE, DECEASED HEIR OF ALICE A GUTHRIE ALICE ANN GUTHRIE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GRETCHEN I GUTHRIE, DECEASED HEIR OF ALICE A GUTHRIE AKA ALICE ANN GUTHRIE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALICE A GUTHRIE AKA ALICE ANN GUTHRIE in suit of NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
RAS Citron LLC
Mt. Luarel, NJ 1-800-531-5490

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