

# 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. 5

July 25, 2024

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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.:  
July 29 and 31, 2024

## CRIMINAL

Arraignments: July 29, 2024  
ARDs: August 15, 2024  
ARD Revocations: August 12, 2024  
Parole Violations: July 29, 2024  
Plea Court: August 13-15, 2024  
License Suspension August 20, 2024

## ORPHANS

Accounts Nisi: August 5, 2024  
Accounts Absolute: August 15, 2024

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 7-10, 2024  
Convenes in Pgh.: August 13-14, 2024  
Convenes in Pgh.: October 7-11, 2024

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: [editor.greenerereports@yahoo.com](mailto:editor.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

Consol Pennsylvania Coal Company LLC, et ux., to Charles F. Martin, Jr., 4 Tracts, \$73,337.15 (7-19-24)

Robyn Baker to EQT Production Company, 105.38 Acres, O&G, \$23,999.85 (7-19-24)  
Matt Simpson, et ux., to Marshall County Coal Resources Inc, Tracts, \$2,000.00 (7-22-24)

### CENTER TOWNSHIP

Cheryl E. Grandee to Equitrans LP, R/W, \$229.20 (7-19-24)

### CUMBERLAND TOWNSHIP

Secretary of Veterans Affairs to Luke Payson, 1.0672 Acres, \$27,000.00 (7-17-24)  
Tricia L. Goldsberry a/k/a Tricia L. Sinclair, et ux., Belmont Fred Forsythe, Lot 80 & 81, Crucible Plan, \$8,000.00 (7-19-24)

### DUNKARD TOWNSHIP

Laura Deluca to Colton M. Connor, Tract, \$112,500.00 (7-23-24)

### FREEPORT TOWNSHIP

Matha B. Whetsell to EQT Production Company, 186.5287 Acres, O&G, \$28,920.26 (7-19-24)

### GILMORE TOWNSHIP

Mary Christine Richards Walker to EQT Production Company, 135.231 Acres, O&G, \$18,513.77 (7-19-24)

### JEFFERSON BOROUGH

Sue Ellen Kingan Estate a/k/a Sue Ellen Anderson Estate, et al., to Anthony Williams, Lot 18, \$80,000.00 (7-19-24)

### JEFFERSON TOWNSHIP

Donald Pahel, et ux., to Richard Dinsmore, et ux., Tract, \$8,670.14 (7-19-24)

### JEFFERSON TOWNSHIP AND JEFFERSON BOROUGH

David Winters, et ux., to Beth Ann Pecjak, .3444 Acre, \$27,000.00 (7-19-24)

### MORGAN TOWNSHIP

Angela Lorin Ryniak Estate a/k/a Angela L. Ryniak Estate, et ux., to Joshua A. Dains, et ux., 12.18 Acres, \$27,600.00 (7-19-24)

Daniel R. Adamson, et ux., to Jerry Lee Gagnon, Jr., 1.4234 Acres, \$26,000.00 (7-22-24)

### MORGAN AND JEFFERSON TOWNSHIPS

Letterman Moore Holdings 5 LP to Goehring & Rozencwajg Royalties LLC, Tracts, O&G, \$153,698.60 (7-23-24)

### MORRIS TOWNSHIP

Alfred C. Hildreth, et ux., to EQM Gathering OPCO LLC, R/W, \$24,040.00 (7-19-24)

### RICES LANDING BOROUGH

George Allen Dean Estate, et ux., to Joseph Sidor, et al., Lot, \$94,900.00 (7-22-24)

### WAYNESBURG BOROUGH

Steven Murdock, et ux., to Rhiannon Storie, .08 Acre, \$97,500.00 (7-17-24)

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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

KUGHN, MARIAN L.

Late of Waynesburg, Greene County, Pennsylvania  
Administratrix: Clara J. Babb, C/O C. Seth Wilson, Esquire, Bowels Rice LLP, 125 Granville Square, Suite 400, Morgantown, WV 26501 (304) 285-2531  
Attorney: C. Seth Wilson, Esquire, Bowels Rice LLP, 125 Granville Square, Suite 400, Morgantown, WV 26501 (304) 285-2531

LAPPING, STEPHANIE KAY A/K/A STEPHANIE K. LAPPING A/K/A STEPHANIE LAPPING

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Amber D. Brown, 119 Rivulet Place, Zelenople, PA 16063  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

### SECOND PUBLICATION

BROADWATER, MARJORIE

Late of Jefferson, Greene County, Pennsylvania  
Administrator: Charles A. Broadwater, 146 Bayard Avenue, Rices Lading, PA 15357  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HEADLEY, DWIGHT W.

Late of Wayne Township, Greene County, Pennsylvania  
Executrix: Judith A. Glaubke, 587 Bowlby Hill Road, Spraggs, PA 15362  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

MEIGHEN, JESSE R.

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Leslie A. Weaver, 202 Hilltop Road, Boiling Springs, PA 17070  
Attorney: Stephen C. Nudel, Esquire, 219 Pine Street, Harrisburg, PA 17101

ROUPE HELEN MAY A/K/A HELEN M. ROUPE

Late of Perry Township, Greene County, Pennsylvania  
Administratrix: Teresa Allen, PO Box 212, Mt. Morris, PA 15349  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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WILSON, ANNA M. A/K/A ANNA MARIE WILSON

Late of Wayne Township, Greene County, Pennsylvania  
Executrix: Cathy Marlice Brooks, 309 Morris Run Road, Spraggs, PA 15362  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

### THIRD PUBLICATION

GIBSON, CAROL LEE A/K/A CAROL L. GIBSON

Late of Council Bluffs, Pottawattamie County, Iowa  
Executrix: Shawn T. Gibson, 311 West Chancellor Drive, Lincoln, NE 68521  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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## FIRST AND FINAL ACCOUNT

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LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON July 8, 2024 FOR NISI CONFIRMATION AND ON July 18, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Pamela Clark, Administrator of the Estate of Randel Blair Pifer, Deceased 1/23/23, late of Mather, PA.

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

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## INCORPORATION NOTICE

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Notice is hereby given that a corporation will be incorporated under the Business Corporation Law of 1988 approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is South Fork Kitchen & Fixens Inc. and has been delivered to Secretary of State for filing.

The purpose of the corporation is a full service restaurant.

The initial registered office of the corporation is located at:

3267 W. Roy Furman Hwy, PO Box 477, Rogersville, PA 15359

By: Natalie Richter

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-28-2024 AD 681-2023**

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, AUGUST 16, 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.

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DOCKET# AD-681-2023

ALL THAT CERTAIN lot of land situate in CUMBERLAND TOWNSHIP, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 57-59 Second Street, Crucible, PA 15325

SOLD as the property of JAMIE CHILDS AKA JAMIE WYDO and BRANDI WYDO-STRIT  
TAX PARCEL #05/29/130/ and 05/29/131/

PROPERTY ADDRESS: 57-59 Second St, Crucible, PA 15325

UPI/TAX PARCEL NUMBER: 05/29/130/ 05/29/131/

**Seized and taken into execution to be sold as the property of JAMIE CHILDS AKA JAMIE WYDO, BRANDI WYDO-STREIT in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST.**

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**Attorney for the Plaintiff:**  
KML Law Group, PC  
Philadelphia, PA 215-627-1322

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