

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. 43

May 18, 2023



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Legal Notice	Page 5
2023 Unclaimed Property	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----5/18/23-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
May 22 and 24, 2023

CRIMINAL

Arraignments: May 22, 2023
ARDs: June 12, 2023
ARD Revocations: June 12, 2023
Parole Violations: May 22, 2023
Plea Court: June 13 - 15, 2023
License Suspension Appeals: June 20, 2023
Argument Court: June 21, 2023

ORPHANS

Accounts Nisi: June 5, 2023
Accounts Absolute: June 15, 2023

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: June 6, 2023
Convenes in Pgh.: June 26-30, 2023
Convenes in Pgh.: October 10-13, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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
Lukas B. Gatten, Treasurer
Jessica L. Phillips, Ex-Officio

ARGUMENTS

Argument Court: May 22, 2022

CIVIL

Domestic Relations Contempts: May 22, 2023
Domestic Relations Appeals: May 22, 2023

JUVENILE

Plea Day: June 15, 2023

The Greene Reports

-----5/18/23-----3

DEED TRANSFERS

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

ALEPPO & FREEPORT TOWNSHIPS

Judy A. Parry, et ux., to The Mineral Company, et ux., 58.19 Acres, O&G, \$6,393.94 (5-12-23)

CUMBERLAND TOWNSHIP

Ray E. Hopton Estate A/K/A Ray Evan Hopton Estate, et ux., to Marc Curtis Geer, et ux., 1.653 Acres, \$55,000.00 (5-10-23)

Monongalia County Coal Resource by TCB, et ux., to George Enterprises, Tax Claim, 5756.290 Acres, Coal, \$1,334.67 (5-10-23)

Monongalia County Coal Resource by TCB, et ux., to George Enterprises, Tax Claim, 3658.350 Acres, Coal, \$986.42 (5-10-23)

Monongalia County Coal Resource by TCB, et ux., to George Enterprises, Tax Claim, 5657.600 Acres, Coal, \$1,318.08 (5-10-23)

Dalene Watson to Katlin Plavi, .7389 Acre, \$230,000.00 (5-11-23)

Redevelopment Authority County of Greene, et ux., to Joe Kovalcheck, et ux., Lot 274, Crucible, \$5,000.00 (5-15-23)

Cynthia King to Michael Hershberger, et ux., Lot 205, Nemaocolin, \$44,128.50 (5-16-23)

DUNKARD TOWNSHIP

Carla J. Richter to Roger Young, Lot 34, Moffitt Mine Plan, \$25,000.00 (5-15-23)

FRANKLIN TOWNSHIP

John C. McNay, et ux., to Anthony M. Welsh, Lot 7, Valley Farm Estates Section 1, \$250,000.00 (5-15-23)

FREEPORT TOWNSHIP

Monica Louise Dahlkemper to Foss Minerals LLC, 368 Acres, O&G, \$609.85 (5-15-23)

GILMORE TOWNSHIP

Robert L. Larocca to The Mineral Company, 62.52 Acres, O&G, \$85,965.00 (5-10-23)

GREENSBORO BOROUGH

Alfalfa Properties LLC to Kathy Summerlin, 2 Tracts, \$50,500.00 (5-12-23)

JEFFERSON TOWNSHIP

Butch Palone Auto Sales to TW Plus LLC, 3 Tracts, \$90,000.00 (5-10-23)

Monongalia County Coal Resource by TCB, et ux., to George Enterprises, Tax Claim, 8156.920 Acres, Coal, \$1,738.84 (5-10-23)

Monongalia County Coal Resource by TCB, et ux., to George Enterprises, Tax Claim, 21.330 Acres, Coal, \$383.17 (5-10-23)

Thomas V. Semancik Estate, et ux., to John Biro, 2 Tracts, \$56,000.00 (5-12-23)

MONONGAHELA TOWNSHIP

Jesse Wayne Fox, et ux., to Consol Mining Company, R/W, \$57,500.00 (5-10-23)

Nettie E. Hill to Consol Mining Company, LLC, R/W, \$75,000.00 (5-10-23)

MORGAN TOWNSHIP

Monongalia County Coal Resource by TCB, et ux., to George Enterprises, Tax Claim, 465.200 Acres, Coal, \$429.21 (5-10-23)

MORRIS TOWNSHIP

Consol Pennsylvania Coal Company LLC, et ux., to Joshua A. Ellis, et ux., 20 Acres, \$251,000.00 (5-15-23)

PERRY TOWNSHIP

Michelle Marie Shaffer to Erin Lea Adams, 3 Tracts, \$158,000.00 (5-10-23)

The Greene Reports

4-----5/18/23-----

RICHHILL TOWNSHIP

Monongalia County Coal Resource by TCB, et ux., to George Enterprises, Tax Claim,
1264.520 Acres, Coal, \$503.83 (5-10-23)

SPRINGHILL TOWNSHIP

MMA Mineral Group LLC to DUC Hunter LLC, 97 Acres, O&G, \$35,000.00 (5-10-23)
Donna J. Hammon to EQT Production Company, 65 Acres, O&G, \$1,025.39 (5-10-23)
Darlene K. Suhy, et ux., to The Mineral Company, et ux., 101.520 Acres, O&G, \$6,345.00 (5-12-23)

William D. Maxwell to The Mineral Company, et ux., 56 Acres, O&G, \$2,050.78 (5-12-23)

WAYNE TOWNSHIP

Charles Edward Hunnell, Jr., to The Mineral Company, et ux., 87.024 Acres, O&G, \$6,446.22
(5-10-23)

Iron Pennsylvania Land LLC to David L. Corwin, et ux., 1.202 Acres, \$15,000.00 (5-11-23)

Iron Pennsylvania Land LLC to Richard Calvert, et ux., 10 Acres, \$19,578.60 (5-12-23)

WAYNE & GILMORE TOWNSHIPS

Jack H. Baker, Jr., et ux., to Foss Minerals LLC, 90 Acres, O&G, \$1,500.00 (5-15-23)

Robert F. Baker, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$1,500.00 (5-15-23)

Bonnie Jean Fenton, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$1,500.00 (5-15-23)

Barbara Ann Helsel to Foss Minerals LLC, 90 Acres, O&G, \$4,500.00 (5-15-23)

Janet Christine Wiley to Foss Minerals LLC, 90 Acres, O&G, \$2,700.00 (5-15-23)

Linda Louise Hullenkremmer to Foss Minerals LLC, 90 Acres, O&G, \$2,700.00 (5-15-23)

WAYNESBURG BOROUGH

JB Real Estate Resources Inc to James G. Matscherz, Lot, Ward 11, \$12,500.00 (5-15-23)

WHITELEY TOWNSHIP

Ronnie R. Brumley, et ux., to EQT Production Company, 10.7686 Acres, O&G, \$112,976.32
(5-10-23)

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

MILLER, BRYAN CHARLES A/K/A Bryan C. Miller

Late of Waynesburg, Greene County, Pennsylvania

Co-Administrator: Drew Bryan Miller, 135 Rinehart Lane, Waynesburg, PA 15370

Co-Administrator: Clara Paige Miller, 135 Rinehart Lane, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

The Greene Reports

-----5/18/23-----5

SECOND PUBLICATION

BISSETT, GEORGE V.

Late of Franklin Township, Greene County, Pennsylvania

Administrator: George V. Bissett, Jr., 4042 West Roy Furman Highway, Waynesburg,
PA 15370

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

LYLE, JAMES O. A/K/A JAMES ORD LYLE

Late of Holbrook, Greene County, Pennsylvania

Executrix: Brittany L. Shaulis, 1202 Devere Drive, Silver Spring, MD 20903

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

HILLBERRY, ROBERT KEITH

Late of Richhill Township, Greene County, Pennsylvania

Administrator: Ryan Keith Hillberry, 237 Elm Knoll Drive, Wheeling, WV 26003

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

KUKLAR, CAROL E.

Late of Nemaocolin, Greene County, Pennsylvania

Administratrix: Carrie Ludrosky, 162 Wood Avenue, PO Box 9, Nemaocolin, PA 15351

Attorney: Amber N. Shipley, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South
Washington Street, Waynesburg, PA 15370

McILVAINE, ALICE L.

Late of Waynesburg, Greene County, Pennsylvania

Administrator CTA: John W. McIlvaine, 33 West Beau Street, Washington, PA 15301

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: Estate of Cynthia S. Coleman

No. 49 O.C. 2023

CITATION TO OBTAIN PERSONAL JURISDICTION UPON ELIZABETH COLEMAN

AND NOTICE OF HEARING

Petitioner, Michele Lee Cook, has filed a Petition to Show Cause Why Letters of Administration Shall Not Be Granted to Michele Lee Cook. Cynthia S. Coleman, late mother to the said Michele Lee Cook and Elizabeth Coleman, is deceased as of August 25, 2022, and Petitioner seeks permission to file a Petition for Grant of Letters of Administration in order to

The Greene Reports

6-----5/18/23-----

be authorized as the Administratrix of the Estate of Cynthia S. Coleman to duly administer and distribute the estate’s assets pursuant to the laws of intestate succession in the Commonwealth of Pennsylvania.

You are hereby notified that a hearing on Petitioner’s said Petition is scheduled to take place on the 28th day of June, 2023, at 10:00 o’clock a.m. in Courtroom I of the Court of Common Pleas of Greene County, Pennsylvania, 10 East High Street, Waynesburg, PA 15370.

You are further hereby notified that if you have any objection to Michele Lee Cook serving as Administratrix of the said Estate of Cynthia S. Coleman as requested in the aforesaid Petition, of which the above is a brief summary, you are to file a responsive pleading pursuant to Pa. O.C. Rule 3.6 within twenty (20) days from the date which this notice appears in the legal publication and/or newspaper in which it is published.

If you wish to respond, you must enter a written appearance personally or by attorney and file any said responsive pleading in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a decree may be entered without further notice for the relief requested by the Petitioner.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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.

Court Administrator
Law Library
Greene County Courthouse
Waynesburg, PA 15370
(412) 852-5237

Southwestern Pennsylvania Legal Aid Society
93 East High Street
Waynesburg, PA 15370
(412) 627-3127

John Headley, Esquire
Attorney for Petitioner
Meyer Law Office P.C.
76 North Richhill Street
Waynesburg PA 15370

2023 UNCLAIMED PROPERTY

SEARCH UNCLAIMED PROPERTY

Greene County has unclaimed property waiting to be claimed.

The Greene Reports

-----5/18/23-----7

For information about the nature and value of the property, or to check for additional names, visit www.patrealty.gov

Pennsylvania Treasury Department

Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

Greene County

Listed in Alphabetical Order by Last Known Reported Zip Code

For information about the nature and value of the property, or to check for additional names, visit www.patrealty.gov

Greene County

15310
Courtwright Derrick N
Dulaney Carl
Gardner Sara
Horn Terry L, Janet M
Miller Rex E
Simms Robert S
Toth Kathleen
Waters W Thomas
Waters Walter T
Watson John W

15315
Gasti James
Higuera Jeffrey L
Mclaughlin Betty
Pritchard Sheila S
Shaw Nicole Yvo
Terri Higuera Memorial

15316
Gump Thomas C
Moore Michael A

15320
Adkinscoss Sandra
Butler Cynthia
Calabris Samuel R III

The Greene Reports

8-----5/18/23-----

Community Bank
Elek Kristin L, Martin G
Ferek Damian M, Terry M
Gomez Amy D
Hargis Linda
Harvey Milfred D
Jankowski Frank
Jurczak Kathlene M
Lewis William F
Miner Edith M
Quesada Richard
Resendiz Pablo Martinez
Roster William
Rutan James P
Shaffer Ronald E
Shaffer Sara M
Simpson Linda J
Wilson David Jr

15322
Clutter Leo E
Deangelis Richard
Hunter William M
Kiefer Patricia L, Robert E
Plusquellec Keith
Siegle Edward
Tretinik Evelyn
Whipkey Holly D, Corey
Zellie Chrissy, Jason

15325
Allen Coty
Berry Chandra
Blackburn Jeffrey L Jr
Friend Thomas E
Kaczmarczyk Dawn L
Kaczmarczyk Eric D
Lohr Ryan M
Mehart John, Mildred I
Miller Rachel
Udovich Leona C

15327
Barry Charles W
Edward & Josephine Kendralla
Gaskill Charlotte M
Henry George
Hoalcraft Steve
Maikranz Lyndsay N, Adam H

The Greene Reports

-----5/18/23-----9

Mathews Sylvia D
Shingle Shine
Unmuth Adrian F, Deloris A

15334
Gci Inc
Varner Christy A

15338
Brown Steven J
Bryner Larry
Danko William Jr
Golden Ashley N
Kalafsky Gertrude J
Meyers David
Rose Brian S
Watson Leroy W

15341
Black Rodney A
Melzer Arden E
Nehls Douglas
Plants Debra E
Usher Craig S

15344
Brown Wesley
Davis Jeremy
Hill Michael A
Kronk Richard
Mcfarland Jade A
Redd Betty
Winkler Deborah
Yorko Charles G

15346
Hull Amanda
Melton Lily

15349
Blackwater Osteopathic Clinic
Boykins Logan A
Donley Sally A
Harper Donald T
Jrm Tec Inc
Luckey William
Minor R
Montgomery Bridgett
Perroots Jesse D

The Greene Reports

10-----5/18/23-----

Warren John D
Wheeler Robert L

15351
Blaker Brenda L
Celli Kathy S
Nelson Jeremy R
Ryan Margaret
Siebert Jamie

15352
B & R General Contract
Lemmon Sherry
Neff Randy R
Rode Jeffery L
Yoders William

15353
D Eletto John
Hopkins John S, Ada
James G Conley MD

15357
Alan David P
Bertagnolli Ava Marie
Bertagnolli Jodi Rochelle
Bogden David R
Caffrey Virginia Gayle, Bernard E
Debolt Edward W
Dorsey Alva W III
Maletta Helen
Metz Amy
Pochron Elizabeth, John W
Teasdale Gavin L

15359
Clark Randall

15362
Rogers Donald

15364
Clutter Kenton
Hewitt Diana L
Hughes Corporation
Loughman Dorothy H
Mcdonald Shaun T

15370

The Greene Reports

-----5/18/23-----11

Amos Esther L
Areford Katie
Atlas Resources Llc
Baily Insurance Agency
Barger Ethel
Bartholomew Richard
Basmore William
Beasley Richard
Berryman Mary F
Chapman Cheryl L
Cheek Molly
Chucks Collision Shop
Churney Mary E
Cochran Lauren P
Cole Mabel
Contura Pennsylvania Land
Cree Jeffrey
Davis Mary V
Dodson Tonya
Downer Clarence W, Harriett A
East Cove Road Llc
Edwards George Jr
Ellison Karen Rene
Elms Brothers Co
Falor Tyler
First Federal SI Green C
Freda Tennant Est
Georgi Kathryn E
Get Go 3673
Graham Katherine L
Halliday Cora
Hayes James
Holloway Chelsey
Holzworth Barry L
Hornick Mary
Hulen Brooke, Keith
J & E Sanitation
Jacobs Petroleum
Kendrick Robert
Kiger Stephen D
King Elizabeth A
Kitchen William K
Lambert Travis M
Law Michael A
Maley Craig, Susan
Mccracken Pharmacy
Mcfadden Andre
Mcghie Janet H
Mcginis Kendra

The Greene Reports

12-----5/18/23-----

Mcmillen Kailee D, Benjamin

Mcmullen Jeanne

Miller Justin J

Miller Summer

Mullen Terry

Orrahood Daniel

Owen Jonathan T

Petroleum Jacobs

Pinkney Maria E

Powell Brittney

R M Mfg Sales Serv

Raymont Joanne C

Rega Joan M

Riggleman Tara

Riggs Motor Sports

Roberts Martha L

Ron Lewis Chrysler Dodge

Rush Eric

Sa Nicholas Alexander

Salguero Franco Juan Jose

Sampson Dusty W

Scenic View Retirement

Scott Lucy

Senior Care Greene

Shields Mikaylin

Shipleys Lesley A

Sink Brent S

Slifko Harry J

Smith James P

Smith Tyler

Varner Daniel S

Wades Inc

Waynesburg University

White Ellen M

William Turkovich

Younken Michael

15380

Briggs Johnny

Courtwright Adam

Watson Neil M