

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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July 20, 2023



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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.:
July 24 and 26, 2023

CRIMINAL

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ARDs: August 9, 2023
ARD Revocations: August 9, 2023
Parole Violations: July 24, 2023
Plea Court: August 8-10, 2023
License Suspension Appeals: August 15, 2023
Argument Court: August 22, 2023

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SUPERIOR COURT
COMMONWEALTH COURT

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Convenes in Pgh.: August 14-18, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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. Anonymously correspondence will not be published.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: July 24, 2023

CIVIL

Domestic Relations Contempts: July 24, 2023
Domestic Relations Appeals: July 24, 2023

JUVENILE

Plea Day: August 17, 2023

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

William Parry, II Estate, et ux., to The Mineral Company, et ux., 105.82 Acres, O&G, \$25,352.70 (7-14-23)

ALEPPO AND FREEPORT TOWNSHIPS

James M. Jones, et ux., to The Mineral Company, et ux., Tracts, O&G, \$6,393.94 (7-14-23)

CENTER TOWNSHIP

Rikk Walters to Robert J. Bosco, .43 Acre, \$50,000.00 (7-17-23)

CUMBERLAND TOWNSHIP

Timothy A. Macknair to Nathan Menhart, et ux., Lot, \$10,000.00 (7-14-23)

Timothy A. Macknair to Nathan Menhart, et ux., Lot, \$165,000.00 (7-14-23)

Kathleen Kurincak to Philip T. Romah, Jr., et ux., to Lots 23 to 30, Mt. Joy Acres Plan, \$49,000.00 (7-17-23)

DUNKARD TOWNSHIP

Dianna Brozich by Atty-In-Fact, et ux., to Kara D. Sharratt, et ux., Lots 136-137, W.C.&F.G. Plan, \$30,000.00 (7-14-23)

FRANKLN TOWNSHIP

Elliott L. Wilson, et ux., to Jeremiah L. Waychoff, et ux., Lots 131-132 Bonar Plan, \$225,000.00 (7-12-23)

Lemley Holdings LLC to PA Bulk LLC, 8.32 Acres, Lot 16, Evergreene Technology Park, \$3,075,000.00 (7-17-23)

FREEPORT AND SPRINGHILL TOWNSHIPS

John Marlowe Frymire to Foss Minerals LLC, Tracts, O&G, \$5,625.00 (7-17-23)

GILMORE TOWNSHIP

Doretta Byrd, et ux., to The Mineral Company, et ux., 169.40 Acres, O&G, \$3,411.52 (7-14-23)
Monongalia County Coal Resources Inc to EQM Gathering OPCO LLC, R/W, \$16,512.00 (7-17-23)

GILMORE AND WAYNE TOWNSHIPS

Daniel Thomas Sherman, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$1,800.00 (7-17-23)

Anthony Wayne Keller, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$900.00 (7-17-23)

Michael Paul Keller, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$900.00 (7-17-23)

JACKSON TOWNSHIP

Crystal A. Byrd, et ux., to The Mineral Company, et ux., 85.64 Acres, O&G, \$16,103.96 (7-14-23)

Regina K. Lease, et ux., to The Mineral Company, et ux., 47.921 Acres, O&G, \$7,041.31 (7-14-23)

MONONGAHELA TOWNSHIP

Philip T. Romah, Jr., et ux., to David M. Adams, et ux., 3.024 Acres, \$358,750.00 (7-12-23)

MORGAN TOWNSHIP

Leonard Johnn Stickovich a/k/a Leonard John Stickovitch to Jason L. Bowser, Lots 13-21, Rush View Plan, \$55,000.00 (7-13-23)

MORRIS TOWNSHIP

Harry Clair Snyder, Jr., et ux., to CNX Gas Company LLC, .75 Acre, O&G, \$600.00 (7-14-23)

Tamara L. Waterbury to EQT Production Company, 94.925 Acres, O&G, \$1,452.88 (7-14-23)

Scott E. Reish to EQT Production Company, 94.925 Acres, \$1,452.88 (7-14-23)

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PERRY TOWNSHIP

Josephine L. Ketcham, et al., to James E. Herrington, et ux., 3.8193 Acres, \$250.00 (7-13-23)
 Fred M. McCallister to HR4 Minerals, LLC, 72 Acres, O&G, \$5,000.00 (7-14-23)
 John C. McCallister to HR4 Minerals, LLC, 72 Acres, O&G, \$5,000.00 (7-14-23)
 Danny R. McCallister to HR4 Minerals, LLC, 72 Acres, O&G, \$5,000.00 (7-14-23)
 William A. McCallister to HR4 Minerals LLC, 72 Acres, O&G, \$5,000.00 (7-14-23)
 Clifton Earl McCallister to HR4 Minerals, LLC, 72 Acres, O&G, \$5,000.00 (7-14-23)
 Van J. Loughman, et ux., to Three Rivers Royalty III LLC, et ux., 52 Acres, O&G, \$4,122.57
 (7-18-23)

WAYNE TOWNSHIP

Debra K. Hull, et ux., to EQT Production Company, 45.59 Acres, O&G, \$2,352.82 (7-14-23)

WAYNE AND GILMORE TOWNSHIPS

Larry Farris Fickel, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$6,000.00 (7-17-23)

WAYNEBURG BOROUGH

Nathan Chadwick to Waynesburg University, 2 Lots, \$8,591.40 (7-13-23)
 Murray W. Hoy, et ux., to Roger E. Smalley, et ux., .076 Acre, \$70,000.00 (7-13-23)

WHITELEY TOWNSHIP

Carolyn L. Lane to The Mineral Company, et ux., 136.311 Acres, O&G, \$2,839.86 (7-14-23)

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

GREGG, RUTH ELEANOR A/K/A RUTH E. GREGG
 Late of Aleppo, Greene County, Pennsylvania
 Co-Executrix: Sandra Jean Gregg, 106 Mt. Carmel Ridge Road, Aleppo, PA 15310
 Co-Executrix: Karen Ann Gregg, 106 Mt. Carmel Ridge Road, Aleppo, PA 15310
 Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MOORE, DORIS E.
 Late of Rogersville, Greene County, Pennsylvania
 Co-Executor: Kenneth Hull, 333 Sentimental Drive, Moundsville, WV 26041
 Co-Executor: Jacob H. Moore, 594 Township Road 267, Amsterdam, OH 43905

THIRD PUBLICATION

BRUMAGE, EILEEN
 Late of Franklin Township, Greene County, Pennsylvania
 Executor: Robert L. Beabout, 30 Crabapple Drive, Waynesburg, PA 15370
 Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 North Richhill Street, Waynesburg, PA 15370

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COLEMAN, CYNTHIA S.
 Late of Cumberland Township, Greene County, Pennsylvania
 Administratrix: Michele Lee Cook, 102 Ridge Avenue, Rices Landing, PA 15357
 Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

DEAN, DIANNE
 Late of Rices Landing Borough, Greene County, Pennsylvania
 Executrix: Cassie Rush, 873 Lone Pine Road, Amity, PA 15311
 Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 North Richhill Street, Waynesburg, PA 15370

FINNEGAN, MARY RUTH
 Late of Aleppo Township, Greene County, Pennsylvania
 Executor: Robbie L. Finnegan, 498 Crabapple Road, Waynesburg, PA 15370
 Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 North Richhill Street, Waynesburg, PA 15370

KELLEY, HAROLD O.
 Late of Cumberland Township, Greene County, Pennsylvania
 Executor: David W. Staggers, 153 Reynolds Road, Jefferson, PA 15344
 Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 North Richhill Street, Waynesburg, PA 15370

PRATT, LARRY DALE
 Late of Cumberland Township, Greene County, Pennsylvania
 Executrix: Judy Hamilton, 195 Haines Road, Carmichaels, PA 15320
 Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 North Richhill Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-22-2023 AD-572-2022

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, JULY 28, 2023
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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All that certain piece or parcel or Tract of land situate in Cumberland Township, Greene County, Pennsylvania, and being known as 12 Biddle Acres, Carmichaels, Pennsylvania 15320.

PARCEL #: 05/19/406

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$28,809.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mary Rankin

McCabe, Welsberg & Conway, LLC

1420 Walnut Street, Suite 1502

Philadelphia, PA 19102

PROPERTY ADDRESS: 12 Biddle Acres, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05/19/406

**Seized and taken into execution to be sold as the property of MARY V. RANKIN,
OCCUPANT in suit of BANK OF AMERICA, N.A..**

Attorney for the Plaintiff:

McCabe, Weisberg & Conway, LLC

Philadelphia, PA 215-790-1010

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania