

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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June 8, 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.:
June 12 and 14, 2023

CRIMINAL

Arraignments: June 12, 2023
ARDs: June 12, 2023
ARD Revocations: June 12, 2023
Parole Violations: June 12, 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.: October 16-20, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

James B. Grant to EQT Production Company, 14.6187 Acres, O&G, \$1,142.03 (6-1-23)
Phive Starr Properties LP to Shale Development Group LLC, 216.1592 Acres, O&G, Und. 30% Interest, \$11,000.00 (6-5-23)

DUNKARD TOWNSHIP

Kristine M. Difante to Chad Taylor, Lot, \$93,000.00 (6-1-23)
Robert Louis Presock, III, et ux., to William T. Phillips, et ux., 47.484 Acres, \$168,000.00 (6-5-23)

FRANKLIN TOWNSHIP

Carolyn Thyreen to Waynesburg University, 48.794 Acres, \$191,515.50 (6-1-23)
Grace P. Patterson Estate, et al., to Nicholas Hein, et ux., Lots, 9-12 Colonial Place, \$300,000.00 (6-5-23)

GREENE TOWNSHIP

Burrell Mining Products Inc, et ux., to 258 Kappa Drive LP, Tract, \$555,000.00 (6-2-23)

JACKSON AND SPRINGHILL TOWNSHIPS

Thomas R. Williams, Jr., et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$18,483.50 (6-1-23)

MONONGAHELA TOWNSHIP

George Carver to Dallas Paul Catlett, 2 Lots, \$149,000.00 (6-1-23)

SPRINGHILL TOWNSHIP

Susan Gates Kraska A/K/A Susan Kraska, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$8,538.20 (6-1-23)

WAYNE AND GILMORE TOWNSHIPS

Dianna Lockwood Yoder to Foss Minerals LLC, 2 Tracts, O&G, \$1,800.00 (6-1-23)

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

MARTIN, RITA K.

Late of Washington Township, Greene County, Pennsylvania
Executor: David Michael Martin, 134 Long Mile Road, Prosperity, PA 15329
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

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PIFER, RANDEL B.

Late of Morgan Township, Greene County, Pennsylvania
Administratrix: Pamela Clark, 1659 Bristoria Road, Holbrook, PA 15341
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

STOCKDALE, TEDDY NEIL

Late of Jefferson Township, Greene County, Pennsylvania
Administrator: Deborah J. Stockdale, 114 Hemlock Street, Clarksville, PA 15322
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

ADAMSON, GARALDINE R.

Late of Morgan Township, Greene County, Pennsylvania
Executor: Donald L. Adamson, 200 Ferncliff Road, Rices Landing, PA 15357
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Steet, Waynesburg, PA 15370

BLAIR, WILLIAM JOSEPH

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Margaret Blair Butler, 865 E. Roy Furman Hwy, Waynesburg, PA 15370
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

KLANER, NELSON OTTO A/K/A NELSON O. KLANER

Late of Waynesburg, Greene County, Pennsylvania
Executor: Tad Stanley Klaner, 923 N. Richhill Street, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

LAWS, DONALD ALVIN

Late of Morgan Township, Greene County, Pennsylvania
Administratrix: Corbie Kuntz, PO Box 133, Marianna, PA 15345
Attorney: None

THIRD PUBLICATION

BOSLE, INGEBJORG

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Brian K. Bosle, 118 Route 21 MHP, Carmichaels, PA 15320
Attorney: Alan I. Farber, Esquire, 5301 Grove Road, Suite M-106 Caste Village, Pittsburgh, PA 15236

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CHURCH, VICTOR R.

Late of Spraggs, Greene County, Pennsylvania
Executor: Danny Ross Church, 131 Short Hill Road, Wana, WV 26590
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GRESKO, JOSEPHINE

Late of Carmichaels, Greene County, Pennsylvania
Executor: Bernard P. Gresko, 215 Pine Street, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HUGHES, MICHAEL D.

Late of Center Township, Greene County, Pennsylvania
Executor: Brian L. Hughes, 720 Stonehill Road, Rogersville, PA 15359
Attorney: David B. Bassi, Esquire, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

MOONEY, VIRGINIA P.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Carol M. Adamson, 1179 Oak Forest Road, Brave, PA 15316
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SULKA, GOLDIE FRANCES

Late of Perry Township, Greene County, Pennsylvania
Executor: John G. Sulka, Jr., 157 Johnson Road, Wadsworth, OH 44281
Attorney: None

INCORPORATION NOTICE

James F. Cunningham, Esq., 130 Meadow Ridge Road, Mt. Morris, PA 15349 (304) 413-0649

Notice is hereby given that Articles of Incorporation were filed on May 31, 2023, with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit corporation, Kitzie Ku'uipo Worch Memorial Scholarship, which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The corporation will engage in charitable purposes, including providing educational scholarships to eligible recipients in honor and memory of Kitzie Ku'uipo Worch.

INCORPORATION NOTICE

James F. Cunningham, Esq., 130 Meadow Ridge Road, Mt. Morris, PA 15349 (304) 413-0649

Notice is hereby given that Articles of Incorporation were filed on March 4, 2015, with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit

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corporation, SDI Charities Inc., which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The corporation will engage in charitable purposes including providing relief and assistance to the poor, distressed and underprivileged.

INCORPORATION NOTICE

James F. Cunningham, Esq., 130 Meadow Ridge Road, Mt. Morris, PA 15349 (304) 413-0649

Notice is hereby given that Articles of Incorporation were filed on December 23, 2021, with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit corporation, The Kiger Family Foundation Ltd., which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The corporation will engage in charitable purposes including making distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code.

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-6-2023 AD-36-2023**

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, JUNE 23, 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.

ALL those two tracts of land in the Borough of Greensboro, Greene County, Pennsylvania:
TRACT ONE: BEING 74.25 X 74.25, AND HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 328 SECOND STREET, GREENSBORO, PA 15338
TAX PARCEL#: 12-01-205
DEED BOOK 0360, PAGE 0713
TRACT TWO: BEING 74.25 X 30 AND BEING A VACANT PARCEL OF LAND LOCATED ADJACENT TO THE ABOVE PROPERTY AT 328 SECOND STREET, GREENSBORO, PA 15338
TAX PARCEL#: 12-01-216
DEED BOOK 0360, PAGE 0713

PROPERTY ADDRESS: 328 Second Street, Greensboro, PA 15338

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UPI/TAX PARCEL NUMBER: 12-01-205 12-01-216

Seized and taken into execution to be sold as the property of VACANT LOT ADJOINING, ALVIN A LORING in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
Purcell, Krug & Haller
Harrisburg, PA 717-234-4178

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-14-2023 AD-884-2022**

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, JUNE 23, 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. _____

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MORGAN, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 17-10-423
ALSO KNOWN AS 424 4TH STREET, MATHER, PA 15346
BEING THE SAME PREMISES WHICH KEITH A. SIMMONS, WIDOWER, INDIVIDUALLY AND AS SURVICING SPOUSE OF JULIA A. SIMMONS, BY DEED DATED DECEMBER 17, 2019 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON SEPTEMBER 3, 2020 IN DEED BOOK 539, PAGE 453, GRANTED AND CONVEYED UNTO JAMES ALVIN TEAGARDEN, AN UNMARRIED MAN.

PROPERTY ADDRESS: 424 4th Street, Mather, PA 15346
UPI/TAX PARCEL NUMBER: 17/10/423

Seized and taken into execution to be sold as the property of KEITH A. SIMMONS, JAMES ALVIN TEAGARDEN in suit of PNC BANK.

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

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