

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. 99

July 14, 2022



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
First and Final Account Notice	Page 5
Legal Notice	Page 6
Sherriff's Sale	Page 7

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----7/14/22-----

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

MOTIONS

Criminal & Civil & O.C.:
July 18 and July 20, 2022

CRIMINAL

Arraignments: July 18, 2022
ARDs: August 8, 2022
ARD Revocations: August 8, 2022
Parole Violations: July 18, 2022
Plea Court: July 12-14, 2022
License Suspension Appeals: July 20, 2022
Argument Court: TBD

ORPHANS

Accounts Nisi: August 1, 2022
Accounts Absolute: August 11, 2022

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 24-28, 2022
Convenes in Pgh.: August 2-3, 2022
Convenes in Pgh.: October 11-14, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----7/14/22-----3

DEED TRANSFERS

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

CARMICHAELS BOROUGH

Christa Andamasaris, et ux., to Christa Andamasaris, Lots, \$53,550.00 (7-8-22)

CUMBERLAND TOWNSHIP

Michael E. Pollock, et ux., to Danielle Iams, Lot 384, Nemacolin, \$22,700.00 (7-6-22)
Christopher A. Vance to Riley M. Seward, Lots, McCombs Addition, \$153,000.00 (7-8-22)

FRANKLIN TOWNSHIP

WWJD Christian Center to Marguerite Pacheco, Lots 187-188, West Waynesburg, \$20,000.00 (7-6-22)

Christopher D. Benson, et ux., to Eric J. Rohanna, et ux., .503 Acre, \$400,001.00 (7-8-22)

GREENE TOWNSHIP

Joyce L. Apted A/K/A Joyce L. Yeater to David A. Kovach, 76.9389 Acres, \$320,000.00 (7-7-22)

JEFFERSON BOROUGH

Beverly Crile Estate A/K/A Beverly Y Crile Estate, et al., to Katherine L. Kubasik, .165 Acre, \$50,000.00 (7-11-22)

JEFFERSON TOWNSHIP

Charles Lee Greenwood, et ux., to Greenwood Park LLC, 51.721 Acres, \$531,868.80 (7-6-22)
Kathy L. McKahan A/K/A Kathy L. Hicks, et ux., to Amanda Ribnisky, et ux., .980 Acre, \$195,000.00 (7-7-22)

Sherri A. Ashcraft to Desiree L. Whitlow, Lot 232, Clyde Land Company No 2, \$64,900.00 (7-8-22)

Loretta I Hawk Estate, et al., to Tamara Kay Knight, Lot, \$45,000.00 (7-8-22)
Andrew D. Kildow to Andrew D. Kildow, et ux., 48.16 Acres, \$44,614.80 (7-11-22)

MONONGAHELA TOWNSHIP

Dalton F. Fowler to Abigail Elsie McIntire, et ux., 2 Tracts, \$38,066.40 (7-6-22)

MORGAN TOWNSHIP

Charlotte A. Adamson A/K/A Charlotte A. Keys to John R. Hanley, et ux., 2.5993 Acres, \$165,000.00 (7-7-22)

WASHINGTON TOWNSHIP

John E. Rawlins Estate, et ux., to Mark A. Smith, et ux., 2 Tracts, \$160,000.00 (7-11-22)
Patterson Farms LLC to Ted Joseph Bozick, Lots 2A, Phillippi Subdivision, \$69,000.00 (7-11-22)

WHITELEY TOWNSHIP

Iron Emerald LLC to Scott E. Morris, et ux., 2 Tracts, \$97,500.00 (7-8-22)

The Greene Reports

4-----7/14/22-----

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

GREENWOOD, HARRY ALBERT

Late of Monongahela Township, Greene County, Pennsylvania
Administratrix: Nancy Ann Greenwood, C/O David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444
Attorney: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

KEYS, THOMAS RAY A/K/A THOMAS R. KEYS

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Carol L. Keys, 122 Crayne School Road, Jefferson, PA 15344
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SHUCKHART, BETTY A/K/A BETTY JEAN SHUCKHART A/K/A BETTY J SHUCKHART

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Clyde Raymond Shuckhart, 130 Paisley Church Road, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

BARBOR, WILLIAM SELDON

Late of Franklin Township, Greene County, Pennsylvania
Executor: Margaret S. Cipic, 155 Pine Street, Jefferson, PA 15344
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

CLARK, RICHARD

Late of Greene Township, Greene County, Pennsylvania
Administrator: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

GROVES, WILLIAM CRAIG

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Paula A. Groves, 505 Groves Road, Carmichaels, PA 15320
Attorney: Lois M. Vitti, Esquire, 663 Fifth Street, Oakmont, PA 15139

The Greene Reports

-----7/14/22-----5

HOYLE, TERRY, II

Late of Jefferson Township, Greene County, Pennsylvania
Administrator: Terry Hoyle, 698 Sugar Run Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

KURILKO, RUDOLPH J. A/K/A RUDOLPH JOSEPH KURILKO, JR.

Late of Dunkard Township, Greene County, Pennsylvania
Administratrix: Kristine M. Difante, 394 S. Moreland Street, Bobtown, PA 15315
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Dr., Suite 101, PO Box 898, Waynesburg, PA 15370

SHEPHERD, RODNEY CARLOS

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Rylee Exner, PO Box 222, Crucible, PA 15325
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

PETERITIS, DOROTHY ARLENE

Late of Morgan Township, Greene County, Pennsylvania
Administratrix: Alison S. Deboe, 127 Greene Street, Clarksville, PA 15322
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON August 1, 2022 FOR NISI CONFIRMATION AND ON August 11, 2022 FOR FINAL CONFIRMATION.

The First & Final Account of Tiffany Dewitt, Administratrix of Estate Daniel E Dewitt late of Greensboro, Greene County, Pennsylvania

Attorney: Christopher Michael Simms, Esquire
54 South Washington Street
Waynesburg, PA 15370

The Greene Reports

6-----7/14/22-----

LEGAL NOTICE

RW-406 (12/18)

Instrument # 202200003395

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE : NO. Misc-114 TERM, 2022
COMMONWEALTH OF :
PENNSYLVANIA, DEPARTMENT OF:
TRANSPORTATION, OF THE :
RIGHT-OF-WAY FOR STATE :
ROUTE 0021, SECTION T20 : EMINENT DOMAIN PROCEEDING
IN THE BOROUGH OF WAYNESBURG: IN REM

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on July 8, 2022 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on April 5, 2022 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 0021 Section T20 R/W", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on April 22, 2022, in Highway Map Book 11 Page 108.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.	Parcel No.	Name	Address
3000299000	04	H.P. Barnes	Address unknown and unlocatable after diligent search

The Greene Reports

-----7/14/22-----7

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Vincent M. Komacko, Jr.

District Right-of-Way Administrator
Engineering District 12-0
Pennsylvania Department of Transportation

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-38-2018 AD-934-2015

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 05, 2022

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.

The Greene Reports

8-----7/14/22-----

ALL that certain piece of ground in the Township of Monongahela, County of Greene, Pennsylvania, 75.01 x 19.19 x 320.00 x 70.00 x 289.39 x 19.20 and having thereon erected a dwelling known as 915 MAPLETOWN ROAD, GREENSBORO, PA 15338.

Greene County Deed Book 449, Page 924.

Tax Parcel # 16-17-110.

TO BE SOLD AS THE PROPERTY OF WARREN C. CHRISTOPHER AND ALICE C. PECJAK ON JUDGMENT NO. AD-935-2015.

PROPERTY ADDRESS: 915 Mapletown Road, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16-17-110

Seized and taken into execution to be sold as the property of WARREN CHRISTOPHER, ALICE C PECJAK, OCCUPANT in suit of U.S. BANK NATIONAL ASSOC., AS TRUSTEE FOR THE PENNSYLVANIA HOUSING.

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

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania