

# 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. 47

June 15, 2023

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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.:  
June 20 and 21, 2023

## CRIMINAL

Arraignments: June 20, 2023  
ARDs: July 10, 2023  
ARD Revocations: July 10, 2023  
Parole Violations: June 20, 2023  
Plea Court: July 11-13, 2023  
License Suspension Appeals: June 20, 2023  
Argument Court: June 21, 2023

## ORPHANS

Accounts Nisi: July 3, 2023  
Accounts Absolute: July 13, 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

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greene-reports@yahoo.com](mailto:editor.greene-reports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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## ARGUMENTS

Argument Court: June 26, 2022

## CIVIL

Domestic Relations Contempts: June 26, 2023  
Domestic Relations Appeals: June 26, 2023

## JUVENILE

Plea Day: July 20, 2023

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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 AND FREEPORT TOWNSHIPS

Jo Lane Cecconi, et ux., to The Mineral Company, et ux., 58.19 Acres, O&G, \$31,969.97 (6-9-23)

### CARMICHAELS BOROUGH

Marianne E. Gideon to Alber McMinn, Jr., et ux., Lot 48, \$175,000.00 (6-8-23)

### CUMBERLAND TOWNSHIP

Frances Ruse to Daniel Hennessey, et ux., 2 Tracts, \$20,000.00 (6-7-23)  
Maureen S. Myers A/K/A Maureen S. Smearcheck, et al., to Stephen Glenn Hostetler, et ux., Lot 84, Nemaconlin Plan, \$40,777.80 (6-8-23)  
Robin Samek to Equity Point Real Estate LLC, Lot 283, Crucible, \$36,000.00 (6-12-23)  
John Kandah to Dustin M. Banner, et ux., Lot, \$60,000.00 (6-12-23)  
Rick Strong, et ux., to Steven Ray Lemley, Tract, \$30,000.00 (6-13-23)

### DUNKARD TOWNSHIP

Joel Mark King, et ux., to Gordan M. Meighen, Tract, \$235,000.00 (6-7-23)  
Linda C. Porterfield to Preteroti Invest LLC, Lot 4, Cox Plan, \$100,000.00 (6-9-23)

### GILMORE AND WAYNE TOWNSHIPS

Nancy Nielsen to Three Rivers Royalty III LLC, 5 Tracts, O&G, \$281,364.49 (6-7-23)

### JEFFERSON BOROUGH

Marvin Albert Snyder to Bradley L. Cain, et ux., Lot 8, \$20,000.00 (6-12-23)

### JEFFERSON TOWNSHIP

Terry L. Hoyle II Estate A/K/A Terry L. Hoyle Estate, et ux., to Raelin S. Eisiminger, 1 Acre, \$95,000.00 (6-13-23)  
John E. Tennant, et ux., to David H. Williams, Lots, \$52,000.00 (6-13-23)

### MONONGAHELA TOWNSHIP

Walter E. King, et ux., to Marissa Tolley, Tracts, \$130,000.00 (6-12-23)

### MORRIS TOWNSHIP

Wies-John Holdings LLC to Camaplan FBO Jonathan Teacoach Roth IRA, et ux., 15.5679 Acres, O&G, \$1,500.00 (6-12-23)  
Christopher Fager Smith to CNX Gas Company LLC, 26.41875 Acres, O&G, \$2,476.74 (6-12-23)  
Kirsten Smith Rhodes to CNX Gas Company LLC, 26.41875 Acres, O&G, \$2,476.74 (6-12-23)  
Kevin Gates, et ux., to CNX Gas Company LLC, 54.4125 Acres, O&G, \$500.00 (6-12-23)  
Sharon L. Despines to CNX Gas Company LLC, 26.41875 Acres, O&G, \$825.60 (6-12-23)  
Sondra A. Moore to CNX Gas Company LLC, 26.41875 Acres, O&G, \$825.60 (6-12-23)  
Carolyn L. Miller to CNX Gas Company LLC, 182.59 Acres, O&G, \$2,086.74 (6-12-23)

### RICHHILL TOWNSHIP

Albert McMinn, Jr., et ux., to Consol Pennsylvania Coal Company LLC, et ux., Tracts, \$424,000.00 (6-7-23)

### WASHINGTON TOWNSHIP

James M. Henry to Consol Pennsylvania Coal Company LLC, et ux., Lot, \$20,000.00 (6-7-23)  
Roy L. Rush, et ux., to Consol Pennsylvania Coal Company LLC, et ux., .333 Acre, \$78,000.00 (6-7-23)

### WHITELEY TOWNSHIP

MEPCO LLC to Bradley Burns, et ux., 61.8807 Acres, \$126,000.00 (6-13-23)

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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

#### COUNTS, MONA MARIE

Late of Rices Landing Borough, Greene County, Pennsylvania  
Executrix: Joy Dale Nugent, 915 Southpoint Circle, Morgantown, WV 26501  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

#### GALENTINE, HELENA PEARL

Late of Aleppo Township, Greene County, Pennsylvania  
Executor: David Keith Galentine, c/o Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

#### HANHAM, ROBERT Q.

Late of Cumberland Township, Greene County, Pennsylvania  
Executor: Richard J. Hoch, c/o Eric E. Bononi, Esquire, 20 N. Pennsylvania Avenue, Greensburg, PA 15601  
Attorney: Eric E. Bononi, Esquire, 20 N. Pennsylvania Avenue, Greensburg, PA 15601

#### HARING, CHARLES J.

Late of Morgan Township, Greene County, Pennsylvania  
Executor: Charles J. Haring, PO Box 350, Mather, PA 15346  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

#### SANNER, SANDRA LEE

Late of Morgan Township, Greene County, Pennsylvania  
Administratrix: Linda Schiffbauer, PO Box 342, 270 Perry Avenue, Nemaquin, PA 15351  
Attorney: Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 S. Main Street, Ste. 214, Washington, PA 15301

### SECOND 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

### THIRD 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 Street, 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

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## LEGAL NOTICE

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### **PUBLIC NOTICE OF HEARING ON PRIVATE SALE OF UNUSED AND UNNECESSARY LANDS AND BUILDINGS OF CENTRAL GREENE SCHOOL DISTRICT**

**NOTICE IS HEREBY GIVEN** pursuant to the Pennsylvania Public School Code of 1949 (24 P.S. § 707-7) that a hearing on the private sale of Greene County Tax Parcel Number 28-02-

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267, held of record by Central Greene School District, shall be held on July 3<sup>rd</sup>, 2023 at 2:30 p.m. in Courtroom 1 of the Court of Common Pleas of Greene County, Pennsylvania, 10 E. High Street, Waynesburg, PA 15370.

Christopher Michael Simms, Esquire  
Pollock Morris Belletti & Simms, LLC  
54 S. Washington Street  
Waynesburg, PA 15370  
724-627-6156

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## SHERIFF'S SALE

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**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  
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**

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## SHERIFF'S SALE

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**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 4<sup>TH</sup> 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 4<sup>th</sup> 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**