

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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September 12, 2024



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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.:
September 16 and 18, 2024

CRIMINAL

Arraignments: September 16, 2024
ARDs: October 15, 2024
ARD Revocations: October 15, 2024
Parole Violations: September 16, 2024
Plea Court: November 12, 2024
License Suspension October 15, 2024

ORPHANS

Accounts Nisi: October 7, 2024
Accounts Absolute: October 17, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 7-10, 2024
Convenes in Pgh.: November 19-20, 2024
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

ARGUMENTS

Argument Court: September 18, 2024

CIVIL

Domestic Relations Contempts: September 24, 2024
Domestic Relations Appeals: September 24, 2024

JUVENILE

Plea Day: September 19, 2024

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Gabler's Realty Inc, et ux., to TWPLUS LLC, 3 Lots, \$121,000.00 (9-6-24)

CENTER TOWNSHIP

Caroline J. Palovich, et ux., to EQT Production Company, 207.8026 Acres, O&G, \$17,046.31 (9-4-24)

Barry Loren Watson Estate a/k/a Barry L. Watson Estate, et ux., to Clay L. Gifford, Lot, \$67,500.00 (9-5-24)

CUMBERLAND TOWNSHIP

Travis Weston, et ux., to Hunter E. Thistlethwaite, Lots 176-177, John Baily Plan, \$139,900.00 (9-6-24)

Melissa J. Adamson, et ux., to Joseph Potter, et ux., 16.935 Acres, \$434,000.00 (9-6-24)

Robert Q. Hanham Revocable Trust, et ux., to Laura Mohr, et ux., 143 Acres, \$400,000.00 (9-9-24)

FRANKLIN TOWNSHIP

Thomas E. Lemley Jr., et ux., to Robert L. Hayden, 10.283 Acres, \$75,000.00 (9-6-24)
Ethel A. Vance Estate, et ux., to Heather L. Gilbert, et ux., Tract, 29.845 Acres, \$93,500.00 (9-9-24)

FREEPORT AND SPRINGHILL TOWNSHIP

Joseph H. Warr, Jr., et ux., to EQT Production Company, 207.6368 Acres, O&G, \$12,539.74 (9-4-24)

GILMORE TOWNSHIP

Debra A. Meyne to EQT Production Company, 79.156 Acres, \$949.87 (9-6-24)

JEFFERSON TOWNSHIP

Rupert William Eder Estate a/ka/a Rupert W. Eder Estate a/k/a Rupert Eder Estate to Andrew Miller, et ux., 2.066 Acres, \$300,000.00 (9-6-24)

Harry W. Hawk, et ux., to Kristen J. Ricci, et al., Lots 49-51, Star City Plan, \$260,000.00 (9-9-24)

Christopher L. Eaton, et ux., to Todd J. Cole, et ux., 2 Tracts, O&G, \$204,369.75 (9-10-24)

Joseph A. Phillips to Lightning Creek Holdings LP, et ux., Tracts, O&G, \$204,369.75 (9-10-24)

MORRIS TOWNSHIP

Victor R. McClellan, et al., to Michael G. Wassil, et ux., .353 Acre, \$500.00 (9-6-24)

Michael G. Wassil, et al., to Michael G. Wassil, et ux., .663 Acre, \$500.00 (9-6-24)

PERRY AND WHITELEY TOWNSHIPS

VES Land LLC to EQT Production Company, 124.518 Acres, O&G, \$74,710.80 (9-4-24)

RICHHILL TOWNSHIP

Carl R. Burns to J T C B Holdings LLC, 3 Tracts, \$300,000.00 (9-5-24)

Christopher T. Burns to Natasha Burns, 1.003 Acres, \$92,206.20 (9-6-24)

SPRINGHILL TOWNSHIP

Alice Jane Robinson to EQT Production Company, 25 Acres, O&G, \$1,817.90 (9-4-24)

Donald Slider Jr., to EQT Production Company, 50.5937 Acres, O&G, \$528.26 (9-4-24)

WAYNE TOWNSHIP

Laura Yarberry to EQT Production Company, 173.8115 Acres, O&G, \$9,066.54 (9-4-24)

Carl Lee Gump to EQT Production Company, 173.812 Acres, O&G, \$10,303.58 (9-4-24)

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Martha A. Kramer Irrevocable Trust, et al., to EQT Production Company, 189.346 Acres, O&G, \$757,384.00 (9-4-24)

Kevin G. Wise to EQT Production Company, 20.012 Acres, O&G, \$100.00 (9-4-24)

Jerry L. Gooden, et ux., to EQT Production Company, 76.217 Acres, O&G, \$11,670.73 (9-4-24)

Graydon R. Brewer, et ux., to EQT Production Company, 173.8115 Acres, O&G, \$22,277.78 (9-6-24)

Peggy A. Cumberledge to Stephen Michael Harmon, Lot 43, L L Thomas Plan, \$1,000.00 (9-10-24)

WAYNESBURG BOROUGH

JBDB Enterprises Inc to D C Balint LLC, Lot, \$1,000.00 (9-5-24)

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

DAY, HAPPY L., A/K/A HAPPY LEON DAY

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Sue A. Stewart, 169 Yukon Hill Road, Graysville, PA 15337

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

HANNA, JOHN NELSON A/K/A JOHN N. HANNA

Late of Marianna, Greene County, Pennsylvania

Co-Executors: Marjorie J. Cabbage and John N. Hanna, Jr., C/O Tracey L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Ste. 210, McMurray, PA 15317

Attorney: Tracey L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Ste. 210, McMurray, PA 15317

KIRBY, ALFRED L.

Late of Franklin Township, Greene County, Pennsylvania

Executor: David L. Kirby, 132 Fairview Avenue, Waynesburg, PA 15370

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

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT

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DIVISION ON October 7, 2024 FOR NISI CONFIRMATION AND ON October 17, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Andrew Gacek, Executor of the Estate of Andrew E. Gacek, Sr, Deceased, late of Greene County, PA.

Attorney: Timothy N. Logan, Esquire
Logan & Gatten
54 N. Richhill Street
Waynesburg, PA 15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-35-2024 AD 876-2023**

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, SEPTEMBER 20, 2024
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 LOT OF GROUND LOCATED IN FRANKLIN TOWNSHIP, GREENE COUNTY, PENNSYLVANIA
BEING KNOWN AS: 463 WASHINGTON ROAD, WAYNESBURG, PA 15370
BEING PARCEL NUMBER: 07/02/150/I
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 436 Washington Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/02/150/I

Seized and taken into execution to be sold as the property of CHARLES WADE, IN HIS CAPACITY AS HEIR OF JOYCE L. KRALL in suit of FINANCE OF AMERICA REVERSE LLC.

Attorney for the Plaintiff:
RAS Law Offices
Mt. Laurel, NJ 1-800-531-5490

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

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-32-2024 AD 211-2024

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, SEPTEMBER 20, 2024
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.

105 Holbert Stretch Road, Dilliner, PA 15327 Pistol Annies Inc Tavern/bar building, containing a gross building area of approximately 20,184 square feet, including a living area of approximately 6,600 square feet Tax ID / Parcel Nos. 06-09-236 (Control No. 06-001490), 06-09-237 (Control No. 06-001491), 06-09-241 (Control No. 06-001492), 06-09-242 (Control No. 06-001493), 06-09-243 (Control No. 06-001494)

PROPERTY ADDRESS: 105 HOLBERT STRETCH ROAD, DILLINER, PA 15327

UPI/TAX PARCEL NUMBER: 06-09-243, 06-09-242, 06-09-241, 06-09-237, 06-09-236

Seized and taken into execution to be sold as the property of PISTOL ANNIES INC. in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB.

Attorney for the Plaintiff:
BALLARD SPAHR
PHILADELPHIA, PA 2156658500

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania